



# HENNING ESTATES

CUSTOM RANCH HOMES



SEVEN5 LLC

Visit: [HenningEstates.com](https://HenningEstates.com)

## *The Building Process at Henning Estates: What to Expect When Building a New Ranch Home*

Building a new ranch home with Seven5 Homes at Henning Estates commences with establishing a solid foundation of trust. Our primary objective is to ensure your complete satisfaction with your new home, which hinges on open communication, mutual confidence, and timely decision-making throughout the process.

Before signing your new home contract, you'll have ample opportunities to seek clarification about the building process. We encourage you to ask questions to gain a clear understanding of the costs associated with any special requests or upgrades and to estimate completion timelines. Once you sign the official building contract, you'll be well on your way to moving into your new home at Henning Estates.

Our building process allows for buyer involvement, primarily focusing on color and material selections. At various points, you'll be invited to choose features such as exterior colors, cabinets, countertops, tile, hardwood, and carpet. We aim to make this customization process enjoyable and exciting as you create your "forever home." Additionally, we invite you to attend walk-through meetings at different stages of construction, allowing you to witness the progress firsthand.

To ensure a seamless building experience, we recommend finalizing plans for any changes or upgrades promptly so your final home estimates and timelines are met.



SEVEN5 LLC

## Nathan Schwartzberg

### Managing Partner

Over the past two decades, I have held the position of Operations Manager within the firm. My responsibilities encompass managing construction and development projects, including new business origination, financial structuring, and risk evaluation. Additionally, I play a crucial role in shaping the firm's overall direction, investment strategy, and capitalization. As part of revenue generation, I engage in fund raising from investors and lenders. My expertise spans land acquisition, raw land development, estimating, project management, and transaction coordination. For more than fifteen years, I have facilitated real estate acquisitions and dispositions, actively contributing to successful investment transactions totaling millions of dollars. My experience extends to purchasing, rehabilitating, and selling both single-family homes and multi-family buildings.



## Rafal Wojcik

### Senior Construction Manager

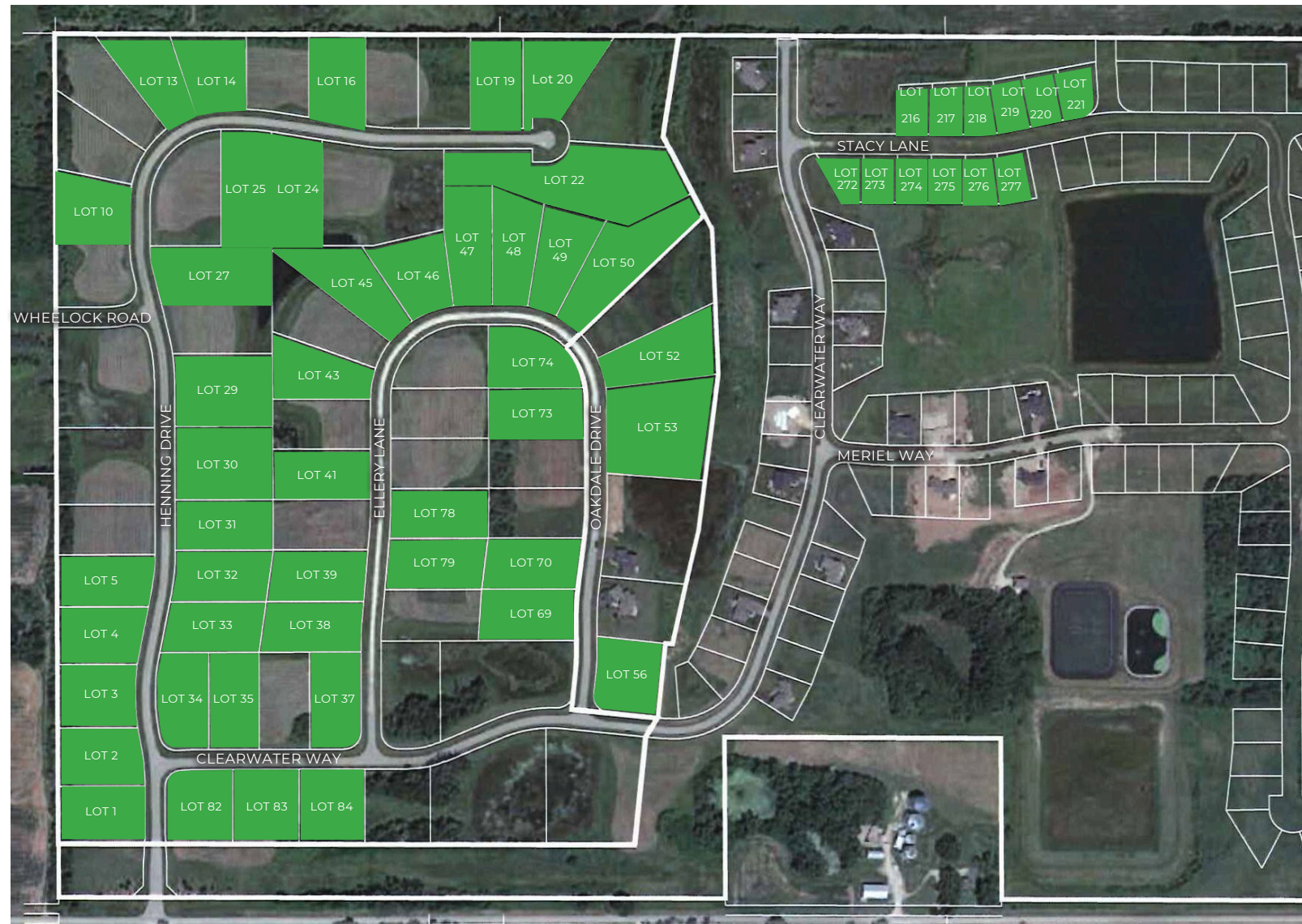
*" He who works with his hands is a laborer. He who works with his hands and his head is a craftsman. He who works with his hands , his head , and his heart is an artist. " St Francis of Assisi*

