

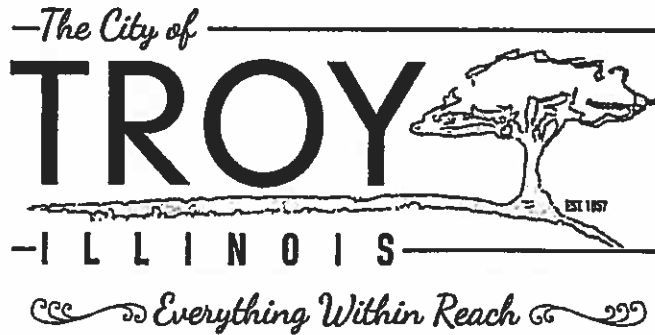


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Return to:

City Clerk
116 E. Market Street
Troy, Illinois 62294

2019R13805
STATE OF ILLINOIS
MADISON COUNTY
05/06/2019 02:20 PM
AMY M. MEYER, RECORDER
REC FEE: 43.00
CO STAMP FEE:
ST STAMP FEE:
FF FEE:
RHSPS FEE:
OF PAGES: 16



43.00 CTY

Ordinance No. 2018 - 15

AN ORDINANCE amending Chapter 154 Zoning Ordinance
Of the Codified Ordinances of the City of Troy For the Purpose of Rezoning
40+ Acres at 7300-7312 State Route 162 From R-1 Single-family
Residential to PD-R Planned Development-Residential
(i.e. Winding Rose, a single-family development of 14 lots

Whereas, Jacqueline Rose (hereinafter "Applicant") has filed an application for a Planned Development – Residential (PD-R) and associated rezoning of 40+ acres at 7300-7312 State Route 162 as described in the attachment; and

Whereas, the attached map is an accurate map of the development 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 Sections 154.140-154.143 of the Troy Municipal Ordinances regarding amendments of regulations and zoning districts by holding a public hearing on June 14, 2018 to consider the request for the rezoning of the development and the associated preliminary development plan, pursuant to notice as required by Statute; and

Whereas, as a result of said hearing, the Planning Commission has submitted Recommendation No. 2018-04PC to the City Council confirming that it recommends the request for the PD-R and associated rezoning; and

Whereas, the City Council, in compliance with Section 154.064(L), adopted Resolution 2018-08 approving the preliminary development plan and authorizing the applicant to proceed with the preparation of the final development plan; 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 rezoning the above referenced property.

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 zoning classification of the property in accordance with the map and description as attached hereto, from R-1 Single-family Residential to PD-R Planned Development-Residential.

SECTION 2: That the attached “residential narrative” and maps marked as Addendum 1 is referenced as the preliminary development plan.

SECTION 3: That the final development plan and plat shall be approved by the City Council prior to issuing building permits.

SECTION 4: That all other provisions of said Ordinances shall remain unchanged and in full force and effect except as specifically amended by this ordinance.

SECTION 5: 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 6: 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 second day of July, 2018.


Aldermen:

Henderson Yes
Italiano Yes
Jackson Yes
Levo Yes

Partney Yes
Thompson Yes
Turner absent
Zarzecki Yes

Total:
7 Ayes
0 Nays

APPROVED BY:



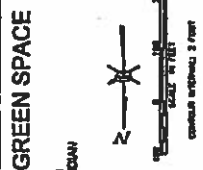
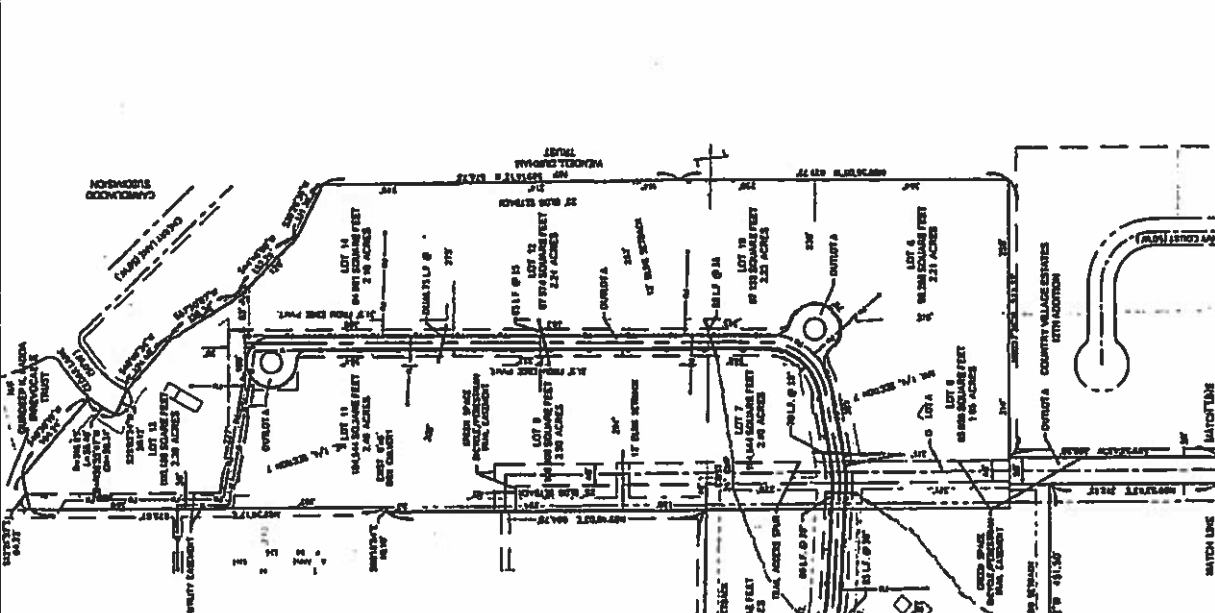
Allen P. Adomite
Mayor, City of Troy, Illinois

ATTEST:


Jamie Myers, City Clerk



Building & Zoning Dept.



