



City of
BRAIDWOOD

141 West Main Street, Braidwood, IL 60408 • PHONE (815) 458-2333 • FAX (815) 458-6074 • www.braidwood.us

Project: 3-B Self Storage

Meeting: Public Hearing

Request: Fence Height in Front Yard and Corner Side Yard

Location: 225 N Hickory Street

Prepared by: Maura A Rigoni, AICP Planning Consultant

Site Details

Lot Size: +/-3.5 Acres

Existing Zoning: I1

Adjacent Land Uses

Aerial

	<i>Land Use</i>	<i>Comp Plan</i>	<i>Zoning</i>
Subject Parcel	Vacant	Institutional	I1
North	Residential	Residential	R1
South	Church	Institutional	R1
East	Vacant	Residential	R1
West		I-55	



Attachments: Aerial, zoning map, comprehensive plan, fence detail

Project Summary:

Bernie D’Orazio proposes developing the +/-3.5-acre parcel at 225 N Hickory Street into self-storage units and office space. The applicant is before the Plan Commission/Zoning Board of Appeals for a variance to permit a 6’ fence within the required front and corner yard.

Analysis

Considering the request, the following information is provided for review and discussion.

- The applicant appeared before the Plan Commission on February 4, 2026, for consideration of site plan approval and a building setback variance from 50’ to 30’. At that meeting, the Commission forwarded a variable recommendation on both the site plan and variance request.

- During the February 2026 meeting, it was noted that a 6' fence was proposed in the front and corner side yard, which exceeds the requirements established in the Zoning Ordinance. Since the notification did not include the fence variance, the applicant must return to the Commission to obtain a recommendation regarding this matter.

Variance Request

- Per Section 23-11 of the Zoning Ordinance, fences that do not exceed three (3) feet in height are a permitted obstruction in the required front yard. The proposed fence in the front yard and corner side yard is six (6) feet, therefore, it exceeds the ordinance.
- The proposed fence is along Hickory Street, and is approximately 155 feet in length, extending north and east to connect to the storage building along the north property line.
- The required front yard (and corner side yard) within the I-1 District is 50'. The proposed fence has a proposed setback of +/- 24' from Hickory Street and +/- 33' from Second Street (unimproved).
- The applicant proposes a 6' wrought iron style fence. Please see the attached document for the fence design.
- The applicant indicated that the increase in fence height is required for security.
- As a point of reference, Camping World, along Ez Street, has a fence greater than 3' in height located in the front yard.

Standards for Variance

Standards. The planning commission/zoning board of appeals shall not vary the provisions of this chapter, as authorized in this section, unless it shall have made findings based upon the evidence presented to it in each specific case. The planning commission/zoning board of appeals shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the applicant have been established by the evidence:

- (1) The particular physical surroundings, shape or topographical conditions of the specific property involved would bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulation were to be carried out
- (2) The conditions upon which the petition for variance is based would not be applicable generally to other property within the same zoning classification;
- (3) The purpose of the variance is not based exclusively upon a desire to increase return on investment of the property;
- (4) The alleged difficulty or hardship has not been created by any person presently having an interest in the property;
- (5) The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; or
- (6) The proposed variance will not impair an adequate supply of light and air to adjacent property or substantially increase the danger of fire or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood.

Discussion

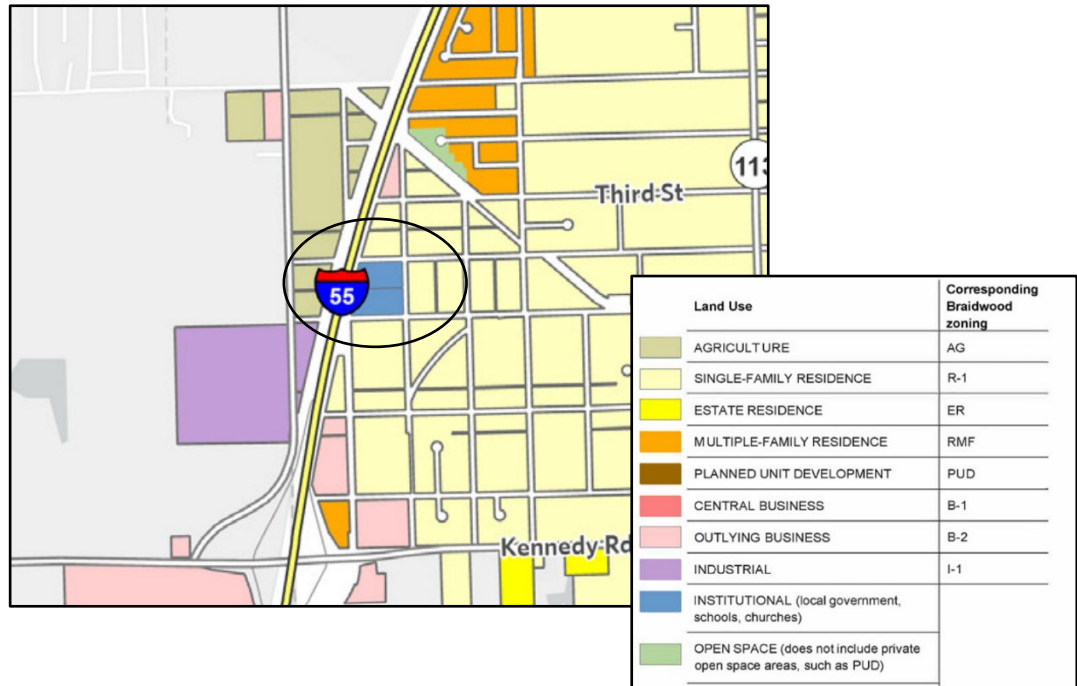
The following are items for discussion by the Plan Commission:

- Fence Variance

Motions for your consideration

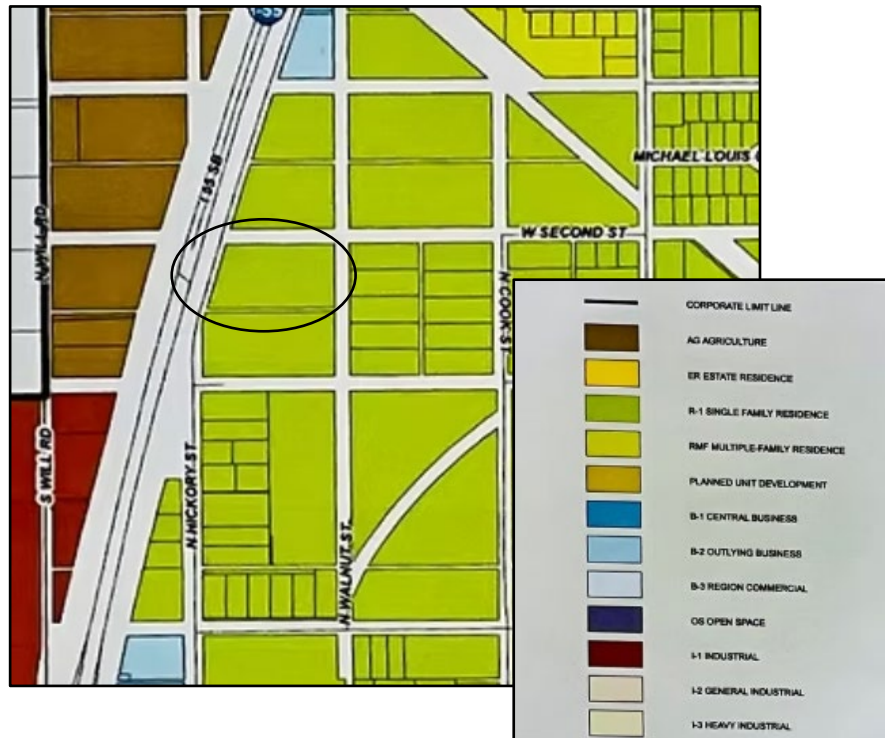
Recommend the City Council (approve/deny) the variance request to permit a 6' in the required front and corner side yard for the property at 225 N Hickory Street in accordance with the reviewed plans, public testimony, and findings of fact.