Rafal Wojcik boasts an impressive and diverse background in the construction industry. With over 27 years of dedicated building experience, he has successfully overseen the construction of custom and spec-built homes and managed extensive renovation projects. As an independent contractor, Rafal personally handled the framing of every home he built, in addition to installing siding, shingles, decks, windows, doors, hardwood flooring, tile, cabinets, trim, custom built-ins, and all other aspects related to construction. His leadership extends to managing large construction crews, including designers, laborers, plumbers, and electricians. At Seven5 LLC, Rafal contributes a unique and broad range of construction expertise, fostering lasting and exceptional relationships with our valued clients





# Home Site Lots



Estate Lots  
1-2+ Acre Size  
Lot # 1-84

Min Sq ft Home  
2400 Sq Ft

Lot Premiums  
Bronze Lot + \$25,000  
Silver Lot + \$50,000  
Gold Lot + \$75,000  
Platinum Lot + \$100,000

Villa Lots  
1/3 Acre Size  
Lot # 216-277

Min Sq ft Home  
1800 Sq Ft

Lot Premiums  
Standard Lot + \$10,000  
Premium Lot + \$20,000



Lot #	Property Address	Lot Size Acreage	Basement Styles	Premium Lot
1	10509 Henning Drive	1.00	Standard	Bronze
2	10505 Henning Drive	1.00	Standard	Bronze
3	10415 Henning Drive	1.00	Standard, Possible English on N side only	Bronze
4	10407 Henning Drive	1.00	Standard, Possible English on S Side only	Model
5	10401 Henning Drive	1.00	Standard	Silver
10	10201 Henning Drive	1.00	Standard	Gold
13	10115 Henning Drive	1.00	Standard	Gold
14	10111 Henning Drive	1.00	Standard	Gold
16	10019 Henning Drive	1.00	Standard, Possible English on E Side only	Gold
19	10001 Henning Drive	1.00	Standard	Gold
20	9915 Henning Drive	1.10	Standard, Possible English on E Side only	Gold
22	9907 Henning Drive	2.61	Walkout	Gold
24	10104 Henning Drive	1.13	Walkout	Platinum
25	10108 Henning Drive	1.19	Walkout	Platinum
27	10208 Henning Drive	1.36	English, Possible Walkout	Platinum
29	10302 Henning Drive	1.44	English	Platinum
30	10308 Henning Drive	1.47	English	Platinum
31	10316 Henning Drive	1.01	English, Possible Walkout N side only	Gold
32	10402 Henning Drive	1.00	Standard	Silver
33	10408 Henning Drive	1.00	Standard, Possible English	Silver
34	10502 Henning Drive	1.01	Standard, Possible English	Bronze
35	10709 Clearwater Way	1.00	Standard	Silver
36	10708 Clearwater Way	1.00	Standard	Bronze
37	10701 Clearwater Way	1.00	Standard, Possible English	Bronze

Lot #	Property Address	Lot Size Acreage	Basement Styles	Premium Lot
38	10407 Ellery Lane	1.01	Standard	Silver
39	10401 Ellery Lane	1.00	Standard	Silver
41	10309 Ellery Lane	1.00	Walkout	Platinum
43	10219 Ellery Lane	1.00	Standard, Possible English	Gold
45	10213 Ellery Lane	1.19	Standard	Platinum
46	10207 Ellery Lane	1.00	Standard, Possible English	Gold
47	10203 Ellery Lane	1.13	Standard	Silver
48	10204 Henning Drive	1.01	Standard, Possible English	Gold
49	10208 Oakdale Drive	1.00	English	Silver
50	10212 Oakdale Drive	1.56	English, Possible Walkout	Gold
52	10218 Oakdale Drive	1.30	English	Gold
53	10390 Oakdale Drive	2.05	Walkout	Gold
56	10430 Oakdale Drive	1.00	Standard	Bronze
69	10405 Oakdale Drive	1.00	Standard	Silver
70	10401 Oakdale Drive	1.00	Standard	Silver
73	10303 Oakdale Drive	1.00	Standard	Silver
74	10215 Oakdale Drive	1.01	Standard	Silver
78	10316 Ellery Lane	1.00	English	Silver
79	10402 Ellery Lane	1.01	Standard	Silver
82	10712 Clearwater Way	1.00	Standard	Bronze
83	10708 Clearwater Way	1.00	Standard	Bronze
84	10702 Clearwater Way	1.00	Standard	Bronze

## Stacy Lane 1/3 Acre Lots

Lot #	Property Address	Lot Size Acreage	Basement Styles	Premium Lot
216	16314 Stacy Lane	0.34	English	Premium
217	16310 Stacy Lane	0.35	English, Possible Walkout	Premium
218	16306 Stacy Lane	0.33	English, Possible Walkout	Premium
219	16302 Stacy Lane	0.35	Walkout	Premium
220	16218 Stacy Lane	0.35	English	Premium
221	16214 Stacy Lane	0.36	Standard	Standard
272	16319 Stacy Lane	0.33	Standard	Standard
273	16317 Stacy Lane	0.33	Standard	Standard
274	16313 Stacy Lane	0.33	Standard	Standard
275	16309 Stacy Lane	0.33	Standard, Possible English on W side only	Standard
276	16305 Stacy Lane	0.34	Standard	Standard
277	16301 Stacy Lane	0.33	English	Gold



