

Beaver, Adam

From: Patrick Komorek <[REDACTED]>
Sent: Friday, December 27, 2024 8:22 PM
To: Planning
Subject: Bank location in old Barnes and Noble

Follow Up Flag: Follow up
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[REDACTED]

[REDACTED]

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To whom it may concern

As a citizen and taxpayer and user of downtown Naperville I am opposing ideas of having any banks (or other loans, financial institutions) and medical offices in downtown especially on ground level. This area should be dedicated to public use as shops, boutiques, cafeterias or shops (no walgreens or chains if possible).

I have proposed also close to public traffic streets in downtown: Jefferson and Main between Webster, Washington, Jefferson and Van Buren.

Sincerely

Patrick (Patrycjusz) Komorek
[REDACTED] Naperville

Beaver, Adam

From: Simona Curkoska [REDACTED]
Sent: Friday, December 27, 2024 8:35 PM
To: Planning
Subject: No Bank on First Floor

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[REDACTED] [REDACTED]

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Hello,

Just wanted to send my opinion on having a bank replace the Barnes and nobles in the heart of downtown Naperville. I grew up in Darien and now live in Naperville. As a child, my family would take me to downtown Naperville for the weekends to walk around, see the shops and try all the restaurants. Now I'm married and have children of my own that I love taking there but I can't help but feel that a piece of that adventure will be gone if the first thing we see driving into the city is a giant building of a bank. I'd much rather that building be something else families can enjoy together when they visit the downtown area. Naperville has a very large population of families with small children who don't care to see a bank when they're enjoying time with their families. And there's so many other places a bank can occupy that's not in the heart of our beautiful downtown. It's bad enough the area have been under construction for so long.

Just wanted to leave my opinion in case it helps with decision making. Hope you all have a Happy New Year

Thanks,
Simona Vick

Sent from my iPhone

Beaver, Adam

From: gerardo mendoza <[REDACTED]>
Sent: Friday, December 27, 2024 8:49 PM
To: Planning
Subject: Barnes and noble

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[REDACTED] [REDACTED]

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I do not agree with the new bank that's being proposed at the Barnes & Noble downtown Naperville When is the meeting for this ?

Jerry Mendoza

Beaver, Adam

From: Patricia Van Hise [REDACTED]
Sent: Friday, December 27, 2024 9:31 PM
To: Planning
Subject: No to bank in old Barnes and noble!!!!!!

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[REDACTED] [REDACTED]

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No to bank on first foot of Barnes and noble!!!!!!

Beaver, Adam

From: Ryan Casey [REDACTED]
Sent: Saturday, December 28, 2024 12:59 AM
To: Planning
Subject: Fidelity Zoning

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[REDACTED] [REDACTED]

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Hello,

I am writing to express my strong support for the zoning ordinance that restricts banks from occupying the ground floor of commercial buildings.

The old Barnes & Noble location is a prime spot in downtown Naperville, and I believe it would be far better utilized by a smaller, local business that could contribute to the vibrancy and foot traffic of the area. Approving Fidelity's appeal for a variance to this zoning code would be a missed opportunity to maximize the potential of this important space. Banks, like Fidelity, generally do little to draw visitors or add to the downtown experience, particularly in a location with such a significant footprint.

Thank you for considering my input. I hope the city will prioritize tenants that enhance our community's character and economic vitality.

Best,

Ryan Casey

Beaver, Adam

From: Kalyan Pathak [REDACTED]
Sent: Saturday, December 28, 2024 10:59 PM
To: Planning
Cc: Elizabeth
Subject: Subject: Opposition to Zoning Variation for Bank Occupancy in Downtown Naperville for Barnes & Nobles building

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[REDACTED]

[REDACTED]

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Dear Naperville Municipality and Planning Department,

We, Elizabeth Basta and Kalyan Pathak, residents of Naperville, oppose the proposal to allow a bank or financial institution to occupy the Barnes & Noble building through a zoning variation.