PRELIMINARY PLAT / WATER & SEWER MAIN / GREEN SPACE

ROSE SUBDIVISION

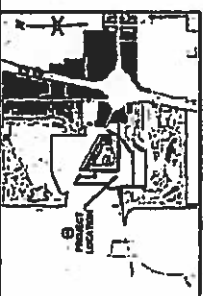
A SUBDIVISION LOCATED IN THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 3 NORTH, RANGE 3 WEST OF THE THIRD PRINCIPAL MERIDIAN, TROY, MADISON COUNTY, ILLINOIS

LOT AREA: 48.1 ACRES
LOT 1: 1.77 ACRES
LOT 2: 2.8 ACRES
LOT 3: 1.83 ACRES
LOT 4: 1.79 ACRES
LOT 5: 2.8 ACRES
LOT 6: 2.21 ACRES
LOT 7: 2.48 ACRES
LOT 8: 1.98 ACRES
LOT 9: 2.48 ACRES
LOT 10: 2.48 ACRES
LOT 11: 2.48 ACRES
LOT 12: 2.48 ACRES
LOT 13: 2.48 ACRES
LOT 14: 2.48 ACRES

LEGEND

- LOT 1 - 1.77 ACRES
- LOT 2 - 2.8 ACRES
- LOT 3 - 1.83 ACRES
- LOT 4 - 1.79 ACRES
- LOT 5 - 2.8 ACRES
- LOT 6 - 2.21 ACRES
- LOT 7 - 2.48 ACRES
- LOT 8 - 1.98 ACRES
- LOT 9 - 2.48 ACRES
- LOT 10 - 2.48 ACRES
- LOT 11 - 2.48 ACRES
- LOT 12 - 2.48 ACRES
- LOT 13 - 2.48 ACRES
- LOT 14 - 2.48 ACRES

1" = 100' HORIZONTAL SCALE
1" = 10' VERTICAL SCALE



LOCATION MAP NOT TO SCALE

MARK A & RYANVILLE TRAIL
DEVELOPER BANK

ROSE SUBDIVISION

SURVEYOR'S DESCRIPTION

PROPERTY LOCATED IN SECTION 6 AND SECTION 7, TOWNSHIP 3 NORTH,
RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN,
MADISON COUNTY, ILLINOIS
PROJECT NO. 469579 MARCH, 2018

A tract of land in the South half of Section 6 and the North Quarter of Section 7, Township 3 North, Range 7 West of the Third Principal Meridian, Madison County, Illinois, described as follows:

Beginning at the southwest corner of the Villas at Windsor Way, A Planned Development, according to the plat thereof recorded in Plat Cabinet 66, Page 5 of the Madison County records; thence along the south line of said Villas at Windsor Way and the south line of the Villas at Windsor Way, 2ND Addition, A Planned Development, according to the plat thereof recorded in Plat Cabinet 66, Page 136 of said Madison County records the following courses and distances; thence North 89 degrees 40 minutes 03 seconds East (basis of bearings is the Illinois State Plane Coordinate System – West Zone), 604.70 feet; thence South 00 degrees 19 minutes 54 seconds East, 10.10 feet; thence North 89 degrees 39 minutes 17 seconds East, 675.67 feet to the northwest corner of Carrolwood, a subdivision, according to the plat thereof recorded in Plat Cabinet 49, Page 102 of said Madison County records; thence along the northwesterly line of said Carrolwood the following courses and distances; thence South 12 degrees 21 minutes 57 seconds East, 64.72 feet; thence South 40 degrees 30 minutes 19 seconds West, 194.24 feet to a curve to the left having a radius of 216.65 feet; thence Northwesterly along said curve with a chord which bears North 56 degrees 55 minutes 47 seconds West, 58.31 feet, an arc distance of 58.49 feet; thence departing said curve South 25 degrees 03 minutes 24 seconds West, 50.12 feet; thence South 40 degrees 49 minutes 34 seconds West, 124.40 feet; thence South 57 degrees 50 minutes 07 seconds West, 155.34 feet; thence South 44 degrees 46 minutes 00 seconds West, 152.74 feet; thence South 26 degrees 20 minutes 36 seconds West, 111.39 feet; thence departing said northwesterly line South 89 degrees 16 minutes 12 seconds West, 676.73 feet; thence North 89 degrees 56 minutes 05 seconds West, 621.72 feet to the east line of Country Village Estates 12th Addition, a subdivision, according to the plat thereof recorded in Plat Cabinet 57, Page 66 of said Madison County records; thence along said east line North 00 degrees 17 minutes 38 seconds West, 522.33 to the northeast corner thereof; thence along the north line of said Country Village Estates 12th Addition, South 89 degrees 52 minutes 43 seconds West, 388.56 feet to the beginning of a tangent curve to the left having a radius of 2839.93 feet; thence Westerly along last said curve with a chord which bears South 88 degrees 25 minutes 49 seconds West, 143.56 feet, an arc distance 143.58 feet; thence departing said north line and last said curve North 00 degrees 18 minutes 37 seconds West, 50.05 feet to a point on a curve to the right having a radius of 2889.93 feet; thence Easterly along last said curve with a chord which bears North 88 degrees 27 minutes 14 seconds East, 143.74 feet, an arc distance 143.76 feet to a point of tangency; thence North 89 degrees 52 minutes 43 seconds East, 312.12 feet; thence North 00 degrees 10 minutes 42 seconds West, 451.50 feet; thence South 89 degrees 13 minutes 17 seconds East, 144.44 feet; thence North 00 degrees 32 minutes 31 seconds East, 1320.29 feet to the southwesterly right of way line of Edwardsville Road (Illinois Route 162, U.S. Route 40 By-Pass, S.A.R. 9A), variable wide; thence along said southwesterly right of way line South 60 degrees 26 minutes 32 seconds East, 316.75 feet; thence departing said southwesterly right of way line South 00 degrees 40 minutes 48 seconds West, 622.16 feet; thence South 89 degrees 22 minutes 03 seconds East, 237.26 feet to the west line of said Villas at Windsor Way; thence along said west line South 00 degrees 41 minutes 56 seconds West, 940.98 feet to the Point of Beginning, containing 40.01 acres, more or less.

