MEMORANDUM

TO: Trustee Brian LaVaque, Chairperson
Trustee Jessie Hammersmith, Co-Chairperson
Economic and Community Development Committee

FROM: Keith Steiskal, Director of Building — KS.

DATE: March 9, 2026

SUBJECT: **Text Amendment to Chapter 94 - Roll-off Dumpsters, Dump Trailers, and High-Sided Utility Trailers on Residential Property**

PURPOSE

The Village of Lombard is requesting text amendments to Title IX, Chapter 94 of the Lombard Village Code by adding section 94.05(N) regarding roll-off dumpsters and dump trailers on residential properties.

BACKGROUND & RATIONALE

With the rise in costs associated with construction refuse disposal, we are seeing an increase in contractors purchasing large commercial dump trailers or trailers that can carry and unload a roll off dumpster. While this is convenient for the contractors, some of our contractors in the Village are bringing their large commercial dump trailers and roll off dumpster trailers home with them each night. While Lombard allows one trailer on a single-family lot, the invention of large dump trailers resembling a dumpster was not contemplated.

With the rise in complaints about these types of trailers, staff is proposing adding language to the Village ordinances to address this issue. The proposed language allows these types of large trailers while there is an active permit and while the work associated with the trailer is ongoing. Additionally, there is an allowance to have these types of dump trailers without a permit for 14 days. This will allow work such as work that does not need a permit, clearing out a house of debris, etc. Storing these large commercial defined trailers and roll off dumpsters on single family lots and townhomes would be prohibited with the proposed ordinance unless it was associated with an active construction permit, or on the lot for 14 days or less.

Staff would work with owners of such trailers to give them 60 days to find an appropriate place to store their commercial trailer.

COMMITTEE ACTION REQUESTED

This item is being placed on the March 9, 2026, ECDC meeting agenda. Staff recommend that the ECDC approves the amendment to Title IX, Chapter 94 of the Lombard Village Code.

ATTACHMENTS

ORDINANCE _____

AN ORDINANCE APPROVING A TEXT AMENDMENT TO TITLE IX, CHAPTER 94 OF THE LOMBARD VILLAGE CODE BY ADDING SECTION 94.05(N) REGARDING ROLL-OFF DUMPSTERS, DUMP TRAILERS, AND HIGH-SIDED UTILITY TRAILERS ON RESIDENTIAL PROPERTY

WHEREAS, the President and Board of Trustees of the Village of Lombard ("Village") have heretofore adopted Title IX: General Regulations, Chapter 94: Nuisances; and,

WHEREAS, the President and Board of Trustees find that regulation of the placement and storage of roll-off dumpsters and dump trailers on residential properties is necessary to prevent nuisance conditions and to protect the public health, safety, and welfare; and

WHEREAS, the Village is authorized pursuant to the Illinois Municipal Code, including 65 ILCS 5/1-2-1 and 65 ILCS 5/11-60-2, to define, prevent, and abate nuisances and to regulate conditions affecting property within the Village;

WHEREAS, a review of the text amendment has been conducted by the Village of Lombard Economic & Community Development Committee on March 9, 2026; and,

WHEREAS, the Economic & Community Development Committee has filed its recommendations with the President and Board of Trustees recommending approval of the text amendments described herein; and,

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: Amendment to Village Code. Title IX (General Regulations), Chapter 94 of the Lombard Village Code is hereby amended by adding Section 94.05(N), entitled "Roll-Off Dumpsters and Dump Trailers – Residential Regulations," which shall read as follows:

§ 94.05(N) ROLL-OFF DUMPSTERS, DUMP TRAILERS AND HIGH-SIDED UTILITY TRAILERS – RESIDENTIAL REGULATIONS

(A) Purpose.

This Section is adopted to regulate the temporary placement of construction-related waste containers on residential property in order to prevent nuisance conditions and protect neighborhood character, public safety, and welfare.

(B) Definitions.

For purposes of this Section:

Dump Trailer. A wheeled trailer designed to be towed by a motor vehicle and equipped with a lifting or tilting mechanism for unloading materials, commonly used to haul construction debris, landscaping materials, or similar waste.

Roll-off Dumpster. A detachable waste container transported by specialized truck and temporarily placed for collection of construction debris or similar materials.

A high-side utility trailer is an open-topped, bumper-pull trailer featuring elevated solid or mesh sidewalls—typically 24 inches or higher—designed to increase cargo capacity for bulky, loose materials like mulch, gravel, or debris.

Residential Property. Property improved with a single-family detached dwelling, townhouse, two-family dwelling, or three-family dwelling.

(C) Placement Standards.

1. Containers shall be located only on:
   a. A paved residential driveway; or
   b. Another hard-surfaced area approved by the Building Official.

2. Containers shall not:
   a. Obstruct sidewalks or public ways;
   b. Block required off-street parking spaces;
   c. Impede drainage; or
   d. Be placed within the public right-of-way without separate authorization.

3. No more than one (1) defined trailer shall be permitted per residential property at any time.

(D) Restrictions.

1. Defined trailers may be permitted on residential property only when associated with an active building permit or Village of Lombard approved temporary project occurring at that property.

2. Defined trailers shall not be stored on residential property except during the pendency of an active permitted construction project and related to that project.

3. The continual or habitual overnight storage of defined trailer at a residential property unrelated to an active permitted project is prohibited and declared a nuisance.

(E) Duration.

1. Roll-off dumpsters shall be allowed for a period not exceeding fourteen (14) consecutive days.
2. One extension of up to fourteen (14) additional days may be granted upon written request and approval by the Building Official or designee.
3. Defined trailer shall not exceed seven (7) consecutive days at site unless tied to an active building permit.
4. All containers shall be removed within seventy-two (72) hours following completion of the associated work.

(F) Enforcement.

1. A violation of this Section is declared a nuisance pursuant to Chapter 94 of this Code.
2. Violations shall be subject to the general penalty provisions set forth in § 1-4-1 of the Lombard Village Code.
3. Each day a violation continues shall constitute a separate offense.
4. In addition to fines, the Village may pursue administrative adjudication, injunctive relief, or removal of the container as authorized by law.

SECTION 2: Conflicts. All ordinances or parts of ordinances in conflict herewith are repealed to the extent of such conflict.

SECTION 3: Severability. If any provision of this Ordinance or its application to any person or circumstance is held invalid, such invalidity shall not affect the remaining provisions.

SECTION 4: That this ordinance shall be in full force and effect after its passage, approval and publication in pamphlet form as provided by law.

Passed on first reading this ____day of _____, 2026.

Passed on second reading this____ day of _____, 2026.

Ayes: _____

Nays: _____

Absent: _____

Approved this _____ day of _____, 2026.

_____
Anthony Puccio, Village President

ATTEST:

_____
Ranya Elkhatib, Village Clerk

Published in pamphlet from this _____day_____, 2026.

_____
Ranya Elkhatib, Village Clerk