

ORDINANCE NUMBER 1562

**AN ORDINANCE AMENDING ORDINANCE NO. 727, AS AMENDED BY
ORDINANCE 1151, ORDINANCE NO. 1204 AND ORDINANCE NO. 1207 OF THE
MUNICIPAL CODE OF THE CITY OF CREST HILL, ILLINOIS
(RECREATIONAL VEHICLES)**

WHEREAS, the City Council has deemed it to be in the best interest of the City of Crest Hill, Illinois to amend certain portions of Ordinance No. 727, as amended, as they pertain to the parking of recreational vehicles within residential districts of the City of Crest Hill; and

WHEREAS, the Crest Hill City Council has determined that permitting parking of such vehicles in Residential Districts in conformity with this Ordinance will not interfere with the health, safety and welfare of City residents; and

WHEREAS, a public hearing was held before the Crest Hill Plan Commission on March 9, 2011 for the purpose of soliciting public comment on the Ordinance amendments.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CREST HILL, WILL COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: That Section 2.01 of Ordinance No. 727, as amended, shall be amended to add the following definition:

Hard Surface: means an off-street parking facility for the placement of parking spaces in conformity with this Ordinance constructed of asphalt, pavers or concrete, and graded and drained in such a manner so as to dispose of surface water accumulation by means of a positive storm water drainage system as determined by the Building Commissioner or his designee. The construction of such hard surface design shall be reviewed by City Building Commissioner or his designee.

SECTION 2: That Section 2.01 of Ordinance No. 727, as amended shall be amended to read as follows:

Recreational Vehicle: A vehicle designed for living or recreation and not used as a commercial vehicle, including, but not limited to, mobile homes, motor homes, travel trailers, recreational trailers, campers, and shall further include, but not be limited to, boats, personal watercraft, snowmobiles, vans, all terrain vehicles, racing cars, and trailers used to transport a recreational vehicle.

SECTION 3: That Section 4.11 of Ordinance No. 727 shall be amended by adding the following provisions:

Recreational Vehicle Parking 4.7-8 Except as otherwise provided herein for temporary parking purposes, recreational vehicles shall not be used, parked, maintained or otherwise

situated on a residential zoning lot, except as expressly provided for herein. For all purposes pertaining to recreational vehicle parking, temporary shall be defined as 48 hours in the same location.

4.12-8.1 The construction design of the off-street parking facilities shall be reviewed by the Building Commissioner or his designee to determine:

- (a) That every parking space shall be upon a hard surface and shall be so graded and drained as to dispose of surface water accumulation by means of a positive storm water drainage system as determined by the Building Commissioner or his designee.
- (b) That the parking area shall be constructed in accordance with the requirements as set forth in the City's zoning ordinance 11.6 -- Off-Street Parking and Loading.
- (c) The parking area shall be at least a minimum length of the recreational vehicle and at least a minimum width plus four feet of the recreational vehicle.

4.12-8.2 The condition of the recreational vehicles must meet the following minimum standards:

- (a) Recreational vehicles must be in useable condition and not in a state of disrepair.
- (b) Tires on such recreational vehicles must be fully inflated, shall not have their wheels removed or be affixed to the ground so as to prevent ready removal of the vehicles.
- (c) The recreational vehicle must be properly licensed, if required by the State, and registered to the particular location in which it is situated.

4.12-8.3 Recreational Vehicles located upon a residential lot may not be used for the following prohibited uses:

- (a) At no time shall a parked or stored recreational vehicle be used for living, sleeping, or housekeeping purposes for a period exceeding 48 consecutive hours.
- (b) No recreational vehicle shall be connected to gas, water or sanitary sewer service.
- (c) Temporary electrical hook-up shall be permitted.
- (d) No recreational vehicles shall be converted and used for the storage of any household items.

4.12-8.4 Except as otherwise provided for herein, no recreational vehicle shall be parked permanently or temporarily on any public street in front of a residential lot by the owner or guest of the owner. In the event the owner of a residential lot does not have a driveway such owner may temporarily park the recreational vehicle upon the street or roadway immediately in front of his house for a period not to exceed 48 consecutive hours provided that parking is

otherwise permitted upon such street or roadway.

4.12-8.5 Amortization of all existing recreational vehicles in violation of the regulations herein shall be brought into conformity with the applicable regulations of this Section within 15 days after the notification of any violation.

SECTION 4. That each Section and part hereof of this Ordinance is deemed to be severable and should any section or part thereof be held invalid or unconstitutional by any court of competent jurisdiction, such ruling shall not affect the validity or the constitutionality of the remaining portions of this Ordinance.

SECTION 5. Any person convicted of violating this Section may be fined an amount not to exceed seven hundred and fifty (\$750.00) dollars. In addition, any person found in violation of these sections shall be expected to pay all costs and expenses related to adjudicating the offense. Each day that a violation is permitted to exist after notification thereof shall constitute a separate offense.

SECTION 6. All ordinances, resolutions or orders or parts thereof, which conflict with the provisions of this ordinance, are to the extent of such conflict hereby repealed; provided that, notwithstanding anything to the contrary herein contained, Section 3 of this ordinance which adds section 4.12-8.1(a) requiring hard surface parking shall not affect the present ordinance regulating recreational vehicles as it may apply to any person who maintains a gravel driveway as of the effective date of this ordinance. However, if said gravel driveway is modified in any manner, said person will become subject to this amended ordinance requiring hard surface parking.


SECTION 7. This Ordinance shall be in full force and effect immediately upon its passage, approval and publication according to law.

PASSED THIS 4th DAY OF April, 2011

AYES: 6 Dyke, Gazal, Lelis, Convery, Inman and Oberlin

NAYS: 2 Vershay and Sternisha

ABSENT: 0 None


Christine Vershay-Hall, City Clerk

APPROVED THIS 4th DAY OF April, 2011

Raymond R. Soliman
Raymond R. Soliman, Mayor

ATTEST:

Christine Vershay-Hall
Christine Vershay-Hall, City Clerk