**Engineer's Report
Preliminary Plat
Rose Subdivision
Troy, Illinois**

This proposed subdivision is a 40.1 acre tract to be divided into 14 large lots (2+ acres). The subdivision is not located in a flood prone area as shown on FIRM Panels No. 170436 0080 B and 17436 0075 B (copy attached). Major drainageways cross through this parcel. The lot lines, where applicable, go down the drainageways with the home sites located on the high ground. The drainageways passing through the subdivision will flow under the proposed street through pipe culverts. Formal "detention" facilities are not proposed, however, backwater created at each of these pipe culverts will slow the rate of water leaving the site. Drainage calculations will show that runoff from the improved site will be reduced by these proposed pipe culverts. The improvements included in the runoff for the finished site will incorporate the future bike/pedestrian trail.

The Notice of Intent has been submitted to the Illinois Environmental Protection Agency for the NPDES permit required for the construction activities. The construction of homes is included in this permit. Using Eco-Cat, we have determined "Consultation is Terminated" (attached). A letter has been sent to Illinois Historic Preservation Agency requesting clearance. A copy of their response will be provided to the City when received.

At the existing entrance to the property, which will also be the location of the proposed new street entrance, the Illinois Department of Transportation (IDOT) has indicated that obstruction of drainage from the pipe culvert under the highway and the roadside ditch has occurred at this location. The proposed entrance, with pipe culvert, along with ditching along our proposed street and a pipe culvert under our street will re-establish the historic drainage pattern allowing water to cross the subdivision corner and pass to the neighbors property to the east. The Owner is in discussion with the neighbor to create a solution beneficial to both property owners as well as meeting the requirements of IDOT and the City of Troy. An entrance permit will be secured from IDOT.

A letter and copy of the Preliminary Plat has been submitted to the Madison County 911 Coordinator, the subject utility companies, and the Soil and Water Conservation District.



Addendum 1

**PLANNED DEVELOPMENT
APPLICATION**

1. Applicant/Agent Information:

Name: Jacqueline Rose Phone Number: (618) 977-0554
Address: 7300 State Route 162, Troy, IL 62294

Name: _____ Phone Number: _____
Address: _____

2. Names of all owners, if other than above: (In the event the applicant does not own the property, a notarized statement from the property owner authorizing the applicant's use of the property for the purposes requested in this application must be attached to application.)

Name: AECM Property, LLC Phone Number: (618) 977-0554
Address: 7300 State Route 162, Troy, IL 62294

Name: _____ Phone Number: _____
Address: _____

3. Property Information:

Street address or location of property: 7300-12 State Route 162, Troy, IL 62294
Present use(s) of property: Vacant
Present zoning of property: Agc

4. Development Information:

a. Nature of request for development: Request to rezone land to a PD-R, to have 14, 2 acre lots, one of which has an existing home which will be renovated.

b. Applicant's interest in property: Owner

c. The reason the applicant feels the development should be approved: This development will bring rare 2-acre wooded lots online in Troy.

d. What effect will the proposed development have on the value of the neighboring property? Proposed development will increase neighboring property values.

e. What effect will the proposed development have on the City's overall tax base? Net Increase

f. What effect will the proposed development have on public utilities and on traffic circulation on nearby streets? Negligible as the proposed project is low density.

g. Submission of development plan that includes site plans, landscape plans and other information as required on the attached form, "Planned Development: Final Development Plans."

The purpose of the Planned Development Districts is to provide a means of achieving greater flexibility in development of land in a manner not always possible in conventional zoning districts; to encourage a more imaginative and innovative design of land development; and to promote a more desirable community environment.

