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August 13, 2020

Planning and Zoning Commission
City of Naperville
400 S. Eagle Street
Naperville, IL 60540

Re: PZC #20-1-022, Proposed Development at the NWC of I-88 & Route 59.

Dear Chairman Hanson and PZC Commissioners:

With the future strength and vibrancy of the City in mind, the Naperville Development Partnership (NDP) opposes the 410 apartments and 2 limited-service hotels located in the development proposed for the northwest corner of I-88 and Route 59 by Inter Continental Real Estate and Development Corporation. The Naperville Development Partnership's mission is to encourage, maintain and improve the economic vitality of Naperville through the retention, expansion and attraction of various types of commercial enterprise to enhance the quality of life in Naperville, reduce our residents property tax burden and provide quality employment in our community. The NDP has been a strong advocate for maintaining strategic areas of our city for commercial development, which will ensure a stable and sustainable economic future for our community. The proposed apartments and limited service hotels are inconsistent with our mission.

By way of background, Naperville's corporate boundary includes over 41 square miles with a vibrant mix of residential and commercial uses. The I-88 Corridor, known as the Research & Development Corridor ("Corridor"), is home to many of Naperville's largest employers. In addition to quality employment, the office and commercial developments along the Corridor generate millions of tax dollars annually to our city, schools and parks. The vision for the Corridor began in the mid-1960s and has flourished as a premier corporate location. The two proposed apartment buildings are inconsistent with our longstanding vision for the Corridor and requires a rezoning to allow for residential uses in the Corridor which is inconsistent with the City's Comprehensive Land Use Plan. In short, this considerable residential development on prime commercial property removes valuable commercial land from the Corridor effecting future revenue streams for the City, future job creation and retail opportunities. The City of Naperville is approximately 75% - 80% residential and 20% - 25% commercial, which provides

good economic stability. To maintain the vital balance into the future, it is imperative that the high-profile and desirable commercial land along the Corridor continues to serve as a balance to the plentiful residential developments throughout our community.

Realizing that limited service hotels do not create new demand and actually undermine our demand generating full service hotels, over the past several years, the City has taken steps to proactively deter any new limited service hotels by passing new zoning ordinances including creating a definition for full-service hotels. Since adoption, any new hotels are required to provide meeting and banquet space to generate demand for hotel rooms and not just a poach from existing full service hotels that have made significant investments in ball rooms, restaurants and other demand generating amenities. In addition, so great was the need for “demand generators” to the Naperville area, the city was willing to provide financial incentives to incubate these developments. As a result of past city council actions, Naperville has seen the construction of Hotel Arista, a \$40 million renovation of the current Marriott, Embassy Suites with a 12,000 square-foot ballroom and Hotel Indigo-Elements. These full-service hotels drive hotel demand to all the local hotels, and create additional spending throughout our community. Had the city not provided the code modifications relative to limited service hotels it is highly unlikely that these investments into full-service hotels would have been made and the demand would not be what it is today.

On behalf of the NDP, we respectfully request the Planning and Zoning Commissioners vote no to rezoning the Corridor property from ORI to any classification allowing for residential uses and vote no to the conditional use and variances for the two limited-service hotels.

Sincerely,



Christine D. Jeffries
President

C: NDP Board of Directors
TED, City of Naperville
Naperville Hotels