

# PLAN COMMISSION

## INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

### GLENBARD WASTEWATER AUTHORITY – 21W551 BEMIS ROAD

JULY 15, 2013

#### Title

PC 13-08

#### Petitioner

Glenbard Wastewater  
Authority (GWA)

#### Property Owner

Village of Glen Ellyn  
535 Duane St.  
Glen Ellyn, IL 60137

#### Property Location

21W551 Bemis Rd  
(05-24-301-007, 05-24-301-  
008, 05-24-301-009, 05-24-  
302-017, and 05-24-302-019)

#### Zoning

CR Conservation / Recreation

#### Existing Land Use

Wastewater Treatment Facility

#### Comprehensive Plan

Public & Institutional

#### Approval Sought

Four (4) foot fence height variation from to allow for the replacement of an existing chain link fence with barbed wire rap with a new eight (8) foot tall aluminum decorative spade top style fence, where four (4) feet is the maximum fence height permitted within thirty (30) feet of an improved public right-of-way.

#### Prepared By

Matt Panfil, AICP  
Senior Planner



LOCATION MAP

#### PROJECT DESCRIPTION

The petitioner is proposing to remove the segments of the existing chain link with barb wire fence along both Bemis Road and Sunnybrook Road in order to replace it with a new eight (8) foot tall aluminum ornamental spade top style fence. Two (2) gates will also be improved in order to match the proposed fence.

By replacing the chain link and barb wire fence with the aluminum ornamental fence the petitioner is seeking to maintain a high level of security while providing an aesthetic that is more consistent with the surrounding residential neighborhood.

#### APPROVAL(S) REQUIRED

Per Section 155.205 (A) (4) (c) of the Zoning Ordinance, “fences or walls within thirty (30) feet of an improved public right-of-way shall not exceed four (4) feet in height.”

The petitioner has requested relief from this regulation because the unique land use characteristics on-site demand an increased amount of security to not only protect municipal facilities, but also the health and safety of the general public.

#### EXISTING CONDITIONS

The subject property consists of five (5) parcels and is bounded by unincorporated properties to the north, south, and west. The East

## PROJECT STATS

### Lot & Bulk

Parcel Size: 26 acres  
Fence Length: 910'  
(to be replaced)

### Submittals

1. Petition for Public Hearing
2. Response to Standards for Variations
3. Project Narrative
4. Site Plan, prepared by Glenbard Wastewater Authority, undated and submitted 6/3/2013
5. Elevation, prepared by Specrail and dated 5/29/2013
6. Internal Cantilever Slide Gate and Ornamental Metal Fence System specification sheets, prepared by unknown, undated, and submitted 6/3/2013

Branch of the DuPage River runs parallel to the eastern property line. The existing six (6) foot tall chain link fence with barbed wire is thirty-five (35) years old and is in fair to poor condition.

## INTER-DEPARTMENTAL REVIEW

### **Building Division:**

The Building Division has no issues or concerns regarding the project.

### **Fire Department:**

The Fire Department has no issues or concerns regarding the project.

### **Private Engineering Services:**

The Private Engineering Services Division has no issues or concerns regarding the project.

### **Public Works:**

The Department of Public Works has no issues or concerns regarding the project.

### **Planning Services Division:**

#### *1. Surrounding Zoning & Land Use Compatibility:*

	<b>Zoning Districts</b>	<b>Land Use</b>
<b>North</b>	R-3 (DuPage County)	Single Family Residential
<b>South</b>	R-4 (DuPage County)	Single Family Residential
<b>East</b>	CR (Conservation / Recreation)	East Branch of the DuPage River
<b>West</b>	R-4 (DuPage County)	Single Family Residential

Although the existing use is not ideally compatible with the predominantly residential adjacent uses, the facility has already received a conditional use permit. Therefore, one of the primary challenges regarding this, and any future improvement, for the site is to provide aesthetics more sensitive to the context of the residential neighborhood.

