

MOBILE HOME PARK OPERATING ORDINANCE



DEPARTMENT OF ZONING AND BUILDING
58 EAST CLINTON STREET
JOLIET, ILLINOIS 60432

AMENDED
MARCH 25, 1982

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ORDINANCE HISTORY

Adopted 01-13-71
 Amended 10-17-73
 Amended 09-13-77
 Amended 03-25-82
 Amended 06-19-97

INTRODUCTION

This Ordinance shall be known and referred to as the “Will County Mobile Home park Ordinance” and covers the granting of annual licenses and permits to construct, alter or add to planned developments of area restricted to the location of independent mobile homes and related facilities.

SECTION 1

DEFINITIONS

Unless the context clearly requires otherwise, the words and phrases set forth shall have the meaning set forth when used in this Ordinance.

MOBILE HOME-means 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 home and designed to permit the occupancy thereof as a dwelling place for one or more persons.

DEPENDENT TRAILER COACH or DEPENDENT MOBILE HOME-means a trailer coach or mobile home which does not have a toilet and bath or shower facilities. The mobile home park, as defined, excludes the dependant trailer coach or dependent mobile home from the Mobile Home Park.

INDEPENDENT MOBILE HOME-means a trailer coach or mobile home with self-contained toilet and bath or shower with provisions for connection to sewer and water riser pipes as defined in this ordinance.

MOBILE HOME PARK-means an area of land upon which two or more occupied independent mobile homes, are harbored, either free of charge or for revenue purposes, and shall include any building, structure, tent, or enclosure used or intended for use as a part of the equipment of such Mobile Home Park.

MOBILE HOME SPACE or MOBILE HOME LOT- means any portion of a mobile home park designated for the use or occupancy of one mobile home.

BUILDING OFFICER-means the Administrative Zoning and Building Code Officer, representing the Building and Zoning Committee, the Licensing Committee and the Executive Planning Committee of the Will County Board of Supervisors.

SCHOOL DISTRICT-means any district created or operated under the provisions of “The School Code” approved May 1, 1945 by the Illinois Legislature, as amended.

ZONING AND SUBDIVISION COMMITTEE-means the Zoning and Subdivision Committee of the Board of Supervisors of Will County.

LICENSING COMMITTEE-means the Licensing Committee of the Board of Supervisors of Will County.

EXECUTIVE PLANNING COMMITTEE-means the Executive Planning Committee of the Board of Supervisors of Will County.

HEALTH AUTHORITY-means the Will County Health Officer or his duly authorized representative.

SECTION 2

LICENSE REQUIRED

No person, firm or corporation shall construct, establish, maintain, conduct, or operate a Mobile Home Park after the effective date of this Ordinance without first obtaining a license therefor from the License Committee. Such license shall be issued for one year and shall expire at midnight on March 31st of each year. The license shall be renewed from year to year upon payment of the annual license fee herein provided.

This Ordinance shall not apply to any trailer coach used as a travel trailer located in an overnight campsite as defined in the Will County Zoning Ordinance, the patrons of which have other permanent residences.

SECTION 3
APPLICATION

In order to obtain a permit to construct, or an original license to operate a Mobile Home Park, the applicant shall file with the Building Officer a written application on form setting forth:

1. The full name and address of the applicant or applicants, or names and addresses of the partners if the applicant is a corporation and the present or last occupation of the applicant at the time of the filing of the application.

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

3. The Proposed and existing facilities in the park for water supply, sewage, garbage and solid waste disposal, fire protection.

4. The proposed method of lighting structures and land upon which the park is located.

5. 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, or the proposed alterations in existing facilities, all showing compliance with the provisions of this Ordinance; the plot plans to be drawn on a scale of 100 feet to one inch, and shall contain among other things, the following:

- A. The date on which such plot plans were prepared.
- B. An arrow indicating north.
- C. All Mobile Home sites shall be properly numbered on plot plans.
- D. Complete information regarding storm sewers.
- E. Storm water run-off shall be shown on a separate plan.
- F. Contour lines at two foot intervals shall be shown on a separate plan and United States Geological Survey data shall be used for the preparation of such plan.
- G. Grades of driveways and all ditches shall be shown on a separate plan.
- H. All maps and plans must be signed by and bear the seal of an Illinois Registered Professional Engineer.

6. A statement of the fire fighting facilities public or private, which are available to the Mobile Home Park.

An affidavit as to the truth of the matters contained in the application shall be attached thereto. Where a permit to construct as well as a original license to operate is sought by the applicant, request therefore shall be made in the same application. Each application for a permit to construct or for an original license shall be accompanied by an application fee in accordance with the building permit fees and shall be paid to the Building Officer shall not be refunded, providing license is issued.

SECTION 4

REVIEW OF APPLICATION

The Zoning and Subdivision Committee shall examine the application for a permit to construct or an application for a license to operate and maintain a Mobile Home Park, and the Building Officer shall, if the park is or the proposed Mobile Home Park will be in conformity with this Ordinance as determined by Zoning and Subdivision Committee, issue a permit to construct or an original license, as the case may be.

If the application for a permit to construct or license to operate and maintain is declined, the Zoning and Subdivision Committee shall give the reasons therefore in writing to the applicant; and if the objections can be corrected, the applicant may amend his application and resubmit it for approval.

If a permit to construct a Mobile Home Park has been issued, the applicant shall, upon completion thereof notify the Building Officer.

The Building Officer shall then inspect the Mobile Home Park, and, if completion is in accordance with the accepted application, the License Committee shall issue a license to operate and maintain said Mobile Home Park.

