

VILLAGE OF PALESTINE, ILLINOIS

ORDINANCE NO. 2007-0-01

REVISIONS AND/OR AMENDMENTS TO

ORDINANCE NO. 2002-0-10

AN ORDINANCE REGARDING MOBILE HOMES WITHIN

THE VILLAGE OF PALESTINE, ILLINOIS

ADOPTED BY THE BOARD OF TRUSTEES OF

THE VILLAGE OF PALESTINE, ILLINOIS

THIS 4th DAY OF January, 2007

PUBLISHED IN PAMPHLET FORM BY AUTHORITY

OF THE BOARD OF TRUSTEES OF THE

VILLAGE OF PALESTINE, CRAWFORD COUNTY, ILLINOIS

THIS 5th DAY OF January, 2007



FLOYD M. FULLER, Village Clerk

Revisions and/or Amendments to

ORDINANCE NO. 2002-0-10

**AN ORDINANCE REGARDING MOBILE HOMES WITHIN THE
VILLAGE OF PALESTINE, ILLINOIS**

WHEREAS, the Board of Trustees of the Village of Palestine, Illinois, has the power to regulate mobile homes and house trailers pursuant to Illinois Compiled Statutes, 65 ILCS 5/11-5-8; and

WHEREAS, the Board of Trustees of the Village of Palestine, Illinois, has determined certain regulations regarding mobile homes are necessary and proper for the welfare of the Village and its inhabitants.

NOW, THEREFORE, BE IT ORDAINED by the Board of Trustees of the Village of Palestine, Crawford County, Illinois, as follows:

DEFINITIONS:

SECTION 1: MOBILE HOME. A structure, other than a doublewide or modular home, designed for permanent habitation and so constructed as to permit its transportation on wheels, temporarily or permanently attached to its frame. Manufactured "doublewide" or

permanent foundation SHALL NOT be construed as a mobile home. A mobile home shall not be confused with a "travel or camping trailer" or "recreational vehicle." (210 ILCS Sec. 115/2.10)

The term, "Mobile Home" shall only include homes constructed prior to June 30, 1976 not in accordance with the National Manufactured Housing Construction and Safety Standards Act of 1974. Compliance with this standard is indicated by a 2 inch by 4 inch metal plate attached to the exterior tail light end of the manufactured home.

All manufactured (Mobile) homes constructed after June 30, 1976, as with all residences, shall have a minimum 4/12 pitch roof with residential style siding and roofing, six (6) inch minimum eave overhang, and shall have a minimum living area of not less than nine hundred (900) square feet. Provided that any such structure resting on a permanent foundation with wheels, tongue, and hitch permanently removed shall not be construed as a "manufactured mobile home," but shall be an "immobilized manufactured home." This term implies that, once affixed to a permanent foundation, the destruction of said foundation would be necessary in order to move the dwelling to another location.

SECTION 2: SITE. A platted city lot or parcel as shown on the official map of the Village of Palestine, dated **JANUARY, 2005** or as shown on plats accepted and approved by the Village of Palestine on

SECTION 3: LOT SIZE. The minimum lot size in the Village of Palestine is, and shall be, a minimum of 6,000 square feet for each residence, whether for an on-site constructed house or a manufactured/delivered unit. **NO LOT** shall be considered for placement of a mobile home if already occupied by an inhabited or uninhabited residence or mobile home. It shall be illegal to locate a mobile home on a lot wherein a residence or mobile home is already located, regardless of overall lot size. There shall be only **ONE** principal residence per lot.

No mobile home shall be parked closer than **TEN (10) FEET** to the side lot line, alley or building; nor closer than TWENTY (20) FEET from the public street right-of-way

SECTION 4: EXISTING MOBILE HOME UNITS. All existing mobile home units ***may remain "as is"*** without complying with the lot size regulations of this Ordinance. However, when any existing mobile home units are replaced, the replacement units **are required to comply** with ***all lot size requirements contained herein and are required*** to comply with all other ***federal, state, and local ordinance*** requirements as outlined herein.

SECTION 5: MODULAR OR "DOUBLE WIDE" UNITS. All manufactured modular or "DOUBLE WIDE" transported units

shall not be construed as a mobile home, and must comply with all regulations contained in Chapter 21 of the Village of Palestine ordinances under Building Regulations - in particular Ordinance No. 2004-0-002.

SECTION 6: CONCRETE PADS. All mobile homes shall be placed either on a reinforced concrete pad at least TWELVE (12) FEET wide by SIXTY (60) FEET long, or runners THREE (3) FOOT wide by SIXTY (60) FOOT long, or sufficient concrete pads will be dug below freeze line to adequately support the unit.

SECTION 7: SKIRTING. Skirting shall be used to conceal all underpinning, plumbing, and support piers whether on a permanent foundation or otherwise. All skirting shall be installed on all mobile housing units within FORTY (45) DAYS of placement of the unit.

SECTION 8: TIE DOWN. All mobile home units must comply with the Illinois Mobile Home Tie Down Act (210 ILCS 120) immediately upon placement within the Village limits.

