

ORDINANCE NO. 24-06

AN ORDINANCE AMENDING TITLE 10 CHAPTER 8 PERTAINING TO MANUFACTURED HOUSING COMMUNITIES

PREAMBLE

Manufactured (mobile) homes built prior to 1976 have never been certified (factory inspected) by HUD. These structures were built pursuant to few, if any, code(s); regulation(s); and or building standard(s). Essentially homes built prior to 1976 were, in fact, mobile in nature with permanent tow hitches designed for recreational purposes.

Pre-1976 structures (trailers) were designed with limited life (duration) expectations in mind. Virtually all pre 1976 homes were poorly insulated at best. Additionally, they uniformly only had 50-100 amp electrical panels with aluminum wiring.

WHEREAS, the Village of Hodgkins (The “Village”) is a home rule municipality in accordance with the constitution of the State of Illinois of 1970;

WHEREAS, the Village currently licenses three (3) manufactured housing communities:

Valley Oaks; Parkview; and Weeping Willow Ranch.

NOW THEREFORE, BE IT RESOLVED, by the President and Board of Trustees of The Village of Hodgkins, Cook County, Illinois the following that:

Section 1

Upon becoming vacant, all structures manufactured prior to January 1, 1976 will no longer be permitted to be occupied as residences.

Section 2

All such structures having been determined to be vacant shall be removed from the respective manufactured housing community within sixty (60) days.

Section 3

It shall be the sole responsibility of owners/management of the manufactured housing community to ensure said structure(s) are secure, and pose no health risk to residents and visitors alike prior to said removal.

Section 4

That all Ordinances and parts thereof in conflict with the provisions of this Ordinance are hereby repealed.

Section 5

That the Village Clerk is hereby ordered and directed to cause a certified copy of this ordinance to be filed with the County Clerk of Cook County.

Section 6

This Ordinance shall be in full force and effect from after this passage and approval. The Village Clerk is directed to publish this Ordinance in pamphlet form in the manner provided by law.

ADOPTED this 9th day of September, 2024


AYES: 6

ABSTAIN: 0

NAYES: 0

ABSENT: 0

APPROVED by me this 9th day of September, 2024



Ernest Millsap
Village President

ATTEST:



Stephanie Gardner
Village Clerk

Published by me this 9th day of September, 2024