

CHAPTER 14

BUILDING NUMBERING, SIDEWALKS AND MOBILE HOMES

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DIVISION 1

NUMBERING

14-1-1 NUMBERING

It is hereby made the duty of the owner, agent or occupant of every house or building, fronting upon the public streets, avenues, and thoroughfares, within the City of St. Elmo to number it in the manner herein provided.

14-1-2 ISSUING NUMBERS

The owner, agent or occupant of each building shall contact the St. Elmo Post Office to be issued a number for their building.

DIVISION 2

SIDEWALKS

14-2-1

REQUIREMENTS

Be it ordained by the Mayor and City Council of the City of St. Elmo, Illinois:

Section 1 - That sidewalks hereafter constructed along and upon be of concrete in proportion and in manner hereinafter set forth, upon a grade supplied by the street commissioner, and of a uniform width of four (4) feet or six (6) feet as hereinafter provided; and it shall be unlawful for any person to build or construct a sidewalk without first having obtained permission so to do from the Mayor and City Council in conformity with the requirements of this ordinance; and any person, firm or corporation who shall construct, lay or rebuild any sidewalk except in compliance with the specifications hereafter set forth and without first having obtained permission as aforesaid, shall be subject to a fine of not less than One Hundred Seventy-Five Dollars (\$175.00) nor more than Five Hundred Dollars (\$500.00) for each offense, and a further penalty of Five Dollars (\$5.00) for each day any such sidewalk not in compliance with this ordinance remains so constructed laid or rebuilt after formal condemnation thereof by the Mayor and City Council. Amended April 5, 2010; Amended October 5, 2011

Section 2 - That all sidewalks shall be built with their inner edge removed six (6) inches from lot lines, and upon a prepared bed to conform to the grade specified by the Superintendent of Streets and Alleys and in case it is necessary that the bed be filled-ground, the same shall be dampened and thoroughly tamped as a sub-foundation, and the sidewalk shall be laid in regular four-foot or six-foot running forms. There shall first be placed a group or mixture of five parts or well broken lime-stone or chat free of earthy substance, one part of clean sharp sand and one part of the best portland cement, thoroughly mixed to a depth of three and one-fourth (3 1/4) inches, thoroughly tamped and upon this sub-foundation shall be placed a top surface three-fourths of an inch in thickness of equal parts of the best portland cement and limestone or chat that has been screened through a number six screen and the same when laid shall be troweled to an equal and smooth surface, and entirely separated into running blocks not exceeding five feet in length. This top surface shall be covered or protected for twenty four (24) hours after which rapid drying shall be prevented by applying water over the walk surface. All street crossings shall be constructed by the City of St. Elmo in the same manner as such sidewalks and of the same width, but six inches in thickness, and such street crossings in addition to the regular

width, shall have a six inch beveled bench on either side to make travel across the same convenient and level; such street crossings shall be grooved lengthwise the entire width of the sidewalks, said grooves to be not greater than four inches apart.

14-2-3

DUTIES

When the Mayor and City Council shall determine upon a contemplated line of sidewalk or walks ought to be built, the same shall be constructed in accordance with the requirements of this ordinance, and under the supervision of the Superintendent of Streets and Alleys of the City of St. Elmo; and the Mayor and City Council may, on recommendation by the committee of the work done, and providing that full payment for the said sidewalk has been made by the respective abutting property owners or owner, allow, pay back and rebate to each such owners, three cents per square foot on any such sidewalk, and provided further that any such voluntarily comply with the order of the Mayor and City Council for the laying of such sidewalk, and in no case shall any such owner be entitled to or receive any such rebate on the cost of any such sidewalk where it was necessary for the Mayor and City Council to proceed according to law to force such sidewalk to be constructed.

