



MEMORANDUM

TO: Trustee Bill Johnston, Chairperson
Economic and Community Development Committee Members

FROM: William J. Heniff, AICP, Director of Community Development *WJH*

MEETING DATE: December 12, 2016

SUBJECT: **Text Amendment to Chapter 94: Nuisances; Parking/Storage of Recreational Vehicles – Follow Up**

As many of the Economic and Community Development Department (ECDC) may recall, the Committee considered code provisions pertaining to the parking of recreational vehicles (RV) at the July and August, 2013 meetings. The culmination effort was a new code provision, enacted for the 2014-2015 season, that precluded parking of recreational vehicles within the required front yards of residential properties (i.e., generally, the front 30 feet of the property). Attached for reference purposes is the original 2013 memorandum as well as the actual code adoption. With the completion of two winter seasons and the start of a third season, staff is bringing this matter back to the ECDC for informational purposes.

Staff compiled data since the adopted code provisions restricting RV parking within front yards were enacted in 2013, with an effective date starting in fall 2014. Prior to implementation of the regulations, staff completed an informational outreach program to identified properties with such RV parked within front yards. An informational flyer is also attached for reference purposes. Additional traditional and social media outreach efforts were implemented to give owners due time to seek alternate accommodations for their respective RV's, including relocating their vehicles within garages, locating the RV's elsewhere on their respective lot or even storing such vehicles at off-site locations.

Since implementation of the code provisions, the following data is offered:

Season	Advisory Stage (informational letter)	Violation Stage (formal notice of violation)	Ticket/Court Stage
2014-2015	12	0	0
2015-2016	4	0	0
2016-2017 (to date)	0	0	0

Through the Village outreach efforts, staff's initial thoughts are that the code has been followed and we have achieved a level of success through our efforts. Almost all of the comments/concerns that were raised regarding the code provision were offered within the first compliance season and pertained to the need for the regulation and the impacts of the regulation.

on their respective property. Staff did receive one inquiry last Spring suggesting that the Village regulations should be expanded further to limit parking of RV's elsewhere on a given property as well (i.e., limiting parking within side yards or back yards). However, before any additional regulation efforts were undertaken in this regard, staff is bringing past enforcement data before the ECDC.

ACTION REQUESTED

This item is bringing forward to the ECDC for reference purposes only. Given the favorable enforcement experiences to date, staff believes that the regulation as currently written meets the intent of the code provision and no further action is required.

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MEMORANDUM

TO: Trustee Laura Fitzpatrick, Chairperson
Economic and Community Development Committee Members

FROM: William J. Heniff, AICP, Director of Community Development

DATE: August 12, 2013

SUBJECT: Proposed Text Amendment to Chapter 94: Nuisances; Parking/Storage of Recreational Vehicles

Staff has received service requests pertaining to residential property owners or tenants storing recreational vehicles, trailers and similar equipment on the driveway for extended periods of time. Frequently these types of recreational vehicles (RVs) and trailers are stored in the front yard of a property indefinitely rather than their intended use, to transport recreational equipment for use off-site. Staff is proposing to the ECDC amendments to Section 94 of the Village Code (nuisance provisions) to limit the existing placement and storage of such vehicles.

EXISTING REGULATIONS

The Village of Lombard does not restrict the placement of RV's and/or trailers on residential properties and only requires such vehicles to be parked on a hard surface. They can be stored in the front yard year round for an indefinite period of time. In some cases, these vehicles can functionally become permanent accessory structures, creating additional bulk in the front yard. When larger RV's and trailers are parked in a front yard (i.e., the first 30 feet of a property), it can present a long-term visual impact on the block face. More importantly, larger vehicles can also create sight line conflicts for motorists or pedestrians along the adjacent walkway.



This negatively impacts the look of a neighborhood both from the street/sidewalk point of view as well as the view from an abutting property's window or front yard. Zoning and Building Code provisions cannot be of assistance because RVs, boats and trailers are considered vehicles and not buildings and structures. If the vehicles are required to be in movable condition it would be unlikely that they will fall into disrepair and appear as "junk" or attract pests such as rodents and insects in close proximity to passersby. These proposed provisions apply to the front yard only and do not affect recreational vehicle and trailer storage in the side yard, rear yard or garage.

Establishing regulations pertaining to the storage of such vehicles and trailers in municipal codes is not uncommon. For example, Batavia, Bloomingdale, Darien, Hinsdale, Lisle, Wheaton, Villa Park, Downers Grove and Glen Ellyn prohibit the parking or storage of recreational vehicles in the defined front yard at all times. Others state that such RV and trailer parking shall only be permitted during loading and unloading periods. Glendale Heights is the only exception of the surrounding communities that allow front yard parking of recreational vehicles with no time frame stipulated. It is common in the limiting municipalities that residents arrange to have their recreational vehicles and equipment stored at off-site facilities specifically designed for this purpose.

