

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

TEXT AMENDMENTS TO THE ZONING ORDINANCE – CARGO CONTAINERS

July 20, 2026

Title

PC 26-13

Petitioner

Village of Lombard
255 E. Wilson Avenue
Lombard, IL 60148

Property Location

Village-wide (CR district)

Approval Sought

The petitioner, the Village of Lombard, is requesting text amendments to Village Code Chapter 155 (Zoning Code) as it relates to cargo containers in the Conservation and Recreation District.

Prepared By

Tami Urish, Planner I

DESCRIPTION

The Community Development Department periodically reviews the Zoning Ordinance to ensure that Lombard's land development regulations reflect the priorities of the Village as well as best practices. Proposed amendments include new regulations for cargo containers as accessory buildings in the Conservation and Recreation (CR) district while further defining this use as related to Off-Street Loading and Definitions.

APPROVAL(S) REQUIRED

The petitioner, the Village of Lombard, is requesting text amendments to Village Code Chapter 155, Zoning Code, and any other relevant sections for clarity and consistency. Proposed amendments include the following:

1. Amend Section 155.210 of the Village Code, Accessory Uses, Activities, Buildings and Structures, to allow cargo containers to be allowed as an accessory building in the CR District.
2. Amend Section 155.603(C) of the Village Code, Off-Street Loading, Cargo Container Regulations, to allow cargo containers to be allowed as an accessory building in the CR District.
3. Amend Section 155.802 of the Village Code, Rules and Definitions, to further define cargo containers.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comments regarding the proposed text amendments to the Village Code.

Fire Department:

The Fire Department has no comments regarding the proposed text amendments to the Village Code.

Private Engineering Services:

Private Engineering Services has no comments regarding the proposed text amendments to the Village Code.

Public Works:

The Department of Public Works has no comments regarding the proposed text amendments to the Village Code.

Planning Services Division:

Staff proposes the limited use of cargo containers as accessory buildings in the Conservation and Recreation District only. The CR District provides for the location of public parks, forest preserves, and other open space uses in the Village. Permitted uses in the CR District include parks and playgrounds, outdoor recreational uses such as golf courses and tennis courts, and public schools. Conditional uses include cultural facilities, cemeteries, private schools and accessory uses/buildings.

The intended use of accessory buildings in the CR District would be for storage, concessions, press box, shelter and other recreation related activities. Use as a dwelling unit shall be prohibited. Some advantages for using cargo containers in place of traditional wood accessory buildings are the following:

1. Extreme durability from weather
2. High security against break-ins and vandalism
3. Resistant to pests such as bugs and rodents
4. Mobility
5. Repurposing cargo containers is ecofriendly by extending the life of the constructed materials.

The proposed use of a cargo container as an accessory building would require a permit for review of structural installation and location. Restrictions include a minimum setback of fifty (50) feet per Section 155.404(F)(4) and Section 155.210 for height of seventeen (17) feet that are applicable to all accessory buildings Village wide.

EXISTING & PROPOSED REGULATIONS

The proposed text amendments are as follows. Additions are denoted by **bold and underline**. Deletions are denoted by a ~~strike through~~.

§ 155.210 - Accessory uses, activities, buildings, and structures.

- (A) General requirements. The following restrictions on accessory buildings, structures and uses apply to all zoning districts.
- (1) Time of construction. No accessory building or structure shall be constructed on any lot prior to the time of construction of the principal building to which it is accessory.
 - (2) Yard requirements for accessory structures and uses.
 - (a) Unless otherwise provided for in this Chapter, no accessory building, structure or use shall be located in a required front, corner side or interior side yard.
 - (b) In Single-Family Residential Districts (R0, R1 and R2), all detached accessory buildings shall be located behind the front wall of the principal building that is nearest to the front lot line.
 - (c) On a through lot within the R0, R1 or R2 Single-Family Residence District that takes driveway access from the same right-of-way as both adjacent properties, the lot line opposite the access right-of-way shall be treated as a rear lot line for purposes of accessory structure placement. This provision shall not apply if either of the adjacent properties takes driveway access from a right-of-way other than that accessed by the subject property.
 - (d) In the Conservation and Recreation District (CR), the use of cargo containers as an accessory building shall meet the provisions of 155.404(F)(4), 155.210 and 155.603.**

§ 155.603 - Off-street loading.

