

VILLAGE OF MT. AUBURN

ORDINANCE NO. 61

AN ORDINANCE AMENDING CERTAIN PROVISIONS  
OF CHAPTER 8 (MOBILE HOUSING CODE) AND CHAPTER  
40 (ZONING CODE) OF THE MT. AUBURN VILLAGE CODE

ADOPTED BY THE  
BOARD OF TRUSTEES  
OF THE  
VILLAGE OF MT. AUBURN  
THIS 4 DAY OF September, 1997.

PUBLISHED IN PAMPHLET FORM BY AUTHORITY  
OF THE BOARD OF TRUSTEES OF THE VILLAGE OF  
MT. AUBURN, CHRISTIAN COUNTY, ILLINOIS,  
THIS 4 DAY OF September, 1997.

VILLAGE OF MT. AUBURN

ORDINANCE NO. 61

AN ORDINANCE AMENDING CERTAIN PROVISIONS  
OF CHAPTER 8 (MOBILE HOUSING CODE) AND CHAPTER  
40 (ZONING CODE) OF THE MT. AUBURN VILLAGE CODE

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF  
TRUSTEES OF THE VILLAGE OF MT. AUBURN, ILLINOIS:

Section 1: Section 8-1-1 of Division I of Chapter 8 of the  
Mt. Auburn Village Code is hereby deleted and a new Section 8-1-1  
to Division I of Chapter 8 is hereby enacted and adopted which  
shall now read as follows:

CHAPTER 8

MOBILE HOUSING CODE

DIVISION I - GENERAL PROVISIONS

8-1-1: DEFINITIONS. The terms used in this Chapter shall  
have the following meanings:

"AFFIDAVIT" means an oath in writing, sworn before and  
attested by an individual who has authority to administer an  
oath.

"APPLICANT" means any person making application for a  
license or permit.

"IMMOBILIZED MOBILE HOME" means and includes a "mobile home"  
or "mobile structure" or "manufactured home" or "modular home"  
served by individual utilities, resting on a permanent foundation  
which extends below the established front depth with the wheels,  
tongue and hitch permanently removed or any home of a similar  
nature which does not meet or exceed the standards set forth in  
subparagraph (F) of Section 40-4-2 of the Mt. Auburn Village  
Code; and the home secured in compliance with the Mobile Home  
Tiedown Act (210 ILCS 120/1 et. seq.). Notwithstanding the  
foregoing, "immobilized mobile home" shall not mean nor include  
any such homes which meets or exceeds the standards set forth in  
subparagraph (F) of Section 40-4-2 of the Mt. Auburn Village  
Code. The Village Board establishes the following criteria to  
complete the immobilization of a mobile home.

(A) The foundation shall extend into the ground below the  
frost line so as to attach and become a part of the real estate.

Materials such as concrete, mortared concrete block, or mortared brick extending into the ground below the frost line shall satisfy the requirement for a permanent foundation.

(B) As an alternate to (A) above, piers may be used, extending into the ground below the frost line, and sufficient in number to properly support the immobilized mobile home.

(C) To complete the immobilization, wheels, tongue and hitch must be permanently removed. Axles may be removed.

**"LICENSE"** means a license certificate issued by the Village, allowing a person to operate and maintain a mobile home park under the provisions of this chapter and the rules and regulations issued hereunder.

**"LICENSEE"** means any person having a license or permit under this chapter.

**"MANUFACTURED HOME"** means a structure defined by and constructed in accordance with the National Manufactured Housing Construction and Safety Standards Act of 1974 as amended, 41 U.S.C. 5401, et seq. The definition at the date of adoption of this Section 8-1-1 is as follows:

'Manufactured Home' means a structure, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width or forty body feet or more in length, or, when erected on site, is three hundred twenty or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems contained therein, and which bears a certification label or tag permanently affixed to such manufactured home certifying that such manufactured home conforms to all applicable Federal Construction and Safety Standards; except that such term shall include any structure which meets all the requirements of this paragraph except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the Secretary and complies with the standards established under said 41 U.S.C. 5401, et. seq.

**"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 habitation and designed to permit the occupancy thereof as a dwelling place for one or more persons, provided that any such structure resting

on a permanent foundation with wheels, tongue and hitch permanently removed, shall not be construed as a "mobile home", but shall be an "immobilized mobile home." A mobile home should not be confused with a camping trailer or recreational vehicle. The term "mobile home" shall include a "manufactured home" constructed prior to June 15, 1976, with or without the aforesaid certification label or tag affixed thereto.

