



DocId:8835278

Tx:4574348

Return:
Prepared by:

City of Troy
116 E. Market Street
Troy, Illinois 62294

2022R33358
STATE OF ILLINOIS
MADISON COUNTY
10/14/2022 09:29 AM
DEBRA D. MING-MENDOZA
CLERK & RECORDER
REC FEE: 65.00
CO STAMP FEE:
ST STAMP FEE:
FF FEE:
RHSPS FEE:
OF PAGES: 17



\$65⁰⁰ CITY

Ordinance No. 2022 - 31

AN ORDINANCE Approving an Amendment to the Official Zoning Map
Changing the Zoning Designation of Real Estate
Owned by Osborn Development, LLC.
(Troy Town Centre & Troy Town Centre Villas)

Whereas, Osborn Development, LLC (as applicant and owner) has filed an application with the City of Troy to amend the Zoning Map and change the zoning designation of 11± acres on Town Centre from R-1 Single-family Residential to R-1A Single-family Residential; 3± acres on Town Centre from C-2 General Commercial to R-1A Single-family Residential; and 5.26 acres on Troy Boulevard from R-1 Single-family Residential to C-1 Neighborhood Commercial. These changes affect real estate within the Troy Town Centre development and encompass all or portions of PPID# 09-2-22-05-00-000-017, 09-2-22-05-00-000-018, 09-2-22-05-00-000-019, 09-2-22-05-00-000-023, 09-1-22-05-00-000-011.006, 09-1-22-05-00-000-011.007, 09-1-22-05-00-000-011.008.

Whereas, prior to the presentation of this ordinance to the City Council, the Planning Commission held a public hearing August 11, 2022 in compliance with Section 154.143 of the Troy Municipal Code and the provisions of 65 ILCS 5/11-13-14 pursuant to proper legal notice; and

Whereas, as a result of said hearing, the Planning Commission has submitted Recommendation No. 2022-05PC to the City Council confirming that it recommends the request for a change in the zoning designation with stipulations, if any, as noted.

A Lambert/L Taake

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

SECTION 1: The City Council hereby accepts the Planning Commission's Recommendation No.2022-05PC to approve the requested zoning map amendment.

SECTION 2: The City Council hereby approves the request to amend the Zoning Map and change the zoning designation of 11± acres on Town Centre from R-1 Single-family Residential to R-1A Single-family Residential; 3± acres on Town Centre from C-2 General Commercial to R-1A Single-family Residential; and 5.26 acres on Troy Boulevard from R-1 Single-family Residential to C-1 Neighborhood Commercial in accordance with the map attached hereto as Exhibit A and as described in Exhibit B. The stipulations, if any, as noted on the Planning Commission's Recommendation 2022-05 shall be in full force and effect.

SECTION 3: That the Code Official is hereby authorized to note the change made by this ordinance on the city's Official Zoning Map.

SECTION 4: That the authority and approval provided in the ordinance is granted subject to all ordinances, rules and regulations of the City of Troy.

SECTION 5: This Ordinance shall be effective upon its passage, signing, and publication as required by law.

Passed by the City Council and approved by the Mayor this fifteenth day of August, 2022.

Aldermen:

Dawson AYE

Flint AYE

Hellrung AYE

Henderson AYE

Italiano AYE

Knoll AYE

Manley AYE

Turner NAY

Total:

7 Ayes

1 Nays

0 Abstain

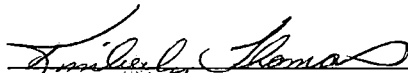
0 Absent

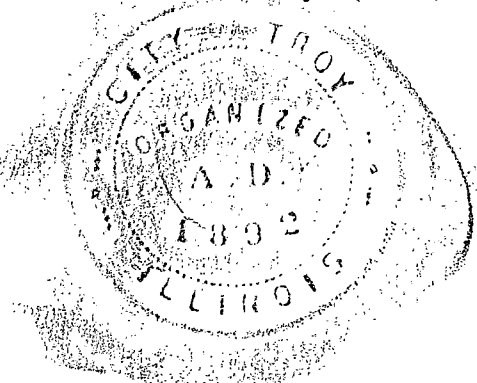
APPROVED:



David Nonn, Mayor

ATTEST:


Kimberly Thomas, City Clerk



RECOMMENDATION NO. 2022~ 05PC

Of the Planning Commission of the City of Troy, Illinois Recommending/Not Recommending an Application for a Zoning Map Amendment (rezoning) for tracts that are part of the Troy Town Centre Development and encompass all or portions of tracts with PPID 09-2-22-05-00-000-017, 09-2-22-05-00-000-018, 09-2-22-05-00-000-019, 09-2-22-05-00-000-023, 09-1-22-05-00-000-011.006, 09-1-22-05-00-000-011.007, and 09-1-22-05-00-000-011.008 as shown in Exhibit A