# South Haven Model



*South Haven*

Ranch Home



*The South Haven* at Henning Estates

- 2 Bedrooms (Optional 3rd Bedroom) and 2 Full Bathrooms
- Study (Optional 3rd Bedroom)
- 2 Car Garage (Optional 3rd Car Garage)

# Elizabeth Model

For a full list of all models available and floor plans go to: [Henning Estates.com](http://HenningEstates.com)

## ELIZABETH

### LEVEL III

SHOWN IN  
COLOR COMBO A



**LEVEL III**  
COLOR COMBO A



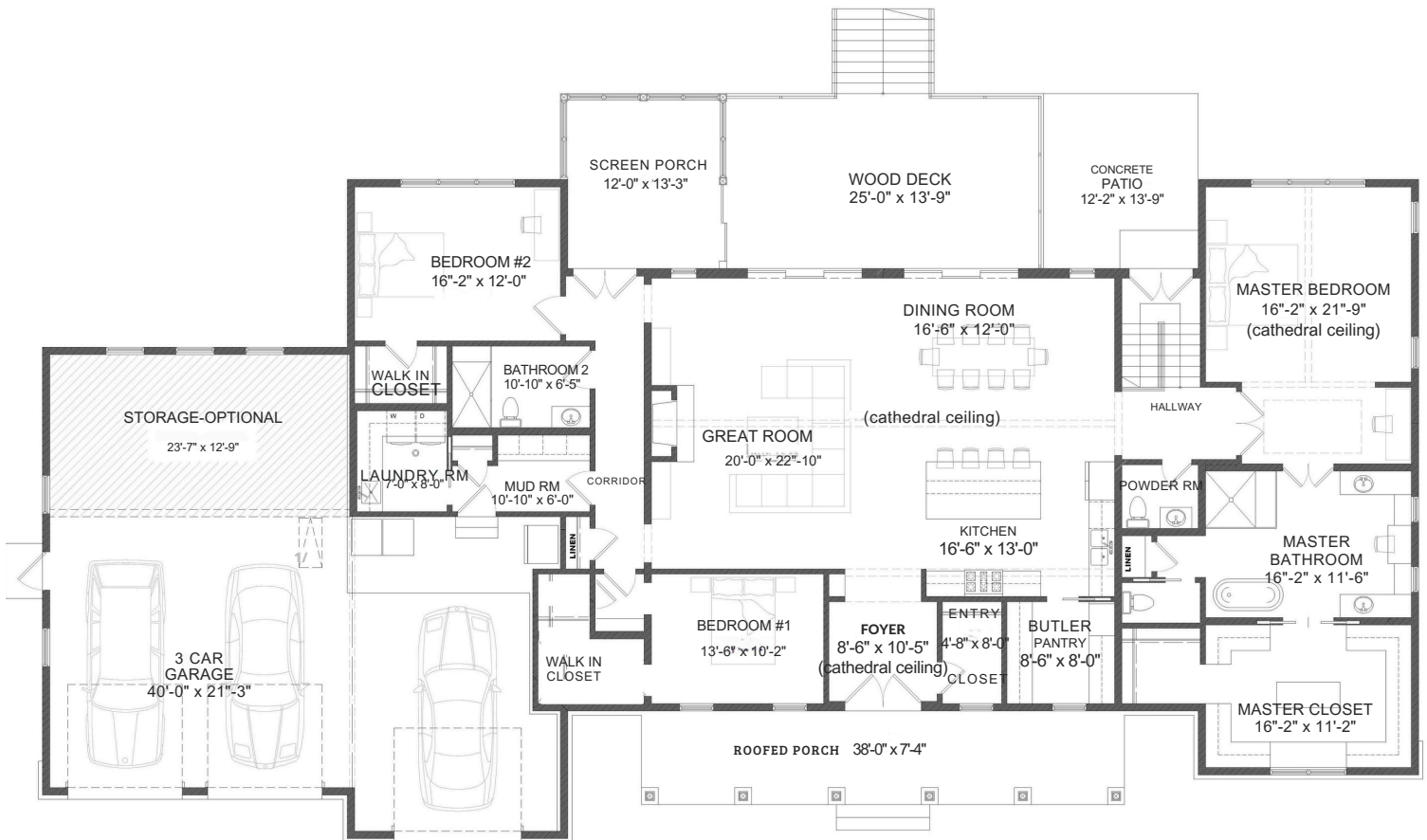
**LEVEL III**  
COLOR COMBO B



**LEVEL III**  
COLOR COMBO C



HENNING ESTATES  
MODEL HOME



**FIRST FLOOR PLAN**

# Standard Features and Optional Upgrades at Henning Estates

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- **Quality Construction:**
  - 2x6 house framing
  - ZIP System® boards with integrated structural strength and water-resistive barrier:
    - Integrated Protection: Combines structural sheathing with a water-resistive barrier, eliminating the need for separate house wrap.
    - Energy Efficiency: Continuous air barrier reduces unwanted air leakage, promoting greater energy efficiency.
    - Ease of Installation: Simple two-step process—install panels and tape seams.
    - Moisture Management: Allows water vapor to pass through while blocking liquid water, keeping the building dry.
    - Durability: Designed to withstand harsh weather conditions, providing long-term durability.
  - AdvanTech T&G Subflooring (waterproof plywood):
- **Energy-Efficient Systems:**
  - American Standard - furnace with 96% efficiency
  - American Standard- AC Condenser 13 SEER
  - Honeywell Digital Touch Screen Thermostat standard.
  - Bradford White water heater (50 to 75 gallons based on square footage of final home)
  - Upgrades available, including tankless on-demand water heating solutions.
- **Electrical Systems:**
  - 200 to 400 amp, depending on house size and scope.



