

VILLAGE OF SWANSEA, ILLINOIS

ORDINANCE NO. 1982

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A
GROUP HOME AT 225 WOODRIDGE DRIVE

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

THIS 7th DAY OF January 2025.

Published in pamphlet form by authority of the Board of Trustees of the Village of Swansea, St.
Clair County, Illinois, this 15th Day of January, 2025.

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VILLAGE OF SWANSEA

ORDINANCE NO. 1982

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A
GROUP HOME AT 225 WOODRIDGE DRIVE**

WHEREAS, Applicant Oxford House – Raiden, through counsel Sarah Jane Hunt, has submitted an application for a group home at 225 Woodridge Drive within a SR-1 – Single-Family Residential District; and

WHEREAS, on December 30, 2024, the Planning & Zoning Board conducted a public hearing, considered findings of fact, and recommended approval of the proposed special use permit; and

WHEREAS, the Board of Trustees have considered the proposed special use permit and found it to be in general conformance with the Swansea Zoning Code.

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

SECTION 1: In accordance with Section 154.213 of the Swansea Zoning Code the Board of Trustees have granted to Oxford House – Raiden, through counsel Sarah Jane Hunt, a special use permit for a group home on the property located at 225 Woodridge Drive within a SR-1 – Single-Family Residential District with the following stipulations:

1. The property shall have a maximum occupancy of eight (8) unrelated individuals; and
2. The property shall be registered as a rental property per Ordinance 150.008; and
3. The property shall obtain a retroactive building permit for repair and construction that had taken place per Ordinance 150.025; and
4. The property shall obtain an occupancy permit per Ordinance 150.026 within seven (7) days and maintain an accurate occupancy permit within seven (7) days of an occupant moving in and/or moving out of the property; and
5. The property shall provide smoke detectors, carbon monoxide detectors, fire extinguishers, and maintain the exterior and interior property up to International Code Council 2021 Property Maintenance Code; and
6. The Special Use Permit is non-transferable upon termination of the existing lease and/or change of property ownership; and

7. The Special Use Permit shall be revoked and deemed invalid under the following circumstances:

- a. If Oxford House – Raiden has their charter revoked the Special Use Permit is invalid and revoked; and
- b. If a group home is operated at 225 Woodridge Drive by any other party than Oxford House – Raiden the Special Use Permit is invalid and revoked; and
- c. If the property changes ownership, is sold to another party, or is foreclosed on, the Special Use Permit is invalid and revoked.

SECTION 2: This ordinance shall be in full force an effect, following its passage, approval, and publication as provided by law.

Passed this 7th day of JANUARY, 2025 by the Board of Trustees of the Village of Swansea, St. Clair County, Illinois

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

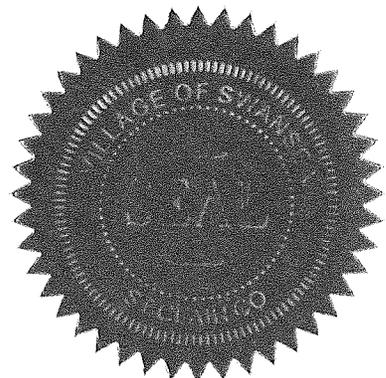
LANTER aye LEWIS aye MCDONALD aye THOUVENOT aye
NEUMEYER absent PARKER aye

Approved by ^{the} President of the Board of Trustees of the Village of Swansea, St. Clair County, Illinois, this 7th day of JANUARY 2025.

[Signature]
MICHAEL W. LEOPOLD, PRESIDENT
BOARD OF TRUSTEES

Attest:

Tyler M. Thompson By: Stephanie Ruffett
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.

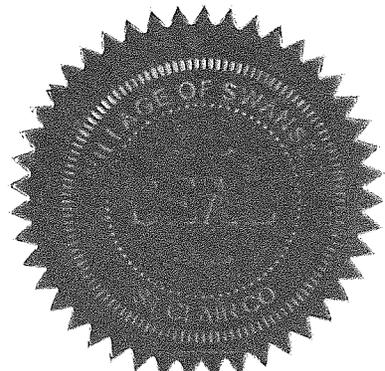
I further certify that on January 7th, 2025 the Corporate Authorities of the Village of Swansea passed and approved Ordinance No. 1982 entitled:

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A
GROUP HOME AT 225 WOODRIDGE DRIVE**

The pamphlet form of Ordinance No. 1982, including the Ordinance and a cover sheet thereof was prepared and a copy of such Ordinance was posted in the municipal building, commencing on January 15th, 2025 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 15th day of January, 2025.

Tyler M. Thompson By: Stacy Ann Proffitt
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 GRANTING A SPECIAL USE PERMIT FOR A
GROUP HOME AT 225 WOODRIDGE DRIVE**

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

January 15th, 2025, at 4:00 o'clock PM.

Stefanie Proffitt
Written Signature

Subscribed and sworn before me on this 15th day of January 2025.

Amy Neutzling
Notary Public

(Notary Seal)