Such a permit does not relieve the applicant from complying with the Zoning Ordinance of Will County, Illinois, the Building Code of Will County, Illinois and the Sewage Treatment and Disposal Ordinance of Will County. No Mobile Home Park is in violation of the Zoning Ordinance of Will County, Illinois and such Mobile Home Park was not in existence at the time of the passage of such Zoning Ordinance.

A permit to construct or a license to operate and maintain or the yearly renewal of a license to operate and maintain such Mobile Home Park shall not be issued by the Building Officer until he has the approval of the Health Authority in writing, as it pertains to the disposal of sewage, water supply and system, garbage and solid waste storage and final disposal, and any other health related facilities or conditions at the Mobile Home Park site.

SECTION 5

RENEWAL OF LICENSE

Each Mobile Home Park permit holder shall secure an annual license on or before March 31st following the date on which the construction permit is issued. Application for the annual license shall be made on forms supplied by the Building Officer.

SECTION 6

INSPECTION

Each Mobile Home Park shall be inspected during construction and operation by the Building Officer, and the Health Authority to determine compliance with the provision of the construction permit and the annual license. Any violation of this Ordinance shall be a misdemeanor and subject to revocation of license plus fine and imprisonment. Revocation requires a new construction permit and inspection to determine compliance with the permit and this Ordinance before the Mobile Home Park may be occupied.

Any Mobile Home Park must vacate all mobile homes from the park on revocation of license or permit. No mobile home may be returned to a Mobile Home Park, before a new construction permit is issued by the Building Officer. Applications for this new construction permit will be on forms obtained from the Building Officer.

SECTION 7

EXPANSION OF UNITS

In the event the license of a Mobile Home Park wishes to add-on or change whatsoever in the Mobile Home Park as covered by the construction permit or license, a new application for construction permit is required.

The Building Officer shall not issue a construction permit to make any alterations, modifications, add-ons or changes whatsoever in the mobile home park until approval of the Health Authority has been obtained in writing.

SECTION 8

SANITARY SEWERS

Each mobile home park shall be provided with a sanitary sewerage system connected to a public sewerage system or park sewage treatment works. The sanitary sewerage system shall comply with the Sewage Treatment and Disposal Ordinance of Will County, Illinois, the Illinois Plumbing Code and the Rules and Regulations of the Illinois Environmental Protection Agency, as well as the rules and regulations of the Building Officer as approved by the Board or Supervisors.

SECTION 9

NO SEPTIC TANKS

Septic tank sewerage disposal system shall not be approved for use in all Mobile Home Parks established after adoption of this Ordinance.

SECTION 10

FEEES

The fee schedule in effect is Resolution 84-19 dated February 16,1984

SECTION 11

REVOCAATION OF LICENSE

Any license granted hereunder shall be subject to revocation or suspension by the Building Officer. However, the Building Officer shall first serve or cause to be served, upon the licensee, a written notice in which shall be specified the way or ways in which such licensee has failed to comply with this Ordinance.

Said notice shall require the licensee to remove or abate such nuisance, unsanitary or objectional condition specified in such notice within a reasonable time, the Building Officer may take such action to cause revocation or suspension of such license.

SECTION 12

PERMIT TO CONSTRUCT

CONTENT

12.1	Park Attendant
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12.17	Additions to Mobile Home
12.18	Permitted Obstructions
12.19	Screening
12.20	Certifications of Use and Occupancy Required

No person, firm or corporation shall construct a Mobile Home without first obtaining a permit from the Building Officer. Each permit to construct, each license to operate, and each permit to make alterations therein shall be permanently displayed in the office of the Mobile Home Park for which the same was issued. Each permit or license shall apply only to the premises described in the application and in the license which has been issued thereon, and only one location shall be so described in each license. A license which has been issued to a person, firm or corporation, may not be transferred without written consent where the provisions of this Ordinance have been met. A license which has been issued for a particular premises may not be removed or made to apply to any other premises.

Except as provided in Section 13 of this Ordinance every Mobile Home Park licensed or to be constructed under the provisions of this Ordinance shall comply with the following provisions.

12.1 PARK ATTENDANT

Every Mobile Home Park shall be in charge by a responsible attendant or manager at all times, whose duties shall be to maintain the park, its facilities and equipment, in a clean, orderly and sanitary condition, and be answerable with the licensee, for any violation of the provisions of this Ordinance.

12.2 PARK DRAINAGE

No Mobile Home Park shall be so located that the surface water drainage of the park area will endanger any water supply.

12.3 MAXIMUM DENSITY OF UNITS PER ACRE

The total density of any Mobile Home Park shall not exceed seven (7) units per gross acre and the net density on any particular acre within such parks shall not exceed ten (10) units per net acre.

12.4 MINIMUM MOBILE HOME SITE

The minimum area for each Mobile Home space shall be four thousand (4,000) square feet. Not more than one (1) Mobile Home shall be placed on a Mobile Home site.

12.5 MOBILE HOME STAND

That part of an individual lot reserved for the placement of the Mobile Home shall be called the Mobile Home Stand and shall conform to the following standards.

1. Placements. The Mobile Home stand shall be so placed as to provide for the practical placement on the site of both the Mobile Home and its appurtenant structures and the retention of the Mobile Home on the site in a stable condition and in satisfactory relationship to its surroundings.

2. Size. The size of the Mobile Home stand shall be suitable for the Mobile Home to be served by the individual park and suitable to fit the dimensions of the Mobile Home anticipated, including Mobile Home appurtenant structures or appendages.

