

Laff, Allison

From: Ryan Vande Bosche <[REDACTED]>
Sent: Wednesday, March 12, 2025 8:31 AM
To: Laff, Allison
Cc: Gene Beiermann; Planning; Kopinski, Sara
Subject: RE: Proposed Amendment to B4

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Thanks for the quick response Allison. Yes, please include in the meeting materials. Much appreciated

Ryan Vande Bosche | Director, Development

[REDACTED]
[REDACTED]
[REDACTED]

Kite Realty Group

[REDACTED]
[REDACTED]
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From: Laff, Allison <LaffA@naperville.il.us>
Sent: Monday, March 10, 2025 2:59 PM
To: Ryan Vande Bosche <[REDACTED]>
Cc: Gene Beiermann <[REDACTED]>; Planning <Planning@naperville.il.us>; Kopinski, Sara <KopinskiS@naperville.il.us>
Subject: RE: Proposed Amendment to B4

[THIS MESSAGE IS FROM AN EXTERNAL SOURCE]

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Hi Ryan,

Thanks for your email. Please see responses below.

Also, would you like me to include the email below in the meeting packet sent to the Planning and Zoning Commission (and published on the City's website)?

From: Ryan Vande Bosche <[REDACTED]>
Sent: Monday, March 10, 2025 10:40 AM
To: Laff, Allison <LaffA@naperville.il.us>
Cc: Gene Beiermann <[REDACTED]>; Planning <Planning@naperville.il.us>
Subject: Proposed Amendment to B4

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Good morning Allison,

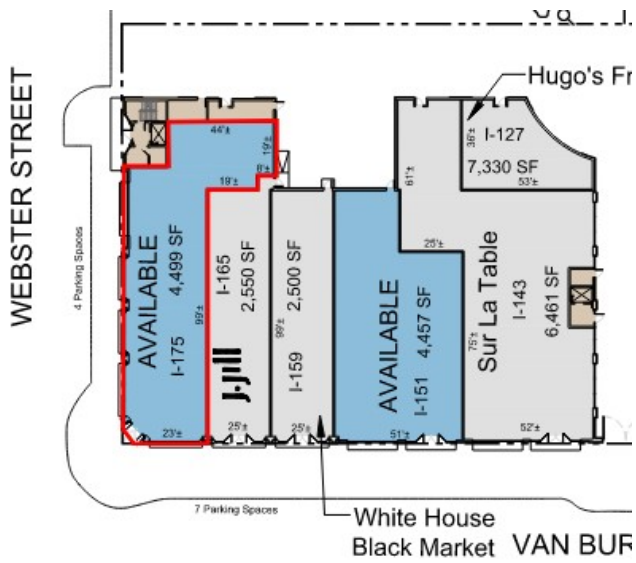
We are reaching out regarding the proposed amendment to prohibit banks and financial institutions from first floor space within B4. First we would simply like to register our general objection to this amendment as we are concerned this amendment would unnecessarily restrict uses that are well-suited to ground floor spaces in dense, urban environments where vertical mixed use and street retail is either existing or encouraged.

Similar to the existing wholesale restriction on fitness uses in first floor space within B4, not all banking or financial institutions are created equal. And many of them require ground level space as part of their site selection requirements. Our concern is that quality businesses with services that are complementary to the surrounding downtown retail environment are being prevented from locating in Naperville. These are uses that are commonly found in first floor space in more dense, commercial settings and are not necessarily noxious or onerous.

In addition to registering our objection, we do have a couple related questions:

- 1) Is there a specific reason or driving force for this proposed amendment? **Fidelity Investments recently requested a variance to allow their financial institution to locate on the first floor at 47 E. Chicago. During City Council's review of the requested variance, the Council directed staff to amend the Code to also prohibit banks from locating on the first floor in downtown. As you may be aware, Wells Fargo is going to locate at the corner of this building (in the former Barnes and Noble space).**
- 2) Re: the existing banks or financial institutions in first floor space begin classified as a "Non-Conforming Use", how would the City treat space that was last occupied by this type of use? We have a specific example with the former Chase space (see partial site plan below) where we are actively negotiating with a bank to replace Chase. How would this be treated in this instance? Can we request that these types of spaces be grandfathered while being marked "Non-Conforming" as well? **Unfortunately, the prior Chase tenant space would need to in operation as a bank at the time that the proposed ordinance passes in order to be classified as non-conforming. Accordingly, if a new bank is proposed after passage of the proposed ordinance, the tenant would first need to seek approval of a variance to permit it to be located on the 1st floor. Staff would need to review details of the proposed tenant; however, given the space's prior use as a bank, as well as the limited retail uses along the Main Street frontage north of Van Buren, I do not believe we would have a major concern with that variance if requested.**

If City staff is open to discussing any of the above, we would of course welcome the dialogue. Thank you in advance for your time and consideration.



Regards,

Ryan Vande Bosche | Director, Development

[Redacted]

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