

CITY OF NAPERVILLE

PETITION FOR DEVELOPMENT APPROVAL

DEVELOPMENT NAME (should be consistent with plat): THE ENCLAVE ON BOOK
ADDRESS OF SUBJECT PROPERTY: PARCELS A & B: UN-ADDRESSED VACANT LAND
NORTH OF 11007 S. BOOK ROAD, NAPERVILLE, IL
PARCEL A: 07-01-14-300-005 60564
PARCEL IDENTIFICATION NUMBER (P.I.N.): PARCEL B: 07-01-14-300-013

I. PETITIONER: JHL DEVELOPMENTS LLC
PETITIONER'S ADDRESS: P.O. Box 4226
CITY: NAPERVILLE STATE: IL ZIP CODE: 60567
PHONE: 630-417-0705 EMAIL ADDRESS: AEROEST@COMCAST.NET

II. OWNER(S): OF PARCEL A: ZION EVANGELICAL LUTHERAN CHURCH
(MISSOURI SYNOD)
OWNER'S ADDRESS: 11007 SOUTH BOOK ROAD
CITY: NAPERVILLE STATE: IL ZIP CODE: 60564
PHONE: 630-881-1631 EMAIL ADDRESS: DSEIFRIDE@MOREYCORP.COM

II. OWNER(S): OF PARCEL B: JHL DEVELOPMENTS LLC
OWNER'S ADDRESS: P.O. Box 4226
CITY: NAPERVILLE STATE: IL ZIP CODE: 60567
PHONE: 630-417-0705 EMAIL ADDRESS: AEROEST@COMCAST.NET

III. PRIMARY CONTACT (review comments sent to this contact): JOSEPH HARTMAN
RELATIONSHIP TO PETITIONER: MANAGER
PHONE: 630-417-0705 EMAIL ADDRESS: AEROEST@COMCAST.NET

IV. OTHER STAFF

NAME: TONY RYNEAR
RELATIONSHIP TO PETITIONER: PROJECT ENGINEER
PHONE: 630-355-9889 EMAIL ADDRESS: TRYNEAR@WOWWAY

V. PROPOSED DEVELOPMENT

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

- | | |
|---|--|
| <input type="checkbox"/> Amending or Granting a Conditional Use
(Exhibit 1)* | <input type="checkbox"/> Landscape Variance (Exhibit 5) |
| <input type="checkbox"/> Amending or Granting a Planned Unit
Development (Exhibit 2) | <input type="checkbox"/> Planned Unit Development Deviation
(Exhibit 6) |
| <input checked="" type="checkbox"/> Annexation (Exhibit 3) | <input type="checkbox"/> Sign Variance (Exhibit 7) |
| <input type="checkbox"/> Plat of Easement/Vacation/Dedication | <input checked="" type="checkbox"/> Zoning Variance (Exhibit 7) |
| <input checked="" type="checkbox"/> Rezoning (Exhibit 4) | <input type="checkbox"/> Platted Setback Deviation (Exhibit 8) |
| <input checked="" type="checkbox"/> Subdivision Plat | <input checked="" type="checkbox"/> Subdivision Deviation/Waiver (Exhibit 8) |
| <input type="checkbox"/> Temporary Use | <input type="checkbox"/> Other (Please Specify: _____) |

*When requesting approval of a Small Wind and/or a Solar Renewable Energy System complete Exhibit 9 instead of Exhibit 1.

	PARCEL A	PARCEL B	TOTAL
ACREAGE OF PROPERTY:	3.825 AC	+ 0.706 AC	= 4.531 AC

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

Annex, subdivide, to eight single family lots, and zone to R1A, or to R1, with variance to the side yard setback requirements to allow the minimum side-yard setback on one side may be eight (8) feet but with the continuing requirement of a minimum total of twenty-five (25) feet of side-yard setback in the event a residential structure is constructed with a side-load garage; and a subdivision deviation for timing of payment of school and park donations.

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 ☐ Land Dedication

Required Park Donation will be met by:

- ☒ Cash Donation ☐ Land Dedication

PETITIONER'S SIGNATURE

I, JOSEPH D. HARTMAN, MANAGER (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.

JHL DEVELOPERS, LLC

Joseph D Hartman

(Signature of Petitioner or authorized agent)

12-15-17

(Date)

SUBSCRIBED AND SWORN TO before me this 15th day of December, 2017

Darlene P Kwasniewski

(Notary Public and Seal)



OWNER'S AUTHORIZATION LETTER*

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).

ZION EVANGELICAL LUTHERAN CHURCH (MISSOURI SYNOD)



(Signature of 1st Owner or authorized agent)

12/14/17

(Date)

(Date)

DAVID SEIFRID

CONGREGATION PRESIDENT

1st Owner's Printed Name and Title

SUBSCRIBED AND SWORN TO before me this 14th day of December, 2017



(Notary Public and Seal)



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

OWNER'S AUTHORIZATION LETTER* - PARCEL B

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).

