

March 25, 2021

Naperville City Council
Attn: Honorable Mayor Chirico
City of Naperville
400 S. Eagle Street
Naperville, IL 60540

Re: Fire Suppression Installation for 1111 S. Washington Street

Dear Mayor Chirico & Naperville City Council,

I would first like to offer my sincere thanks to each of you for your leadership of our city during the challenges of the past year. I write to draw your attention to a Fire Suppression Installation Agreement, which was approved by the City of Naperville in 2015 and was recorded as Document No. R2016-007817 in DuPage County, Illinois (attached hereto). The agreement ultimately defers installation of a fire suppression system for the subject property until April 13, 2021. The agreement was an extension of a previous deferment for the same fire suppression installation to which the City granted as it relates to the property located at 1111 S. Washington St., Naperville, Illinois.

I purchased the commercial property in 2016 and successfully operated my apparel company, Janor Sports LLC, out of the building until my company was acquired by Dallas-based BSN Sports in 2020. There is currently a CINTAS fire alarm system in the building, which I am told is more sophisticated than the industry standard alarm system. The building is currently unoccupied and is marketed for sale or lease.

Unfortunately, securing a new occupant for the building has presented a significant challenge due to the ongoing negative economic impact the pandemic has placed on the suburban commercial real estate market resulting in a vast amount of commercial and retail vacancies and a decline in property values. Further, nearly all prospective buyers and lessees have identified the expiration of the Fire Suppression Installation Agreement to be a key issue and reasoning for not wanting to proceed in occupying the subject property. Under the existing agreement, the City noted the economic climate had a negative impact on the City's retail vacancy rate, which ultimately justified the extension of the fire suppression installation through April of 2021. It is unfortunate that due to the recent pandemic, we are now in a position where the economic state is in a worse position than it was in 2015 when the installation extension was initially granted.

In light of the hardships presented by the recent pandemic resulting in ongoing retail/commercial vacancies in Naperville, I would like to respectfully request the City extend the fire suppression installation requirement for an additional seven years so that a new occupant can become settled and well established in the space, including completing any renovations and improvements, prior to installing the fire suppression system.

While I fully understand and appreciate the value of and rationale for municipal codes and sprinkler systems, I hope you will find that under these particular circumstances, getting a new business into the space and occupying the property is in the best interest of the City of Naperville and granting this request will significantly advance this goal.

I have been a small business owner and volunteer in Naperville for over fifteen years, and my primary business at present is in the sports event and tourism industry, which is widely regarded as one of the industries hit hardest by the pandemic. The extension would mean a lot to my family, and would be very much appreciated. Thanks in advance for your consideration.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Rich Janor', with a long horizontal flourish extending to the right.

Rich Janor
Janor Properties, LLC