



STREATOR CITY COUNCIL
COMMITTEE OF THE WHOLE MEETING

TO BE HELD AT
204 SOUTH BLOOMINGTON STREET
IN THE MULFORD ROOM
STREATOR, ILLINOIS 61364

October 15, 2019
1:30 P.M.

CALL TO ORDER

ROLL CALL

PUBLIC COMMENT

DISCUSSION ITEMS


- 1. Waste Management Proposed Rate Increase.**
- 2. Proposed 5-Year Road Plan**
- 3. Proposed ordinance amending the City of Streator's fence code to allow the installation of up to 6'- 4' privacy fences on corner lots in limited situations.**

ADJOURNMENT

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk's office at (815) 672-2517, 24 hours prior to the meeting. Staff will be pleased to make the necessary arrangements.

Item #1

MEMORANDUM

TO Mayor Lansford and City Council
FROM David S. Plyman, City Manager 
DATE August 15, 2019
SUBJECT Solid Waste/Recycling charges

The City contracts with Waste Management for the collection and disposal of residential solid waste and recyclable materials. The company is requesting fee increases due to the recent increase in the Illinois motor fuel tax and China's disruption of the export market for recyclables (letters attached).

David Schaab, Municipal Market Manager for Waste Management, will be attending the Committee of the Whole meeting to discuss his company's request for a rate adjustment.



September 13, 2019

The City of Streator, Illinois
Attn: City Manager David Plyman
204 S Bloomington Street
Streator, Illinois 61364-2903

Manager Plyman and the City Council,

Thank you for your business. We are committed to providing you safe, reliable and environmentally sound waste and recycling services that meet your highest expectations.

Effective July 1, 2019, the State of Illinois implemented a fuel tax increase to provide long-term and sustainable funding for the local and state transportation infrastructure. Pursuant to your agreement allowing increases in governmental taxes, fees or surcharges or increased costs resulting from changes in local, state or federal laws (Section V FEES AND PAYMENTS, d. Changes in Law), your invoice will contain an increase of \$.14 per month to the service rate to reflect the new taxes on our cost to service. The additional cost of this tax will be added to your invoice for October services.

As outlined on the attached document, we have carefully reviewed the cost impact in every area this new tax impacts our cost. There is our best estimate per home and is intended to cover only the cost increase as a result of the tax.

We calculated this cost increase with the assistance of a third party accounting firm Deloitte and Touche. The specifics of this tax language is as follows:

To fund road infrastructures in the state, the General Assembly passed [SB 1939](#) (Sandoval, D - Cicero) to double the motor fuel taxes and earmarks this money to be placed in a dedicated fund (historically motor fuel taxes were part of the General Fund and were appropriated for road construction).

Effective July 1, 2019, the legislation will increase the motor fuel tax from 19 cents to 38 cents, and is adjusted annually per the CPI. In addition, diesel fuel and other "special fuels" (LNG and propane) are subject to tax which increased from 21.5 cents per gallon to 45.5 cents per gallon. The legislation will also increase all categories of trucks registration fees by \$100.



THINK GREEN®



We have attached the State of Illinois informational paper explaining the new taxes and fees, along with a FAQ section. We appreciate your continued patronage and support.

Please contact me if you have any questions. I will be happy to discuss this increase at your earliest convenience.

Sincerely,

A handwritten signature in black ink, appearing to read 'DS', written over a light blue horizontal line.

David M. Schaab
Municipal Marketing Manager
dschaab@wm.com



THINK GREEN®

SB1939
TRANSPORTATION TAXES AND FEES

REVENUE SOURCES	EXISTING RATE	INCREASE	NEW RATE	EFFECTIVE DATE
MOTOR FUEL TAX*				
Gasoline (includes CNG)**	19 cents	19 cents	38 cents	7/1/19
Special Fuels (diesel, LNG, propane)	21.5 cents	24 cents	45.5 cents	7/1/19
Cook County municipality motor fuel tax - May be adopted by ordinance	N/A	N/A	Up to 3 cents/gallon	Upon Governor's approval
Collar County MFT – adds Lake and Will; DuPage, Kane and McHenry currently authorized***	Up to 4 cents/gallon	Up to 4 cents/gallon	Up to 8 cents/gallon	Upon Governor's approval
TRUCK REGISTRATION FEES ****				
Flat Weight Trucks – Lower Limit	\$ 138	\$100	\$ 238	January 1, 2020 (2021 Registration Year)
Flat Weight Trucks – Upper Limit	\$2,790	\$100	\$2,890	
Flat Weight Trailers – Lower Limit	\$ 54	\$100	\$ 154	January 1, 2020 (2021 Registration Year)
Flat Weight Trailers – Upper Limit	\$1,502	\$100	\$1,602	
Mileage Tax Registrations – Lower Limit	\$ 73	\$100	\$ 173	January 1, 2020 (2021 Registration Year)
Mileage Tax Registrations – Upper Limit	\$1,415	\$100	\$1,515	
COMMERCIAL DISTRIBUTION FEE				
Commercial Distribution Fee	14.35% of commercial license plate fees	N/A	Repealed	July 1, 2020