#### *2. Comprehensive Plan Compatibility:*

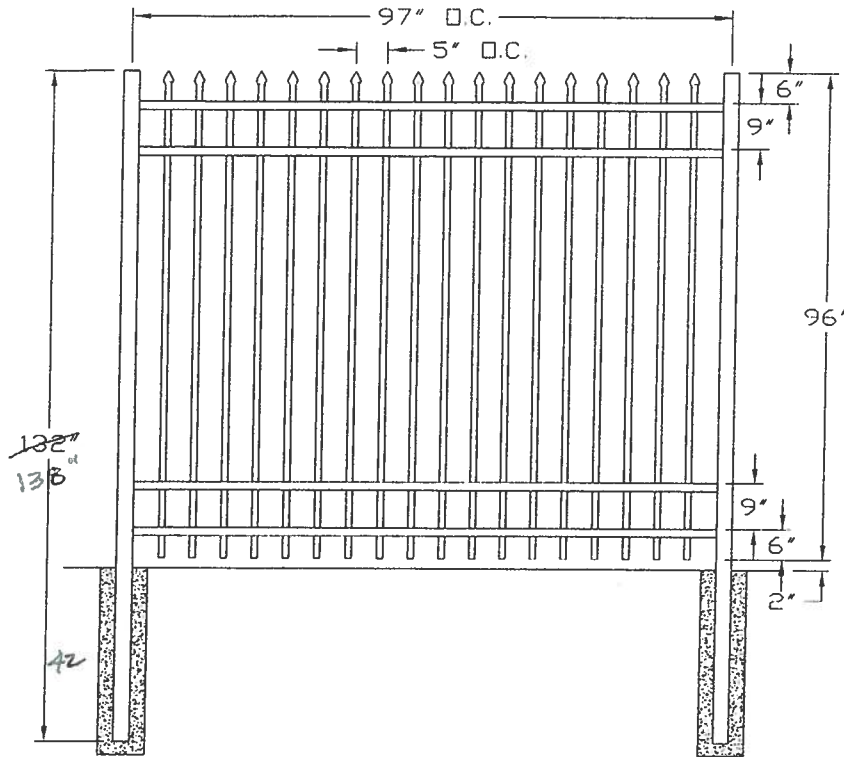
The Comprehensive Plan recommends public and institutional land uses for the subject property. Because there is no change in use proposed, the wastewater treatment facility remains consistent with the Comprehensive Plan.

**3. Zoning Ordinance Compatibility:**

With the exception of the above referenced fence height variation, the proposed project conforms to all other zoning regulations.

**4. Elevations**

Fully dimensions elevations are depicted below:



**5. Sample Images:**

The image on the bottom left is the existing six (6) foot tall chain link fence with barbed wire. The image on the bottom right is the same type of fence being proposed, and is currently being used at the Glenbard Wastewater Authority St. Charles Lift Station.





## **SITE HISTORY**

### **PC 78-12:**

On May 11, 1978 the subject site was annexed into the Village, rezoned to the Conservation / Recreation district, and was granted a conditional use permit for a municipal facility (wastewater treatment plant).

### **PC 92-23:**

On December 17, 1992 the subject site received conditional use approval for improvement and expansion of the existing wastewater treatment facility, a variation for a thirty (30) foot side yard setback where fifty (50) feet was required, and a variation of the Subdivision and Development Ordinance to provide for the expansion of the facility without the required public right-of-way improvements.

### **PC 12-02:**

On February 2, 2012 the subject site received conditional use approval for noncompliance with the requirements of the Zoning Ordinance pertaining to personal wireless service facilities as well as multiple variations for; use of barbed wire as part of a seven (7) foot tall fence; a personal wireless service facility without full landscape screening, a variation to allow for a personal wireless service facility in the CR district, a variation to allow for a personal wireless service facility in excess of forty-five (45) feet in height, and a variation to allow for a one hundred (100) foot high personal wireless service facility to be less than one hundred-five (105) feet from the nearest property line.

## **FINDINGS & RECOMMENDATIONS**

The need to provide the highest possible level of security for the site is clear. While the existing fence secures the site, it does so at the cost of a neighborhood character for surrounding properties. Although the proposed fence is twice the height of that required by the Zoning Ordinance, it is the opinion of staff that the petitioner has found a balance between improved neighborhood aesthetics and site security.

The Inter-Department Review Committee has reviewed the standards for variation for the requested fence height variation and finds that the proposed fence **complies** with the standards established by the Village of Lombard Zoning Ordinance, and that granting the fence height relief enhances the surrounding neighborhood and is in the public interest. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 13-08:

Based on the submitted petition, accompanying plans and elevations, and the testimony presented, the proposed fence complies with the standards established by the Village of Lombard Zoning Ordinance and that granting the fence height relief enhances the surrounding neighborhood and is in the public interest and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of PC 13-08, subject to the following conditions:

1. The petitioner shall construct the fence in conformance with (a.) The site plan prepared by Glenbard Wastewater Authority and undated; (b.) the dimensioned fence elevation prepared by Specrail and dated 5/29/2013; (c.) the specification sheets for the internal cantilever slide gates and ornamental fence system that were provided with the petition prepared by unknown and undated; (d.) the project narrative prepared by Glenbard Wastewater Authority and undated, and (e.) the relief shall be limited to a four (4) foot fence height variation from Section 155.205 (A) (4) (c) (i) of the Village of Lombard Zoning Ordinance to allow for the replacement of an existing chain link fence with barbed wire rap with a new eight (8) foot tall aluminum ornamental spade

top style fence, where four (4) feet is the maximum fence height permitted within thirty (30) feet of an improved public right-of-way and within the CR Conservation/Recreation Zoning District.

