

## **ARTICLE XV. MOBILE HOME PARKS AND MOBILE HOMES**

### **Sec. 10-501. Purpose.**

The purpose of this article is to provide minimum standards to safeguard life and property by regulating the operation and maintenance of mobile home parks and the placement and occupancy of mobile homes.

(Ord. No. 2238, § 1, 12-14-2010; Ord. No. 2249, § 1, 1-11-2011)

### **Sec. 10-502. Definitions.**

The following words and phrases when used in this article shall have the meanings respectively ascribed to them as follows:

*Applicant* means any person making application for the issuance of a certificate of occupancy under section 10-511 of this article.

*Ceases to be occupied* means the person(s) lawfully occupying a mobile home have vacated the mobile home. In the absence of an oral or written statement by such person(s) that they are terminating their occupancy, termination will be presumed if electric service to a mobile home is terminated, or if there is a continuous absence of any lawful occupancy of such mobile home for a period of six or more continuous months.

*Certificate of occupancy* means a permit issued by the department authorizing the occupancy of a mobile home based upon compliance with applicable provisions of section 10-512 of this article.

*Department* means the inspection department, unless otherwise indicated.

*License* means a license issued by the department in accordance with section 10-506 of this article, which allows the owner of a mobile home park to operate and maintain a mobile home park in accordance with the provisions of this article.

*Manufactured home* means a factory-assembled, completely integrated structure designed for permanent habitation, with a permanent chassis, and so constructed as to permit its transport, on wheels temporarily or permanently attached to its frame, and is a movable or portable unit that is: (i) eight body feet or more in width; (ii) 40 body feet or more in length; and (iii) 320 or more square feet, constructed to be towed on its own chassis (comprised of frame and wheels) from the place of its construction to the location, or subsequent locations, at which it is installed and set up according to the manufacturer's instructions and connected to utilities for year-round occupancy for use as a permanent habitation, and designed and situated so as to permit its occupancy as a dwelling unit for one or more persons. The term shall include structures containing parts that may be folded, collapsed, or telescoped when being towed and that may be expected to provide additional cubic capacity, and that are designed to be joined into one integral structure capable of being separated again into the components for repeated towing. The term "manufactured home" excludes campers and recreational vehicles.

*Mobile home* means a structure designed for permanent habitation and so constructed as to permit its transport on wheels, temporarily or permanently attached to its frame, from the place of its construction to the location, or subsequent locations, at which it is intended to be a permanent habitation and designed to permit the occupancy thereof as a dwelling unit for one or more persons. The term "mobile home" shall include manufactured homes constructed after June 30, 1976, in accordance with the federal "National Manufactured Housing Construction and Safety Standards Act of 1974".

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*Mobile home owner* means the person possessing title to a mobile home or the purchaser of a mobile home under a bona fide installment contract.

*Mobile home park* means a contiguous parcel of land planned and improved for the placement of five or more mobile homes where mobile home sites are rented or purchased as a unit in accordance with the Illinois Condominium Property Act.

*Mobile home park plat* means a scaled map, plan or layout showing the location and boundaries of the mobile home park and individual mobile home sites, including, but not limited to the following:

- (1) The name, location or address of the mobile home park, its owner and operator;
- (2) The location of all exterior property lines, mobile home sites, mobile home park service buildings, existing streets, easements, utilities and any other significant features;
- (3) The date, north arrow, graphic scale (not less than one inch to 100 feet) on all drawings submitted; and
- (4) The approximate gross density per acre.

*Mobile home park service building* means a permanent structure housing laundry, office, sanitation or other community facilities in a mobile home park for use by occupants of mobile homes within a mobile home park.

*Mobile home site* means a lot or parcel of land clearly delineated on the mobile home park plat, intended for the placement of an individual mobile home and served with water, sewer, electric and, if applicable, natural gas service meeting the requirements of subsections 10-507(c)—(e).

*Mobile home stand* means that part of an individual mobile home site which has been constructed for the placement of a mobile home.

*Street, private* means a service way with an all-weather surface within a mobile home park which provides access to one or more mobile home sites and which has not been publicly dedicated.

(Ord. No. 2238, § 1, 12-14-2010; Ord. No. 2249, § 1, 1-11-2011)

### **Sec. 10-503. License required to operate or maintain a mobile home park.**

It shall be unlawful and a violation of this section for any person to operate or maintain a mobile home park after May 1, 2011 without first obtaining a license therefore from the village. An application for a license shall be made in writing to the department and shall be signed by the owner of the mobile home park and verified under oath. Any such application shall include a mobile home park plat, shall be in such form and contain such information as may be required by the department and shall be accompanied by the annual fee for such license.