* Compressed natural gas (CNG) is taxed at the same rate as gasoline. Effective July 1, 2019, the tax rate on gasoline and CNG will be 38 cents per gallon. Effective July 1, 2019, a vehicle that is fueled by diesel, liquified natural gas (LNG) or propane will pay an **additional** 7.5 cents per gallon. Therefore, effective July 1, 2019 the total motor fuel tax on a gallon of diesel, LNG or propane will be 45.5 cents per gallon.

** Adjusted for inflation annually

*** Beginning June 1, 2020, and every June thereafter, the tax rate is adjusted for inflation. However, the rate increase cannot exceed 1 cent over the prior year tax rate.

**** Truck registration fees are increased by \$100 in all classes and categories.



3066 Rte. 71
Ottawa, Illinois 61350

April 3, 2019

The City of Streator, Illinois
204 S. Bloomington Street
Streator, Illinois 61364-2903

Mayor and City Council,

Waste Management is seeking an extraordinary increase to recover the increased costs of recycling. This request is the result in changes implemented by the Chinese Government in 2018. Beginning with their ban of Mixed Waste Paper and Plastics Imports on January 1, 2018, and then their implementation of a 0.5% contamination limit, the impact of these policies on global recycling markets is significant and is on-going.

Through 2017, over 25% of the world's recyclables were imported by China, including over 50% of the paper and plastics recycled across the globe. China's new import policies banning materials and limiting contamination means that China is no longer a viable export market for recyclables. This has resulted in an oversupply of commodities across the globe, which has led to depressed commodity pricing. Supply is high and commodity pricing is low for the material that cannot achieve China's 0.5% contamination limits.

Due to the new material bans and 0.5% contamination limits, recyclers have had to add operating expense and slow down processing lines. This has increased the cost of recycling at the same time that commodity values are low.

Waste Management continues to be committed to education, actively working with you and your residents to improve the quality of material that we collect and/or process through our comprehensive [Recycle Often. Recycle Right.](#)[®] education and outreach tools, community events, and social media. This program provides education on how to recycle right. Education is more important than ever, and it is necessary that we work together and increase our education.

These efforts are all necessary for the long-term health of recycling; however, they are not enough to offset the impacts of these dramatic changes in our industry. Due to the new policies that have changed the recycling industry world-wide, Waste Management respectfully requests an extraordinary price increase on all lines of business. due to the uncontrollable recycling market changes.

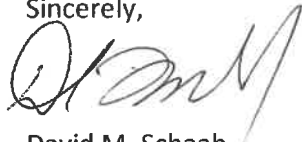
December 19, 2018
The City of Streator, Illinois
Page – 2 –

To reflect the costs associated with these uncontrollable changes in operating expenses, Waste Management respectfully requests an extraordinary increase effective February 1, 2019 in the amount of **\$.58** per home per month. This increase is required at this time due to the uncontrollable changes in the recycling market worldwide to recover the increased costs of recycling related to adding labor/slowing down processing lines, as well as to cover the cost of the additional amount of contamination that is now being pulled out of the stream to achieve the new quality standards.

Waste Management looks forward to strengthening our working relationship with the City of Streator by partnering to address the current situation in a way that provides for the future sustainability of the recycling program provided to your residents.

I am available for additional meetings and presentations to city leaders as you deem appropriate to further discuss this important issue. Please contact me with any questions.

Sincerely,



David M. Schaab
dschaab@wm.com
309-208-2221

Item #2

OFFICE MEMORANDUM

TO City Manager

FROM City Engineer

SUBJECT 5 Year Road Plan

DATE September 25, 2019

Enclosed with this memo please find a copy of a proposed update of Streator's 5 year road plan and map.

