



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203
 Yorkville, IL • 60560
 (630) 553-4141 Fax (630) 553-4179

Petition 24-29
Blake and Michaela Carrescia
Side Yard Setback Variances

INTRODUCTION

The Petitioners would like to construct one (1) house at the subject property. In order to have the house at approximately the same distance from the street as neighboring houses and in order to avoid hauling in additional fill to maintain property foundation height because of the topography of the site, the Petitioners would like to build the house approximately seventy feet (70') from the right-of-way line. Based on the size of house proposed and the shape of the lot, this would cause an encroachment of approximately fifteen feet (15') in both side yard setbacks. Accordingly, the Petitioners are requesting a variance reducing the side yard setback from fifty feet (50') to thirty-five feet (35') for both side yards.

The application materials are included as Attachment 1. The site plan is included as Attachment 2.

While the site plan shows the house at thirty-five point six feet (35.6') from the western property line and thirty-five point one feet (35.1') from the eastern property line, the Petitioners would like the setback set at thirty-five feet (35') from both property lines in order to avoid a margin of error situation that might arise during construction.

SITE INFORMATION

PETITIONERS Blake T. and Michaela M. Carrescia

ADDRESS 6192 Dover Court, Oswego

LOCATION South End of Dover Court in Southfield Estates Subdivision

TOWNSHIP Na-Au-Say

PARCEL # 06-02-125-001

LOT SIZE 3 +/- Acres

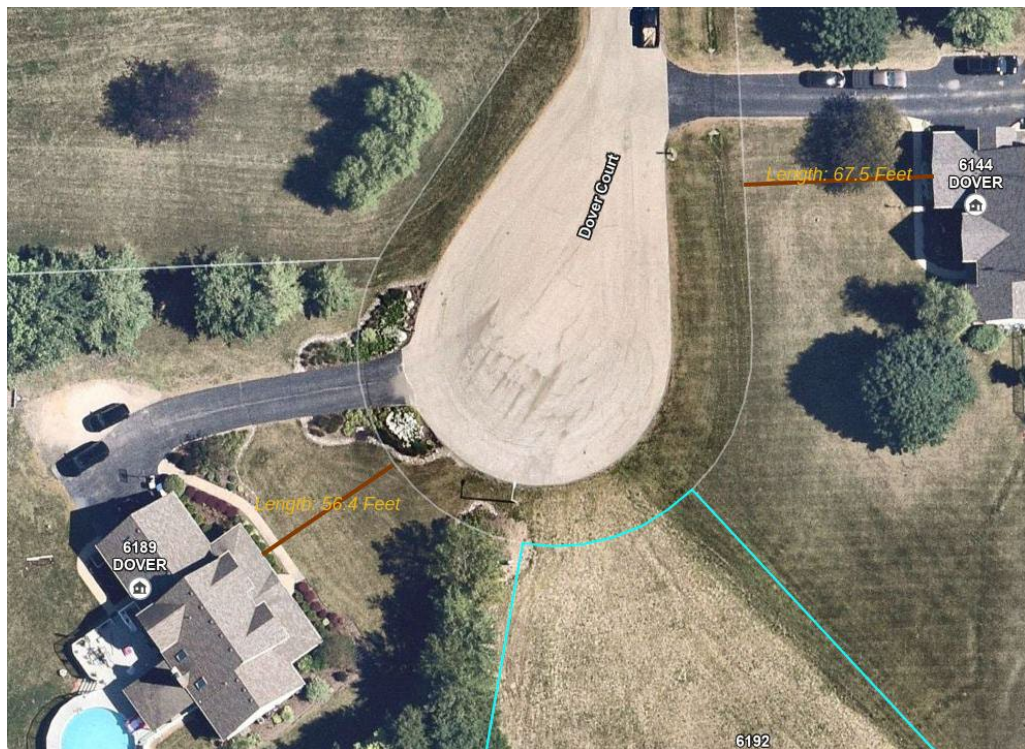
EXITING LAND USE Vacant Single-Family Residential

ZONING R-1 One Family Residential District

LRMP	Current Land Use	Vacant Single Family Residential
	Future Land Use	Rural Estate Residential (0.45 DU/Acre Max) (County) Countryside Residential (Plainfield)
	Roads	Dover Court is a Local Road maintained by Na-Au-Say Township.
	Trails	None
	Floodplain/ Wetlands	None



Distance of Neighboring Houses to Right-Of-Way Line



REQUESTED

ACTION Variance to reduce both side yard setbacks from fifty feet (50') to thirty-five feet (35')

APPLICABLE REGULATIONS

§ 36-332 – Side Yard Setbacks on R-1 Zoned Property

§36-39 – Variation Procedures and Requirements

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	LRMP	Zoning within ½ Mile
North	Single-Family Residential	R-1	Rural Estate Residential (County) Countryside Residential (Plainfield)	N/A
South	Vacant Single-Family Residential	R-1 and R-2	Rural Estate Residential (County) Countryside Residential (Plainfield)	N/A
East	Single-Family Residential	R-1 and R-2	Rural Estate Residential (County) Countryside Residential (Plainfield)	N/A
West	Single-Family Residential	R-1	Rural Estate Residential (County) Countryside Residential (Plainfield)	N/A

NA-AU-SAY TOWNSHIP

Na-Au-Say Township was emailed this proposal on September 30, 2024.