WHEREAS, the Planning Commission met on August 11, 2022 to consider an application for rezoning filed by Osborn Development, LLC. A copy of the application and certification regarding publication of the notice of hearing and of notification to surrounding property owners are incorporated by reference; and

WHEREAS, this application applies to all or parts of seven tracts with PPID 09-2-22-05-00-000-017, 09-2-22-05-00-000-018, 09-2-22-05-00-000-019, 09-2-22-05-00-000-023, 09-1-22-05-00-000-011.006, 09-1-22-05-00-000-011.007, 09-1-22-05-00-000-011.008 ; and

WHEREAS, the Planning Commission considered the testimony and exhibits offered on behalf of the application and the following citizens also testified regarding the application: ; and

WHEREAS, the Planning Commission considered the factors as described in Section 154.143(D) Recommendation/Findings of Fact of the Troy Code of Ordinances; and

WHEREAS, following the testimony and deliberations, Planning Commissioners voted as recorded below:

Adams <u>ABSTAIN</u>	Lawrenz <u>ABSENT</u>	Reiter <u>YES</u>	Total:
Burnett <u>YES</u>	Nehrt <u>ABSENT</u>	Stone <u>YES</u>	<u>5</u> Yeas
Compton <u>YES</u>	Niermann <u>YES</u>	Talbert <u>ABSENT</u>	<u>0</u> Nays

NOW THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION AS FOLLOWS, that the application for the following: To amend the Zoning Map and rezone: 11± acres on Town Centre from R-1 Single-family Residential to R-1A Single-family Residential; 3± acres on Town Centre from C-2 General Commercial to R-1A Single-family Residential; and 5.26 acres on Troy Boulevard from R-1 Single-family Residential to C-1 Neighborhood Commercial. These tracts are part of the Troy Town Centre development and encompass portions of PPID # 09-2-22-05-00-000-017, 09-2-22-05-00-000-018, 09-2-22-05-00-000-019, 09-2-22-05-00-000-023, 09-1-22-05-00-000-011.006, 09-1-22-05-00-000-011.007, 09-1-22-05-00-000-011.008

IS NOT recommended IS recommended with the following stipulations, if noted:

No Stipulations at this level

A copy of this recommendation is presented to the City Council; the original shall be filed with the Code Administrator.

DATED this 11th day of August, 2022.

By: [Signature] Chairman, Planning Commission

Attest: [Signature] Secretary, Planning Commission

FINDINGS OF FACT

As per Section 154.143(D) Recommendation/Findings of Fact of the Troy Code of Ordinances, the Planning Commission shall not recommend the adoption of any amendment unless they find that such amendment is in the public interest and not merely for the benefit of the party proposing it. Where the effect of a proposed amendment is to alter district boundaries or to change the status (permitted, special or prohibited) of any use, the Planning Commission shall make findings regarding all of the following matters:

a) Existing uses of property in the vicinity of the property in question:

High Residential North, Residential to East,
Commercial West currently

b) The district classification of property in the vicinity of the property in question:

3 changes R1-RIA, C2 → R1A, R1 → C1

c) The suitability of the property in question for uses already permitted under the existing district classification:

Not applicable at current stage
of commercial development

d) The trend of development in the vicinity of the property in question, including changes (if any) which may have taken place since that property was placed in its present district classification:

Help control traffic / reduce Traffic on
and end it w/ cult-de-sac 40ish units

e) Whether the proposed amendment is in the public interest and not merely for the benefit of the party proposing it.

Great transition from Residential to
Commercial

Nancy Adams 8/11/22
Chairman, Planning Commission Date

J M Stone 8/11/22
Secretary, Planning Commission Date



REQUEST FOR ZONING AMENDMENT

Date of Application: _____

Rezoning requested from: B-2 & R-2 to C-1 & R-1A

Applicant(s)/Agent(s):

Name: Osborn Development, LLC Phone: 618-346-7878

Address: 7700 Stonebridge Golf Dr. Maryville, IL 62062

Name: _____ Phone: _____

Address: _____

Property Owner(s): (If different than applicant)

Name: _____ Phone: _____

Address: _____

Name: _____ Phone: _____

Address: _____

Property Information:

1. Address/location of land: Town Centre/Troy Blvd.

2. Existing use(s) and zoning classification of property: Agricultural-zoned B-2 & R-2

3. Existing use(s) and zoning classification of other lots in the vicinity of property in question: Lots to the east are R1 & C1, lots to the west are C-3 and lots to the south are C-2

