

ORDINANCE NO. 86-2

ORDINANCE ESTABLISHING REGULATIONS FOR THE PLACING AND MAINTENANCE OF MOBILE HOMES WITHIN THE VILLAGE OF CHAPIN

BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF CHAPIN, MORGAN COUNTY, ILLINOIS:

WHEREAS, the Village of Chapin, Illinois, by its Board of Trustees, has determined that for the maintenance of the health of its citizenry, the control of vermin, and pursuant to its zoning powers that certain minimum standards should be provided regarding the use of mobile homes for human habitation within the Village.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF CHAPIN, MORGAN COUNTY, ILLINOIS:

SECTION 1. Definition. A mobile home is any dwelling unit, factory-built and factory-assembled, designed for conveyance after fabrication, on streets and highways on its own wheels or on flatbed or other trailers, and arriving at the site where it is to be occupied as a dwelling unit complete and ready for occupancy, except for minor and incidental unpacking and assembly operations such as locating on jacks or other foundation, or connection to utilities. A prefabricated home or structure shall not be included in this definition.

SECTION 2. Permit Required. Before any mobile home shall be connected to Village water and sewer services, a permit must be obtained by application from the Village Board of Trustees. The Village Board of Trustees shall use the provisions of this Ordinance to determine whether to issue said permits. Mobile homes in violation of this Ordinance shall not be issued permits except for good cause shown. Permits issued to such mobiles in violation of this Ordinance shall constitute a waiver by the Village of any violations of this Ordinance disclosed to the Village Board of Trustees.

SECTION 3. Lot Size. No more than one mobile home shall be placed on any one lot. For purposes of this Ordinance, a lot shall be an area of at least five thousand (5,000) square feet.

SECTION 4. Skirting. Each mobile home shall be entirely skirted with suitable fire resistant material.

SECTION 5. Water and Sewer Services. Each mobile home shall be connected to Village water and sewer services by separate and distinct hook-ups to said services.

SECTION 6. Living Area. No mobile home shall be permitted unless it contains at least four hundred square feet of living area.

SECTION 7. Storage Area. Every mobile home shall have at least forty square feet of totally enclosed storage space in addition to the four hundred square feet of living area.

SECTION 8. Tie-Down. Each mobile home shall be anchored securely by tie-down equipment meeting the standards of the Illinois Mobile Home Tiedown Act, P. A. 81-587.

SECTION 9. Existing Mobile Homes. All mobile homes occupied and connected to Village sewer and water services as of the date of this Ordinance shall not be subject to this Ordinance for any violation present as of the date of this Ordinance.

SECTION 10. Penalties. A fine not to exceed \$100 shall be imposed for each violation of a section of this Ordinance. Any violation remaining one month after notice of a fine shall be a new and separate violation of this Ordinance.

SECTION 11. Effect of Invalidity. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this Ordinance.

SECTION 12. Repeal. All ordinances or parts of ordinances of the Village of Chapin, Illinois, conflicting with this Ordinance, are hereby repealed to the extent of such conflict. Ordinance No. 83-7 is repealed in its entirety.

PASSED this 5th day of March, 1986, and published in pamphlet form

by authority of the Village Board this 5th day of March, 1986, by inclusion in the Village Ordinance Manuals maintained by the Village of Chapin.

Ronald E. Rogov
Village President

ATTEST:

Suzanne Zulauf
Village Clerk