REGULATORY OPTIONS AVAILABLE

The Village has the ability to outright prohibit or permit such RV and trailer parking, as deemed appropriate. An alternate option would be to provide the opportunity for residential owners to park such RVs and trailers in the front yard during the times in which they are most likely to be actively utilized (i.e., between April 1 and October 31, or the Spring through Fall seasons). In other words, such storage in the front yard only would be prohibited between November 1 and March 31. Vehicles would need to be moved elsewhere on the property, indoors or off-site during the winter months. This requirement would also help ensure that the RV's and trailers are operable. As an added benefit, by not allowing such vehicles in the front yard, it can open up the possibility for more off-street parking for residents who frequently park in the street in the winter, due to their recreational vehicle being in the driveway.

The following addition to the Village Code of Ordinances, Title IX: General Regulations, Chapter 94 Nuisances is offered to address the extended storage of recreational vehicles, trailers and similar equipment in residential front yards.

94.04 Schedule A: Notice Required; Nuisances Defined.

(P) The parking of recreational vehicles (any camping trailer, motor home, mini-motor home, travel trailer, truck camper, van camper) trailers including any vehicle bearing recreational vehicle (RV) registration (license) plates and other similar equipment to transport boats, snowmobiles, watercraft, all-terrain vehicles, motorbikes or similar

recreational vehicles and equipment in the front yard of a single family detached and attached residential property:

- (1) in violation of the provisions of 94.05 (J) of this chapter.*
- (2) wheels removed or affixed to the ground so as to prevent its ready removal.*
- (3) from November 1 through March 31.*

ACTION REQUESTED

Staff is seeking initial input from the members of the ECDC regarding the level of desirability or support for establishing regulations pertaining to the parking of RV's and trailers in the front yard. Should the ECDC members express a level of support for the proposed regulations, staff will bring back to the ECDC a draft Ordinance that memorializes the representations of the Committee.

ORDINANCE 6871

AN ORDINANCE AMENDING TITLE 9, CHAPTER 94 OF THE LOMBARD VILLAGE CODE IN REGARD TO NUISANCES (RECREATIONAL VEHICLES AND EQUIPMENT IN THE FRONT YARD)

WHEREAS, the Village of Lombard (the "VILLAGE") has established and maintains nuisance regulations, which are found in Title 9, Chapter 94 of the Lombard Village Code; and

WHEREAS, the Corporate Authorities of the Village deem it reasonable to periodically review the Lombard Village Code and make necessary changes; and

WHEREAS, the Corporate Authorities of the Village finds that indefinite storage of recreational vehicles (RVs) and RV equipment can create adverse effects in residential neighborhoods; and

WHEREAS, RVs and RV equipment that are permanently parked in the front yard in residential neighborhoods can create clear line of sight issues and safety hazards; and

WHEREAS, the parking of RVs and RV equipment in the front yard in residential neighborhoods is contrary to the Lombard Village Code's intent of keeping the front yard clear of structures or objects; and

WHEREAS, the Corporate Authorities of the Village find that providing opportunities for RVs and RV equipment to be temporarily parked in the front yard in residential neighborhoods, during the warmer months, provides flexibly for property owners who use RVs and RV equipment;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That, subject to Section 2 below, Title 9, Chapter 94, Section 94.04 of the Lombard Village Code of Lombard, Illinois is hereby amended to add a new subsection P there to, which shall read in its entirety as follows:

(P) Notwithstanding the provisions of Section 94.05(J) of this Code, the parking or placement of recreational vehicles (as defined by 625 ILCS 5/1-169), all-terrain vehicles (as defined by 625 ILCS 5/1-101.8), watercraft, motorboat, sailboat, airboat, personal watercraft or specialty prop-craft (all as defined by 625 ILCS 45/1-2), (each hereinafter a "Recreational Vehicle"), or any trailer (as defined by 625 ILCS 5/1-209) used to transport or store any Recreational Vehicle

(hereinafter a "Trailer"), in the front yard (as defined by Section 155.802 of this Code) of any property used for single-family detached or attached residential dwelling unit purposes:

- (1) between November 1st of each year and March 31st of the following year;
- (2) at any time if any wheels, that are normally on the Recreational Vehicle or Trailer, have been removed; or
- (3) at any time if the Recreational Vehicle or Trailer has otherwise been permanently affixed to the ground, so as to prevent its immediate removal."