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- **Paint and Shelving:**
    - Sherwin Williams SuperPaint on walls and ceilings (two coats).
    - Buyer's choice of colors
    - Wire shelving or wood shelves (per customer choice) standard.
  - **Safety Features:**
    - Interconnected smoke and carbon monoxide detectors throughout.
    - Passive Radon system
  - **Exterior Features**
    - Siding and Trim:
    - LP SmartSide and LP SmartTrim standard. Elevation I front
    - Optional Upgrade stone and/or brick. For Elevations II & III front
  - **Roofing:**
    - 30-year GAF architectural shingles.
    - LP Soffits and Fascia.
    - Continuous ridge vent systems
  - **Lighting and Driveways:**
    - Elegant lighting fixtures (per plan).
    - Asphalt driveways (optional concrete available for upgrade) .
  - **Walkways and Decks:**
    - 4 ft wide concrete walkways (upgrade available to stamped or brick)
    - Wood deck Pressure treated Pine (per model plan) Upgrade to composite decking available.
  - **Landscaping:**
    - Front, back, and both sides fully graded and seeded for grass.

# Standard Features and Optional Upgrades at Henning Estates

- **Insulation:**
  - Adherence to the 2021 International Energy Conservation Code (IECC) with R-30 wall insulation and R-60 ceiling insulation.
- **Windows and Patio Doors:**
  - Climate Guard vinyl windows and patio doors (Ultraview series) with lifetime warranty. (double hung tilt-in for cleaning)
  - Optional Upgrade to Pella Window
- **Additional Systems:**
  - Red Jacket Well Pump system.
  - Grade A expansion PEX supply lines.
  - Full-house zoned fire sprinkler system with water tank.
  - Gas lines with recessed vented box for washer and dryer
  - Sump pump.
- **Quality Interior Finishes**
  - Ranch homes with 9'+ ceiling heights.
  - Full basements with 9' foundation walls standard.
  - Vaulted ceilings (per plan).
  - Tray or vaulted ceilings in the primary suite (per plan).
- **Custom Millwork:**
  - 5-1/4 baseboard standard with 3-1/2 casing standard.
  - Custom millwork and Wainscoting in One Main room
  - Additional rooms and custom built-ins for Upgrade
- **Lighting:**
  - 4-inch LED can lights with adjustable lumens.

Build Your Dream Home

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**HENNING ESTATES**

**Custom Ranch Homes**

*Starting from* **\$500<sup>s</sup>**

**No Construction Loans Required**  
**1/3 to 1+ Acre Lots Available**

**KW THRIVE**  
KELLERWILLIAMS.

**S5** SEVENS LLC



*For More Information Please Visit*

**HENNINGESTATES.com**



# Water Reclamation



## Waste Water Reclamation and Reuse System

At Henning Estates, we pride ourselves on being a conservation community. Nearly 60% of our entire community has been designated for the preservation and protection of ponds, wetlands, trees and prairie, providing a beautiful setting for you to build your home. With that at the forefront of our minds, we have chosen to invest in the cleanest, most environmentally friendly waste water management system in existence.

The EPA licensed and regulated system we have invested in offers the latest technology available surrounding community waste water. Our system is environmentally friendly, ensures the ongoing viability of our wetlands and ponds and the treatment process is completely invisible and odorless to our homeowners.

## How Waste Water Reclamation Works

### HOW IT WORKS:

Waste water from the community is transferred to a series of treatment ponds. Once in those ponds, the water goes through a combination of aeration, filtration, and disinfection. This process can take up to 150 days and is nearly an entirely odorless organic process. Once the water has been treated, it is released naturally, irrigating the prairies and woodlands of our beautiful community.

### ENVIRONMENTAL BENEFITS:

Discharged water is rich in nitrogen, phosphorus and potassium, all nutrients plants thrive on. No pollutants can get into the ground water as is typically the case with regular "sewer" systems.  
No solids = No sludge = No disposal = No pollution = No Smell

### COMMUNITY BENEFITS:

Completely Odorless  
Keeps community ponds, wetlands, and vegetation vibrant without pollutant chemicals  
Helps with mosquito abatement  
No backups, no overflows, no septic tanks!

### CAPACITY:

Sufficient to cover all the homesites within the subdivision

### MAINTENANCE AND COSTS:

Licensed operators are responsible for operations and maintenance of the system. The projected maintenance costs, while minimal, are being accrued against a 10 year replacement cycle.

