



**93RD GENERAL ASSEMBLY**  
**State of Illinois**  
**2003 and 2004**

Introduced 02/04/04, by Ralph C. Capparelli, Joseph M. Lyons

**SYNOPSIS AS INTRODUCED:**

|                  |                              |
|------------------|------------------------------|
| 210 ILCS 115/9.3 | from Ch. 111 1/2, par. 719.3 |
| 210 ILCS 115/26  | from Ch. 111 1/2, par. 736   |

Amends the Mobile Home Park Act. Provides for a minimum separation from one mobile home to another mobile home for mobile homes located on sites constructed on or before July 1, 1998. Provides requirements for a minimum separation adjacent to the sides of every mobile home for mobile homes located on sites constructed after July 1, 1998. Provides that when a mobile home is removed from a site for repairs and then replaced on the site or when a mobile home on a site is replaced by another mobile home on the site, the site shall not be deemed to be a newly constructed site and shall be governed by the standards in effect at the time the site was originally constructed. Limits the concurrent exercise of home rule powers.

LRB093 18984 DRJ 44719 b

HOME RULE NOTE  
ACT MAY APPLY

1 AN ACT concerning mobile homes.

2 **Be it enacted by the People of the State of Illinois,**  
3 **represented in the General Assembly:**

4 Section 5. The Mobile Home Park Act is amended by changing  
5 Sections 9.3 and 26 as follows:

6 (210 ILCS 115/9.3) (from Ch. 111 1/2, par. 719.3)

7 Sec. 9.3. Minimum sites; access.

8 (a) Each site on which a mobile home is accommodated shall  
9 have a minimum area of 2,500 square feet, provided that sites  
10 existing in parks or approved by the Department for  
11 construction prior to August 21, 1967, shall contain an area of  
12 not less than 1,000 square feet, and sites constructed between  
13 August 21, 1967 and September 18, 1987 ~~the effective date of~~  
14 ~~this amendatory Act of 1987~~ shall contain an area of not less  
15 than 2,100 feet.

16 (b) No mobile home shall be parked closer than 5 feet to  
17 the side lot lines of a park, or closer than 10 feet to a public  
18 street, alley, or building. Each individual site shall abut or  
19 face on a private or public street. All streets shall have  
20 unobstructed access to a public street. ~~There shall be an open~~  
21 ~~space of at least 10 feet adjacent to the sides of every mobile~~  
22 ~~home and at least 5 feet adjacent to the ends of every mobile~~  
23 ~~home.~~

24 (c) Mobile homes located on sites constructed on or before  
25 July 1, 1998 shall have a minimum separation of 10 feet from  
26 the side of a mobile home to another mobile home and a minimum  
27 separation of 5 feet from the end of a mobile home to another  
28 mobile home. The dimensions of other structures on the site  
29 such as a shed, stair, deck, carport, or awning shall not be  
30 counted in calculating the minimum separation between mobile  
31 homes. There shall be no minimum setback requirements from a  
32 private street with respect to mobile homes located on sites

1 constructed on or before July 1, 1998.

2 (d) With respect to mobile homes located on sites  
3 constructed after July 1, 1998, there shall be a minimum  
4 separation of at least 10 feet adjacent to the sides of every  
5 mobile home and at least 5 feet adjacent to the ends of every  
6 mobile home.

7 (e) When a mobile home is removed from a site for repairs  
8 and then replaced on the site or when a mobile home on a site is  
9 replaced by another mobile home on the site, the site shall not  
10 be deemed to be a newly constructed site and shall be governed  
11 by the standards in effect at the time the site was originally  
12 constructed.

13 (f) A home rule unit may not regulate mobile home sites  
14 with respect to setback and separation requirements in a manner  
15 that conflicts with this Section. This subsection is a  
16 limitation under subsection (i) of Section 6 of Article VII of  
17 the Illinois Constitution on the concurrent exercise by home  
18 rule units of powers and functions exercised by the State.

19 (Source: P.A. 85-565.)

20 (210 ILCS 115/26) (from Ch. 111 1/2, par. 736)

21 Sec. 26. This Act does not apply within the corporate  
22 limits of any home rule unit, except as otherwise provided in  
23 this Act.

24 (Source: P.A. 85-565.)