3. Location. The location of each Mobile Home stand shall be at such elevation, distance and angle in relation to the access street and the Mobile Home lot driveway that placement and removal of the Mobile Home is practical.

4. Construction. Concrete slab or concrete runways.

5. Gradient. There shall be a minimum of two per cent (2%) longitudinal and adequate crown or cross-gradient and surface drainage.

6. Base Enclosure. All Mobile Homes which are placed on piers shall have the entire perimeter enclosed. The enclosure shall be of a material approved by the County. Panels manufactured specifically for Mobile Home enclosures shall be considered to meet these requirements.

12.6 MINIMUM WIDTH OF MOBILE HOME SITE

The minimum average width for each trailer coach lot shall be fifty (50) feet, except that for any Mobile Home unit greater than twelve (12) feet in width, the minimum average site width shall be maintained between ten (10) feet in front of the Mobile Home stand and five (5) feet to the rear of the stand.

12.7 MINIMUM DISTANCE BETWEEN MOBILE HOMES

No Mobile Home shall be placed within thirty (30) feet of another and in no case shall the Mobile Home be located closer than fifteen (15) feet of the side or rear-yard line.

12.8 YARDS ABUTTING COMMON AREAS

The distance from the line or corner of the Mobile Home stand to a private street, a common driveway, a common parking area, a common walk, or other common area shall be fifteen (15) feet minimum. Patios, Mobile Homes appurtenances, carports and individual storage facilities shall not be included in the determination of yard width.

No Mobile Home shall be placed a lesser distance from the Mobile Home Park boundary than fifteen (15) feet.

The distance from the line or corner of the Mobile Home stand to a public street shall not be less than thirty (30) feet. Patios, mobile home appurtenances, carports and individual storage facilities shall not be included in the determination of widths.

12.9 MOBILE HOME SITE SPECIFICATIONS

Every Mobile Home site shall be clearly defined on the ground by permanent markers. There shall be posted and maintained in a conspicuous place on each site a number corresponding to the number of each site as shown on the plot plan submitted, as required by this Ordinance, so that each lot may be easily identified. Each Mobile Home site shall have provided thereon a patio and adequate storage conforming to the following specifications.

1. Patio. Each Mobile Home site shall provide an appropriate outdoor living space to supplement the interior living space of a mobile home.

A. SIZE- the minimum size of each mobile home patio shall be one hundred eight (180) square feet.

B. LOCATION- every patio location shall be convenient to the entrance of the Mobile Home, appropriately related to open areas of the sit and other facilities, fitted to terrain and natural features and related to anticipated mobile home models.

C. ELEVATION- where practical, the patio shall be at an elevation at least as high as the elevation of it Mobile Home stand. Where topographical conditions permit, the patio and adjoining yard area on the entry side of the mobile home may be as much as two (2) feet higher than the Mobile Home stand in order that the level of the patio and outdoor living area will be close to the floor of an in place Mobile Home. The grade difference between the patio and the stand may be taken up by a retaining wall or cribbing or by an earth slope. Where the patio is higher than the Mobile Home stand, adequate surface drainage of the Mobile Home stand shall be provided across the other side or ends of the stand.

D. CONSTRUCTION- any subgrading shall be well drained, uniformly graded and compacted. Construction shall provide a useful outdoor surface constructed or formed either monolithically or in movable units with weather resistant materials placed sufficiently close together to create a paved area.

2. Tenant Storage. Storage facilities shall be provided on or conveniently near each Mobile Home site for the active storage of outdoor equipment, furniture or tools, and for the inactive storage of such materials as are used only seasonally or infrequently by the typical tenant and which cannot be conveniently stored in a typical Mobile Home. There shall be a minimum of ninety (90) cubic feet provided for general storage for each Mobile Home site. Storage facilities shall be provided on the site or in compounds located within a reasonable distance, but not more than five hundred (500) feet from the Mobile Home stand serviced, and located not closer to private or public streets than the Mobile Home itself. Storage facilities shall be designed in a manner that will enhance the appearance of the park and shall be constructed of suitable weather resistant materials appropriate for the use and maintenance contemplated.

12.10

STREET AND WALKS

The construction of all private streets shall conform to the requirements of the Urban Standards of the Subdivision Regulations of the County of Will.

All private streets provided within the Mobile Home Park, a right-of-way width of fifty (50) feet shall be required. A minimum of twenty-four (24) feet in width of pavement, back-to-back of curbs, shall be provided in the center of such right-of-way. All private streets shall have unobstructed access to a public street or highway.

All arterial streets constructed in connection with a Mobile Home Park, no matter where the park may be located within the County, shall be designed and laid out in accordance with the Urban Subdivision provisions of the Subdivision Regulations of the County of Will, except as may be modified by this Ordinance. The location of all streets, arterial or private within the park, shall be subject to the approval of the Zoning and Subdivision Committee of the Will County Board of Supervisors.

1. Walks shall be provided for safe, convenient, all season pedestrian access; of adequate width for intended use, durable and convenient to maintain and shall be designed and laid out in accordance with the Urban Subdivision requirements of the Subdivision Regulations of the County of Will, except as may be modified by this Ordinance. There shall be:

A. **INDIVIDUAL WALKS** to each Mobile Home stand from a paved driveway or parking space connecting to a paved street.

B. **COMMON WALKS** in such locations required by the Urban Subdivision requirements of the Subdivision Regulations of the County of Will and in locations where pedestrian traffic is concentrated; for example, at the park entrance to the court office and other important facilities. The location of all walks shall be subject to the approval of the Zoning and Subdivision Committee of the Board of Supervisors.