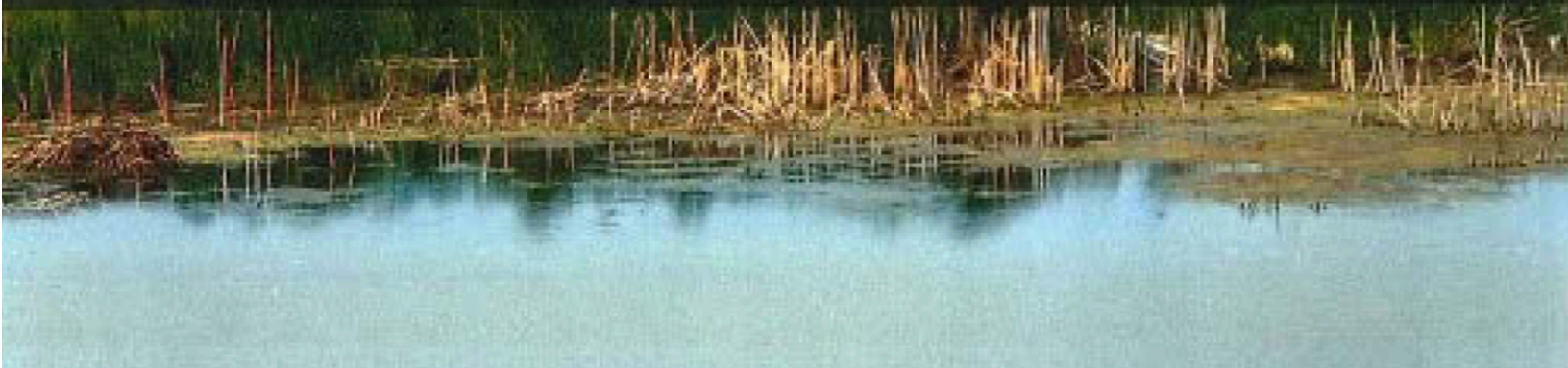


# Conservation

At Henning Estates We Believe In Conserving The Environment. Living in harmony with nature while reducing waste and renewing resources is what we aspire to achieve at Henning Estates. We believe in conserving the beauty of our natural surroundings and in creating a community that is one with nature. Our philosophy is to ensure every home is built to the highest quality standards with energy efficiency and conservation at the focus of our designs.



Quality, conservation and efficiency come together to create a community you will be proud to call home.







