

VILLAGE OF BUCKNER

ORDINANCE NO. 23-03

ADOPTED BY THE VILLAGE BOARD
OF THE
VILLAGE OF BUCKNER

THIS 16TH DAY OF MARCH 2023

Published in pamphlet form by the authority of
the Village Board of Buckner, Illinois
Franklin County, Illinois
this 20th day of March, 2023

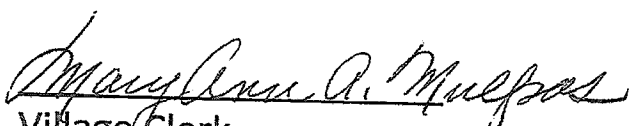
CERTIFICATE

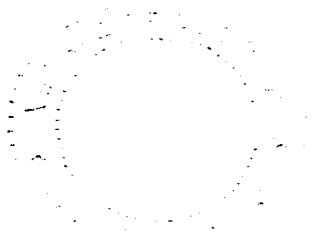
I, Mary Ann Mulpas, certify that I am the appointed and acting municipal clerk of the Village of Buckner, Franklin County, Illinois.

I further certify that on March 16, 2023, the Corporate Authorities of such Municipality passed and approved an Ordinance No. 2023-03 entitled REGULATION OF MOBILE HOMES, which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 2023-03, and a cover sheet thereof, was prepared, and a copy of such Ordinance is available at the Buckner Community Building (Village Hall, 200 Main Street, Buckner, Illinois) commencing on March 20, 2023, and continuing for at least ten (10) days thereafter. Copies of such Ordinance are also available for public inspection upon request in the office of the Village Clerk.

DATED at Buckner, Illinois this 20th day of March 2023.


Village Clerk



ORDINANCE NO. 23-03

AN ORDINANCE CONTAINING ORDINANCE No.1980-4 (July 7, 1980) AND THE AMENDMENTS MADE TO THAT ORDINANCE (OCTOBER 4,1993; FEBRUARY 6,1995. JUNE 5,1995; JULY 3,1995; JUNE 2,1997; MAY 4,1999; MARCH 12, 2002) AND NEW ADDENDUM ITEMS FROM FREEMAN SPUR ORDINANCE PROVIDING FOR THE REGULATION OF MOBILE HOMES AND THE PARKING OF MOBILE HOMES IN THE VILLAGE OF BUCKNER, FRANKLIN COUNTY, ILLINOIS, AND FIXING A LICENSE FEE THEREFORE AND PROVIDING PENALTIES FOR THE VIOLATION THEREOF.

Be it Ordained by the President and the Board of Trustees of the Village of Buckner, Franklin County, Illinois, as follows:

SECTION 1. DEFINITIONS. The terms as used in this Ordinance shall have the following meanings:

A. Mobile Home, Manufactured Home and Modular Home means a structure designed for permanent habitation which has had its wheels, tongue and hitch removed and has been set on a permanent foundation. The owner shall permanently fix it to the ground in a manner that conforms to the definition of permanent foundation, (i.e., permanent footings, piers, earth anchors, and strappings). All existing manufactured homes, when replaced, shall comply with the provisions of this Ordinance. All manufactured homes located in the Village shall be classified as real estate.

B. Mobile Home Park
NOT ALLOWED WITHIN VILLAGE LIMITS

C. Space is synonymous with "site" and means the lot on which the mobile home is set.

D. Applicant means any person making application for Mobile Home permit.

E. Piers means concrete blocks laid on top the permanent footing to support the mobile home.

F. Permanent footing. Concrete footings must be 2'X2' or 2' in diameter by 2' deep and runners must be 2' wide by 2' deep and sufficient in number to properly support the structure based on the manufacturer's guidelines.

G. Earth anchors. Earth anchors must be 4-foot earth anchors when placing immobilized manufactured home strappings.

H. Strappings. Strappings must be 2' from each end of the immobilized manufactured home with a maximum spacing of 12' apart.

I. Skirting. Skirting shall be used to conceal all underpinning, plumbing, and support piers whether on a permanent foundation or otherwise. All skirting shall be installed on all manufactured housing units within thirty (30) days of the placement of the unit.

SECTION 2. ENFORCEMENT.

