

COUNTY OF LASALLE STATE OF ILLINOIS



ORDINANCE GOVERNING THE LICENSING AND REGULATION OF MOBILE HOME PARKS

“PASSED BY THE AUTHORITY OF THE LASALLE COUNTY BOARD THIS
TENTH DAY OF APRIL, A.D., 1989, AN ORDINANCE PUBLISHED IN
PAMPHLET FORM BY RESOLUTION ON SAID DATE.”

DISTRUBUTED BY THE OFFICE OF THE
LASALLE COUNTY CLERK
Jo Ann Carretto

RESOLUTION

TO THE LASALLE COUNTY BOARD:

We, the undersigned, members of the County Development, Air & Water Pollution Committee of the Board of Supervisors of LaSalle County, Illinois, do hereby recommend the adoption of the following Resolution:

WHEREAS this Board on December 10, 1968 adopted by Resolution, an "Ordinance Governing the Licensing and Regulation of Mobile Home Parks and/or Trailer Coach Parks", and

WHEREAS said ordinance has not been revised since November, 1971.

NOW, THEREFORE, BE IT RESOLVED, that we the LaSalle County Development Committee recommend the adoption of the attached Amended LaSalle County Ordinance Governing the Licensing and Regulation of Mobile Home Parks.

James J. Frawley	Paula Spalding
Michael D. Crowley	
Adrian W. Piche	Kenneth Trojanski
Charles J. Jones	

ORDINANCE GOVERNING THE LICENSING AND REGULATION OF MOBILE HOME PARKS

SECTION 1.

This Ordinance shall be known and referred to as the *LaSalle County Mobile Home Park Ordinance*.

SECTION 2.

As used herein, unless the context clearly requires otherwise, the words and phrases set forth in paragraphs (A) through (J) inclusive of the Section, shall have the meaning set forth in the below named paragraphs when used in this Ordinance.

- (A) “Mobile Home” means any structure which is a “Mobile Home” within the meaning of the Illinois Mobile Home Park Act (210 ILCS 115/2.1) or the latest editions thereof.
- (B) “Dependant Mobile Home” means a Mobile Home which does not have a toilet, bath or shower facilities.
- (C) “Independent Mobile Home” means a Mobile Home with self contained toilet and bath or shower facilities.
- (D) “Mobile Home Park” or “Park” means a tract of land or two or more contiguous tracts of land upon which two or more independent Mobile Homes are located for permanent habitation either free of charge or for revenue purposes and shall include any building, structure, vehicle, or enclosure used or intended for use as a part of the equipment of such Mobile Home Park.
- (E) “Mobile Home Space” or “Mobile Home Site” means any portion of a Mobile home coach Park Designed for the use or occupancy of one Mobile Home.
- (F) “Enforcement Officer” means the officer empowered by the LaSalle County Board to enforce the provisions of this Ordinance.
- (G) “School District” means any district created or operated under the provisions of the *School Code* (105 ILCS 5/1-1 *et seq.*) or the latest editions thereof.
- (H) The construction of a Mobile Home Park means the installation of facilities such as concrete slabs, water mains, sewer lines, power lines and other utilities and does not require a Mobile Home thereon or any occupancy thereof to constitute constructing a Mobile Home Park.

(I) “Immobilized mobile home” means any structure which is a immobilized mobile home within the meaning of the Illinois Mobile Home Park Act (210 ILCS 115/2.10) or the latest editions thereof.

(J) “LaSalle County Public Health Department” shall mean said department as it is defined in the LaSalle County Public Health Ordinance.

SECTION 3.

No person, firm or corporation shall establish, maintain, conduct, or operate a Mobile Home Park after the effective date of this act, without first obtaining a license from the LaSalle County Enforcement Officer. Such license shall be issued for one year or quarters thereof as the case may be and the annual fee shall be prorated accordingly on a quarterly basis. The license shall expire at midnight on March 31 following the date of the issuance thereof, and the license shall be renewed from year to year upon payment of the annual license fee herein provided.

SECTION 4.

