

ORDINANCE NO. 658

AN ORDINANCE AMENDING THE VILLAGE OF MACKINAW MUNICIPAL CODE SAID MUNICIPAL CODE BEING ORDINANCE NO. 513 OF THE VILLAGE OF MACKINAW TO PROVIDE AMENDMENTS RELATING TO MOBILE HOME PARK ZONING

BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MACKINAW:

SECTION 1: §153.005 of the Village of Code of the Village of Mackinaw is hereby amended in the following by adding the following additional definitions which will be inserted in alphabetical order:

**MOBILE HOME:** A vehicle or semi-portable structure having a permanently attached chassis to permit it being used as a conveyance upon the street or highway and designed to permit the occupancy thereof as a dwelling place for one or more persons and which has a toilet and bath or shower facilities, whether or not it is placed on a permanent foundation with its hitch and rolling equipment removed, and whether or not any structure has been attached to it as an addition.

**MOBILE HOME PARK:** An area of land on which two (2) or more occupied mobile homes are harbored, either free of charge or for revenue, together with any building structure or enclosure used as part of the equipment of such park and the owner/operator at all time maintains a current and valid mobile home park license issued by the Illinois Department of Public Health.

**MODULAR HOME:** A structure, transportable in one or more sections which in traveling mode is eight body feet or more in width or forty body feet or more in length, and when erected on site, as 1,000 or more square feet and which is designed to be used as a dwelling with a permanent foundation when connection with the required utilities, and includes plumbing, heating, and electrical systems contained therein. A modular home is a structure that is permanently placed on a permanent foundation extending below the frost line. A modular home is a structure that has an Illinois seal on the electrical panel box indicating that it has been approved by the Illinois Department of Public Health.

SECTION 2: §153.006(A) of the Village Code of the Village of Mackinaw is hereby amended by adding a new sub-paragraph (4) which is as follows:

§153.006(A) (4) M: **MOBILE HOME PARK**

SECTION 3: §153.032 of the Village Code of the Village of Mackinaw is hereby amended by adding the following words at the beginning of the entire section before any sub-sections which are as follows: "The provisions of this Section of the Village Code of the Village of Mackinaw shall not apply to property zoned "M Mobile Home Park"

SECTION 4: : The Village Code of the Village of Mackinaw is hereby amended by adding a new section §153.102 which is as follows:

**MOBILE HOME PARK DISTRICT:** §153.102 The following provisions shall apply to property that is zoned "M" Mobile Home Park:

A. Any park constructed on property zoned "M" Mobile Home Park shall be constructed under the provisions of this Section of the Village Code of the Village of Mackinaw and shall adhere to the minimum regulations as required by the Illinois State Department of Public Health regulating Mobile Home Park sanitation. The Illinois State Department of Public Health rules and regulations establishing health, sanitation and safety standards for all mobile home parks in Illinois shall be complied with at all times by all mobile home parks constructed on property zoned "M" Mobile Home Park.

B. No part of any Mobile Home Park shall be used for non-residential purposes except such uses as are required for direct servicing and well being of park residents and for the management and maintenance of the park.

C. All Mobile Home Parks shall be kept properly and adequately lighted at all times so that the grounds shall be safe of occupants and visitors.

D. No Mobile Home Park shall under any circumstances hinder or offend existing property or property owners, hinder drainage or sanitation or scenic view of property owners.

E. All Mobile Home Parks shall provide safe, continuous and convenient vehicular access from abutting public streets or roads to each mobile home space. All such private streets shall be maintained by owner or owners of the Mobile Home Park and shall not be public streets and shall not be maintained by the Village of Mackinaw.

F. Off street parking shall be provided in all Mobile Home Parks for the use of park occupants and guests. Such areas shall be furnished as the rate of at least two (2) car spaces for each mobile home. Parking bays shall be located to provide convenient access to mobile home spaces. A minimum of one graveled or hard surface-off street parking space, per mobile home shall be provided on each mobile home site.

G. Each mobile home site shall be connected to the Village of Mackinaw public water system. In addition, each mobile home site shall be connected to the Village of Mackinaw sanitary sewer system. Each mobile home site shall be provided with a sewer connection and a separate connection to the water system. No septic systems shall be allowed in any Mobile Home Park. No wells shall be allowed in any Mobile Home Park. All mobile homes shall be serviced by the Village of Mackinaw sanitary sewer system and Village of Mackinaw public water system.

H. Except for Mobile Home Parks that had a Illinois Department of Public Health license on January 1, 1998, no above ground liquid propane tanks, fuel oil tanks or other oil supply tanks shall be maintained or allowed in any Mobile Home Park.