**"MOBILE HOME PARK"** means an area of land under unified ownership and/or control on which fifteen (15) or more occupied mobile homes or immobilized mobile homes are harbored either free of charge or for revenue purposes, and shall include any building, structure, tent, vehicle, or enclosure used or intended for use as part of the equipment of such mobile home park, including courts, developments and communities.

**"MOBILE HOME PARK SPACE"** means a portion of a mobile home park designed for the use or occupancy of one mobile home or one immobilized mobile home.

**"MOBILE STRUCTURE"** means those units defined in the Illinois Manufactured Housing and Mobile Home Safety Act as "mobile homes." The term shall include units designed for the purpose of housing more than one family, commercial units, industrial units and educational units. Single family units constructed in accordance with the Federal Manufactured Home Construction and Safety Standard (42 U.S.C. 5401) are not considered "mobile structures." Manufactured homes are currently identified by a red emblem at the rear of each home.

**"MODULAR HOME"** means a factory-fabricated home built in one or more sections. Unlike a manufactured home, which must adhere to a national code for construction, the modular home is regulated by the Illinois Department of Public Health. These units are constructed so as to be placed on a permanent perimeter foundation which extends below the frost depth. A yellow seal in the shape of the State of Illinois is found on the electrical panel box of each unit; provided, however, for units produced in Indiana under a reciprocal agreement, an Indiana seal is used.

**"OWNER" or "OPERATOR"** means the licensee.

**"PERMANENT HABITATION"** means a period of two or more months.

**"PERMIT"** means a permit certificate issued by the Village permitting the construction, alteration, or reduction in number of spaces of a mobile home park under the provisions.

**"PERSON"** means any individual, group of individuals, association, trust, partnership, corporation, person doing business under an assumed name, county, municipality, the State of Illinois, or any political subdivision or department thereof or any other entity.

**"REVOCATION"** means to declare invalid a permit or license issued to the applicant or licensee by this Village for an indefinite period of time.

**"SUSPENSION"** means to declare invalid a permit or license issued to the applicant or licensee by this Village for a temporary period of time with an expectation of resumption.

**8-1-2: COMPLIANCE WITH STATUTES, APPLICABILITY OF CHAPTER.**

Every mobile home park hereafter established in the Village shall, at a minimum, conform to the requirements of:

- (A) The Mobile Home Park Act (210 ILCS 115/1 et. seq.).
- (B) The Illinois Mobile Home Tiedown Act (210 ILCS 120/1 et. seq.)
- (C) This Chapter 8 of the Mt. Auburn Village Code.

In case of conflict between any provisions of the above, the more stringent requirement shall prevail. Notwithstanding such conflict, any such mobile home park to be located in the Village must meet the definition of a "Mobile Home Park", and an "immobilized mobile home" may be located in such "mobile home park" if same complies with this Chapter.

Mobile Home Parks may be allowed only by a special use zoning permit with an "R-1" or an "R-2" Zoning District within the Village, but are otherwise strictly prohibited.

**8-1-3:** It shall be unlawful for any person to maintain any mobile home, or immobilized mobile home as a residential dwelling unit for the owner(s) thereof or for any person to reside therein upon any lot, or tract, or plot of ground in the Village except in a licensed mobile home park, for which an Occupancy Permit has been issued by the Village.

**8-1-4:** All persons seeking to locate or replace a mobile home or an immobilized mobile home inside a licensed mobile home park shall obtain an Occupancy Permit from the Village Board of Trustees. No water and/or sewer and/or gas utilities shall be connected to such mobile home or immobilized mobile home until such Occupancy Permit has been issued.

**8-1-5:** Prior to issuance of any such Occupancy Permit, the Village Board of Trustees must be satisfied all of the terms and provisions of this Chapter are fully complied with and all of the following requirements are or will be met:

- a). Such mobile home or immobilized mobile home shall be connected to the Village's underground public water supply system

and provided with an underground septic tank meeting all State of Illinois requirements.

b). Such mobile home or immobilized mobile home shall be fully skirted with a material comparable in quality and appearance to the mobile home.

