

VILLAGE OF PALESTINE

ORDINANCE NO. 2006-O-01

AN ORDINANCE TO AMEND ORDINANCE NO. 2002-P-10,  
BEING AN ORDINANCE REGARDING MOBILE HOMES  
WITH IN THE VILLAGE OF PALESTINE, ILLINOIS

ADOPTED BY THE BOARD OF TRUSTEES OF  
THE VILLAGE OF PALESTINE, ILLINOIS  
THIS 5<sup>th</sup> DAY OF January, 2006

PUBLISHED IN PAMPHLET FORM BY AUTHORITY  
OF THE BOARD OF TRUSTEES OF THE  
VILLAGE OF PALESTINE, CRAWFORD COUNTY, ILLINOIS  
THIS 5<sup>th</sup> DAY OF January, 2006

  
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FLOYD M. FULLER, Village Clerk

ORDINANCE NO. 2006-0-01

AN ORDINANCE TO AMEND ORDINANCE NO. 2002-P-10,  
BEING AN ORDINANCE REGARDING MOBILE HOMES  
WITH IN THE VILLAGE OF PALESTINE, ILLINOIS

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

WHEREAS, the Board of Trustees 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 Palestine, Crawford County, Illinois, as follows:

**SECTION 1: MOBILE HOME.** A Mobile Home is defined as 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 modular transported units which are placed permanently on a 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."

**SECTION 2: SITE.** A site is defined as a platted city lot or parcel shown on the official map of the Village, dated

January, 2005 or as shown on plats accepted and approved by the Village of Palestine on or after January, 2005.

**SECTION 3: LOT SIZE.** A lot size in the Village 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. When any existing mobile home unit is replaced, the replacement unit shall comply with all lot size requirements contained herein and, in addition, shall comply with all federal and state statutes, and other ordinances of the Village.

**SECTION 5: MODULAR OR "DOUBLE WIDE" UNITS.** All manufactured modular or "double wide" transported units shall be placed on a permanent foundation. Such units shall not be

construed as a mobile home, and must comply with all regulations contained in Chapter 21 of Palestine's Ordinance under Building Regulations - in particular Ordinance No. 2004-0-02.

**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) feet wide by Sixty feet long, or sufficient concrete pads shall 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-Five (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 shall be equipped with a fire extinguisher capable of extinguishing all types of fires.

**SECTION 11: SEWAGE.** All sewage and other water wastes shall be disposed of into the municipal sewerage system in

compliance with Chapter 7 of the 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 mobile home with the Village of Palestine, a permit shall 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 placed in the Village of Palestine effective as of the date of this Ordinance. Mobile Homes presently within Palestine that are over Ten (10) years of age shall be permitted to remain at their present location.

Mobile Homes more than Ten (10) years of age shall not be moved from one location of Palestine to another location within Palestine, effective as of the date of this revised/amended Ordinance.

Any mobile home brought into the Village 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. The Village shall provide no services until the inspection has been completed. Any mobile home that fails to comply with the provisions hereof shall be removed from the Village.

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

Mobile homes that are located within the Village at the effective date of this Ordinance shall be permitted to remain at the present location. All replacements or new mobile homes located within Palestine shall 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.

**SECTION 15: MODULAR AND SECTIONAL HOMES ON 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 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.

**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 dollars (\$100.00) nor more than Seven Hundred-Fifty dollars (\$750.00) and the cost of prosecution, and each and

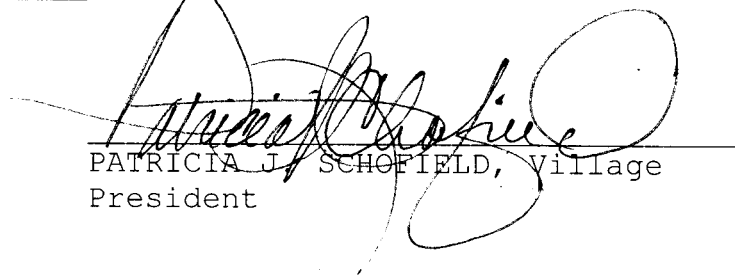
every day said violation shall remain in existence shall constitute a separate violation.

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 yea:

Upon roll call vote the following Trustees voted nay:

Passed, approved and published in pamphlet form this 5<sup>th</sup> day of January, 2006

  
PATRICIA J. SCHOFIELD, Village  
President

ATTEST:

  
FLOYD M. FULLER, Village Clerk