C. **WIDTH, ALIGNMENT, AND GRADIENT OF WALKS** shall be appropriate for safety, convenience and appearance, and shall be suitable for use by both pedestrians and for the circulation of small wheeled vehicles, such as baby carriages and service carts.

D. **WALKS SHALL BE CONSTRUCTED** of concrete in accordance with the specifications of the Urban Subdivision requirements of the Subdivision Regulations of the County of Will, as modified by this Ordinance. Widths shall be

at least four (4) feet for common walks. Private walks on Mobile Home sites shall be two (2) feet minimum width. Sudden changes in alignment and gradient shall be avoided. Required walks are not to be used as drainage ways.

2. Parking Spaces. Required parking spaces shall include two car spaces on each Mobile Home site and parking may be in tandems. In addition there shall be a sufficient number of parking spaces in conveniently located parking bays by bringing the total number of parking spaces up to the two and one half car spaced per Mobile Home Site. Each such parking space shall be not less than ten (10) feet wide and twenty (20) feet deep, shall be constructed in accordance with Urban Subdivision requirements of Will County, for its entire area.

12.11 WATER SUPPLY

An adequate supply of water of safe, sanitary quality, approved by the Health Authority shall be furnished in each mobile home park. The water supply system of the park must be connected to a public water supply if one is located within 1,000 feet of a mobile park. When a public water supply is not located within 1,000 feet of a mobile home park then a public water supply and system shall be provided at the park site which complies with the requirements of the Illinois Public Water Supply Control Law and the rules and regulations of the Illinois Environment Protection Agency. In addition, the park water supply and system shall comply with the requirements of the Illinois Trailer Coach Park Control Law and the Illinois Department of Public Health Rules and Regulations for Trailer Coach Parks.

The park water supply and system shall be provided with sufficient storage and a rate of pumpage to deliver at least 37 pounds pressure at all times. Each Mobile Home site shall be provided with a cold water riser located at least 4 inches above ground level. Each such riser shall be located within or at the edge of the mobile home site which it supplies and each such riser shall have at least 37 pounds of pressure at all times.

12.12 SEWERS AND SEWAGE

All sewage and other water-carried waste designated as sewage shall be disposed of into a public sewerage system when one is located within 1,000 feet of a mobile home park.

When a public sewerage system is not available, a park sewer system and sewage Treatment works shall be provided at the park site which complies with the requirements of the Will County Sewage Treatment and Disposal Ordinance and

the rules and regulations of the Illinois Environmental Protection Agency.

When a water carriage system of sewage is used, each Mobile Home site shall be provided with a sewer connection for the combined liquid waste outlet or outlets of each trailer coach. It shall be the duty of the owner or operator of said trailer coach park to provide an approved type of water and odor tight connection from the trailer of said owner or operator to make such connection and keep all occupied mobile home connection to said sewer while located in a Mobile Home Park. Sewer connections in unoccupied trailer coach sites shall be so closed that they will emit no odors or cause a breeding place for flies. No water or waste shall be allowed to fall on the ground from a trailer coach. All Sewerage shall comply with the Illinois Plumbing Code.

12.13 GARBAGE REMOVAL

A sufficient number of adequate flyproof and water tight containers shall be supplied for the storage of garbage. Garbage containers shall be emptied at least twice weekly and shall not be filled to over-flowing or allowed to become foul smelling or a breeding place for flies. Garbage and rubbish shall be disposed of in a manner which creates neither a nuisance nor a menace to health and which is approved by the Health Authority.

Adequate insect and rodent controlled measures shall be employed. All buildings shall be fly and rodent proof, and rodent proof, and rodent harborages shall not be permitted to exist in the park.

12.14 ELECTRICAL LIGHTENING AND OUTLETS

All street entrances, exits and driveways shall be lighted at night. Not less than one hundred (100) watt or equivalent electric light shall be provided for each two hundred (200) lineal feet of private streets and at each entrance and exit to the Mobile Home. Each trailer coach site shall be provided with a fused or breaker controlled disconnect with a minimum rating of 100 amperes, all conforming to the Building Code of the County of Will. Street lighting on public streets shall conform to the Urban Standards of the Will County Subdivision Regulations. All electrical distribution wiring, shall be underground. A cable TV antenna system with all cabling underground is required. No individual TV antennas are permitted.

12.15 STORAGE TANKS

No individual storage facilities for gasoline, oil, gas, liquified petroleum or other fuels storage tanks or cylinders shall be installed underground and shall not be located inside or beneath any trailer coach or structure or less than 5 feet from any coach exit. A piping from such tanks shall be permanently installed and have an earth cover of 18 inches.

12.16 PLAYGROUNDS

A recreational area shall be provided of a size not less than eight percent (8%) of the gross site area generally provided in a central including suitable landscaping, fencing and benches. In larger parks, decentralization will be allowed. Recreation areas shall include space for community use facilities, such as adult recreation, child playgrounds and natural open space.

12.17 ADDITIONS TO MOBILE HOME

No permanent or semi-permanent structure shall be affixed to any Mobile Home. The prohibition herein against any addition to a mobile home shall not apply to a canopy or awning designed for use with a Mobile Home, nor to any expansion unit specifically manufactured for Mobile Homes. The site coverage of a Mobile Home, together with any expansion or accessory structure permitted thereto by this Ordinance shall not exceed forty percent (40%) of the total Mobile Home site area.

