



Naperville

CITY OF NAPERVILLE PETITION FOR DEVELOPMENT APPROVAL

DEVELOPMENT NAME (should be consistent with plat): HMHM Subdivision

ADDRESS OF SUBJECT PROPERTY: 26W021 Parkside Rd, Naperville IL 60540

PARCEL IDENTIFICATION NUMBER (P.I.N.) 0819221007

I. PETITIONER: Heriberto Martinez and Megan Martinez

PETITIONER'S ADDRESS: 26W021 Parkside Rd

CITY: Naperville STATE: IL ZIP CODE: 60540

PHONE: [REDACTED] EMAIL ADDRESS: [REDACTED]

II. OWNER(S): Heriberto Martinez and Megan Martinez

OWNER'S ADDRESS: 26W021 Parkside Rd

CITY: Naperville STATE: IL ZIP CODE: 60540

PHONE: [REDACTED] EMAIL ADDRESS: [REDACTED]

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

RELATIONSHIP TO PETITIONER: Self

PHONE: [REDACTED] EMAIL ADDRESS: [REDACTED]

IV. OTHER STAFF

NAME: TFW Surveying & Mapping, Inc.

RELATIONSHIP TO PETITIONER: Hired for Services

PHONE: [REDACTED] EMAIL ADDRESS: [REDACTED]

NAME: Clay Schuler

RELATIONSHIP TO PETITIONER: Hired For Services

PHONE: [REDACTED] EMAIL ADDRESS: [REDACTED]

V. PROPOSED DEVELOPMENT AND PROPERTY

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

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

ACREAGE OF PROPERTY: 1.1 ZONING OF PROPERTY: R-4 Dupage

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

Annexation of 1.1 Acre Parcel to City of Naperville along with subdivision of property in to 2 seperate lots. Lot 1 will be 26,236 SF, Lot 2 will be 21,145 SF. Lot 1 has an existing home that would be annexed in to the city of naperville with connection of city water/sewer and electric if needed

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.

Agreement against the property include a 40' building line per document number R1927-236013.

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:

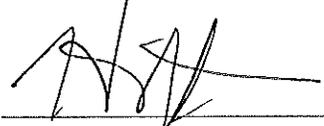
- Cash Donation (paid prior to plat recordation)
- Cash Donation (paid per permit basis prior to issuance of each building permit)
- Land Dedication

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, Heriberto Martinez (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.

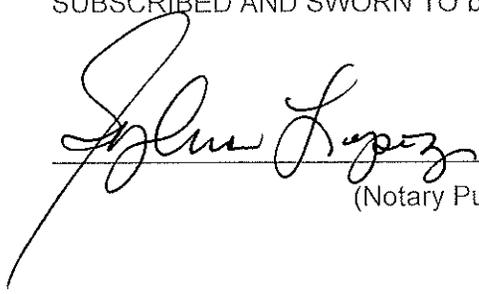


(Signature of Petitioner or authorized agent)

1/7/26

(Date)

SUBSCRIBED AND SWORN TO before me this 7 day of January, 2026

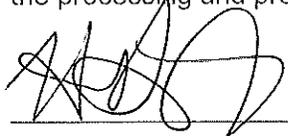


(Notary Public and Seal)

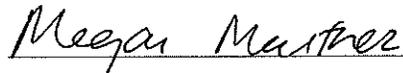


IX. OWNER'S AUTHORIZATION LETTER¹

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).



(Signature of 1st Owner or authorized agent)



(Signature of 2nd Owner or authorized agent)

1/7/26

(Date)

(Date)

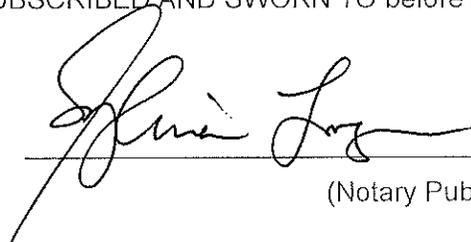
Heriberto Martinez

1st Owner's Printed Name and Title

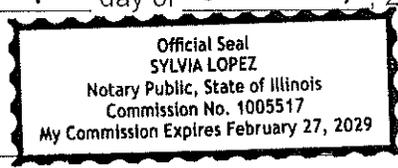
Megan Martinez

2nd Owner Printed Name and Title

SUBSCRIBED AND SWORN TO before me this 7 day of January, 2026



(Notary Public and Seal)