The Mayor or his designated representative shall have the power and authority to enforce the provisions of this ordinance relative to health, sanitation, water supply, sewage, garbage, waste disposal and land use violations.

SECTION 3. GENERAL REQUIREMENTS.

A. Permit and Fees: All persons seeking to locate or replace a manufactured home in the Village shall make application to the Village Board. The application shall include the following information:

1. Full name, current address, and phone number of applicant.
2. Current location (street address) of the manufactured home (for inspection prior to approval).
3. Dimensions of manufactured home and brand.
4. Manufactured date of mobile home.
5. Detailed description of condition of the manufactured home.
6. Drawing of the location of the manufactured home on the lot to ensure proper placement (drawing should be made on the back of the application form).
7. A \$25.00 inspection fee is required at the time of submission of the application. This inspection fee covers the use of the Village vehicle and expenses associated with producing photos to present to the Village Board.
8. At least 2 Village Board Trustees may personally inspect the interior and exterior of any manufactured home and obtain pictures of both the interior and exterior to present to the Board for consideration of the application.

NOTE: An additional \$25.00 inspection fee will be required for "each" return attempt to inspect a prospective manufactured home if the manufactured home isn't accessible to the inspector, both inside and out, during the primary inspection.

The application and inspection fee shall be presented to the Board of Trustees for review and consideration at a monthly Village Board Meeting. Any application is subject to denial if the information is incomplete or fraudulent.

No utility service shall be connected to the manufactured home until the Board has considered the application, issued a permit, inspected footings, and conducted a final inspection of the new residence inside and outside to determine compliance with this Ordinance.

The manufactured home fee is one hundred dollars (\$100.00) and shall be submitted with the signed Application.

B. All manufactured homes must be connected to Village utilities to include water and sewer.

C. All immobilized mobile homes located in the village shall be classified as real estate, therefore it is mandatory for all persons owning, operating, renting, or leasing an existing mobile home, to remove or cause to have removed the wheels or any other transportation device from the mobile home.

D. The structure pad or piers shall be improved to provide adequate support for the placement and tie-down of the mobile home.

E. More than one mobile home will not be allowed on the same lot or on a lot with another house or dwelling.

F. After mobile home placement a Village trustee or employee must inspect the mobile home to ensure the tie-down and wheel removal requirements are in place.

G. Owners and occupants of mobile homes already in the Village are not affected by this ordinance, unless they replace old mobile homes with a newer one; or the title of the home is transferred to another owner.

H. No trailer may be placed in the Village if it is older than five (5) years old. Village Officials may require proof of age.

SECTION 4. MINIMUM SIZE of mobile home is twelve (12) feet by fifty (50) feet. Recreational Vehicle able to park on owner's lot must be in the rear. Trailers moved into the Village Limits must not be under the size of 14'X50' or under 700 square feet.

SECTION 5. LOT SIZE.

The minimum lot size for any mobile home shall be five thousand (5,000) square feet, provided however, the lot shall be at least fifty (50) feet wide and at least one hundred (100) feet deep. No mobile home shall be located within ten (10) feet of any side lot line, nor closer than twenty (20) feet of an existing building. Each lot upon which a mobile home dwelling is placed shall have a front yard of not less than twenty (20) feet.

SECTION 6. PERCENTAGE OF LOT COVERAGE.

Each mobile home dwelling, including accessory buildings, garages, and porches, shall not cover more than fifty (50) percent of each mobile home lot.

SECTION 7. SITE.

All mobile homes shall be located on a well-drained site, so that its drainage will not constitute an unreasonable hazard or nuisance to persons, property, or water supply in the immediate vicinity of the site.

SECTION 8. OFF-STREET PARKING.

Each mobile homeowner shall provide for an off-street parking area of two (2) cars.

SECTION 9. PROHIBITED RESIDENTIAL USES

It shall be unlawful to reside in a travel trailer, camper, RV or motorhome in the Village.

SECTION 10. Any person who disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance will be fined not less than one hundred dollars (\$100.00) dollars nor more than five hundred (\$500.00) dollars, plus attorney fees, and court costs of the Village, for each offense, and a separate offense shall be deemed committed on each day during or on which a violation occurs or continues.

SECTION 11. All ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

SECTION 12. This Ordinance will take effect and be in force from and after its passage, approval and publication as required by law.

Passed and approved this 16th day of March, 2023.

