



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Plan Commission
From: Dave Kittel, Director of Planning and Community Development
Date: 9/9/2025
Re: Shipping Container Request- 805 Hyland Ave

Background information:

Fox Valley Auto Body, located at **805 Hyland Avenue**, is formally requesting approval to **permanently place a shipping container** on their property. Per the recently updated **Ordinance 17.32(14)(c)(9)**, the permanent use of a storage container at an industrial or commercial location requires **Plan Commission approval**. The subject property is zoned **Commercial Highway**.

The request is for an **8' x 40' shipping container** to be placed on an existing concrete pad. Please refer to the map below; the **red box** indicates the proposed location.



The proposed container placement would be **partially screened from Hyland Avenue** by an existing strip of landscaping trees. The owners intend to use the container to store **paint stands and extra parts**, which would help **free up valuable space** inside the main building. To improve visual compatibility with the surrounding area, the owners are **willing to paint the container** any color the Plan Commission recommends.

It is worth noting that:

- **Directly south** of the property is a **railroad line** and **residential properties**.
- **To the north** is **Hyland Avenue (County Highway 00)**, with **commercial businesses** along the frontage.

Strategic Plan:

Not applicable

Budget:

No impact

Recommendation:

If the Plan Commission finds this use not to be in conflict with the surrounding properties the recommendation would be to approve the placement of the 8x40 shipping container on the exiting concrete pad on parcel 321052200 with the following conditions:

-The shipping container must be painted to blend into surrounding vegetation (Green or Brown)

-The Vegetation barrier along the north property line along Hyland Rd and the Vegetation barrier along the southern property line must be maintained or other screening provided if it is ever removed or damaged.

-The Shipping container must be secured to the ground in a manner that will prevent the container from moving in high winds, flood or other similar situations

-If at any time the shipping container becomes rusty, dilapidated or unserviceable it shall be removed from the property at the expense of the property owner.

-This approval shall only be for the current owner/occupant if the property sells or leased to another user this must come back for approval, or the shipping container is to be removed.