In order to obtain a permit to construct or an original license to operate a Mobile Home Park, the applicant shall file with the Enforcement Officer and the LaSalle County Public Health Department a written application setting forth the following:

(A) The full name and address of the applicant(s) or names and addresses of the partners if the applicant is a partnership, of the names and addresses of the Officers if the applicant is a corporation, and the present or last occupation of the applicant at the time of the filing of the application.

(B) The location and legal description of the tract of land upon which it is proposed to operate and maintain a Mobile Home Park.

(C) The proposed and existing facilities in the Mobile Home Park for water supply, sewage, garbage and waste disposal, fire protection and for a sanitary community building which will include a description of sinks, slop sinks, wash basins, drains and laundry facilities, the proposed alterations therein and maintenance thereof.

(D) The proposed method of lighting the structures and land upon which the Mobile Home Park is located.

(E) The calendar months of the year which applicant will operate said Mobile Home Park.

(F) The plot plans of the Park drawn on a scale of 100 feet to one inch, building plans and specifications for existing buildings and facilities, and the plans and specifications for new buildings and facilities or the proposed alterations in the existing facilities, all showing compliance with the provisions of this ordinance. The plot plans shall contain the following:

1. The proposed name of the Mobile Home Park; location by Section, Township and Range or by other approved legal description; boundary line survey on an accompanying map which shall be prepared and certified by a registered land surveyor; total acreage therein; name and address of the owner or developer of the proposed Mobile Home Park and designer of such development; north point (describe datum meridian); date of preparation.

2. Location, widths, and names of all existing or previously platted streets or other rights-of-way showing type of improvement (if any), railroad and utility rights-of-way, parks and other public open spaces, permanent buildings and structures, and easements within the tract and to a distance of one hundred feet beyond the tract; location map showing relationship of proposed development to the school districts in the area.

3. Topographic data including existing contours at vertical intervals of not more than two feet and (topographic data shall refer to the United States Geodetic Survey or adjusted to County Datum); and locations of water courses, marshes, and other significant features. Soil boring data and seepage tests may be required at location and depths as determined by the Enforcement officer.

4. Complete information regarding storm sewers, sanitary sewers and water supply systems. (Note: Section 9, Paragraph C, D, E, F, & G).

5. The plot plan shall show the layout of streets, location of alleys, pedestrian ways and utility easements (including right-of-way widths); existing and proposed center line profiles of each street; typical cross-section of streets together with an indication of the proposed storm-water run off; layout, total number of lots, location and grouping of Mobile Homes and accessory buildings, walks, driveways, parking areas, common open space , and location of sites for community water storage facilities and sewage treatment plant.

6. Plans showing grading and drainage, landscape and planting, accessory buildings including building elevations and indication of major items of construction materials and equipment.

(G) A statement of fire-fighting facilities, public or private which are available to the Mobile Home Park.

(H) An affidavit of the applicant as to the truth of the matters contained in the application shall be attached thereto. Where a permit to construct as well as an original license to operate is sought by the applicant, request therefore shall be made in the same application. Each application shall be accompanied by an application fee amounting to Fifty Dollars (50.00). Each application fee shall be

paid to the Enforcement officer by check payable to “Treasurer, LaSalle County” and said application fee once paid to the Enforcement Officer shall not be refunded.

(I) The application shall be accompanied by a written petition signed by the majority of the owners of record and a majority of electors residing in all adjacent land within a 500 foot radius of the boundaries of the proposed mobile home park, indicating their consent to the location of a mobile home park on the tract of land proposed; provided, that the number of all feet occupied by all public roads, streets, alleys, highways, and other public ways shall be excluded in computing the 500 feet requirement. A list of all owners of record of property within the 500 foot radius from the boundary of the proposed mobile home park and of all electors residing within 500 feet of the boundary of the proposed mobile home park shall be provided to the Enforcement Officer by the applicant.

(J) The application shall be accompanied by a Proof of Service showing that a copy of the application has been served by either registered mail or certified mail (with return receipt requested) upon any municipal or township zoning authority having concurrent jurisdiction over location of the proposed mobile home park.