  
**HENNING ESTATES**  
CUSTOM RANCH HOMES

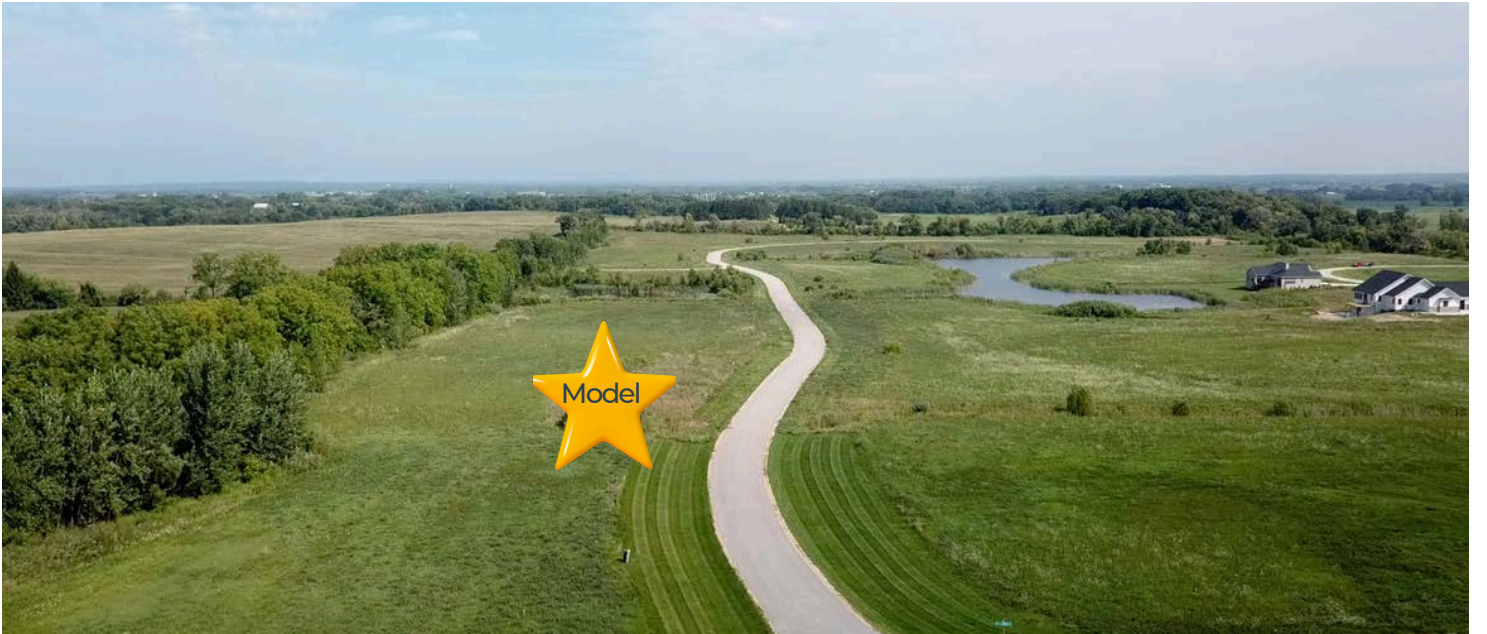




  
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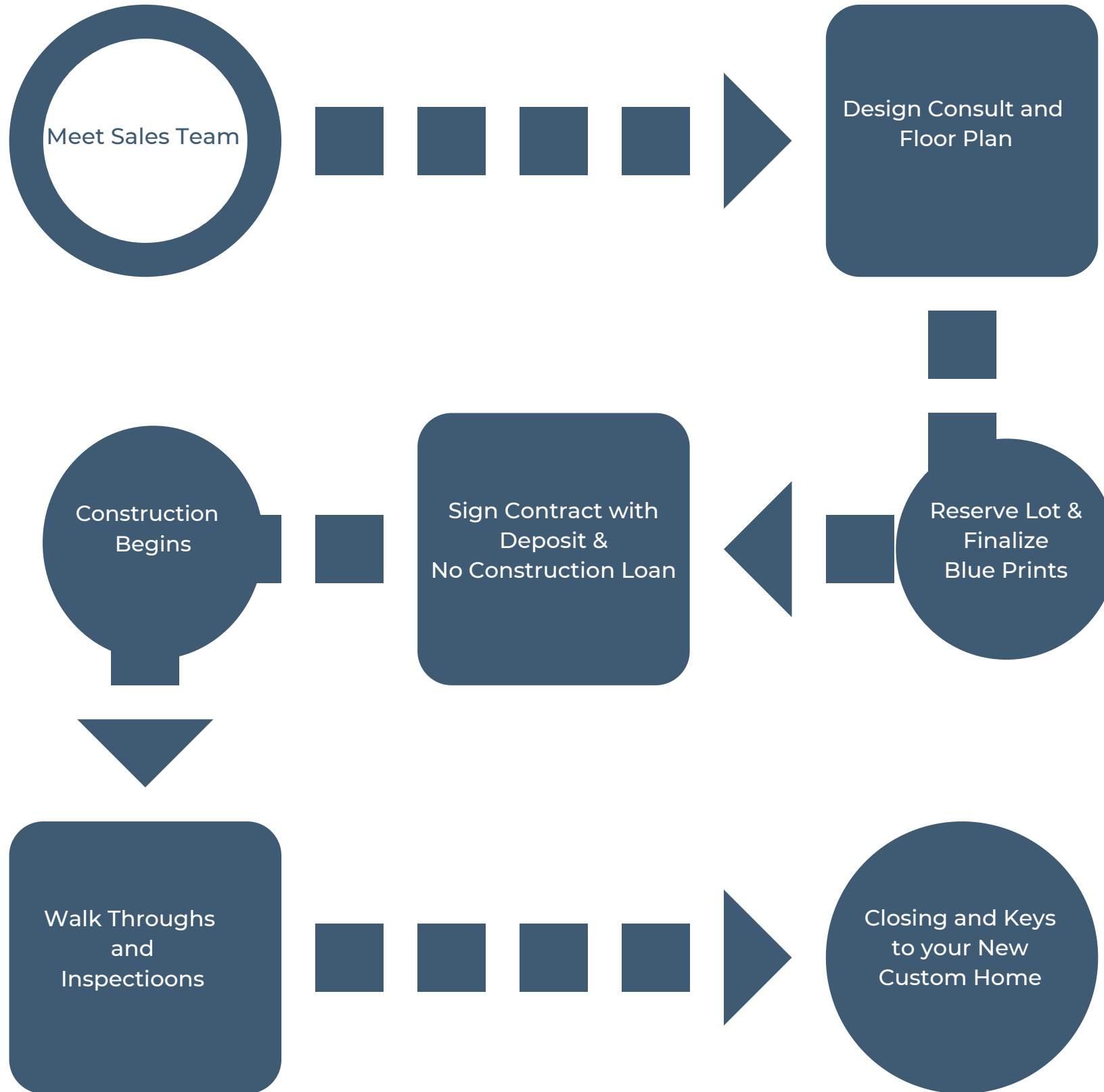
Visit: [Henning Estates.com](https://HenningEstates.com)





