



DEPARTMENT OF PLANNING, BUILDING & ZONING

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

**Petition 21-12
 Patrick and Michele Morris
 Fence Building Height Variance**

INTRODUCTION

The Petitioners own 7251 Joyce Court (Lots 35, 36 and 37 in Grove Estates), which they merged into one (1) parcel in 2020. They wish to construct an open air iron fence in the front yard of the property at a maximum height of five feet ten inches (5’10”).

The Petitioner’s neighbor at 7301 Joyce Court, 7324 Roberts Court, and 7310 Roberts Court (Lot 32, 33, and 34 in Grove Estates) has the same request (see Petition 21-13).

The application materials are included as Attachment 1. The plat of survey showing the proposed location of the fence is included as Attachment 2. The fence description is included as Attachment 3. The aerial of the property is included as Attachment 4.

SITE INFORMATION

PETITIONER Patrick and Michele Morris

ADDRESSES 7251 Joyce Court, Oswego

LOCATION Lots 35, 36, and 37 in Grove Estates

TOWNSHIP Na-Au-Say

PARCEL #S 06-08-151-027

LOT SIZE 2.1 +/- Acres

EXITING LAND USE Single Family Residential (Grove Estates Subdivision)

ZONING RPD-2 Residential Planned Development-Two

LRMP	Current Land Use	Single Family Residential
	Future Land Use	Rural Residential (0.65 DU/Acre Max)
	Roads	Joyce Court is a Local Road Maintained by Na-Au-Say Township
	Trails	None
	Floodplain/ Wetlands	None

REQUESTED ACTION Variance to allow installation of a fence at five feet ten inches (5’10”) in height instead of the maximum four feet (4’) in the front yard.

APPLICABLE § 4:14.A.2 – Fences
REGULATIONS

§13:04 – Variation Procedures and Requirements

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	LRMP	Zoning within ½ Mile
North	Single-Family Residential	RPD-2	Rural Residential (0.65 DU/Acre Max)	RPD-2
South	Single-Family Single	RPD-2	Rural Residential	A-1 and RPD-2
East	Single-Family Residential	RPD-2	Rural Residential	A-1 and RPD-2
West	Single-Family Residential	RPD-2	Rural Residential	A-1 and RPD-2

GENERAL INFORMATION

The County previously granted similar fence height variances at 7109 Roberts Court (Lot 23 of Grove Estates), 7126 Roberts Court (Lot 25 of Grove Estates), 4779 Lees Court (Lot 5 of Grove Estates), 7387 Roberts Drive (Lot 6 of Grove Estates), 7292 Fitkins Drive (Lot 10 of Grove Estates), and 4843 Lees Court (Lot 4 of Grove Estates).

The proposed fence would be placed inside an easement. While this is lawful, the Petitioner has been advised that the fence could be removed or damaged as part of work inside the easement.

Also as noted in the Attachment 2, the Petitioner would like to install two (2) double gates, one (1) at each driveway entrance. According to the information in Attachment 3, the gates would be a maximum thirty-two feet (32') wide.

As can be viewed on the aerial (See Attachment 4), many of the nearby lots are vacant. Similar variances could be submitted for these properties at some point in the future.

NA-AU-SAY TOWNSHIP

Na-Au-Say Township was emailed this proposal on March 26, 2021.

OSWEGO FIRE PROTECTION DISTRICT

The Oswego Fire Protection District was emailed this proposal on March 26, 2021.

FINDINGS OF FACT

§ 13.04.A.3 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. Other properties have fenced in their whole lot and, as long as the Homeowners' Association is fine with the fence height, there should not be an issue.

That the conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. This is a variation that has been requested and could be requested in the future for other properties inside Grove Estates.

That the alleged difficulty or hardship has not been created by any person presently having an interest in the property. The owners do not have a hardship, but would like to install the fence as requested.

*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. **Adding the proposed fence will not impair any of the above items and will not impact the roadway.***

RECOMMENDATION

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

1. The maximum height of the fence shall be five feet ten inches (5' 10").
2. The fence shall be installed at substantially the locations shown in Attachment 2.
3. The fence shall be of the similar style as shown in the fence description provided in Attachment 3.
4. The Petitioner and future owners of the subject property acknowledge that the subject fence will be constructed inside an easement and that work inside the easement could cause damage or removal of the fence.
5. 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. Plat of Survey
3. Fence Diagram
4. Aerial



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		
Patrick J. and Michele R. Morris		
CURRENT LANDOWNER/NAME(s)		
2.1049	7251 Joyce Ct, Oswego	06-08-101-027
SITE INFORMATION		
ACRES	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
Single fam Residential	RPD2	Rural Residential
EXISTING LAND USE	CURRENT ZONING	LAND CLASSIFICATION ON LRMP
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 (Major: _____ Minor: _____)		
PRIMARY CONTACT	PRIMARY CONTACT MAILING ADDRESS	PRIMARY CONTACT EMAIL
Michele Morris	[REDACTED]	[REDACTED]
PRIMARY CONTACT PHONE #	PRIMARY CONTACT OTHER # (Cell, etc.)	
[REDACTED]	[REDACTED]	
ENGINEER CONTACT	ENGINEER MAILING ADDRESS	ENGINEER EMAIL
David J. Zientek	[REDACTED]	[REDACTED]
ENGINEER PHONE # office	ENGINEER OTHER # (Cell, etc.)	
[REDACTED]	[REDACTED]	
<p>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.</p> <p>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.</p>		
SIGNATURE OF APPLICANT	[REDACTED]	DATE 3/29/2021

FEE PAID: \$ _____
 CHECK #: _____

¹Primary Contact will receive all correspondence from County

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

Matt Asselmeier

From: Michele Morris [REDACTED]
Sent: Saturday, March 20, 2021 4:34 PM
To: Matt Asselmeier
Subject: [External]Application for variance
Attachments: doc00043720210320151558.pdf

Hi Matt,

Attached is my application for the variance for the 5'10" fence. We are asking for the variance for safety from wild animals such as coyotes and vandals.

I have included the public notice but did not have the petition #.

I sent in prior email the survey and legal description in pdf form as required.

Please advise if all is in order and acceptable.

I will bring in my fee and 12 copies of survey.

Thank you.