JHL DEVELOPERS, LLC

Joseph D Hartman

(Signature of 1st Owner or authorized agent)

(Signature of 2nd Owner or authorized agent)

12-15-17

(Date)

(Date)

JOSEPH D. HARTMAN, MANAGER

1st Owner's Printed Name and Title

2nd Owner Printed Name and Title

SUBSCRIBED AND SWORN TO before me this 15th day of December, 2017

Darlene P Kwasniewski

(Notary Public and Seal)



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

**CITY OF NAPERVILLE
DISCLOSURE OF BENEFICIARIES**

In compliance with Ordinance 85-193, An Ordinance amending Title 1 (Administrative) of the Naperville Municipal Code, as amended, by adding Chapter 12 thereto requiring disclosure of certain interests by persons applying for permits, licenses, approvals or benefits from the City of Naperville.

1. Petitioner: ZION EVANGELICAL LUTHERAN CHURCH (MISSOURI SYNOD)
Address: 11007 SOUTH BOOK ROAD
NAPERVILLE, IL 60564

2. Nature of Benefit sought: ANNEXATION, ZONING & PLAT APPROVAL

3. Nature of Petitioner (select one):

- | | |
|-----------------------|------------------|
| a. Natural Person | d. Trust/Trustee |
| <u>b. Corporation</u> | e. Partnership |
| c. Land Trust/Trustee | f. Joint Venture |

4. If Petitioner is an entity other than described in Section 3, briefly state the nature and characteristics of Petitioner: Registered Not For Profit Organization

5. If in your answer to Section 3 you checked box b, c, d, e or f, identify by name and address each person or entity which is a 5% shareholder in the case of a corporation, a beneficiary in the case of a trust or land trust, in the case of a joint venture, or who otherwise has a proprietary interest, interest in profits and losses or right to control such entity:

- a. NONE
- b. _____
- c. _____
- d. _____

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

DAVID SEIFRID, CONGREGATION PRESIDENT
11007 S. BOOK ROAD, NAPERVILLE, IL 60564

IMPORTANT NOTE: In the event your answer to Section 5 identifies entities other than a natural person, additional disclosures are required for each entity.

VERIFICATION

I, David Seifrid, 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: [Signature]

Subscribed and Sworn to before me this 14th day of December, 2017.

Notary Public and seal



**CITY OF NAPERVILLE
DISCLOSURE OF BENEFICIARIES**

In compliance with Ordinance 85-193, An Ordinance amending Title 1 (Administrative) of the Naperville Municipal Code, as amended, by adding Chapter 12 thereto requiring disclosure of certain interests by persons applying for permits, licenses, approvals or benefits from the City of Naperville.

1. Petitioner: JHL DEVELOPMENTS, LLC
Address: P. O. Box 4226
NAPERVILLE, IL 60567
2. Nature of Benefit sought: ANNEXATION, ZONING & PLAT APPROVAL
3. Nature of Petitioner (select one):

- | | |
|-----------------------|------------------|
| a. Natural Person | d. Trust/Trustee |
| <u>b. Corporation</u> | e. Partnership |
| c. Land Trust/Trustee | f. Joint Venture |

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

5. If in your answer to Section 3 you checked box b, c, d, e or f, identify by name and address each person or entity which is a 5% shareholder in the case of a corporation, a beneficiary in the case of a trust or land trust, in the case of a joint venture, or who otherwise has a proprietary interest, interest in profits and losses or right to control such entity:

- a. DOUBLE J DEVELOPMENT CORP. (100%)
- b. _____
- c. _____
- d. _____

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

JOSEPH D. HARTMAN, MANAGER
P. O. Box 4226, NAPERVILLE, IL 60567

IMPORTANT NOTE: In the event your answer to Section 5 identifies entities other than a natural person, additional disclosures are required for each entity.

VERIFICATION

I, JOSEPH D. HARTMAN, 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: Joseph D. Hartman

Subscribed and Sworn to before me this 19 day of Dec, 20 17.

Darlene P. Kwasniewski
Notary Public and seal



CITY OF NAPERVILLE
DISCLOSURE OF BENEFICIARIES

In compliance with Ordinance 85-193, An Ordinance amending Title 1 (Administrative) of the Naperville Municipal Code, as amended, by adding Chapter 12 thereto requiring disclosure of certain interests by persons applying for permits, licenses, approvals or benefits from the City of Naperville.

1. Petitioner: DOUBLE J DEVELOPMENT CORP.
Address: P.O. Box 4226
NAPERVILLE, IL 60567

2. Nature of Benefit sought: ANNEXATION, ZONING & PLAT APPROVAL

3. Nature of Petitioner (select one):

a. Natural Person

d. Trust/Trustee

b. Corporation

e. Partnership

c. Land Trust/Trustee

f. Joint Venture

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

5. If in your answer to Section 3 you checked box b, c, d, e or f, identify by name and address each person or entity which is a 5% shareholder in the case of a corporation, a beneficiary in the case of a trust or land trust, in the case of a joint venture, or who otherwise has a proprietary interest, interest in profits and losses or right to control such entity:

a. JOSEPH D. HARTMAN 50%
b. JOYCE E. HARTMAN 50%
c. _____
d. _____

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

JOSEPH D. HARTMAN, PRESIDENT
PO Box 4226, NAPERVILLE, IL 60567

IMPORTANT NOTE: In the event your answer to Section 5 identifies entities other than a natural person, additional disclosures are required for each entity.

VERIFICATION

I, JOSEPH D. HARTMAN, 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: Joseph D Hartman

Subscribed and Sworn to before me this 19 day of Dec, 20 17.

Notary Public and seal