As presented the changes from the plan approved as part of the FY 2019 budget in September 2018 and the reasons for the proposed changes are:

Changes made based on pavement condition indices

- The addition of the 100-200 Block alley north of LaSalle Street in FY 2021
- The movement of the N Illinois, Morrell, and Godfrey work from FY 23 to FY 22 based on the movement of E Kent Street to a later fiscal year
- The addition of the brick reconstruction of the 100-300 Block of W Grant Street and the 100 Block of W LaRue in FY 2023
- The addition of the 600-700 block of Ralph Plumb, the 1300-1400 block of N Everett, and the 1200 block of Shabbona work in FY 2024
- The addition of Iowa Avenue and Porter Street in FY 2024

Changes made to meet budget constraints

- The movement of the 200-300 Blocks of W Wilson Street from FY 22 to FY 20 based on the addition of the Spring Street work in 2020
- The movement of the 1100 Block of E Hickory from FY 21 to FY 22 based on the movement of the N Illinois, Morrell, and Godfrey work
- The movement of the 1300 Block of N Sterling Street and 500 Block of E Ralph Plumb work from FY 20 to FY 24 based on the addition of the 600-700 block of Ralph Plumb, the 1300-1400 block of N Everett, and the 1200 block of Shabbona work added in FY 2024

Changes made based on funding opportunities

- The addition of the 100-500 blocks of Spring Street in FY 2020 based on DCEO funding

Additionally per your request please find a copy of an alternate road plan for consideration in the event that additional road funding is provided in the FY 2020 budget. The additional work is shown as "Alternate" on the enclosed map and includes:

Acceleration of work to

- 600 Block of E First Street
- 1100 Block of E Hickory Street
- Godfrey Street
- 1300 Block of N Sterling Street
- 500 Block of E Ralph Plumb Street

Addition of work to

- Armory and Pratt Streets
- 800 Block of Jefferson Street
- 200-300 Block of W LaRue Street
- 200-700 Block of Bronson Street
- 400 Block of James Street

If you have any questions please let me know.



**CITY OF STREATOR MULTI-YEAR PLANNING DOCUMENT
FISCAL YEAR 2020**



**PRELIMINARY 5 YEAR ROAD PROGRAM ROADWAY ESTIMATES
SUMMARY (PENDING FUNDING)**

GENERAL FUND PROJECTS

Project Group	Street	Type of Project	Street Subtotal Cost	Previous Prog. Year
GEN-20	E Elm Street (700-800 Block)	Reconstruction	\$ 172,006	2020
GEN-20	S. Colorado Avenue (100 Block)	Overlay	\$ 48,529	2020
GEN-20	E Wilson Street (100-300 Block)	Overlay	\$ 141,692	2022
RLF/GEN-20	Spring Street (100 - 500 Block)	Overlay	\$ 137,552	N/A
Total Project Cost			\$ 499,779	
GEN-21	E Grove Street (200 Block)	Overlay with Storm Sewer	\$ 102,470	2021
GEN-21	W Elm Street (100 Block)	Reconstruction	\$ 136,350	2021
GEN-22	E. First Street (600 Block)	Overlay	\$ 77,137	2021
GEN-21	E. Sumner (100 Block)	Overlay w/ Curb & Gutter	\$ 104,376	2021
GEN-21	LaSalle Street North Alley (100-200 Block)	Overlay	\$ 50,824	N/A
Total Project Cost			\$ 471,157	
GEN-22	N Illinois Street (100-600 Block)	Overlay w/ Curb & Gutter	\$ 308,587	2023
GEN-22	E Morrell Street (800 Block)	Overlay w/ Curb & Gutter	\$ 53,889	2023
GEN-22	Godfrey Street	Overlay	\$ 67,203	2023
GEN-22	E Hickory Street (1100 Block)	Overlay w/ Curb & Gutter	\$ 64,815	2021
Total Project Cost			\$ 494,493	
GEN-23	W Grant Street (100 Block)	Brick Repair	\$ 93,094	N/A
GEN-23	W Grant Street (200 - 300 Block)	Brick Reconstruction	\$ 310,313	N/A
GEN-23	W LaRue Street (100 Block)	Brick Reconstruction	\$ 130,331	N/A
Total Project Cost			\$ 533,738	
GEN-24	N Sterling Street (1300 Block)	Overlay with Storm Sewer	\$ 80,784	2020
GEN-24	E Ralph Plumb Street (500 Block)	Overlay with Storm Sewer	\$ 96,470	2020
GEN-24	E Ralph Plumb Street (600-700 Block)	Overlay	\$ 71,141	N/A
GEN-24	N Shabbona (1200 Block)	Concrete Patching	\$ 100,000	N/A
GEN-24	N. Everett Street (1300 - 1400 Block)	Overlay	\$ 152,964	N/A
Total Project Cost			\$ 501,359	

