



July 1, 2026

Naperville Planning and Zoning Commission
400 South Eagle Street.
Naperville, IL 60540

Dear Naperville Planning and Zoning Commissioners:

This letter is to express the support of the Naperville Development Partnership for the proposed 25,000 square foot office building to be located at the edge of downtown at the northwest corner of Main Street and Aurora Avenue. This building will provide offices for John Greene Realtor, which has been doing business in Naperville since its inception in 1976, as well as for additional tenants.

This improvement will bring additional employees and customers to the downtown area to support the retail and restaurant businesses. The growth of daytime customer traffic during the slower weekday is extremely important to these merchants. The capital investment for this project will also bring new commercial tax revenue to the community, which will help to diversify the assessment base and lower the tax burden for residents.

The project will require (i) rezoning to TU - a transitional use zoning district which is consistent with both the City's 2030 Downtown Plan and 2022 Comprehensive Plan, and (ii) a variance for height and architectural design. The height of the proposed building is consistent with other similar properties in the area, including Water Street and the Charleston Town Homes across the street on the south side of Aurora Avenue. The design is also in harmony with the character of the downtown.

The parking fee-in-lieu requests are appropriate since the property is located adjacent to the Water Street parking deck. A portion of the property has contributed to the downtown special service areas, and all of the property is part of the Water Street tax increment financing district, which funds the Water Street parking deck.

Thank you for your consideration of our request for approval of this project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Doug Gerald", with a long horizontal flourish extending to the right.

Doug Gerald

Chairman of the Board

A handwritten signature in blue ink, appearing to read "Monica Conners", with a long horizontal flourish extending to the right.

Monica Conners

President



Marquette Water Street Venture

July 6, 2026

Transportation, Development & Engineering Department
City of Naperville
400 S. Eagle Street
Naperville, Illinois 60540

Re: Letter of Support for The Proposed New Office Building Located At the Northwest Corner of Aurora Avenue and Main Street – John Greene Realtor Professional Office Building.

Dear Naperville City Staff, Plan Commission, and City Council,

As a nearby property owner, I am writing to express my support for the proposed professional office building located at the northwest corner of Aurora Avenue and Main Street.

This attractive, high-quality office building will deliver substantial, lasting benefits to downtown Naperville and the local community by revitalizing a long-underutilized site while complementing the surrounding neighborhood.

The proposal reflects a strong commitment to responsible, community-oriented planning, including:

- **High-quality architecture and design standards:** masonry, metal panels and glass will improve the appearance of this important downtown location, contributing to the neighborhood's overall visual character and complementing the surrounding properties.
- **Thoughtfully designed landscaping:** landscape islands, foundation plantings, as well as decorative planters will bring an inviting and attractive feel to the area.
- **Enhanced streetscape improvements:** a large sidewalk, planters, and brick along Main Street as well as new sidewalks, brick, and planter beds along Aurora Avenue will significantly improve not only the appearance but also the pedestrian functionality.
- **Maintain neighborhood integrity:** the proposed office building provides a thoughtful, transitional use between the B-4 zoned downtown core properties to the north (Water Street) and east (Walgreens) and the lower intensity uses to the south (office and residential) and to the west (office), compatible with both the City's 2030 Plan and 2022 Comprehensive Plan.
- **Improve downtown commerce:** John Greene Realtor and the additional complementary office users will improve commerce in downtown Naperville during traditionally slower business times, supporting retailers and restaurants during the morning, lunch hour and after work hours.

- **Long-term economic benefits:** increased local investment and support for nearby businesses will bring jobs to downtown Naperville and enhance the City's real estate property tax base.

I am particularly encouraged by John Greene Realtor's collaborative approach with its future neighbors and their willingness to engage with and respond to community input throughout the planning process.

I respectfully request the City of Naperville support this development. It represents a forward-thinking investment in our community and reflects the kind of responsible growth that enhances residents' quality of life and supports the City's long-term vitality.

Sincerely,



Nicholas M. Ryan
Marquette Water Street Venture
135 Water Street
Naperville, IL 60540

July 30, 2026

Transportation, Development & Engineering Department
City of Naperville
400 S. Eagle Street
Naperville, Illinois 60540

Re: Letter of Support for The Proposed New Office Building Located At the Northwest Corner of Aurora Avenue and Main Street – John Greene Realtor Professional Office Building.

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Sincerely,

J Bradford Polivka
400 S Main Street, Naperville

Mailing Address
1021 Aurora Ave
Naperville, IL 60540



July 8, 2026

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

Re: Support for John Greene Real Estate Office Development

Dear Chair and Members of the Planning and Zoning Commission:

On behalf of the Downtown Naperville Alliance Board of Directors, I am writing to express our unanimous support for the proposed John Greene Real Estate office development at the southwest corner of Main Street and Aurora Avenue.

The DNA Board recently reviewed the project and voted unanimously in favor of the proposal. We believe this development represents a high-quality investment in one of downtown's most visible gateway locations.

With the adjacent Walgreens property also anticipated for redevelopment, this project will serve as a complementary addition to the Aurora and Main corridor. Together, these investments have the potential to create an attractive and welcoming southern entrance to Downtown Naperville while further strengthening the vitality of our downtown business district.

We appreciate the thoughtful planning that has gone into this proposal and respectfully encourage the Planning and Zoning Commission to support its approval.

Thank you for your consideration.

Sincerely,

Katie Wood
Executive Director
Downtown Naperville Alliance