

VILLAGE OF SWANSEA, ILLINOIS

ORDINANCE NO. 1974

AN ORDINANCE AMENDING 154.070 C - CONSERVATION DISTRICT REGARDING NOTICE OF PUBLIC HEARING REQUIREMENTS

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

THIS 4th DAY OF November 2024.

Published in pamphlet form by authority of the Board of Trustees of the Village of Swansea, St. Clair County, Illinois, this 5th Day of November 2024.

Posted 11 / 5 / 2024 By SKP
Initials

Removed 11 / 18 / 2024 By SKP
Initials

VILLAGE OF SWANSEA

ORDINANCE NO. 1974

AN ORDINANCE AMENDING 154.070 C - CONSERVATION DISTRICT REGARDING
NOTICE OF PUBLIC HEARING REQUIREMENTS

WHEREAS, the Village of Swansea seeks to promote transparency and ensure public participation in matters involving new developments within the Village; and

WHEREAS, the Village of Swansea's current Ordinance requires public notices to be published in a newspaper of general circulation; and

WHEREAS, the Village finds that amending the public notice requirements will enhance the opportunity for residents and business owners to be informed;

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

SECTION 1: The Board of Trustees of the Village of Swansea hereby adopts the recitals in the preamble of this Ordinance as its findings of facts.

SECTION 2: Section 154.070 is hereby amended a copy of which is attached hereto as Exhibit A and incorporated herein by reference.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are repealed to the extent of such conflict.

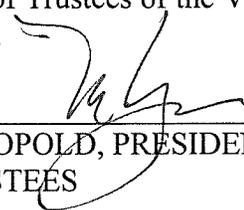
SECTION 4: This ordinance shall be in full force and effect, following its passage, approval and publication in pamphlet form as provided by law.

Passed this 4th day of November, 2024 by the Board of Trustees of the Village of Swansea, St. Clair County, Illinois

Tyler M. Thompson By: Stephanie Ruffitt
TYLER THOMPSON, VILLAGE CLERK Deputy Clerk

LANTER aye LEWIS aye MCDONALD aye THOUVENOT aye
NEUMEYER aye PARKER aye

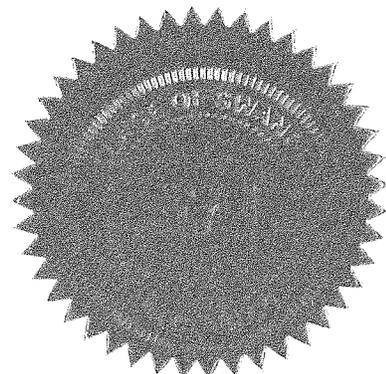
Approved by the President of the Board of Trustees of the Village of Swansea, St. Clair County, Illinois, this 4th day of November 2024.



MICHAEL W. LEOPOLD, PRESIDENT
BOARD OF TRUSTEES

Attest:

Tyler M. Thompson By: Stephanie
TYLER M. THOMPSON, VILLAGE CLERK Rosetta
Deputy Clerk



STATE OF ILLINOIS}

COUNTY OF ST. CLAIR}

CERTIFICATION

I, Tyler M. Thompson, do hereby certify that I am the duly appointed Clerk in and for the Village of Swansea, Illinois.

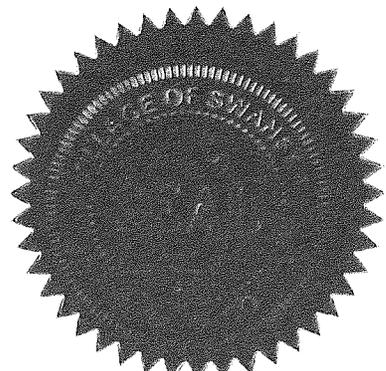
I further certify that on November 4th, 2024 the Corporate Authorities of the Village of Swansea passed and approved Ordinance No. 1974 entitled:

AN ORDINANCE AMENDING 154.070 C - CONSERVATION DISTRICT REGARDING NOTICE OF PUBLIC HEARING REQUIREMENTS

The pamphlet form of Ordinance No. 1974, including the Ordinance and a cover sheet thereof was prepared and a copy of such Ordinance was posted in the municipal building, commencing on November 5th, 2024 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 5th day of November, 2024.