PLAINFIELD FIRE PROTECTION DISTRICT

The Plainfield Fire Protection District was emailed this proposal on September 30, 2024.

VILLAGE OF PLAINFIELD

The Village of Plainfield was emailed this proposal on September 30, 2024.

GENERAL INFORMATION

The site plan (Attachment 2) shows one (1) ten foot (10') drainage easement along the eastern property line and the southeast corner of the property is inside a drainage easement.

FINDINGS OF FACT

§ 36-39 of the Zoning Ordinance outlines findings that the Zoning Board of Appeals must make in order to grant variations. They are listed below in *italics*. Staff has provided findings in **bold** below based on the recommendation:

*That the particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship or practical difficulty upon the owner if the strict letter of the regulations were carried out. **The subject parcel is more pie shaped than traditional square or rectangle. The property drops approximately ten feet (10') from the right-of-way line to the southeast corner of the property. A drainage easement is located at the southeast corner of the property. The house at 6189***

Dover Court is setback approximately fifty-six point four feet (56.4') from the Dover Court right-of-way and the house at 6144 Dover Court is setback approximately sixty-seven point five feet (67.5') from the Dover Court right-of-way. The proposed house on the subject property would be setback approximately seventy feet (70') from the Dover Court right-of-way. The house could be constructed further south on the subject property, but that would necessitate hauling in more fill to maintain proper foundation height and the house would be placed much further back from the right-of-way than the neighboring houses.

That the conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. The number of properties zoned R-1, platted in the same configuration as the subject property, and possessing similar topography is unknown.

That the alleged difficulty or hardship has not been created by any person presently having an interest in the property. The current owner did not plat the lot. The current owner does wish to construct one (1) house on the property.

That the granting of the variation will not materially be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood in which the property is located. The requested variance should not negatively impact any of the neighbors and will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood.

That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets or increase the danger of fire, or endanger the public safety or substantially diminish or impair property values within the neighborhood. The requested variance will not impair light reaching other properties, cause congestion on any public street, or diminish or impair property values. Provided the home is constructed following applicable building codes, the variance will not increase the danger of fire or negatively impact public safety.

RECOMMENDATION

Staff recommends approval of the requested variance subject to the following conditions:

1. The east and west side yard setbacks at the subject property shall be reduced from fifty feet (50') to thirty-five feet (35') for primary structures.
2. The owner of the property shall comply with all applicable federal, state, and local laws with regards to constructing and/or renovating structures on the subject property.
3. This variance shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns.

ATTACHMENTS

1. Application (Including Petitioner's Findings of Fact)
2. Site Plan


DEPARTMENT OF PLANNING, BUILDING & ZONING

 111 West Fox Street • Yorkville, IL • 60560
 (630) 553-4141 Fax (630) 553-4179

APPLICATION

PROJECT NAME _____ FILE #: _____

NAME OF APPLICANT (Including First, Middle Initial, and Last Name)		
Blake T & Michaela M Carrescia		
CURRENT LANDOWNER/NAME(S)		
Blake & Michaela Carrescia		
SITE INFORMATION	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
ACRES 3.01	6192 Dover Ct	06-02-125-001
EXISTING LAND USE	CURRENT ZONING	LAND CLASSIFICATION ON LRMP
Vacant Lot	R-1	Rural Residential
REQUESTED ACTION (Check All That Apply):		
<input type="checkbox"/> SPECIAL USE	<input type="checkbox"/> MAP AMENDMENT (Rezone to _____)	<input checked="" type="checkbox"/> VARIANCE
<input type="checkbox"/> ADMINISTRATIVE VARIANCE	<input type="checkbox"/> A-1 CONDITIONAL USE for: _____	<input type="checkbox"/> SITE PLAN REVIEW
<input type="checkbox"/> TEXT AMENDMENT	<input type="checkbox"/> RPD (<input type="checkbox"/> Concept; <input type="checkbox"/> Preliminary; <input type="checkbox"/> Final)	<input type="checkbox"/> ADMINISTRATIVE APPEAL
<input type="checkbox"/> PRELIMINARY PLAT	<input type="checkbox"/> FINAL PLAT	<input type="checkbox"/> OTHER PLAT (Vacation, Dedication, etc.)
<input type="checkbox"/> AMENDMENT TO A SPECIAL USE (<input type="checkbox"/> Major; <input type="checkbox"/> Minor)		
¹PRIMARY CONTACT	PRIMARY CONTACT MAILING ADDRESS	PRIMARY CONTACT EMAIL
Blake Carrescia	[REDACTED]	[REDACTED]
PRIMARY CONTACT PHONE #	PRIMARY CONTACT FAX #	PRIMARY CONTACT OTHER #(Cell, etc.)
[REDACTED]	[REDACTED]	[REDACTED]
²ENGINEER CONTACT	ENGINEER MAILING ADDRESS	ENGINEER EMAIL
Geotech / Tom Carroll	[REDACTED]	[REDACTED]
ENGINEER PHONE #	ENGINEER FAX #	ENGINEER OTHER # (Cell, etc.)
[REDACTED]	[REDACTED]	Cell [REDACTED]
I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.		
I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES. THE APPLICANT ATTESTS THAT THEY ARE FREE OF DEBT OR CURRENT ON ALL DEBTS OWED TO KENDALL COUNTY AS OF THE APPLICATION DATE.		
SIGNATURE OF APPLICANT		DATE