Michele Morris
Michele Morris Realty
Managing Broker/Owner
[REDACTED]

Begin forwarded message:

[REDACTED]

Exhibit A

Legal Description

Property Address: 7251 Joyce Court, Oswego Illinois 60543

P.I.N: 06-08-101-027

Lots 35,36 and 37 in Grove Estates being a subdivision in part of the west half of section 8, township 36 north, range 8 east of the third principal meridian, according to the plat thereof recorded October 12, 2006 as document number 200632893 in Kendall County, Illinois.

**TRUSTEE'S DEED
JOINT TENANCY**

 **COPY**

This indenture made this 28th day of June, 2019, between CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 12th day of November, 2010 and known as Trust Number 8002356103 party of the first part, and Patrick J. Morris and Michele R. Morris, husband and wife, whose address is: 17609 S. Richmond Road, Plainfield, Illinois 60586, parties of the second part.

Reserved For Recorder's Office

WITNESSETH, That said party of the first part in consideration of the sum of TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE considerations in hand paid, does hereby CONVEY AND QUITCLAIM unto said parties of the second part, not as tenants in common, but as joint tenants, the following described real estate, situated in Kendall County, Illinois, to wit:

LOT 35 IN GROVE ESTATES BEING A SUBDIVISION IN PART OF THE WEST ¼ OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 12, 2006 AS DOCUMENT NO. 200632893 IN KENDALL COUNTY, ILLINOIS.

Property Address: Vacant Lot 35, Oswego, Illinois

Permanent Tax Number: 06-08-101-021

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part forever, not in tenancy in common, but in joint tenancy.

This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be affixed, and has caused its name to be signed to these presents by its Assistant Vice President, the day and year first above written.

)
)
)
)



CHICAGO TITLE LAND TRUST COMPANY,
as Trustee as Aforesaid

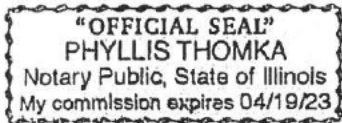
By: [Redacted]
Assistant Vice President

State of Illinois
County of DuPage

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Assistant Vice President of CHICAGO TITLE LAND TRUST COMPANY, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice President appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act and as the free and voluntary act of the Company; and the said Assistant Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 28th day of June, 2019



[Redacted Signature]

NOTARY PUBLIC

This instrument was prepared by:
MAUREEN PAIGE
CHICAGO TITLE LAND TRUST COMPANY
2441 Warrenville Road, Suite 100
Lisle, IL 60532

AFTER RECORDING, PLEASE MAIL TO:

NAME Michele R. Morris

ADDRESS [Redacted]

CITY, STATE [Redacted]

OR BOX NO. _____

SEND TAX BILLS TO:

NAME Patrick J. Morris

ADDRESS [Redacted]

CITY, STATE [Redacted]

WARRANTY DEED

**STATUTORY (ILLINOIS)
CORPORATION TO INDIVIDUAL**

THE GRANTOR, **Grove Venture LLC.**, a corporation created and existing under and by virtue of the laws of the State of Illinois, and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable Considerations in hand paid, and pursuant To authority given by the Board of Directors of said corporation, **CONVEYS AND WARRANTS** to **Patrick J. Morris and Michele R. Morris**, not as Tenants in Common or as Joint Tenants, but as Tenants by the Entirety, 17609 S.Richmond Rd, Plainfield, Illinois, to wit:

Lots 36 and 37 in Grove Estates, being a subdivision in part of the west half of Section 8, Township 36 North, Range 8 East of the Third Principal Meridian according to the plat thereof recorded as document no. 2006-32893, in Kendall County, Illinois

SUBJECT TO: General real estate taxes for 2020 and subsequent years: to zoning ordinances, building lines, easements, covenants, conditions and restrictions of record, feeders, laterals and drainage tiles.

Permanent Index No.: Lot 36 06-08-101-022
Lot 37 06-08-101-023

Commonly Known as: Lot 36 7251 Joyce Ct, Oswego, IL
Lot 37 7229 Joyce Ct, Oswego, IL

Grove Venture, LLC.

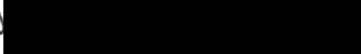
By  _____
Michael J. Steck, Managing Member

Exhibit B

*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. **Other properties have fenced in their whole lot and, as long as the Homeowners' Association is fine with the fence height, there should not be an issue.***

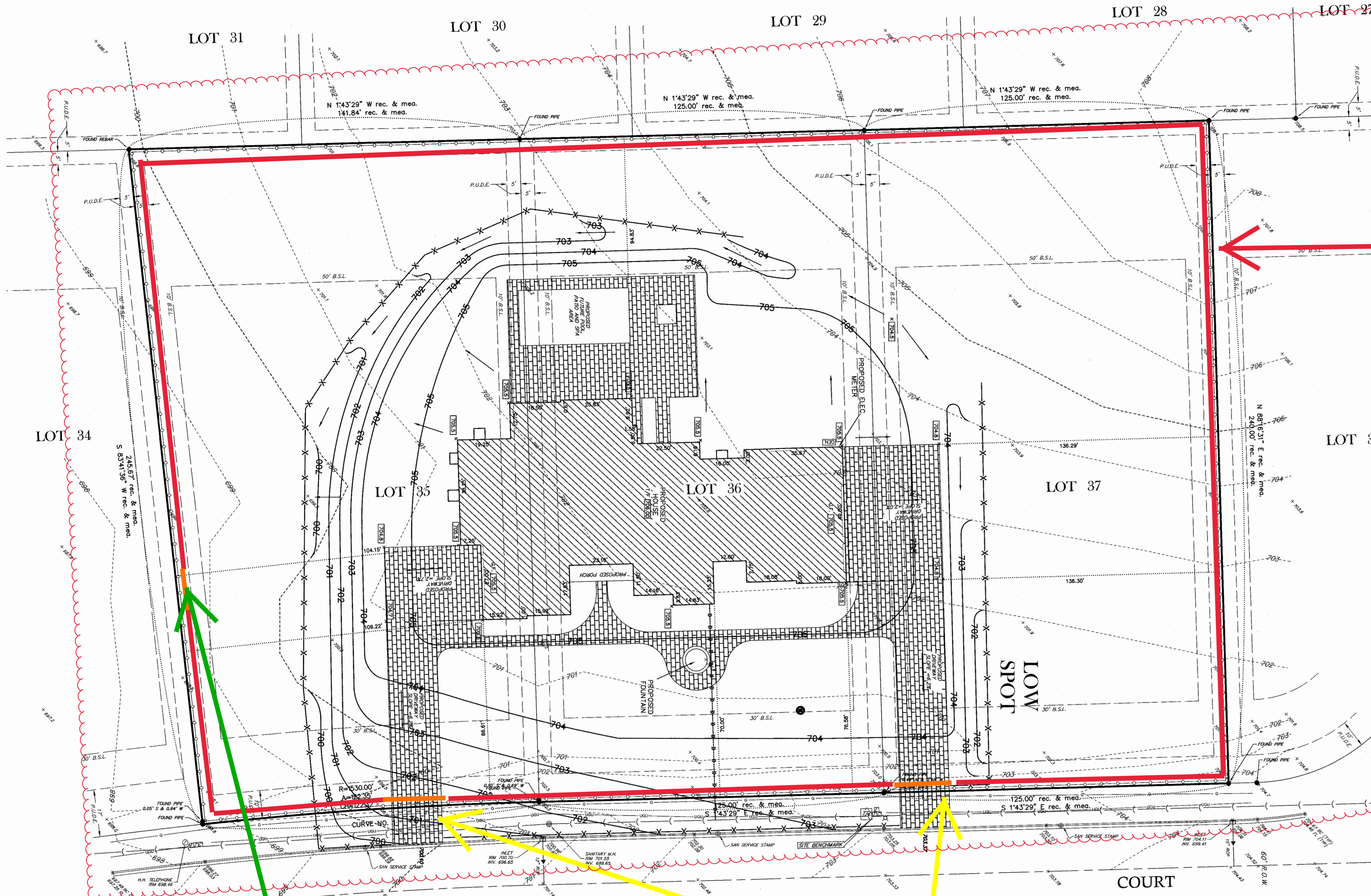
*That the conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. **This is a variation that has been requested and could be requested in the future for other properties inside Grove Estates.***

