



Naperville

TRANSPORTATION, ENGINEERING, AND DEVELOPMENT (TED)
BUSINESS GROUP
400 S. Eagle Street
Naperville, IL 60540
www.naperville.il.us

PETITION FOR DEVELOPMENT APPROVAL



CITY OF NAPERVILLE PETITION FOR DEVELOPMENT APPROVAL

DEVELOPMENT NAME (should be consistent with plat): Jax Lax

ADDRESS OF SUBJECT PROPERTY: 655 N. Washington St. Naperville, IL 60563

PARCEL IDENTIFICATION NUMBER (P.I.N.) 07-13-207-015-0000

I. PETITIONER: Throw Me a Bone, LLC

PETITIONER'S ADDRESS: 5S524 Columbia St.

CITY: Naperville STATE: IL ZIP CODE: 60563

II. OWNER(S): Throw Me a Bone, LLC

OWNER'S ADDRESS: 5S524 Columbia St.

CITY: Naperville STATE: IL ZIP CODE: 60563

III. PRIMARY CONTACT (review comments sent to this contact): Bret Bonnet

RELATIONSHIP TO PETITIONER: Owner

IV. OTHER STAFF

NAME: Richard Cannavino

RELATIONSHIP TO PETITIONER: General Contractor

NAME: _____

RELATIONSHIP TO PETITIONER: _____

PHONE: _____ EMAIL ADDRESS: _____

V. PROPOSED DEVELOPMENT AND PROPERTY

(check applicable and provide responses to corresponding exhibits on separate sheet)

PZC&CC Processes	☐ Annexation ☐ Rezoning ☐ Conditional Use ☐ Major Change to Conditional Use ☐ Planned Unit Development (PUD) ☐ Major Change to PUD ☐ Preliminary PUD Plat ☐ Preliminary/Final PUD Plat ☐ PUD Deviation ☒ Zoning Variance ☐ Sign Variance ☐ Subdivision Variance to Section 7-4-4
CC Only Process	☐ Minor Change to Conditional Use ☐ Minor Change to PUD ☐ Deviation to Platted Setback ☐ Amendment to an Existing Annexation Agreement ☐ Preliminary Subdivision Plat (creating new buildable lots) ☐ Final Subdivision Plat (creating new buildable lots) ☐ Preliminary/Final Subdivision Plat (creating new buildable lots) ☐ Final PUD Plat ☐ Subdivision Deviation ☐ Plat of Right-of-Way Vacation
Administrative Review Administrative Review	☒ Engineering Plan Review ☒ Administrative Subdivision Plat (no new buildable lots are being created) ☐ Administrative Adjustment to Conditional Use ☐ Administrative Adjustment to PUD ☐ Plat of Easement Dedication/Vacation ☐ Landscape Variance
Other	☐ Please specify:

ACREAGE OF PROPERTY: 28 ZONING OF PROPERTY: B3

DESCRIPTION OF PROPOSAL/USE (use a separate sheet if necessary)

The building is currently vacant. The proposed use is for a private appointment-based gym. The gym is categorized as a "fitness facility" in the Municipal Code and is a permitted use in the B3 zone.

The property will serve as a private gym and lacrosse training facility. Weekdays before 5:00 PM CST, the property will host two to three personal trainers + clients for a max load of people/cars not to exceed 6 vehicles. After 5:00 PM CST the property will be used by my son and I to train for lacrosse for a max load of people/cars not to exceed 6 vehicles (we sometimes invite friends to join training). Weekends could maybe see up to 8 vehicles depending on overlap between gym clients and lacrosse training in the early AM hours. I also live less than 1/2 a mile away so my son and I can both ride our bikes to the property weather permitting.

Entitlement requests include a variance to reduce the required number of off-street parking spaces and a variance to the minimum parking setback.

VI. REQUIRED DISCLOSURE:

DISCLOSE ANY ORDINANCES, COVENANTS, DEED RESTRICTIONS, OR AGREEMENTS RECORDED AGAINST THE PROPERTY WHICH CURRENTLY APPLY TO OR AFFECT THE PROPERTY.

- For ordinances, provide only the title(s) of the ordinance and their recording number.
- For mortgages, provide only the name of the current mortgagee and the recording number.
- For all other documents, provide an electronic copy with this Petition with the recording number.

FAILURE TO FULLY COMPLY WITH THIS REQUIRED DISCLOSURE WILL ENTITLE THE CITY TO REVOKE ONE OR MORE ENTITLEMENTS SOUGHT IN THIS PETITION.

Prior Entitlements Granted

Ordinance 09-143: Adopting the 5th Avenue Study, a supplement to the East Sector Plan, as an amendment to the Naperville Comprehensive Master Plan, and modifying the future land use designation of the subject property (Recording number R2009- 184610).

Ordinance 11-142: Amending Chapter 2 (General Zoning) of Title 6 (Zoning Regulations) to establish the 5th Avenue Study Overlay District.

VII. REQUIRED SCHOOL AND PARK DONATIONS (RESIDENTIAL DEVELOPMENT ONLY)

(per Section 7-3-5: Dedication of Park Lands and School Sites or for Payments or Fees in Lieu of)

Required School Donation will be met by:

- ☐ Cash Donation (paid prior to plat recordation)
- ☐ Cash Donation (paid per permit basis prior to issuance of each building permit)
- ☐ Land Dedication

Required Park Donation will be met by:

- ☐ Cash Donation (paid prior to plat recordation)
- ☐ Cash Donation (paid per permit basis prior to issuance of each building permit)
- ☐ Land Dedication

VIII. PETITIONER'S SIGNATURE

I, Bret Bonnet (Petitioner's Printed Name and Title), being duly sworn, declare that I am duly authorized to make this Petition, and the above information, to the best of my knowledge, is true and accurate.

Bret Bonnet

(Signature of Petitioner or authorized agent)

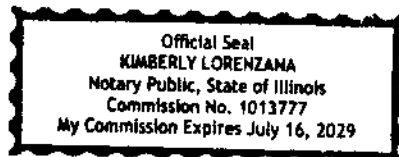
12/2/2025

(Date)

SUBSCRIBED AND SWORN TO before me this 2nd day of December, 2025

Kimberly Lorenzana

(Notary Public and Seal)



IX. OWNER'S AUTHORIZATION LETTER¹

I/we hereby certify that I/we am/are the owner(s) of the above described Subject Property. I/we am/are respectfully requesting processing and approval of the request(s) referenced in this Petition. I/we hereby authorize the Petitioner listed on this Petition to act on my/our behalf during the processing and presentation of this request(s).

Bret Bonnet
(Signature of 1st Owner or authorized agent)

N/A
(Signature of 2nd Owner or authorized agent)

12/2/25
(Date)

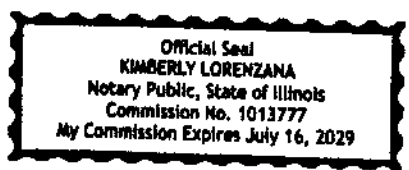
12/2/2025
(Date)

Bret Bonnet | Owner
1st Owner's Printed Name and Title

N/A
2nd Owner Printed Name and Title

SUBSCRIBED AND SWORN TO before me this 2 day of December, 2025

Kimberly Lorenzana
(Notary Public and Seal)



¹ Please include additional pages if there are more than two owners.
Development Petition-Jan2025