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2016R25963

STATE OF ILLINOIS
MADISON COUNTY

07/29/2016 3:28 PM

AMY M. MEYER, RECORDER

REC FEE: 32.00

CO STAMP FEE:

STAMP FEE:

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RHSPS FEE:

OF PAGES: 5

Return to:

City Clerk
116 E. Market Street
Troy, Illinois 62294



32.00 City

Ordinance No. 2016 - 21

AN ORDINANCE amending Chapter 154 Zoning Ordinance
Of the Codified Ordinances of the City of Troy
For the purpose of amending the associated zoning of
certain lots in a Planned Development from R-3 Multi-family
Residential to R-1 Single-family Residential
(i.e. 1972 Gliddon Boulevard (Lot D44) and 1981 Gliddon Boulevard
(Lot D1) in the Windsor Way Planned Development

Whereas, Dave DeLaurent (hereinafter "Developer") has filed an application to amend the associated zoning of certain lots in the Windsor Way Planned Development – Residential (PD-R); and

Whereas, the map attached hereto as Exhibit A is an accurate map of the development and lots so sought to be rezoned and such rezoning shall be in accordance with the boundaries indicated on the map; and

Whereas, the City Planning Commission has complied with the provisions of 65 ILCS 5/11-13-14 and Section 154.143 of the Troy Municipal Ordinances regarding amendments of regulations and zoning districts by holding a public hearing on July 7, 2016 to consider the request to amend the zoning the lots, pursuant to notice as required by Statute; and

Whereas, as a result of said hearing, the Planning Commission has submitted Recommendation No. 2016-05PC to the City Council confirming that it recommends the request to amend the associated zoning of the lots in the PD-R; and

Whereas, the City Council has considered the recommendation of the Planning Commission and has determined that it is in the best interest of the public health, safety and welfare, and in compliance with the powers conferred upon the City and the objectives and purposes set out in 65 ILCS 5/11-13-1, to adopt an amendment to the codified ordinances of the City of Troy for the purpose of amending the PD-R and associated zoning the above referenced lots.

Now, Therefore, Be It Ordained By the Mayor and the City Council of the City Of Troy, Madison County, Illinois As Follows:

SECTION 1: Chapter 154 Zoning Ordinance of the codified ordinances of the City of Troy is hereby amended to change the associated zoning classification of 1972 Gliddon Boulevard (Lot D44) and 1981 Gliddon Boulevard (Lot D1) in the Windsor Way Planned Development from R-3 Multi-family Residential to R-1 Single-family Residential.

SECTION 2: That all other provisions of said Ordinances shall remain unchanged and in full force and effect except as specifically amended by this ordinance.

SECTION 3: If a court of competent jurisdiction declares any provision of this Ordinance unconstitutional or invalid, that decision shall not affect the validity of the remainder of this Ordinance.

SECTION 4: This Ordinance shall be effective upon its passage, signing, and publication as required by law.

Passed by the City Council of the City of Troy, Madison County, Illinois, approved by the Mayor, and deposited in the office of the City Clerk this eighteenth day of July, 2016.

Aldermen:

DeCarli Aye
Dyer Absent
Greenfield Aye
Hendrickson Aye

Italiano Absent
Jackson Absent
Partney Aye
Turner Aye

Total:
5 Ayes
0 Nays

APPROVED BY:



