

EXHIBIT 1: 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. A public utility facility (a water reclamation plant) provides a necessary service for public health, safety, and general welfare. The proposed amendment does not include any change in operations.***

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 amendment to the conditional use is required because the petitioner is requesting a variance to install a 6' wooden privacy along the Washington Street property line. The proposed fence requires a variance per Section 6-2-12 (General Zoning Provisions: Fences) which states that only 4' open style fences are permitted in the front yard. The amendment to the conditional use to permit the variance will enhance the use and enjoyment of neighboring properties by enabling additional screening for the property.***

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 desired screening for the utility facility 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 public utility facility (wastewater pump station and base of operations) for the City's Department of Public Utility – Water. The property was granted a conditional use in 1961 per Ordinance 38-61. An amendment to the conditional use is required because the petitioner is requesting a variance for the height of the proposed fence. The proposed amendment is not in conflict with the goals of the Comprehensive Master Plan.***

EXHIBIT 8: 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 provide adequate screening and security for optimal operations.***

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 majority of properties in the R1A zoning district are single-family residential homes. The purpose of the proposed fence is to screen and provide security for the utility facility. Single-family residential homes would not face the same hardship.***

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 6' 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. The subject property is located on Washington Street, approximately 8/10ths of a mile south of 75th Street. At the intersection of 75th Street and Washington Street, there are sound walls that exceed 6'. 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.***