

**VILLAGE OF WESTMONT PLANNING AND ZONING COMMISSION**  
**FINDINGS OF FACT**

**PUBLIC HEARING OF JANUARY 9, 2019**

**P/Z 19-001 – Westmont Park District, regarding 200 East Quincy Street, Westmont**

Request for a variance to allow a fence in the front yard which exceeds the maximum fence height allowed in the R-5 General Residence District.

***CRITERIA NO. 1:** The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.*

**FINDINGS OF FACT:** The property currently contains a 6’ chain link fence in the front yard with a tan windscreen to shield interior operations from adjacent residential properties. The Applicant proposes to install an identical 6’ chain link gate to the existing fence for security reasons and for further screening of the operations on the property. The property cannot maintain adequate security, cannot sufficiently screen operations, and thus cannot yield a reasonable return without this variance.

***CRITERIA NO. 2:** The plight of the owner is due to unique circumstances.*

**FINDINGS OF FACT:** A virtually identical variance for fence height was recently granted for the proposed Village of Westmont Public Works expansion and improvement on Burlington Avenue. The reasons for this variance request are identical to the reasons set forth by the Village for its variance request.

***CRITERIA NO. 3:** The variation, if granted, will not alter the essential character of the locality.*

**FINDINGS OF FACT:** The proposed variance will serve an important purpose of shielding the Park District maintenance operations from surrounding residential properties. Thus, this proposed 6’ gate will help preserve the essential character of the area. The proposed gate will match the existing chain link fence and windscreen located in the front yard of the property.