

ORDINANCE NO. 20220912

AN ORDINANCE REPLACING ORDINANCE NO. 20020408 and 20100412D TO PROVIDE FOR AND TO REGULATE MOBILE HOME, MOBILE HOME PARKS AND TINY HOMES/HOUSES

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF GALATIA, STATE OF ILLINOIS, AS FOLLOWS:

SECTION 1. Authority

This Ordinance is adopted pursuant to authority granted under 65 ILCS 5/11-14-1 and 11-30-4 and other authority granted under the Illinois Municipal Code.

SECTION 2. Purpose and Necessity

The regulations contained herein are necessary to reduce fire hazards and to improve public safety and safeguard the public health; to decrease traffic congestion and its accompanying hazards; and to otherwise promote the general health and welfare of the residents of the Village of Galatia, Illinois, and to repeal and replace Ordinance No. 20020408 and 20100412D.

SECTION 3. Definitions

- A. **“Mobile Home”** means a structure designed for permanent habitation as a single family dwelling and so constructed as to permit its transport on wheels, temporarily or permanently attached to its frame, from the place of its construction or manufacture 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 place for one or more persons. The term “mobile home” shall include manufactured homes (either single or doublewide) constructed in accordance with the Federal “National Manufactured Housing Construction and Safety Standards Act of 1974” (42 USCA, Section 54-1, et seq.)
- B. **“Permanent Habitation”** means a period of two or more months.
- C. **“Mobile Home Park”** means a tract of land or two or more contiguous tracts of land upon which contain sites with the necessary

utilities for two or more mobile homes 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. Separate ownership of contiguous tracts of land shall not preclude the tracts of land from regulation as a mobile home park if they are maintained and operated jointly. The maximum number of mobile homes in any mobile home park shall not exceed (3) such mobile homes for each one (1) acre of area within any mobile home park.

- D. Recreational Vehicles and Other structures Prohibited: No camping trailer, motor home, mini motor home, travel trailers, truck camper, van camper or tents designed to be used primarily for recreational purposes shall be located in the Village of Galatia to be used as a dwelling place.

No portable or movable building or structure, whether new, used, rebuilt, or modified in any way, and not originally manufactured for the express and intended purpose to be used as a permanent dwelling place, shall be located, and installed within the Village of Galatia to be used as a dwelling place.

- E. “Site” means the lot on which a mobile home is located for permanent habitation.

SECTION 4. Application of Regulations

Except for those mobile homes currently located for permanent habitation within this municipality upon the effective date of this Ordinance, no person, firm, or corporation shall own or possess a mobile home or establish, maintain, conduct or operate a mobile home park without complying with the regulations provided herein. However, this Ordinance shall apply to any existing mobile home which is moved or relocate to a new site and to any replacement mobile home of any existing mobile home and site.

SECTION 5. Minimum Site Requirement

Each site on which a mobile home is located or accommodated shall have a minimum area of five thousand (5000) square feet for each mobile home, however, there shall not be placed more than three (3) mobile homes on any one (1) acre of land.

No mobile home shall be parked closer than five feet to the side lot lines of a mobile home park, or closer than ten (10) feet to a public street, alley or building. Each individual site shall abut or face a private or public street. All private drives shall have unobstructed access to a public street. There shall be an open space of at least ten (10)

feet adjacent to the sides of every mobile home and at least five (5) feet adjacent to the ends of every mobile home.

SECTION 6. Skirting

All mobile homes to be located in the Village of Galatia shall be fitted with suitable skirting or other covering around the base or foundation of the unit to visually hide the foundations, piers, or crawl space beneath the mobile home. All such skirting or covering shall be of fire-resistant materials and provide an access door or inspection hatch. Such skirting shall be in place within thirty (30) days of the placement of the mobile home upon the site.

SECTION 7. Tiedown and Anchoring

All mobile homes located in Galatia shall meet the tiedown and anchoring requirements as specified in the Illinois Mobile Home Tiedown Act 210 ILCS 120 as amended.

SECTION 8. Tiny Houses

All tiny houses/homes must have the following requirements:

- A. A minimum of 600 square feet of living space.
- B. A minimum ceiling height of 6 foot 8 inches.
- C. A separate loft area of no less than 35 square feet equipped with stairs or a ladder.
- D. Plumbing required to comply with Illinois Administrative Code Title 77 Part 890
- E. A minimum of one bathroom, separate and closed in with walls and a door.
- F. A minimum of one bedroom, separate and closed in with walls and a door.
- G. A separate kitchen area is required.
- H. A tiny house does not need a minimum number of windows but has to meet the standard requirements for emergency exits.