When a planned development involves subdivision activity, the subdivision review and approval procedure requirements contained in the Subdivision Regulations of the Code of Ordinances shall be carried out simultaneously with the review of a Planned Development under the Zoning Ordinance. The Subdivision Code may contain the term "plat" which under the PD district requirements is intended to be synonymous with "plan" as appropriate.

I (We) hereby certify that all of the above information given herein and in the attachments hereto is true and correct to the best of my (our) knowledge.

Dated this 3rd day of April, 2018.

Jacqueline H. Rose
Signature of Appellant

Signature of Appellant

Jacqueline Rose
Printed name of Appellant

Printed name of Appellant

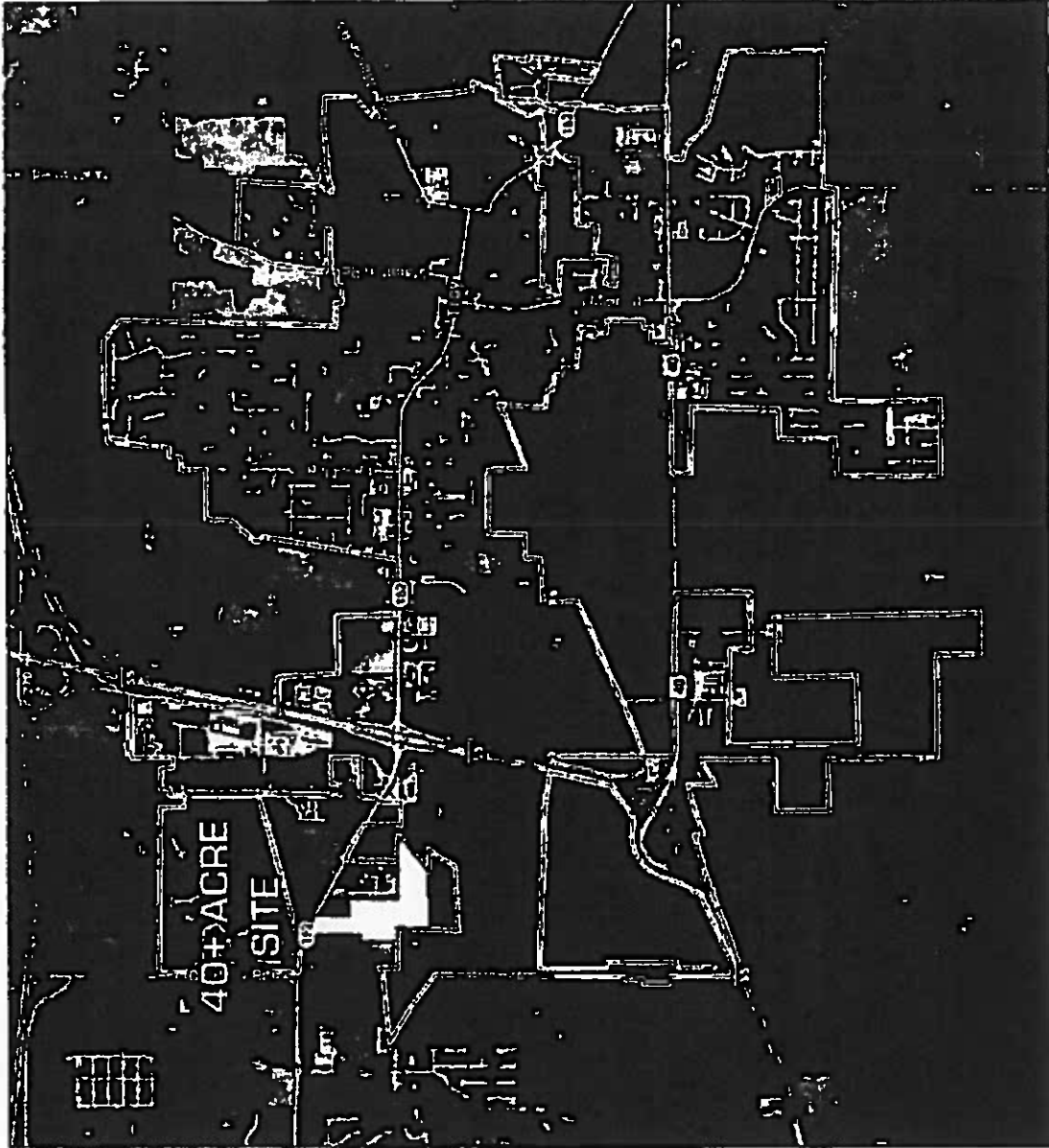
Office Use:
Date submitted: _____ Hearing deposit paid: _____ Receipt #: _____