4. Suitability of the property in question for uses already permitted under existing regulations: We do not feel current zoning is the highest and best use and believe C-1 and R-1A would be more compatible use with surrounding parcels and market demand

5. Suitability of the property in question for the proposed uses: With current C-2 retail centers to the south and R1 neighborhood to the east we believe C-1 and R1-A would be a good fit

6. The trend of development in the area of the property in question, including any changes which may have occurred since the property was initially zoned or last rezoned: Two commercial retail centers have been constructed bringing more business to the City and market demand for R1-A homes has been strong

7. The effect the proposed rezoning would have on implementation of the Growth Management Plan:
The Commercial zoning would allow for more businesses and the R-1A would bring more residents
to the City

8. The effect the proposed use would have on public utilities and on traffic circulation on nearby streets:
Minimal impact on public utilities and traffic

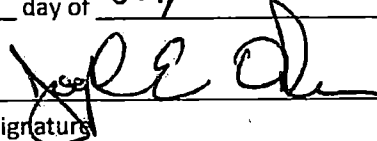
9. Provide any additional information pertinent to the proposed rezoning:
N/A

10. Attach a legal description and map, plat or survey of the property proposed for rezoning.

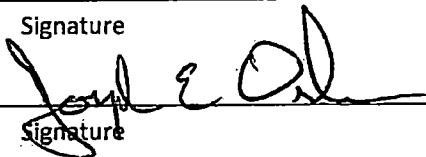
11. A fee of \$300 must accompany this request.

I/We hereby certify that all of the information given herein and in the attachments hereto are true and correct to the best of my/our knowledge.

Dated this 19 day of July, 2022

Applicant(s)/Agent(s)  Joseph Osborn
Signature Printed Name

Applicant(s)/Agent(s) _____
Signature Printed Name

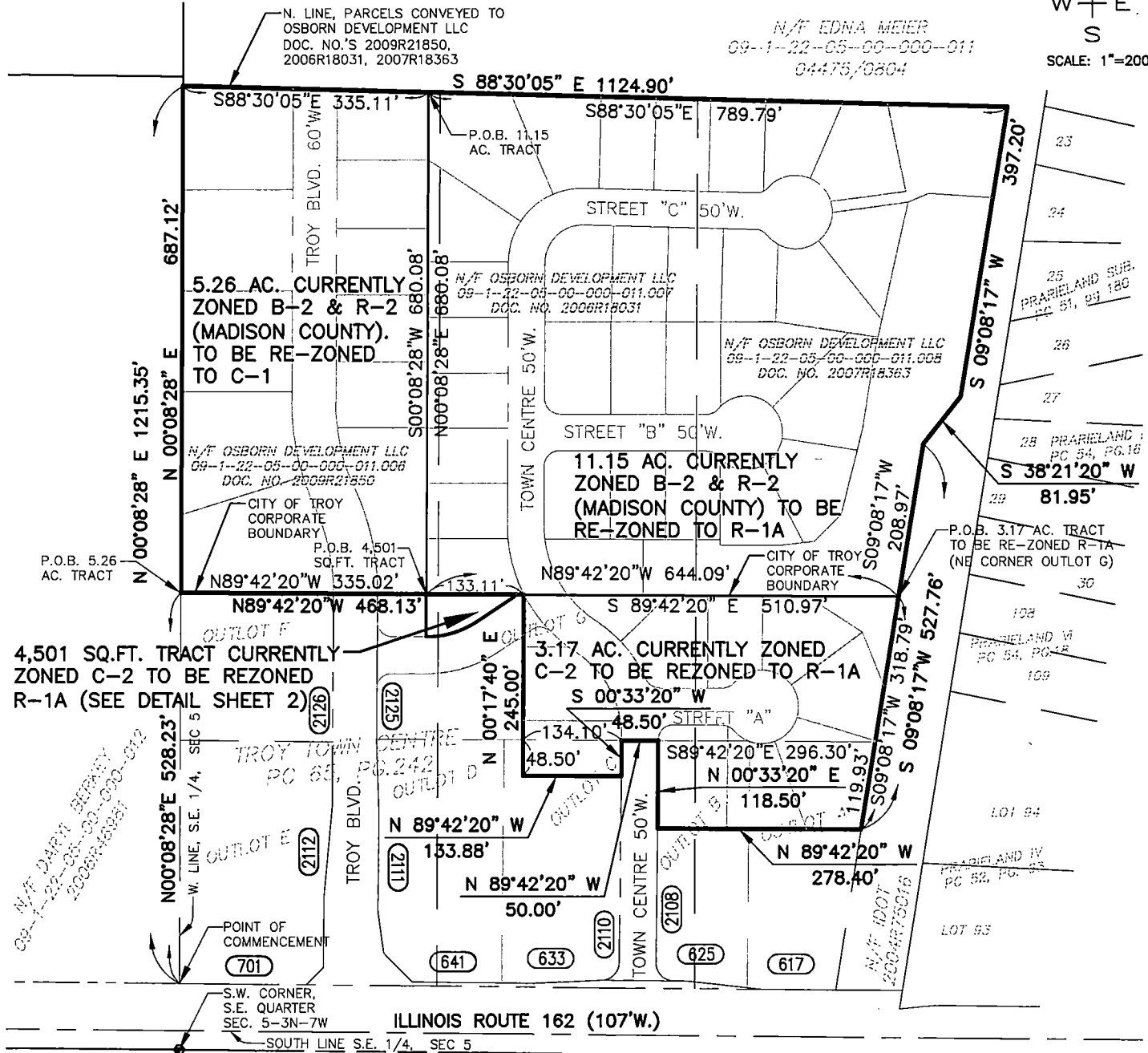
Property Owner(s)  Joseph Osborn
Signature Printed Name