SECTION 5.

(A) Upon receipt of an application for a Permit to construct a Mobile Home Park or an application for a License to operate and maintain the name, the Enforcement Officer and the LaSalle County Public Health Department shall conduct an inspection to determine, if the park is, or the proposed park will be, in conformity with this ordinance and the rules and regulations adopted pursuant thereto. The Enforcement Officer and the LaSalle County Public Health Department shall then submit a report of their findings through the LaSalle County Development Committee to the LaSalle County Board which, shall then approve or disapprove the issuance of a Permit to construct or an original License to operate as the case may be. If the application for a permit to construct or a License to operate is disapproved, the reasons therefore shall be given in writing to the applicant; and if the objections can be corrected, the applicant may amend his application and resubmit it for approval.

(B) If a permit to construct a Mobile Home park has been issued, the applicant upon completion thereof shall notify the Enforcement Officer and the LaSalle County Public Health Department. The Enforcement Officer and the LaSalle County Public Health Department shall then inspect the Mobile Home Park to determine if construction has been completed in accordance with the accepted application. Upon a report of the findings the Enforcement Officer and the LaSalle County Public Health Department the LaSalle County Development Committee shall approve or disapprove the issuance of an original license.

(C) No change in any sanitary facilities, methods of water supply, sewer, drainage, garbage or waste disposal, and no change in plot plans shall be made without first making a written application to the Enforcement Officer and the LaSalle County Public Health Department and receiving a written permit from the LaSalle County Development Committee. Such application shall be made in a way and manner hereinbefore set forth, such change or changes shall comply with such safety and sanitary code, codes, rules and regulations as are applicable thereto.

(D) Such a permit does not relieve the applicant from securing building permits or from complying with any County Zoning, Township Zoning or other Ordinance applicable thereto when required.

(E) Permits may be issued for alterations of existing structures or installation which tend to make the Mobile Home Park conform to this Ordinance.

SECTION 6.

(A) In addition the application fee provided for herein, the licensee shall pay to the Enforcement Officer or the County Clerk of LaSalle County, on or before April 1st of each year, an annual license fee of \$75.00 and an additional fee of \$5.00 per "Mobile Home Site". For portions of a year refer to Section 3.

(B) Each license fee shall be paid to the Enforcement Officer or County Clerk by check made payable to "Treasurer, LaSalle County", in the amount of the license fee only and any license fee or any part thereof, once paid to and accepted by the Enforcement Officer or County Clerk of LaSalle County shall not be refunded.

(C) The Enforcement Officer and/or the County Clerk shall deposit all funds received under this Ordinance with the county Treasurer of LaSalle County.

SECTION 7.

Any license granted hereunder shall be subject to revocation or suspension by the LaSalle County Development Committee. However, the Committee shall first serve or cause to be served upon the licensee a written notice in which shall be specified the way in which such licensee has failed to comply with the Ordinance, or any rules or regulations pertaining thereto. Said notice shall require the licensee to remove or abate such nuisance, unsanitary or objectionable condition, specified in such notice within five days or within a longer period of time as may be allowed by the Development Committee. If the licensee fails to comply with the terms and conditions of said notice within the time specified or such extended period of time, the Committee may revoke or suspend such license.

SECTION 8.

No person, firm or corporation shall construct a Mobile Home Park without first obtaining a permit to do so. All permits to construct, all licenses to operate and all permits to make alterations therein shall be prominently displayed in the office of the

Mobile Home Park. Licenses issued under this Ordinance shall be transferable only upon the written consent of the Licensor, provided however that the Licensor may not withhold such consent where the provisions of this Ordinance have been complied with in all respects.

SECTION 9.