12.18 PERMITTED OBSTRUCTIONS

For the purposes of this Ordinance, the following shall not be considered as obstructions when located in the sites indicated.

1. In any site chimneys, overhanging roof eaves, open terraces and awnings adjoining the Mobile Home if they do not exceed ten percent (10%) of the depth of the site and ornamental light standards and flagpoles, fences, trees and scrubs, except that on a corner lots, fences trees and shrubs, not higher than thirty (30) inches above the center line grade of the intersecting street if located in that portion of a required front or side yard situated within thirty (30) feet of the lot corner formed by the intersection of any two

street lines.

2. In front yards. No other construction shall be permitted.

12.19 SCREENING

Planting shall be appropriate for use and location, and planned so as to thrive with normal maintenance. There shall be provided planting adequate to screen views effectively. Views to be screened shall include laundry drying yards and non-residential uses. Garbage and trash collection stations be screened with permanent chain link fence with slats.

12.20 CERTIFICATES OF USE AND OCCUPANCY REQUIRED

No Mobile Home Park shall be occupied until a certificate of use and occupancy shall have been issued by the Building Officer to the effect that the Mobile Home Park, or the portion thereof for which such certificate is required, is in compliance with all applicable provisions of this Ordinance.

Each Mobile Home occupied as a dwelling unit in a Mobile Home Park located in the County after the date of the adoption of this Ordinance shall meet the minimum standards for plumbing, heating and electrical system, as defined by the Building Codes as requires by the Will County Building and Zoning Department. Mobile Homes that display the official seal and register number of the Mobile Home Manufacturers Association and the Trailer Coach Association will be considered to comply with the above building codes. Mobile Homes that do not meet these minimum standards for plumbing, heating, and electrical systems will not be issued a certificate of use and occupancy permit by the Building Officer.

The minimum standards for plumbing, heating, and electrical systems as defined by various accepted building, plumbing and electrical codes, as amended and revised periodically, are hereby made a part of an incorporated by r4eference into this Ordinance.

These requirements shall apply to all occupied Mobile Homes in a Mobile Home Park in the County of Will by April 1, 1979.

12.21 ACCESSORY STRUCTURES

1. Accessory structures may be permitted provided they are operated and maintained under the same ownership as that of the mobile home, on the same

mobile home site, for personal use and do not include structures or structural features inconsistent with other permitted uses.

- 2.
 - A. All accessory structures shall be set back at least 30 feet from a public road and at least 15 feet from a private street.
 - B. All accessory structures shall be set back at least 5 feet from a rear yard.
 - C. All accessory structures shall be at least 5.1 feet from any other structure on an adjoining mobile home site.
 - D. All accessory structures 5 feet or less from another structure on the same mobile home site shall have adequate fire protection in compliance with the B.O.C.A. building code as adopted by the County of Will.
 - E. As established in Section 12.17 of this Ordinance, site coverage of a mobile home and all accessory structures shall not exceed forty percent (40%) of the total mobile home site.
 - F. Open decks not over four (4) feet above the average grade are a permitted obstruction and are not subject to the spacing and setback requirements of this Ordinance, but such decks are included in the determination of site coverage as required in Section 12.17 and 21.21(2e)/

SECTION 13

FIRE PROTECTION

CONTENT

- 13.1 Fire Protection
- 13.2 Existing Mobile Home Parks

Except as provided in Section 12.1 of this Ordinance, every park licensed or to be constructed under the provisions of this Ordinance in a Will County R-6 Zoning District shall comply with the following provision:

- A. No Mobile Home shall be allowed in any licensed Mobile Home Park that is not an independent Mobile Home as defined in Section 1 hereof.

13.1 FIRE PROTECTION

A. Fire protection facilities shall be available at all Mobile Home sites and all patrons of the Mobile Home Park shall be informed by the operator of the park, of the placement and use of existing fire fighting equipment. All equipment shall be contained in an appropriate box, painted red, or its equal and readily distinguishable as fire fighting equipment.

B. Provide two (2) ABC dry chemical extinguishers of a type approved by the State Fire Marshal for use at Mobile Home Parks which shall be placed at locations within 200 feet of each individual Mobile Home Lot.

Each fire extinguisher shall be periodically examined, at least every six months, and kept at all times in a condition for use.

C. Fire hydrants shall be located not more than 300 feet from any Mobile Home lot and shall comply with local-standard fire department specifications.

13.2 EXISTING MOBILE HOME PARKS

Upon proper application to the Building Officer, in accordance with the provisions of Section 4 of this Ordinance, and the payment to the Building Officer, the proper fee required by this Ordinance, the Licensing Committee shall issue an original license to operate for each Mobile Home Park which, on the effective date of this Ordinance is in full compliance with the minimum requirements of the Illinois Act in relating to the licensing and regulation of Mobile Home Parks and the rules and regulations adopted by the Illinois Department of Public Health pursuant thereto and for which a license issued by the Illinois Department of Public Health under the provisions of the Act remains in full force and effect on the effective date of this Ordinance, regardless of whether such park fails to comply with one or more of the requirements of this Ordinance. Each license issued to each such Mobile Home Park pursuant to the provisions of this Section 13.2 shall upon payment of the annual license fee required by Section 10 of this Ordinance, be renewed for the licensing years, 1971 thru 1979, if such Mobile Home Park continues to be in full compliance with at least the minimum requirements of the Act and the Rules and Regulations adopted by the Illinois Department of Public Health pursuant thereto, and in full compliance with all provisions of this Section 13.2.