Property Owner(s) _____
Signature Printed Name

Office Use: Date of Filing: _____ Check No.: _____ Receipt No.: _____

RE-ZONING EXHIBIT DRAWING

PART OF OUTLOTS A, B, C, & G OF "TROY TOWN CENTRE," AND PART OF THE SOUTHEAST QUARTER OF SECTION 5, ALL IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 7 WEST OF THE 3RD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS



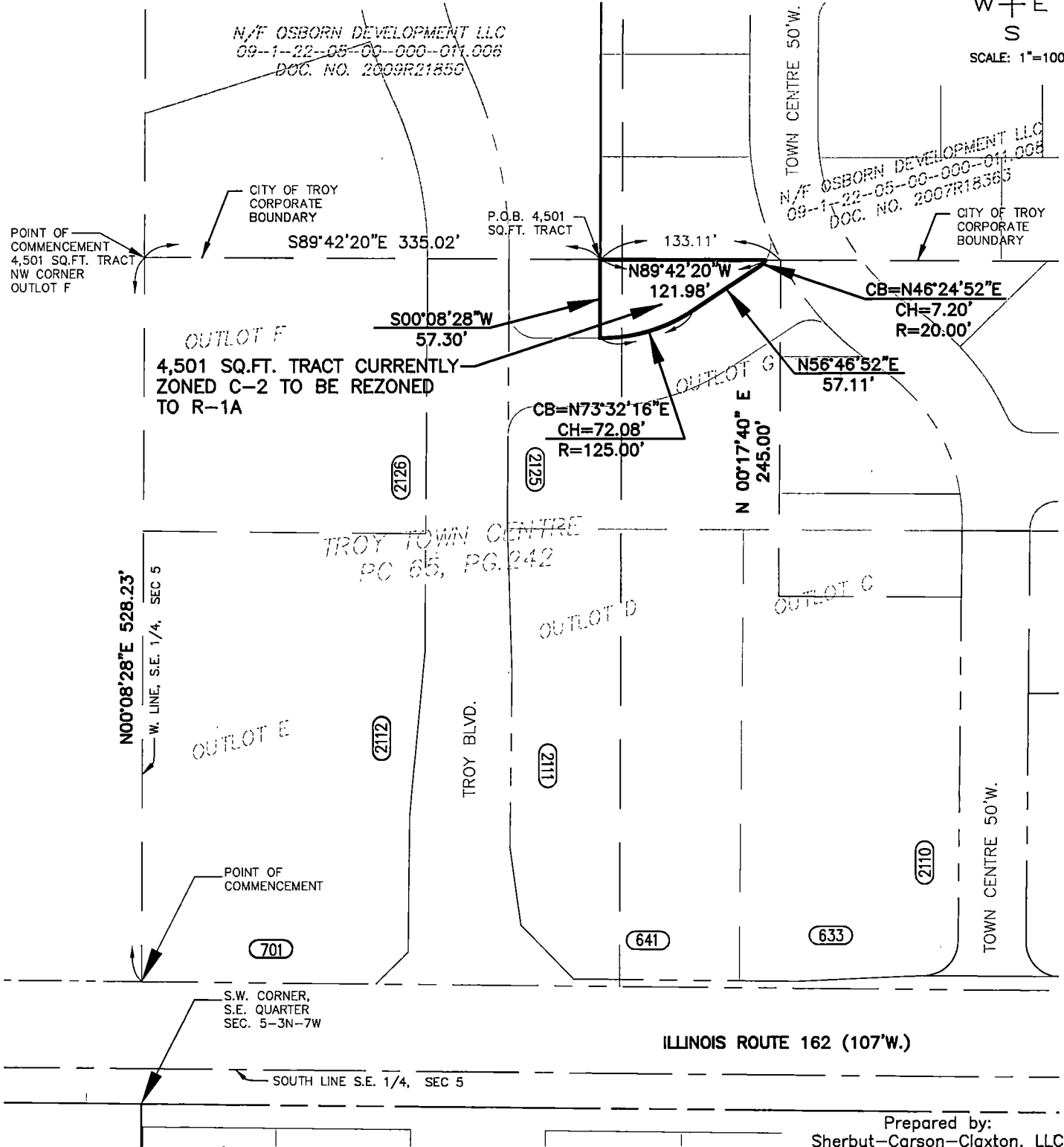
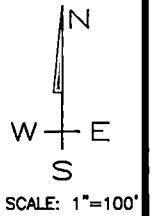
IT IS NOT WARRANTED THAT THIS DRAWING CONTAINS COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RESTRICTIVE COVENANTS, BUILDING SET-BACK LINES, RIGHTS OF WAY, LAND USE REGULATIONS OR OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION A TITLE OPINION, COMMITMENT FOR TITLE INSURANCE, AND/OR AN ALTA/NSPS LAND TITLE SURVEY SHOULD BE OBTAINED.



