

VILLAGE OF SWANSEA, ILLINOIS

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ORDINANCE NO. 1976

AN ORDINANCE AMENDING 154.082 HI – HEAVY INDUSTRIAL DISTRICT REGARDING NOTICE OF PUBLIC HEARING REQUIREMENTS

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

THIS 4<sup>th</sup> DAY OF November 2024.

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

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Posted 11 / 5 / 2024 By SKP  
Initials

Removed 11 / 18 / 2024 By SKP  
Initials

VILLAGE OF SWANSEA  
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*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;

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**SECTION 3:** All ordinances or parts of ordinances in conflict herewith are repealed to the extent of such conflict.

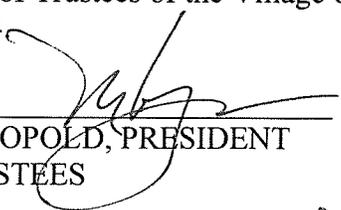
**SECTION 4:** This ordinance shall be in full force and effect, following its passage, approval and publication in pamphlet form as provided by law.

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

Tyler M. Thompson By: Stefanie Ruffitt  
TYLER THOMPSON, VILLAGE CLERK

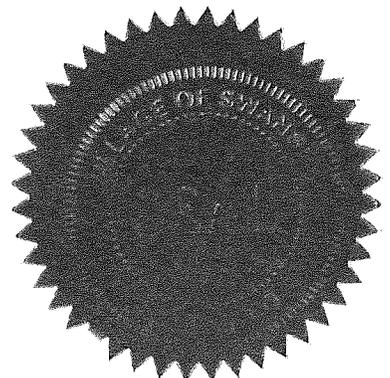
LANTER aye LEWIS aye MCDONALD aye THOUVENOT aye  
NEUMEYER aye PARKER aye

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: Sofonia  
TYLER M. THOMPSON, VILLAGE CLERK 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 4<sup>th</sup>, 2024 the Corporate Authorities of the Village of Swansea passed and approved Ordinance No. 1976 entitled:

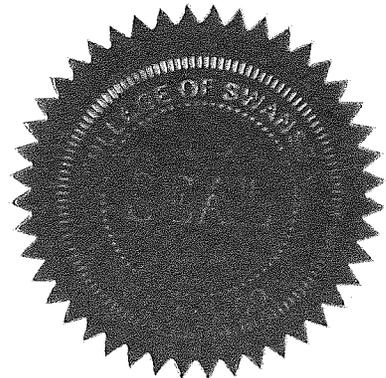
**AN ORDINANCE AMENDING 154.082 HI – HEAVY INDUSTRIAL DISTRICT REGARDING NOTICE OF PUBLIC HEARING REQUIREMENTS**

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The pamphlet form of Ordinance No. 1976, 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 5<sup>th</sup>, 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 5<sup>th</sup> day of November, 2024.

Tyler M. Thompson By: Stephanie Ruffitt  
Tyler M. Thompson, 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 154.082 HI – HEAVY INDUSTRIAL DISTRICT REGARDING NOTICE OF PUBLIC HEARING REQUIREMENTS**

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

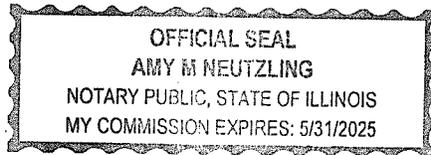
November 5<sup>th</sup>, 2024, at 10:30 o'clock AM.

Stefanie Proffitt  
Written Signature

Subscribed and sworn before me on this 5<sup>th</sup> day of November 2024.

Amy Neutzling  
Notary Public

(Notary Seal)



§ 154.082 "HI" - HEAVY INDUSTRIAL DISTRICT.

(A) General. The HI Heavy Industrial District is intended to provide for areas where heavy industries may locate without detriment to the remainder of the community. In these areas, a satisfactory correlation of factors required by such uses exists or can be readily achieved.

(Prior Code, § 20-1008)

(B) Permitted uses.

(1) Manufacturing and industrial activities, including fabrication, processing, assembly, disassembly, repairing, cleaning, servicing, testing, packaging and storage of materials, products and goods that can be conducted wholly within enclosed buildings;

- (2) Assembly of semi-finished materials;
- (3) Auto repair, major;
- (4) Auto repair, minor;
- (5) Auto service stations;
- (6) Auto undercoating and rust-proofing services;
- (7) Auto laundries and car washing facilities;
- (8) Building materials and products, sales and storage;
- (9) Building trades showrooms and shops;
- (10) Concrete mixing plants;
- (11) Contractor or construction yards;
- (12) Equipment rental and leasing services;
- (13) Federal, state, county or municipal garages;
- (14) Governmental uses;
- (15) Laboratories, research and testing;
- (16) Landscaping services;
- (17) Microwave and radar tower installations;
- (18) Monument manufacturing and sales;
- (19) Motor vehicle repair and servicing facilities;
- (20) Printing, publishing and lithography establishments;

- (21) Public utility companies;
- (22) Sharpening and grinding businesses;
- (23) Telecommunication facilities, telecommunication towers;
- (24) Towing services;
- (25) Transit or transportation facilities;
- (26) Warehousing and wholesaling establishments; and
- (27) Utility substations.

(Prior Code, § 20-1009)

(C) Special uses.

- (1) Cannabis cultivation centers;
- (2) Junk yards;
- (3) Towing and storage companies; and
- (4) Tow storage lots.

(Prior Code, § 20-1010)

(D) Area/bulk restrictions. The following area/bulk restrictions shall apply to all buildings or structures in the HI 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. 60 feet.

(Prior Code, § 20-1011)

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

(Prior Code, § 20-1012)

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

(Prior Code, § 20-1013)

(G) Supplemental regulations.

(1) No nuisances. No production, processing, cleaning, servicing, testing, repair, sale or storage of goods, materials or equipment shall unreasonably interfere with the use, occupancy or enjoyment of neighboring properties or the community as a whole. Unreasonable interferences shall include, but are not limited to, excessive traffic congestion, loud or shrill noises, excessive emission of smoke, emission of toxic gases, excessive glare and noxious odors.

(2) Activities enclosed. All production, processing, cleaning, servicing, testing or repair activities shall be conducted completely within enclosed buildings.

(3) Outside storage. Outside storage areas may be open to the sky, but shall be enclosed by a solid wall or fence, at least eight feet high.

(4) Buffer strips. Wherever any industrial use located in this district abuts any residential or conservation district, the owner shall install a 20-foot wide buffer strip consisting of densely planted shrubbery that is at least five feet high when planted and that can be expected to reach a height of ten feet when full grown.

(5) Dangerous materials. No building, structure or use within the HI District shall contain or utilize explosives, flammable gases or liquids, or live animals, without prior approval from the Zoning Administrator.

(H) Notice of Public Hearing

(1) 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

(2) A Notice of Public Hearing sign is required to be posted at all parcels of proposed Special Uses in H1 – Heavy Industrial Districts

(Prior Code, § 20-1014)

(Ord. 1525, passed 7-21-2008; Ord. 1699, passed 3-17-2014; Ord. 1874, passed 12-2-2019)  
Penalty, see § 154.999