(Ord. No. 2238, § 1, 12-14-2010; Ord. No. 2249, § 1, 1-11-2011)

### **Sec. 10-504. Fee.**

The annual fee for any license shall be in the amount determined from time to time by the village board.

(Ord. No. 2238, § 1, 12-14-2010; Ord. No. 2249, § 1, 1-11-2011)

### **Sec. 10-505. Term.**

Each license under this article shall be effective or renewed for a one-year period which commences on May 1 and expires in April 30 of the following year regardless of when issued.

(Ord. No. 2238, § 1, 12-14-2010; Ord. No. 2249, § 1, 1-11-2011)

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## **Sec. 10-506. Issuance of license.**

Upon the receipt of an application, the department shall cause an inspection to be made of all common and exterior areas of the mobile home park to determine whether such mobile home park is in compliance with the standards for a mobile home park as established by section 10-507 of this article. The department shall issue a license to the owner of any such mobile home park which is found upon inspection to be in compliance with such section 10-507 of this article.

(Ord. No. 2238, § 1, 12-14-2010; Ord. No. 2249, § 1, 1-11-2011)

## **Sec. 10-507. Standards for existing mobile home parks.**

### **(a) *Roadways and access.***

- (1) All streets and driveways in every mobile home park shall be maintained in a passable and dust-proof condition at all times, and all private streets shall have a minimum width of 24 feet if it is a two-way street and all one-way streets and driveways shall have a minimum width of 20 feet. Beginning on May 1, 2015, all street pavements shall be of the type and thickness required by the Village of Rantoul Subdivision Ordinance.
- (2) When in the opinion of the department adequate emergency access is not provided for emergency vehicles, the department may require the owner of a mobile home park to provide adequate access where possible.

### **(b) *Mobile home sites, spacing and density.***

- (1) No mobile home shall be parked closer than ten feet to the front, side or rear lot lines of any mobile home site.
- (2) A mobile home stand shall be provided for each mobile home site.
- (3) No mobile home site shall have any principal use other than that for a mobile home.

### **(c) *Potable water supply.***

- (1) Each mobile home park shall be connected to a public water main as required by article III, chapter 40 of this Code, unless each mobile home within such mobile home park is independently connected to such public water main in accordance with such article III, chapter 40 of this Code.
- (2) Any private water distribution system of a mobile home park shall supply water at a minimum pressure of 20 pounds per square inch (PSI) during periods of peak demand and usage.
- (3) Any approved fire hydrant within a mobile home park shall be accessible within 500 feet of any mobile home.

### **(d) *Public sewer system.***

- (1) Each mobile home park shall be connected to a public sewer as required by article IV, chapter 40 of this Code, unless each mobile home within such mobile home park is independently connected to any such public sewer in accordance with such article IV, chapter 40 of this Code.
- (2) Any private sewer collection system of a mobile home park shall be adequate to carry the sewage load based on a maximum number of mobile home sites and 250 gallons per mobile home site per day.

### **(e) *Electrical system.*** Each mobile home park shall provide appropriate poles which meet all applicable requirements of the electrical code of the village as adopted by article VII, chapter 10 of this Code for any public electric distribution system within such mobile home park, including that any such poles shall be

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capable of supporting any overhead distribution lines at least 18 feet above all private streets and shall provide at least three feet of clearance from any mobile home or other structure.

- (f) *Exterior lighting.* Each mobile home park shall provide adequate lighting for all streets, walkways, any mobile home park service building and any other mobile home park facilities subject to nighttime use. There shall be a minimum illumination level of 0.1 foot-candles maintained on all private streets.