116 E. Market Street
Troy, Illinois 62294

(618) 667-9924 ext. 1
www.troyil.us

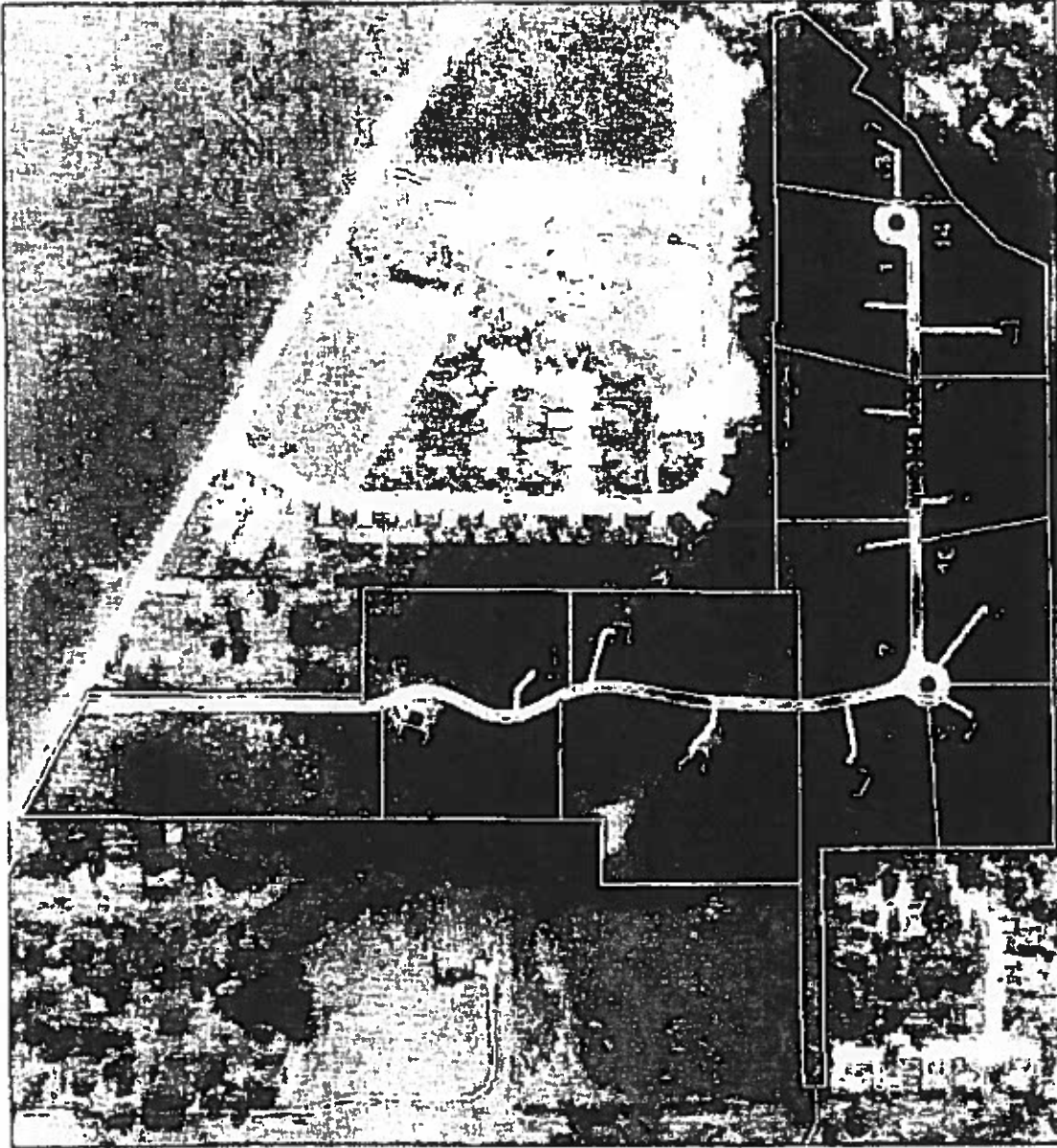
Troy Planning Commission

- 1.) Introduction By
Ed & Jackie Rose
- 2.) PDR Request
- 3.) Vision
- 4.) Infrastructure
- 5.) Civil
- 6.) Home Models
- 7.) UIC
- 8.) Project Portfolio