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

WARRANTY DEED
Individual to Individual

THE GRANTORS, Albert S. White Jr. and Edna
D. White, husband and wife,

KATHLEEN V. CARRIER, RECORDER
DUPAGE COUNTY ILLINOIS
07/25/2023 02:47 PM

RHSP
COUNTY TAX STAMP FEE 327.50
STATE TAX STAMP FEE 655.00

DOCUMENT # R2023-046901

of the City of Naperville, County of DuPage, State
of Illinois for and in consideration of TEN and No
100s (\$10.00) DOLLARS, and other good and
valuable consideration, in hand paid, CONVEY and
WARRANT to:

Herbert Martinez Jr. and Megan Martinez, husband and wife,
Of 433 Gartner Rd, Naperville, IL 60540

not as Tenants in Common, not as Joint Tenants, but as Tenants by the Entirety, the following described Real Estate situated in the
County of DuPage, in the State of Illinois, to wit:

LOT 1 IN BLOCK 7 IN ARTHUR T, MCINTOSH AND COMPANY'S NAPERVILLE ESTATES, BEING A SUBDIVISION OF
PART OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING
TO THE PLAT THEREOF RECORDED MAY 20, 1927 AS DOCUMENT 236013, IN DUPAGE COUNTY, ILLINOIS.

SUBJECT TO: General real estate taxes not due and payable at time of closing; covenants, conditions, and restrictions of record;
building lines and easements.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, to have to hold
said premises as husband and wife, not as tenants in common or as joint tenants, but as Tenants by the Entirety, forever.

Permanent Index Numbers: 08-19-221-007

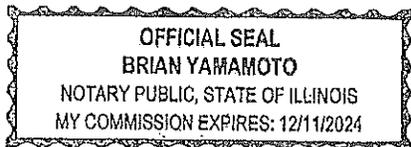
Address of Real Estate: 26W021 Parkside Road, Naperville, IL 60540

DATED this 30 day of May, 2023.

 (Seal)
Albert S. White Jr.

 (Seal)
Edna D. White

State of Illinois, County of DuPage S.S.



I, the undersigned, a Notary Public in and for said County, in the aforesaid State
DO HEREBY CERTIFY that Albert S. White Jr. and Edna D. White, known
to me to be the same persons whose name are subscribed to the foregoing
instrument, appeared before me this day in person, and acknowledged that they
signed, sealed and delivered the said instrument as their free and voluntary act,
for the uses and purposes therein set forth, including the release and waiver of
the right of homestead.

Given under my hand and official seal, this 30 day of May, 2023.

