

DEVELOPMENT PETITION FORM

DEVELOPMENT NAME (should be consistent with plat): JET BRITE CAR WASH #12

ADDRESS OF SUBJECT PROPERTY: NE CORNER IL ROUTE 59 & 83RD STREET

PARCEL IDENTIFICATION NUMBER (P.I.N.) 07-34-102-031, 07-34-102-032, 07-34-102-033, 07-34-102-034

I. PETITIONER: JB DEVELOPMENT, INC.

PETITIONER'S ADDRESS: 590 KILDEER DRIVE

CITY: BOLINGBROOK STATE: IL ZIP CODE: 60440

PHONE: 708-417-0005 EMAIL ADDRESS: dave@jetbritecarwash.com

II. OWNER(S): MIKI PROPERTIES, LLC - ROSELLE

OWNER'S ADDRESS: 590 KILDEER DRIVE

CITY: BOLINGBROOK STATE: IL ZIP CODE: 60440

PHONE: 708-417-0005 EMAIL ADDRESS: dave@jetbritecarwash.com

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

RELATIONSHIP TO PETITIONER: PRESIDENT/CO-OWNER

PHONE: 708-417-0005 EMAIL ADDRESS: dave@jetbritecarwash.com

IV. OTHER STAFF

NAME: SAM YOUSSEF-VICE PRESIDENT

RELATIONSHIP TO PETITIONER: VICE PRESIDENT/CO-OWNER

PHONE: 708-417-1553 EMAIL ADDRESS: CARWASHBOSS@YAHOO.COM

NAME: LAUREN KUCINSKI

RELATIONSHIP TO PETITIONER: CIVIL ENGINEER

PHONE: 630-755-0296 EMAIL ADDRESS:

V. PROPOSED DEVELOPMENT

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

PZC&CC Processes	☒ Annexation (Exhibit 3) ☒ Rezoning (Exhibit 4) ☐ Conditional Use (Exhibit 1) ☐ Major Change to Conditional Use (Exhibit 1) ☒ Planned Unit Development (PUD) (Exhibit 2) ☐ Major Change to PUD (Exhibit 2) ☒ Preliminary PUD Plat (Exhibit 2) ☐ Preliminary/Final PUD Plat ☐ PUD Deviation (Exhibit 6) ☐ Zoning Variance (Exhibit 7) ☐ Sign Variance (Exhibit 7) ☐ Subdivision Variance to Section 7-4-4
CC Only Process	☐ Minor Change to Conditional Use (Exhibit 1) ☐ Minor Change to PUD (Exhibit 2) ☐ Deviation to Platted Setback (Exhibit 8) ☐ 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 (Exhibit 2) ☐ Subdivision Deviation (Exhibit 8) ☐ Plat of Right-of-Way Vacation
Administrative Review Administrative 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 (Exhibit 5)
Other	☐ Please specify:

ACREAGE OF PROPERTY: 99,909 SF, 2.294 AC

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

CONSTRUCTION OF AN EXTERIOR CAR WASH, FREE VACUUM STATIONS, PARKING LOT,

UNDERGROUND STORMWATER DETENTION, AND ALL APPLICABLE UTILITY CONNECTIONS.

VI. 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

VII. PETITIONER'S SIGNATURE

I, Dave Dalesandro - President (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.

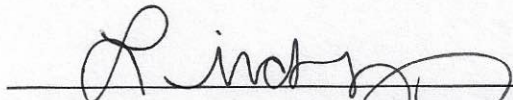


(Signature of Petitioner or authorized agent)

10/31/22

(Date)

SUBSCRIBED AND SWORN TO before me this 31 day of October, 2022



(Notary Public and Seal)



VIII. 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).



(Signature of 1st Owner or authorized agent)



(Signature of 2nd Owner or authorized agent)

10/31/22

(Date)

10-31-2022

(Date)

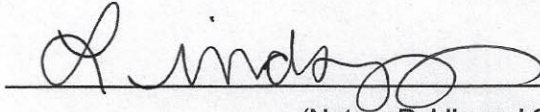
DAVE DALESANDRO-PRESIDENT

1st Owner's Printed Name and Title

SAM YOUSSEF-VICE PRESIDENT

2nd Owner Printed Name and Title

SUBSCRIBED AND SWORN TO before me this 31 day of OCTOBER, 2022



(Notary Public and Seal)



¹ Please include additional pages if there are more than two owners.