Planning Commission Request

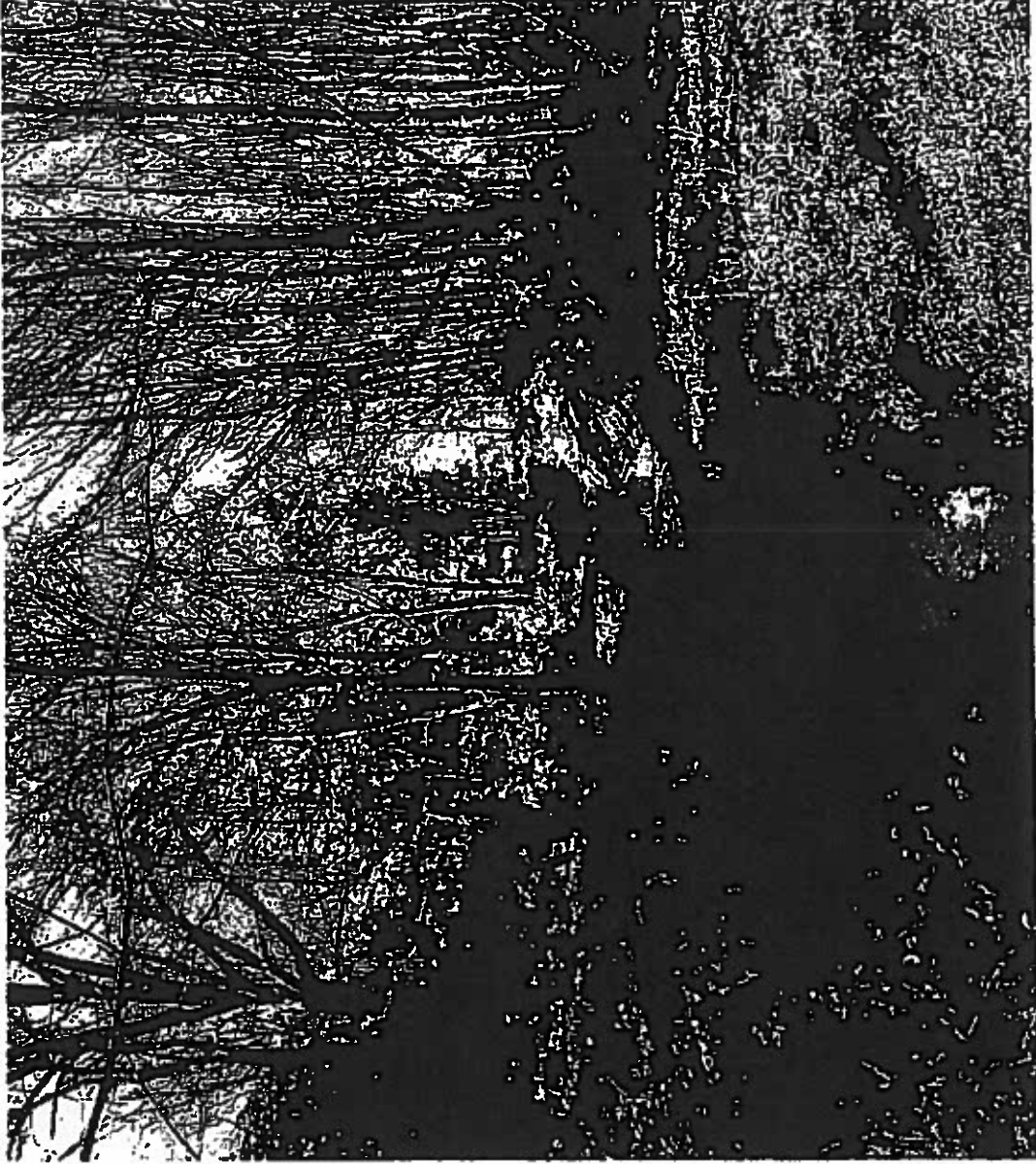
Requesting approval of a preliminary development plan and rezoning to PD-R, to have 14, 2 acre lots, one of which has an existing home which will be renovated



**VISION -
PROJECT DESCRIPTION**

Site is largely wooded, with rolling hills and streams.

Our goal is to preserve as much of the existing character as possible.