 FEE PAID:\$ _____
 CHECK #: _____

¹Primary Contact will receive all correspondence from County

²Engineering Contact will receive all correspondence from the County's Engineering Consultants

Exhibit A-Legal Description

LOT 32 OF SOUTHFIELD ESTATES SUBDIVISION, NA-AU-SAY TOWNSHIP, KENDALL COUNTY,
ILLINOIS.



First American Title Insurance Company

**TRUSTEE'S DEED
ILLINOIS STATUTORY**

THE GRANTOR(S) **BRIAN J. BRONGIEL AND KELLY C. BRONGIEL, TRUSTEES OF THE BRIAN J. BRONGIEL AND KELLY C. BRONGIEL TRUST DATED APRIL 18, 2023**, and any amendments thereto, of [REDACTED] for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to **BLAKE CARRESCIA AND MICHAELA CARRESCIA**, as husband and wife, of [REDACTED] as ^{J.C. 10+}tenants by the entirety, all interest in the following described Real Estate situated in the County of **KENDALL** in the State of Illinois, to wit:

LOT 32 OF SOUTHFIELD ESTATES SUBDIVISION NA-AU-SAY AND OSWEGO TOWNSHIPS OSWEGO, KENDALL COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record, General taxes for the year 2023 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2023, building lines and easements, if any, as long as they do not interfere with the current use and enjoyment of the property.

Permanent Real Estate Index Number(s): 06-02-125-001-0000
Address of Real Estate: 6192 DOVER COURT, OSWEGO, ILLINOIS 60543

Dated this 19TH day of MARCH, 2024

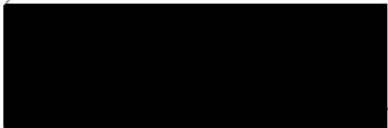
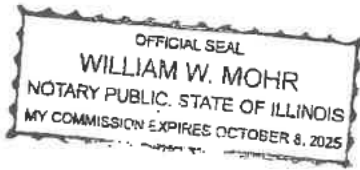
[REDACTED]
BRIAN J. BRONGIEL, TRUSTEE

[REDACTED]
KELLY C. BRONGIEL, TRUSTEE

STATE OF ILLINOIS COUNTY OF DUPAGE ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **BRIAN J. BRONGIEL AND KELLY C. BRONGIEL, TRUSTEES** is personally known to me to be the same person(s) whose name(s) 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 19TH day of MARCH, 2024.

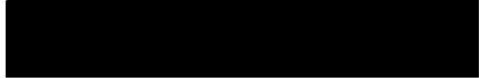


(Notary Public)

Prepared by:
WILLIAM W. MOHR, P.C.



Mail to:
BLAKE CARRESCIA
MICHAELA CARRESCIA



Name and Address of Taxpayer:
BLAKE CARRESCIA
MICHAELA CARRESCIA



Please fill out the following findings of fact to the best of your capabilities. § 13:04 of the Zoning Ordinance outlines findings that the Zoning Board of Appeals shall take into consideration the extent to which the following conditions have been established by the evidence:

In accordance with § 13:04 of the Zoning Ordinance, the following findings of fact are presented to demonstrate that the requested variance meets the necessary conditions. Each item has been addressed with specific reference to the physical conditions of our lot and the unique challenges it presents.

- 1. That the particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship or practical difficulty upon the owner if the strict letter of the regulations were carried out.**

Our property is a unique pie-shaped lot, with a road frontage of only 65', which tapers out towards the back. Because of this, adhering to the standard 50' side setback on the west and east property lines would push our house much further back into the lot than would be necessary on a more typical rectangular lot with wider road frontage, as is the case for most properties in the neighborhood. We are requesting a reduction of the side property line setbacks to 35.0' on both the west and east property lines to accommodate the build. Additionally, the property slopes significantly—dropping 3' from the asphalt to the property line and 7' from the property line to the rear buildable line. Building further back as required by the 50' setback would significantly increase the amount of fill needed to maintain proper foundation height, as well as the amount of fill required for the driveway.