CITY OF NAPERVILLE
PETITIONER/APPLICANT - DISCLOSURE OF BENEFICIARIES

In compliance with Title 1 (Administrative), Chapter 12 (Disclosure of Beneficiaries) of the Naperville Municipal Code ("Code"), as amended, the following disclosures are required when any person or entity applies for permits, licenses, approvals, or benefits from the City of Naperville unless they are exempt under 1-12-5:2 of the Code. Failure to provide full and complete disclosure will render any permits, licenses, approvals or benefits voidable by the City.

1. Petitioner: JB DEVELOPMENT, INC.
Address: 570 KILDEER DRIVE
BOLINGBROOK, IL 60440
2. Nature of Benefit sought: DEVELOPMENT APPROVAL
3. Nature of Petitioner (select one):

a. Individual	e. Partnership
b. Corporation	f. Joint Venture
c. Land Trust/Trustee	g. Limited Liability Corporation (LLC)
d. Trust/Trustee	h. Sole Proprietorship
4. If Petitioner is an entity other than described in Section 3, briefly state the nature and characteristics of Petitioner:

5. If your answer to Section 3 was anything other than "Individual", please provide the following information in the space provided on page 9 (or on a separate sheet):
 - **Limited Liability Corporation (LLC):** The name and address of all members and managing members, as applicable. If the LLC was formed in a State other than Illinois, confirm that it is registered with the Illinois Secretary of State's Office to transact business in the State of Illinois.
 - **Corporation:** The name and address of all corporate officers; the name and address of every person who owns five percent (5%) or more of any class of stock in the corporation; the State of incorporation; the address of the corporation's principal place of business. If the State of incorporation is other than Illinois, confirm that the corporation is registered with the Illinois Secretary of State's Office to transact business in the State of Illinois.
 - **Trust or Land Trust:** The name, address and interest of all persons, firms, corporations or other entities who are the beneficiaries of such trust.
 - **Partnerships:** The type of partnership; the name and address of all general and limited partners, identifying those persons who are limited partners and those who are general partners; the address of the partnership's principal office; and, in the case of a limited partnership, the county where the certificate of limited partnership is filed and the filing number.
 - **Joint Ventures:** The name and address of every member of the joint venture and the nature of the legal vehicle used to create the joint venture.
 - **Sole Proprietorship:** The name and address of the sole proprietor and any assumed name.
 - **Other Entities:** The name and address of every person having a proprietary interest, an interest in profits and losses or the right to control any entity or venture not listed above.

OWNER #1: DAVE DALESANDRO-PRESIDENT

6 REAS CREEK COURT, BOLINGBROOK IL 60440

OWNER #2: SAM YOUSSEF-VICE PRESIDENT

268 NORTH JACKSON ROAD, CLARENDON HILLS IL 60514

6. Name, address and capacity of person making this disclosure on behalf of the Petitioner:

DAVE DALESANDRO-PRESIDENT

570 KILDEER DRIVE, BOLINGBROOK IL 60440

VERIFICATION

I, DAVE DALESANDRO (print name), being first duly sworn under oath, depose and state that I am the person making this disclosure on behalf of the Petitioner, that I am duly authorized to make this disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact.

Signature: *DAVE DALESANDRO* *President*

Subscribed and Sworn to before me this 31 day of October, 20 22.

Lindsey Rager
Notary Public and seal



CITY OF NAPERVILLE
PROPERTY OWNER - DISCLOSURE OF BENEFICIARIES

In compliance with Title 1 (Administrative), Chapter 12 (Disclosure of Beneficiaries) of the Naperville Municipal Code ("Code"), as amended, the following disclosures are required when any person or entity applies for permits, licenses, approvals, or benefits from the City of Naperville unless they are exempt under 1-12-5:2 of the Code. Failure to provide full and complete disclosure will render any permits, licenses, approvals or benefits voidable by the City.

