

VILLAGE OF SWANSEA, ILLINOIS

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ORDINANCE NO. 2009

AN ORDINANCE APPROVING THE TAX INCREMENT REDEVELOPMENT PLAN AND  
PROJECT FOR THE TRIPLE LAKES TIF

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

THIS 2nd DAY OF February 2026.

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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 9th Day of February 2026.

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Posted <u>2</u> / <u>19</u> / <u>2026</u> By <u>SKP</u> Initials
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# VILLAGE OF SWANSEA, ILLINOIS

ORDINANCE NO. 2009

## AN ORDINANCE APPROVING THE TAX INCREMENT REDEVELOPMENT PLAN AND PROJECT FOR THE TRIPLE LAKES TIF

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**WHEREAS**, the Village of Swansea, Illinois desires to implement tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et. seq., as amended (hereinafter referred to as the "TIF Act") for the proposed Redevelopment Plan and Project (the "Plan") within the municipal boundaries of the Village of Swansea and within the Triple Lakes TIF (the "Project Area") as described in Exhibit A attached to this Ordinance, which constitutes in the aggregate more than 1-1/2 acres; and

**WHEREAS**, the Plan was made available for public inspection at the Village Clerk's office on October 1st, 2025; and

**WHEREAS**, , the Village Board did on October 6, 2025 pass Resolution 1-2707, setting November 24, 2025 as the date for the public hearing on the Plan, with the time and place of such hearing identified in said Resolution; and

**WHEREAS**, due notice with respect to the availability of the Plan, which contains an eligibility report, was given by mail on October 7<sup>th</sup>, 2025 pursuant to Section 11-74.4-5 of the TIF Act, said notice being given to all interested parties that have registered with the City concerning the Project Area; and

**WHEREAS**, due notice with respect to the availability of the Plan, which contains an eligibility report, was given by mail on October 7<sup>th</sup>, 2025 pursuant to Section 11-74.4-5 of the TIF Act, said notice being given to all residential addresses that, after a good faith effort, the City determined are located within 750 feet of the boundaries of the Project Area; and

**WHEREAS**, pursuant to Section 11-74.4-5 of the TIF Act, the Village Board caused a public hearing to be held relative to the Plan and the designation of the Project Area on November 24<sup>th</sup>, 2025 at Swansea Village Hall; and

**WHEREAS**, due notice with respect to such hearing was given pursuant to Section 11-74.4-5 and 6 of the TIF Act, said notice being given to taxing districts and to the State of Illinois by certified mail on October 7, 2025; by publication on November 11<sup>th</sup>, 2025 and November 12<sup>th</sup>, 2025; and by certified mail to property owners within the Project Area on November 10, 2025; and

**WHEREAS**, the Plan sets forth the factors constituting the need for abatement of conditions within the Project Area that have led to blight or may lead to blight, and the Village Board has reviewed testimony concerning such need presented at the public hearing and has reviewed the eligibility report and is generally informed of the conditions in the Project Area as the term "conservation area" is defined in the TIF Act; and

**WHEREAS**, the Village Board has reviewed the conditions pertaining to lack of private investment in the Project Area to determine whether private development would take place in the Project Area, as a whole, without the adoption of the Plan for the Project Area; and

**WHEREAS**, the Village Board has reviewed the conditions pertaining to real property in the Project Area to determine whether contiguous parcels of real property in the Project Area would be substantially benefited by the proposed redevelopment project improvements; and

**WHEREAS**, the Village Board has reviewed the proposed Triple Lakes TIF Tax Increment Redevelopment Plan and Project and the Comprehensive Plan for the development of the municipality as a whole to determine whether the Plan conforms to the Comprehensive Plan of the Village.

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

**Section 1.** Tax increment financing is hereby adopted in respect to the Tax Increment Redevelopment Plan and Project for the Triple Lakes TIF (Area) approved and adopted pursuant to Ordinance No. 2009 of the Village of Swansea, which said Area was designated pursuant to Ordinance No. 2009 and the boundaries thereof being legally described therein.

