



## CITY COUNCIL AGENDA ITEM

**To:** Mayor Graham and City Council

**From:** Ted Shekell, Planning Director  
Jeff Stehman, Building & Zoning Supervisor

**Date:** February 19, 2008

**Subject:** Ordinance No. \_\_\_\_: An **ORDINANCE** to approve a new chapter addressing mobile home park inspections under "Title XV: Land Usage" of the City Code of Ordinances - First Reading

---

**List of committees that have reviewed:** At the Community Development Committee meeting on February 11, 2008, the Committee reviewed the proposed Mobile Home Park Code and unanimously recommended for approval by the full Council.

### **Background:**

The State of Illinois Department of Public Health has historically been responsible for inspecting and licensing mobile home parks within the City of O'Fallon. Once the City became Home Rule, the State automatically gave up its authority to inspect and license these mobile home parks. In the absence of the State being responsible for these activities, the City needs to take over the responsibility for inspecting, regulating, and licensing these parks.

Before the City can inspect mobile home parks within the City of O'Fallon, the City must adopt certain mobile home park inspection and licensing standards. The City will inspect a number of areas for compliance, including, but not limited to, water service, sewage treatment, and solid & landscape wastes. The new Mobile Home Park Code is consistent with the state's rules and regulations for mobile home park inspections. The Code will address the following areas:

1. Definitions
2. Licensing
3. Planned Use Approval
4. Standards
5. Inspections
6. Suspension or Revocation of License
7. Penalties
8. Appeals
9. Administrative Rules
10. Administrative Review

Currently the City requires that any new, expanded or changed use for a mobile home park be rezoned for Planned Use approval under Article 9 "Planned Uses" in the Zoning Code of Ordinances. The proposed Code addresses this zoning requirement under Section 156.03.

Staff has determined that a new chapter covering mobile home park inspections must be inserted under "Title XV: Land Usage" of the City Code of Ordinances. If adopted, the Code will be listed as "Chapter 156: Mobile Home Park Code."

Attached is a draft copy of the Mobile Home Park Code.

H:\mfdocs\Staff Reports, letters, memos 2008\080219MobileHomeAgendaItem.doc

**Legal Considerations, if any:** None

**Budget Impact:** None

**Staff Recommendation:** Staff recommends approval of the Mobile Home Park Code as presented above.