No license shall be issued for the licensing year commencing April 1, 1980, or for any licensing year thereafter for any Mobile Home Park which does not fully comply with at least the improvements required of this Ordinance, regardless of whether a license is issued for such Mobile Home Park for any prior licensing year.

Whenever a Mobile Home is removed from an existing Mobile Home Park, the lot or space left vacant shall not again be occupied by another Mobile Home except that the Mobile Home be made to meet the requirements of this Ordinance. Permits may be issued for alternations of existing structures or installations which tend to make the Mobile Home Park conform with this Ordinance.

When the Zoning and Subdivision Committee has approved an application for a permit to construct or make alterations upon a Mobile Home Park of the appurtenances thereto or a license to operate and maintain the same, it shall retain the original and keep a file thereof, and one copy shall be returned to the applicant or his agent, one copy shall be delivered to the Building Officer.

The Building Officer shall draft and supply all forms and blank 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.

The Building 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 Building Officer.

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 days of February and September of each year to file with the School Board or Boards of the School district or districts wherein the Mobile Home Park is located, a report giving the names and ages of all children of school age are living in said Mobile Home Park.

B. All streets and driveways in every Mobile Home Park must be maintained as a

passable and reasonable dustproof condition at all times, and all streets and driveways in every Mobile Home Park established after the adoption of this Ordinance shall have the minimum width required by this Ordinance.

C. It shall be the duty of every owner, or operator, or attendant of any Mobile Home Park to report to the County Health Authority, the full name, age, and address of every person who is affected or suspected of being affected with any reportable or communicable disease.

D. 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 or persons who willfully or maliciously damage such appliances, or any persons who fail to comply with the regulation of this Ordinance.

SECTION 14

CUSTODIAN

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, given a copy of the Mobile Home Park rules, and registration according to the prescribed form.

Said registration shall include the name and address of every occupant of said Mobile Home; the license number of all units; the state issuing such licenses and a statement indicating the exact location at which such Mobile Home was 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 a Mobile Home in the Mobile Home Park.

The above mentioned register shall be signed by an occupant of the Mobile Home Park. 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 law enforcement officers.

SECTION 15

SCHOOLS

The governing body of the school district in which such Mobile Home Park is located, by and through its officers, attendance officers 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 school districts; the school district boards of said districts, acting jointly shall be and are hereby authorized to proceed under the provisions of this section.

SECTION 16

VIOLATIONS

A violation of any provision of this Ordinance shall be deemed a misdemeanor and shall be punishable by a fine of not more than \$500.00 or imprisonment, for a period not to exceed six months, or by both such fine and imprisonment. Each day's violation shall constitute a separate offense.

SECTION 17

EXEMPTIONS

Nothing in this Ordinance shall be construed to include the State Parks of Illinois and the term "Mobile Home Park" shall not be construed to include housing, maintained by any individual or company on their own premises and used exclusive to house their own farm labor, or any real estate owned by the United States or of this State wherein a Mobile Home may be located or harbored, or any park on State or County Fairgrounds for a period during, immediately prior to and immediately subsequent to the holding of the fair not to exceed a total of two (2) weeks in all, or the area of premises on any farm upon which are harbored Mobile Homes occupied by persons employed upon such farm for not more than 90 days in any calendar year in the production, harvesting or processing of agricultural or horticultural products on such farm. However, any Mobile Home Park owned or operated by any municipality shall meet sanitary and safety provisions of this Ordinance shall be inspected as herein provided, shall pay or cause to be paid to the Building Officer the respective application and license fees provided by this Ordinance, and keep a register and make all reports, as herein required of a licensee.

SECTION 18

HEALTH AUTHORITY

The Building Officer shall enforce the provisions of this Ordinance and the Building Officer or his deputies and the Health Authority shall inspect least once each year, each mobile home park and all the accommodations and facilities therein. The Building Officer, his deputies and the Health Authority 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.

SECTION 19

HEARING

Any person refused a permit to construct or alter a Mobile Home Park of a license or whose license is suspended or revoked shall have the right to a hearing before the Zoning and Subdivision Committee, which shall have full power to conduct such hearing, issue subpoenas, administer oaths and affirmations and all other powers necessary to such hearing.

1. All hearings before the Zoning and Subdivision Committee shall be open to the public.
2. The Zoning and Subdivision Committee shall keep minutes of the proceedings showing their determination and shall also keep records of their other official actions.
3. In the performance of its duties under the provisions of this Ordinance, the Zoning and Subdivision Committee may incur such expenditures as shall be authorized by the Board of Supervisors of Will County, Illinois.
4. The Zoning and Subdivision Committee shall adopt its own rules of procedure not in conflict with this Ordinance.
5. No hearing shall be held before the Zoning and Subdivision Committee until notice of the time and place of the hearing have been published in a newspaper of general circulation in the County at least fifteen (15) days prior to the hearing date, said notice to contain the particular location of the Mobile Home Park and a brief statement as to the reason the hearing is being held.

SECTION 20

USE TAX

Mobile homes in addition to such taxes as provided in the "Use Tax Act" shall be subject to the following privilege tax:---

Except as provided in Section 7, the owner of each inhabited mobile home shall pay to the county treasure of the county in which such mobile home is located an annual tax to be computed

at the rate of \$0.15 per square foot.