(A) Location and Space

1. No Mobile Home Park construction permit or original license shall be issued for any proposed park that is less than 7 ½ acres.
2. Each Mobile Home shall be allotted a site of not less than 6000 square foot with a minimum width of 60 feet. Boundaries of each Mobile Home Site shall be clearly marked.
3. No Mobile Home shall be located closer than ten feet from the side lot lines of a Mobile Home Park or closer than thirty feet to the right-of-way line of an alley or building or closer than thirty feet from the center line of a private or Mobile Home Park Road. No Mobile Home shall be parked closer than seventy feet from the center line of a Township Road or closer than one hundred feet from the center line of a County Highway or closer than one hundred seventy five feet from the center line of a State or Federal Highway.
4. Each individual Mobile Home site shall abut or face on a driveway that is in conformance with this Ordinance, and that has an unobstructed access to a public highway or alley.
5. There shall be an open space of at least 20 feet adjacent to the sides of the every Mobile Home coach and at least 30 feet adjacent to the ends of every Mobile Home coach. Bay windows or other projections of a Mobile Home coach shall be considered as the sides of a Mobile Home coach when determining the rear and side yard requirements.
6. Each Mobile Home coach site shall have a concrete slab or runway for the Mobile Home coach to set on, and be of a size large enough and of sufficient strength to accommodate any Mobile Home coach located on the site.
7. Any variations from the requirements of this Section or from other Sections of this Ordinance shall require the written permission from the County Development Committee.
8. No Mobile Home Park shall be so located that the drainage of the park will endanger any water supply. All such parks shall be well drained and shall be located in areas free from ponds, swamps, and similar places in which mosquitoes may breed.
9. Each Mobile Home Park must be fenced against all public highways or thoroughfares with a woven wire or solid fence of a minimum height of forty eight inches.
10. Each Mobile Home located within the Mobile Home Park must be in compliance with the Illinois Mobile Home Tiedown Act (210 ILCS 120/1 *et seq.*) or the latest editions thereof.
11. Each Mobile Home Park must be fenced against all public highways or thoroughfares with a woven wire or solid fence of a minimum height of forty eight inches.

12. No Mobile Home Park shall be located or constructed in a flood plain as defined by the National Flood Insurance Act of 1968 as amended and the Flood Disaster Protection Act of 1973 as amended (42 United States Code, Section 4001 *et seq.*).

13. No expansion of or addition to an existing Mobile Home Park shall be less than two (2) acres in size.

(B) Street Design

1. All streets shall have a right-of-way width of not less than 50 feet.

2. Streets shall have a pavement width of 34 feet, constructed of a minimum of 8 inches of compacted Gravel or Crushed Stone base with an A-3 surface or equivalent and provided with curb and gutter.

3. Not more than two access roads for every 50 Mobile Home coaches will be permitted.

(C) Water Supply

An adequate supply of water of safe, sanitary quality, and approved by the LaSalle County Health Department and the Enforcement Officer shall be furnished. Where water from other sources than that supplied by a City or Village is proposed to be used, the source of such supply shall first be approved by the Illinois Department of Public Health. Each individual Mobile Home site shall be provided with a cold water tap at least four inches above the ground.

(D) All Mobile Home Parks shall be designed and constructed in compliance with the following:

- * Illinois Environmental Protection Act (415 ILCS 5/1 *et seq.*) or the latest edition thereof.

- * 2003 Illinois Private Sewage Disposal Licensing Act and Code or latest edition thereof.

- * 2000 Illinois Water Well Construction Code or the latest edition thereof.

- * 2000 Illinois Water Well Pump Installation Code or the latest edition thereof.

- * 1999 Illinois Drinking Water Systems Code or latest editions thereof.

- * LaSalle County Public Health Ordinance or the latest version thereof.

All Mobile Home Parks having thirteen (13) or more sites shall be served by community or public water supply systems as defined by the Illinois Potable Water Supply Code.

(E) Disposal of Sewage

In Mobile Home Parks in which Municipal sewage systems are not utilized disposal shall be into a private system which includes a sanitary means of disposal, and the operation of which creates neither a nuisance nor a menace to health. The design of the private sewage disposal systems first must be approved by the Illinois Department of Public Health or the LaSalle County Health

Department. No sewage, as defined by the LaSalle County Public Health Ordinance, shall be deposited on the surface of the ground.