(Ord. No. 2238, § 1, 12-14-2010; Ord. No. 2249, § 1, 1-11-2011)

### **Sec. 10-508. Mobile home park maintenance and operation regulations.**

It shall be unlawful and a violation of this section for the owner of any mobile home park within the village to fail to do or accomplish any of the following:

- (1) *Supervision and maintenance.* The owner of any mobile home park shall provide adequate supervision to maintain all common and exterior areas of the mobile home park in compliance with all applicable provisions of the property maintenance code as established by article XII, chapter 10 of this Code and shall keep all facilities and equipment of a mobile home park in good repair and in a clean and sanitary condition.
- (2) *Inspection and responsibilities.* The owner of any mobile home park shall inspect such mobile home park weekly to determine that the potable water line and public sewer connections are functioning in a safe and sanitary manner, that the collection of garbage and refuse, cutting of grass and weeds, the removal of municipal waste, landscape waste or any construction and demolition debris, and the removal of abandoned automobiles and equipment is being performed in accordance with all applicable provisions of this Code. The owner of any mobile home park shall be responsible for the removal of any municipal waste, landscape waste or any construction and demolition debris or any abandoned vehicle in accordance with the applicable provisions of this Code.
- (3) *Security obligations.* The owner of any mobile home park shall check weekly to determine that any vacant mobile home is adequately secured to prevent any such vacant mobile home from being a nuisance. Upon finding that any such mobile home is unsecured, the owner of such mobile home park shall require the mobile home owner to secure such mobile home as required by any applicable provisions of this Code or shall take such other measures as may be necessary to secure such mobile home as required by any applicable provisions of this Code. Upon the failure of any mobile home owner to repair or remove any mobile home which has been placarded as "Not Approved for Occupancy" or in cases where the mobile home owner cannot be determined, the owner of the mobile home park shall be required to remove any such mobile home from the mobile home park.
- (4) *Placement of notices regarding certificates of occupancy.* The owner of each mobile home park within the village shall promptly place on the front door of any mobile home which ceases to be occupied a notice to the effect that such mobile home cannot again be reoccupied without first being inspected by the village and issued a certificate of occupancy. Such form of notice shall be supplied without cost to each owner of a mobile home park by the village.
- (5) *Notices of violations.* Upon determining that the owner of any mobile home park is in violation of this section, the department shall serve or cause to be served a notice of such violation upon the owner of the mobile home park. Such notice shall specifically describe the nature of the violation and shall direct the owner of the mobile home park to take corrective action to come into compliance with the applicable provision or provisions of this section within ten days of the date of such notice. Such notice shall further contain a description of the appeal process as provided in this article and shall provide that unless the owner of the mobile home park takes such corrective action within the period of time specified in such notice, the department will proceed with either one or both of the following actions:

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- a. Cause the applicable corrective action to be taken by the village with the costs and expenses thereof, including administrative costs, to be charged to the owner of the mobile home park; or
  - b. Cause the owner of the mobile home park to be charged with a violation of this section and subject to a fine as provided in this article.

Such notice under this section shall be deemed to be properly served by depositing the notice in the U.S. Mail, first-class postage prepaid, or by personal service.

(Ord. No. 2238, § 1, 12-14-2010; Ord. No. 2249, § 1, 1-11-2011)

### **Sec. 10-509. Inspection and certificate of occupancy for a mobile home.**

- (a) *Requirement for certificate of occupancy.* It shall be unlawful and a violation of this section for any person to occupy a mobile home within the village unless such mobile home has been issued a certificate of occupancy by the department.
- (b) *Issuance of certificate of occupancy.* A certificate of occupancy for a mobile home shall be issued for any mobile home which meets the standards set forth in section 10-512 of this article.

(Ord. No. 2238, § 1, 12-14-2010; Ord. No. 2249, § 1, 1-11-2011)

### **Sec. 10-510. Term of certificate of occupancy.**

A certificate of occupancy once issued shall be valid until the mobile home ceases to be occupied. A certificate of occupancy may not be transferred to any successive mobile home owner even if the mobile home remains at the same mobile home site or mobile home stand.

(Ord. No. 2238, § 1, 12-14-2010; Ord. No. 2249, § 1, 1-11-2011)

### **Sec. 10-511. Application for certificate of occupancy.**

Application for a certificate of occupancy shall be made to the department prior to the occupancy of any such mobile home at any time when such mobile home is placed in a mobile home park for the first time, when such mobile home is moved from one mobile home site or mobile home stand to another within a mobile home park or when such mobile home ceases to be occupied. The applicant shall be informed of the standards for a mobile home as set forth in section 10-512 of this article. Such application shall include the following information:

- (1) The name of mobile home owner;
- (2) The name of mobile home park where the mobile home is to be placed or is to be located;
- (3) The serial number and make of mobile home;
- (4) The mobile home owner's mailing address; and
- (5) A site plan for the mobile home site, including the dimensions of both the mobile home site and the mobile home.

(Ord. No. 2238, § 1, 12-14-2010; Ord. No. 2249, § 1, 1-11-2011)

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## Sec. 10-512. Mobile home standards.