SECTION 21

ASSESSMENTS

The owner of each inhabited mobile home located in this State on the effective date of this Act (August 29, 1973) shall, within 30 days after such date, file with the township assessor, if any, or with the Supervisor of Assessments, of county assessor if there is not township assessor, a mobile home registration form containing the information hereinafter specified.—Mobile home park operators shall forward a copy of the mobile home registration form provided in Section 12 of “An Act to provide for, license and regulate mobile homes and mobile home parks and to repeal an Act named herein”, approved September 8, 1971, as amended, to the township assessor, if any or to Supervisor of Assessments or county assessor if there is not township assessor, within 5 days of the entry of a mobile home into such park.—The owner of a mobile home not located in a mobile home park shall, within 30 days after initial placement of such mobile home in any county and within 30 days after movement of such mobile home to a new location, file with the county assessor, Supervisor of Assessments or township assessor, as the case may be, a mobile home registration showing the name and address of the owner and every occupant of the mobile home, the location contained in such mobile home. Such registration shall also include the license number of such mobile home and of the towing vehicle, if there be any and the State issuing such licenses.

The registration shall be signed by the owner or occupant of the mobile home. It is the duty of each township assessor, if any, and each Supervisor of Assessments or county assessor if there is not township assessor, to require timely filing of a properly completed registration for each mobile home located in his township or county, as the case may be.—Any person furnishing misinformation for purposes of registration or failing to file a required registration is guilty of a Class A misdemeanor.

SECTION 22

COUNTY CLERK

Except as otherwise provided in this Section, within 60 days of receipt of each registration form, the County Clerk shall compute the tax due, as provided in Section 3, and bill the tax to the owner of such mobile home.—Such tax shall be due and payable to the county treasurer within 30 days after mailing of the tax bill to the address of records.

SECTION 23

PRIVILEGE TAX

The privilege tax for owners of mobile homes who (a) are actually residing in such mobile homes, (b) hold title to such mobile homes as provided in the "Illinois Vehicle Code", approved September 29, 1969 as amended, (c) are 65 years of age or older on the annual billing date and (d) have an annual net income, as provided in Article II of the "Illinois Income Tax Act", approved July 1, 1969, as amended, of \$4,000 or less, shall be reduced to 80 percent of the tax provided for in Section 20 of this Ordinance in conformity with the statutory.

SECTION 24

REGISTRATION

The eligibility of such persons for such reduction shall be determined by sworn affidavit of the qualifying requirements, Such affidavit is part of the mobile home registration form for the year 1974 and subsequent.

For the year 1973/74 an affidavit form will be mailed within 30 days of this date to those owners who are 65 years of age or over to ascertain whether or not they qualify. Such affidavit does not preclude the township assessor or supervisor of assessments from demanding substantiation of the information including examination of any state and federal income tax forms for the prior.

SECTION 25

TREASURER

If any privilege tax imposed by this Act is not paid when due, the County Treasurer of the county in which the mobile home is located shall have a lien for the amount of the tax, addition to the tax, penalty and interest due.

If any privilege tax, or part thereof, imposed by this Act is not paid on or before the due date for such tax, interest on such amount at the rate of 1% per month shall be paid for the period from such due to the date of payment of such amount. If such failure to pay such tax is the result of fraud, there shall be added to the tax as a penalty an amount equal to 50% of the deficiency.

SECTION 26

FLOOD DAMAGE PREVENTION

The placement of any mobile home shall be prohibited in flood plans and prohibited in flood plain area, except in an existing mobile home park or mobile home subdivision.

All mobile home parks and mobile home subdivisions located in flood plain shall file evacuation plans indicating vehicular access and escape routes, including mobile home hauler routes, with the Will County Civil Defense and Building and Zoning Departments.

All mobile homes to be placed on a site located in a flood plain shall have the lowest floor elevated one (1) foot above the flood protection elevation. Such mobile homes shall be placed to prevent the flotation, collapse, or lateral movement of the structure due to flooding. Adequate access and drainage must be provided. Such mobile homes shall be anchored to the following specifications:

- A. Over the top ties shall be provided at each of the four (4) corners of the mobile home, with two (2) additional ties per side at intermediate locations, and mobile homes less than fifty (50) feet long shall require one (1) additional tie per side.
- B. Frame ties shall be provided at each corner of the mobile home with five (5) additional ties per side at intermediate points, and mobile homes less than fifty (50) feet long shall require four (4) additional ties per side.
- C. All components of the anchoring system shall be capable of carrying four thousand eight hundred (4,800) pounds.
- 4. Any additions to the mobile home shall ne similarly anchored.

Date of Adoption:

January 13, 1971

(s) Roy Hastert
Chairman, Board of Supervisors
Will County Illinois

(s) Clara Hartley Woodard
Will County Clerk

February 16, 1984
Scott M. Reiter

Resolution 84-19
WILL COUNTY DEVELOPMENT DEPARTMENT
DIVISION OF INSPECTIONAL SERVICES
FEE SCHEDULE

1. A fee of one hundred dollars (\$100), plus seventy-five dollars (\$75) per acre or portion thereof, not to exceed a total fee of twenty-two hundred dollars (\$2,200), shall be charged to file each of the following applications:

- A. Zoning District Map Amendments (one per lot record)
- B. Variance of Permitted Zoning Districts Use (Each requested variance constitutes an application)
- C. Special Zoning District Use Permits (Each requested permit constitutes an application).
- D. Flood Plain Development Permits
- E. Site Development Permits

2. A fee of one hundred dollars (\$100), plus seventy-five dollars (\$75) per acre or portion thereof, no to exceed a total fee of twenty-two hundred dollars (\$2,200), shall be charges to file each of the following applications:

- A. Preliminary Plats of Subdivision
- B. Final Plats of Subdivision

3. A fee of one hundred dollars (\$100), plus seventy-five dollars (\$75) per acre or portion thereof, no to exceed a total fee of twenty-two hundred dollars (\$2,200), shall be charges to file each of the following applications:

- A. Permit to construct a mobile home park
- B. Initial permit to operate a mobile home park
- C. Annual license to operate a mobile home park

4. A fee of one-tenth of one percent (0.1%) of its face amount shall be charged to file, extend or renew each letter of credit.