Allen P. Adomite
Mayor, City of Troy, Illinois

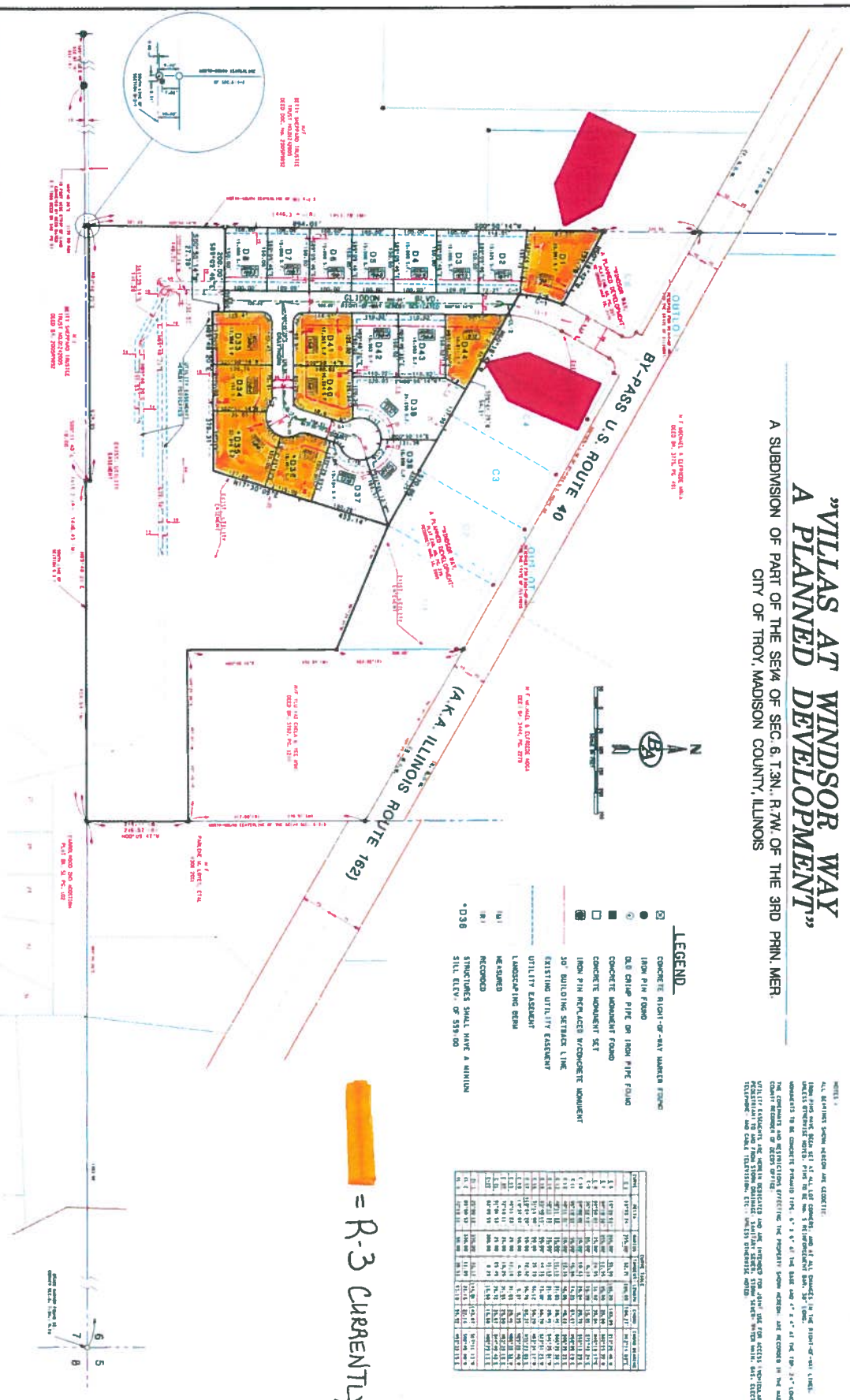
ATTEST:

Jamie Myers
Jamie Myers, City Clerk



"VILLAS AT WINDSOR WAY" A PLANNED DEVELOPMENT

A SUBMISSION OF PART OF SEC. 6, T.3N., R.7W., OF THE 3RD PRIN. MER.
CITY OF TROY, MADISON COUNTY, ILLINOIS



LEGEND

- CONCRETE RIGHT-OF-WAY MARKER FOUND
- IRON PIPE FOUND
- OLD CHAMP PIPE OR IRON PIPE FOUND
- CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT EXT.
- IRON PIPE REPLACED WITH CONCRETE MONUMENT
- 30' BUILDING SETBACK LINE
- EXISTING UTILITY EASEMENT
- UTILITY EASEMENT
- LANDSCAPE HIC DEBN
- RECORDED
- MEASURED
- STRUCTURES SHALL HAVE A MINIMUM STILL ELEV. OF 559.00