c). Such mobile home or immobilized mobile home shall be no older than ten (10) years from date of its manufacture and shall also have a fair market value of 10,000.00 Dollars (\$10,000.00) or more at the time of application for such Occupancy Permit as shall be evidenced by a bona fide Bill of Sale or Purchase Contract. If such Bill of Sale or Purchase Contract is dated more than sixty (60) days prior to such application, then a notarized fair market value certificate by a registered dealer in mobile home or immobilized mobile home or mobile structure or modular home or manufactured home sales attesting to such fair market value shall be furnished, provided however, such certificate shall not be from the dealer who sold such mobile home, immobilized mobile home, mobile structure, modular home or manufactured home to the applicant. The Village or the Zoning Board of Appeals or the Zoning Enforcing Officer may secure such a fair market value certificate; and if such certificate is obtained, such certificate shall prevail as to determination of fair market value.

d). Such mobile home or immobilized mobile home shall be placed on either a reinforced concrete pad at least 12 feet wide by 60 feet in length, 2 reinforced concrete runners 4 feet wide and 60 feet in length, or on concrete piers approved by the Village Board of Trustees. The concrete pads shall consist of 4 inches of reinforced concrete or 6 inches of concrete. A concrete footing is optional. Expandable units shall be provided with approved piers or their equivalent at each corner of the unit. All piers and footings for immobilized mobile homes shall comply with the definition of same (see Sketch "A" attached hereto and incorporated herein by reference).

e). Such mobile home or immobilized mobile home shall be placed on a mobile home space which shall include a minimum of four thousand five hundred (4,500) square feet for each mobile home or immobilized mobile home; and such mobile home park space shall have a minimum width of fifty feet (50').

f). Such mobile home or immobilized mobile home shall have physical dimensions of at least twelve feet (12') in width by sixty feet (60') in length.

g). Such mobile home or immobilized mobile home, as located on a mobile home park space shall provide yards of the following minimum measurements:

1). Front Yard: 25 feet from the front mobile home park space lot line.

2). Each Side Yard: 10 feet minimum from each side yard lot line.

3). Rear Yard: 20 feet from the rear mobile home park space lot line.

4). Yards of corner lots shall provide a front yard on each street side.

5). Architectural features of such mobile home or immobilized mobile home such as window sills, expandable units, cornices, awnings, and/or roof overhangs shall not project into the aforesaid minimum yard requirements.

h). Such mobile home or immobilized mobile home shall be located on a mobile home park space which provides for a dustless off-street parking area of at least 400 feet and vehicle access to such mobile home or immobilized mobile home.

i). Such mobile home or immobilized mobile home shall be equipped with self-contained toilet and bath or shower facilities.

**8-1-6:** Only one mobile home or only one immobilized mobile home shall be permitted to be located on any one mobile home park space.

**8-1-7:** It shall be unlawful to locate any mobile home or any immobilized mobile home on any mobile home park space wherein another principal building exists.

**8-1-8:** It shall be unlawful to locate any travel or recreational trailer or vehicle on any mobile home park space.

**8-1-9:** All immobilized mobile homes located in the Village shall be classed as real estate when same conforms to the definition of an "immobilized mobile home" in Article I of this Chapter.

**8-1-10: OCCUPANCY PERMIT.** Each mobile home or immobilized mobile home that is located on a mobile home park space in a mobile home park shall secure an appropriate Occupancy Permit from the Village.

**8-1-11: PLANNING.** Any person seeking to establish, operate, alter or expand a mobile home park shall obtain a permit to construct or license to operate mobile home park. "Construct or operate a mobile home park," as used in this Chapter shall include, but not necessarily be limited to supplying or maintaining common water, sewer or other utility supply or service, or the collection of rents directly or indirectly from two (2) or more independent mobile homes or immobilized mobile homes. (All plans shall be submitted to the Zoning Board of

Appeals for approval prior to the granting of a permit by the Village Board.)

**8-1-12: LOCAL GOVERNMENT REQUIREMENTS.** A permit does not relieve the applicant from complying with this Code, the Village Zoning Code, or other ordinances (s) applicable thereto.

**8-1-13: PERMITS.** The Zoning Board of Appeals shall review each application and plan documents submitted. When the application and plan documents are found to be in compliance with the Village Code, the Village Board may issue the proper permit to construct or alter a mobile home park to the applicant. Permits shall be valid for one year from date of issue.

**8-1-14: INSPECTION OF MOBILE HOME PARK.** Upon completion of the proposed construction of a mobile home park or the proposed alteration of a mobile home park, the applicant shall notify the Village President in order that an inspection of the complete facilities can be made.

