

VILLAGE OF SWANSEA, ILLINOIS

ORDINANCE NO. 2014

AN ORDINANCE AMENDING SECTIONS 154.018 AND 154.059 OF THE CODE OF ORDINANCES OF THE VILLAGE OF SWANSEA, ILLINOIS TO ESTABLISH DEFINITIONS AND REGULATIONS FOR THE PARKING AND STORAGE OF VEHICLES, RECREATIONAL VEHICLES, COMMERCIAL VEHICLES, UTILITY TRAILERS, AND VEHICLE COVERINGS

ADOPTED BY THE BOARD OF THE TRUSTEES
OF THE
VILLAGE OF SWANSEA

THIS 2nd DAY OF February 2026.

Published in pamphlet form by authority of the Board of Trustees of the Village of Swansea, St. Clair County, Illinois, this 2th Day of February 2026.

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WHEREAS, the Village of Swansea is committed to ensuring the health, safety, and welfare of its residents; and

WHEREAS, the Village desires to clarify and strengthen regulations concerning the parking and storage of various vehicles and trailers within residentially zoned areas to maintain neighborhood aesthetics, prevent safety hazards, and ensure compliance with zoning standards; and

WHEREAS, the Village of Swansea finds it necessary and in the public interest to define and regulate the parking and storage of vehicles, recreational vehicles, commercial vehicles, and utility trailers within the Village to maintain orderly development, ensure public safety, and protect neighborhood character; and

WHEREAS, it has been determined that amending both section 154.018 and section 154.059 is necessary and appropriate to achieve these goals;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF SWANSEA, ILLINOIS:

SECTION 1: DEFINITIONS

For the purpose of this Ordinance, section 154.018 of the Swansea Village Code of Ordinances is hereby amended by adding the following definitions:

Hazardous Material: Any substance or material that, due to its chemical, physical, biological, or radiological properties, is capable of posing an unreasonable risk to the health, safety, or welfare of the public or the environment. Hazardous materials include, but are not limited to, those substances classified as hazardous by federal, state, or local statutes, codes, or regulatory agencies.

Utility Trailer: A non-motorized vehicle designed primarily for the transport of goods, materials, or equipment, typically towed behind a motorized vehicle, and used for personal, commercial, or industrial purposes.

Commercial Vehicle: A motor vehicle used primarily for the transportation of goods, materials, or passengers for compensation, or in the furtherance of a business or commercial activity. This includes trucks, vans, buses, and vehicles equipped with business-related equipment or signage.

Proper Vehicle Cover: A cover manufactured and sold specifically for the protection of motor vehicles, made of weather-resistant, breathable material, contoured to the vehicle, and equipped with fastening mechanisms.

Tarp or Improvised Covering: Any plastic sheeting, canvas, or material not specifically designed for vehicle use, including loose or makeshift coverings.

Vehicle: Any self-propelled, motorized device designed for and capable of transporting persons or property and intended for use on public streets, highways, or roadways, including automobiles, trucks, vans, motorcycles, and buses.

SECTION 2: AMENDMENT TO SECTION 154.059 – VEHICLE, TRAILER, AND VEHICLE COVERING REQUIREMENTS

154.059 (C) – Recreational Vehicles

1. No more than two (2) recreational vehicles shall be parked on any lot in any zoning district, except for businesses permitted to sell such vehicles.
2. Recreational vehicles shall not be used as dwellings, offices, or for any commercial purposes.
3. Recreational vehicles must be parked on a driveway or on the side or rear of a property on a surface consisting of concrete, asphalt, pavers, gravel, rock, crushed stone, or compacted mulch, suitable for supporting the weight of the recreational vehicle without rutting or soil erosion. The surface must contain the dripline of the recreational vehicle parked on it and shall remain free of grass, weeds, and vegetation. The recreational vehicle must be properly registered and licensed.
4. Recreational vehicles shall not be parked in a public street except while actively loading/unloading.

154.059 (P) – Commercial Vehicles

1. No commercial vehicle used for hauling explosives, gasoline, liquefied petroleum, or hazardous materials as defined in § 154.018 shall be parked in a residential area for longer than one (1) hour except when actively providing service to a residence.
2. No commercial vehicle shall be parked on any lot zoned single-family, multi-family, or mobile home, or on the street abutting such lot, except:
 - A. One (1) commercial vehicle not exceeding 1-ton capacity used by the resident, parked in a garage, carport, or driveway.
 - B. Commercial vehicles temporarily parked to provide services at the premises.

154.059 (Q) – PARKING OR STORAGE OF VEHICLES

1. A maximum of three (3) vehicles, including commercial vehicles, may be parked in unenclosed areas on residentially zoned lot but at no time shall a vehicle be parked in the grass of any front, rear, or side yard. If more than three licensed drivers permanently reside at the premises, one vehicle per licensed driver is permitted. This provision does not restrict parking by visitors.
2. No lot in any non-residential zoning district may be used for the long-term or perpetual storage of vehicles unless such storage is expressly permitted as a principal use within that zoning district. The use of vacant, undeveloped, or unoccupied lots for vehicle storage is prohibited. Vehicle storage yards are prohibited in all zoning districts unless specifically listed as a permitted or special use.

154.059 (R) – Utility Trailers

1. No more than one (1) utility trailer shall be parked on any residentially zoned lot at any one time.
2. No commercial equipment stored on a utility trailer shall be visible from any public street or right-of-way.
3. Utility trailers must be parked on driveways or on the side or rear of property on a surface consisting of concrete, asphalt, pavers, gravel, rock, crushed stone, or compacted mulch, suitable for supporting the weight of the trailer without rutting or soil erosion. The surface must contain the dripline of the utility trailer parked on it and shall remain free of grass, weeds, and vegetation. The utility trailer must be properly registered and licensed.