Prepared by:
 Sherbut-Carson-Claxton, LLC
 #4 Meadow Hts Prof Park
 Collinsville, Illinois 62234
 (618) 345-5454
 info@sherbutpc.com
 REV. 9/9/2022
 REV. AUG. 15, 2022
 MAY 31, 2022
 S-C-C LLC JOB No. 2317
 SHEET 1 OF 2

RE-ZONING EXHIBIT DRAWING

PART OF OUTLOT G OF "TROY TOWN CENTRE," AS RECORDED IN P.C. 65, PG. 242, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 7 WEST OF THE 3RD PRINCIPAL MERIDIAN, IN THE CITY OF TROY, MADISON COUNTY, ILLINOIS



IT IS NOT WARRANTED THAT THIS DRAWING CONTAINS COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RESTRICTIVE COVENANTS, BUILDING SET-BACK LINES, RIGHTS OF WAY, LAND USE REGULATIONS OR OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION A TITLE OPINION, COMMITMENT FOR TITLE INSURANCE, AND/OR AN ALTA/NSPS LAND TITLE SURVEY SHOULD BE OBTAINED.



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 (618) 345-5454
 info@sherbutpc.com
 SEPT. 9, 2022
 S-C-C LLC JOB No. 2317

SHERBUT-CARSON-CLAXTON, LLC
CIVIL ENGINEERS - LAND SURVEYORS
LAND DEVELOPMENT CONSULTANTS

J.G. Sherbut, P.E., P.L.S (1979-2004)
Keith G. Carson, P.L.S.

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Collinsville, Illinois 62234
(618) 345-5454
FAX 345-3017
Email: Info@Sherbutpc.com

David B. Claxton, P.E., P.L.S.

Legal Description
for Osborn Development LLC
11.15 acres to be Re-Zoned R-1A
September 5, 2022

Part of the Southeast Quarter of Section 5, Township 3 North, Range 7 West of the 3rd Principal Meridian, Madison County, Illinois, said part being more particularly described as follows:

Commencing at the intersection of the northerly right of way line of Illinois Route 162 with the west line of the Southeast Quarter of Section 5, said point being the southwest corner of "Outlot E" of "Troy Town Centre," as recorded in Plat Cabinet 65 on Page 242 in the Madison County records; thence on an assumed bearing of North 00 degrees 08 minutes 28 seconds East, on the west line of said Southeast Quarter of Section 5, a distance of 1215.35 feet to the northwest corner of a tract conveyed to Osborn Development LLC by a deed recorded as Document No. 2009R21850 in the Madison County records; thence South 88 degrees 30 minutes 05 seconds East, along the north line of said tract described in Document No. 2009R21850, a distance of 335.11 feet to the POINT OF BEGINNING of the tract described herein; thence continuing South 88 degrees 30 minutes 05 seconds East, along the north line of said tract described in Document No. 2009R21850, and along the southeasterly prolongation thereof, a distance of 789.79 feet to the northeast corner of a tract conveyed to Osborn Development LLC by a deed recorded as Document No. 2007R18363 in the Madison County records; thence South 09 degrees 08 minutes 17 seconds West, along the easterly line of said tract described in Document No. 2007R18363, a distance of 397.20 feet to a point; thence South 38 degrees 21 minutes 20 seconds West, along said easterly line, 81.95 feet; thence South 09 degrees 08 minutes 17 seconds West, along said easterly line, 208.97 feet to the northeast corner of "Outlot G" as shown on the aforementioned plat of "Troy Town Centre;" thence North 89 degrees 42 minutes 20 seconds West, along the north line of said "Outlot G," 644.09 feet to the point of beginning and containing 11.15 acres.

