

VILLAGE OF SWANSEA, ILLINOIS

ORDINANCE NO. 2001

AN ORDINANCE APPROVING A VARIANCE FOR 320 ARBOR DRIVE TO ALLOW REDUCTION OF THE REQUIRED SIDE SETBACKS FOR A NEW SINGLE-FAMILY DWELLING

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

THIS 17th DAY OF November 2025.

Published in pamphlet form by authority of the Board of Trustees of the Village of Swansea, St. Clair County, Illinois, this 24th Day of November 2025.

Posted <u>11 / 24 / 2025</u> By <u>SKP</u> Initials
Removed <u>12 / 1 / 2025</u> By <u>SKP</u> Initials

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WHEREAS, section 154.212 of the Swansea municipal code governs the granting of variances from the terms of the zoning code; and

WHEREAS, an application for variance was submitted for the property located at 320 Arbor Drive requesting relief from the required ten (10) foot side yard setbacks on both sides for a new single-family residence; and

WHEREAS, the applicant requested an 11” variance on each side, resulting in proposed side setbacks of 9’1”;

WHEREAS, proper notice was published and the Planning and Zoning Board held a properly convened meeting on October 14th, 2025, at 6:00pm to consider the variance application; and

WHEREAS, after hearing the presentation by the Building and Zoning Director and testimony from the applicant, the Planning and Zoning Board voted to recommend approval by majority vote, with one dissent, finding that the standards set for in section 154.212(C) were met; and

WHEREAS, the President and Board of Trustees concur with the Findings of Fact and recommendation of the Planning and Zoning Board and find that approval of this variance is consistent with the intent and purpose of 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: APPROVAL OF VARIANCE

A variance is hereby granted for the property located at 320 Arbor Drive, permitting side yard setbacks of 9’1” on both sides of the lot rather than the required 10’ side setbacks.

SECTION 2: CONDITIONS

This variance is granted subject to compliance with all other applicable Village ordinances, codes, and regulations, and does not relieve the property owner from obtaining all necessary building permits and inspections.

SECTION 3: SEVERABILITY

If any provision of this Ordinance is found to be invalid or unenforceable by a court of competent jurisdiction, such determination shall not affect the validity of the remaining provisions.

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 17th day of November, 2025 by the Board of Trustees of the Village of Swansea, St. Clair County, Illinois

Gloria Collier By: Stephanie Roffitt
Gloria Collier, VILLAGE CLERK Deputy Clerk

LANTER aye LEWIS aye JABLONSKI aye THOUVENOT aye
MCGUIRE aye POCHEK aye

Approved by the President of the Board of Trustees of the Village of Swansea, St. Clair County, Illinois, this 17 day of November, 2025.

Jeff Parker
JEFF PARKER, PRESIDENT BOARD OF TRUSTEES

Attest:

Gloria Collier By: Stephanie Roffitt
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 November 17th, 2025 the Corporate Authorities of the Village of Swansea passed and approved Ordinance No. 2001 entitled:

AN ORDINANCE APPROVING A VARIANCE FOR 320 ARBOR DRIVE TO ALLOW REDUCTION OF THE REQUIRED SIDE SETBACKS FOR A NEW SINGLE-FAMILY DWELLING

The pamphlet form of Ordinance No. 2001, 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 24th, 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 24th day of November, 2025.

Gloria Collier By: Stephanie Ruffert
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 APPROVING A VARIANCE FOR 320 ARBOR DRIVE TO ALLOW REDUCTION OF THE REQUIRED SIDE SETBACKS FOR A NEW SINGLE-FAMILY DWELLING

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

November 24th, 2025, at 10:00 o'clock AM.

Stefanie Proffitt
Written Signature

Subscribed and sworn before me on this 24th day of November 2025.

Amy Neutzling
Notary Public

(Notary Seal)