5. Subsequent to the initial acceptance of an application for zoning and/or subdivision development related matters, if it should be determined, during the review process, that additional zoning and/or subdivision requirements must be met, which were not addressed in the initial application, the applicant shall be notified and required to pay and related additional fees, prior to proceeding further with the review process. Refusal of the applicant to pay such additional fees, or failure to do so within thirty (300) days of notification, shall be interpreted to mean that the application(s) have been withdrawn.

6. The zoning and subdivision development review process includes the following:

- A. Initial application acceptance
- B. Will County Development Department review, including comments receive from the township and/or municipalities
- C. Will County Regional Planning Commission review
- D. Will County Zoning Board of Appeals review (for Zoning Ordinance related matters only)
- E. Will County Board Land Use Committee review
- F. Will County Board final action, if required

7. Any application, which is remanded to or requested for rehearing by the Will County Zoning Board of Appeals, shall be assessed fifty percent (50%) of the total application fee (s) originally due in the case for such rehearing.

8. Building permits shall be valid for one (1) form date of issue, after which they become void, unless renewed on the same basis as the initial permit application indicated below:

A. Any structure, the purpose for which included an industrial use: One hundred fifty dollars (\$150), plus thirteen cents (\$0.13) per square foot or portion thereof, not to exceed a total fee of thirteen thousand dollars (\$13,000).

B. Any structure, the purpose for which includes a commercial use: One hundred fifty dollars (\$150), plus twelve cents (\$0.12) per square foot or portion thereof, not to exceed a total fee of eighty-three hundred dollars (\$8,300).

C. Any structure, the purpose for which includes a residential use: One hundred fifty dollars (\$150), plus eleven cents (\$.011) per square foot, or portion thereof, not to exceed a total fee of seven hundred dollars (\$700).

D. Any structure, the purpose for which serves neither industrial. Commercial or residential uses: One hundred fifty dollars (\$150), plus ten cents (\$.010) per square foot or portion thereof, not to exceed five hundred dollars (\$500), except that no fee shall be charged for such structure which is less than fifty (50) square foot in size.

E. Any structure, serving multiple zoning purposes, shall have its permit application fee based on the most intensive zoning use.

F. Any construction requiring a building permit, the inspection of which exceeds the competence of staff assigned to the Will County Development Department, and which is not subject to inspection by State or Federal authorities, shall be assessed a building permit fee, as indicated in Section 7a-e above, plus the direct payment of any costs associated with the need to temporarily retain specialized inspectors, solely incident to said construction.

G. Any construction requiring a building permit, which occurs without the issuance of a valid building permit, including permits issued due to applicant misrepresentation, shall be assessed a penalty fee, separate from but equal to, the proper building permit application fee for such construction, in addition to any fine, which may be imposed in accordance with law by a Court of competent jurisdiction.

9. No application shall be accepted, nor considered filed, without payment of the appropriate application fee, except as may be waived, on a case-by-case basis, by the Will County Board.

10. Application fees shall not be refundable, except as may be determined, on a case-by-case basis, by the Will County Board.

11. Application fees shall not be required from:

A. Will County taxing jurisdictions.

B. Activities or projects located within the Deplanes River Valley Enterprise Zone.

12. Other Service Fees:

A. Preparation of verbatim transcripts of sworn testimony or public hearings:

- | | |
|--|--------|
| (1) Basic Official Copy Cost | \$0.50 |
| (2) Actual cost incurred from having a State of Illinois Certified Court Reporter transcribe and prepare an original and one (1) copy of the sworn testimony or public hearing | |
| (3) Certification and Sealing Cost: | \$1.00 |

B. Reproduction of verbatim transcripts of sworn testimony or public hearing:

- | | |
|------------------------------------|--------|
| (1) Basic Official Copy Cost: | \$0.50 |
| (2) Cost per page: | \$2.00 |
| (3) Certification and Sealing Cost | \$1.00 |

C. Reproduction of maps and engineering drawings, the reproducible original of which is on file in the Will County Development Department:

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|-------------------------------------|---------|
| (1) Basic Official Copy: | \$0.50 |
| (2) Cost per page: | \$10.00 |
| (3) Certification and Sealing Cost: | \$1.00 |

D. Other Miscellaneous reproduction services, including, but not limited to each copy of resolutions, reports, plans, permits, ordinances and applications:

- | | |
|-------------------------------------|--------|
| (1) Basic Official Copy: | \$0.50 |
| (2) First Page: | \$1.00 |
| (3) Pages 2 through 20 each | \$0.50 |
| (4) All pages more than 20 each: | \$0.25 |
| (5) Certification and Sealing Cost: | \$1.00 |

E. No service request shall be accepted, without payment of the appropriate service fee.

F. Service fees shall not be refundable.

G. Reproduction service fees, for the first copy of any document, shall not be required from:

- (1) Will County Board members, for a copy requested for their personal use.