

PIN: 08-32-102-030

PROPERTY ADDRESS:
1800 S. WASHINGTON STREET
NAPERVILLE, IL 60565

PREPARED BY:
CITY OF NAPERVILLE
LEGAL DEPARTMENT
630/420-4170
400 SOUTH EAGLE STREET
NAPERVILLE, IL 60540

RETURN TO:
CITY OF NAPERVILLE
CITY CLERK/COMMUNITY SERVICES DEPT.
400 SOUTH EAGLE STREET
NAPERVILLE, IL 60540

PZC Case #DEV-0033-2026

ORDINANCE NO. 26 - ____

**AN ORDINANCE APPROVING A MAJOR CHANGE TO A CONDITIONAL USE
TO GRANT A VARIANCE FOR A FENCE IN THE R1A DISTRICT FOR THE
PROPERTY LOCATED AT 1800 S. WASHINGTON STREET**

RECITALS

1. **WHEREAS**, the City of Naperville Department of Public Utilities-Water ("Petitioner"), has petitioned for approval of a major change to a conditional use to grant a variance for a fence on the property located at 1800 S. Washington Street, Naperville, Illinois, legally described on Exhibit A and depicted on Exhibit B ("Subject Property").
2. **WHEREAS**, the owner of the Subject Property is the City of Naperville, 400 S. Eagle Street, Naperville, Illinois ("Owner").
3. **WHEREAS**, the Subject Property is currently zoned R1A (Low Density Single-Family Residence District) and is improved with a public service utility building.

4. **WHEREAS**, on June 19, 1961, a conditional use was approved to allow for a public service utility building and function in the R1A District on the subject property in accordance with Ordinance 38-061.
5. **WHEREAS**, in accordance with Section 6-3-8 of the Naperville Municipal Code, changes that result in a variance require a change to the approved conditional use.
6. **WHEREAS**, the Owner, as the Petitioner, is requesting approval of a major change to the conditional use for a public service utility in order to construct an 8-foot solid style fence located in the front yard on the Subject Property, which requires a variance in the R1A District.
7. **WHEREAS**, the proposed fence provides appropriate screening and security for a generator for the utility service building.
8. **WHEREAS**, the requested major change to a conditional use and variance meet the standards as provided in **Exhibit C** attached hereto.
9. **WHEREAS**, on July 15, 2026, the Planning and Zoning Commission conducted a public hearing to consider the requested major change to a conditional use and recommended approval of the Petitioner's request.
10. **WHEREAS**, the City Council of the City of Naperville has determined that the Petitioner's request should be granted as provided herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NAPERVILLE, DUPAGE AND WILL COUNTIES, ILLINOIS, in exercise of its home rule powers, as follows:

SECTION 1: The foregoing Recitals are incorporated as though fully set forth in this Section 1. All exhibits referenced in this Ordinance shall be deemed incorporated and made part hereof.

SECTION 2: A major change to a conditional use for a public service utility to allow the construction of an 8-foot solid style fence in the required front yard on the Subject Property, as depicted on the Site Plan attached to this Ordinance as **Exhibit D**, is hereby granted.

SECTION 3: The variance approved by this Ordinance shall expire within two (2) years from the effective date of this Ordinance unless a building permit has been obtained and the construction or alteration of the structure as specified in this Ordinance has been started.

SECTION 4: This variance shall be subject to revocation for failure to comply with all other applicable provisions set forth in the Naperville Municipal Code, as amended from time to time, and all other applicable laws.

SECTION 5: The City Clerk is authorized and directed to record this Ordinance with the DuPage County Recorder.

SECTION 6: If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision, shall not affect any of the remaining provisions of this Ordinance or any other City ordinance, resolution, or provision of the Naperville Municipal Code. Technical and minor substantive revisions as deemed acceptable to the City Attorney may be made to this Ordinance and to the exhibits hereto prior to recordation with the office of the Recorder in which the Subject Property is located within.

SECTION 7: This Ordinance shall be in full force and effect upon its passage and approval.

PASSED this _____ day of _____, 2026.

AYES:

NAYS:

ABSENT:

APPROVED this _____ day of _____, 2026.

Scott A. Wehrli
Mayor

ATTEST:

Dawn C. Portner
City Clerk