

PUBLICATION OF:

ORDINANCE NO. 25-029

**AN ORDINANCE AMENDING TITLE 11 CHAPTER 129F AND TITLE 15 CHAPTER 154
OF THE SCHAUMBURG VILLAGE CODE WITH REGARD TO EXTERIOR STORAGE
FOR AUTO REPAIR BUSINESSES**

CASE NO. Z2404-01

ADOPTED: MARCH 11, 2025

**PUBLISHED IN PAMPHLET FORM PURSUANT TO AUTHORIZATION AND DIRECTION OF
THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG ON**

MARCH 12, 2025

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WHEREAS, the Village of Schaumburg, as a home rule unit of local government as provided by Article VII, Section 6 of the Illinois Constitution of 1970, has the authority to exercise any power and perform any function pertaining to its government and affairs, except as limited by Article VII, Section 6 of the Illinois Constitution of 1970; and

WHEREAS, the Village of Schaumburg currently regulates auto repair businesses within the Village, and desires to make certain amendments to said regulations; and

WHEREAS, the Village of Schaumburg Zoning Board of Appeals held a public hearing on February 26, 2025, wherein they recommended the changes to Title 15 Chapter 154 contained herein; and

WHEREAS, the Village of Schaumburg finds it in the best interests of the Village to amend the Village Code to provide for the same;

**NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF SCHAUMBURG:**

SECTION ONE: The recitals above shall be and are hereby incorporated in this Section 1 as if restated herein.

SECTION TWO: That Title 11, Chapter 129F, Section 1239F.01(B) of the Schaumburg Village Code is hereby be amended to delete the definition of “Storage Yard”.

SECTION THREE: That Title 11, Chapter 129F, Section 129F.05 of the Schaumburg Village Code is hereby be amended to read in its entirety as follows:

“§ 129F.05 OFF-STREET PARKING AND CIRCULATION.

- (A) Circulation in parking lots shall not be impeded and drive aisles shall not be blocked.
- (B) Vehicles must be parked in a striped parking space.
- (C) Exception: The director of community development or designee has the authority to approve an exception to this requirement if the auto repair establishment can demonstrate a unique circumstance and illustrate why stadium/tandem parking operates efficiently on their lot. A licensee may submit an exception request in writing for consideration, articulating the reason(s) why vehicles cannot be parked in a striped parking space. If approved, the exception would expire on December 31 and must be renewed annually with the license. Any exception granted under this provision is conditioned on there being no disruption or interference with nearby businesses.”

SECTION FOUR: That Title 11, Chapter 129F, Section 129F.06 of the Schaumburg Village Code is hereby amended to read in its entirety as follows:

“§ 129F.06 STREET PARKING LIMITATION.

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Street parking for businesses subject to the chapter shall be limited to employee and customer parking only. Street parking shall not be used for storage of vehicles. Businesses are prohibited from parking vehicles on the street after the "custody" of the vehicle has been taken by the business."

SECTION FIVE: That Title 11, Chapter 129F, Section 129F.07 of the Schaumburg Village Code is hereby amended to read in its entirety as follows:

"§ 129F.07 SERVICE AND STORAGE.

(A) All repair, service operations, and equipment or part storage must be performed or located within a fully enclosed building, except for the following:

- (1) Vehicle inspection or emergency repair as defined in this chapter.
- (2) Tires to be recycled or disposed may be stored outside at the rear of a building if stored within an approved enclosure and in compliance with any other village ordinance.
- (3) No outdoor storage of any kind including but not limited to car/auto parts or salvaged vehicles, etc. is permitted, except when stored inside an enclosed structure, such as a storage container.
- (4) Auto repair/body establishments located in standalone buildings zoned manufacturing may have a maximum of one (1) storage container per lot. Multi-tenant properties are not eligible to have a storage container.
- (5) Storage container shall not impede circulation in parking lots and drive aisles shall not be blocked.
- (6) Storage containers shall not exceed nine feet six inches (9'6") feet in height.
- (7) Properties with a storage container must have an enclosed fence not less than eight (8') feet tall around the perimeter of the property or around the portion of the property where the container is located. Properties with existing storage containers with an existing six (6) foot fence in good condition may continue to keep the storage container and will not be required to install a new eight (8) foot fence until a fence replacement is necessary or required per code. Properties with an existing six (6) foot fence in good condition without any containers may install one container and will not be required to install a new eight (8) foot fence until a fence replace is necessary.
- (8) As of the date of initial approval of this subsection, all properties that have two (2) storage containers on a single lot may maintain said storage containers on the lot, subject to the other provisions of Chapter 129F. No properties may add any more than the current amount of storage containers present on the lot at the time of initial approval of this subsection, and no properties may maintain more than two (2) containers even if there are currently more than two (2) containers on the lot at the time of initial approval of this subsection. A current list of properties with two (2) or more containers present on the properties with currently operating auto repair/body establishments at the time of the initial approval of this subsection is contained at Appendix A to this Chapter. At such time that the business or use of the property changes,

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the property shall be required to limit the number of storage containers to one (1) as stipulated in this subsection.

(B) Exception: The director of community development or designee has the authority to approve an exception to this requirement when work is performed on larger vehicles that cannot access existing bays. A licensee may submit an exception request in writing for consideration, articulating the reason(s) why the work cannot be performed indoors. If approved, the exception would expire on December 31 and must be renewed annually with the license. Any exception granted under this provision is conditioned on there being no disruption or interference with nearby businesses.”