- (C) Cargo container regulations.
- (1) General provisions. Cargo containers, as defined by § 155.802 shall be restricted as follows:

- (a) *Properties in residential districts.* Excluding the provisions of subsection 155.603(C)(2), the placement of cargo containers on residentially zoned property (R0 through R6) shall be prohibited.
- (b) *Properties in commercial or office districts.* The placement of cargo containers on commercial and office districts (B1, B2, B3, B4, B4A, B5, B5A and O) shall be restricted to designated loading berth areas meeting the provisions enumerated in subsection 155.603(A). In no instance shall cargo containers be placed in front of the front wall of a principal building.
- (c) *Properties in the Limited Industrial District.* The placement of cargo containers within the Limited Industrial District shall be restricted to:
 - (i) A concrete or asphalt surfaced area meeting the provisions established in subsection 155.603(A)(4) and within the buildable area of the lot; or
 - (ii) Designated loading berth areas meeting the provisions enumerated in subsection 155.603(A).

In no instance shall cargo containers be placed in front of the front wall of a principal building.
- (d) **Properties in the Conservation and Recreation District. A cargo container may be structurally modified or stacked to serve as an accessory building. The placement of cargo containers in the Conservation and Recreation District shall be restricted to the use as an accessory building meeting the provisions enumerated by 155.404(F)(4) and 155.210.**

§ 155.802 - Rules and definitions.

Cargo 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.
- (3) **Use as a dwelling unit shall be prohibited.**

STANDARDS FOR TEXT AMENDMENTS

For any change to the Village Code, the standards for text amendments must be affirmed. The standards are noted below:

1. *The degree to which the proposed amendment has general applicability within the Village at large and not intended to benefit specific property;*

The proposed text amendments are applicable to properties in the CR District.

2. *The consistency of the proposed amendment with the objectives of this ordinance and the intent of the applicable zoning district regulations;*

The proposed text amendments are consistent with the objectives of the Village Code. The stated purpose of the Zoning Code is to promote health, safety, and the general welfare. More specifically, the Zoning Ordinance seeks to encourage a beneficial arrangement of structures and other improvements in the CR district. The proposed amendments advance this purpose.

3. *The degree to which the proposed amendment would create nonconformity;*

Staff is not aware of any nonconformities that would be created as a result of the text amendments.

4. *The degree to which the proposed amendment would make this ordinance more permissive;*

The proposed amendment would make the ordinance less permissive by prohibiting cargo containers in the CR District.

5. *The consistency of the proposed amendment with the Comprehensive Plan; and*

Staff finds that the proposed amendments would be consistent with the Comprehensive Plan.

6. *The degree to which the proposed amendment is consistent with village policy as established in previous rulings on petitions involving similar circumstances.*

The Village has a history of amending the Village Code to address changing circumstances or to provide clarity. The proposed amendments are consistent with established Village policy in this regard.

FINDINGS & RECOMMENDATIONS

Based on the above findings, the Inter-Departmental Review Committee has reviewed the petition and finds that it meets the standards required by the Village Code. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending approval of this petition:

Based on the submitted petition and the testimony presented, the requested text amendments **comply** with the standards required by the Village of Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission accept the findings and recommendations of the Inter-Departmental Report as the findings of the Plan Commission and I recommend to the Corporate Authorities **approval** of PC 26-13.

Inter-Departmental Review Committee Report approved by:



Trevor Dick, FAICP

Director of Economic Development and Planning

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