**8-1-15: VIOLATION PROCEEDINGS.** Any license granted hereunder shall be subject to revocation or suspension by the Village President. However, the Village President 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 the statutes or any rules or regulations promulgated by the Village pertaining thereto. The notice shall require the licensee to remove or abate such nuisance, unsanitary or objectionable condition, specified in such notice, within 5 days or within a longer period of time as may be allowed by the Village President. If the licensee fails to comply with the terms and conditions of the notice within the time specified or such extended period of time, the Village President may revoke or suspend such license.

Section 2: Sections 8-1-12 (PLAN DOCUMENT & APPLICATION), 8-1-13 (LOCATION), and 8-1-14 (ROADWAY AND PARKING) of Division II of Chapter 8 of the Mt. Auburn Village Code are hereby renumbered 8-2-1, 8-2-2, and 8-2-3 respectively.

Section 3: Division III of Chapter 8 of the Mt. Auburn Village Code is hereby deleted and a new Division III to Chapter 8 of the Mt. Auburn Village Code is hereby enacted and adopted which shall now read as follows:



## DIVISION III - GENERALLY

### 8-3-1: MISCELLANEOUS RESTRICTIONS.

(A) Not more than one (1) mobile home or one (1) immobilized mobile home shall be parked or located in one (1) mobile home park space.

(B) No travel or recreational trailer or vehicle shall be permitted in any mobile home park.

Section 4: Section 8-1-20 (LICENSE FEE) of Division IV of Chapter 8 of the Mt. Auburn Village Code is hereby renumbered 8-4-1.

Section 5: The definitions of "mobile home" and "modular home" as found in Section 40-1-3 of Article I of Chapter 40 (Zoning Code) of the Mt. Auburn Village Code is hereby amended and the definitions of "mobile structure" and "manufactured home" and "immobilized mobile home" are hereby added to said Section 40-1-3 which shall now read as follows:

"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 habitation and designed to permit the occupancy thereof as a dwelling place for one or more persons, provided that any such structure resting on a permanent foundation with wheels, tongue and hitch permanently removed, shall not be construed as a "mobile home", but shall be an "immobilized mobile home." A mobile home should not be confused with a camping trailer or recreational vehicle. The term "mobile home" shall include a "manufactured home" constructed prior to June 15, 1976.

"MODULAR HOME" means a factory-fabricated home built in one or more sections. Unlike a manufactured home, which must adhere to a national code for construction, the modular home is regulated by the Illinois Department of Public Health. These units are constructed so as to be placed on a permanent perimeter foundation which extends below the frost depth. A yellow seal in the shape of the State of Illinois must be placed on the electrical panel box of each unit; provided, however, for units produced in Indiana under a reciprocal agreement, an Indiana seal is used.

**"MOBILE STRUCTURE"** means those units defined in the Illinois Manufactured Housing and Mobile Home Safety Act as "mobile homes." The term shall include units designed for the purpose of housing more than one family, commercial units, industrial units and educational units. Single family units constructed in accordance with the Federal Manufactured Home Construction and Safety Standard (42 U.S.C. 5401) are not considered "mobile structures." Manufactured homes are currently identified by a red emblem at the rear of each home.

**"MANUFACTURED HOME"** means a structure defined by and constructed in accordance with the National Manufactured Housing Construction and Safety Standards Act of 1974 as amended, 41 U.S.C. 5401, et seq. The definition at the date of adoption of this Section 8-1-1 is as follows:

'Manufactured Home' means a structure, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width or forty body feet or more in length, or, when erected on site, is three hundred twenty or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems contained therein, and which bears a certification label or tag permanently affixed to such manufactured home certifying that such manufactured home conforms to all applicable Federal Construction and Safety Standards; except that such term shall include any structure which meets all the requirements of this paragraph except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the Secretary and complies with the standards established under said 41 U.S.C. 5401, et. seq.

**"IMMOBILIZED MOBILE HOME"** means and includes a "mobile home" or "mobile structure" or "manufactured home" or "modular home" served by individual utilities, resting on a permanent foundation which extends below the established front depth with the wheels, tongue and hitch permanently removed or any home of a similar nature which does not meet or exceed the standards set forth in subparagraph (F) of Section 40-4-2 of the Mt. Auburn Village Code; and the home secured in compliance with the Mobile Home Tiedown Act (210 ILCS 120/1 et. seq.). Notwithstanding the foregoing, "immobilized mobile home" shall not mean nor include any such home which meets or exceeds the standards set forth in subparagraph (F) of Section 40-4-2 of the Mt. Auburn Village Code.

