

TEXT AMENDMENT TO SANGAMON COUNTY ZONING ORDINANCE
REGARDING STORM SHELTERS IN MOBILE HOME PARKS

WHEREAS, the Sangamon County Board, pursuant to AN ACT IN RELATION TO COUNTY ZONING of the State of Illinois (Illinois Revised Statues 1967, Chapter 34, Paragraphs 3151 through 3162) adopted a zoning ordinance in April of 1969; and

WHEREAS, in order to make the regulations more effective, it is necessary from time to time to consider amendments that correct deficiencies or that relate to current development circumstances; and

WHEREAS, it is desirable to enact new **regulations regarding storm shelters in mobile home parks**; and

WHEREAS, the Public Health, Safety & Zoning committee of the Sangamon County Board has reviewed the proposed text amendment and recommends approval; and

WHEREAS, in accordance with State Statutes, the Sangamon County Zoning Board of Appeals conducted a public hearing on **September 20, 2007** in order to seek public comment on the draft revision of the Zoning Ordinance; and

WHEREAS, the Sangamon County Zoning Board of Appeals recommended approval of the proposed text amendments to the Sangamon County Zoning Ordinance as Exhibit A attached hereto and made a part of this resolution.

FILED

SEP 28 2007

Joe Aiello
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED, by the Members of the Board of Sangamon County, Illinois, in session this **9th day of October, 2007** that the request to amend the text of the Sangamon County Zoning Ordinance as proposed in the attached Exhibit A is hereby approved.

Signed and passed by the Sangamon County Board in session on this **9th day of October, 2007**.

Respectfully submitted,

PUBLIC HEALTH, SAFETY & ZONING
COMMITTEE OF THE SANGAMON COUNTY
BOARD

TIM MOORE, CHAIRMAN

abe Forsyth

ABE FORSYTH, VICE CHAIRMAN

JENNIFER DILLMAN

DAVID MENDENHALL

GEORGE PRECKWINKLE

SAM SNELL

DON STEPHENS

LINDA DOUGLAS WILLIAMS

ATTEST:

Joe DiIorio

SANGAMON COUNTY CLERK

A. V. ...

COUNTY BOARD CHAIRMAN

Exhibit A

17.48.120 Special requirements for manufactured home parks. The following regulations shall apply to manufactured home parks:

- A. Each manufactured home court shall have a minimum area of 5 acres. Public or Illinois Environmental Protection Agency approved community sewer and water facilities shall be available for each manufactured home and each existing manufactured home lot shall contain at least 3,000 square feet of lot area, unless a larger lot area is required by the Department of Public Health or Environmental Protection Agency.
- B. Open space. All manufactured home parks shall provide an overall site area of 1,000 square feet per manufactured home for access roads, utility structures, parking space, and other community facilities. This space is to be in addition to the minimum 3,000 square feet of lot area mentioned in subsection (a) above. In addition, 8 percent of the gross area of the manufactured home park shall be set aside for recreational use.
- C. Spacing. Manufactured homes shall be so located on each space so that there shall be at least a 20 foot clearance between manufactured homes on all four sides. No manufactured home shall be located closer than 15 feet to any building within the park or to any property line of the manufactured home park which does not abut a public street or highway.
- D. Separation. Where a manufactured home park abuts another residential district and there is no street, alley, railway, natural ditch, creek or river separating the manufactured home park from the adjacent residential district, a 25 foot yard shall be provided along said district abutments.
- E. Setback. Manufactured homes shall be set back at least 25 feet from the right-of-way of public streets or alleys.
- F. Each manufactured home shall be provided with a Portland Cement concrete stand or pads and a paved outdoor patio of at least 180 square feet located at the main entrance to the manufactured home.
- G. A separate way of ingress or egress to a public street shall be provided for each 100 manufactured homes contained in every manufactured home park.
- H. ~~Anchors or tie-downs for manufactured homes shall be installed at the corners of said pad. Each anchor shall be capable of withstanding a vertical tension force of 4,800 pounds.~~ Each manufactured home shall be installed in accordance with local building codes and manufacturer's specifications.
- I. Each manufactured home park shall contain a storm shelter with design plans, engineering calculations, diagrams, and other data prepared by a registered architect or engineer licensed to practice in Illinois and shall include the following:
 - 1. Ability to withstand wind speeds of 200 mph.
 - 2. Twelve square feet of floor space per mobile home pad in the park.
 - 3. Ceiling height not less than seven feet.
 - 4. Two exits, at least one being handicap accessible
 - 5. Underground electrical service to the shelter.
 - 6. Interior lighting is required as well as an emergency lighting system supplied from storage batteries or an on-site generator.
 - 7. Location of the shelter shall be centrally located to all mobile homes in the park.
 - 8. A multi purpose facility which contains an area meeting the above standards would satisfy the requirements of this section.

