



MEMORANDUM

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

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

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.