- (a) *Requirements.* In order for an applicant to obtain a certificate of occupancy, a mobile home shall meet the following requirements:
- (1) *License.* The mobile home park in which the mobile home is placed or located must be validly licensed as required by this article.
  - (2) *Smoke detector.* Each mobile home must have at least one approved smoke detector in operating condition within 15 feet of every room used for sleeping purposes.
  - (3) *Fire extinguisher.* Each mobile home must contain at least one ten-pound A.B.C. fire extinguisher in working order and easily accessible from the interior of the mobile home.
  - (4) *Property maintenance code.* Each mobile home shall meet all applicable requirements of the property maintenance code as adopted by article XII of chapter 10 of this Code.
  - (5) *Water service connections.* All water service connections to a mobile home from a public water main or from the private water distribution system of any mobile home park shall meet all applicable requirements of section 40-143 of this Code and be installed by a licensed plumber.
  - (6) *Sewer service connections.* All sewer service connections to a mobile home from either a public sewer or from the private sewer collection system of any mobile home park shall meet all applicable requirements of section 40-174 of this Code and be installed by a licensed plumber.
  - (7) *Electric service connections.* All electric service connections to a mobile home from a public electric distribution system shall meet all applicable requirements of the electric code as adopted by article VII, chapter 10 of this Code and shall be installed by a licensed electrician when required by section 10-77 of this chapter.
  - (8) *Natural gas service connections.* All natural gas service connections to a mobile home from a public natural gas distribution system shall meet all applicable requirements of the fire code as adopted by article VII, chapter 10 and the fuel gas code as adopted by article IX, chapter 10 of this Code and shall be installed by a licensed heating, ventilating, air conditioning or refrigeration person when required by section 10-53 of this chapter. No liquefied petroleum gas (LPG), fuel oil or other flammable liquid or gas is permitted as a fuel supply for any mobile home.
  - (9) *Accessory structures.* Any accessory structure or storage shed allowed by the owner of the mobile home park shall be of proper construction, weather-tight, properly anchored and not less than 18 inches from any front, rear or side lot line of any mobile home site. A permit is required under this Code to erect any such accessory structure.
  - (10) *Skirting.* Skirting is required to be installed around the perimeter of each mobile home. The required skirting shall be securely attached and maintained against deterioration. The skirting material shall have a flame spread rating of 200 or less and shall be treated against termite infestation or be made of an approved non-cellulose based material.
  - (11) *Tiedowns.* All mobile homes shall be securely anchored in accordance with the tiedown requirements of the State of Illinois Department of Public Health.
- (b) *Manufactured homes.* Each manufactured home proposed to be parked in a mobile home park must have been manufactured since June 15, 1976 and must comply with the construction standards of the National Manufactured Housing Construction and Safety Standards Act of 1974. Compliance with such Act shall be verified by the presence of the permanently attached "Department of Housing and Urban Development" seal/emblem on the manufactured home. No mobile home manufactured prior to June 15, 1976, that is not

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officially certified as having been manufactured in full compliance with the National Manufactured Housing Construction and Safety Act of 1974 shall be permitted to be placed in a mobile home park within the village.

(Ord. No. 2238, § 1, 12-14-2010; Ord. No. 2249, § 1, 1-11-2011)

**Sec. 10-513. Fee for certificate of occupancy.**

The fee for a certificate of occupancy shall be in the amount established from time to time by the village board.

(Ord. No. 2238, § 1, 12-14-2010; Ord. No. 2249, § 1, 1-11-2011)

**Sec. 10-514. Appeals.**

Any owner of a mobile home park, any mobile home owner or other person affected by a decision of the department in connection with failing to meet any applicable standard for the issuance of any mobile home park license, for any certificate of occupancy or for any violation of section 10-508 of this article may appeal such decision to the board of code appeals within the time and in the manner specified in the property maintenance code as adopted in article XII, chapter 10 of this Code.

(Ord. No. 2238, § 1, 12-14-2010; Ord. No. 2249, § 1, 1-11-2011)

**Sec. 10-515. Penalty.**

Any person violating any of the provisions of this article shall be subject to penalties as set forth in section 1-23 of this Code. A separate offense shall be deemed committed on each day during or on which a violation of this article continues.

(Ord. No. 2238, § 1, 12-14-2010; Ord. No. 2249, § 1, 1-11-2011)

**Secs. 10-516—10-600. Reserved.**