SECTION 2: That Subsection (P) (1), as set forth in Section 1 above, shall go into effect November 1, 2014, and Subsections (P) (2) and (3), as set forth in Section 1 above shall go into effect immediately.

SECTION 3: That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

Passed on first reading this ____ day of _____, 2013.

First reading waived by action of the Board of Trustees this 19th day of September, 2013, pursuant to roll call vote as follows:

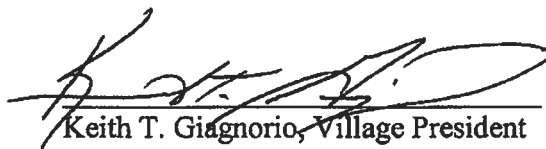
Passed on second reading this 19th day of September, 2013.

Ayes: Trustee Whittington, Fugiel, Foltyniewicz, Breen, Fitzpatrick, and Ware

Nays: None

Absent: None

Approved by me this 19th day of September, 2013.


Keith T. Giagnorio, Village President

ATTEST:


Sharon Kuderna, Village Clerk

Ordinance No. 6871

Re:

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Published by me in pamphlet form this 23rd day of September, 2013.


Sharon Kuderna, Village Clerk

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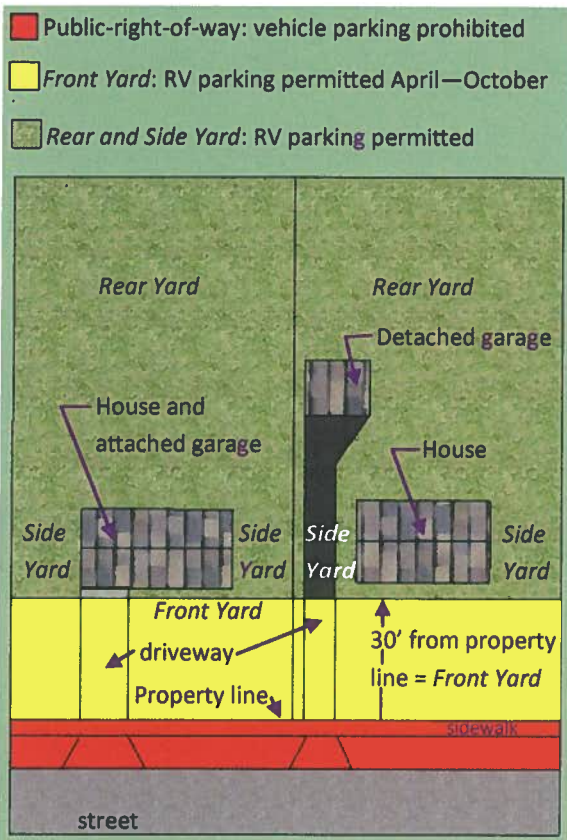
VILLAGE OF LOMBARD

COMMUNITY DEVELOPMENT DEPARTMENT

255 E. Wilson Avenue Lombard, IL 60148 Tel: (630) 620-5749 Fax: (630) 629-2374

RECREATIONAL VEHICLE PARKING REQUIREMENTS

EXAMPLE OF PERMITTED PARKING LOCATIONS



WINTER BAN EXAMPLES, INCLUDE BUT ARE NOT LIMITED TO:

- Camping or travel trailer
- Motor home or mini motor home
- Truck or van camper
- All-terrain vehicles
- Watercraft, motorboat, sailboat, airboat, personal watercraft or specialty propcraft
- Any trailer used to transport or store any recreational vehicle.

DOES NOT INCLUDE THE FOLLOWING :

- Snowmobiles
- Motorcycles on trailers
- Trailers used for other than transporting recreational vehicles

RECREATIONAL VEHICLE (RV) PARKING

- Permitted with no time restrictions on a hard surface of concrete or asphalt that is sufficient to support the weight of the RV in the defined rear or side yard of a detached or attached single family house.
- Permitted on a hard surface in the defined front yard April 1 through October 31.
- Permitted within a garage year round.

LOCATION:

- The front yard is usually defined as the first thirty (30) feet from the property line toward the front of the single family house.
- Corner lots or lots with dimensions that call into question which side is the front yard, require a front yard to be defined. Please request to speak to a Planner if clarification is needed for a corner lot at 630-620-5749.

TIME RESTRICTIONS:

- RV parking is prohibited outside in the front yard beginning November 1 and ending March 31 of every year.

EFFECTIVE DATE:

November 1, 2014
as amended to Village Code
94.04(P) by Ordinance 6871.

OTHER:

- The wheels of the RVs must be attached and in working order.
- To speak to a Code Enforcement Officer about a possible violation, please call 630-620-5749.