Tyler M. Thompson By: Stephanie Proffitt
Tyler M. Thompson, Village Clerk
Village of Swansea, Illinois
Deputy Clerk



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 154.070 C - CONSERVATION DISTRICT REGARDING NOTICE OF PUBLIC HEARING REQUIREMENTS

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

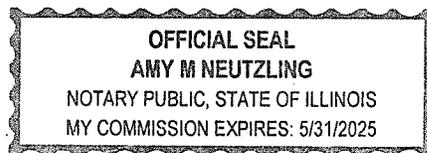
November 5th, 2024, at 10:30 o'clock AM.

Stefanie Proffitt
Written Signature

Subscribed and sworn before me on this 5th day of November 2024.

Amy Neutzling
Notary Public

(Notary Seal)



§ 154.070 "C" - CONSERVATION DISTRICT.

(A) General. The C Conservation District encompasses areas that are presently undeveloped or sparsely developed and that, for various reasons, should remain so for the foreseeable future. Tracts of land in this district, which provide the village with valuable natural resources, open space and aid in maintaining the stability of the natural environment, should be preserved and protected. Tracts of land in this district, which are fertile and relatively level, may best be suited for agricultural pursuits. Other tracts in this district may have such poor soils, steep slopes, inadequate natural drainage or other problems, so that the provision and maintenance of roads, utilities and storm water drainage systems would present an impractical or burdensome expensive to the tax-paying public.

(Prior Code, § 20-501)

(B) Permitted uses. The following shall be considered permitted uses in the C District:

(1) Agriculture, including all uses commonly classified as such, in accordance with the requirements of § 154.059(I) of this chapter;

(2) Nurseries, greenhouses, temporary produce stands;

(3) Cemeteries;

(4) Government uses of the village;

(5) Single-family dwellings, conventionally constructed;

(6) Public libraries, playgrounds, parks and recreational or community centers or grounds;

(7) Temporary buildings or trailers for construction purposes and for a period not to exceed the period of construction; and

(8) Accessory uses, buildings and structures in accordance with § 154.055 of this chapter.

(Prior Code, § 20-502)

(C) Special uses. The following shall be considered special uses in the C District and allowed only in accordance with § 154.213(A) of this chapter:

(1) Agricultural implements sales;

(2) Amusement facilities such as go-cart tracks and miniature golf courses;

(3) Animal hospitals;

(4) Churches and related religious facilities;

- (5) Clubs or lodges, private; but not those which have as their chief activity a service customarily carried on as a business;
- (6) Golf courses of regulation size;
- (7) Government uses other than those of the village;
- (8) Home occupations in accordance with § 154.059(G) or (H) of this chapter;
- (9) Institutions such as convents, retreat houses and seminaries;
- (10) Kennels in accordance with § 154.059(A) of this chapter;
- (11) Nursing homes in accordance with § 154.059(B) of this chapter;
- (12) Telecommunication facilities, telecommunication towers;
- (13) Trucking/hauling services;
- (14) Utility substations in accordance with § 154.059(F) of this chapter; and
- (15) Group homes.

(Prior Code, § 20-503)

(D) Area/bulk restrictions. The following area/bulk restrictions shall apply to all buildings or structures in the C District.

- (1) Minimum lot size.
 - (a) Lot area: 62,500 square feet;
 - (b) Lot width: 250 feet; and
 - (c) Lot depth: 250 feet.
- (2) Minimum setbacks.
 - (a) From front lot line: 50 feet;
 - (b) From either side lot line: 20 feet; and
 - (c) From rear lot line: 50 feet.

(3) Maximum building height. 35 feet; provided, however, that, there shall be no height restriction on agriculture-related accessory structures.

(Prior Code, § 20-504)

(E) Parking regulations. Off-street parking shall be provided for every use in the C District in accordance with the provisions of §§ 154.115 through 154.133 of this chapter.

(Prior Code, § 20-505)

(F) Sign regulations. Any sign erected in the C District shall conform to the provisions of §§ 154.145 through 154.158 of this chapter.

(Prior Code, § 20-506)

(G) Supplemental regulations.

(1) Only one dwelling shall be situated on any lot in the C District.

(2) Notices of Public Hearing are required to be sent to property owners within 250 feet of proposed developments and zoning decisions regarding specific parcels at the expense of the applicant for Special Uses

(3) A Notice of Public Hearing sign is required to be posted at all parcels of proposed Special Uses in C – Conservation Districts

(Prior Code, § 20-507) (Ord. 1411, passed 5-2-2005; Ord. 1699, passed 3-17-2014; Ord. 1953, passed 2-20-2024)