

Fence

2021 Illinois Ave

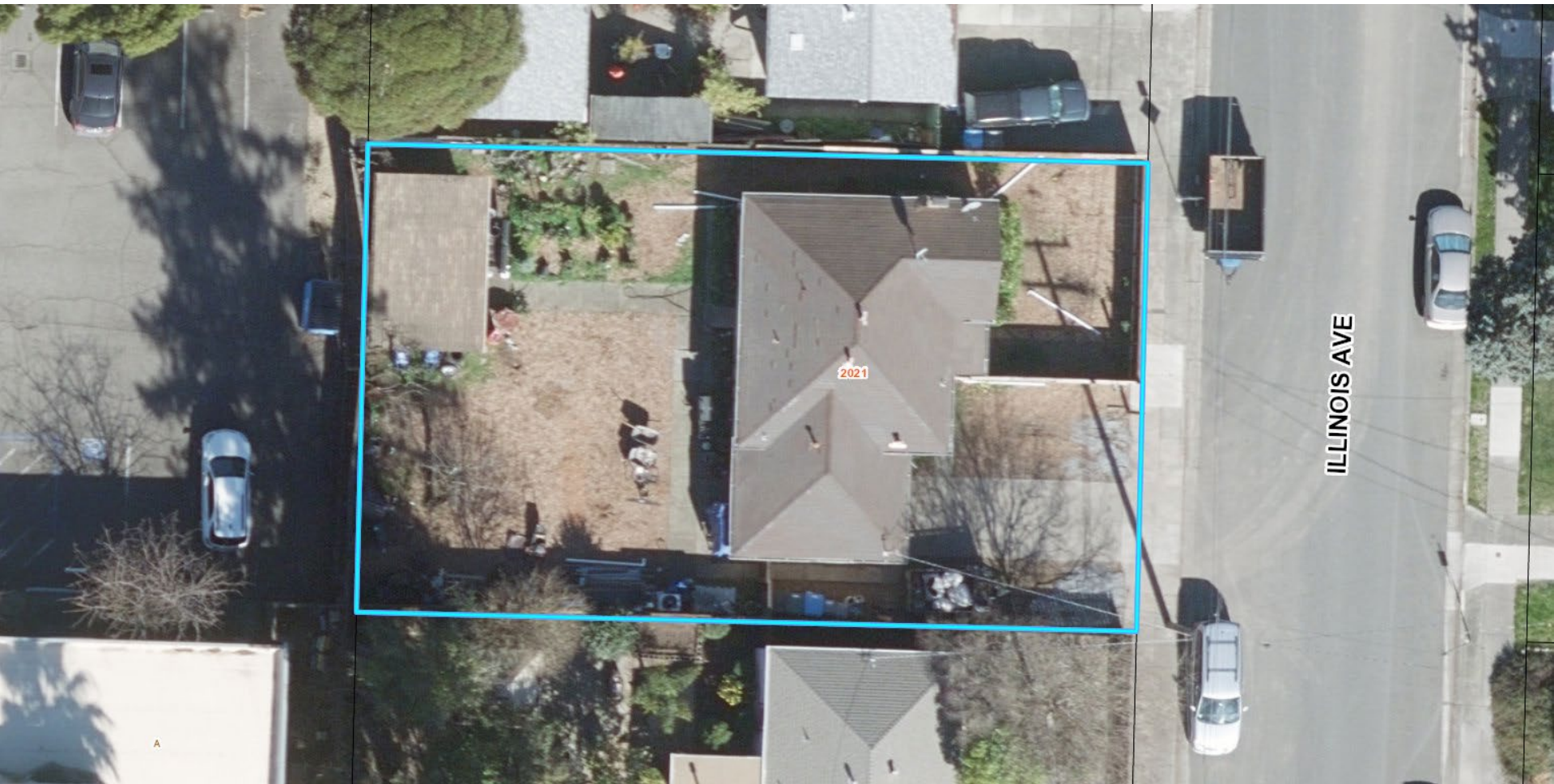
October 6, 2022

Sachnoor Bisla, City Planner Trainee
Planning and Economic Development

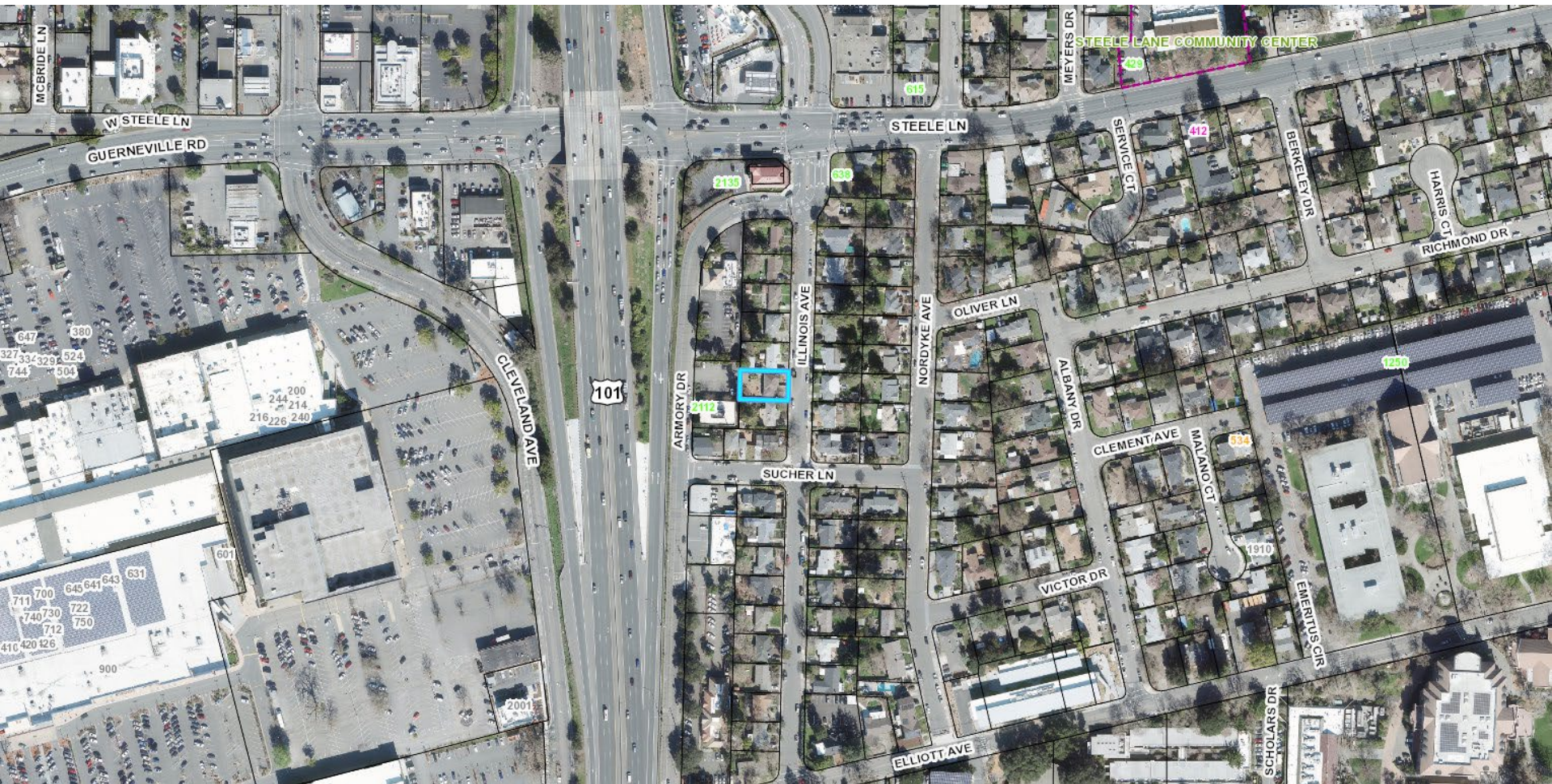
- Legalize fence constructed without permits
- 36 inches solid + hog wire/lattice panel on top (additional 26 $\frac{3}{4}$ inches)

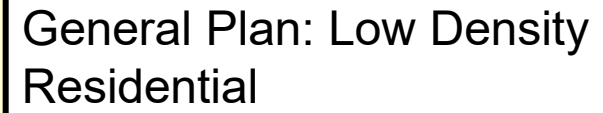
Required Entitlements: Minor Conditional Use Permit