SECTION SIX: That Title 11, Chapter 129F, Section 129F.08 of the Schaumburg Village Code is hereby amended to read in its entirety as follows:

“§ 129F.08 INTERIOR WASTEWATER.

Businesses must install interior wastewater disposal/drains as determined by the director of community development or designee. All interior wastewater disposal/drains (triple basin) shall comply with the State of Illinois Plumbing Code. A separate plumbing permit is required to install a triple basin. Any business not in compliance with this section on the date of its adoption shall bring the property into compliance within one (1) year of adoption of this ordinance.”

SECTION SEVEN: That Title 11, Chapter 129F, Section 129F.09 of the Schaumburg Village Code is hereby amended to read in its entirety as follows:

“§ 129F.09 SPRAY PAINTING.

Spray painting of vehicles shall be performed within an approved spray booth or spray area. Fire and building permits are required for spray booths or areas. Any business not in compliance with this section on the date of its adoption shall bring the property into compliance within one (1) year of adoption of this ordinance.”

SECTION EIGHT: That Title 11, Chapter 129F, Section 129F.10 of the Schaumburg Village Code is hereby amended to read in its entirety as follows:

“§ 129F.10 INTERNET AUTO SALES.

(A) Internet auto sales business are prohibited from having any advertising inviting the general public to the business.

(B) Internet auto sales businesses are prohibited from posting any advertisement on vehicles to be sold when such vehicles are stored outside.

(C) Internet auto sales establishments approved after April 25, 2017, must comply with all requirements of § 154.90.08.”

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SECTION NINE: That Title 11, Chapter 129F, Section 129F.11 of the Schaumburg Village Code is hereby amended to read in its entirety as follows:

“§ 129F.11 INSPECTION.

All licenses and license renewals shall be subject to periodic inspections by authorized village personnel to ensure continual compliance with the terms of this chapter, title 11, Business Regulations, and any other village codes. Businesses licensed under this chapter are subject to inspection by the village at any time.”

SECTION TEN: That Title 11, Chapter 129F, Section 129F.12 of the Schaumburg Village Code is hereby amended to read in its entirety as follows:

“§ 129F.12 ENFORCEMENT AND PENALTIES.

(A) Business License: A business license may be revoked or suspended under the provision of chapter 110 of this title **for any violation of this chapter.**

(B) Maximum Fine: Any violation of this chapter shall be subject to a fine of not less than one hundred dollars (\$100.00) and not exceeding fifty thousand dollars (\$50,000.00). A separate offense shall be deemed committed upon each day during which a violation occurs or continues.”

APPENDIX A:

- 495 Estes Avenue, Schaumburg, IL 60193. PIN – 07-33-201-076-0000
- 1007 Lunt Avenue, Schaumburg, IL 60193. PIN – 07-33-102-023-0000
- 810 Estes Avenue, Schaumburg, IL 60193. PIN – 07-33-200-020-0000
- 810 Lunt Avenue, Schaumburg, IL 60193. PIN – 07-33-201-071-0000
- 935 Lunt Avenue, Schaumburg, IL 60193. PIN – 07-33-102-042-0000

SECTION ELEVEN: That Title 11, Chapter 129F, Section 129F.13 of the Schaumburg Village Code is hereby deleted in its entirety.

SECTION TWELVE: That Title 15, Chapter 154, Section 154.64(D)(4) of the Schaumburg Village Code is hereby amended to read in its entirety as follows:

“(4) Contractor's Offices; Storage Areas: Contractor's offices, equipment sheds, and trailers may be allowed in all zoning districts if required for a permitted construction project; however, temporary portable storage units shall only be permitted for existing single-family residences as provided in subsection (D)(5) below and storage containers may be permitted for auto service uses as provided in

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Chapter 129F of the municipal code. The office, shed, trailer, and/or storage area shall be removed within thirty (30) days of the completion of the construction project for which it was installed.”

SECTION THIRTEEN: That Title 15, Chapter 154, Section 154.188(A) of the Schaumburg Village Code is hereby amended to read in its entirety as follows:

“(A) Purpose Statement: The M-1 manufacturing district is intended to provide development opportunities within the Village of Schaumburg for a range of manufacturing, production, processing, wholesaling, warehousing, and office uses. The regulations of this district are designed to permit the operation of industrial and ancillary uses in a clean, quiet, and unoffensive manner while simultaneously providing adequate protection for uses allowed in adjacent zoning districts. Typically, the M-1 district is situated only in those locations accessible to a major arterial roadway, and located to avoid routing industrial traffic through residential neighborhoods. In this district, outdoor storage must be completely screened and all business and industrial operations must be conducted within completely enclosed structures unless otherwise specified herein or in Chapter 129F of the municipal code.”

SECTION FOURTEEN: That Title 15, Chapter 154, Section 154.188(E)(1) of the Schaumburg Village Code is hereby amended to add a new subsection “(d)” read in its entirety as follows:

“(d) Storage containers for auto repair establishments as provided in Chapter 129F of the municipal code.”

SECTION FIFTEEN: This ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law.

AYES:

NAYS:

ABSENT:

ADOPTED this 11th day of March, 2025.

Tom Dailly, Village President

ATTEST:

Jane Lentino, Village Clerk