Ann L. Culley
Village President/Mayor

ATTESTED Mauden A. Mulpas
Village Clerk

Published this 20th day of March, 2023.

Motion by Charles Mulpas and seconded by Michael Kanady

VOTES: Dolderer, Nicole absent
Elko, Travis absent
Kanady, Michael AYE
Mulpas, Charles AYE
Young, Courtney AYE

REFERENCE SOURCES

The Illinois Mobile Home Park Act and the Mobile Home Tiedown Act (77 ILL. Adm. (Code 870) of the Illinois Compiled Statutes, Chapter 210, Section 115/1 et seq., as passed, approved, and amended by the Illinois General Assembly. pertain to manufactured.

The Illinois Manufactured Housing and Mobile Home Act, as passed and approved by the Illinois General Assembly.

The Manufactured Home Community Code as approved by the Illinois Department of Public Health (1998).

Village of Buckner

200-202 E. Main
PO Box 176
Buckner, Il 62819
PH: 618-724-7501

Manufactured Home Application

Inspection Fee of \$25.00 required with submission of this Application.

FULL NAME: _____ DATE: _____

ADDRESS: _____ PHONE: _____

_____ EMAIL: _____

LOCATION OF MANUFACTURED HOME: _____

DIMENSIONS OF MANUFACTURED HOME AND BRAND: _____

AGE OF MANUFACTURED HOME: _____ years

DETAILED DESCRIPTION OF CONDITION OF THE MANUFACTURED HOME:

MINIMUM LOT SIZE: Lot must be a minimum of 7,000 square feet with a minimum of sixty (60) foot of road frontage.

DRAWING OF MANUFACTURED HOME ON LOT(S): Please use the back side of this application to draw and specify the lot size and orientation of the manufactured home on the lot(s).

The Board will personally inspect and take pictures of the interior and exterior of all manufactured homes considered. NOTE: If the manufactured home is not 100% accessible for inspection of both interior and exterior on the first attempt to inspect, an additional \$25.00 application fee will be required for each additional attempt.

Any application is subject to denial if the information is incomplete or not in compliance with the Village Ordinances.

The Board meets in regular session on the third Thursday of each month at 6:30 p.m.

Upon approval of application a permit fee of one hundred dollars (\$100.00) will be required before documented approval is provided to take to the manufactured home seller/installer.

Inspected by 2 Village Trustees: _____

Notes (Village): _____

SIGNATURE OF APPLICANT: _____

Village of Buckner

Village of Buckner

200-202 E. Main
PO Box 176
Buckner, IL 62819
PH: 618-724-7501

Manufactured Home Provisional approval Contract

Date of Contract:

The Village Board voted on _____ during a Regular/Special Meeting to a "provisional" approval for the placement of a mobile home being purchased by _____ to be placed on the property at _____ in the Village of Buckner.

After review of pictures provided by _____ and the physical inspection of the mobile home by two or more Village Board members, the Village Board has agreed to grant this "provisional" approval-for the placement of this manufactured home as long as the requirements listed below are complied with. Once all of these requirements are met and proof provided to the Village Board the property owner will be granted full approval.

The following requirements must be completed in the agreed upon time frame of 60 days from the date of this contract:

1. New home must be installed on footers per code and strapped down.
 - a. Ordinance 23-03 sites the Manufactured Home Tiedown ACT (77 ILL: Adm. Code 870) of the Illinois Compiled Statutes, Chapter 210, Section 115/1 et seq., as passed, approved, and amended by the Illinois General Assembly and hereby adopted by the Village.
2. Water, sewer and electric must be installed to the new home as per code.
3. New home must have underpinning installed.
4. New home is not to be lived in until it is all set up and utilities are to residential code.

Non-compliance of the above requirements will forfeit the provisional approval and will carry the following penalties until the requirements are met or the mobile home has been removed from the property:

1. If the above obligations are not met within 60 days there will be a \$500.00 fine.
2. If the above obligations are still not met by 90 days of this signed contract there will be a \$1000.00 fine.
3. If the above obligations are still not met by 120 days of this signed contract the water and sewer services will be disconnected and the new home must be removed from the property at the expense of the owner.

Manufactured Homeowner	Date	Mayor	Date
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Village of Buckner		Village Clerk	Date
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