MFT PROJECTS

Project Group	Street	Type of Project	Street Subtotal Cost	Previous Prog. Year
MFT-20	River Av. (Wilson St. to Court St.)	Cape Seal	\$ 13,970	2020
MFT-20	W. Wilson St. (Bloomington St. to River Av.)	Cape Seal	\$ 17,351	2020
MFT-20	Fuller Ave. (Main St. to 200 N. of Kent)	Cape Seal	\$ 17,600	2020
MFT-20	E. Bronson St. (Johnson St. to N. Ottercreek)	Cape Seal	\$ 8,739	2020
MFT-20	E. 1st St. (Bloomington St. to Wasson St.)	Cape Seal	\$ 26,107	2020
MFT-20	W. 1st St. (Bloomington St. to City limit)	Cape Seal	\$ 30,237	2020
MFT-20	Riverside Av. (Columbus Rd. to 2nd Av.)	Cape Seal	\$ 27,225	2020
MFT-20	S. 2nd Ave. (Bridge St. to Riverside Ave)	Cape Seal	\$ 28,844	2020
MFT-20	S Everett Street (200-400 Block)	Overlay	\$ 210,933	2020
Total Project Cost			\$ 381,005	
MFT-21	N Vermillion Street (400-600 Block)	Overlay w/ Curb & Gutter	\$ 184,035	2021
Total Project Cost			\$ 184,035	
FAU-22/MFT-22	E. 12th Street (100 - 1300 Block)	Overlay	\$ 2,500,000	2022
Total Project Cost			\$ 2,500,000	
MFT-23	N. Ottercreek Rd. (Main Street to BNSF Trac)	Cape Seal	\$ 90,933	2023
Total Project Cost			\$ 90,933	
MFT-24	Iowa Ave / Porter St (100-900 Block)	Overlay w/ Curb & Gutter	\$ 752,698	N/A
Total Project Cost			\$ 752,698	

DCEO RLF CLOSEOUT PROJECT

Project Group	Street	Type of Project	Street Subtotal Cost	Previous Prog. Year
RLF/GEN-20	Spring Street (100 - 500 Block)	Overlay w/ Curb & Gutter	\$ 156,000	N/A
Total Project Cost			\$ 156,000	



ADDITIONAL BUDGET PROGRAM

PRELIMINARY 5 YEAR ROAD PROGRAM ROADWAY ESTIMATES
SUMMARY (PENDING FUNDING)

GENERAL FUND PROJECTS

Project Group	Street	Type of Project	Street Subtotal Cost	Previous Prog. Year
GEN-20	E Elm Street (700-800 Block)	Reconstruction	\$ 172,006	2020
GEN-20	S. Colorado Avenue (100 Block)	Overlay	\$ 48,529	2020
GEN-20	E Wilson Street (100-300 Block)	Overlay	\$ 141,692	2022
RLF/GEN-20	Spring Street (100 - 500 Block)	Overlay	\$ 137,552	N/A
GEN-22	E. First Street (600 Block)	Overlay	\$ 77,137	2021
Total Project Cost			\$ 576,916	
GEN-21	E Grove Street (200 Block)	Overlay with Storm Sewer	\$ 102,470	2021
GEN-21	W Elm Street (100 Block)	Reconstruction	\$ 136,350	2021
GEN-21	E. Sumner (100 Block)	Overlay w/ Curb & Gutter	\$ 104,376	2021
GEN-21	LaSalle Street North Alley (100-200 Block)	Overlay	\$ 50,824	N/A
GEN-22	E Hickory Street (1100 Block)	Overlay w/ Curb & Gutter	\$ 64,815	2021
GEN-22	Godfrey Street	Overlay	\$ 67,203	2023
GEN-21	Armory & Pratt Street	Overlay	\$ 75,000	N/A
Total Project Cost			\$ 601,038	
GEN-22	N Illinois Street (100-600 Block)	Overlay w/ Curb & Gutter	\$ 308,587	2023
GEN-22	E Morrell Street (800 Block)	Overlay w/ Curb & Gutter	\$ 53,889	2023
GEN-24	N Sterling Street (1300 Block)	Overlay with Storm Sewer	\$ 80,784	2020
GEN-24	E Ralph Plumb Street (500 Block)	Overlay with Storm Sewer	\$ 96,470	2020
GEN-24	Jefferson Street (800 Block)	Overlay w/ Curb & Gutter	\$ 57,271	N/A
Total Project Cost			\$ 597,000	
GEN-23	W Grant Street (100 Block)	Brick Repair	\$ 93,094	N/A
GEN-23	W Grant Street (200 - 300 Block)	Brick Reconstruction	\$ 310,313	N/A
GEN-23	W LaRue Street (100 Block)	Brick Reconstruction	\$ 130,331	N/A
GEN-23	W LaRue Street (200-300 Block)	Brick Repair	\$ 70,000	N/A
Total Project Cost			\$ 603,738	
GEN-24	E Ralph Plumb Street (600-700 Block)	Overlay	\$ 71,141	N/A
GEN-24	N Shabbona (1200 Block)	Concrete Patching	\$ 100,000	N/A
GEN-24	N. Everett Street (1300 - 1400 Block)	Overlay	\$ 152,964	N/A
GEN-24	Bronson Street (200-700 Block)	Concrete Patching	\$ 178,480	N/A
GEN-24	James Street (400 Block)	Overlay	\$ 101,976	N/A
Total Project Cost			\$ 604,561	

