

VILLAGE OF LOMBARD  
REQUEST FOR BOARD OF TRUSTEES ACTION  
For Inclusion on Board Agenda

    X     Resolution or Ordinance (Blue) \_\_\_\_\_ *Waiver of First Requested*  
\_\_\_\_\_ Recommendations of Boards, Commissions & Committees (Green)  
\_\_\_\_\_ Other Business (Pink)

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: Timothy Sexton, Acting Village Manager

DATE: September 10, 2013 (B of T) Date: September 19, 2013

TITLE: Proposed Text Amendment to chapter 94; Parking/Storage of Recreational Vehicles

SUBMITTED BY: Department of Community Development *WKS*

BACKGROUND/POLICY IMPLICATIONS:

Your Economic and Community Development Committee submits for your consideration its recommendation on the above referenced petition. The ECDC unanimously recommended approval of the attached Ordinance establishing nuisance regulations is Section 94.05(P) of the Lombard Village code pertaining to the parking and storage of recreational vehicles and trailers. (DISTRICT - ALL)

Staff recommends a waiver of first reading.

Please place this item on the September 19, 2013 Village Board agenda for consideration.

Fiscal Impact/Funding Source:

Review (as necessary):  
Village Attorney X \_\_\_\_\_ Date \_\_\_\_\_

Finance Director X \_\_\_\_\_ Date \_\_\_\_\_

Village Manager X \_\_\_\_\_ Date \_\_\_\_\_

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.



## MEMORANDUM

**TO:** Timothy Sexton, Acting Village Manager

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

**DATE:** September 19, 2013

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

At the September 9 Economic and Community Development Committee (ECDC) meeting, the members continued discussion relative the long-term parking and storage of recreational vehicles in required front yards. This matter was initially presented to the ECDC in August (report attached) and staff was directed to prepare the attached final Ordinance for consideration.

The proposed regulations would establish a new Chapter 94.05(P), which will classify the parking or placement of selected recreational vehicles, as set forth therein, or any trailer used to transport or store any recreational vehicle in the front yard of any property used for single-family detached or attached residential dwelling unit purposes as a nuisance, under the following conditions:

- (1) between November 1<sup>st</sup> of each year and March 31<sup>st</sup> 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.

The draft Ordinance also sets the effective date as January 1, 2014, in order to provide staff the opportunity to inform residents of the new regulations and provide adequate time to make necessary accommodations without being in violation of the new regulation.

### **ACTION REQUESTED**

Please place this item on the September 19, 2013 Village Board agenda for consideration. The ECDC unanimously recommended approval of the attached Ordinance establishing nuisance regulations in Section 94.05(P) of the Lombard Village Code pertaining to the parking and storage of recreational vehicles and trailers. Staff recommends a waiver of first reading.



## 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 \_\_\_\_\_**

**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 effective January 1, 2014, Title 9, Chapter 94, Section 94.04 of the Lombard Village Code of Lombard, Illinois is hereby amended to add a new subsection P thereto, 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), snowmobiles (as defined by 625 ILCS 40/1-2.15) any vessel, 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

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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 1<sup>st</sup> of each year and March 31<sup>st</sup> 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 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 \_\_\_\_ day of \_\_\_\_\_, 2013, pursuant to roll call vote as follows:

Passed on second reading this \_\_\_\_ day of \_\_\_\_\_, 2013.

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

Approved by me this \_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Keith T. Giagnorio, Village President

ATTEST:

\_\_\_\_\_  
Sharon Kuderna, Village Clerk

Published by me in pamphlet form this \_\_\_\_ day of \_\_\_\_\_, 2013.

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Sharon Kudrna, Village Clerk

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