

March 26, 2025

Building Review Board
City of Naperville
400 S. Eagle Street
Naperville, IL 60540

Re: Variance from Section 5-1E-2 to Permit the Use of CPVC and PEX for Domestic Water Distribution.

Dear Building Review Board,

Our office represents Hines Acquisitions, LLC (“Hines”), who is the contract purchaser of the property commonly known as 1200 E. Diehl Road, Naperville, Illinois (the “Property”). On November 6, 2024, the City of Naperville (“City”) passed the following Ordinances: (i) 24-119 to rezone the Property to OCI; (ii) 24-120 to approve a preliminary plat of subdivision; and (iii) 24-121 to approve a conditional use for a planned unit development along with a preliminary PUD plat (collectively the “Ordinances”). The Ordinances were approved to facilitate a mixed-use development on the Property comprised of a multi-family residential building and two (2) commercial outlots (the “Project”). Hines is now seeking approval of a final plat of subdivision, a final PUD plat, and associated approvals of the final development plans from the City for the Project.

Hines is an experienced global real estate development firm with integrated expertise in investment, development, engineering, and management. Established in 1986, the U.S. Midwest Region of Hines has 363 employees and \$5.4 Billion of real estate under management. As an expert in office, retail, and residential development, Hines now seeks a variance from Section 5-1E-2 of the City of Naperville’s Code of Ordinances (“Code”) to allow the use of CPVC and PEX for domestic water distribution in lieu of copper piping consistent with the design of other successful and high-end real estate projects that have been developed by Hines. PEX and CPVC piping are quality and durable alternatives that withstand freezing temperatures and are resistant to corrosion, ultimately leading to a longer lifespan than copper piping. In addition, PEX and CPVC piping offer several advantages including, but not limited to its flexibility during installation thereby reducing leak points, and its sustainability features by virtue of utilizing less energy and resource extraction (in comparison to copper) at the time of production. Petitioner’s request for the variance aligns with market trends and evolving technologies in the homebuilding industry.



We appreciate the opportunity to be heard before this board to further discuss the advantages of this alternative product and welcome any questions at that time.

Sincerely,

A handwritten signature in black ink, reading 'Caitlin E. Csuk'. The signature is written in a cursive, flowing style.

Caitlin E. Csuk
Attorney for Hines