I. Garbage and refuse shall be deposited of in a manner that creates neither a nuisance or a menace to health. Adequate insect and rodent control measures shall be employed. The Mobile Home Park shall be located on a well drained site, properly graded to insure rapid drainage and freedom from stagnant pools of water. It shall be the duty of the owner of the Mobile Home Park to provide for the collection or removal of garbage as provided for herein.

J. Each mobile home site or lot shall consist of not less than two thousand one hundred (2100) square feet. No mobile home shall be parked closer than five (5) feet to the private street lines of the Mobile Home Park or closer than ten (10) feet to a public street, alley or building. Each individual site or lot shall abut or face a driveway or roadway. There shall be an open space of at least ten (10) feet adjacent to the sides of every mobile home, there shall be at least five (5) feet adjacent to the ends of each mobile home. All mobile homes stationed in the Mobile Home Park shall be not less than twelve (12) feet in width and not less than sixty nine (69) feet in length. All mobile homes shall be skirted with aluminum or other appropriate skirting.

K. No person shall maintain any mobile home for human habitation upon any plot of ground in the Village of Mackinaw except in a licensed Mobile Home Park and except for mobile homes that are located in the Village of Mackinaw as of the date of adoption of this Ordinance.

L. Any Mobile Home Park shall be subject to Ordinances of the Village of Mackinaw. Any new mobile home park constructed shall have fire hydrants located within six hundred (600) feet of each mobile home or building. Fire extinguishers shall be encouraged to be included in each mobile home unit.

M. No permanent addition shall be built onto or become part of any mobile home unless first securing a building permit from the Zoning Officer of the Village of Mackinaw. Any such structure added onto a mobile home shall comply with all applicable ordinances of the Village of Mackinaw.

N. Any Mobile Home Park shall comply with all applicable Illinois laws and any Illinois laws that are now or hereinafter adopted. Any such laws or requirements that are stricter than the regulations and requirements contained within this section of the Village Code of the Village of Mackinaw shall be applicable to any Mobile Home Park.

O. No separate permit shall be required to operate a Mobile Home Park in the Village of Mackinaw. However, a true and correct copy of the application submitted to the Illinois Department of Public Health and a true and correct copy of the license granted by the Illinois Department of Public Health to the operator of any Mobile Home Park shall be filed with the Village Clerk and shall be updated so that at all times the Village Clerk of the Village of Mackinaw has a true and correct copy of the current license of the operator of the Mobile Home Park and a true and correct copy of the current application for the current license.

P. Any Mobile Home Park which existed upon the effective date of this Ordinance shall be regarded as a non-conforming use and may be continued in its' current layout, except that any change in layout, expansion or extension shall be subject to all the provisions of this section of the Village Code of the Village of Mackinaw and all other applicable Village of Mackinaw Ordinances

Q. No mobile homes shall be located on the mobile home lot or site unless it is placed upon a concrete pad, so that the concrete is under all portions of the mobile home. An open space of two (2) feet in height may be kept for the maintenance of utilities.

R. A maximum of one storage shed shall be allowed on each mobile home lot or site. A building permit must be obtained for any storage shed that is constructed.

S. It shall be the duty of the owner of the Mobile Home Park to keep a register containing a record of all mobile home owners and occupants located within the park. The register shall be made available for inspection at all times by law enforcement officials, public health officials, the Village Clerk, and other officials whose duties necessitate acquisition of the information contained within the register.

T. There shall be an open space of not less than fifteen feet (15') between the sides of every mobile home and at least ten feet (10') between the ends of every mobile home.

SECTION 5: The Zoning Board of the Village of Mackinaw has previously been designated by the Board of Trustees of the Village of Mackinaw to review this proposed Ordinance and conduct a hearing on the terms and conditions of this proposed Ordinance. The Zoning Board of the Village of Mackinaw reviewed this Ordinance and conducted the required hearing. The Zoning Board of the Village of Mackinaw recommended to the Board of Trustees of the Village of Mackinaw that this Ordinance be approved and adopted by the Board of Trustees of the Village of Mackinaw.

SECTION 6: If any section or part of this Ordinance is held invalid, it shall not affect the validity of the remainder of this Ordinance.

SECTION 7: This Ordinance shall take effect 10 days after publication thereof as provided by law.

SECTION 8: Ordinance No. 513 of the Village of Mackinaw, as amended by this Ordinance, shall remain in full force and effect and all previous amendments to Ordinance No. 513 shall remain in force and effect except as modified by this Ordinance.

PASSED in due form on a roll call vote by the Board of Trustees of the Village of Mackinaw at a duly held meeting on the 14th day of October, 2002.

APPROVED:

  
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President of the Board of Trustees of  
The Village of Mackinaw

ATTEST:

  
Village Clerk *J*

AYES: 6

NAYS: 0

ABSENT: 0

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