2. Construction of the above referenced fence shall require a building permit. Said permit will be reviewed in connection with the aforementioned conditions; and
3. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP  
Director of Community Development

c. Petitioner

**PC 13-08: Response to Standards for Variations (21W551 Bemis Road)**

- 1. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be applied.***

Because the wastewater treatment facility is a unique use it requires a unique site design that oftentimes does not as easily conform to traditional zoning regulations. If the strict letter of the regulations were to be applied a four (4) foot fence within thirty (30) feet of Bemis Road and Sunnybrook Road would be required. Such a fence is easily climbable and may not fully discourage potential trespassers who could put their own, and the general public's, safety at risk.

- 2. The conditions upon which an application for a variation is based are unique to the property for which the variation is sought, and are not generally applicable to other property within the same zoning classification.***

The property is unique because it serves an essential public service. The site conditions are unique to the Glenbard Wastewater Authority (GWA) and its purpose and are not applicable to other properties in general, let alone within the CR Conservation/Recreation Zoning District.

- 3. The purpose of the variation is not based primarily upon a desire to increase financial gain.***

The variation, if approved, would in no way increase financial gain. Rather, the purpose of the variation is to maintain public safety and welfare by regulating access to an essential public service. If any unauthorized personnel were to gain access to the site they could place themselves, as well as the community at large, in danger.

- 4. The alleged difficulty or hardship is caused by this ordinance and has not been created by any person presently having an interest in the property.***

By requiring a fence that is shorter than what would provide adequate security to an essential public service, the Zoning Ordinance has created a hardship for the GWA, which is responsible for operating a safe and reliable facility. In order to do so, the facility requires a certain level of security. If the security were breached there could be a tremendous negative impact to public welfare.

- 5. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.***

The variation, if approved, will help protect the overall public welfare by allowing the GWA to operate a safe and reliable wastewater treatment facility.

**6. *The granting of the variation will not alter the essential character of the neighborhood.***

The variation, if approved, would allow for the replacement of a deteriorating chain link fence with barbed wire. If anything, the new fence, constructed of higher quality wrought iron, will improve the essential, residential-oriented character of the neighborhood.

**7. *The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of the public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.***

The variation, if approved, would allow for an open style fence which would maintain the required level of visibility within all clear line of sight areas for pedestrian safety and it would not impair an adequate supply of light and/or air to adjacent properties. As the fence will be used to enclose an existing use, no increase in congestion on public streets is anticipated. The wrought iron fence material is non-combustible and is not a fire hazard. Finally, the open style and thin supports will not impair natural drainage or create any drainage problems.



SCALE:  
1"=175'

Legend

- Village Limits
- Subject Property



PC 13-08: 21W551 Bemis Road (05-24-301-007, 05-24-301-008, 05-24-301-009, 05-24-302-017, and 05-24-302-019)





## Glenbard Wastewater Authority

21W551 Bemis Road Glen Ellyn, Illinois 60137  
Telephone: 630-790-1901 – Fax: 630-858-8119

The Glenbard Wastewater Authority is requesting a 2 foot variance in height for our fence line that faces Bemis Road and Sunnybrook Road. We are a wastewater treatment facility which is located in a residential neighborhood. The improvements include removing and disposing of 910' of 35 year old 6' chain link fence with barbed wire rap on top with 910' of 8' aluminum ornamental spade top fence. This improvement will not only continue to provide the highest level of security, it will add an aesthetic appeal more fitting to the neighborhood. Our intent is to protect the site without having the institutional look of an industrial site located in a residential neighborhood.

The fence line of the property will not be modified with the new fence. Our intent is to remove and replace the fence at the same set back that has been in place since the regionalization of the facility in 1978. The two gates will be improved as well to match the proposed new fence.



Existing 35 Year Old 6' Chain Link Fence

Proposed 8' Alum Ornamental Spade Top Fence  
Fence is existing at our St. Charles Lift Station  
Fence is specified for our Valley View Lift Station  
Project