DBC/dc
Job No. 2317

SHERBUT-CARSON-CLAXTON, LLC
CIVIL ENGINEERS - LAND SURVEYORS
LAND DEVELOPMENT CONSULTANTS

J.G. Sherbut, P.E., P.L.S (1979-2004)
Keith G. Carson, P.L.S.

4 Meadow Heights Professional Park
Collinsville, Illinois 62234
(618) 345-5454
FAX 345-3017
Email: Info@Sherbutpc.com

David B. Claxton, P.E., P.L.S.

Legal Description
for Osborn Development LLC
3.17 acres to be Re-Zoned R-1A
September 9, 2022

Part of Outlots A, B, C, & G of "Troy Town Centre," as recorded in Plat Cabinet 65 on Page 242 in the Madison County records, being a subdivision of part of the Southeast Quarter of Section 5, Township 3 North, Range 7 West of the 3rd Principal Meridian, Madison County, Illinois, said part being more particularly described as follows:

Beginning at the northeast corner of "Outlot G" of said "Troy Town Centre;" thence South 09 degrees 08 minutes 17 seconds West, along the easterly line of said "Outlot G," 318.79 feet; thence North 89 degrees 42 minutes 20 seconds West, 278.40 feet to a point in the east right of way line of Town Centre as shown on the aforementioned plat of "Troy Town Centre;" thence North 00 degrees 33 minutes 20 seconds East, along said right of way line, 118.50 feet to the northwest corner of "Outlot B" as shown on said plat of "Troy Town Centre;" thence North 89 degrees 42 minutes 20 seconds West, along the south line of "Outlot G" as shown on said plat of "Troy Town Centre," 50.00 feet to the northeast corner of "Outlot C" as shown on said plat of "Troy Town Centre;" thence South 00 degrees 33 minutes 20 seconds West, along the east line of said "Outlot C," 48.50 feet; thence North 89 degrees 42 minutes 20 seconds West, 133.88 feet; thence North 00 degrees 17 minutes 40 seconds East, 245.00 feet to a point in the north line of the aforementioned "Outlot G" as shown on said plat of "Troy Town Centre" thence South 89 degrees 42 minutes 20 seconds East, along said north line, 510.97 feet to the point of beginning and containing 3.17 acres.

DBC/dc
Job No. 2317

SHERBUT-CARSON-CLAXTON, LLC
CIVIL ENGINEERS - LAND SURVEYORS
LAND DEVELOPMENT CONSULTANTS

J.G. Sherbut, P.E., P.L.S (1979-2004)
Keith G. Carson, P.L.S.

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(618) 345-5454
FAX 345-3017
Email: Info@Sherbutpc.com

David B. Claxton, P.E., P.L.S.

Legal Description
for Osborn Development LLC
5.26 Acres to be Re-Zoned C-1
May 31, 2022

Part of the Southeast Quarter of Section 5, Township 3 North, Range 7 West of the Third Principal Meridian, Madison County, Illinois, said part being more particularly described as follows:

Commencing at the intersection of the northerly right of way line of Illinois Route 162 with the west line of the Southeast Quarter of said Section 5, said point being the southwest corner of "Outlot E" of "Troy Town Centre," as recorded in Plat Cabinet 65 on Page 242 in the Madison County records; thence on an assumed bearing of North 00 degrees 08 minutes 28 seconds East, on the west line of said Southeast Quarter of Section 5, a distance of 528.23 feet to the northwest corner of "Outlot F" of said "Troy Town Centre," said point being the POINT OF BEGINNING of the tract described herein; thence continuing North 00 degrees 08 minutes 28 seconds East, on the west line of said Southeast Quarter of Section 5, a distance of 687.12 feet to the northwest corner of a tract conveyed to Osborn Development LLC by a deed recorded as Document No. 2009R21850 in the Madison County records; thence South 88 degrees 30 minutes 05 seconds East, along the north line of said tract described in Document No. 2009R21850, a distance of 335.11 feet; thence South 00 degrees 08 minutes 28 seconds West, parallel with said west line of the Southeast Quarter of Section 5, a distance of 680.08 feet to a point in the north line of "Outlot G" of "Troy Town Centre;" thence North 89 degrees 42 minutes 20 seconds West, along said north line, and along the northwesterly prolongation thereof, 335.02 feet to the Point of Beginning and containing 5.26 acres.

