

**Public Hearing
Planning Commission
Proposed Zoning Changes**

**June 8, 2017
7:00pm**

11-2-3: Accessory Buildings and Uses

#5

Current wording -

- The parking of a trailer, recreational vehicle, or similar vehicle is allowed. The parking area must be paved.

New wording –

- In regards to the parking of recreational vehicles:
 - No recreational vehicles shall be parked or stored on property in any zoning district that is not located in a fully enclosed permanent structure, except for one recreational vehicle not located in a fully enclosed permanent structure may be parked in the side or rear of a residential lot and must be at least 5 feet from the property line. Temporary storage tents for recreational vehicles will shall not be considered such a structure.
 - All parking and storing of recreational vehicles shall be on a hard surface as identified. Owners of recreational vehicles will have one year from the approval of this ordinance to be in compliance with the rule.
 - Parking of recreational vehicles for the purpose of loading and unloading may be permitted in the driveway. The recreational vehicle may not be parked for more than seven consecutive days in a driveway in any zoning districts.
 - All recreational vehicles that are required to be properly licensed, must have current registration posted on the vehicle parked within the village
 - No recreational vehicle shall be parked on private property in such a manner as to impair the safety of pedestrian or vehicular traffic, for example, by obstructing visibility in such a manner that could impair the safe entrance and exit of a vehicle from and upon adjacent properties, or the safety of pedestrians in the public right of way or on private property.
 - Recreationally vehicles will be limited to no longer than 30 feet in a driveway and may not impede a sidewalk.

11-2-4 (a)(3)

- **Fences –**
 - Corner Lots
 - A corner lot shall be considered to have two front yards, example – the yards that face the public roadway

- A fence on a corner lot in may only place a fence that is 3 feet solid board or 4 feet with 50% open slotting in the front yards
- A 6-foot fence is not to exceed past the most exterior wall of the house on either yard.

11-9-3: Additional Parking Regulations (Also listed in 5-3-4 – Abandoned inoperable vehicles prohibited)

#4

Current wording:

- Vehicles which are no longer in use or operational shall not be parked in any yard's accessory to a residential use and must be stored in closed garages.

New wording:

- To store, cause to be stored, or permit to remain in public view on any premises within the village, inoperable motor vehicles, not located within a garage. For the purpose of this section, "inoperable motor vehicle" means any motor vehicle from which, for a period of at least 7 days, the engine, wheels or other parts have been removed or on which the engine, wheels or other parts have been altered, damaged or otherwise so treated that the vehicle is incapable of being driven under its own power or one that for any period of time has been rendered inoperable because it does not have evidence of registration as required by 625 ILCS 5/3-701 et seq, or one that does not display a current license as required.

11-3-5 Prohibited Use of Land or Buildings

- A. No building or tract of land shall be devoted to any other than the one which is specified as a permitted special, or accessory use as identified in 11-11-8, Special Uses in the zoning district in which building or land is located.
- B. However, where a building permit for a building or structure has been issued in accordance with applicable laws prior to the effective date of this ordinance, and where construction has begun within six months of such effective date and diligently pursued to completion, said building or structure may be completed in accordance with approved plans on the basis of which the building permit was issued; and further, may, upon completion, be occupied under the certificate of occupancy by use originally designed, subject to the provisions of this title.