

ORDINANCE NO. 73-6

AN ORDINANCE RELATING TO TRAILER
AND MOBILE HOME PARKS AND TRAILERS
AND MOBILE HOMES IN RESIDENTIAL
AREAS.

WHEREAS, the Village Board of the Village of Chatham, deems it desirable to avoid the existence of substandard or unwholesome living conditions in any section of the Village, including residential areas, business areas or otherwise; and,

WHEREAS, it would be in the best interest of the public welfare that living conditions which are detrimental to health or decency by reason of lack of sanitation or privacy be eliminated and have heretofore been prohibited by Village Ordinance dealing with public nuisances; and,

WHEREAS, it is desirable to restrict and in the future eliminate the use of trailers and mobile homes as residences in residential areas;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF CHATHAM, SANGAMON COUNTY, ILLINOIS AS FOLLOWS:

Section 1. In this Ordinance (a) "Trailer" or "Mobile Home" means any vehicle or similar portable structure intended for or capable of human habitation, mounted or capable of being mounted upon wheels and capable of being moved from place to place either by its own power or by power supplied by some vehicle attached or to be attached thereto, irrespective of whether the wheels have been removed.

(b) "Trailer Park" or "Mobile Home Park" means an area of land on which two or more occupied trailers or 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.

Section 2. Trailers and Mobile Homes should be located in established trailer or mobile home parks in outlying areas or areas allocated to commercial establishments.

Section 3. After the effective date of this ordinance it shall be unlawful for any person to establish and maintain for rental, any trailer or mobile home upon any plot of ground in the municipality except in a trailer park or mobile home park.

Section 4. It shall be unlawful for any person to keep or maintain any trailer or mobile home or establish trailer or mobile home parks within the Village unless such person or persons shall first obtain a permit to do so issued by the Village Clerk with the approval of the Village Board.

It shall be unlawful for any person to remove the wheels or other transporting device from any trailer or mobile home or otherwise to affix said trailer or mobile home permanently to the ground so as to prevent ready removal of such trailer or mobile home unless a permit to do so is obtained from the Village Board of Trustees.

Section 5. All existing trailers or mobile homes not in trailer or mobile home parks must have permits. Where a trailer or mobile home is replaced it must be replaced with one of equal or better quality.

Section 6. Application to install trailers or mobile homes in residential areas should be dealt with individually by the Board, which is hereby authorized and empowered to issue temporary permit or permits where there is definite proof of an emergency involving hardship or distress.

Section 7. Every such applicant for a permit to maintain a trailer or mobile home park or maintain a trailer or mobile home in any residential area provided for herein, shall

file with the Clerk to be approved by the Village Board, a written application stating the name and address of the applicant, location of said trailer or mobile home park or trailer or mobile home, the name of the owner, proprietor or manager of such trailer or mobile home park, together with the dimensions and units in said park.

Section 8. All applications for trailer or mobile home parks shall be accompanied by plans, sketches and specifications so as to apprise the Village Board of its location, conditions and maximum number of units that may be placed therein, together with proof that proper sanitary conditions shall be established and maintained therein, provided that where the applicant applies for a permit to establish a trailer or mobile home on a residential lot, that the Village Board may dispense with drawings or sketches upon proof by affidavit that said trailer or mobile home shall otherwise comply with all of the provisions herein stated, applicable to trailers or mobile homes located on a residential lot within a residential area within the Village limits.

Section 9. In no case should a trailer or mobile home be installed on a residential lot in such a manner as to violate the building line maintained by other residences in the same block.

Section 10. No cottage, house car, trailer or mobile home situated in trailer parks or mobile home parks shall be located within 5 feet of a unit nor shall they be allowed within 20 feet of any street.

Section 11. Such trailers and mobile homes shall have self-contained toilet and bath or shower facilities. Such trailer parks and mobile home parks shall contain sewerage system facilities as provided by state law.

Section 12. Any change in the management of a trailer park or mobile home park shall be registered with the Village Clerk by sworn affidavit of the new manager or proprietor.

Section 13. It shall be unlawful for any permittee to allow the accumulation of any trash, junk or garbage upon the premises.

Section 14. An adequate and proper supply of pure and wholesome water shall be provided in every such trailer or mobile home or trailer park or mobile home park by the owner or owners thereof.

Section 15. Any person violating the provisions as to sanitary conditions and cleanliness, herein provided, shall be prosecuted under the Ordinance on Public Nuisances as hereinbefore established and/or trailer park or mobile home park permits may be suspended until such violations are eliminated and meet the standards and provisions herein mentioned.

Section 16. Electric or water utility service, or both, will not be provided to trailers or mobile homes and trailer parks or mobile home parks not in compliance with the terms of this Ordinance.

Section 17. This Ordinance is enacted pursuant to the authority of Section 18 of "An Act to provide for, license and regulate mobile homes and mobile home parks and to repeal an Act named herein", effective September 18, 1971, and to Section 11-5-8 (effective July 1, 1972) of the Illinois Municipal Code, approved May 29, 1961, as amended.

Section 18. Any person, firm or corporation violating any provisions of this Ordinance shall be fined not less than \$10.00 nor more than \$500.00 for each offense; and a separate offense shall be deemed committed on each day during or on which a violation occurs or continues. The Village, in addition, may bring an action for an injunction to restrain such violation of this Ordinance.

Section 19. "An Ordinance regulating establishment of house trailer courts and house trailers in residential areas", passed and approved April 28, 1966, is hereby repealed.

Section 20. This Ordinance shall be published within 10 days after its passage and approval.

Section 21. This Ordinance shall take effect and be in force from and after its passage, approval and 10 days after its publication.

PASSED Sept. 20, 1973

APPROVED Sept. 20, 1973

PUBLISHED October 1, 1973

Jerry A. Purcell
President, Board of Trustees of
the Village of Chatham

James Chastee
Village Clerk