RECAP
(FOR COUNTY USE ONLY)

DOCKET NUMBER: **2007-55**

ADDRESS: **N/A**

PETITIONER: **Craig Hall, County Board Member**

PRESENT ZONING CLASSIFICATION: **N/A**

REQUESTED ZONING CLASSIFICATION: **N/A**

AREA: **N/A**

COMMENTS: **None**

OBJECTORS: **None**

PLANNING COMMISSION RECOMMENDATION: **The proposed storm shelters in mobile home parks would provide protection for citizens in Sangamon County during severe storms. Since mobile homes are very susceptible to storm damage and their residents to severe injury, requiring these shelters would be consistent with the responsibility of Sangamon County Board in protection of the health and welfare of its citizens.**

SANGAMON COUNTY BOARD OF APPEALS RECOMMENDATION: **Approval**



RECORDING SECRETARY

SANGAMON COUNTY ZONING BOARD OF APPEALS
SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF:)
Craig Hall, County Board Member)
)
)
)
)
)

DOCKET NO: 2007-55

PROPERTY LOCATED AT:
N/A

RECOMMENDATION OF THE BOARD OF APPEALS

THIS MATTER, Coming on for a hearing before the Sangamon County Zoning Board of Appeals of Sangamon County, Illinois, and it appearing to said Board that a petition for a **text amendment** of the Zoning Regulations of said County has been filed herein by the above captioned petitioner (s); that legal publication has been made pursuant to law; and that a public hearing was held on **September 20, 2007** pursuant to law; and that said Board took testimony of witnesses, examined the evidence, and otherwise being fully advised in the premises, therefore finds as follows:

1. That said Board has jurisdiction to consider the petition filed herein.
2. That the proposed changes are more particularly described in EXHIBIT A attached hereto and make a part hereof.
3. That required finding and standards of the Sangamon County Board of Appeals are accurately stated on the attached exhibit (s).
4. The evidence adduced at the hearing **does** support the proposition that the adoption of the proposed **text amendment** is in the public interest and is not solely in the interest of the petitioner (s).

IT IS, THEREFORE, the recommendation of the Sangamon County Zoning Board of Appeals to the County Board of Sangamon County that the requested **text amendment** be approved.



CHAIRMAN

MINUTES OF THE
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member **Charles Chimento** to recommend **approval** of this petition, which was duly seconded by **Peggy Egizii**.

The vote of the Board was as follows:

YES: Charles Chimento, Byron Deaner, Peggy Egizii, Judith Johnson, Marvin Traylor

NO:

ABSENT:



RECORDING SECRETARY

SSCRPC**Springfield
Sangamon County Regional
Planning Commission****Case No. 2007-55****Amendment to the Text of the Sangamon County Zoning Ordinance**

Regarding Storm Shelters in Mobile Home Parks

STAFF RECOMMENDATION

The proposed storm shelters in mobile home parks would provide protection for citizens in Sangamon County during severe storms. Since mobile homes are very susceptible to storm damage and their residents to severe injury, requiring these shelters would be consistent with the responsibility of Sangamon County Board in protection of the health and welfare of its citizens.