Each Mobile Home site shall be provided with a sewer connection for the combined liquid waste outlet or outlets of each Mobile Home. It shall be the duty of the owner or operator of said Mobile Home Park to provide an approved type of water and odor tight connection from the Mobile Home water drainage to the sewer connection and it shall be the duty of said owner or operator to make such connection and keep all occupied Mobile Homes connected to said sewer while located in the Mobile Home Sites shall be so closed that they will emit no odors or cause a breeding place for flies.

(F) Garbage and Rubbish Storage and Disposal

A sufficient number of adequate fly proof and water tight containers shall be supplied for the storage of garbage and rubbish.

Garbage and rubbish shall be disposed of regularly in a manner which creates neither a nuisance nor a menace to health and which is approved by the Enforcement Officer. Adequate insect and rodent control measures shall be employed. All buildings shall be fly and rodent proof and rodent harborage shall not be permitted to exist in the Park.

(G) Electrical Service to Mobile Home Sites

Electrical outlets for each individual Mobile Home site shall be provided and the installation shall conform to State Laws and the LaSalle County Building Permit Ordinance. The following provisions shall be observed.

All electrical distributing wiring from the power line to the individual Mobile Home sites shall be underground.

The electrical service outlet at each Mobile Home site shall have a rating of not less than 100 amperes, at 115/230 volts.

All metal frames of Mobile Homes shall be suitably grounded in accordance with Article 250 and 550 of the National Electrical Code, 2002 edition.

(H) Fire Protection

Mobile Homes in Mobile Home Parks shall each be equipped with fire extinguishers and smoke detectors in working order, one in each end of the mobile homes. Fire extinguishers of a type approved by the State Fire Marshal for use at Mobile Home Parks shall be placed at locations within 200 feet of each individual Mobile Home Site. Each fire extinguisher shall be periodically examined and kept in prime working condition at all times.

Temporary porches, canopies, and skirts around Mobile Homes shall be constructed of fire resistant materials.

All buildings constructed or altered, all plumbing and all electrical and heating installations shall be in accordance with State Regulations and shall comply with Building Permit Ordinances of LaSalle County or the Municipality depending on the jurisdiction thereof.

If multi-unit garage space is provided, garage walls and ceilings shall have fire resistive ratings of at least one hour.

(I) Supervision

Every Mobile Home Park shall be in charge of a responsible attendant or care taker at all times, whose duty it shall be to maintain the Park, its facilities and equipment in a clean, orderly and satisfactory condition and be answerable, with the Licensee, for a violation of the provisions of this Ordinance.

(J) Community Buildings

Community Service Building(s), when provided shall be built with adequate lavatory and laundry facilities for occupants of Mobile Homes. Such building(s) shall be conveniently located, well constructed and shall have good natural and artificial lighting, adequate ventilation and floors of concrete or similar impervious materials, concrete curbing, extending at least 6 inches above the floor shall be provided and the floor sloped to adequate drains. Walls and partitions shall be constructed of impervious material when subject to splash.

A laundry room shall contain laundry trays to accommodate the patrons of the Mobile Home Park. No laundry trays shall be located in toilet rooms.

Such buildings shall be maintained at a temperature of at least 69 degrees Fahrenheit during the period from October 1st to May 1st.

An adequate water supply shall be provided at all times for the operation of all water closets in service buildings and an adequate supply of hot and cold water shall be provided at all times in the service buildings for all washing and laundry facilities.

SECTION 10.

When the LaSalle County Board has approved an application for a permit to construct or make alterations upon a Mobile Home Park, or the appurtenances thereto or a license to operate and maintain the same, the Enforcement Officer shall retain the original and keep a file thereof.

The Enforcement Officer shall draft and supply all forms and blanks and specify the number and detail necessary to obtain permits to construct or make alterations upon Mobile Home Parks and for a license to operate and maintain such a park according to this Ordinance.

SECTION 11.