14-2-4

DETERMINATIONS

That whenever it has been determined by the Mayor and City Council, that a sidewalk should be laid and constructed on a specified line adjoining abutting property a notice shall be served upon the owner or agent of any such abutting property by the Superintendent of Streets and Alleys request said abutting owner that he lay and construct a sidewalk in conformity with this ordinance, which said notice shall contain the length and width of such sidewalk, the specifications mentioned in section two herein and any such further information as shall apprise such abutting property owner of the nature of the sidewalk to be laid and if such owner or agent shall reasonably comply with the request made in such notice within thirty days from the date of the service of said notice upon him he shall be entitled to the rebate mentioned in section three of this ordinance; that whenever such property owner or agent shall neglect or fail to construct his sidewalk within thirty days pursuant to the notice served upon him by the street commissioner as aforesaid, he shall not be entitled to any contribution or rebate by the City of St. Elmo, although he may thereafter construct such a sidewalk, and it shall be the duty of the street commissioner to proceed with the construction of such sidewalk according to the ordinance herein provided, and report to the Mayor and City Council of said City the dimensions, location and cost thereof, together with a description of the property abutting thereon, and the total cost of any such sidewalk shall be paid for by such property owner by a special tax upon any such property abutting upon such sidewalk according to the

foot frontage thereof and the statutes in such cases made the provided; and it shall there upon be the duty of the City Clerk of the said City to report the total of any such sidewalk, over the seal of the City of St. Elmo to the County Clerk of the county in which the abutting property shall be located who shall the same in his office, and such total costs shall thereby become a lien against any such abutting property and the same shall be sold by the said County Clerk for such total costs at the same time and the same manner that sale of property is held on which the general taxes have not been paid; where upon any such County Clerk shall return to the City of St. Elmo the costs it shall be entitled to for the construction of such sidewalk.

14-2-5

MATERIAL

That all material used in the construction of sidewalks under this ordinance shall be submitted to the Superintendent of Streets and Alleys to reject all materials which do not strictly conform to the provisions of this ordinance; and the Superintendent of Streets and Alleys shall also supervise the construction of all sidewalks, both as to the materials used and the manner of construction and when complete he shall immediately report the same to the next regular meeting of the Mayor and City Council and no money shall be paid by said City as here into before provided for is proportionate share of such sidewalks except upon the certificate from the Superintendent of Streets and Alleys that the material used and the manner of construction are in conformity with the terms of this ordinance.

14-2-6

REPAIR

That whenever in the judgment of the committee on streets and alleys any sidewalk in said City has become worn, decayed or dilapidated or altered in any manner so as to become dangerous to the public, it shall be the duty of such committee to report the same to the Mayor and City Council who shall proceed to condemn the same, and have the same removed and instruct the Superintendent of Streets and Alleys to notify the owner or agent of such property upon which any such sidewalk abuts to replace the same within thirty days according to the provisions here in before set forth for a new sidewalk.

14-2-7

PARALLEL

The curb line of all sidewalks in said City shall be parallel with the platted line of the street and shall be a distance from the street and lot line as follows, on streets fifty feet or more in width, ten feet distant; on streets less than fifty feet in width, eight feet distant.

14-2-8

FINES

That all the portion designated from a place four feet and six inches in the residence portion, and six feet and six inches in the business portion from the lot line to the designated curbstone line shall be kept in condition by such property owner for the planting of trees or grass thereon; and any one who shall litter or deposit in and along on such designated portion of the street any refuse, brick, litter, or other substance, shall be subject to a fine of not less than One Hundred Seventy-Five Dollars (\$175.00) dollars, nor more than Five Hundred Dollars (\$500.00) for each offense.

Revised 7-6-98; April 5, 2010; Amended October 5, 2011

14-2-9

USE

No person shall drive, or push, or force any wagon or heavily loaded vehicle of any kind upon or across any public sidewalk except in such places where provisions for crossings have been made to reach a residence, barn, or shed under a penalty of not less than one dollar nor more than ten dollars for each offense.

14-2-10

BUSINESS DISTRICT

That hereafter all sidewalks and crossings constructed within the business district of the City of St. Elmo, as aforesaid shall be six feet in width, and all sidewalks and crossings constructed in the residence portion of said City shall be four feet in width.

