

VILLAGE OF SWANSEA, ILLINOIS

ORDINANCE NO. 2002

AN ORDINANCE APPROVING A VARIANCE FOR 11 JOHANNA PLACE TO ALLOW A
REDUCTION OF THE REQUIRED FRONT SETBACK FOR AN ACCESSORY
STRUCTURE

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 11 / 24 / 2025 By SKP
Initials

Removed 12 / 1 / 2025 By SKP
Initials

ORDINANCE NO. 3002

AN ORDINANCE APPROVING A VARIANCE FOR 11 JOHANNA PLACE TO ALLOW A REDUCTION OF THE REQUIRED FRONT SETBACK FOR AN ACCESSORY STRUCTURE

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

WHEREAS, section 154.054(A) of the zoning code requires that accessory structures on corner lots meet the minimum front yard setback of the district in which they are located, which in this case is 25'; and

WHEREAS, an application for variance was submitted for the property at 11 Johanna Place seeking to reduce the required setback to 15' from the property line, thereby requesting a 10' variance; and

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 unanimously to recommend approval of the requested variance, finding that the standards of section 154.212(C) had been satisfied; 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 11 Johanna Place to permit an accessory structure to be located 15' from the property line, rather than the required 25'.

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 Puffett
Gloria Collier, VILLAGE CLERK Deputy Clerk

LANTER aye LEWIS aye JABLONSKI aye THOUVENOT aye
MCGUIRE aye POCHER aye

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

Jeff Parker
JEFF PARKER, PRESIDENT BOARD OF TRUSTEES

Attest:

Gloria Collier By: Stephanie Puffett
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. 2002 entitled:

AN ORDINANCE APPROVING A VARIANCE FOR 11 JOHANNA PLACE TO ALLOW A REDUCTION OF THE REQUIRED FRONT SETBACK FOR AN ACCESSORY STRUCTURE

The pamphlet form of Ordinance No. 2002, 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: Stefanie Ruffitt
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 11 JOHANNA PLACE TO ALLOW A
REDUCTION OF THE REQUIRED FRONT SETBACK FOR AN ACCESSORY
STRUCTURE**

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

November 04th, 2025, at 10:00 o'clock AM.

Stefanie Proffitt
Written Signature

Subscribed and sworn before me on this 04th day of November 2025.

Amy Neutzling
Notary Public

(Notary Seal)