Expected Future Land Use



Zoning Map

Note: Property Rezoned to I-1 in 2024



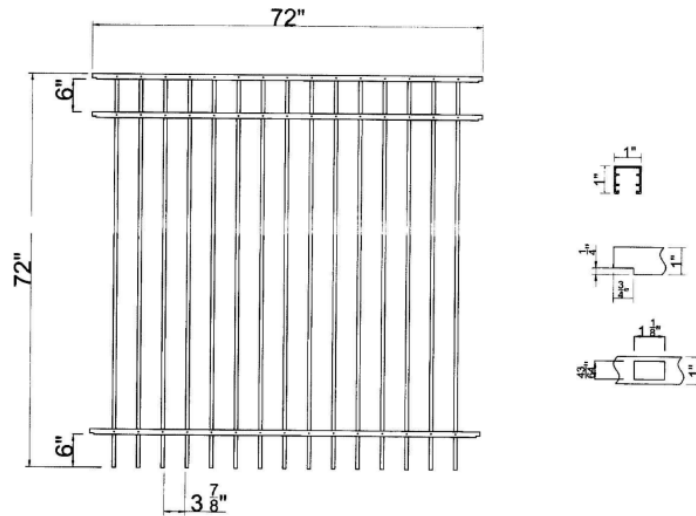
Proposed Fence

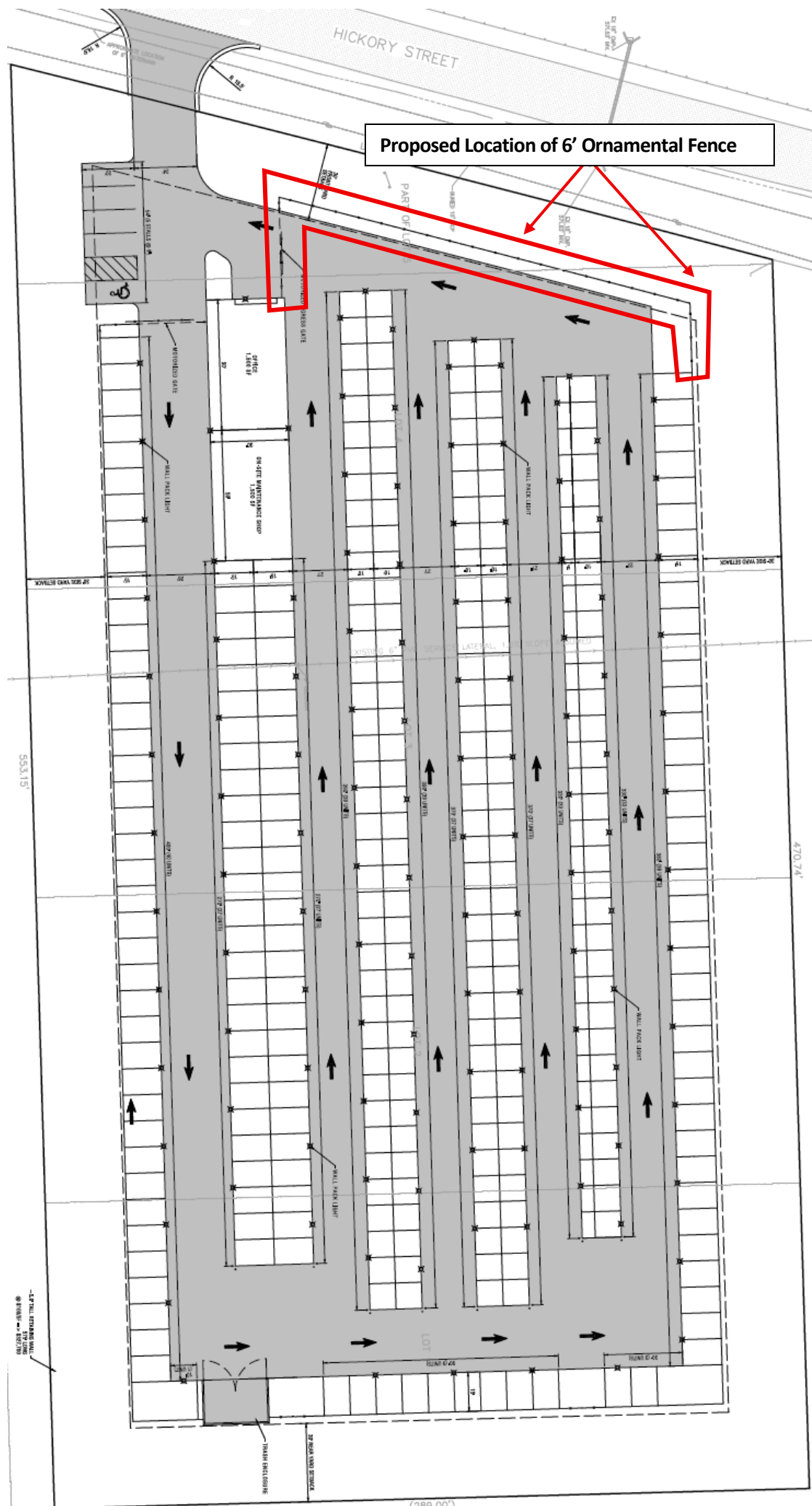


6' x 6' Flat Top 3-Rail (Double punch)

Flat top & Extended Bottom

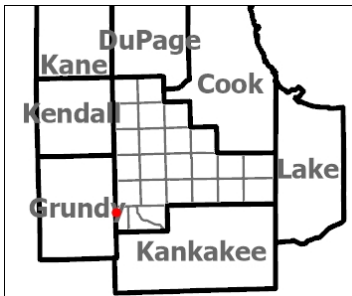
U channel: 1"x1"x0.06" Picket: $\frac{5}{8}$ "x $\frac{5}{8}$ "x0.045" Air Space: 3 $\frac{7}{8}$ "







SELF STORAGE FENCE VARIANCE



Legend

- Address Points
- Roadways
 - Federal
 - State
 - County
 - Local and Private
- Parcels
- Townships

WGS_1984_Web_Mercator_Auxiliary_Sphere

0 0.04 0.1 Miles

1: 2,257



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Notes