4. No utility trailer shall be parked in a public street except for active loading/unloading.

154.059 (S) – Vehicle Covering Requirements

1. Inoperable or dilapidated vehicles stored on private property in residential zones may only be covered using a Proper Vehicle Cover.
2. Covers must be maintained in good condition, free of tears, fading, or loose fit. Covers that flap in the wind or deteriorate shall be deemed in violation.
3. Use of tarps, plastic sheeting, or other improvised materials is prohibited in all zoning districts. Loose or nuisance-causing coverings are not permitted.

SECTION 3: SEVERABILITY

If any provision of this Ordinance or its application to any person or circumstance is held invalid or unconstitutional by a court of competent jurisdiction, such invalidity shall not affect the remaining provisions or applications of the Ordinance that can be given effect without the invalid provision or application.

SECTION 4: EFFECTIVE DATE

This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form, as provided by law.

Passed this 2nd day of February, 2026 by the Board of Trustees of the Village of Swansea, St. Clair County, Illinois

Gloria Collier By: Stefanie Ruffell
Gloria Collier, VILLAGE CLERK Deputy Clerk

LANTER no LEWIS no JABLONSKI no THOUVENOT no
MCGUIRE no POCHOK no

Approved by the President of the Board of Trustees of the Village of Swansea, St. Clair County, Illinois, this 2nd day of February 2026.

Jeff Parker
JEFF PARKER, PRESIDENT BOARD OF TRUSTEES

Gloria Collier By: Stefanie Ruffell
GLORIA COLLIER, VILLAGE CLERK Deputy Clerk



STATE OF ILLINOIS}

COUNTY OF ST. CLAIR}

CERTIFICATION

I, Gloria Collier, do hereby certify that I am the duly appointed Clerk in and for the Village of Swansea, Illinois.

I further certify that on February 2nd, 2026 the Corporate Authorities of the Village of Swansea passed and approved Ordinance No. 2014 entitled:

AN ORDINANCE AMENDING SECTIONS 154.018 AND 154.059 OF THE CODE OF ORDINANCES OF THE VILLAGE OF SWANSEA, ILLINOIS TO ESTABLISH DEFINITIONS AND REGULATIONS FOR THE PARKING AND STORAGE OF VEHICLES, RECREATIONAL VEHICLES, COMMERCIAL VEHICLES, UTILITY TRAILERS, AND VEHICLE COVERINGS

The pamphlet form of Ordinance No. 2014, including the Ordinance and a cover sheet thereof was prepared and a copy of such Ordinance was posted in the municipal building, commencing on February 9th, 2026 and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

DATED at SWANSEA, Illinois, this 9th day of February, 2026.

Gloria Collier B.S. & Stephanie Ruffell
GLORIA COLLIER, VILLAGE CLERK Deputy Clerk
Village of Swansea, Illinois



STATE OF ILLINOIS }
COUNTY OF ST. CLAIR }

AFFIDAVIT

I, Stefanie Proffitt, an employee of the Village of Swansea, St. Clair County, Illinois, do solemnly affirm that:

AN ORDINANCE AMENDING SECTIONS 154.018 AND 154.059 OF THE CODE OF ORDINANCES OF THE VILLAGE OF SWANSEA, ILLINOIS TO ESTABLISH DEFINITIONS AND REGULATIONS FOR THE PARKING AND STORAGE OF VEHICLES, RECREATIONAL VEHICLES, COMMERCIAL VEHICLES, UTILITY TRAILERS, AND VEHICLE COVERINGS

was posted at the Swansea Government Center, 1444 Boul Avenue, Swansea, Illinois, commencing on

February 9th, 2026, at 4:00 o'clock P.M.

Stefanie Proffitt
Written Signature

Subscribed and sworn before me on this 9th day of February 2026.

Amy Neutzling
Notary Public

(Notary Seal)



Memo

To: Mayor Parker & Board of Trustees
From: Dan Thomas, Building and Zoning Director
Date: January 14th, 2026
Re: An update to Ordinance #1990



BACKGROUND

Ordinance 1990, passed 6/16/2025, attempted to regulate the parking and storage of vehicles, recreational vehicles, commercial vehicles, utility trailers, and vehicle coverings. Due to various reasons, I was asked to amend this ordinance to make it more lenient than the original text. Based on several discussions, publicly and otherwise, I have made the changes I believe the Board desired.

ANALYSIS

In the attached ordinance, all new or changed sections have been highlighted in yellow. If a particular line or section isn't highlighted, then it remains from the 6/16/25 ordinance. Specifically, what's changed is instead of mandating side and rear parking for RV's and utility trailers, the new language allows parking of these items on driveways and on a litany of other surface types. These additional surface types shall be maintained free of grass, weeds, and vegetative overgrowth and the items parked on the surface or in the driveway should be properly licensed and registered. Additionally, I have taken it upon myself to add language into the ordinance establishing some regulation to perpetual vehicle storage on random lots throughout the Village. This issue presents itself at several locations and until now, there was nothing I/my department could cite to remedy the issues. This new wording exists in 154.0459(Q)(2).

On January 13th 2026, I took the updated language back to the Planning and Zoning Board for a public hearing and the members voted 5 to 2 making a positive recommendation on the changes.

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