



Naperville

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

PETITION FOR DEVELOPMENT APPROVAL



Naperville

CITY OF NAPERVILLE PETITION FOR DEVELOPMENT APPROVAL

DEVELOPMENT NAME (should be consistent with plat): Kerrigan Estates

ADDRESS OF SUBJECT PROPERTY: 7S731 Olesen Drive, Naperville, IL 60540

PARCEL IDENTIFICATION NUMBER (P.I.N.) 08-20-304-001

I. PETITIONER: D.J.K. Custom Homes, Inc.

PETITIONER'S ADDRESS: 532 S Webster St.

CITY: Naperville STATE: IL ZIP CODE: 60540

Thomas F. Kerrigan Living Trust dated June 20, 2023 and
II. OWNER(S): Margaret V. Kerrigan Living Trust dated June 20, 2023

OWNER'S ADDRESS: 442 Fish Tale Road

CITY: Daniel Island STATE: SC ZIP CODE: 29492

III. PRIMARY CONTACT *(review comments sent to this contact):* Eric Prechtel

RELATIONSHIP TO PETITIONER: Attorney

IV. OTHER STAFF

NAME: Nick Varchetto

RELATIONSHIP TO PETITIONER: Engineer - Engineering Resource Associates, Inc.

NAME: _____

RELATIONSHIP TO PETITIONER: _____

PHONE: _____ EMAIL ADDRESS: _____

V. PROPOSED DEVELOPMENT AND PROPERTY

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

PZC&CC Processes	☒ Annexation ☒ Rezoning ☐ Conditional Use ☐ Major Change to Conditional Use ☐ Planned Unit Development (PUD) ☐ Major Change to PUD ☐ Preliminary PUD Plat ☐ Preliminary/Final PUD Plat ☐ PUD Deviation ☐ Zoning Variance ☐ Sign Variance ☐ Subdivision Variance to Section 7-4-4
CC Only Process	☐ Minor Change to Conditional Use ☐ Minor Change to PUD ☐ Deviation to Platted Setback ☐ Amendment to an Existing Annexation Agreement ☐ Preliminary Subdivision Plat (creating new buildable lots) ☐ Final Subdivision Plat (creating new buildable lots) ☒ Preliminary/Final Subdivision Plat (creating new buildable lots) ☐ Final PUD Plat ☐ Subdivision Deviation ☐ Plat of Right-of-Way Vacation
Administrative Review Administrative Review	☐ Engineering Plan Review ☐ Administrative Subdivision Plat (no new buildable lots are being created) ☐ Administrative Adjustment to Conditional Use ☐ Administrative Adjustment to PUD ☐ Plat of Easement Dedication/Vacation ☐ Landscape Variance
Other	☐ Please specify:

ACREAGE OF PROPERTY: 1.87 ZONING OF PROPERTY: R-3 (DuPage)

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

Annexation, Plat of Subdivision, Rezone to R-1A. See Response to Standards.

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.

None.

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

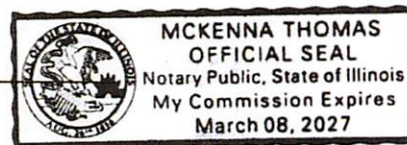
VIII. PETITIONER'S SIGNATURE

I, Eric Prectel, attorney for Petitioner (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.

Eric Prectel, attorney for Petitioner 12-3-2025
(Signature of Petitioner or authorized agent) (Date)

SUBSCRIBED AND SWORN TO before me this 3rd day of December, 2025

[Signature]
(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).

Thomas F. Kerrigan
(Signature of 1st Owner or authorized agent)

12-3-25
(Date)

Thomas F. Kerrigan, Trustee

1st Owner's Printed Name and Title

Margaret V. Kerrigan
(Signature of 2nd Owner or authorized agent)

12-3-25
(Date)

Margaret V. Kerrigan, Trustee

2nd Owner Printed Name and Title

SUBSCRIBED AND SWORN TO before me this 3rd day of December, 2025

Robert Seigel
(Notary Public and Seal)

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