1. Owner: MIKI PROPERTIES, LLC - ROSELLE

Address: 590 KILDEER DRIVE

BOLINGBROOK, IL 60440

2. Nature of Benefit sought: DEVELOPMENT APPROVAL

3. Nature of Owner (select one):

- | | |
|-----------------------|--|
| a. Individual | e. Partnership |
| b. Corporation | f. Joint Venture |
| c. Land Trust/Trustee | g. Limited Liability Corporation (LLC) |
| d. Trust/Trustee | h. Sole Proprietorship |

4. If Owner is an entity other than described in Section 3, briefly state the nature and characteristics of Owner:

5. If your answer to Section 3 was anything other than "Individual", please provide the following information in the space provided on page 9 (or on a separate sheet):

- a. **Limited Liability Corporation (LLC):** The name and address of all members and managing members, as applicable. If the LLC was formed in a State other than Illinois, confirm that it is registered with the Illinois Secretary of State's Office to transact business in the State of Illinois.
- b. **Corporation:** The name and address of all corporate officers; the name and address of every person who owns five percent (5%) or more of any class of stock in the corporation; the State of incorporation; the address of the corporation's principal place of business. If the State of incorporation is other than Illinois, confirm that the corporation is registered with the Illinois Secretary of State's Office to transact business in the State of Illinois.
- c. **Trust or Land Trust:** The name, address and interest of all persons, firms, corporations or other entities who are the beneficiaries of such trust.
- d. **Partnerships:** The type of partnership; the name and address of all general and limited partners, identifying those persons who are limited partners and those who are general partners; the address of the partnership's principal office; and, in the case of a limited partnership, the county where the certificate of limited partnership is filed and the filing number.
- e. **Joint Ventures:** The name and address of every member of the joint venture and the nature of the legal vehicle used to create the joint venture.
- f. **Sole Proprietorship:** The name and address of the sole proprietor and any assumed name.
- g. **Other Entities:** The name and address of every person having a proprietary interest, an interest in profits and losses or the right to control any entity or venture not listed above.

Managing Members: Dave Dalesandro, Sam Youssef

6. Name, address and capacity of person making this disclosure on behalf of the Owner:

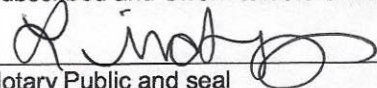
Dave Dalesandro - Manager

VERIFICATION

I, Dave Dalesandro - Manager (print name), being first duly sworn under oath, depose and state that I am the person making this disclosure on behalf of the Owner, that I am duly authorized to make this disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact.

Signature:  - manager

Subscribed and Sworn to before me this 31 day of October, 20 22.


Notary Public and seal



**EXHIBIT 3 TO
PETITION FOR DEVELOPMENT APPROVAL**

STATE OF ILLINOIS)
)
COUNTY OF DUPAGE)
)
CITY OF NAPERVILLE)

PETITION FOR ANNEXATION

THE UNDERSIGNED Petitioner, MIKI Properties, LLC – Roselle, an Illinois series limited liability company, pursuant to Section 7-1-8 of the Illinois Municipal Code (65 ILCS 5/7-1-8), respectfully requests that the City of Naperville, annex the real property (as defined below) and that is the subject of the Petition for Development Approval to the City of Naperville. In support thereof, Petitioner states as follow:

1. Petitioner is the sole and record owner of the real property located at the NE Corner of Illinois Route 59 & 83rd Street, Naperville, DuPage County, Illinois PINS: 07-34-102-031, 07-34-102-032, 07-34-102-033 and 07-34-102-034 (“Property”).
2. The Property is not currently located within the City of Naperville City limits.
3. JB Development, Inc., an Illinois corporation is submitting a Petition for Development Approval for the Property.
4. The Petition for Development Approval requires an annexation petition.
5. This Petition for Annexation is being submitted as Exhibit 3 to the Petition for Development Approval.
6. The Property is currently vacant and undeveloped. Therefore, there are no property owners or tenants on the Property and there are no electors (persons registered to vote) residing on the Property.

WHEREFORE, Petitioner, MIKI Properties, LLC – Roselle, an Illinois series limited liability company, respectfully requests that this Petition for Annexation be granted and that the City of Naperville annex the Property.

Respectfully submitted this 4th day of November, 2022.

MIKI Properties, LLC – Roselle,
an Illinois series limited liability company

-manager

Dave Dalesandro, manager