



**Naperville**

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

# **PETITION FOR DEVELOPMENT APPROVAL**



Naperville

# 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.

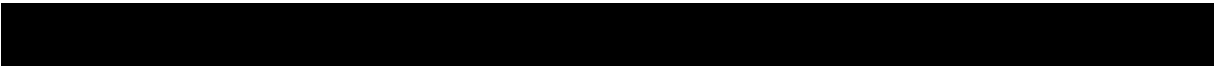
CITY: Naperville STATE: IL ZIP CODE: 60563



**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)

<p><b>PZC&amp;CC Processes</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Annexation</li> <li><input type="checkbox"/> Rezoning</li> <li><input type="checkbox"/> Conditional Use</li> <li><input type="checkbox"/> Major Change to Conditional Use</li> <li><input type="checkbox"/> Planned Unit Development (PUD)</li> <li><input type="checkbox"/> Major Change to PUD</li> <li><input type="checkbox"/> Preliminary PUD Plat</li> <li><input type="checkbox"/> Preliminary/Final PUD Plat</li> <li><input type="checkbox"/> PUD Deviation</li> <li><input checked="" type="checkbox"/> Zoning Variance</li> <li><input type="checkbox"/> Sign Variance</li> <li><input type="checkbox"/> Subdivision Variance to Section 7-4-4</li> </ul>
<p><b>CC Only Process</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Minor Change to Conditional Use</li> <li><input type="checkbox"/> Minor Change to PUD</li> <li><input type="checkbox"/> Deviation to Platted Setback</li> <li><input type="checkbox"/> Amendment to an Existing Annexation Agreement</li> <li><input type="checkbox"/> Preliminary Subdivision Plat (creating new buildable lots)</li> <li><input type="checkbox"/> Final Subdivision Plat (creating new buildable lots)</li> <li><input type="checkbox"/> Preliminary/Final Subdivision Plat (creating new buildable lots)</li> <li><input type="checkbox"/> Final PUD Plat</li> <li><input type="checkbox"/> Subdivision Deviation</li> <li><input type="checkbox"/> Plat of Right-of-Way Vacation</li> </ul>
<p><b>Administrative Review Administrative Review</b></p>	<ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Engineering Plan Review</li> <li><input checked="" type="checkbox"/> Administrative Subdivision Plat (no new buildable lots are being created)</li> <li><input type="checkbox"/> Administrative Adjustment to Conditional Use</li> <li><input type="checkbox"/> Administrative Adjustment to PUD</li> <li><input type="checkbox"/> Plat of Easement Dedication/Vacation</li> <li><input type="checkbox"/> Landscape Variance</li> </ul>
<p><b>Other</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Please specify:</li> </ul>

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:**

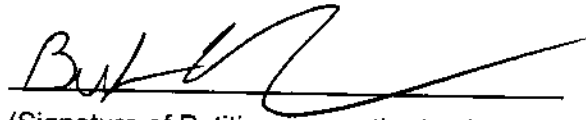
- Cash Donation (paid prior to plat recordation)
- Cash Donation (paid per permit basis prior to issuance of each building permit)
- Land Dedication

**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

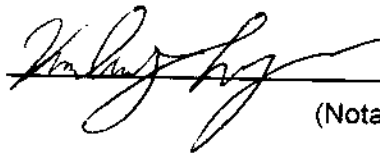
**VIII. PETITIONER'S SIGNATURE**

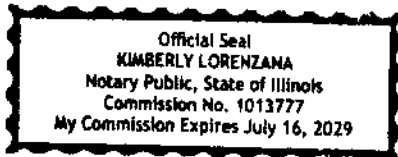
I, Bret Bonnet (Petitioner's Printed Name and Title), being duly sworn, declare that I am duly authorized to make this Petition, and the above information, to the best of my knowledge, is true and accurate.

  
(Signature of Petitioner or authorized agent)

12/2/2025  
(Date)

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

  
(Notary Public and Seal)



**IX. OWNER'S AUTHORIZATION LETTER<sup>1</sup>**

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 1<sup>st</sup> Owner or authorized agent)

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

12/2/25  
(Date)

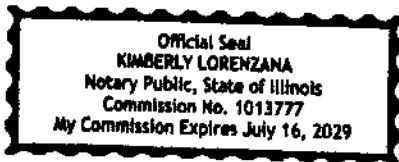
12/2/2025  
(Date)

Bret Bonnet | Owner  
1<sup>st</sup> Owner's Printed Name and Title

N/A  
2<sup>nd</sup> Owner Printed Name and Title

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

Kimberly Lorenzana  
(Notary Public and Seal)



<sup>1</sup> Please include additional pages if there are more than two owners.