

CITY OF VILLA GROVE  
DOUGLAS COUNTY, ILLINOIS

ORDINANCE NO. 2025-MC15

**AN ORDINANCE APPROVING CHANGES TO THE CITY  
OF VILLA GROVE MUNICIPAL CODE TO ALLOW FOR THE  
REGULATION OF THE INSTALLATION OF MOBILE HOMES**

ADOPTED THIS  
ELEVENTH DAY OF AUGUST, 2025

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Published in pamphlet form by authority of the Mayor and the City Council of the City of Villa Grove, Douglas County, Illinois, this twelfth day of August, 2025

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August 11, 2025

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**WHEREAS**, the City of Villa Grove, Illinois (the "City"), is a duly organized and existing City created under the provisions of the laws of the State of Illinois, and is now operating under the provisions of the Illinois Municipal Code, and all laws amendatory thereof and supplementary thereto with full powers to enact ordinances for the benefit of the residents of the City; and

**WHEREAS**, 65 ILCS 5 authorizes the City to provide for zoning regulation; and

**WHEREAS**, the City has determined that proper oversight of the installation, location and use of Mobile Homes is in the interest of the public; and

**WHEREAS**, the City Planning Commission has held a public hearing on August 6, 2025 pursuant to duly made publication and has made the recommendation adopt the within ordinance; and

**WHEREAS**, the City deems it appropriate to adopt the changes contained herein.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL, CITY OF VILLA GROVE, DOUGLAS COUNTY, ILLINOIS, as follows:**

Section 1. Incorporation Clause. The Mayor and the City Council find that all the recitals hereinbefore stated as contained in the preambles to this Ordinance are full, true and correct and does hereby, by reference, incorporate and make them part of this Ordinance.

Section 2. Purpose. This ordinance is approving changes to the City of Villa Grove, Illinois ordinances all as provided herein.

Section 3. Effect. This Ordinance shall be in full force and effect upon passage and shall be published in pamphlet form in accordance with applicable law.

Section 4. Invocation of Authority. This Ordinance is enacted pursuant to the authority granted to this City by the Constitution of the State of Illinois and Illinois Compiled Statutes.

Section 5. State law Adopted. All applicable provisions of the Illinois Compiled Statutes, including the Illinois Municipal Code, as may be amended from time to time, relating to the purposes of this Ordinance are hereby incorporated herein by reference.

Section 6. Ordinance Amendments.

Section 155.094 is amended to now read as follows:

**"§155.094 Moving Mobile Homes.**

(A) No mobile home shall be permitted to be moved into the corporate area of the city, except for the purposes of sale by a licensed dealer, until a moving permit has been issued for its location in a specified mobile home park or other approved locations, in compliance with this subchapter and any other applicable ordinances of the city. In the event that all applicable regulations and ordinances are complied with, the applicant shall be issued a moving permit and the mobile home shall be established in accordance therewith within 6 months or

the permit shall become invalid. A permit may be extended an additional 3 months with the approval of the Plan Commission.

(B) The fee for a moving permit shall be \$100.00 per mobile home.”

Sections 155.100 – 155.115 is amended to now read as follows:

**“§155.100 Inspection and certificate of occupancy.**

(A) After the effective date of this section, no mobile home may be placed in Villa Grove.

(B) A certificate of occupancy for a mobile home unit shall be issued to those mobile units which meet the standards set forth for mobile homes in section 155.105 (Mobile Home Standards). A certificate of occupancy, once issued shall be valid until revoked.

(C) Any person affected by any notice which has been issued in connection with the enforcement of any provision of this section or of any rule or regulation adopted pursuant thereto may request and shall be granted a hearing on the matter before the Board of Appeals, providing that such person shall file, with the secretary of the board, a written petition requesting such hearing and containing a statement of the grounds therefore within fourteen (14) days after the day the notice was served. Any violation notice served pursuant to this section shall automatically become an order if written petition for a hearing is not filed. The Council shall be obligated to call a public meeting within forty-five (45) days after receipt of a request for a hearing.

(D) If a certificate of occupancy is revoked, the holder of such certificate shall have the right to appeal such revocation to the Board of Appeals.

(E) After the effective date of this section, no mobile home shall be occupied after the occupancy which legally existed on the effective date of this section ceases.