The Enforcement Officer shall keep a record of all Mobile Home Parks, said records to show the names and addresses of all Mobile Home Parks, names and addresses of the licensees, number of Mobile Home lots in each park, source of water supply, system of sewage and garbage disposal, and any other information deemed essential by the Enforcement Officer.

The LaSalle County Public Health Department shall supply licensees of all Mobile Home Parks with any and all health rules and regulations pertaining thereto made by the County Board and any change or changes that may be made from time to time which shall be posted and kept posted by the management in a protected, conspicuous place within the Mobile Home Park.

SECTION 12.

The following provisions shall be applicable to all Mobile Home parks licensed under the provisions of this ordinance:

(A) It shall be the duty of each licensee on the first day of August of each year to file with the School Board(s) of the School District(s) wherein the Mobile Home parks is located and with the County Superintendent of Schools who exercises control and supervision over said School District(s), a report giving names and ages of all children of school age living in said Mobile Home Park, name and occupation of father and mother, and place of employment.

(B) The management of every Mobile Home Park shall assume full responsibility for maintaining in good repair and condition all sanitary and safety appliances on said park, and shall promptly bring such action as is necessary to prosecute or eject from said park any person (s) who willfully or maliciously damage such appliances, or any person(s) who fail to comply with the regulations of this Ordinance.

SECTION 13.

Each Mobile Home park shall be provided with a custodian's office where each Mobile Home entering such Mobile Home Park shall be assigned to a lot location, or a unit location, given a copy of the Mobile Home Park rules and registered according to the prescribed form. Said registrations shall include the name and address of every occupant of said Mobile Home unit, the license number of all units, the state issuing such licenses, and a statement indicating the exact location at which such Mobile Home was last parked, including the state, city, town or village where such parking occurred. The licensee shall keep a registry of all children of school age occupying Mobile Homes in the Mobile Home Park. The above mentioned register shall be signed by an adult occupant of the Mobile Home. Any person furnishing misinformation for purposes of registration shall be deemed guilty of a misdemeanor and punishable under the general

statutes for such offense. The registration records shall be neatly and securely maintained, and no registration records shall be destroyed until six years have elapsed following the date of registration. The register shall be available at all times for inspection by the Enforcement Officer.

SECTION 14.

The governing body of the school district in which such Mobile Home Park is located, by and through its officer, attendance officers and proper employees, may inspect and visit a Mobile Home Park for the purposes of examining the register with reference to children of school age for the purpose of enforcing attendance of school children housed in the Mobile Home Park. When a Mobile Home Park is located in two or more school districts, the school district boards of said districts, acting jointly, shall be and are hereby authorized to proceed under the provisions of this action.

SECTION 15.

Whoever violates any provision of this Ordinance shall be fined not less than \$50.00 or more than \$500.00 and each day upon which violation continues shall constitute a separate offense.

The LaSalle County Development Committee shall suspend or revoke the Mobile Home Park License for failure to comply with the provisions of this Ordinance.

The LaSalle County State's Attorney, in addition to criminal prosecutions for violations of this Ordinance is empowered to bring action for an injunction to restrain any violation or to enjoin the operation of any such Mobile Home Park.

SECTION 16.

Exceptions from this Ordinance are only those provided in the Mobile Home Park Act (210 ILCS 115/1 *et seq.*)

SECTION 17.

The Enforcement Officer and the LaSalle County Public Health Department shall enforce the provisions of this Ordinance and the rules and regulations adopted pursuant thereto affecting health, sanitation, water supply, sewage, garbage and waste disposal, and the LaSalle County Public Health Department and the Enforcement Officer shall inspect, at least once each year, each Mobile Home Park, and all the accommodations and facilities therewith. Such officials or officers are hereby granted the power and authority to enter upon the premises of such Mobile Home Parks at any time for the purposes herein set forth.

The County Board may issue rules and regulations to carry out the provisions of this Ordinance.

SECTION 18.