**Section 2.** After the total equalized assessed valuation of taxable real property in the Triple Lakes TIF exceeds the total initial equalized assessed value of all taxable real property in the Triple Lakes TIF, the ad valorem taxes, if any, arising from the levies upon taxable real property in the Triple Lakes TIF by taxing districts and the rates determined in the manner provided in paragraph (c) of Section 11-74.4-9 of the TIF Act each year after the effective date of this Ordinance until the redevelopment project costs and all municipal obligations issued in respect thereto have been paid shall be divided as follows:

- a. That portion of taxes levied upon each taxable lot, block, tract or parcel of real property which is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the Triple Lakes TIF shall be allocated to and when collected shall be paid by the County Collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.
- b. That portion, if any, of such taxes which is attributable to the increase in the current equalized assessed value of each lot, block, tract or parcel of real property in Triple Lakes TIF over and above the initial equalized assessed value of each property in the Triple Lakes TIF shall be allocated to and when collected shall be paid to the municipal treasurer who shall deposit said taxes into a special fund called "the Special Tax Allocation Fund for the Triple Lakes TIF" of the Village of Swansea for the purpose of paying redevelopment project costs and obligations incurred in the payment thereof, pursuant to such appropriations which may be subsequently made.

**Section 3.** All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

**Section 4.** This Ordinance shall be in full force and effect from and after its approval, passage, and publication as required by law.

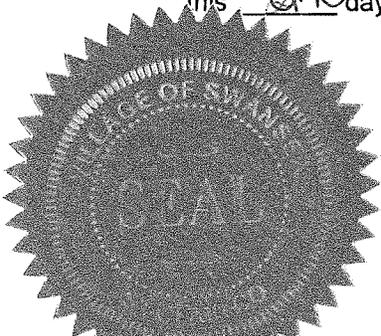
Adopted this 2nd day of February 2026, by the Board of Trustees of the Village of Swansea, St. Clair County, Illinois.

Monica Collier Buss-Stefanie  
GLORIA COLLIER, VILLAGE CLERK *with copy*

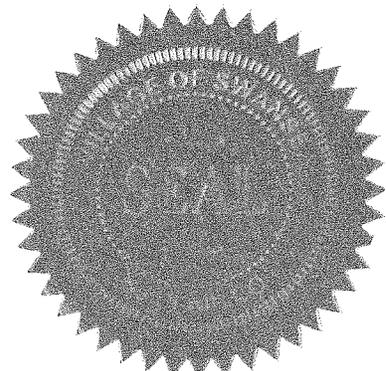
LEWIS ✓	<u>ayp</u>	POCHECK	<u>ayp</u>	LANTER	<u>ayp</u>
JABLONSKI	<u>ayp</u>	THOUVENOT	<u>ayp</u>	McGUIRE	<u>ayp</u>

Approved by the President of the Board of Trustees of the Village of Swansea, St. Clair County, Illinois, this 2nd day of February, 2026.

Jeff Parker  
JEFF PARKER, PRESIDENT  
BOARD OF TRUSTEES



Gloria Collier By Stephanie  
GLORIA COLLIER, VILLAGE CLERK  
Stephanie  
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.

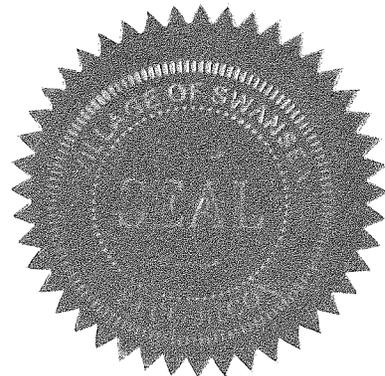
I further certify that on February 2nd, 2026 the Corporate Authorities of the Village of Swansea passed and approved Ordinance No. 2009 entitled:

**AN ORDINANCE APPROVING THE TAX INCREMENT REDEVELOPMENT PLAN AND PROJECT FOR THE TRIPLE LAKES TIF**

The pamphlet form of Ordinance No. 2009, including the Ordinance and a cover sheet thereof was prepared and a copy of such Ordinance was posted in the municipal building, commencing on February 9th, 2026 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 9th day of February, 2026.

Gloria Collier By: Stephanie 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 THE TAX INCREMENT REDEVELOPMENT PLAN AND PROJECT FOR THE TRIPLE LAKES TIF**

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

February 17<sup>th</sup>, 2026, at 4:00 o'clock PM.

Stefanie Proffitt  
Written Signature

Subscribed and sworn before me on this 17<sup>th</sup> day of February 2026.

Amy Neutzling  
Notary Public

(Notary Seal)

