

DEV-0033-2026
RESPONSE TO CITY STANDARDS

Section 6-3-6:2: Standards for Granting a Zoning Variance

1. *The variance is in harmony with the general purpose and intent of this Title and the adopted comprehensive master plan;*

One of the goals of the East Sector Update to the Comprehensive Plan (1998) is to provide a full range of public utilities for the City. The subject property is a public utility facility (wastewater pump station and base of operations) for the City's Department of Public Utility - Water. The proposed variance for a fence allows the facility to continue to provide adequate screening and security for critical electrical equipment.

2. *Strict enforcement of this Title would result in practical difficulties or impose exceptional hardships due to special and unusual conditions which are not generally found on other properties in the same zoning district.;*

The purpose of the proposed fence is to screen and secure a legally required emergency generator for the utility facility. The majority of properties in the R1A zoning district are single-family residential homes, which do not require this kind of equipment or screening and therefore do not experience significant hardship from this Title.

3. *The variance, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property.*

The proposed 8' tall fence would not alter the essential character of the neighborhood. There are several fences in the area that are of similar or greater height, including an existing 6' security fence on the subject property. Additionally, the rear yards of many properties align with Washington Street which is a major arterial. There are many 9' fences, which are permitted per Code, located along these rear property lines. Finally, this solid cedar board fence is similar in style to many residential rear yard privacy fences, better matching the neighborhood and avoiding the industrial look of a chain link or similar fence.

Section 6-3-8:2: Standards for Granting or Amending a Conditional Use

1. *The establishment, maintenance or operation of the conditional use will not be detrimental to, or endanger the public health, safety and general welfare;*

The subject property was granted a conditional use to operate as a public utility facility in the R1A district in 1961 per Ordinance 38-61. This water department facility provides a necessary service for public health, safety, and general welfare by routing sanitary sewer from the City's eastern area to be treated at the Springbrook Water Reclamation Center. The proposed amendment does not include any change in operations and supports the City's efforts to upgrade infrastructure to continue to serve a growing population.

2. *The conditional use will not be injurious to the use and enjoyment of other property in the immediate area for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;*

The front yard of the City's South Operation Center currently contains four medium-sized electrical enclosures of the vegetation-green color common to electrical enclosures around the City. The proposed fence will screen a new emergency generator located in the midst of these existing enclosures and of the same color and style. A small portion of the proposed generator will be visible from the roadway above the proposed 8' fence, but the addition will not substantially change the existing visual impact of this utility property (Figures 1 and 2). To further reduce the visual impact on the neighborhood, the planned landscaping update at the conclusion of this proposed installation will incorporate the goal of providing additional natural screening.



Figure 1. Looking at the west building wall from Washington Street



Figure 2. Looking at the west building wall from Washington Street with New Fence and Generator

3. *The establishment of the conditional use will not impede the normal and orderly development and improvement of the adjacent property for uses permitted in the district;*

Much of the property in the area is currently developed. The property to the north is developed with multi-family residential units while the properties to the south and west are developed commercially. The properties across the DuPage River to the east are developed with single-family residential homes. The proposed fence provides additional screening for the water facility property and will not impede any potential improvements on adjacent properties.

4. *The establishment of the conditional use is not in conflict with the adopted comprehensive master plan.*

One of the goals of the East Sector Update to the Comprehensive Plan (1998) is to provide a full range of public utilities for the City. The subject property is a wastewater pump station servicing the eastern area of the City (Figure 2) and a base of operations for the City's Department of Public Utility - Water. This amendment to conditional use is required to facilitate a capital improvement project upgrading the facility's emergency power generation to ensure that the facility can continue to provide complete service during a power outage.

When selecting the placement for the proposed generator, the design team considered the following:

- 1) Distance to the existing electric room, to minimize the length of the service conduit and cables.
- 2) Location of the current electric service equipment within the building. Equipment is mounted in the basement, along the west wall.
- 3) Accessibility for fuel trucks.
- 4) Grade elevations on the north side of the building.

After a thorough review of existing building layout and site conditions, it was determined that the optimal location for the proposed generator would be along the west side of the building, directly adjacent to the existing electric room. A solid board fence to screen the proposed generator was proposed at a height of 8' to balance structural stability under strong wind conditions with the need to minimize visual impact. A solid fence substantially higher than 8' would have compromised stability and, in being unusually tall, would not improve the visual character of this facility.



Figure 3. Tributary Area to South Operations Center Station