MFT PROJECTS

Project Group	Street	Type of Project	Street Subtotal Cost	Previous Prog. Year
MFT-20	River Av. (Wilson St. to Court St.)	Cape Seal	\$ 13,970	2020
MFT-20	W. Wilson St. (Bloomington St. to River Av.)	Cape Seal	\$ 17,351	2020
MFT-20	Fuller Ave. (Main St. to 200 N. of Kent)	Cape Seal	\$ 17,600	2020
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Total Project Cost			\$ 381,005	
MFT-21	N Vermillion Street (400-600 Block)	Overlay w/ Curb & Gutter	\$ 184,035	2021
Total Project Cost			\$ 184,035	
FAU-22/MFT-22	E. 12th Street (100 - 1300 Block)	Overlay	\$ 2,500,000	2022
Total Project Cost			\$ 2,500,000	
MFT-23	N. Ottercreek Rd. (Main Street to BNSF Trac)	Cape Seal	\$ 90,933	2023
Total Project Cost			\$ 90,933	
MFT-24	Iowa Ave / Porter St (100-900 Block)	Overlay w/ Curb & Gutter	\$ 752,698	N/A
Total Project Cost			\$ 752,698	

DCEO RLF CLOSEOUT PROJECT

Project Group	Street	Type of Project	Street Subtotal Cost	Previous Prog. Year
RLF/GEN-20	Spring Street (100 - 500 Block)	Overlay w/ Curb & Gutter	\$ 156,000	N/A
Total Project Cost			\$ 156,000	

Item #3

OFFICE MEMORANDUM

TO City Manager
FROM Community Development Director
SUBJECT Corner Lot Fence Ordinance
DATE September 20, 2019

Enclosed with this memo please find a copy of a proposed ordinance that amends the City's fence code to allow the installation of up to a 6'- 4" privacy fence on a corner lot in limited situations. This ordinance is being presented following several requests for fences in the locations as defined in the ordinance.

ORDINANCE 2019

AMENDING THE STREATOR MUNICIPAL CODE TITLE 15 "BUILDINGS AND CONSTRUCTION"

WHEREAS, the City Council of the City of Streator, LaSalle and Livingston Counties, Illinois regulates fence construction within the City of Streator; and

WHEREAS, the City Council is desirous of amending the City fence construction provisions to regulate the placement of fences on corner lots;

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Streator, LaSalle and Livingston Counties, Illinois as follows:

Section 1: This ordinance amends and adds certain chapters of Title 15 of the Streator Municipal Code. The amendments to Title 15 are attached to this ordinance and considered to be a part of this ordinance. The attachments to this ordinance are as follows:

Existing Chapter Sections to be amended as shown in the attachments

A. Chapter 15.52 - Fence Provisions

Section 2: That nothing in this ordinance hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited above; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

Section 3: That the City Clerk is hereby directed to cause this ordinance to be published in pamphlet form.