*That the alleged difficulty or hardship has not been created by any person presently having an interest in the property. **The owners do not have a hardship, but would like to install the fence as requested.***

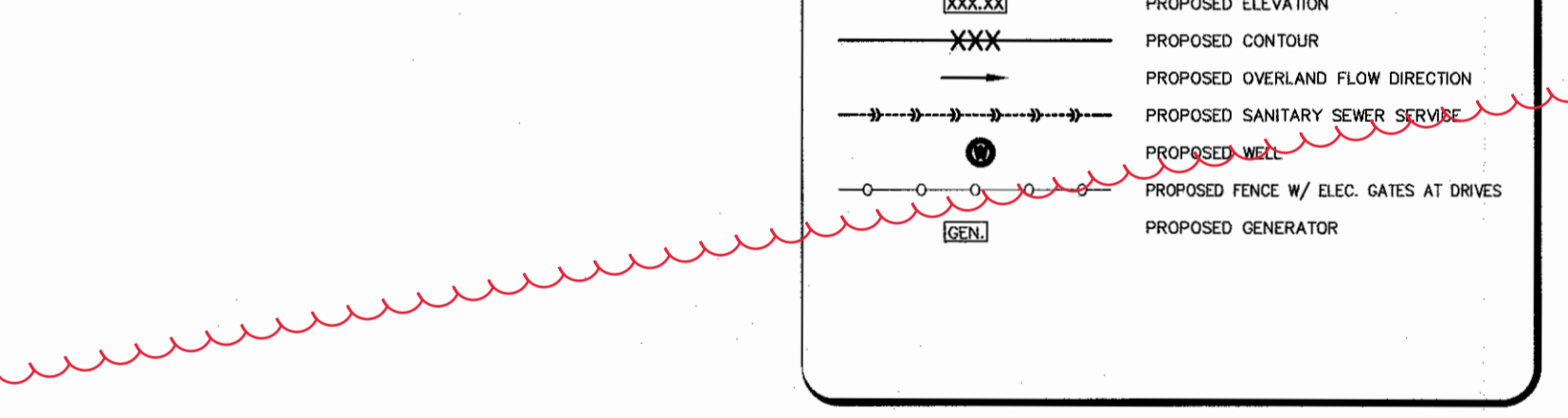
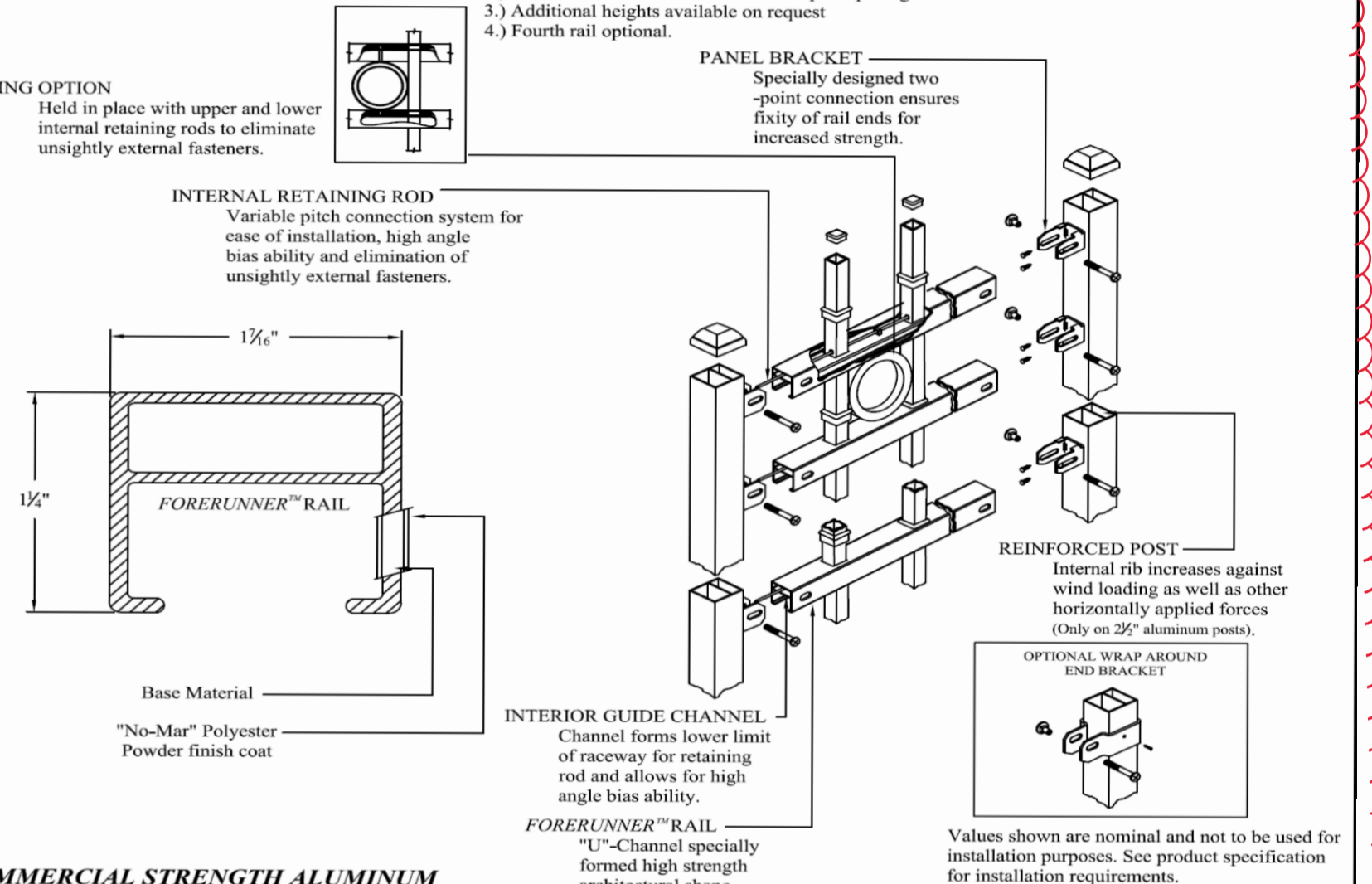
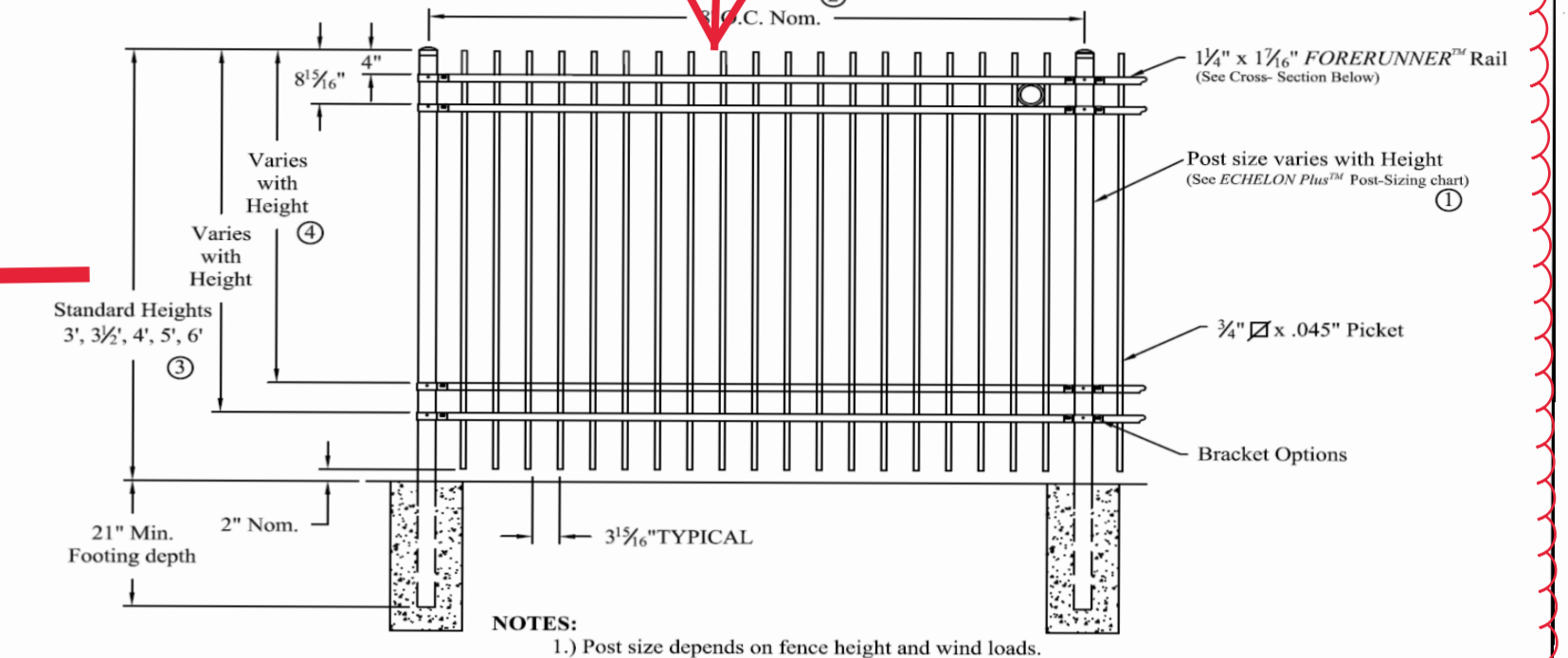
*That the granting of the variation will not materially be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood in which the property is located. **The requested variance should not negatively impact any of the neighbors and will not be detrimental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

DETAILED GRADING PLAN



LEGAL DESCRIPTION
 LOTS 35, 36 AND 37 IN GRG SECTION 8, TOWNSHIP 36 NO THE PLAT THEREOF RECORDE COUNTY, ILLINOIS
 LOCAL MAILING ADDRESS: JOYCE COURT OSWEGO, ILLINOIS
 PIN# 06-08-101-021-0000, Trad 2-0000, 06-08-101-023-0000



