

VILLAGE OF SWANSEA, ILLINOIS

ORDINANCE NO. 2012

**AN ORDINANCE ESTABLISHING AND DESIGNATING THE TRIPLE LAKES
BUSINESS DISTRICT AND APPROVING THE TRIPLE LAKES BUSINESS
DISTRICT PLAN WITHIN THE VILLAGE OF SWANSEA, ILLINOIS**

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

THIS 2nd DAY OF February 2026.

Published in pamphlet form by authority of the Board of Trustees of the Village of Swansea, St.
Clair County, Illinois, this 2nd Day of February 2026.

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Initials

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WHEREAS, the Village of Swansea, St. Clair County, Illinois (the "**Village**"), is authorized under and pursuant to Division 74.3, the Business District Development and Redevelopment Law, 65 ILCS 5-11-74.3-1 through 3-7 ("the Business District Law"), to establish a business district to be named "Triple Lakes District" (the "Business District") and adopt and approve the related business district plan for said Business District (the "Business District Plan"); and

WHEREAS, the purpose of the Business District Plan and the designation of the Business District is to eradicate the blighting conditions that exist and to assure opportunities for development or redevelopment, encouraging private investment, and attracting sound and stable business and commercial growth to the Business District; and

WHEREAS, on November 11th, 2025 and November 12th, 2025 notice of a public hearing to consider the establishment of the Triple Lakes Business District and adoption of the Business District Plan, dated October 6th, 2025 were published in the Belleville News Democrat; and

WHEREAS, the Village conducted a public hearing on November 24th, 2025. At the public hearing, all interested persons were given the opportunity to be heard with respect to the subject matter of the public hearing.

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

Section 1. The above stated recitals are incorporated by this reference, and the Village Board of the Village of Swansea makes the following additional findings:

- a. That the Triple Lakes Business District, on the whole, has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed or redeveloped without the adoption of the Business District Plan.

- b. That the Business District Plan conforms to the comprehensive plan for the development of the Village of Swansea as a whole.
- c. There exist conditions that cause the area located within the Triple Lakes District to be classified as a "blighted area" as defined in Section 11-74.3-5 of the Business District Law.
- d. The Triple Lakes Business District is a contiguous area and includes only parcels of real property directly and substantially benefited by the proposed Business District Plan.

Section 2. The Village hereby designates the area described in the attached Exhibit A as the Triple Lakes Business District.

Section 3. Business District Service Occupation Tax The Village hereby adopts and approves the Business District Plan for the Triple Lakes District, dated October 6th, 2025, attached hereto as Exhibit B.

Section 4. The Village Clerk shall file a certified copy of this ordinance and attached exhibits with the Illinois Department of Revenue along with a current list of business addresses for the businesses located within the Business District.

Section 5. If any portion of this ordinance shall be held invalid or unenforceable by any court of competent jurisdiction, such invalidity or unenforceability shall not affect the remaining portions of this ordinance.

Section 6. This ordinance shall be in full force and effect immediately upon its passage, approval and publication as provided by law.

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

Gloria Collier by Stacyne Poffitt
 GLORIA COLLIER, VILLAGE CLERK Deputy Clerk

LEWIS V	<u>AKP</u>	POCHECK	<u>AKP</u>	LANTER	<u>AKP</u>
JABLONSKI	<u>AKP</u>	THOUVENOT	<u>AKP</u>	McGUIRE	<u>AKP</u>

Approved by the President of the Board of Trustees of the Village of Swansea, St. Clair County, Illinois,

this and day of February, 2026.



JEFF PARKER, PRESIDENT
BOARD OF TRUSTEES

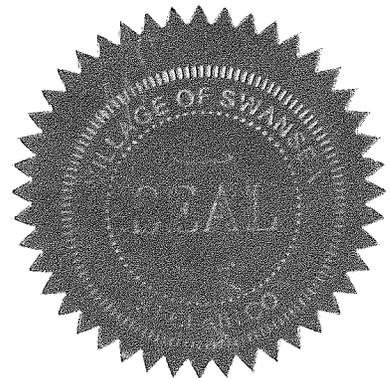
ATTEST:

Maria Collier By: Stephenie Ruffett
GLORIA COLLIER, VILLAGE CLERK Deputy Clerk

Attachments:

Exhibit A: Boundary Description of the Triple Lakes Business District

Exhibit B: Business District Plan, Triple Lakes District, dated
September 30, 2025



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. 2012 entitled:

AN ORDINANCE ESTABLISHING AND DESIGNATING THE TRIPLE LAKES BUSINESS DISTRICT AND APPROVING THE TRIPLE LAKES BUSINESS DISTRICT PLAN WITHIN THE VILLAGE OF SWANSEA, ILLINOIS

The pamphlet form of Ordinance No. 2012, 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 ESTABLISHING AND DESIGNATING THE TRIPLE LAKES
BUSINESS DISTRICT AND APPROVING THE TRIPLE LAKES BUSINESS
DISTRICT PLAN WITHIN THE VILLAGE OF SWANSEA, ILLINOIS**

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

February 9th, 2026, at 4:00 o'clock P.M.

Stefanie Proffitt
Written Signature

Subscribed and sworn before me on this 9th day of February 2026.

Amy Neutzling
Notary Public

(Notary Seal)