2021 Illinois Ave



Neighborhood Context





HWY 101 N

HWY 101 S

ARMORY DR

SUCHER LN

ILLINOIS AVE

NORDYKE AVE

OLIVER LN

PD 0385

2102 CG A B

2100

2037

2029

R-1-6 2021

2013

821

815

2038

2030

2022

2014

757

2043

2035

2027

R-1-6

2019

2011

733

R-1-6

632

2022

R-1-6

2014

2006

1970

CG CITY OF CHICAGO

R-1-6 RESIDENTIAL SINGLE-FAMILY

Supporting Plans



Required Findings

1. The proposed fence is allowed within the applicable zoning district and complies with all other provisions of this Zoning Code and the City Code;
2. The proposed fence is consistent with the General Plan and any applicable specific plans;
3. The design, location, size and operating characteristics of the proposed fence would be compatible with the existing and future land uses in the vicinity;
4. The site is physically suited for the type, density, and intensity of proposed fence, including access, utilities, and the absence of physical constraints;
5. Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located;
6. The proposed project has been reviewed in compliance with California Environmental Quality Act (CEQA)

Required Findings (Additional Height)

1. The issuance of the permit is reasonably necessary, by reason of unusual or special circumstances or conditions relating to the property, for the preservation of valuable property rights or the full use and enjoyment of the property;
2. The proposed fence will not create a safety hazard to pedestrians or vehicular traffic;
3. The appearance of the proposed fence is compatible with the design and appearance of other existing buildings and structures within the neighborhood;
4. The proposed fence is a planned architectural feature to avoid dominating the site or overwhelming the adjacent properties and structures;
5. The orientation and location of the proposed fence is in proper relation to the physical characteristics of the site and the surrounding neighborhood;
6. The proposed fence will be of sound construction.

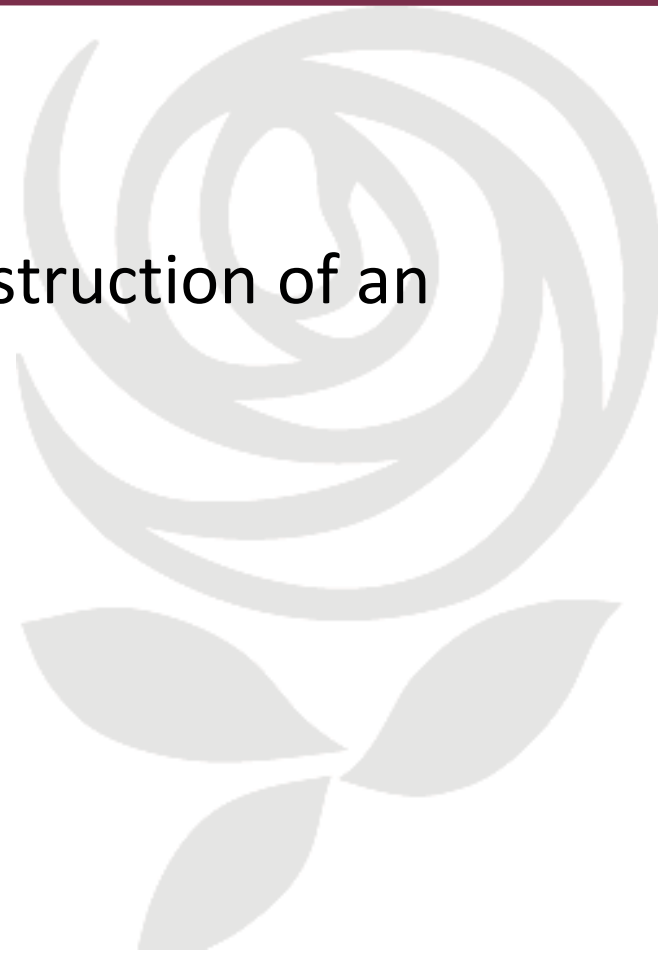
Conditions of Approval



Environmental Review

California Environmental Quality Act (CEQA)

- Categorically Exempt
 - 15303 – the fence involves construction of an accessory structure



- There are no unresolved issues as a result of staff review.
- No public comment has been received

Recommendation

It is recommended by the Planning and Economic Development Department that the Zoning Administrator approve a Minor Conditional Use Permit to legalize the fence at 2021 Illinois Ave.

Sachnoor Bisla, City Planner Trainee
Planning and Economic Development
sbisla@srcity.org
(707) 543-3223