These requirements shall be completed within 60 days of placing a tiny home/house in the village limits of the Village of Galatia. If these requirements are not met in the time allowed the owner is subject to a Ordinance violation fine and shall be in place on the 61st day after placing the tiny home/house in the village limited of the Village of Galatia.

SECTION 9. Water Supply

An adequate supply of water of safe, sanitary quality shall be furnished to each mobile home and tiny house/home within sixty (60) days of issuance of permit to prevent revocation of such permit.

SECTION 10. Sewage and Water-Carried Waste

All sewage and other water-carried waste shall be disposed of into the Village's sewage system whenever the interceptor or sewer main of such system is adjacent to the mobile home or mobile home park or tiny home/house. Mobile home or tiny home/house shall be connected into the Village's sewerage system within 60 days of issuance of permit to prevent revocation of such permit. All such sewage and water-carried waste shall be disposed of in accordance with the Ordinance NO. 360A of the Village of Galatia.

SECTION 11. Garbage Storage and Disposal at Mobile Home Parks

A sufficient number of adequate fly-proof and water-tight containers shall be supplied for the storage of garbage at each mobile home park.

Garbage containers shall be emptied at least once a week and shall not filled to overflowing or allowed to become foul smelling or a breeding place for flies.

Garbage and rubble shall be disposed of in a manner which creates neither a nuisance nor menace to health.

SECTION 12. Streets in Mobile Home Parks

All streets in every mobile home park must be maintained in a passable and reasonably dust-proof condition at all times.

SECTION 13. Mobile Home Parks

After the effective date of this Ordinance, no mobile home park shall be approved and established except in conformity with the requirements of this section:

MOBILE HOME PARK PERMIT: A Mobile Home Park Permit may be issued by the Village permitting a mobile home park to be located on any site conforming to the requirements of this Ordinance. An applicant for a Mobile Home Park Permit shall file an application for such permit with the Mayor, or other person designated by the Village Board.

No application for a Mobile Home Park Permit shall be considered unless the applicant furnishes to the Mayor, or other person designated by the Village Board a completed and certified application for Mobile Home Park Permit Form. The Mayor, or other person designated by the Village Board shall then schedule a hearing before the Village Board.

The Mayor, or other person designated by the Village Board, not more than thirty (30) days, nor less than seven (7) days before the hearing at which the application for the

Mobile Home Park Permit is to be considered, shall send written notice of the hearing to the owner or owners as recorded in the Office of the County Recorder of Deeds, of all property within three hundred (300) feet in each direction of the property for which the Permit is requested. Such distance of three hundred (300) feet is to be measured from established lot or property lines. The notice herein required shall contain the address of the location for which the Mobile Home Park Permit is requested, a brief statement of the nature of the requested Mobile Home Park Permit, the name and address of the legal and beneficial owner of the property for which the Permit is requested, the time and place of the hearing. In addition, the Mayor, or other person designated by the Village Board shall cause a notice to be published in a newspaper of general circulation in the Village, not more than thirty (30) days nor less than seven (7) days prior to such hearing.

A public hearing shall then be held by the Village Board and any party may appear in person, by agent or attorney. After the hearing, the Mayor, or other person designated by the Village Board, shall recommend whether or not the Village Board should recommend approval of the issuance of the Mobile Home Park Permit as requested. The Village Board shall then act upon the recommendation of the Mayor, or other person designated by the Village Board, but shall not be bound by the recommendations and the vote of the Village Board shall be final with regard to the issuance of a Mobile Home Park Permit.

A fee of One Hundred Fifty Dollars (\$150.00) shall accompany the application to cover the cost of the publication, postage and legal fees involved in the issuance of said Mobile Home Park Permit. The applicant, upon being issued a Mobile Home Park Permit, shall within a period not to exceed sixty (60) days from the date of issuance place a mobile home upon the site or the permit shall expire. A Mobile Home Park Permit as described in this Ordinance may be transferred to another person only upon the written approval of the Village Board, prior to transfer.

All mobile homes located in a permitted mobile home park shall conform to all the requirements of this Ordinance.

