

**CITY OF NAPERVILLE
PETITION FOR DEVELOPMENT APPROVAL**

DEVELOPMENT NAME (should be consistent with plat): Church Property
ADDRESS OF SUBJECT PROPERTY: 29 W. 771 79th Street, Naperville, IL
PARCEL IDENTIFICATION NUMBER (P.I.N.) _____

1. PETITIONER: Christina Martinez

PETITIONER'S ADDRESS: 585 South Route 59
CITY: Naperville STATE: IL ZIP CODE: 60504
PHONE: 630-417-9162 EMAIL ADDRESS: hmartinez@bbcgnow.com

II. OWNER(S): World Missions Society Church of God

OWNER'S ADDRESS: 29 W. 771 79th Street
CITY: Naperville STATE: IL ZIP CODE: 60564
PHONE: _____ EMAIL ADDRESS: _____

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

RELATIONSHIP TO PETITIONER: Petitioner's Attorney
PHONE: 630-668-8500 EMAIL ADDRESS: kcarrara@rathjewoodward.com

IV. OTHER STAFF

NAME: Dennis P. Lindell

RELATIONSHIP TO PETITIONER: Owner's Attorney
PHONE: 630-778-3818 EMAIL ADDRESS: dennis@lindell-law.com

NAME: James Caneff

RELATIONSHIP TO PETITIONER: Engineer
PHONE: 630-355-3232 EMAIL ADDRESS: jcaneff@roake.com

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 checked="" type="checkbox"/> Plat of Easement/Vacation/Dedication | <input checked="" type="checkbox"/> Zoning Variance (Exhibit 8) |
| <input checked="" type="checkbox"/> Rezoning (Exhibit 4) | <input type="checkbox"/> Platted Setback Deviation (Exhibit 9) |
| <input checked="" type="checkbox"/> Subdivision Plat | <input type="checkbox"/> Subdivision Deviation/Waiver (Exhibit 9) |
| <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 10 instead of Exhibit 1.*

ACREAGE OF PROPERTY: _____

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

Upon annexation the Church will be grandfathered as a legal nonconforming use.

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

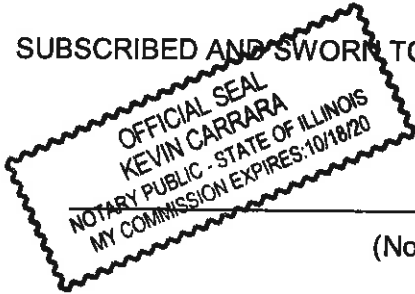
PETITIONER'S SIGNATURE

I, Christina 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.

Christina Martinez
(Signature of Petitioner or authorized agent)

8 21-17
(Date)

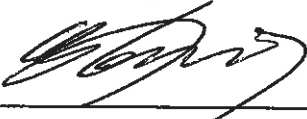
SUBSCRIBED AND SWORN TO before me this 21st day of August, 2017



[Signature]
(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).



(Signature of 1st Owner or authorized agent)

(Signature of 2nd Owner or authorized agent)

7/27/17

(Date)

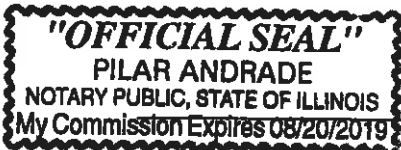
(Date)


Hyok Jae Lee Secretary

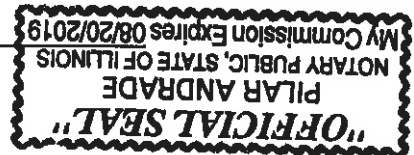
1st Owner's Printed Name and Title

2nd Owner Printed Name and Title

SUBSCRIBED AND SWORN TO before me this 27 day of July, 2017




(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: Christina Martinez
Address: 585 South Route 59
Naperville, IL 60504

2. Nature of Benefit sought: Annexation and Rezoning

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. _____
- b. _____
- c. _____
- d. _____

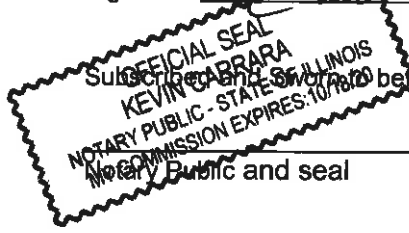
6. Name, address and capacity of person making this disclosure on behalf of the Petitioner:

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, Christina Martinez, 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: *Christina Martinez*



_____ before me this 21st day of August, 2017

[Signature]

EXHIBIT 4: Section 6-3-7:1:

Standards for Granting a Map Amendment (Rezoning)

1. The amendment promotes the public health, safety, comfort, convenience and general welfare and complies with the policies and official land use plan and other official plans of the City:

The annexation and rezoning of the Church Property will allow for discontinuance of the well and septic systems on the property and connection to the City's water and sewer system. The current use of the Church Property will be grandfathered until a time, if ever, redevelopment will occur. The anticipated future redevelopment of the Church Property will allow for the continued orderly development of diverse commercial mixed use along Route 59 which is in compliance with the spirit of the City's Southwest Community Area Plan.

2. The trend of development in the area of the subject property is consistent with the requested amendment;

Approval of the rezoning to allow for potential future redevelopment of the Church Property will follow similarly situated mixed use commercial developments abutting the Route 59 corridor both north and south of the Church Property and will continue to allow for the transitioning away from non-commercial mixed uses abutting Route 59.

3. The requested zoning classification permits uses which are more suitable than the uses permitted under the existing zoning classification;

While the current use is church in unincorporated DuPage County the current trend of development along Route 59 is mixed use commercial developments which are more appropriate taking into consideration the characteristics of Route 59 traffic counts and surrounding uses.

4. The subject property has not been utilized under the existing zoning classification for a substantial period of time; and

The Church Property is currently located within an unincorporated area not serviced by any water or sewer providers so the potential future redevelopment of the property to its highest and best use would be extremely limited by the lack of infrastructure.

5. The amendment, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property.

As discussed above, the character of properties directly abutting Route 59 has drastically changed over the years from a two lane rural single family environment to an intense 6 lane commercial shopping center district. The uses allowed along Route 59 will continue to serve as a transitional buffer to any remaining single family residence to the east of Route 59.