
**VILLAGE OF SUGAR GROVE
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
FROM: WALTER MAGDZIARZ, COMMUNITY DEVELOPMENT DIRECTOR
RENEE HANLON, ZONING ADMINISTRATOR
SUBJECT: DISCUSSION: AMENDING ZONING ORDINANCE TO ALLOW SHIPPING CONTAINERS IN CERTAIN DISTRICTS
AGENDA: NOVEMBER 6, 2018 VILLAGE BOARD MEETING
DATE: NOVEMBER 2, 2018

ISSUE

Shall the Village Board discuss an Ordinance amending the Zoning Ordinance to add a definition of “shipping container” and add same to the table of Permitted Accessory Use, Structures, and Buildings.

DISCUSSION

The Village Board previously discussed this matter at its May 15, 2018 meeting and expressed interest in considering additional regulations for installations that involved tenures greater than 30 days but were not permanent.

Upon further evaluation, Village staff is of the opinion that if the permanency of shipping containers used for storage is the principal concern then they should be treated as temporary uses. The current maximum of 30 days may be impractical for industrial or workspace kind of applications and Village staff suggests a 180 day maximum for locations in A-1, M-1 and I-1 districts and, where permitted, shipping containers used for storage purposes are required to comply with the following conditions and requirements:

- a. Shall be located within an enclosed outdoor storage yard.
- b. Shall not be stacked vertically, stored on end, joined or interconnected.
- c. Shall be located at least ten (10) feet from any building and comply with parking setbacks.
- d. Shall not be placed directly on soil, organic material, or poorly drained area.
- e. Shall not occupy or cause the reduction of required off-street parking or loading spaces on the premises.
- f. Shall not exceed 10 feet in height, 10 feet in width, and 40 feet in length.
- g. Shall have no wall openings, except the access door opening.
- h. Shall not be used for the storage of flammable/combustible liquids or hazardous materials.
- i. Shall not be located so as to block, obstruct or reduce any required exits, windows, vent shafts on the premises.

- j. Shall not be used for human occupancy.
- k. Shall be factory built.
- l. Shall not be connected to a power source.
- m. Shall not be modified by adding windows or electrical, plumbing or mechanical improvements, and shall be considered as non-habitable structures. The addition of roof-mounted ventilation turbines and the replacement or modification of the original doors shall be permitted, however, subject to the approval of the Building Official.
- n. Shall be modified to provide a panic bar inside the door and ventilation.
- o. Shall be uniformly painted a solid dark color, no graphics or commercial message other than DOT markings required by law is permitted, and corrosion shall be covered or repaired.
- p. Number. The maximum number of shipping containers on a lot shall be 1 per 10,000 square feet of rear yard area but not more than three (3).

Be advised, the Village staff is currently processing a Special Use permit application for the Sugar Grove Fire Protection District to permit an accessory training structure utilizing shipping containers. In this instance, the Special Use permit is required because of the accessory structure and underlying zoning district, not due to the construction using shipping containers.

COSTS

There are no costs associated with discussing the proposal.

RECOMMENDATION

That the Village Board provide any additional input and direction necessary in order to prepare an Ordinance.