

BEST PRACTICES FOR CARGO CONTAINERS FACILITIES

1. **Access:** Cargo containers on or off a chassis may not be stored in a manner that impedes access to public right of ways, public utility or drainage easements, adjacent structures, or buildings. Access aisles shall be at least 18 feet wide when utilized as one-way, or 24 feet wide when utilized for two-way travel.
2. **Lighting:** Cargo container facilities shall provide adequate lighting on site including at all entrances and exits. A lighting plan must be submitted and approved in conjunction with a special use permit. The lighting plan must illustrate adequate illumination on the property to allow for safe and efficient movement and monitoring during evening hours. Lighting shall not affect adjacent properties. The lighting plan submitted shall contain photometrics that do not allow lighting “splash” onto adjacent properties. All lighting shall be properly shielded.
3. **Materials stored:** Materials stored in the cargo containers shall not include any material that would be required to be placarded as Class 7 (radioactive) according to the U. S. Department of Transportation (DOT) Emergency Response Guidebook (ERG). All other materials stored at the facility should be properly placarded according to the ERG. Each terminal manager shall maintain adequate and current bills of lading for the contents of all containers stored on site.
4. **Minimum Lot Size:** Cargo container facilities shall have a minimum lot size of twenty (20) acres.
5. **Noise:** Cargo container facilities shall make every effort to contain noise within the site. In the event noise becomes excessive, it shall be treated accordingly as a public nuisance violation in accordance with each governmental unit’s ordinances.
6. **Paving:** Cargo container facilities shall be paved in accordance with the each governmental unit’s standards, including drainage and storm water detention. The paving must consist of asphalt, concrete, or other materials found to be acceptable to each governmental unit’s ordinances. Gravel, grindings, or tar and chip surfaces are not allowed. All paving shall meet the minimum standards of the Illinois Department of Transportation standard specifications for road and bridge construction, latest edition.
7. **Parking:** No portion of any required off-street parking or loading/unloading areas shall be used for the storage of cargo containers or similar storage devices. The minimum amount of off-street parking spaces shall be one per employee, but not less than six (6) spaces, and one space per 500 sq. ft of gross floor area of any structure located on site.
8. **Payment in Lieu of Taxes (P.I.L.O.T.):** A payment in lieu of taxes may be required in conjunction with the issuance of a special use permit. A P.I.L.O.T. may be based upon the use of the land with a building meeting the requirements of the underlying zoning district. The P.I.L.O.T. is the difference between the amount of general real estate taxes paid by the Developer for the prior tax year

and the maximum real estate taxes that would be anticipated based upon a maximum building meeting the requirements of the underlying zoning district.

9. Screening and Landscaping: Screening shall be provided within a landscape easement, a minimum width of 100-feet, adjacent to public right-of-ways and non-industrial districts. Screening shall be a combination of fencing, berming, natural vegetation and landscaping in accordance with each governmental unit's standards. A berm shall contain a 3:1 slope and a minimum height of fifteen (15) feet. The screening shall be accomplished with continuous berming (no greater than 3:1) and installation of plant material. At least 50% of the required landscape area shall be landscaped with trees. Such landscaping shall consist of a minimum of seven evergreen trees, a minimum of six feet tall, four ornamental trees a minimum of six feet tall, three shade trees, two inches in diameter as measured six inches above the ground and thirty evergreen or deciduous shrubs at least 36 inches high for every one hundred linear feet adjacent to the right of way or non-industrial district. A listing of the number and species of parkway trees to be provided pursuant to this ordinance shall be submitted along with the required landscaping in conjunction with a special use permit. Installation of a decorative wood fence between four foot and eight foot high may be required in addition to the berm and landscaping if determined necessary by each governmental unit's ordinances.

- Perimeter Landscaping shall include a berm with landscaping which includes: one deciduous, one evergreen, ten shrubs, per 100 lineal feet and ground cover. A listing of species and number of landscaping material must be provided on the landscaping plan. Trees must have a minimum 2-inch caliper diameter measured at 6 inches above ground. Shrubs must have a minimum height of 24 inches. Landscaping must be installed prior to a Certificate of Occupancy. Applicants are not allowed to substitute fencing in lieu of landscaping and berming requirements. Any fencing that is provided shall be located inside the required landscaping.
- Parkway Landscaping shall include one tree per forty feet of frontage on a right-of-way. Minimum caliper shall be 2 inches. Parkway landscaping is required in addition to perimeter landscaping along each side of the site that abuts a public right-of-way.
- Maintenance of Perimeter and Parkway Landscaping shall be the responsibility of the property owner and shall not be allowed to become unsightly.

10. Separation distance:

- a. No storage of a cargo container shall be closer than 1000 feet from any property zoned or used for residential land uses or be stored closer than thirty (30) feet to any existing structure or building on site.
- b. No side-by-side grouping shall exceed twenty (20) containers in width and no end-to-end grouping shall exceed two (2) containers in length. The

interiors of all containers in a grouping shall be accessible from the outside of the grouping. Thirty (30) foot paved access drives shall be maintained at all times on all sides of a grouping.

11. Signage: No signage, other than company identification logos, shall be allowed on any cargo container unless approved in accordance with each governmental unit's sign ordinance. Facility identification signage, directional signage, or other signage must conform to each governmental unit's sign ordinance including height, size, style, visibility, and other applicable requirements.

12. Site Plan: A site plan must be submitted in conjunction with the special use permit. A site plan shall meet each governmental unit's site plan requirements with a minimum of quantities or volume of cargo containers, location of all ingress and egress and cross access, any proposed structures, floodplain and/or natural features, parking, and landscape easements.

13. Stacking Height: Cargo containers shall not be stacked more than three units high. When stacked, an additional thirty (30) feet shall be added to all setbacks for each additional level of stacked containers.

14. Traffic Analysis: A traffic analysis plan must be submitted in conjunction with a site plan and special use permit.

Cargo Container Facility Checklist

- ___ 1. Does the site have sufficient access from public right-of- ways?
- ___ 2. For separation distance, is the cargo container more than 1000 feet from any residentially zoned property?
- ___ 3. Does the facility have adequate insurance and can provide a certificate of insurance prior to the issuance of a special use permit?
- ___ 4. Is the location of the facility in the most intense industrial/manufacturing zoning district?
- ___ 5. Have you submitted a lighting plan for the site?
- ___ 6. Is the lot size a minimum of 20 acres?
- ___ 7. Does the proposed paving consist of asphalt, concrete or other approved materials?
- ___ 8. Is the amount of off-street parking spaces proposed at least one per on-site employee?
- ___ 9. What type of water system are you using (well and septic, municipal, etc.)?
- ___ 10. Does the site plan provide adequate means for emergency vehicles to access cargo containers?
- ___ 11. Is proper signage used?
- ___ 12. What type of materials is being stored?
- ___ 13. Has a site plan been included?
- ___ 14. Do all buildings meet height requirements?
- ___ 15. Has a traffic study been submitted?
- ___ 16. Has a landscape plan been included?
- ___ 17. Does your facility have technology systems to monitor/track movement of cargo containers?