

Day & Robert, P.C.

ATTORNEYS AT LAW

300 E. 5th Avenue
Suite 365
Naperville, Illinois 60563
630-637-9811
Fax 637-9814
www.drm.law

SCOTT M. DAY
RACHEL K. ROBERT

KELLI M. SMITH
Of Counsel

January 12, 2022

VIA EMAIL ONLY

planning@naperville.il.us

Ms. Sara Kopinski, AICP
Planner II
City of Naperville – TED Business Group
400 South Eagle Street
P. O. Box 3020
Naperville, Illinois 60566

*RE: City of Naperville Amendment to Title 6 (Zoning Regulations), Chapter 8 (Industrial Districts), Article B (ORI Office, Research and Light Industrial District)
PZC Case #21-1-144*

Dear Ms. Kopinski:

Day & Robert, P.C. represents INEOS US Chemicals Company, owner of the 176-acre parcel of property formerly known as the BP Amoco Research and Development Campus (“INEOS”). INEOS has asked us to submit this letter to be included in the materials posted to the City of Naperville website for the above proposed text amendments proceeding to public hearing on January 19, 2022.

INEOS is very concerned about any proposed text amendment that would eliminate any currently permitted ORI Office, Research and Light Industrial land use, or alternatively make any currently permitted use subject to processing and obtaining a conditional use permit. INEOS is actively marketing portions of its 176-acre property and there has been robust interest for high quality, state-of-the-art industrial warehousing development. David Justh of CBRE Advisory and Transaction Services has been actively involved in marketing the INEOS property. He has raised concerns that the need to process a conditional use permit could make the difference between a property that sells and one that is passed over in favor of a site that does not require that entitlement process.

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The information currently available to address the text amendments is limited to an explanation of the proposed language to be changed. Because input on the text amendments is due today, we are submitting this letter based upon this very limited information that has been made available.

INEOS will participate in the public hearing and will review in detail the staff report to be filed this Friday, January 14, 2022. We look forward to learning more about the reason the City is undertaking the proposed changes and gaining insight into the environmental impacts the City perceives are generated by the state-of-the-art industrial warehouses currently being pursued in so many business park locations.

Any assistance or additional information the City can provide to assure INEOS obtains the staff report as soon as it is published and is fully informed as to the reasoning behind the proposed text amendments would be greatly appreciated. Thank you in advance for your cooperation in this regard.

Very truly yours,



Scott M. Day

SMD:kg

cc: Bob Carpenter
David Justh