

VILLAGE OF SWANSEA, ILLINOIS

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ORDINANCE NO. 1094

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A GROUP HOME AT 3755  
WINWARD WAY.

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

THIS 4<sup>th</sup> DAY OF August 2025.

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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 10<sup>th</sup> Day of August, 2025.

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Posted	<u>8</u>	<u>12</u>	<u>2025</u>	By	<u>SKP</u>	Initials
Removed	<u>8</u>	<u>22</u>	<u>2025</u>	By	<u>SKP</u>	Initials

ORDINANCE NO. 1994

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A GROUP HOME AT  
3755 WINWARD WAY.

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*WHEREAS*, Applicant Marion County Horizon Center, through representative Cory Young, has submitted an application for a group home at 3755 Winward Way within an SR-4-Single-Family Residential zoning district; and

*WHEREAS*, On July 25<sup>th</sup>, 2025, the Planning and 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;

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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:** In accordance with Section 154.213 of the Swansea Zoning Code, the Board of Trustees have granted Marion County Horizon Center, through representative Cory Young, a special use permit for a group home on the property located at 3755 Winward Way within an SR-4-Single-Family Residential Zoning District with the following stipulations:

1. The property shall have a maximum occupancy of seven (7) unrelated individuals with or without professional support staff, either living with the residents or available in accordance with the particular needs of the residents, but in no instance to exceed the maximum occupancy for the dwelling as determined by the 2021 International Property Maintenance Code.
2. The property shall be registered as a rental property per Code of Ordinances section 150.008; and
3. The property shall obtain an occupancy permit per Code of Ordinances section 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
4. The property shall provide smoke detectors, carbon monoxide detectors, fire extinguishers, and maintain the interior and exterior of the property within the parameters of the 2021 International Property Maintenance Code; and
5. The Special Use Permit is non-transferable upon termination of the existing lease and/or change of property ownership; and
6. The special use permit shall be revoked and deemed invalid under the following circumstances:
  - a. If Marion County Horizon Center has their charter revoked, the Special Use Permit is invalid and revoked; and

- b. If a group home is operated at 3755 Winward Way by any other party than Marion County Horizon Center, 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.
7. The property shall be required to obtain a new Special Use Permit, through the Special Use Permit application process, should the charter for Marion County Horizon Center be altered or modified by the applicant.

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

Passed this 4<sup>th</sup> day of August, 2025 by the Board of Trustees of the Village of Swansea, St. Clair County, Illinois

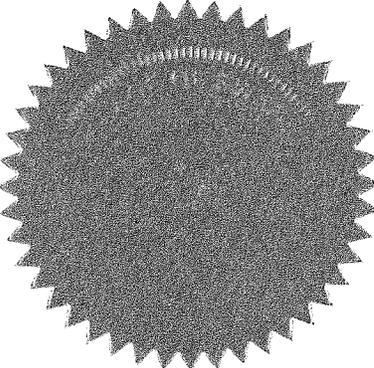
Gloria Collier By: Stephanie Ruffitt  
 GLORIA COLLIER, VILLAGE CLERK Deputy Clerk

LANTER ave LEWIS ave JABLONSKI ave THOUVENOT NO  
 POCHEK NO MCGUIRE ave

Approved by the President of the Board of Trustees of the Village of Swansea, St. Clair County, Illinois, this August 4<sup>th</sup>, 2025

Jeff Parker  
 JEFF PARKER, PRESIDENT BOARD OF TRUSTEES

Gloria Collier By: Stephanie Ruffitt  
 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.

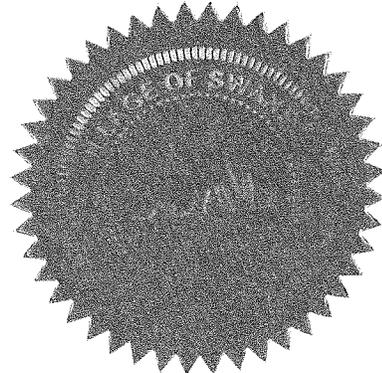
I further certify that on August 4<sup>th</sup>, 2025 the Corporate Authorities of the Village of Swansea passed and approved Ordinance No. 1094 entitled:

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A GROUP HOME AT 3755 WINWARD WAY.**

The pamphlet form of Ordinance No. 1094, including the Ordinance and a cover sheet thereof was prepared and a copy of such Ordinance was posted in the municipal building, commencing on August 15<sup>th</sup>, 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 10<sup>th</sup> day of August, 2025.

Gloria Collier By: Stephanie Duffett  
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:

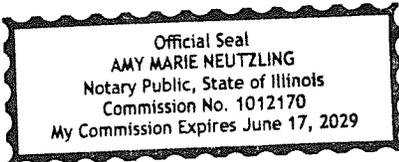
**AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A GROUP HOME AT 3755 WINWARD WAY.**

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

August 12<sup>th</sup>, 2025, at 10:00 o'clock AM.

Stefanie Proffitt  
Written Signature

Subscribed and sworn before me on this 12<sup>th</sup> day of August 2025.



(Notary Seal)

Amy Neutzling  
Notary Public