Lot	Area	Volume	Notes
D1	10,000	10,000	
D2	10,000	10,000	
D3	10,000	10,000	
D4	10,000	10,000	
D5	10,000	10,000	
D6	10,000	10,000	
D7	10,000	10,000	
D8	10,000	10,000	
D9	10,000	10,000	
D10	10,000	10,000	
D11	10,000	10,000	
D12	10,000	10,000	
D13	10,000	10,000	
D14	10,000	10,000	

[Redacted] = R-3 CURRENTLY

NO. DATE	REVISIONS
PROJECT MANAGER	W.M.
DRAWN	M.S.
CHECKED	J.O.E.
BIOTREVOGEL ASSOCIATES, INC. CONSULTING ENGINEERS • LAND SURVEYORS 28 GLEN-ED PROFESSIONAL PARK, GLEN CARBON, ILLINOIS 62034 TELEPHONE: 618/398-4855 • FAX: 618/398-7871 • WWW.BIOTREVOGEL.COM	
FILE#	VILLAS OF WINDSOR WAY, L.L.C.
	795 RAGERVILLE ROAD, GILLESPIE, ILLINOIS
	PHONE: 618/350-4961
SHEET TITLE	FINAL PLAT - PHASE 2
	"VILLAS AT WINDSOR WAY" A PLANNED DEVELOPMENT A SUBD. OF PT. OF SEC. 6, T.3N., R.7W., 3rd P.M. CITY OF TROY, MADISON COUNTY, ILLINOIS
PROJECT NO.	330-59310
DATE	3/7/20
SHEET	2
OF	2 SHEETS

RECOMMENDATION NO. 2016 ~ 05PC

***Of the Planning Commission of the City of Troy, Illinois
Regarding the Amendment of a Planned Development Plan and Associated Rezoning
(i.e. Windsor Way PD-R, 1972 and 1981 Gliddon Boulevard)***

Name of Subdivision: Windsor Way PD-R Subdivider/Developer: Dave DeLaurent

Address/Location of Property: 1972 Gliddon Blvd. (Lot D44) and 1981 Gliddon Blvd. (Lot D1)

The Planning Commission met on May 8, 2008 to consider the above referenced preliminary development plan (See PC Recommendation 2008-02PC). Copies of the supporting documents are incorporated by reference.

This application applies to property commonly known as 1972 Gliddon Blvd. and 1981 Gliddon Blvd. in the Windsor Way PD-R with parcel IDs 09-2-22-06-04-402-001 and 09-2-22-06-04-402-020.

The Planning Commission has reviewed the application to amend the development plan and associated zoning classification for compliance with the provisions of Chapter 153 Subdivision Code and Chapter 154 Zoning Code and voted as recorded below:

Burnett <u>Y</u>	Hellrung <u>Y</u>	Lawrenz _____	Total:
Delgado <u>Y</u>	Johnson <u>Y</u>	Nehrt <u>Y</u>	<u>7</u> Yeas
Dorsey <u>Y</u>	Lasseigne _____	Reiter <u>Y</u>	<u>0</u> Nays

The application to amend the PD-R development plan and associated rezoning

Is Recommended

With the following stipulations: _____

Is Not Recommended

If the amendment to the development plan and associated rezoning is not recommended, the Planning Commission shall furnish to the applicant within 30 days a written statement specifying the aspects in which the proposed plan fails to conform to the Subdivision Code, Zoning Code and/or the Official Map.

All conditions imposed as a part of any planned development shall run with the land and shall not lapse or be waived as a result of a subsequent change in ownership of any or all of the area. Copies of this recommendation are presented to the City Council; the original shall be filed with the Code Administrator.

Dated this 7th day of July, 2016.

By: Eunabath Hellrung
Chairman, Planning Commission

Attest: [Signature]
Secretary, Planning Commission

END OF DOCUMENT