



93RD GENERAL ASSEMBLY
State of Illinois
2003 and 2004

Introduced 2/5/2004, by James F. Clayborne Jr.

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. Effective immediately.

LRB093 20969 DRJ 46955 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.)

25 Section 99. Effective date. This Act takes effect upon
26 becoming law.