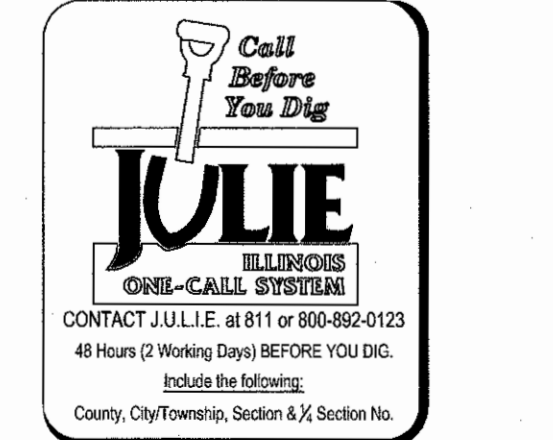
BENCHMARK:
 SITE BENCHMARK:
 SET CUT CROSS ON NORTHEAST CORNER OF TRANSFORMER PAD AT LOTS 36 AND 37, GROVE ESTATES (AS SHOWN)
 ELEVATION: 703.67 (NAVD88)

I, DAVID J. ZIENTEK, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF ILLINOIS, HEREBY CERTIFY THAT THIS DETAILED GRADING PLAN HAS BEEN PREPARED UNDER MY SUPERVISION BY RUETTIGER, TONELLI & ASSOCIATES, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM No. 0601251.
 DATED THIS 24th DAY OF November, 2020.
 DAVID J. ZIENTEK, REGISTERED PROFESSIONAL ENGINEER, No. 060081, Expires 11/30/2021

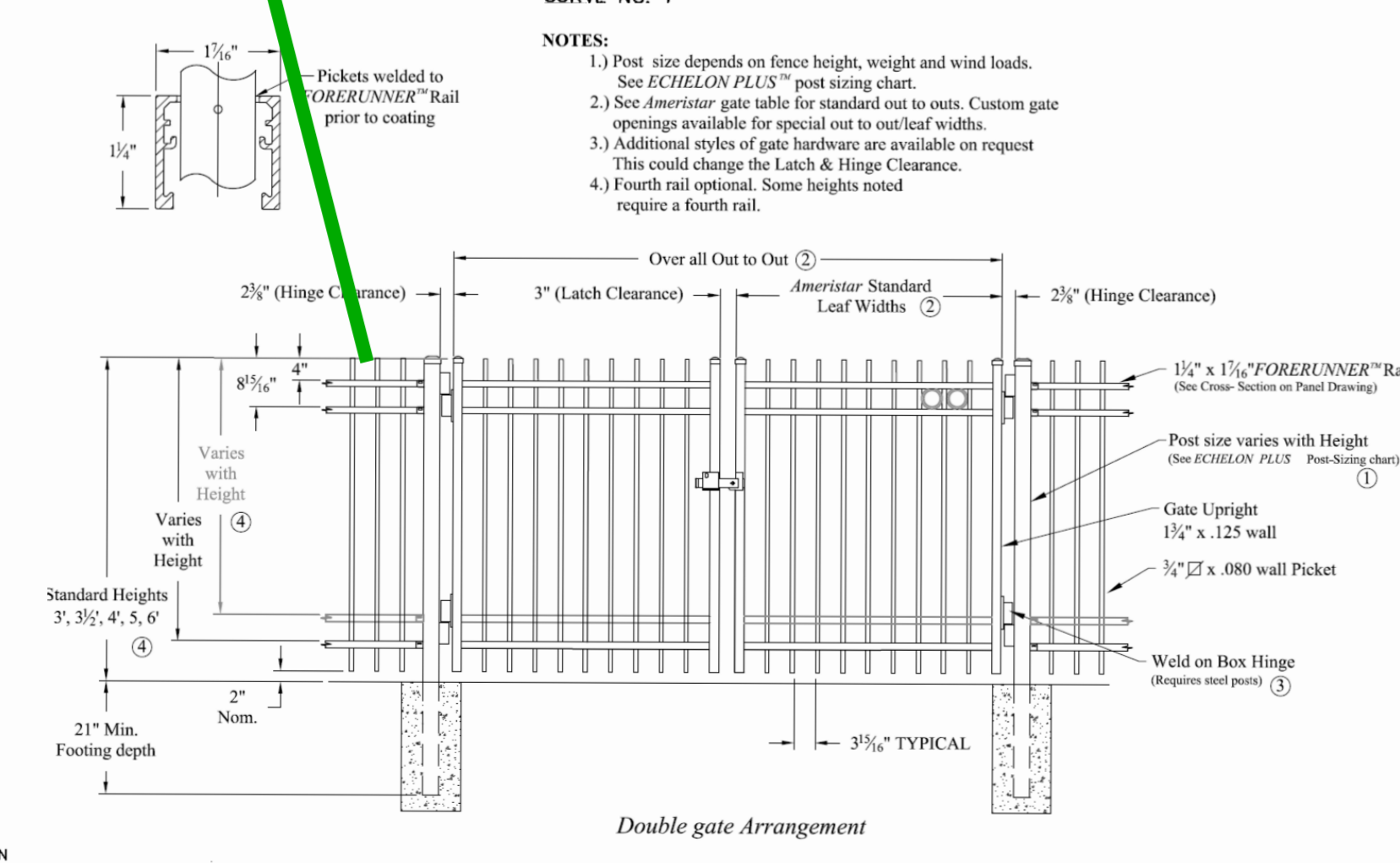
REVISIONS			
No.	DATE	DESCRIPTION	BY

RT & A Ruettiger, Tonelli & Associates, Inc.
 Surveyors • Engineers • Planners • Landscape Architects • G.I.S. Consultants
 129 CAPISTA DRIVE • SHORWOOD, ILLINOIS 60404
 TEL: (815) 744-6600 FAX: (815) 744-0101
 website: www.ruettiger-tonelli.com