Section 6: A new Section 40-1-4 is hereby added to Article 1 of Chapter 40 (Zoning Code) of the Mt. Auburn Village Code which shall now read as follows:

**40-1-4: RESTRICTIONS RELATING TO MOBILE HOMES, MOBILE STRUCTURES, IMMOBILIZED MOBILE HOMES, MANUFACTURED HOMES, MODULAR HOMES AND OTHER HOMES OF A SIMILAR NATURE.**

Except as provided in subparagraph (F) of Section 40-4-2, mobile homes or immobilized homes or mobile structures or manufactured homes or modular homes or any other homes of a similar nature shall not be permitted or located in any zoning district within the Village except in a mobile home park situated within an "R-1" or an "R-2" Zoning District and said mobile home park is licensed by the Village in accordance with Chapter 8 (Mobile Housing Code) and if such mobile home park is granted a special use as provided by subparagraph (B) of Section 40-4-4.

Section 7: Subparagraph (F) of Section 40-4-2 of Article IV of Chapter 40 of the Mt. Auburn Village Code is hereby amended and shall now read as follows:

**40-4-2 USES PERMITTED IN THE "R-1" DISTRICT.**

(F) "Mobile Homes" or "Immobilized Mobile Homes" or "Mobile Structure" or "Manufactured Homes" or "Modular Homes" or any home of a similar nature shall only be permitted in the R-1 District if such home is multi-sectional and such home meets or exceeds the following standards:

- 1) Such home has an interior square footage (exclusive of eaves) of 1000 square feet or greater.
- 2) Such home has a width of 24 feet or greater for the entire length of such multi-sectional home; and such home is transported to the building site in two or more sections, each of which shall have a width of 12 feet or greater for the entire length of such home.
- 3) Such home shall be permanently installed on and attached to a permanent foundation made of brick, stone or concrete blocks or walls, which foundation must be placed on concrete footings and is located around the entire perimeter of such home with no permanent open spaces. The concrete blocks on concrete footings may be placed on the interior portion, hidden from public view, of said foundation to provide further support of such home.

- 4) The roof shall have surface of wood shakes, asphalt shingles, or wood shingles.
- 5) Such home's exterior siding materials shall consist of wood, masonry, brick, vinyl lap, masonite, stucco or concrete.
- 6) Such home was manufactured or constructed no more than 3 years prior to the date of its intended placement upon any lot or tract of real estate with an "R-1" or "R-2" zoning classification within the Village.
- 7) The home must have a fair market value which equals or exceeds Thirty-five Thousand Dollars (\$35,000) at the time the application for a building permit is submitted. Such fair market value shall be determined in accordance with subparagraph (c) of Section 8-1-5 of the Mt. Auburn Village Code.

Section 8: Subparagraph (B) of Section 40-4-4 of Article IV of Chapter 40 (Zoning Code) of the Mt. Auburn Village Code is hereby amended as follows:

**40-4-4 SPECIAL USES IN THE "R-1" AND "R-2" DISTRICTS.**

(B) Mobile home parks with permanent accommodations for at least 15 or more mobile homes or immobilized mobile homes providing that:

1) Such mobile home park fully complies with all the provisions of Chapter 8 - Mobile Housing Code of the Village Code adopted by the Village Board, and as may be hereafter amended, and the required license and permit has first been obtained from the Village Board in accordance with said Mobile Housing Code.

2) In addition to compliance with the aforesaid Mobile Housing Code, individual mobile homes or immobilized mobile homes in Mobile Home Parks shall meet all the following requirements:

a). Such mobile home or immobilized mobile home shall be connected to the Village's underground public water supply system and provided with an underground septic tank meeting all State of Illinois requirements.

b). Such mobile home or immobilized mobile home shall be fully skirted with a material comparable in quality and appearance to the mobile home.

c). Such mobile home or immobilized mobile home shall be no older than ten (10) years from date of its manufacture and shall also have a fair market value of 10,000.00

Dollars (\$10,000.00 ) or more at the time of application for such Occupancy Permit as shall be evidenced by a bona fide Bill of Sale or Purchase Contract. If such Bill of Sale or Purchase Contract is dated more than sixty (60) days prior to such application, then a notarized fair market value certificate by a registered dealer in mobile home or mobile structure or modular home or manufactured home sales attesting to such fair market value shall be furnished, provided however, such certificate shall not be from the dealer who sold such mobile home, mobile structure, modular home or manufactured home to the applicant. The Village or the Zoning Board of Appeals or the Zoning Enforcing Officer may secure such a fair market value certificate; and if such certificate is obtained, such certificate shall prevail as to determination of fair market value.