Downtown Naperville thrives on retail, dining, and pedestrian-friendly businesses. A bank does not align with the character of this community space. We urge the Planning Department to maintain current zoning restrictions and reject any changes that would allow a financial institution in this location.

Thank you for considering our concerns.

Sincerely,
Elizabeth Basta and Kalyan Pathak

[REDACTED]

Naperville, IL [REDACTED]

Beaver, Adam

From: Maya Cruz [REDACTED]
Sent: Monday, December 30, 2024 3:46 PM
To: Planning
Subject: Barnes and Noble building

Follow Up Flag: Follow up
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Hi Naperville Village Board,

Thank you for providing the opportunity to share our feedback.

Having the bank occupy the first floor of the building is an excellent idea. I've spoken with several families in my neighborhood, and everyone strongly supports this initiative. A financial institution located near downtown will undoubtedly benefit surrounding businesses and the community as a whole.

Thank you again for considering our input.

Best regards,

Planning & Zoning Commission
City of Naperville – Municipal Center
400 S. Eagle Street
Naperville, IL 60540

January 14, 2025

Dear Planning & Zoning Commission Members,

We are writing in response to the **Notice of Public Hearing** from **Fidelity Brokerage Services LLC**, who are seeking a variance to Section 6-7D-4 of the Naperville Municipal Code. This variance would allow them to have a General Service Use on the First Floor in the B4 District/Downtown Core.

At our monthly Downtown Naperville Alliance meeting which includes elected and appointed business and property owners in the downtown Central Business District, we discussed this request. While we are not familiar with the building's design specifics, the group voted unanimously to oppose the variance related to the Washington Street – facing entrance. We do, however, support the proposed Chicago Avenue entrance for use by Wells Fargo and Fidelity.

Our **main concerns** regarding the Washington Street entrance are as follows:

- 1) **Retail Space Viability:** We believe the proposed Washington Street entrance represents a viable retail space that should be utilized by a retailer. This would contribute to the pedestrian friendly atmosphere of downtown, which is a key element of our downtown plan. The reception area proposed by Fidelity would likely only attract destination-oriented customers, which would not generate the same foot traffic as a retail space would.
- 2) **Tax Revenue:** Retail businesses contribute to the local economy through taxable sales, whereas the proposed client welcome area would not provide the same benefit to the city's tax base.
- 3) **Setting a Precedent:** Granting this variance could set an undesirable precedent in the downtown business core, where non-retail uses could replace valuable retail opportunities.

While we are not aware of the specific requirements regarding the access points, we suggest the property owner and tenant consider using the Chicago Avenue entrance as the primary client entrance to access the elevator and stairs to their offices – where a second-floor reception area can await them.

Thank you for your thoughtful consideration of our concerns. Please let us know if can provide any additional information.

Sincerely,

Katie Wood
Downtown Naperville Alliance

Beaver, Adam

From: John <[REDACTED]>
Sent: Wednesday, January 15, 2025 9:48 AM
To: Planning
Subject: Former Barnes & Noble Site 47 E. Chicago Ave.

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Good morning,

I am writing to urge the Planning and Zoning Commission to reject the variance request for the former Barnes & Noble site at 47 E. Chicago Ave.

I have experience in similar municipal zoning matters as I was a member of the Bartlett Plan Commission and a 2-term elected Village of Bartlett Trustee. A major reason for the current zoning is to encourage and enhance foot traffic to local retailers, particularly at an intersection so prominent in Downtown Naperville. Financial Institutions like Fidelity do not significantly contribute to foot traffic and are not a "destination" retailer. Denying this variance request is not an arbitrary or capricious decision. I urge the Commission to deny this request and thoroughly investigate other commercial options which appeal to a broader customer base and do more to attract people to downtown Naperville.

John Kavouris, P.E.

[REDACTED]
Naperville, IL [REDACTED]
[REDACTED]

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John Kavouris, P.E.