

ORDINANCE NO. 772

AN ORDINANCE REGULATING
THE LOCATION AND CONDITION OF MOBILE HOMES
IN THE CITY OF NOKOMIS, MONTGOMERY COUNTY, ILLINOIS

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
NOKOMIS, MONTGOMERY COUNTY, ILLINOIS:

SECTION 1: That the term "mobile home" as used herein shall mean 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 place for one or more persons.

SECTION 2: That no mobile home shall be placed upon any real estate within the City of Nokomis unless a building permit therefor has been issued by the Commissioner of Public Health and Safety following the approval thereof by the City Council sitting in regular session.

SECTION 3: That such permit shall be issued in two parts:

A. a "conditional permit", i.e., the aforesaid Commissioner's authorization to place a mobile home upon a tract of not less than 7,000 square feet which is not dedicated to, or otherwise shared by, any other dwelling. Such permit shall be valid for 30 days and shall, if not thereafter renewed for good cause shown, expire automatically and is intended to permit applicant sufficient time (1) to comply with all State of Illinois rules and regulations concerning tying down mobile homes and (2) to connect all utilities required for the occupancy thereof.

B. a "standard permit", i.e., the aforesaid Commissioner's (1) finding that the said mobile home is in apparent compliance with State of Illinois tiedown regulations and all

applicable ordinances of the City of Nokomis and (2) authorizing, therefore, the skirting of the said mobile home.

SECTION 4: That in all cases a mobile home

A. Shall be set on a concrete pad;

B. Shall be underpinned; and

C. Shall be located not less than twenty (20) feet from the boundary of its address street and not less than ten (10) feet from the boundary of all side streets and alleyways.

SECTION 5: That in no case shall a Standard Permit issue unless the application therefor discloses upon its face the applicant's express (completed) arrangements for garbage pickup/refuse disposal for the mobile home and, similarly, the said applicant's guarantee that he/she will be personally responsible for such garbage pickup/refuse disposal.

SECTION 6: That, additionally, a copy of the tiedown "compliance report" required to be submitted to the State of Illinois shall be filed with the city clerk prior to the issuance of a Standard Permit.

SECTION 7: That any person violating any of the provisions of this ordinance shall be fined not less than Fifty Dollars (\$50.00) and not more than Two Hundred Dollars (\$200.00) for each offense and that each day such person is in violation hereof shall constitute a separate and punishable offense.

SECTION 8: That this ordinance is to be observed in conjunction with City of Nokomis Ordinance Nos. 634 and 635 except that all provisions of the said Ordinance Nos. 634 and 635 and all other ordinances of the City of Nokomis now in conflict with this ordinance are hereby expressly repealed.

SECTION 9: That this ordinance shall be in full force and effect from and after its passage, approval and publication according to law.

Voting Yes: Bertolino, Hard, Miles, Stone, Adden

Voting No: None

Abstaining: None

Absent: None

Passed: May 22, 1989

Approved: May 22, 1989



Mayor

Attest: 

City Clerk

Published: May 24, 1989