SECTION 14. Special Use Permit

A Special Use Permit may be issued by the Village of Galatia permitting a mobile home as defined in this Ordinance, to be located on any site outside an approved mobile home park, provided it shall be located on property owned or rented by the owner of the mobile home unit and is connected to the Village water and sewer system within sixty (60) days of issuance of permit to prevent revocation of said permit.

An applicant for a Special Use Permit shall file an application for such permit with the Mayor, or other person designated by the Village Board. No application for a Special Use Permit shall be considered unless the applicant furnishes to the Mayor, or other person designated by the Village Board a completed and certified application for Special Use Permit Form. If landowner is different from mobile homeowner, landowner must sign Special Use Permit Application. Applicant shall furnish mobile home size, lot size, picture of mobile home, serial number of mobile home and copy of an appraisal by a

licensed appraiser which proves a minimum value of Ten Thousand Dollars (\$10,000.00) and the model be no older than ten years. Certificate of appraisal must have mobile home serial number listed. The Mayor, or other person designated by the Village Board shall then schedule a hearing before the Village Board. The Mayor, or other person designated by the Village Board, not more than thirty (30) days, nor less than seven (7) days before the hearing at which the application for the Special Use Permit is to be considered, shall send written notice to the owner or owners as recorded in the Office of the County Recorder of Deeds, of all property within three hundred (300) feet in each direction of the property for which the permit is requested. Such distance of three hundred (300) feet is to be measured from the established lot or property lines. The notice herein required shall contain the address of the location for which the Special Use Permit is requested, a brief statement of the nature of the requested special use, the name and address of the legal and beneficial owner of the property for which the special use is requested, the time and place of the meeting in which the Special Use Permit is before the Board for approval.

If there are any objections to a Special Use Permit a public hearing shall then be held by the Village Board and any party may appear in person, by agent or attorney. In addition, the Mayor, or other person designated by the Village Board, shall cause notice to be published in a newspaper of general circulation in the Village, not more than thirty (30) days nor less than seven days prior to such hearing.

After the hearing, the Mayor or other person designated by the Village Board shall recommend whether or not the Village Board should recommend approval of the issuance of the Special Use Permit as requested. The Village Board shall then act upon the recommendation of the Mayor, or other person designated by the Village Board, but shall not be bound by the recommendation. The Village Board shall vote upon the recommendations and the vote of the Village Board shall be final with regard to the issuance of a Special Use Permit.

A non-refundable fee of One Hundred Fifty Dollars (\$150.00) shall accompany the application to cover the cost of publication, postage, and legal fees involved in the issuance of said Special Use Permit. The applicant, upon being issued a Special Use Permit, shall within a period not to exceed sixty (60) days from the date of issuance place a mobile home upon the site or the permit shall expire. A Special Use Permit may be transferred to another person only upon the written approval of the Village Board, prior to the transfer.

SECTION 15. Penalties and Fines

Any person violating any of the provisions of or failing to comply with any of the requirements of the Ordinance shall be guilty of a misdemeanor punishable as a "Class B Misdemeanor" under the Unified Code of Corrections of Illinois. Each day's violation shall constitute a separate offense. The Village's attorney shall bring such actions in the name of the Village of Galatia, or may, in addition to other remedies in this Ordinance, bring action for an injunction to restrain such violation, or to enjoin the use, installation, maintenance, or operation of any such mobile home or mobile home park. In addition to

any punishment allowable for a “Class B Misdemeanor” under the Unified Code of Correction of Illinois, any person violating any of the provisions of this Ordinance shall also become liable to the Village for any expense, loss or damage occasioned by the Village in enforcing this Ordinance including attorney’s fees for reason of such violation. Any applicant who fails to have mobile home placed on site with water and sewer connected and residing in mobile home within sixty (60) days of issuance of Special Use Mobile Home Permit shall have Special Use Mobile Home Permit revoked and must remove mobile home from city limits within thirty (30) days of notice of termination of Special Use Mobile Home Permit.

SECTION 16. Validity

The invalidity of any section, clause, sentence or provision of this Ordinance shall not affect the validity of any other part of this Ordinance which can be given effect without such invalid part or parts.

SECTION 17. Ordinance

This Ordinance shall be in full force and effect from and after its passage, approval, recording and publication as provided by law.

Passed and adopted by the Village Board of the Village of Galatia, Saline County, Illinois, this 12 day of Sept, 2022.

Aye Votes: 6
Nay Votes: 0
Abstained Votes: 0


STEPHEN A. SLOAN, MAYOR


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