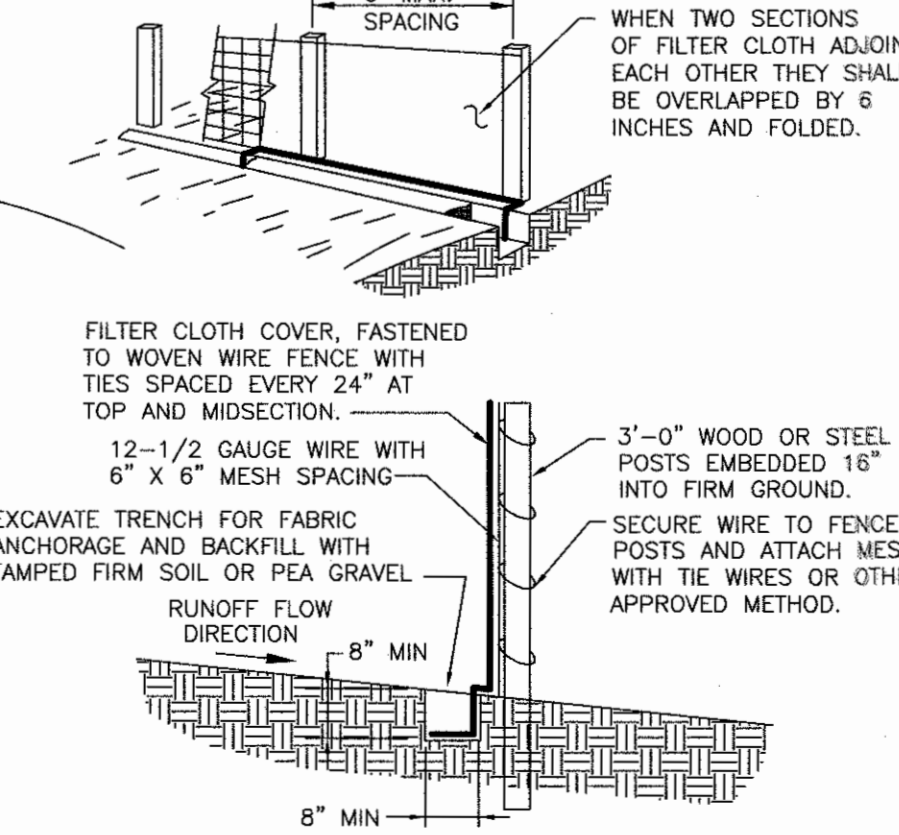
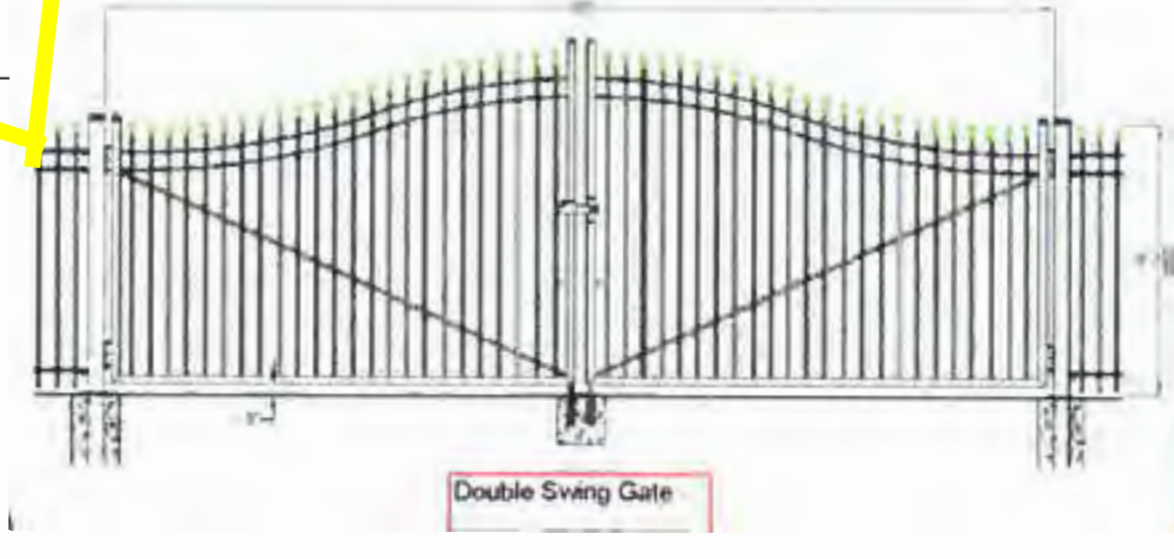
DATE: 9-4-2020 SCALE: 1" = 20'
 DRAWN BY: ECH CHECKED BY: DJZ
 PREPARED FOR: MICHELE MORRIS FIELD BOOK: 26-65
 PAGE: 45-46
 DRAWING No.: 320-0945-GP
 DRAWING TITLE: DETAILED GRADING PLAN



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
 ANY DISCREPANCY IN MEASUREMENT DISCOVERED UPON THE GROUND SHOULD BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION OR CORRECTION.
 FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT, DEED, CONTRACTS AND ZONING ORDINANCES.



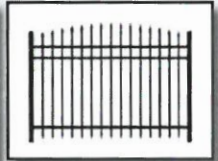
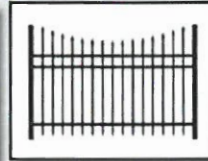
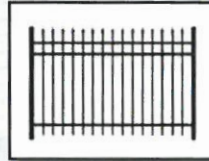
VERIFY LOCATIONS OF ALL EXISTING ES PRIOR TO ANY CONSTRUCTION. 3M SIDE YARD EASEMENTS HAVE BEEN ED AND LOTS HAVE BEEN CONSOLIDATED. AVOID ANY CONFLICT WITH EASEMENTS OR BUILDING SETBACK LINES.



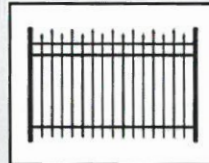
NOTES FOR SILT FENCE
 1. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL SHALL BE REMOVED WHEN BULGES DEVELOP IN THE SILT FENCE.
 2. FILTER CLOTH SHALL BE FILTER X, MIRAFI 100X, STABILINKA T140N, OR EQUAL.
 3. PREFABRICATED UNIT SHALL BE GEOFAB, ENVROFENCE, OR EQUAL.