DBC/dc
Job No. 2317

SHERBUT-CARSON-CLAXTON, LLC
CIVIL ENGINEERS - LAND SURVEYORS
LAND DEVELOPMENT CONSULTANTS

J.G. Sherbut , P.E., P.L.S (1979-2004)
Keith G. Carson, P.L.S.

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FAX 345-3017
Email: Info@Sherbutpc.com

David B. Claxton, P.E., P.L.S.

Legal Description
for Osborn Development LLC
4,501 Sq.Ft. Tract to be Re-Zoned R-1A
September 9, 2022

Part of "Outlot G" of "Troy Town Centre," as recorded in Plat Cabinet 65 on Page 242 in the Madison County records, being a subdivision of part of the Southeast Quarter of Section 5, Township 3 North, Range 7 West of the 3rd Principal Meridian, Madison County, Illinois, said part of "Outlot G" being more particularly described as follows:

Commencing at the northwest corner of "Outlot F" of said "Troy Town Centre," thence South 89 degrees 42 minutes 20 seconds East, along the north line of said "Outlot F," and along the southeasterly prolongation thereof, a distance of 335.02 feet to the POINT OF BEGINNING of the tract described herein; thence South 00 degrees 08 minutes 28 seconds West, 57.30 feet; thence along a curve to the left having a radius of 125.00 feet, a chord bearing North 73 degrees 32 minutes 16 seconds East, a chord distance of 72.08 feet; thence North 56 degrees 46 minutes 52 seconds East, 57.11 feet; thence along a curve to the left having a radius of 20.00 feet, a chord bearing North 46 degrees 24 minutes 52 seconds East, a chord distance of 7.20 feet to a point in the north line of the aforementioned "Outlot G" of "Troy Town Centre," thence North 89 degrees 42 minutes 20 seconds West, along said north line, 121.98 feet to the point of beginning and containing 4,501 square feet.

DBC/dc
Job No. 2317



NOTICE OF PUBLIC HEARING

The City of Troy Planning Commission will hold a public hearing on Thursday, August 11, 2022 at 7:00 p.m. in Council Chambers at the Troy Municipal Building, 116 E. Market Street, Troy, Illinois. The Planning Commission will consider zoning map amendments (rezoning) in accordance with Section 154.143 of the Troy Code of Ordinances. The applicant, Osborn Development, LLC, is requesting changes in zoning from R-1 Single-family Residential to R-1A Single-family Residential on 14.23 acres on Town Centre and from R-1 Single-family Residential to C-1 Neighborhood Commercial on 5.26 acres on Troy Boulevard. These tracts are part of the Troy Town Centre development and encompass portions of PPID # 09-2-22-05-00-000-017, 09-2-22-05-00-000-018, 09-2-22-05-00-000-019, 09-2-22-05-00-000-023, 09-1-22-05-00-000-011.006, 09-1-22-05-00-000-011.007, 09-1-22-05-00-000-011.008.

A copy of the request and map is available for public inspection in the Building & Zoning Dept., 116 E. Market Street, Monday through Friday, 7:00 a.m. to 3:30 p.m. This hearing is open to the public. All interested members of the public are invited to attend and express their opinions in favor of or against this proposal.