- 2. That the conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification.**

The conditions on which this requested variance is based are unique to our lot. Most properties in the neighborhood are rectangular or square in shape with wider road frontage, which do not present the same challenges. While there is one other pie-shaped lot in the neighborhood, it widens much quicker towards the front, unlike ours, which tapers out gradually towards the back. This gradual taper makes it more difficult to place our house within the standard setbacks without pushing it significantly further back. Other lots in the neighborhood do not face these specific physical constraints, making our situation distinct.

- 3. That the alleged difficulty or hardship has not been created by any person presently having an interest in the property.**

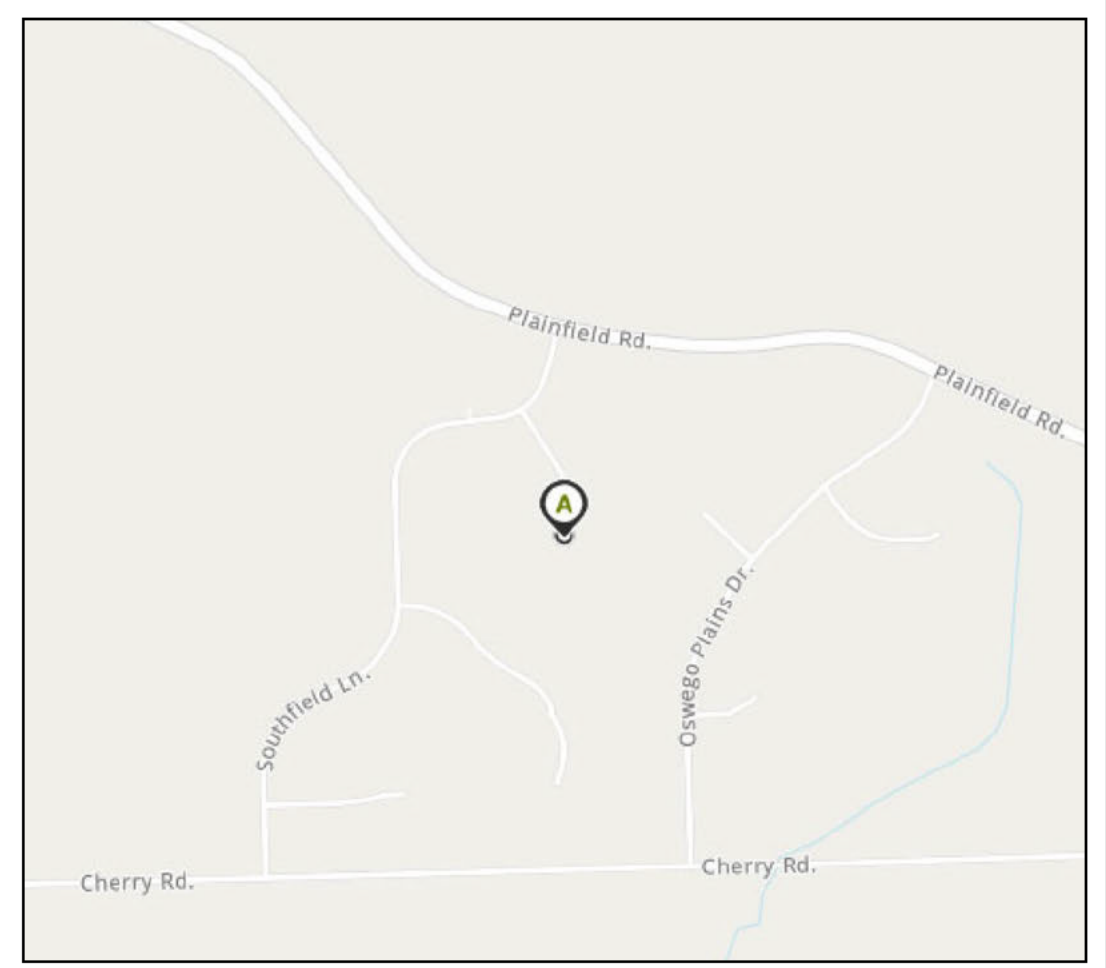
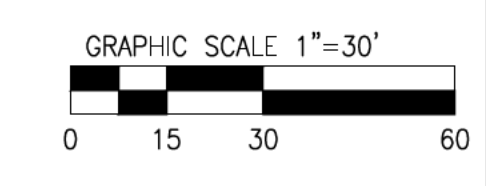
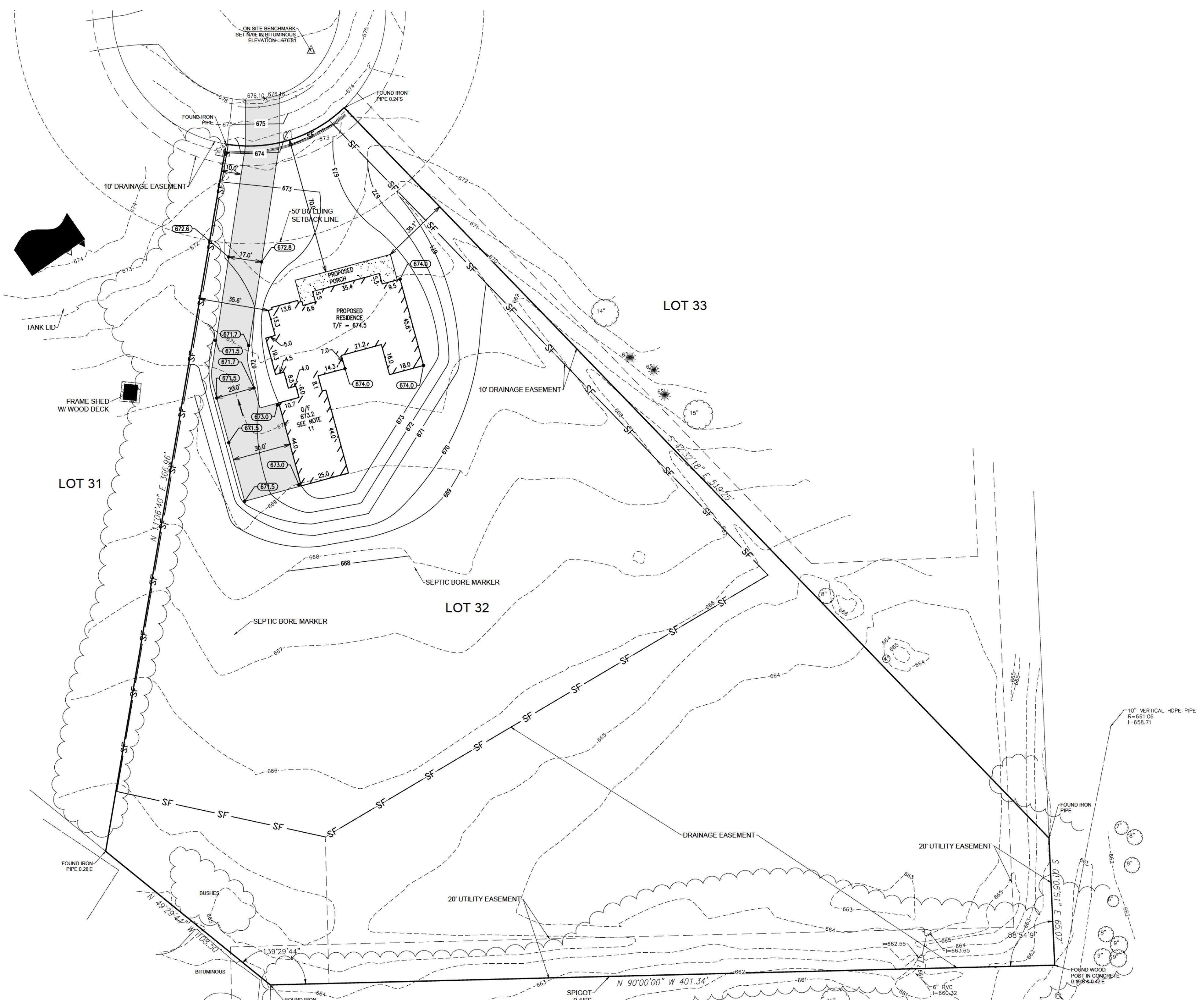
The hardship has not been created by us as the current property owners. We purchased the lot as a vacant parcel without any modifications. The challenges only arose during the planning phase of designing a home that would meet both the setback requirements and the topographical conditions of the lot.