SILT FENCE INSTALLATION
 NOT TO SCALE

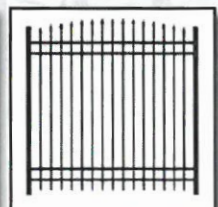
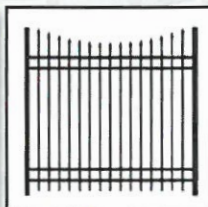
HUNDRED SERIES



Model 0131 - 3 Rail - with Spears
Heights: 36", 42", 48" & 60" • Length: 6' Sections



Model 0132 - 3 Rail - w/Alt. Spears
Heights: 36", 42", 48" & 60" • Length: 6' Sections



Model 0141 - 4 Rail - with Spears
Height: 72" • Length: 6' Sections

RESIDENTIAL ALUMINUM FENCE

- **Verified AAMA 2604-10 Compliant Powder Coated Aluminum Fence.**

Posts: 6063 - T5

Rails: 6063 - T6

Pickets: 6063 - T52

- **No Screws -**

Patented Hidden E-Clip

(Patent #US 7,152,849 B2)

Patented Rail Locks

(Patent #US 7,134,647 B2)

- **Gates - All Rails and Pickets are Welded.**

- **Lifetime Warranty[§].**

- **Standard Sections... Rack - 24" in 6'.**

- **Assembled Sections for Quick Installation.**

- **Eliminate Freight Damage with Company Owned Trucks and Securely Packaged Loads.**

§ 30-Year for Government, Municipalities and Corporations

SPECIFICATIONS

Hundred Series

	0131	0132	0141	0142	0220
Fence Heights	36", 42", 48", 60"	36", 42", 48", 60"	72"	72"	48**
Posts	2" x 2" x .060" wall w/6' centers	2" x 2" x .060" wall w/6' centers	2" x 2" x .090" wall w/6' centers	2" x 2" x .090" wall w/6' centers	2" x 2" x .060" wall w/6' centers
Gate Posts	2" x 2" (.060) w/Inserts = .190 Wall	2" x 2" (.060) w/Inserts = .190 Wall	2" x 2" (.090) w/Inserts = .220 Wall	2" x 2" (.090) w/Inserts = .220 Wall	2" x 2" (.060) w/Inserts = .190 Wall
Post Caps	2" Flat Cap/Standard 2" Ball Cap/Optional	2" Flat Cap/Standard 2" Ball Cap/Optional	2" Flat Cap/Standard 2" Ball Cap/Optional	2" Flat Cap/Standard 2" Ball Cap/Optional	2" Flat Cap/Standard 2" Ball Cap/Optional
Rails	1" Height x .085" Wall x 1 1/8" Width x .065" Wall	1" Height x .085" Wall x 1 1/8" Width x .065" Wall	1" Height x .085" Wall x 1 1/8" Width x .065" Wall	1" Height x .085" Wall x 1 1/8" Width x .065" Wall	1" Height x .085" Wall x 1 1/8" Width x .065" Wall
Pickets	5/8" x 5/8" x .045" Wall	5/8" x 5/8" x .045" Wall	5/8" x 5/8" x .045" Wall	5/8" x 5/8" x .045" Wall	5/8" x 5/8" x .045" Wall
Picket Spacing	3.792" between Pickets	3.792" between Pickets	3.792" between Pickets	3.792" between Pickets	3.792" between Pickets
Finial Option	Triad, Quad	Triad, Quad	Triad, Quad	Triad, Quad	
	0230	0233	0240	0243	
Fence Heights	36", 42", 48", 55"*, 60"	36", 42", 48", 55"*, 60"	72"	72"	
Posts	2" x 2" x .060" wall w/6' centers	2" x 2" x .060" wall w/6' centers	2" x 2" x .090" wall w/6' centers	2" x 2" x .090" wall w/6' centers	
Gate Posts	2" x 2" (.060) w/Inserts = .190 Wall	2" x 2" (.060) w/Inserts = .190 Wall	2" x 2" (.090) w/Inserts = .220 Wall	2" x 2" (.090) w/Inserts = .220 Wall	
Post Caps	2" Flat Cap/Standard 2" Ball Cap/Optional	2" Flat Cap/Standard 2" Ball Cap/Optional	2" Flat Cap/Standard 2" Ball Cap/Optional	2" Flat Cap/Standard 2" Ball Cap/Optional	
Rails	1" Height x .085" Wall x 1 1/8" Width x .065" Wall	1" Height x .085" Wall x 1 1/8" Width x .065" Wall	1" Height x .085" Wall x 1 1/8" Width x .065" Wall	1" Height x .085" Wall x 1 1/8" Width x .065" Wall	
Pickets	5/8" x 5/8" x .045" Wall	5/8" x 5/8" x .045" Wall	5/8" x 5/8" x .045" Wall	5/8" x 5/8" x .045" Wall	
Picket Spacing	3.792" between Pickets	3.792" between Pickets	3.792" between Pickets	3.792" between Pickets	
Finial Option		Triad, Quad		Triad, Quad	

* Meets National Pool Code Requirements for Height and Spacing. Check Local Pool Code Requirements.

Strong Wel

SINGLE & DOUBLE GATES



1230R - Double Drive Gate w/Continuous Arch

- CourtYard® Gates use Non-corrosive Hardware.
- Single Gates up to 16' Wide.
- Double Gates up to 32' Wide.



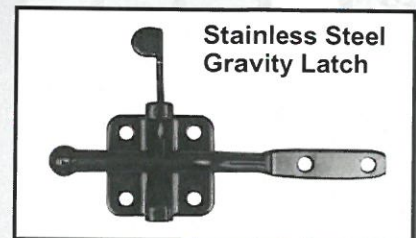
1131 - Single 36" Wide



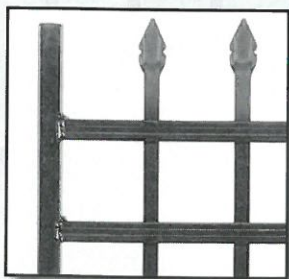
1233 - 72" Wide Gate w/Standard Brace



Stainless Steel Medium Duty Hinge



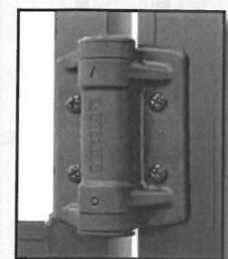
Stainless Steel Gravity Latch



CourtYard® Gates - All rails and Pickets are welded.



