

ORDINANCE NO. 24-07

AN ORDINANCE AMENDING TITLE 10 CHAPTER 8 SECTION 10-8-10 BY ADDING SUBPARAGRAPH A PERTAINING TO MANUFACTURED HOUSING COMMUNITIES

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

Manufactured Housing Community management shall notify the Building Commissioner of any proposed transfer of ownership of any housing unit, within said community.

Section 2

Upon receipt of said notifications to management, the Village Building Commissioner shall issue a preprinted inspection form. See Exhibit “A”

Section 3

Manufactured community management shall complete said inspection form and return it to the Building Commissioner within 30 days.

Section 4

The Building Commissioner and /or his designee shall review said, completed form and to determine the sufficiency of management finding(s). Said review may include a field inspection prior to issuing an occupancy permit. See exhibit “A”

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.

Section 7

Penalty

- A. The penalty for any person's first violation of the Ordinance within the rolling twelve (12) month period shall be \$75.00
- B. The Penalty for any person's second violation of this Ordinance within the rolling twelve (12) month period shall be \$150.00
- C. The Penalty for any person's third violation of this Ordinance within the rolling twelve (12) month period shall be \$350.00
- D. The Penalty for any person's fourth violation of this Ordinance within the rolling twelve (12) month period shall be \$500.00
- E. The Penalty for any person's fifth violation of this Ordinance within the rolling twelve (12) month period shall be \$750.00
- F. The Penalty for any person's subsequent violation of this Ordinance within the rolling twelve (12) month period may be a monetary penalty of \$750.00 or incarceration for a period not exceeding the maximum time allowed pursuant to Section 1-2-9 of the Illinois Municipal code (65ILCS5/1-2-9)

ADOPTED this 9th day of September, 2024

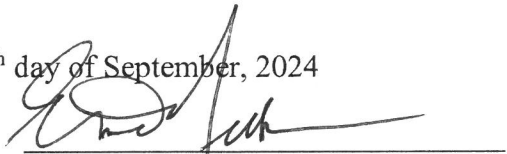
AYES: 6

ABSTAIN: 0

NAYES: 0

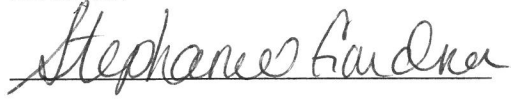
ABSENT: 0

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

Property Transfer Inspection Checklist

Village of Hodgkins

8990 Lyons Street . Hodgkins, . Illinois . 60525

708-579-6700 . 708-579-6707 Fax

www.villageofhodgkins.org

Property Address: _____

Manufacturer and Age of Home: _____

Inspector: _____

Date/Time: _____

Number of Bedrooms: ____

In accordance with the Ordinance for Property transfer and the ICC International Property Maintenance Code and International Residential Code as adopted.

Exterior Structure

1. Exterior wall coverings	9. Windows-Condition and screens
2. Roof	10. Doors-Condition
3. Stairs-Front and/or Rear	11. Electric Meter-Condition and Labeled
4. Hand and Guard Rails (4" spindle spacing)	12. Gas Meter-Condition
5. Address- Posted and Visible. Numbers 4" in height.	13. Tie Downs- Provide HUD Approved Certification.
6. Sidewalks-Driveways-Slabs-condition	14. Air Conditioner-Condition & disconnect
7. Skirt-in place and condition	15. Other
8. Shed-Location and condition. Must have 5' separation from home.	16. Other

Exterior Comments:

Interior Structure

<p>17. Smoke Detectors-Operational, Located in each bedroom, outside each sleeping area in the immediate vicinity of bedrooms, on each additional story of dwelling including basements. Must be interconnected. Number and location(s):</p>	<p>22. Floor Covering-condition</p>
<p>18. Carbon Monoxide Detector-Operational, Located outside each sleeping area in the immediate vicinity of bedrooms. Number & location(s):</p>	<p>23. Wall finish-condition & type</p>
<p>19. Windows, must be operational and in good repair.</p>	<p>24. Egress door hardware, not requiring Key to open from inside.</p>
<p>20. Emergency Escape Window- not less than 5.7 sq. ft., at least 24" clear height & 20" clear width, sill not more than 44" from ground. If well is greater than 44" must have ladder.</p>	<p>25. General Structural conditions</p>
<p>21. Sanitation</p>	<p>26. Bedroom Windows, one required in each bedroom.</p>

Interior Comments:

Plumbing

27. Kitchen plumbing-Condition:	29. Water heater-Condition, must be approved for use in a manufactured home.
28. Bathroom plumbing-Condition:	30. Other

Plumbing Comments:

Mechanical

31. Heating Facilities-Condition, must be approved for use in a manufactured home.	33. Chimney or vent-Condition
32. Clearance to combustible & storage. Clearances between equipment and storage shall be at least 36 inches, or as required by the manufacturer, whichever is greater. When in the opinion of the inspector, the type, amount, arrangement, or location of storage creates a hazard, the inspector is authorized to order its removal.	34. Other

Mechanical Comments:

—
—

Electrical

35. Electrical Facilities-General condition	38. GFCI- required within 6' of water source. All exterior outlets must be GFCI. All must be properly functioning.
---	--