



*Business Office*  
*Matt Shipley, Chief School Business Official*

February 18, 2026

Ms. Allison Laff, AICP  
Deputy Director, Planning & Development  
City of Naperville  
400 S. Eagle Street  
Naperville, IL 60540

RE: Atlas Development, Audrey Avenue and Route 59

Dear Allison,

We had previously reviewed the proposal by Bridge Capital Partners, Inc. for the site on Audrey Avenue, east of Route 59. Our understanding is that the proposal is for 236 apartment units, with a unit mix of approximately 77 studio apartments, 133 one-bedroom apartments, and 26 two-bedroom apartments. The District further understands that the development will not have direct access to Route 59, with the vacant property fronting Route 59 remaining undeveloped and available for future commercial development.

When evaluating residential development projects, the District considers the estimated number of children generated, the capacity of the serving schools, and the balance between estimated revenues generated vs. cost to educate the students generated. While the District respectfully asks that City Council prioritize commercial development within the District boundaries, we recognize that targeted residential development is also necessary to support commercial growth and ensure that the City of Naperville continues to flourish.

After careful evaluation, Indian Prairie School District 204 does not object to this development. If you have any further questions, please contact me at 630-375-3071.

Sincerely,

A handwritten signature in black ink, appearing to read "M-Shipley", written over a light blue horizontal line.

Matt Shipley  
Chief School Business Official

Cc: Vince Rosanova, Rosanova & Whitaker, Ltd