VISION - SITE PLAN

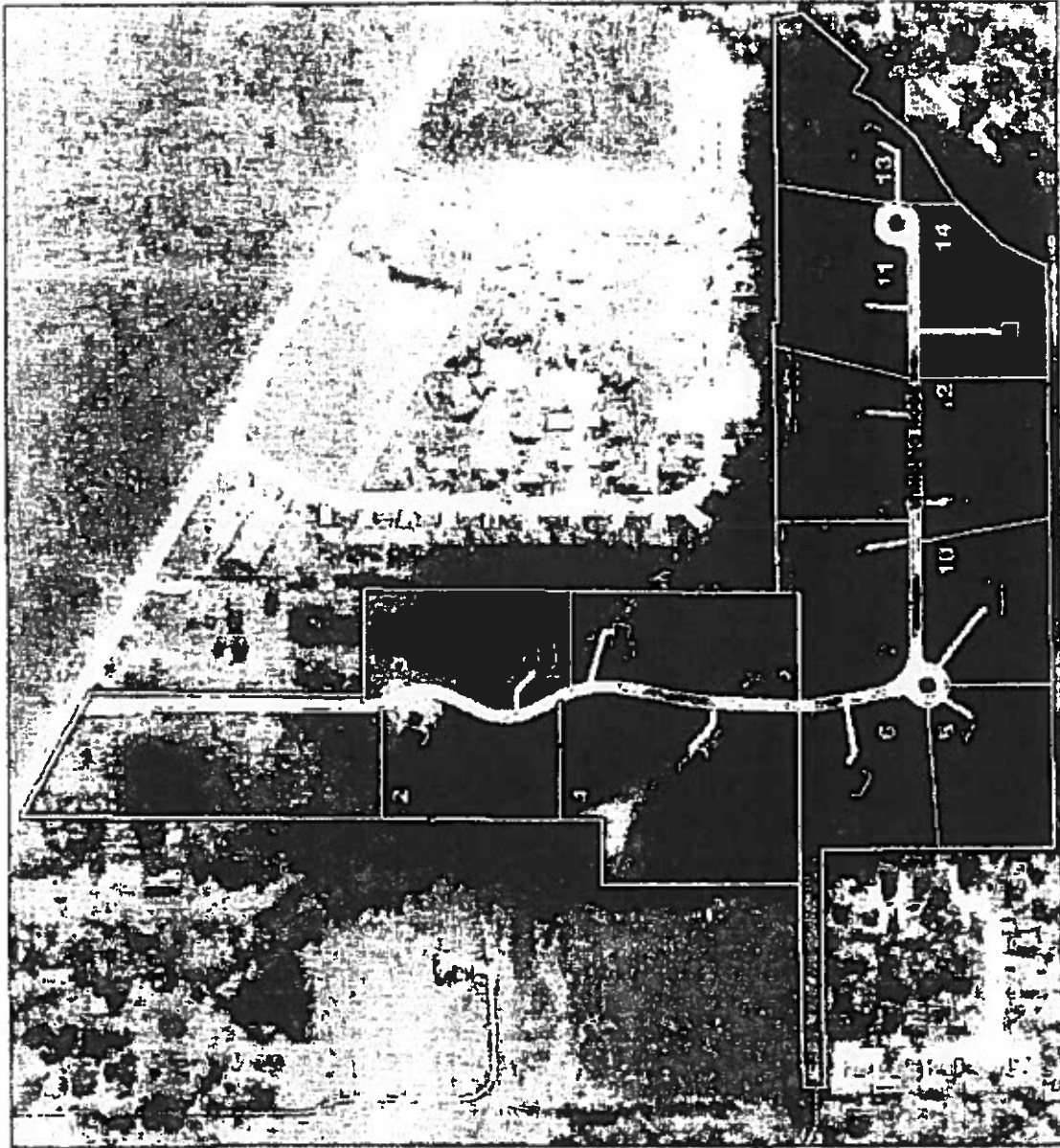
Lots Ranging from 2 to 5 Acres

13 New Homes and 1 Existing

Narrow Private Drive

Connection to Adjacent
Bike Paths

Lots Ready for Walk-Out
Basements



VISION - DESIGN

Maintain Rolling Landscape

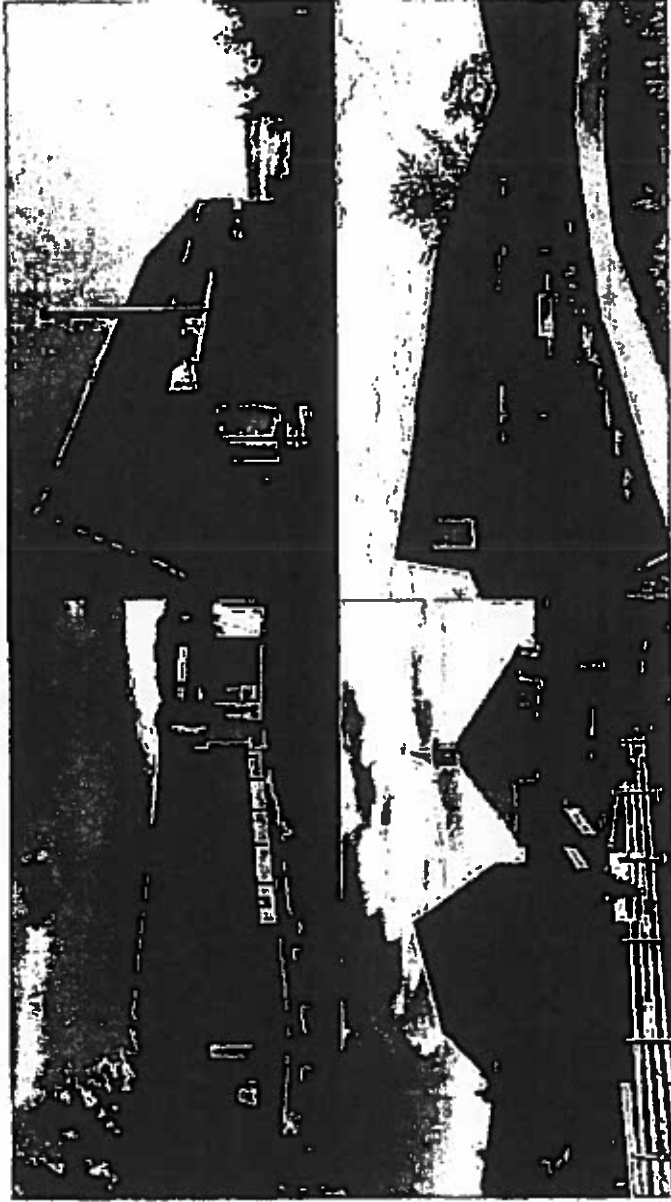
Narrow "Country Lane" Road

Sustainable Site Design Strategies

Custom Homes with

Rustic-Vernacular Inspiration

2400 to 4000 sf Base Plans



INFRASTRUCTURE

22' Foot Wide Drive

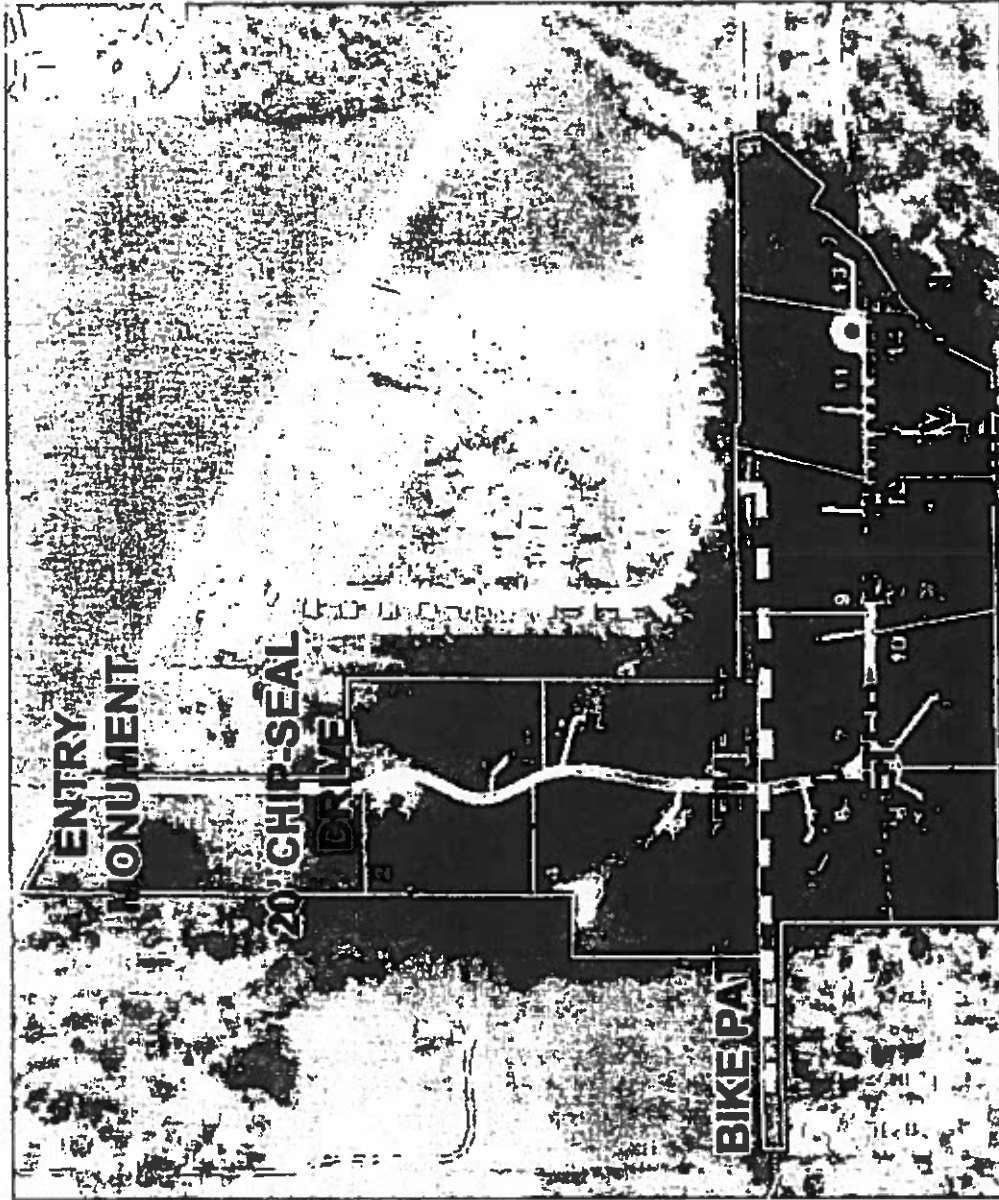
100 Foot Diameter Roundabout
and Cul-de-Sac

Chip-Seal Paving

Bike Path Easement to
Windsor Way

Force main to city Sanitary Sewers
on 2+ Acre Lots

Stormwater Conservation as
Site Design Element





CIVIL

RECOMMENDATION NO. 2018 ~ 04PC

Of the Planning Commission of the City of Troy, Illinois
Regarding the Review of a Preliminary Development Plan and Associated Rezoning
(I.e. Winding Rose Subdivision PD-R)

Name of Subdivision: Winding Rose

Subdivider/Developer: AECM Property LLC

Address/Location of Property: 40+ acres at 7300 State Route 162

The Planning Commission met on June 14, 2018 to consider the above referenced preliminary development plan (See Addendum 1). Copies of the supporting documents are incorporated by reference.

This application applies to property commonly known as Winding Rose Subdivision with parcel IDs 09-1-22-07-00-000-003, 09-1-22-06-00-000-011, 09-1-22-06-00-000-013, 09-1-22-06-00-000-010.001: See Preliminary Plat Checklist

The Planning Commission has reviewed the preliminary development plan for compliance with the provisions of Chapter 153 Subdivision Code and Chapter 154 Zoning Code and voted as recorded below:

Burnett Y
Delgado Y
Hellrung Y
Johnson Y
Lawrenz Y

McConnell Absent
Nehrt Y
Niermann Absent
Reiter Absent

Total:
6 Yeas
0 Nays

The preliminary development plan and associated rezoning:

[X] Is approved with the following stipulations, if noted: Stabilization to added under the oil chip roads as approved by the City Engineer until HOA takes over.

[] Is Not approved

If the preliminary development plan is not approved, the Planning Commission shall furnish to the applicant, within 30 days of the date of filing, 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 14th day of June, 2018.

Attest: [Signature]
Secretary, Planning Commission

By: [Signature]
Chairman, Planning Commission