- 4. That the granting of the variation will not materially be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood in which the property is located.**

Granting the variance would not be detrimental to public welfare or surrounding properties. While we would be 15' closer to the house on the west property line, this does not affect views or privacy, as there is an established evergreen tree line between the properties. No other neighbors or the public would be negatively impacted by this variance.

- 5. That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets or increase the danger of fire, or endanger the public safety or substantially diminish or impair property values within the neighborhood.**

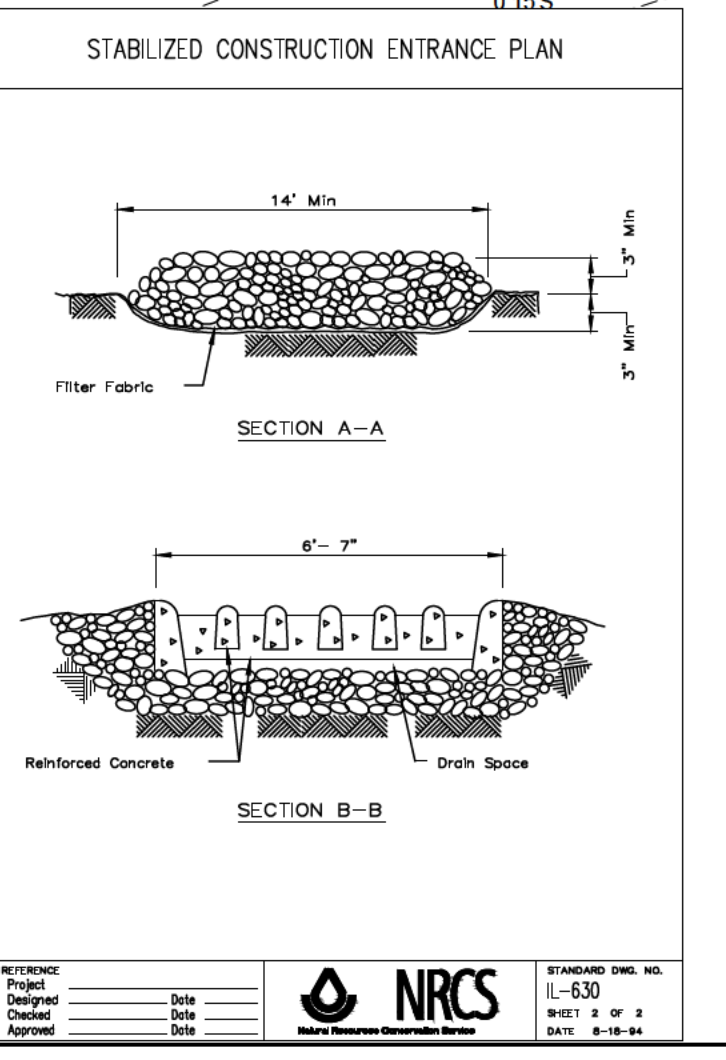