(F) The owner of each and every mobile home park now located in the city shall promptly place on the front door of a mobile home where occupancy ceases as defined in this article, a notice to the effect that the mobile home cannot again be occupied without first being inspected by the city and found to be in compliance with the standards set forth for mobile homes in section 155.105. The notice referred to in this section shall be supplied without cost to the mobile home park owner by the city.

**§155.101 Terms of certificate of occupancy.**

Except as otherwise provided herein, a certificate of occupancy shall be for a term equal to the period the mobile home exists at the same mobile home site or stand. A certificate of occupancy may be transferred to successive owners so long as the mobile home remains at the same mobile home site or stand and remains in substantial compliance with the provisions of this article. However, each new owner must apply for transfer of said certificate of occupancy.

**§155.102 Application for certificate of occupancy.**

Application for a certificate of occupancy or transfer of an existing certificate shall be made to the City prior to placing a mobile home in a mobile home park or moving it within a mobile home park. The applicant shall be informed of the standards for mobile homes contained in this article. The mobile home owner, through said application, agrees to an inspection by the City within thirty (30) days after placement or movement of said mobile home to determine compliance with this article. Said application shall include the following information.

- (1) Name of mobile home owner;
- (2) Mobile home park where mobile home is to be placed;
- (3) Serial number and make of mobile home; and
- (4) Mobile home owner's mailing address.

### **§155.103 Fee for certificate of occupancy.**

The fee for a certificate of occupancy or transfer of an existing certificate is found in Section 155.201(C).

### **§155.104 Waiver of requirement for certificate of occupancy.**

Mobile home residents who occupy a mobile home on the date this section becomes effective are exempt from the requirement to obtain certificates of occupancy. When tenancy changes and/or a mobile home is sold, the fee outlined in Section 155.210(C) must be paid by the owner, and an inspection by the City must be performed.

### **§155.105 Mobile home standards.**

(A) In order to obtain a certificate of occupancy a mobile home must meet the following requirements:

- (1) License. The mobile home park in which the mobile home is placed must be licensed.
- (2) Smoke detector. Every mobile home must have at least one approved smoke detector in operating condition within fifteen (15) feet of every room used for sleeping purposes.
- (3) Fire extinguisher. Every mobile home, except owner occupied mobile homes, must contain at least one ten-pound A.B.C. fire extinguisher in working order and easily accessible from the interior of the mobile home.
- (4) Plumbing system.
  - (i) The plumbing system must be safe, sanitary in condition and maintained in accordance with accepted engineering practices and codes.

(ii) The mobile home shall be connected to the mobile home park sewer system via a nonflexible airtight connection.

(5) Heating and Air Conditioning System. The heating and air conditioning system must be safe and installed in accordance with accepted engineering practices and codes. Fireplaces must be approved to U.L. mobile home standard 1482 and installed according to manufacturer's specifications.

(6) Electrical System.

(i) The electrical system shall meet the provisions of the most recently adopted electrical code of the city applicable to existing mobile homes.

(ii) When plug fuses and fuse holders are used they shall be non-tamperable Type S fuses sized as herein defined.

(7) Exterior of Mobile Home. Exterior walls and roofs shall be structurally sound and tight and free from defects which might admit rain or dampness. All exterior surface materials, including wood, composition, or metal siding, shall be maintained weatherproof and shall be properly surface coated when required to prevent deterioration. Every window, door, and frame shall be constructed and maintained in such relation to the adjacent wall construction so as to be weather tight. Every window sash shall be fully supplied with approved glazing materials which are without open cracks and holes.

(8) Accessory Structures. Accessory structures or storage sheds where allowed by the licensee shall be of proper construction, weather tight, properly anchored and not less than eighteen (18) inches from a mobile home rear or side lot line. A permit is required to erect such a structure.

(9) Gas System. Each mobile home utilizing gas shall be connected to the mobile home site outlet by a listed flexible mobile home connector of sufficient capacity to supply gas to the connected load. Approved rigid pipe and fittings shall be used between the flexible connector and the mobile home site gas outlet if the distance between the mobile home site gas service connection exceeds six (6) feet. All gas outlet risers, regulators, meters, valves, or other exposed equipment shall be protected from physical damage by vehicles or other causes.