14-2-11

NOTICE

That whenever the agent or owner of any such abutting property mentioned in section four herein cannot be found for the purpose of serving notice as mentioned in said section four and no such owner or agent is within the jurisdiction of the county in which said property is located then and in that event the said Superintendent of Streets and Alleys shall cause three notices to be posted in public places by the City Clerk, the same being such notices as should be served upon the owner or agent if found, and such notices shall be posted for the term of thirty days and a copy thereof with a certificate of posting under the hand of the City Clerk and seal of the City shall be filed in the office of the County Clerk, of the county in which said property is located, and another copy thereof shall be mailed to the last known address of such owner or agent and a certificate of such mailing under the hand and seal of the City Clerk as aforesaid shall be filed in the office County Clerk, of the county in which said property is located and the event that there is a newspaper published in the City and such notice shall be published for four weeks (four insertions) in the said newspaper and the posting of three notices here in before mentioned shall be omitted but the certificate of the publisher of such newspaper and the mailing of notice by the City Clerk shall be filed in the office of the county clerk aforesaid.

DIVISION 3

MANUFACTURED/MOBILE HOMES

- 14-3-1 NUMBER AND DEFINITION
The number of Manufactured/mobile home units permitted per lot within the corporate limits of the City of St. Elmo shall be restricted to one, excepting lots located within an agriculturally zoned district. Manufactured and Mobile Homes shall be defined as outlined in Section 19-1-2 of the St. Elmo Municipal Code.
- 14-3-2 SET BACK
Each Manufactured/Mobile home unit shall be set back from property lines in accordance with the regulations of the Zoning District within which it is proposed to be placed.
- 14-3-3 REMOVAL OF WHEELS
All wheels shall be removed from the Manufactured/Mobile home and the Manufactured/Mobile home shall be set on concrete slabs or piers of at least four inches thickness. Each mobile home shall be underpinned and either anchored or banded so as to withstand a wind pressure of 15 pounds per square inch.
- 14-3-4 PARKING
Each Manufactured/Mobile home owner shall provide parking space as stipulated by the regulations of the Zoning District in which the home is proposed to be located.
- 14-3-5 ELECTRICAL INSTALLATION
Each Manufactured/Mobile home unit intended to be used as a residence shall have proper electrical installation and each Manufactured/Mobile home unit shall have its individual meter.
- 14-3-6 SEWER
Each Manufactured/Mobile home unit intended to be used as a residence shall have proper sewer and water installation which shall meet the requirements of the water and sewer ordinances of the City of St. Elmo and shall pass inspection of the rules set up by said City of St. Elmo.
- 14-3-7 CULVERT
Each Manufactured/Mobile home owner shall, as needed, have a substantial culvert installed as a drive-in to the property on which each Manufactured/Mobile home is located.

14-3-8

USE

No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. The premises shall be kept in clean and health condition in accordance with the directions of the Local and State Health Department.

14-3-9

PERMIT

A permit shall be secured from the Building Official of St. Elmo before a Manufactured/Mobile home is located upon any lot within the corporate limits of the City of St. Elmo. A permit for placement of a Manufactured/Mobile home shall be considered granted at the same time as, and as a part of, a Development/Zoning Permit.

14-3-10

PERMISSION

The owner of a Manufactured/Mobile home must acquire written permission from any and all property owners which are within 100 feet of area surrounding the lot on which the Manufactured/Mobile home is to be placed, granting permission to place the Manufactured/Mobile home there. The written permission, in the form of a petition, must be submitted prior to a permit being issued.

14-3-11

VARIANCES

A variance from any of the provisions of this ordinance, which would not be in violation of Chapter 19 of the Municipal Code, will be permitted only upon the majority vote of the St. Elmo Board of Alderman. Variances of any provisions stipulated under Chapter 19 of the Municipal Code will be granted according to the procedures stated under that Section.

14-3-12

NON-CONFORMING RESIDENCES

Any Mobile home, trailer, recreational vehicle or other portable structure or vehicle not conforming to the definition of Manufactured/Mobile home shall be permitted for placement only upon majority vote of the St. Elmo Board of Alderman.

14-3-13

FINES

Violation of any portion of this Ordinance may be enforced by injunction or by fine of not less than One Hundred Seventy-Five Dollars (\$175.00) nor more than Five Hundred Dollars (\$500.00).

Amended April 5, 2010; Amended October 5, 2011