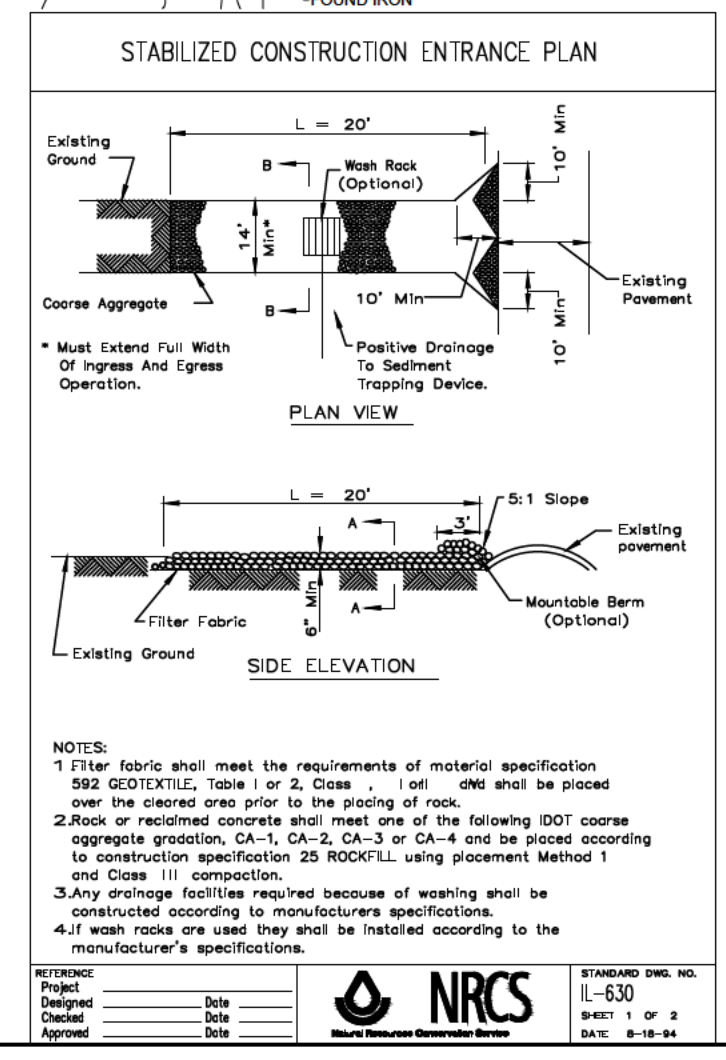
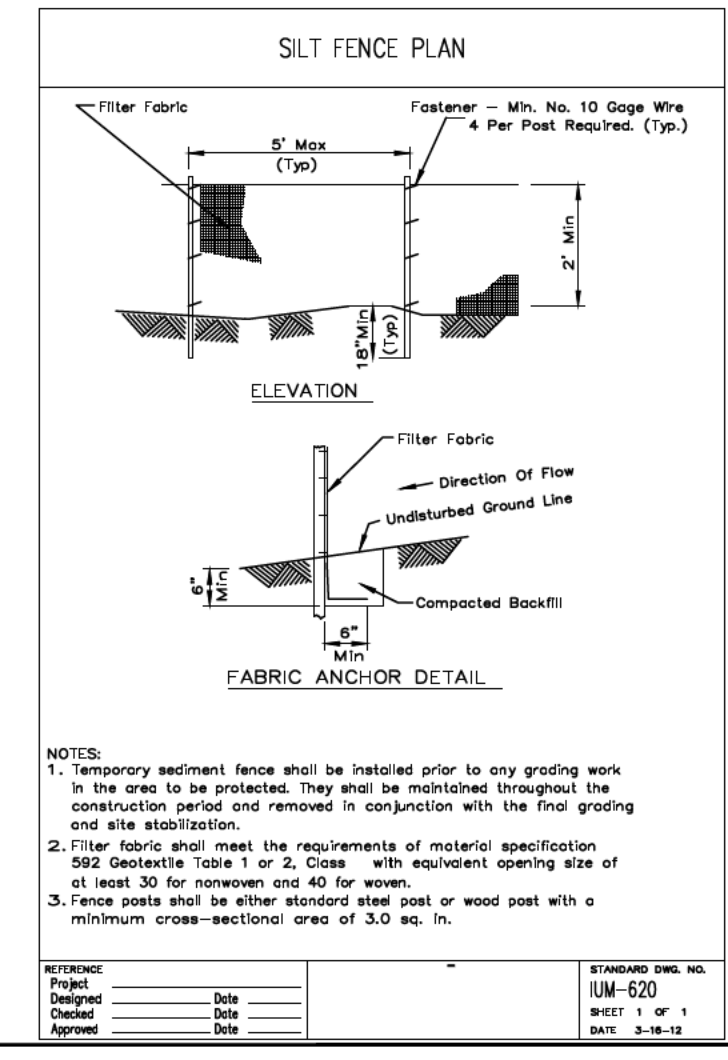
The proposed variation would not impair the supply of light or air to adjacent properties. The neighbor to the east has their house significantly further back, while the neighbor to the west has their house 50' from the property line, with a dense evergreen tree line providing privacy. Awarding the variance would allow us to maintain setbacks similar to other neighboring houses, thereby preserving the uniformity and character of the street. Our house's placement with the 35.0' side setbacks would also align our front setback more closely with other homes on the street, ensuring a cohesive look to the neighborhood. No public safety or congestion concerns would arise from this variance.