(A) Any person refused a Permit to construct or alter a Mobile Home Park or a license to operate a Mobile Home Park or whose license is suspended or revoked, or aggrieved by the actions of the Public Health Department or the Enforcement Office shall have the right to a hearing before the Development Committee of the LaSalle County Board, which shall have full power to conduct such hearing, issue subpoenas, administer oaths and affirmations and all other powers necessary to such hearings. After said hearing the Development Committee shall recommend to the County Board whether or not the County Board shall reconsider any decision to disapprove or refuse a permit or license.

(B) The Enforcement Officer shall keep minutes of the proceedings and shall keep records of all examinations, testimony and of other official actions.

(C) In the performance of this duty, the Enforcement officer may incur expenditures which are hereby authorized by the Development Committee of LaSalle County.

(D) No hearing shall be held until notice of time and place of hearing have been published in a newspaper of general circulation in the county at least fifteen days prior to the hearing date, said notice to contain the particular location of the Mobile Home Park, as well as a brief statement as to the reason the hearing is being held.

SECTION 19.

The Administrative Review Law (735 ILCS 5/3-101 *et seq*) and all amendments and modifications thereof, and the rules adopted pursuant thereto, shall apply to and govern all proceedings for judicial review of final administrative decisions hereunder. The term “administrative decision” is defined as in Paragraph 5/3-101 of the Administrative Review Law.

SECTION 20.

If any one or more of the provisions of this Ordinance is declared unconstitutional or the application thereof is held invalid, the validity of the remainder of the Ordinance and the application of such provision to other persons and circumstances shall not be affected thereby.

SECTION 21.

Mobile Home Park owners shall be responsible to report to the LaSalle County Clerk a listing of all pad numbers in their park, showing the Mobile Home owners name and address with the proper pad number, as well as showing which pad numbers are unoccupied, the length and width of the Mobile Home, etc., on a yearly form. Additionally, a 24 hour form shall be returned to the County Clerk immediately, within 24 hours, with the name and address, length and width of the Mobile Home, pad number were situated and any other information requested on the form, for each mobile home moving into the park.

Each year upon request for renewal of the Mobile Home Park license, filing of the above forms will be reviewed, and if not complied with, the license will not be issued, or if issued and forms are not complied within regard to the 24 hour forms, will be revoked upon a hearing of the Tax Committee of the LaSalle County Board.

SECTION 22.

With the exception of the criteria, regulations and requirements contained in this Ordinance relating to the on-going health and safety of the residents of a Mobile Home Park (i.e., water supply, sewage disposal, garbage and rubbish disposal, and fire protection as enumerated in Section 9, Paragraphs (C), (D), (E), (F), (G) and (H)), which provisions shall be complied with at all times by all Mobile Home Parks required to be licensed pursuant to this Ordinance, regardless of the date of their construction or receipt of original license:

(A.) A Mobile Home Park not conforming to the provisions of this Ordinance at the time this Ordinance takes effect, may be continued, except that if it is voluntarily discontinued for one (1) year or more, then it shall then be deemed abandoned and further use must be and any further use must be in conformity with the provisions of this Ordinance.

(B.) Any building arranged, intended, or designed for a non-conforming Mobile Home Park, the construction of which has been started before November 7, 1988, but not completed, may be completed and put to such non-conforming use, provided it is done within six (6) months after this resolution takes effect.

(C.) Any building or structure, existing as part of a non-conforming Mobile Home Park at the time this Ordinance takes effect, which is destroyed by fire, or the elements, may only be reconstructed and restored in compliance with the terms and provisions of this Ordinance.

(D.) A building or structure which is part of a non-conforming Mobile Home Park at the time this Ordinance takes effect may not be substantially altered or enlarged except in conformance with this Ordinance.

(E.) This Ordinance's provisions shall apply fully to all applications for new Mobile Home Parks, applications to modify existing Mobile Home Parks, and applications to expand existing Mobile Home Parks filed after the effective date of this Ordinance.

SECTION 23.

This Ordinance is effective immediately upon passage by the LaSalle County Board.

Passed by the County Board of LaSalle County, this 10th
day of April 19 89.

ATTEST:

Tom P. Walsh
County Clerk

Wesley J. Freebairn
Chairman