Section 4: Each section, paragraph, sentence, clause and provision of this ordinance is separable and if any provision is held unconstitutional or invalid for any reason, such decision shall not affect the remainder of this ordinance nor any part thereof, other than that part affected by such decision.

Section 5: This ordinance shall be published in pamphlet form and shall take effect after approval and publication and shall be incorporated into the Streator Municipal Code.

Passed by the Mayor and City Council of the City of Streator, LaSalle and Livingston Counties, Illinois at a regular meeting thereof held on the 16th day of October 2019 and approved by me as Mayor on the same day.

APPROVED:

Jimmie D. Lansford, Mayor

ATTEST:

Patricia L. Henderson, City Clerk

RECORD OF THE VOTE	Yes	No	Abstain	Absent
Mayor Jimmie Lansford				
Councilwoman Tara Bedei				
Councilman Ed Brozak				
Councilman Brian Crouch				
Councilman Joe Scarbeary				

Chapter 15.52
FENCE PROVISIONS

Amend subsection "A" as shown and add the following subsection, "M" to Section 15.52.010

15.52.010 Established

Upon approval of a permit as provided in Section 15.12.080 of this title, fences may be erected in compliance with the following standards:

- A. No fence shall exceed four feet in height within the front yard area of any residential lot **except as described in subsection M below**. The front yard area is that area between the side of the house and any accessory buildings facing a street and the front property line; however, if a public sidewalk is on the house side of the front property line, then in that case the fence shall not encroach upon the sidewalk. All corner lots shall treat each street frontage area as a separate front yard.
- B. No fence in the front yard area of any residential lot shall be erected or constructed as to obstruct visibility through more than seventy-five (75) percent of the fence surface when viewed from a perpendicular angle.
- C. No fence shall exceed six feet and four inches in height on residential lot side or rear yard.
- D. No fence shall be allowed within a triangular area of a corner lot at the intersection of two streets or a street and an alley as to limit a safe line-of-sight for vehicle drivers. The triangle area shall be defined as the area formed by measuring a distance of fifteen (15) feet on each property line back from the intersection and then a diagonal line between these two points.
- E. All fences shall be located within the lot's property lines. Fences that face adjoining private property shall be set back a sufficient distance from the property to allow the owner to maintain the exterior side of the fence.
- F. All fences of other than masonry construction shall be securely anchored below ground level at depths equal to or exceeding forty (40) percent of the aboveground height and shall conform with all applicable building codes as adopted by the city council.
- G. The unfinished side of any fence, including exposed posts, framing, and cross members, shall face the interior of the lot.
- H. No fence shall be erected except those of board panel, picket, split rail, wrought iron, chain link, heavy woven wire, or masonry construction.
- I. No board panel fence constructed of boards greater than one inch in thickness or twelve (12) inches in width shall be erected.
- J. No fence shall be erected or constructed on posts greater than eight inches in width or diameter.
- K. Both sides of all fences shall be maintained in good repair, and any fence determined by the building inspector to be unsafe and a hazard to the public safety or unsightly due to its disrepair, shall be considered a violation of this chapter.
- L. Property designated CBD, Central Business District, on the official City zoning map as established or amended by Section 17.32.020 of the Code may only erect fence of the following types in the front, corner, or side lot line setback areas:
 - a. Black vinyl panel
 - b. Wrought iron
 - c. Masonry
 - d. A combination of masonry, iron, and/or black vinyl panel fences as may be approved by the building inspector

All other code approved fence types will be allowed in rear lot line setback areas

M. An exception to subsection "A" in an established neighborhood of the City shall be allowed for the installation of a fence up to six feet and four inches on a corner lot within the defined front yard area opposite the defined side yard area of the lot provided the following stipulations are met:

- a. The existing roadway berm adjacent to the proposed fence location measures at least 25 feet from the back of the curb to the property line or in the case of a non-curbed street at least 27 feet from the edge of the pavement.**
- b. No parking lane exists adjacent to the proposed fence location and the City Engineer has determined that no parking lane will be required in the future.**
- c. The proposed fence does not extend along the length of the home to the other defined front yard area of the lot, but simply extends out from the rear of the home perpendicular to the roadway adjacent to the proposed fence to create a defined rear yard area**
- d. The rear of the lot adjoins an alley**
- e. The existing setback of 40 percent or more of the buildings along the roadway for a distance of one block in either direction adjacent to the proposed fence is 10 feet or less**
- f. All other requirements of this Section are met**