Locking Latch

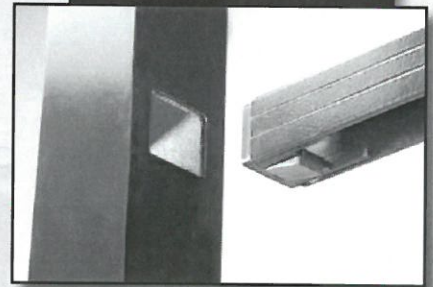
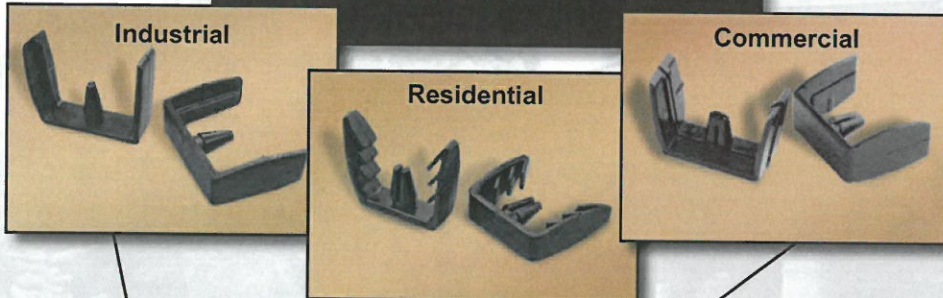


Self-Closing Hinge

Features and

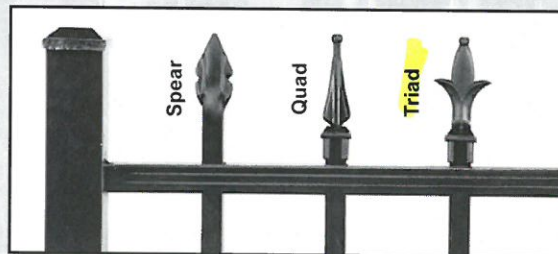
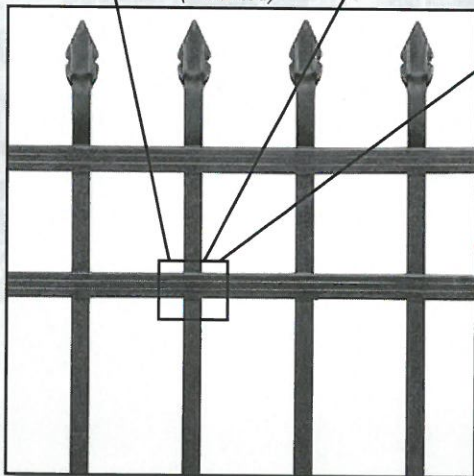
No UNSIGHTLY SCREWS!

ELIMINATE SCRATCHES



Hidden E-Clip Fasteners
(Patented)

Hidden Rail Locks
(Patented)



Finials
Spear • Quad • Triad

- **Aluminum Alloy**
- **Posts: 6063 - T6**
- **Rails: 6063 - T6**
- **Pickets: 6063**



STANDARD COLORS

Touch Up Cans and Pens

Satin Black DSI 101	Gloss White DSI 102	Gloss Beige DSI 104	Black Fine Texture DSI 106	Bronze Fine Texture DSI 107	Speckled Walnut DSI 121	DSI 110 (Optional) Gold Accent Fine Texture
Sandy Shore DSI 122	White Fine Texture DSI 123	Chocolate DSI 124	Silver* DSI 125	Clay DSI 128	Ninety Bronze DSI 131	

Colors shown are a close representation of the true color. Please consult actual samples for accurate powder coating colors.

* 15% upcharge applies to Silver with minimum order

Special Options

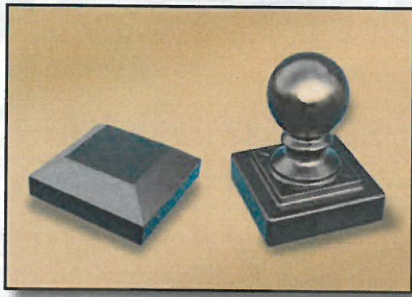


Standard Residential Section - Racks 20" in a 6' Section
 Residential Section w/Rings - Racks 10" in a 6' Section
 Double Punching Increases Racking Angle



Short Picket Option (Flat Rail Option Shown)

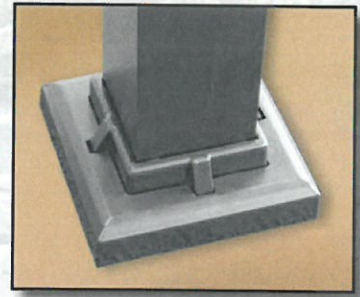
- *Per Foot Sections... Available from 3' to 6'* (Even spacing between verticals)
- *Per Inch Sections... Available from 36" to 72"* (Ring models do not apply)



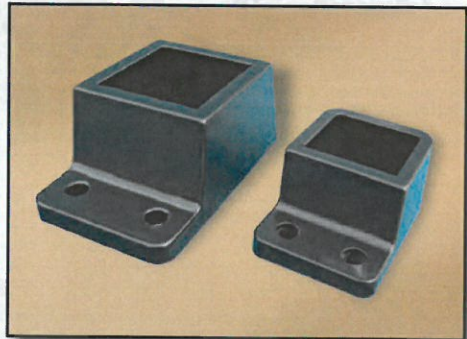
Flat Post Caps Ball



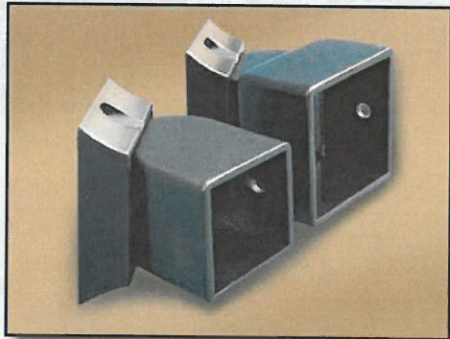
Gold Options



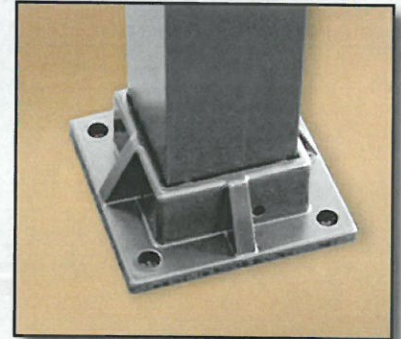
2-1/2" Post Mount Flair



Industrial Wall Mount Residential



Residential Swivel Mount Industrial



2-1/2" Post Mount

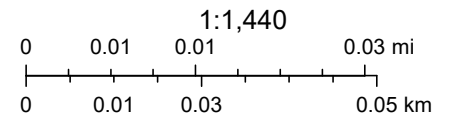


March 22, 2021

 Kendall County Address Points

Parcels

Ownership Parcel



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Kendall County Web GIS

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