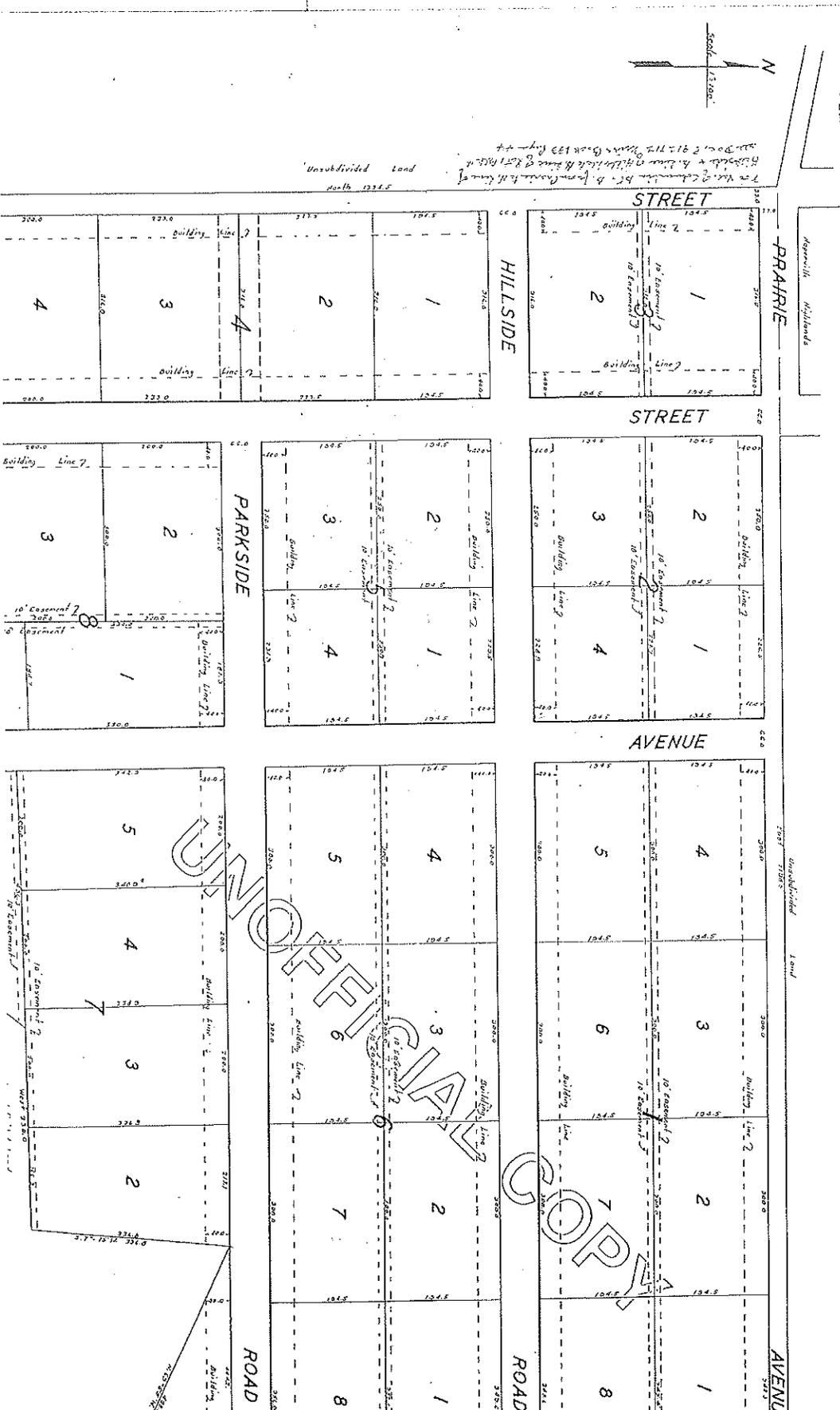

NOTARY PUBLIC

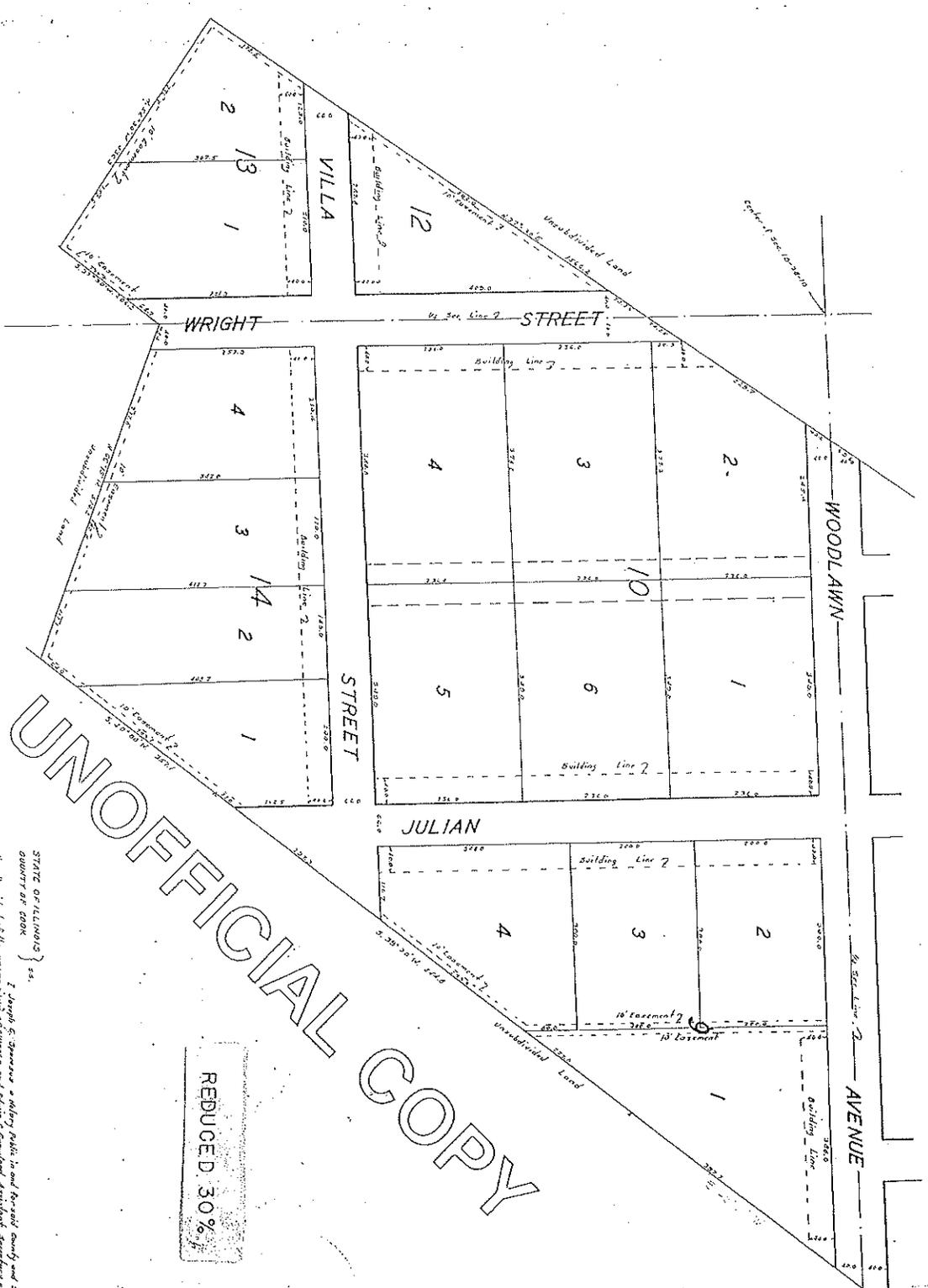
This instrument was prepared by the Law Office of Thomas J. Alore, 1730 Park Street, Suite 120, Naperville, IL 60563

SEND TAX BILL TO: Herbert Martinez Jr. and Megan Martinez, 26W021 Parkside Road, Naperville, IL 60540
MAIL TO: John Janczur, Kokoszka & Janczur, P.C., 19 South LaSalle Street, Suite 1201, Chicago, IL 60603

1082
Doc. #
BUD 23065866

ARTHUR T. McINTOSH & COMPANY'S NAPERVILLE ESTATES
 BEING A SUBDIVISION OF PART OF SECTION 19 TOWNSHIP 38 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN
 DUPAGE COUNTY ILLINOIS





UNOFFICIAL COPY

REDUCED 30%

An easement is hereby reserved on the north 70' (10) feet of all lots as shown on the above plat for the lighting and maintenance of electric light and telephone poles, conduits and wires, street, gas and water mains and other facilities necessary for the public or quasi-public service, together with the access thereto for such purposes. There is hereby established a building line for each lot as shown on this plat and subdivision. The building shall be erected on each lot between the building line and the street front of the lot. The building shall be erected on the east, north, south and west sides of the lot as shown on this plat. The building shall be erected on the south side of the lot as shown on this plat.

STATE OF ILLINOIS

STATE OF ILLINOIS } ss.
 COUNTY OF COOK }
 I, Joseph C. Spence, a single male, do hereby certify that the above plat is a true and correct copy of the original plat as the same appears on file in my office as the County Clerk of Cook County, Illinois, and that the same has been duly recorded in the office of the County Clerk of Cook County, Illinois, and that the same is a true and correct copy of the original plat as the same appears on file in my office as the County Clerk of Cook County, Illinois, and that the same has been duly recorded in the office of the County Clerk of Cook County, Illinois.

Joseph C. Spence
 County Clerk