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ORDINANCE NO. F-1018

AN ORDINANCE AMENDING THE TEXT OF THE WHEATON ZONING ORDINANCE – ARTICLES II AND XXIV, TEMPORARY OUTDOOR STORAGE UNITS

WHEREAS, the City of Wheaton, Illinois ("City"), has determined it to be in the best interests of the City and its residents to consider certain amendments to the text of the City Zoning Ordinance; and

WHEREAS, pursuant to notice as required by the Illinois Municipal Code and the City Zoning Ordinance, a public hearing was conducted by the Wheaton Planning and Zoning Board on March 8, 2005, to consider a certain text amendment pertaining to outdoor portable storage units; and the Wheaton Planning and Zoning Board has recommended approval of the text amendment.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Wheaton, Du Page County, Illinois, pursuant to its home rule powers, as follows:

Section 1: The Wheaton Zoning Ordinance text is amended by amending Articles II and XXIV by adding the following provisions:

"Article II, Definitions:

Outdoor Storage Unit, Temporary Portable. A temporary outdoor portable storage unit means any unit including but not limited to, a trailer, box, or other shipping container, which is typically rented to owners or occupants of property for their temporary outdoor storage use and which is delivered and removed by truck.

Article XXIV, Accessory Uses and Home Occupations:

3. Temporary Uses – All Residential Districts. Temporary portable outdoor storage units are permitted subject to the following:

- a. There shall be no more than one (1) portable outdoor storage unit per property. Stacking of portable outdoor storage units on top of each other is not permissible.
- b. The property must be occupied by a principal building.
- c. No portable outdoor storage unit shall remain on the property for more than thirty (30) consecutive days and shall not be placed on the property for more than a total of thirty (30) days in any calendar year.
- d. Portable outdoor storage units shall not exceed eight (8) feet in height and 130 square feet in size.

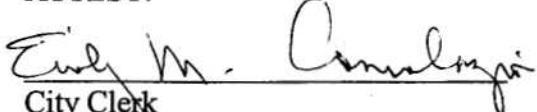
- e. Portable outdoor storage units shall be placed only on the driveway or other hard surface.
- f. Portable outdoor storage units shall not be placed on public property or in a location that obstructs traffic visibility.
- g. Portable outdoor storage units shall have no signage other than the name, address and telephone number of the person or firm engaged in the business of renting or otherwise placing the portable outdoor storage units.
- h. No permit or permit fees shall be required for any portable outdoor storage unit.
- i. Portable outdoor storage units shall be maintained in a good state of repair, free from rust, peeling paint and other forms of visible deterioration.”

Section 2: In all other respects, the Wheaton Zoning Ordinance is ratified and remains in full force and effect.

Section 3: All ordinances or parts of ordinance in conflict with these provisions are repealed.

Section 4: This ordinance shall become effective form and after its passage, approval, and publication in pamphlet form in the manner prescribed by law.

ATTEST:


Emily M. Annenberg
City Clerk


James Carr

Mayor

Ayes: Roll Call Vote
Councilman Mouhelis
Councilman Bolds
Councilwoman Corry
Councilman Johnson
Mayor Carr
Councilwoman Johnson
Councilman Mork

Nays: None

Absent: None

Motion Carried Unanimously

Passed: April 4, 2005
Published: April 5, 2005