SECTION 9: STORAGE. No mobile home or immobilized home shall be used for storage, nonresidential or commercial purposes.

SECTION 10: FIRE EXTINGUISHERS. All mobile housing units located within the Village of Palestine shall be equipped with a fire extinguisher capable of extinguishing all types of fires.

shall be disposed of into the municipal sewerage system in compliance with Chapter 7 of the Palestine Village Code. No person, firm or corporation shall connect sewerage service to a mobile home until the site has been inspected by the appropriate Village employee for compliance with this code and Chapter 7.

SECTION 12: DRAINAGE. No mobile home site shall be located or operated so that the drainage of said site will endanger any water supply. No wastewater from any such mobile home shall be deposited on the surface of the ground on which the mobile home is resting.

SECTION 13: AGE RESTRICTIONS AND INSPECTION REQUIREMENTS. Prior to the placement (or replacement) of any and all mobile homes within the Village Limits of Palestine, a permit must be obtained from the Village Office and the site inspected by the Ordinance or Building Official to ensure compliance with lot size regulations contained herein.

Mobile Homes more than TEN (10) YEARS old SHALL NOT be brought into the Village of Palestine effective as of the date of this revised/amended ordinance. Mobile Homes presently within the Village that are over TEN (10) YEARS of age are not prohibited at their present location.

Mobile Homes more than TEN (10) YEARS of age SHALL NOT be

another location within the Village of Palestine, effective as of the date of this revised/amended ordinance.

Any mobile home brought into the Village of Palestine must be Underwriter's Laboratory and National Electrical Code approved; must be inspected by a qualified electrician approved by the Village; and must be set up, hooked up to the Village utilities and be inspected and ready for occupancy within FORTY-FIVE (45) DAYS from the time the mobile home is brought into the Village. Otherwise, the mobile home must be removed from the Village. The Village will provide no services until the inspection has been completed.

No mobile home shall be located in the Village of Palestine unless the unit has the National Manufacturers Housing Construction and Safety Standards Metal seal affixed thereto.

Existing mobile homes located within the Palestine Village limits, at the date of the adoption of this ordinance are "grandfathered" in at their present location. All replacements or new mobile houses located within the Village limits must meet ALL requirements of this ordinance.

SECTION 14: BUSINESS DISTRICT. No mobile home shall be placed in the business district from Franklin Street (Rt. 33) to LaMotte Street. Mobile trailers may be set up as a temporary business (such as Labor Day) for no longer than THIRTY (30) DAYS.

PERMANENT FOUNDATION. This ordinance shall not affect modular or sectional homes placed on a permanent foundation.

SECTION 16: TEMPORARY LIVING QUARTERS. Motor homes, travel trailers, camping trailers, modified buses, semi-trailers, or any other type structures designed for temporary living quarters **MAY NOT** be used within the Village of Palestine for permanent habitation. All such structures may be used for temporary living for a period not to exceed TWENTY (20) DAYS. In the event of extenuating or emergency circumstances, a variance to this provision may be requested from and issued by the Building Committee of the Village of Palestine.

SECTION 17: SEPARABILITY OF PROVISIONS. Each section, paragraph, sentence, clause and provision of this Ordinance is separable and if any provision is held unconstitutional or invalid for any reason, such decision shall not affect the remainder of this Ordinance nor any part thereof, other than the part affected by such decision.

SECTION 18: PENALTY FOR VIOLATION. Any person, firm or corporation violating any provision of this Ordinance shall, upon conviction, be subject to a fine of not less than ONE HUNDRED AND NO/100 (\$100.00) DOLLARS nor more than SEVEN HUNDRED FIFTY AND NO/100 (\$750.00) DOLLARS and the cost of prosecution, **AND**

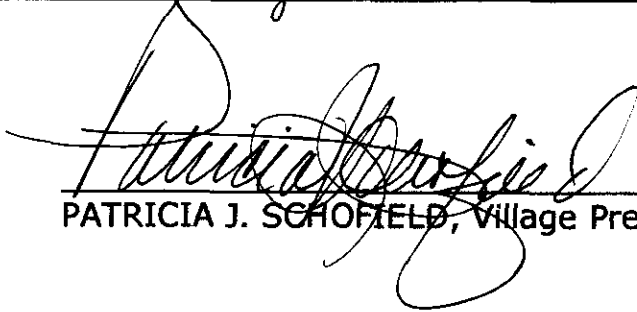
EXISTENCE WILL CONSTITUTE A SEPARATE VIOLATION.

This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

Upon roll call vote, the following Trustees voted aye:
HARRY GENE PURCELL DAVID BRANSON
LARRY MILLER WALT FRITCHE
GRETA DENNISON LARRY SURRELLS
Upon roll call vote, the following Trustees voted nay:

PASSED, APPROVED AND PUBLISHED IN PAMPHLET FORM

this 5th day of January, 2007.



PATRICIA J. SCHOFIELD, Village President

Attest:



Floyd M. Fuller, Village Clerk