(10) Stairs and Porches. Every stair, porch, deck, and all appurtenances attached thereto shall be constructed as to be safe to use and capable of supporting the anticipated loads and shall be maintained in sound condition and good repair.

(11) Skirting. Noncombustible skirting is required to be installed around the perimeter of the mobile homes. The required skirting must be securely attached and maintained against deterioration.

(12) Storage. Storage of debris, junk, or construction materials, which are not associated with an activity which has been authorized by a valid building permit for that specific site shall be prohibited.

(13) Tiedowns. All mobile homes must be securely anchored in accordance with the tiedown requirements of the State of Illinois Department of Public Health.

(14) Undercarriage insulation. Undercarriage insulation must not be dangling or loose.

(15) Interior of Mobile Home.

(i) Floors, walls (including windows and doors), ceilings, and other interior surfaces shall be maintained in good, clean, sanitary and structurally sound condition.

(ii) If the mobile home was not at its current site prior to the effective date of this ordinance ( , 1998), then said mobile home proposed to be parked in a mobile home park must have been manufactured no more than ten (10) years prior to the application for certificate of occupancy, and must comply with the construction standards of the National Manufactured Housing Construction and Safety Standards Act of 1974. Compliance with said act shall be verified by the presence of the permanently attached H.U.D. seal/emblem on the home. Mobile Homes that are not officially certified as having been manufactured in full compliance with the National Manufactured Housing Construction and Safety Act of 1974 shall not be permitted to be placed in a mobile home park.

#### **§155.106 Violations.**

Failure of mobile home owner to obtain a certificate of occupancy or to meet minimum standards contained herein for mobile homes is a violation of this article and is subject to penalty as outlined in Section 155.999.

#### **§155.107 Notice.**

When the City determines there has been a violation of this article, the City shall cause written notice to be served upon the owner containing a description of the violation, order to vacate or remove said mobile home, if necessary, and/or corrective actions.

#### **§155.108 Penalty.**

Any person who violates the provisions of this article shall, upon conviction thereof, be fined as provided in Section 155.999 of this Code and in addition shall pay all costs and expenses involved in litigation. A separate offense shall be deemed committed upon each day during or upon which a violation occurs or continues or continues after due notice is served.

### **§155.109 Definitions.**

Applicant means any person making application for license or certificate of occupancy.

Ceases to occupy means the person or persons lawfully occupying the mobile home unit on ( , 1998) has vacated the mobile home unit. In the absence of an oral or written statement by such persons that they are terminating their occupancy, termination will be presumed if both water and electrical utilities to the mobile home are terminated and there is a continuous absence of any lawful occupancy of such mobile home. Despite the termination of such water and electrical utilities and such continuous absence, it will not be presumed to be vacated if the owner of such mobile home has paid the rent due on the lot occupied by the mobile home.

Certificate of occupancy means a permit, issued by the City, authorizing the occupancy of the dwelling or mobile home, as based upon compliance with applicable ordinance provisions together with any special conditions or stipulations.

Mobile home owner means the party possessing title to a mobile home or the purchaser of a mobile home under a bona fide contract.

Occupancy or occupied means the residing of an individual or individuals overnight in a mobile home or the installation, storage or use of equipment, merchandise or machinery therein.

Smoke detector means a U.L. 217 approved smoke detector.

Type S fuses means fuses that are non-tamperable and installed by the following schedule:

Wire Size Fuse (amp.)	
#14	15
#12	20
#10	30

#### **§155.110 Scope of Requirements.**

Any building or use of a building or land lawfully existing at the time of the passage of the Zoning Code which does not conform to the regulations of the Zoning Code shall be known as nonconforming and may remain and the use or location thereof be continued, as hereinafter provided.

#### **§155.111 Enlargements, Extensions; Alteration.**

No existing building which does not conform to the use, area or density regulations of the district in which the building is located shall be enlarged, extended, or structurally altered, unless the use or location is changed to a use or location permitted in the district in which the building or structure is located. A nonconforming use occupying a part of a building shall not be extended beyond that part of the building originally designed for the use, and in no case shall any addition be made which will provide for the expansion of the nonconforming use. A nonconforming use of land shall not be extended.