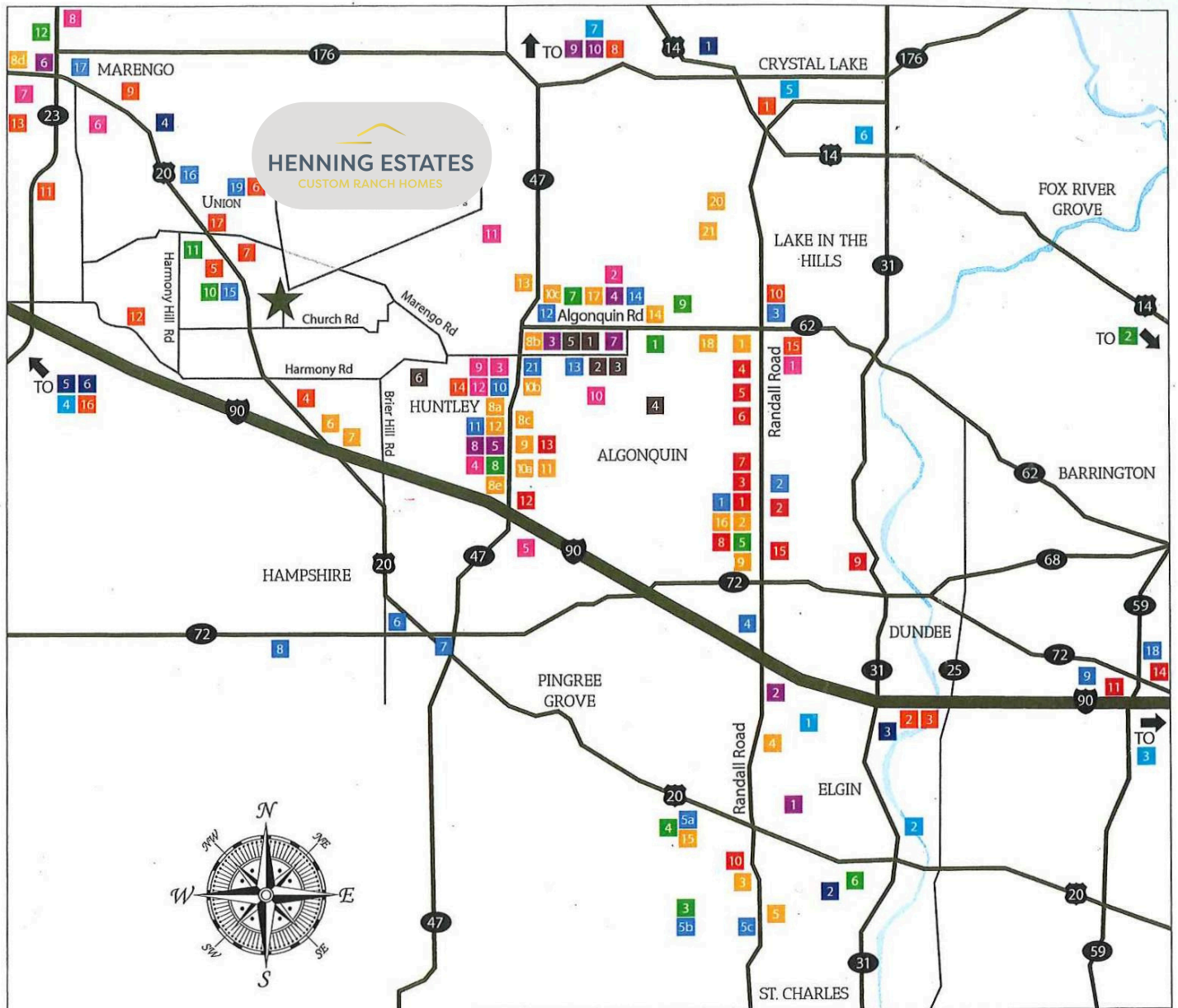
# Building Process

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# Area Attractions



Henning Estates is ideally located near hundreds of local amenities, just a few of which are featured here on this map. Please note boxes represent approximate locations as close as possible.

## Map Key Color Coding

- |  |   |   |
|--|---|---|
| <span style="color: red;">■</span> Shopping                              | <span style="color: orange;">■</span> Everyday Conveniences | <span style="color: lightblue;">■</span> Transportation |
| <span style="color: purple;">■</span> Medical & Municipal Services       | <span style="color: green;">■</span> Golf Courses           | <span style="color: blue;">■</span> Restaurants         |
| <span style="color: darkblue;">■</span> Schools, Colleges & Universities | <span style="color: brown;">■</span> Recreation             | <span style="color: pink;">■</span> Parks & Fitness     |
| <span style="color: darkgrey;">■</span> Churches                         |   |   |

**COMING SOON** Huntley Metra Station



## Shopping

1. Algonquin Commons  
Chico's  
Clarks Shoes  
Dick's Sporting Goods  
J. Jill  
Jos. A Banks  
Kirkland's  
Pottery Barn  
Ulta
2. Best Buy - Algonquin
3. JCPenney - Algonquin
2. Kohl's - Algonquin
5. Michael's - Algonquin
6. SuperTarget - Algonquin
7. Home Goods - Algonquin
8. Hobby Lobby - Algonquin
9. Spring Hill Mall - Dundee
10. Burlington Coat Factory - Elgin
11. Cabela's - Hoffman Estates
12. Huntley Outlet Center - Huntley  
50+ Outlet Stores  
Ann Taylor Factory Store  
Christopher & Banks  
Eddie Bauer Outlet  
Rockport Outlet
13. Hallmark - Huntley
14. The Arboretum - South Barrington  
Arhaus Furniture  
DSW Shoes  
L.L. Bean  
Soft Surroundings  
Sur La Table  
Toms-Price Home Furnishings  
Home Goods
15. The Great Escape - Algonquin

## Golf Courses

1. Terrace Hill Golf Course - Algonquin
2. Makray Memorial Golf Club - Barrington
3. Bowes Creek CC - Elgin
4. Elgin Country Club - Elgin
5. Randall Oaks - Elgin
6. The Highlands - Elgin
7. Pinecrest CC - Huntley
8. Whisper Creek Golf Club - Huntley
9. Boulder Ridge CC - Lake in The Hills
10. Blackstone Golf Club - Marengo
11. Marengo Ridge Golf Club - Marengo
12. Waters Edge Golf Course - Marengo

## Recreation

1. Raue Center for the Arts - Crystal Lake
2. Elgin Symphony & The Hemmens - Elgin
3. Grand Victoria Riverboat Casino - Elgin
4. Sky Soaring Glider Club - Hampshire
5. Cross Winds Equestrian Stables - Marengo
6. Illinois Railroad Museum - Union
7. Paddock Hills Equestrian Center - Union
8. Woodstock Opera House - Woodstock
9. Glo Bowl Fun Center - Marengo
10. AMC Theater - Algonquin
11. Coral Ridge Stables - Marengo
12. Double J/R Quarter Horses - Marengo
13. Marriehill Farm - Marengo
14. Stingray Bay Aquatic Center - Huntley
15. Brunswick Zone XL - Algonquin
16. Coronado Theater - Rockford
17. Donley's Wild West Town - Union

## Medical & Municipal Services

1. Presence Saint Joseph Hospital - Elgin
2. Advocate Sherman Hospital - Elgin
3. U.S. Post Office - Huntley
4. Centegra - Huntley  
(New Hospital Planned for 2016)
5. Huntley Fire Department - Huntley
6. Marengo Public Library - In District
7. Huntley Public Library - Outside District
8. Provena Family Health Care - Huntley
9. McHenry Cnty Courthouse - Woodstock
10. McHenry Cnty Sheriff Dept - Woodstock

## Churches

1. First Congregational - Huntley
2. Shepherd of the Prairie Lutheran - Huntley
3. Springbrook Community - Huntley
4. St. Mary Catholic - Huntley
5. Trinity Lutheran - Huntley
6. Willow Creek - Huntley

## Parks & Fitness

1. Life Time Fitness - Algonquin
2. Centegra Health Bridge Fitness - Huntley
3. Huntley Park District - Huntley
4. Wildflower Park - Huntley
5. Rutland Forest Preserve - Hampshire
6. Coral Woods Conservation Area - Marengo
7. Marengo Park District - Marengo
8. Marengo Ridge Conservation Area - Marengo
9. Huntley REC Fitness Center - Huntley
10. Snap Fitness Huntley - Huntley
11. Tomaso Sports Park - Huntley
12. Deicke Park - Huntley