Linda Taake
Building & Zoning
Administrative Coordinator

Public Notified: July 25, 2022
Media Notified: July 25, 2022

Building & Zoning Department
116 E. Market Street
Troy, Illinois 62294

618-667-8734 ext. 4
buildingzoning@troyil.us
www.troyil.us

Troy Town Centre



OSBORN DEVELOPMENT LLC
7700 STONEBRIDGE GOLF D
MARYVILLE ILLINOIS 62062

DARYL BERKEY
16221 BIRCHBROOKE CT
CHESTERFIELD MISSOURI 63005

EDNA & DARWIN MEIER TRUST
7870 ZENK RD
TROY ILLINOIS 62294

DONALD & RHONDA HANSER
REVOCABLE LIVING TRUST
3203 GERKE LN
MARINE IL 62061

PUTZ, STEPHEN E & DENISE A
414 BARGRAVES BLVD
TROY IL 62294

KLOSTERMANN, GLENN & BARBARA
412 BARGRAVES BLVD
TROY IL 62294

TRAIL, VICTOR J
410 BARGRAVES BLVD
TROY IL 62294

WORTHEN, DEBRA R
408 BARGRAVES BLVD
TROY IL 62294

KLAUS, MILTON & LOUISE
404 BARGRAVES BLVD
TROY IL 62294

SUTTON, RICK & LISA
402 BARGRAVES BLVD
TROY IL 62294

CRIDER, STEPHANIE
400 BARGRAVES BLVD
TROY IL 62294

DODGE, LAUREN M
338 BARGRAVES BLVD
TROY IL 62294

GERLACH, DUANE & CHRISTINA
336 BARGRAVES BLVD
TROY IL 62294

ADVANTECH INC OF ILLINOIS
326 BARGRAVES BLVD
TROY IL 62294

ADVANTECH INC
574 GLEN CROSSING RD
GLEN CARBON IL 62034

PLUMMER INVESTMENTS LLC
514 E VANDALIA ST
EDWARDSVILLE IL 62025

TROY CARWASH LLC
8726 CARDINAL CREEK DR
ST JACOB IL 62281

KAMADULSKI, MARY ANNE
405 BARGRAVES BLVD
TROY IL 62294

RETAIL PLACE LLC
100 REGENCY CENTER
COLLINSVILLE IL 62234

ROCCA, JAMES B
24 WATERFORD LN
GLEN CARBON IL 62034

PF LAND HOLDINGS LLC
PO BOX 327
TROY IL 62294

OSBORN DEVELOPMENT, LLC
 7700 STONEBRIDGE GOLD DR.
 MARYVILLE, IL 62062

EXPLANATION	AMOUNT

6530

70-2519/810

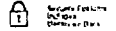
YOUNT Three hundred no/100

DOLLARS

CHECK AMOUNT

DATE	TO THE ORDER OF	DESCRIPTION	CHECK NUMBER
8/22	City of Troy	TTC Rezoning	6530

\$ 300.00



Troy Town Center



[Signature]

⑈006530⑈ ⑆08 10 25 198⑆ ⑆03 70 7 2060 1⑈

CITY OF TROY

116 E. MARKET
 TROY, ILLINOIS 62294

618-667-8734
 www.troyil.us

RECEIVED OF Osborn Development

ADDRESS _____

CITY _____

CASH _____ CHECK 6530 DATE 7/26/22

QUAN.	DESCRIPTION	AMOUNT
	BLDG. PERMIT	
	OCCUPANCY PERMIT	
	SIGN PERMIT	
	BUSINESS REG.	
	BUSINESS INSP.	
	LIQUOR LICENSE	
	PUBLIC HEARING <u>Zoning</u>	
	<u>Amendment</u>	<u>300.00</u>
	<u>Troy Town Centre</u>	

Rec'd By *[Signature]*

No 002882

8610117846 RR Donnelley ©2016. All rights reserved. — 0667

CERTIFICATION OF PUBLICATION

State of Illinois)
County of Madison)

THIS IS TO CERTIFY, that the notice which is a printed copy is hereto annexed, was published 1 times, once in each week for successive weeks in the TIMES-TRIBUNE, a newspaper of general circulation, published in the City of Troy, in said County and State, by Better Newspapers, INC and that the first insertion was made in the paper published on the 28th day of July 2022 A.D., and the last in the paper published on the _____ day of _____ 2022 A.D. and said the newspaper was regularly published for once a week.

Printer's Fees- \$ 46.00

TIMES - TRIBUNE

By [Signature]
Troy, IL July 28th 2022 A.D.

NOTICE OF PUBLIC HEARING

The City of Troy Planning Commission will hold a public hearing on Thursday, August 11, 2022 at 7:00 p.m. in Council Chambers at the Troy Municipal Building, 116 E. Market Street, Troy, Illinois. The Planning Commission will consider zoning map amendments (rezoning) in accordance with Section 154.143 of the Troy Code of Ordinances. The applicant, Osborn Development, LLC, is requesting changes in zoning from R-1 Single-family Residential to R-1A Single-family Residential on 14.23 acres on Town Centre and from R-1 Single-family Residential to C-1 Neighborhood Commercial on 5.26 acres on Troy Boulevard. These tracts are part of the Troy Town Centre development and encompass portions of PPID # 09-2-22-05-00-000-017, 09-2-22-05-00-000-018, 09-2-22-05-00-000-019, 09-2-22-05-00-000-023, 09-1-22-05-00-000- 011.006, 09-1-22-05-00-000-011.007, 09-1-22-05-00-000-011.008. A copy of the request and map is available for public inspection in the Building & Zoning Dept., 116 E. Market Street, Monday through Friday, 7:00 a.m. to 3:30 p.m. This hearing is open to the public. All interested members of the public are invited to attend and express their opinions in favor of or against this proposal.

Linda Taake Building & Zoning Administrative Coordinator
7/28c

END OF DOCUMENT