LOT 32 IN SOUTHFIELD ESTATES SUBDIVISION
 PROPERTY IDENTIFICATION NUMBER: 06-02-125-001
 PROPERTY ADDRESS: 6192 DOVER CT, OSWEGO, IL 60543
 CLIENT: BLAKE CARRICO
 BENCHMARKS:
 REFERENCE BENCHMARK: NATIONAL GEODETIC SURVEY BENCHMARK: PID A22550, ELEVATION = 676.81
 SITE BENCHMARK: SET NAIL IN BITUMINOUS PAVEMENT 28.5' NORTH AND 16.9' WEST OF THE NORTH-EAST PROPERTY CORNER. ELEVATION = 676.81 (NGVD 29)

SITE DETAILS:
 LOT AREA = 3.01 ACRES
 HOUSE FOOTPRINT = 4,115 SF
 DRIVEWAY = 4,183 SF
 PORCH/PATIO/WALK = 485 SF
 TOTAL = 8,783 SF (6.7%)

- NOTES:
- EXISTING UTILITIES HAVE BEEN SHOWN SCHEMATICALLY FOR THE CONTRACTOR'S GUIDANCE ONLY. ALL EXISTING UTILITIES MAY NOT BE SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND LOCATE ALL UTILITIES THAT MAY BE AFFECTED PRIOR TO BEGINNING CONSTRUCTION.
 - IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE "STANDARD SPECIFICATION FOR ROAD & BRIDGE CONSTRUCTION" BY "DOT" AND THE "STANDARD SPECIFICATIONS FOR WATER & SEWER MAIN CONSTRUCTION IN ILLINOIS" AND THE ORDINANCES OF THE LOCAL PERMITTING AUTHORITY.
 - UNLESS OTHERWISE NOTED, ALL SPOT ELEVATIONS ARE FINISHED PAVEMENT OR FINISHED LANDSCAPE ELEVATIONS.
 - ALL PROPOSED GRADES SHALL MATCH EXISTING GRADES AT THE PROPERTY LINE. EXISTING EDGE OF PAVEMENT, AND EXISTING CURB.
 - ALL NON-PAVED AREAS TO BE RE-SPREAD WITH 6" TOPSOIL AND STABILIZED WITH VEGETATIVE COVER.
 - FINISHED LANDSCAPE ELEVATIONS ADJACENT TO PROPOSED BUILDINGS SHALL BE 6-INCHES BELOW FINISH FLOOR OR TOP OF FOUNDATION ELEVATION.
 - REFER TO ARCHITECTURAL PLANS FOR PROPOSED BUILDING DETAILS AND DIMENSIONS.
 - SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES. THE SEDIMENT AND EROSION CONTROL MEASURES SHALL BE PROPERLY MAINTAINED THROUGHOUT THE PROJECT AND SHALL REMAIN IN PLACE UNTIL THE FINAL VEGETATIVE COVER HAS BEEN ESTABLISHED AND/OR PERMANENT EROSION CONTROL MEASURES HAVE BEEN INSTALLED. ANY SEDIMENT AND EROSION CONTROL MEASURES THAT ARE REMOVED, AS A RESULT OF ANY CONSTRUCTION ACTIVITIES, MUST BE PROPERLY REINSTALLED PRIOR TO THE END OF EACH DAY.
 - SITE TO BE SERVED BY PRIVATE WELL AND SEPTIC SYSTEMS. TO BE DESIGNED BY OTHERS. OWNER SHALL COORDINATE OBTAINING ALL NECESSARY PERMITS.
 - EXISTING CONDITIONS BASED ON TOPOGRAPHIC SURVEY BY J.H. LAND SURVEYING, DATED 9/3/2024
 - ADDITIONAL STEPS MAY BE REQUIRED FROM GARAGE TO FIRST FLOOR. SEE ARCHITECTURAL PLANS FOR DETAILS.

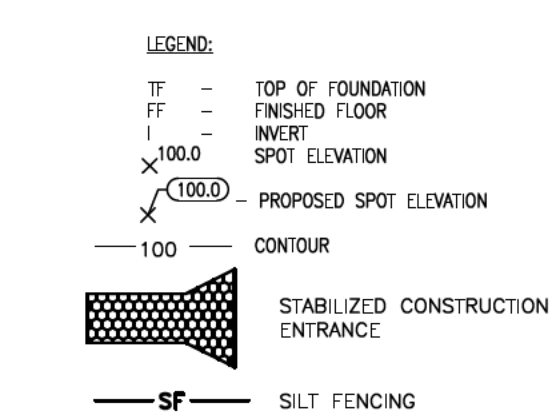
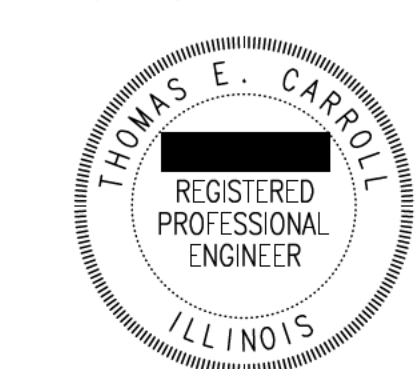


DRAINAGE & ENGINEER CERTIFICATE
 I, THOMAS CARROLL, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY AFFIRM THAT THESE DOCUMENTS HAVE BEEN PREPARED BY OR UNDER MY DIRECT SUPERVISION AND CONTROL, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE DOCUMENTS HAVE BEEN PREPARED IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING STANDARDS AND PRACTICES AND COMPLY WITH APPLICABLE LAWS, CODES AND ORDINANCES.

FURTHERMORE, TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THESE IMPROVEMENTS OR ANY PART THEREOF, OR; THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DISCHARGE OF SURFACE WATERS INTO PUBLIC OR PRIVATE AREAS AND/OR DRAINS WHICH THE DEVELOPER HAS THE RIGHT TO USE AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE IMPROVEMENTS.

DATED THIS 25TH DAY OF SEPTEMBER, 2024

THOMAS CARROLL, P.E.
 ILLINOIS P.E. # [REDACTED]
 LICENSE EXPIRES 11.30.2025
 GEOTECH INCORPORATED PROFESSIONAL
 DESIGN FIRM NUMBER 184-000165



SEAL/STAMP

NO.	DATE	REVISION
1	9.24.24	ISSUE FOR PERMIT

PROPOSED SINGLE FAMILY RESIDENCE
 6192 DOVER COURT
 OSWEGO, KENDALL COUNTY, IL
 SITE PLAN

GEOTECH INC.
 CONSULTING ENGINEERS - LAND SURVEYORS
 1207 CEDARWOOD DRIVE, CREST HILL, ILLINOIS 60403 815/730-1010

PROJECT NO. 21743
 DATE: 9.4.24
 DRAWN BY: TC
 CHECKED BY: CP

SHEET NO. 1



P:\Projects\GNI\21743\Engineering\DWG\21743 base.dwg
 P:\Projects\GNI\21743\Engineering\DWG\21743 Layout SITE PLAN

PROJECT	DATE	STATUS	BY	CHECKED
Project				
Design				
Detail				
As-built				