## Everyday Conveniences

1. Grocery Stores - Algonquin  
Meijer Jewel/Osco  
Joe Caputo & Sons
2. Trader Joe's - Algonquin
3. Fannie May Chocolates - Elgin
4. Home Depot - Elgin
5. Meijer - Elgin
6. Gas Stations - Hampshire  
BP Citgo
7. Fast Food - Hampshire  
Burger King /McDonald's / Subway
8. Banks - Huntley & Marengo  
Chase Bank (8a)  
Harris Bank (8b)  
TCF Bank (8c)  
Wells Fargo Bank (8c)  
Prairie Community Bank (8d)  
Castle Bank (8e)
9. Fast Food - Huntley  
Culver's Dunkin' Donuts  
Taco Bell Jimmy John's  
Tropical Smoothie Cafe
10. Grocery Stores - Huntley  
Jewel/Osco (10a)  
Super Wal-Mart (10b)  
Wisted Supermarket (10c)
11. Village Green Dry Cleaners - Huntley
12. Walgreens - Huntley
13. Ziegler's Ace Hardware - Huntley
14. CVS Pharmacy - Lake in the Hills
15. The National Bank - Elgin
16. Platt Hill Nursery - Carpentersville
17. Tom's Market & Greenhouse - Huntley
18. Morkes Chocolates - Huntley
19. Menard's - Carpentersville
20. Lowe's - Lake in the Hills
21. Costco - Lake in the Hills

## Schools, Colleges & Universities

1. McHenry Country College - Crystal Lake
2. Elgin Community College - Elgin
3. Judson University - Elgin
4. Marengo Schools  
Riley Elementary School  
Marengo Middle School  
Marengo High School
5. Rock Valley College - Rockford
6. Rockford College - Rockford

## Restaurants

1. Algonquin Commons - Algonquin  
Biaggi's Ristorante  
Bonefish Grill  
Houlihan's  
Jiang's Mongolian Grill  
Niko's Lodge  
On The Border  
Thirsty Whale
2. Montarra Grill - Algonquin
3. Rosati's Pizza - Algonquin
4. Elgin Restaurants - Elgin  
Burnt Toast  
Jimmy's Charhouse  
Panara Bread  
Rookies Pub & Grill  
Starbucks  
Sushi Station
5. Elgin Restaurants - Elgin  
Maciano's Pizza & Pastaria (5a)  
Sammy's Mexican Grill (5a)  
Porter's Pub (5b at Bowes Creek)  
Portillo's (5c)
6. Allen's Corner - Hampshire
7. Ginny O's Restaurant - Hampshire
8. Red Ox Restaurant & Bar - Hampshire
9. Claim Jumper - Hoffman Estates
10. Huntley Restaurants - Huntley  
Starbucks  
Jimmy Johns  
Rookies Pub & Grill  
Little Caesar's Pizza
11. Jameson's Charhouse - Huntley
12. Sammy's Restaurant & Bar - Huntley
13. Village Inn - Huntley
14. Bistro Wasabi - Lake in the Hills
15. Blackstone Restaurant - Marengo
16. Joe's Place - Marengo
17. Marengo Restaurants - Marengo  
Cafe 20  
Fire & Ice Smokehouse & Creamery  
Flatlander Market
18. The Arboretum - South Barrington  
Cooper's Hawk Winery  
Pinstripes Bowling Bistro  
Ruth's Chris Steakhouse  
Georgio's Chicago Pizzeria & Pub  
L'Eiffel Bistrot & Wine Bar
19. Checkers II - Union
20. Colonial Cafe - Algonquin
21. Brunch Cafe - Huntley

## Transportation

1. Big Timber Metra - Elgin
2. National Street Metra - Elgin
3. O'Hare International Airport - Chicago
4. Rockford Airport - Rockford
5. Crystal Lake Station Metra - Crystal Lake
6. Pingree Road Station Metra - Pingree Grove
7. Woodstock Metra - Woodstock



# Why You Should Build at Henning Estates



## MISSION STATEMENT

Seven5 is a distinguished investment and construction management firm headquartered in the Northwest suburbs of Chicago. With over 25 years of experience, we specialize in bringing top-quality, commercial and residential projects to life. Our comprehensive services encompass new construction and renovations, all delivered with a commitment to personalized attention and professional excellence that consistently surpasses our clients' expectations.

At present, Seven5 is actively engaged in several large-scale redevelopment projects in the construction phase. Additionally, we are proud to offer a portfolio of new construction homes and renovated homes, ranging in price from \$400,000 to \$1.4 million. Unlike developers who view properties solely in terms of financial value, Seven5 approaches each project with the discerning perspective of a future homebuyer. We understand that quality, community, professionalism, empowerment, accountability, and safety are paramount in creating exceptional spaces (our core values)

## QUALITY + SERVICES

Through strategic collaboration with exceptionally skilled individuals and reputable trade partners within the industry, we ensure the delivery of unparalleled quality and service to all our valued clients.

## COMMUNITY AND SAFETY

We actively engage in enriching and enhancing the communities to which we belong, while also prioritizing the causes that ignite passion among our employees.

Ensuring the safety of our employees, trade partners, clients, and the communities we serve remains our paramount concern. We are unwavering in our commitment to meticulous care and vigilance in maintaining jobsite safety

## PROFESSIONALISM AND EMPOWERMENT

We uphold an unwavering commitment to the highest standards of professionalism, demonstrate respect for our collaborators, and maintain a robust work ethic across the company. Under the guidance of our leadership, we foster an environment that encourages our team members and trade partners to embrace challenges, devise innovative solutions for any situation, and extend beyond their customary boundaries to achieve genuine excellence.

## ACCOUNTABILITY

We assume the responsibility of consistently surpassing our clients' expectations, while our employees remain steadfast in delivering work of the utmost quality. Simultaneously, we actively foster their professional growth and development.



# HENNING ESTATES

CUSTOM RANCH HOMES



*kw Where Entrepreneurs Thrive*

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*kw Where Entrepreneurs Thrive*

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