

Public participation is invited on each agenda item prior to the Board's deliberation. **When called upon, please approach the microphone and state your name and the address where you live. Kindly limit your remarks to three (3) minutes.**

Special Meeting

**VILLAGE OF VILLA PARK
Village Hall, Board Room Chambers
20 S. Ardmore Avenue
Villa Park, IL 60181**

Planning and Zoning Commission

December 14, 2021

7:30 PM

Chairman Jason Jarrett

Commissioners: Larry Calvert, Edward Hofstra, Kenneth Jackson, Eric Luedtke, Michael Orłowski, Dominick Romano, Justin Shlensky and Louis LeMieux

- 1. Call to Order - Roll Call**
- 2. Zoning Text Amendments to Article 6, Section 6.12. – Outdoor Storage Containers in Non-Residential Property**
 - 2.a 6.12.A. Temporary outdoor storage containers
 - 6.12.B. Permanent outdoor storage containers in non-residential property
 - 14.2.22.F. Shipping Container Definition
 - [Memo on Zoning Ordinance - Storage Containers Discussion 12-14-2021 Special Meeting.pdf](#)
- 3. Public Comments**
- 4. Adjournment**

Next Regular Planning and Zoning Meeting is January 13, 2022

The Villa Park Village Hall is subject to the requirements of the Americans with Disabilities Act of 1990. An elevator is operational at the north side entrance to the Village Hall during normal work hours and also during evenings. Individuals with special needs are requested to contact the Village's Compliance Officer at (630) 834-8500 so that reasonable accommodations can be made for those persons.

Planning and Zoning Commission Agenda Item Report

Meeting Date: December 14, 2021

Submitted by: Consuelo Arguilles

Submitting Department: Planning and Zoning Commission

Item Type: Business (Commission Only)

Agenda Section: Zoning Text Amendments to Article 6, Section 6.12. – Outdoor Storage Containers in Non-Residential Property

Subject:

6.12.A. Temporary outdoor storage containers

6.12.B. Permanent outdoor storage containers in non-residential property

14.2.22.F. Shipping Container Definition

Suggested Action:

Attachments:

[Memo on Zoning Ordinance - Storage Containers Discussion 12-14-2021 Special Meeting.pdf](#)

Village of Villa Park

Community Development Department, 11 W. Home Avenue, Villa Park, IL 60181



TO: Planning and Zoning Commission
FROM: Community Development Department
DATE: December 8, 2021
RE: Discussion of Outdoor Storage Containers, Article 6, Sections 6.12.A., 6.12.B. and 14.2.22.F. of the Zoning Ordinance (Appendix C)

For your review and discussion at the December 14, 2021 Special Meeting of the Planning and Zoning Commission, below are proposed changes received regarding outdoor storage containers:

1. STRIKE 6.12 A.2 There may be no more than one temporary outdoor storage container per property.
2. STRIKE 6.12 A.5 No temporary outdoor storage container may remain on the subject property for more than sixty (60) consecutive days per year.
 - a. REPLACE WITH: No temporary outdoor storage container may remain on the subject property for more than ninety (90) consecutive days per year.
3. STRIKE 6.12 A.6 Temporary outdoor storage containers may not exceed eight (8) feet in height or cover an area of more than one hundred thirty (130) square feet.
 - a. REPLACE WITH: Temporary outdoor storage containers may not exceed ten (10) feet in height or cover an area of more than two hundred (200) square feet.
4. STRIKE 6.12 A.7 Temporary outdoor storage containers must be placed only on a driveway or other hard surface.
5. STRIKE 6.12 A.13 Temporary outdoor storage containers may not be used for the purpose of conducting business or selling merchandise.
 - a. REPLACE WITH: Temporary outdoor storage containers may not be granted occupancy for purposes of habitation or conducting business.
6. STRIKE 6.12 B.4 Placed on a paved surface;
7. STRIKE 6.12 B.7 Screened from public view with a privacy screen (e.g. fence), landscaping or similar methods;
 - a. REPLACE WITH: Screened from public view with a privacy screen (e.g. fence), landscaping or similar methods or painted;
8. STRIKE 6.12 B.13 May not be used for the purpose of conducting business or selling merchandise.
 - a. REPLACE WITH: May not be granted occupancy for purposes of habitation or conducting business.
9. STRIKE 14.2.22 F Shipping container is a standard reusable vessel, designed without an axle or wheels which was:
 - a. REPLACE WITH: Shipping container: A type of outdoor storage container, is a standard reusable vessel, designed without an axle or wheels which was:

Background information includes receiving an anonymous complaint in 2020 of about thirty properties throughout the Village with shipping containers on their property. Upon review and follow-up, the Community Development Department found about ten businesses with either no containers or with containers that were being used on a temporary basis for seasonal sales, and issued approximately twenty notices to properties that were found to have containers on their property in violation. At that time, former Village president Al Bulthuis and Village Manager provided direction to work with the businesses to resolve. The direction given to the Director of Community Development

was to prepare text revisions relating to containers that would allow the use of containers as long as they were located in the rear of the commercial property and screened by landscape or fencing.

Recent inspections found 30 properties throughout the Village with permanent storage containers.

On October 11, 2021 the Village Board approved text amendments that permit storage containers subject to code requirements, as stated below:

Sec. 6.12. - Outdoor Storage Containers in Non-Residential Property

A. Temporary outdoor storage containers subject to the following supplemental regulations:

- 1. A permit is required for any temporary outdoor storage container.*
- 2. There may be no more than one temporary outdoor storage container per property.*
- 3. Stacking of temporary outdoor storage containers is prohibited.*
- 4. The subject property must be occupied by a principal building.*
- 5. No temporary outdoor storage container may remain on the subject property for more than sixty (60) consecutive days per year.*
- 6. Temporary outdoor storage containers may not exceed eight (8) feet in height or cover an area of more than one hundred thirty (130) square feet.*
- 7. Temporary outdoor storage containers must be placed only on a driveway or other hard surface.*
- 8. When placed on the driveway within a front or corner side yard, the container must be located so that pedestrian and vehicular traffic is not obstructed and so that the view of an operator of a motor vehicle entering or exiting a right-of-way is not obstructed.*
- 9. Temporary outdoor storage containers may not be placed on public property or in a location that obstructs traffic visibility.*
- 10. Temporary outdoor storage containers may display no signs other than the name, address and telephone number of the person or firm engaged in the business of renting or otherwise placing the temporary outdoor storage containers.*
- 11. Temporary outdoor storage containers must be maintained in a good state of repair, free from rust, peeling paint and other forms of visible deterioration.*
- 12. Temporary outdoor storage containers may not be used for the storage of hazardous, flammable or toxic materials.*
- 13. Temporary outdoor storage containers may not be used for the purpose of conducting business or selling merchandise.*

B. Permanent Outdoor Storage Containers in Non-Residential Property

Shipping containers used for permanent outdoor storage in non-residential property subject to the following supplemental regulations:

- 1. A permit is required for any permanent outdoor storage container;*
- 2. The subject property is occupied by a principal building;*
- 3. Placed behind the front wall of a principal building;*
- 4. Placed on a paved surface;*
- 5. Placed outside of required side and rear yard setbacks;*
- 6. Stacking of outdoor storage containers is prohibited;*
- 7. Screened from public view with a privacy screen (e.g. fence), landscaping or similar methods;*
- 8. Does not take up required parking;*
- 9. May not be placed on public property or in a location that obstructs traffic visibility;*

10. *May not display any signs, including the name, address and telephone number of the person or firm engaged in the business of renting or otherwise placing the outdoor storage containers.*
11. *Must be maintained in a good state of repair, free from rust, peeling paint and other forms of visible deterioration;*
12. *May not be used for the storage of hazardous, flammable or toxic materials; and*
13. *May not be used for the purpose of conducting business or selling merchandise out of or within.*

ARTICLE 14. - MEASUREMENTS AND DEFINITIONS

14.2.22. - Words and Terms Beginning with "S"

- F. Shipping container is a standard reusable vessel, designed without an axle or wheels which was:*
1. *Originally, specifically, or formerly designed for or used in the packing, cargo, movement or transportation of freight, articles, goods or commodities, and/or*
 2. *Designed for/or capable of being mounted or moved on a rail car, truck trailer or loaded on a ship.*

Feedback is requested from the Planning and Zoning Commission regarding the requested zoning changes. The requested text amendments would require public notice and hearing and recommendation at a Planning and Zoning Commission meeting according to Section 11.2. of the Village Code. The Village Board would take final action.