d). Such mobile home or immobilized mobile home shall be placed on either a reinforced concrete pad at least 12 feet wide by 60 feet in length, 2 reinforced concrete runners 4 feet wide and 60 feet in length, or on concrete piers approved by the Village Board of Trustees. The concrete pads shall consist of 4 inches of reinforced concrete or 6 inches of concrete. A concrete footing is optional. Expandable units shall be provided with approved piers or their equivalent at each corner of the unit. All piers and footings for immobilized mobile homes shall comply with the definition of same (see Sketch "A" attached hereto and incorporated herein by reference).

e). Such mobile home or immobilized mobile home shall be placed on a mobile home space which shall include a minimum of four thousand five hundred (4,500) square feet for each mobile home or immobilized mobile home; and such mobile home park space shall have a minimum width of fifty feet (50').

f). Such mobile home or immobilized mobile home shall have physical dimensions of at least twelve feet (12') in width by sixty feet (60') in length.

g). Such mobile home or immobilized mobile home, as located on a mobile home park space shall provide yards of the following minimum measurements:

1). Front Yard: 25 feet from the front mobile home park space lot line.

2). Each Side Yard: 10 feet minimum from each side yard lot line.

3). Rear Yard: 20 feet from the rear mobile home park space lot line.

4). Yards of corner lots shall provide a front yard on each street side.

5). Architectural features of such mobile home or immobilized mobile home such as window sills, expandable units, cornices, awnings, and/or roof overhangs shall not project into the aforesaid minimum yard requirements.

h). Such mobile home or immobilized mobile home shall be located on a mobile home park space which provides for a dustless off-street parking area of at least 400 feet and vehicle access to such mobile home or immobilized mobile home.

i). Such mobile home or immobilized mobile home shall be equipped with self-contained toilet and bath or shower facilities.

j). The person or persons renting and/or occupying the mobile home space must own the mobile home or immobilized mobile home located on said mobile home space or is or are purchasing said mobile home or immobilized mobile home pursuant to a contract or agreement to purchase same.

k). A mobile home or immobilized mobile home shall not be leased or rented by the owner or owners thereof to any occupant of said mobile home or immobilized mobile home.

l). A certificate of occupancy shall be required for each individual mobile home or immobilized mobile home to be located in the mobile home park prior to occupancy as provided in Article IX of this Zoning Code.

Section 9. That if any section, clause, provision or portion of this Ordinance shall be held to be invalid or unconstitutional by any Court of competent jurisdiction, such holding shall not affect or otherwise impair any other section, clause, provision or portion of this Ordinance which is not, in or of itself, invalid or unconstitutional.

Section 10. This Ordinance shall be effective upon its passage, approval and publication in pamphlet form as provided by law.

ON MOTION DULY MADE AND SECONDED and pursuant to roll call  
vote, this Ordinance was passed, approved and adopted, this 6th  
day of October, 1997.

BRUCE HOHENSTEIN, Village President  
Village of Mt. Auburn, Illinois

ATTEST:

TAMMY HAMELL, Village Clerk

AYES: Bottrell, Copenbarger, Hanfland, Hardy, Patton, Vincent

NAYS: -0-

ABSENT: -0-

FILED IN THE OFFICE OF THE VILLAGE CLERK,  
VILLAGE OF MT. AUBURN, ON THE 6th DAY OF October, 1997.

PUBLISHED IN PAMPHLET FORM ON October 6, 1997.

CERTIFICATE

STATE OF ILLINOIS     )  
                                  ) SS.  
COUNTY OF CHRISTIAN )

I, TAMMY HAMELL, certify that I am the duly elected and acting Village Clerk of the Village of Mt. Auburn, Christian County, Illinois.

I further certify that on October 6th, 1997, the Board of Trustees of said Village passed and approved Ordinance No. 61 entitled "AN ORDINANCE AMENDING CERTAIN PROVISIONS OF CHAPTER 8 (MOBILE HOUSING CODE) AND CHAPTER 40 (ZONING CODE) OF THE MT. AUBURN VILLAGE CODE".

The pamphlet form of Ordinance No. 61 including the Ordinance and a cover sheet thereof was prepared, and a copy of such Ordinance was posted in the Village Hall, commencing on October 6, 1997, and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the Office of the Village Clerk.

DATED at Mt. Auburn, Illinois, this 6th day of October, 1997.

  
TAMMY HAMELL, Village Clerk

(MUNICIPAL SEAL)