#### **§155.112 Abandonment of Use.**

A nonconforming use which is discontinued or its normal operation stopped for a period of 6 months shall not thereafter be re-established.

#### **§155.113 Ordinary Repairs and Maintenance Permitted.**

Only ordinary repairs and maintenance, including replacement of roof covering, shall be permitted on any building devoted to a nonconforming use. In no case shall the repairs include structural alterations.

**§155.114 Applicability of Subchapter; Exceptions.**

(A) The foregoing provisions shall apply to nonconforming uses in districts hereafter changed.

(B) The provisions of §§ [155.111](#) through [155.113](#) of this subchapter shall not apply to a single- family or two-family dwelling that is a nonconforming use, provided, however:

(i) No nonconforming single-family or two-family dwelling shall be changed into a use not permitted in the district in which the nonconforming dwelling is located; and further, in the event 2 separate nonconforming single-family dwelling units built prior to enactment of this chapter occupy a single zoning lot, the same may be separated into 2 separate zoning lots, each lot containing 1 dwelling unit, as long as the separation is done according to a survey made by a licensed Illinois Professional Land Surveyor and after separation each lot contains at least 6,000 square feet of lot area; the new to the required public notice, in the City Building, at the separated lots shall be exempt from complying with minimum side yard requirements of this chapter. Also, each separate zoning lot shall be serviced by its own separate sewer and water lines.

(ii) Any extension, structural alteration, enlargement or relocation of the single-family or two- family dwelling shall conform to the height, area and density regulations required of the dwellings in the R-1 District. However, yard area requirements may be varied by the Building Official to allow alteration of or enlargement of the existing dwelling so long as the alteration or enlargement follows the existing foundation lines of the dwelling.

(iii) Any single-family or two-family dwelling which is not in a flood plain area or district that is a nonconforming use which is damaged or destroyed by a catastrophic event such as fire or windstorm may be repaired or rebuilt.

**§155.115 Saving Clause.**

Nothing in this article hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 155.002 of this Ordinance, nor shall any just or legal right of remedy of any character be lost, impaired, or affected by this article."

Section 7. Headings. The headings for the articles, sections, paragraphs and sub-paragraphs of this Ordinance are inserted solely for the convenience of reference and form no substantive part of this Ordinance nor should they be used in any interpretation or construction of any substantive provisions of this Ordinance.

Section 8. Severability. The provisions of this ordinance are hereby declared to be severable and should any provision, clause, sentence, paragraph, sub-paragraph, section, or part of this Ordinance be determined to be shall be excluded and deemed inoperative, unenforceable, and as though not provided for herein, and all other provisions shall remain unaffected, unimpaired, valid and in full force and effect. It is hereby declared to be the legislative intent of the Council that this Ordinance would have been adopted had not such unconstitutional or invalid provision, clause, sentence, paragraph, sub-paragraph, section, or part thereof had not been included.

Section 9. Superseder and Publication. All code provisions, ordinances, resolutions and orders, or parts thereof, in conflict herewith, are to the extent of such conflict hereby superseded. A full, true and complete copy of this ordinance shall be published in pamphlet form or in a newspaper published and of general circulation within the City as provided by the Illinois Municipal Code, as amended.

Section 10. Effective Date. This Ordinance shall be in full force and effect upon passage and approval, as provided by the Illinois Municipal Code, as amended.

**PRESENTED, PASSED, APPROVED AND ADOPTED** BY THE MAYOR AND CITY COUNCIL OF THE CITY OF VILLA GROVE, ILLINOIS, at its regular meeting on this eleventh day of August, A.D., 2025, by a roll call vote as follows:

ELECTED OFFICIAL NAME	AYE	NAY	ABSTAIN	ABSENT
Clark, Wayne R.	X			
Elston, Christopher R.	X			
Fulk, Andrew J.	X			
Hooker, Anthony L.	X			
Nieto, Gilbert III				X
Taylor-Sanford, Clay D.	X			
<i>If required, Mayoral vote:</i> Rasmussen, Derek L.				

APPROVED:



DEREK L. RASMUSSEN

Mayor

ATTEST:



MICHELLE L. OSBORNE

City Clerk

SEAL

