



DocId:8898383

Tx:4609112

Return to:

City Clerk
116 E. Market Street
Troy, Illinois 62294

2023R33897
STATE OF ILLINOIS
MADISON COUNTY
12/20/2023 10:15 AM
LINDA A. ANDREAS
CLERK & RECORDER
REC FEE: 50.00
CO STAMP FEE:
ST STAMP FEE:
FF FEE:
RHSPS FEE:
OF PAGES: 20



\$50.00 CTY

Ordinance No. 2023 - 66

An Ordinance Approving an Amendment to the Official Zoning Map
Changing the Zoning Designation of Real Estate Owned by
Osborn Development, LLC from I-1 Light Industry to R-2 Two-family Residential
(i.e. 2247 Formosa Road)

ADOPTED BY THE CITY COUNCIL
OF THE CITY OF TROY, ILLINOIS

THIS TWENTIETH DAY OF NOVEMBER, 2023

Whereas, Osborn Development, LLC (as applicant and owner) has filed an application with the City of Troy to amend the Official Zoning Map and change the zoning designation of 2247 Formosa Road with PIN# 09-2-22-06-02-203-004;

Whereas, prior to the presentation of this ordinance to the City Council, the Planning Commission held a public hearing November 2, 2023 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. 2023-17PC to the City Council confirming that it recommends the request for a change in the zoning designation with stipulations, if any, as noted.

L Taake 11/17/23

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

SECTION 1: The City Council hereby accepts the Planning Commission’s Recommendation No.2023-17PC to approve the requested zoning map amendment.

SECTION 2: The City Council hereby approves the request to amend the Official Zoning Map and change the zoning designation of 2247 Formosa Road from I-1 Light Industry to R-2 Two-family Residential in accordance with the map and description attached hereto as Exhibit A. The stipulations, if any, as noted on the Planning Commission’s Recommendation 2023-17PC 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 of the City of Troy, Illinois, approved by the Mayor, and deposited in the office of the City Clerk and approved by the Mayor this twentieth day of November, 2023.

Aldermen:

Dawson AYE

Italiano AYE

Total:

Flint AYE

Knoll AYE

7 Ayes

Hellrung AYE

Manley AYE

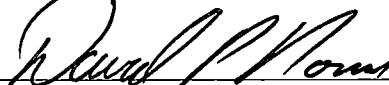
0 Nays

Henderson AYE

Turner ABSENT


0 Abstains

APPROVED:



David Nonn, Mayor

ATTEST:



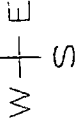
Kimberly Thomas, City Clerk



CONCEPT PLAN WATERFORD VILLAS

EXHIBIT A

A RE-SUBDIVISION OF LOT 1 OF "WATERFORD PLACE INDUSTRIAL PARK," BEING A SUBDIVISION OF PART OF THE FRACTIONAL NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 7 WEST OF THE 3RD PRINCIPAL MERIDIAN, IN THE CITY OF TROY, MADISON COUNTY, ILLINOIS



LEGEND

- Denotes existing fire hydrant
- ⊗ Denotes existing water valve
- ⊕ Denotes proposed fire hydrant
- ⊕ Denotes proposed water valve
- ⊕ Denotes prop. manhole & P.V.C., sanitary sewer line (8" P.V.C.)
- ⊕ Denotes prop. fire hydrant & P.V.C. water main (8" P.V.C.)
- ⊕ Denotes existing contour line
- ⊕ Denotes prop. stormwater inlets & drainage appearance
- ⊕ Denotes direction of surface water flow
- ⊕ Denotes R.O.W. line
- ⊕ Denotes easement line
- ⊕ Denotes building set-back line

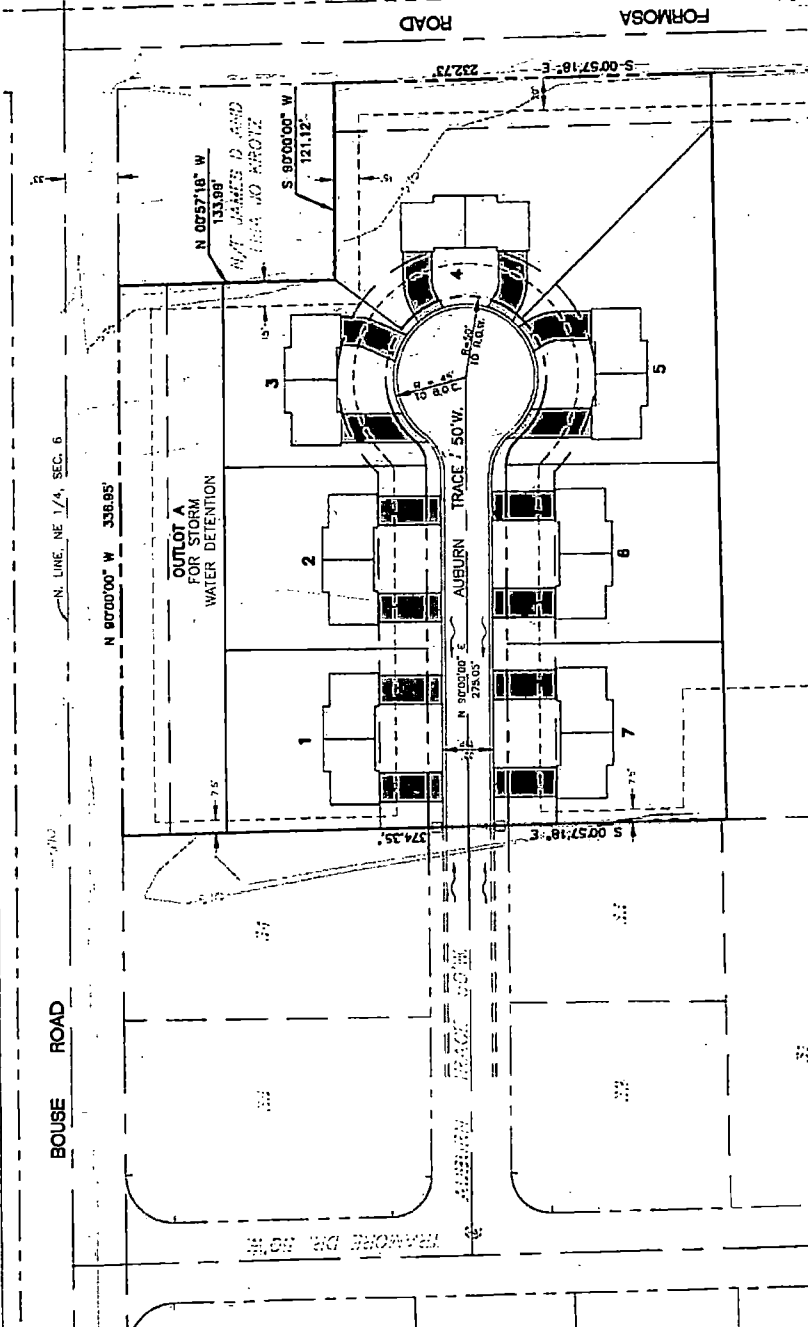
AREA IN SUBDIVISION=3.52 ACRES
ALL LOTS ARE 110' W. MIN. AT 30'
FRONT SETBACK LINE, WITH 100'
MINIMUM LOT DEPTH.

ALL LOTS EXCEED 11,500 SQ.FT. REQUIRED
MINIMUM AREA FOR R-2 ZONING

OWNER/DEVELOPER
OSBORN DEVELOPMENT, LLC
7700 STONEBRIDGE GOLF
DRIVE MARYVILLE, IL 62062
(618) 346-7878

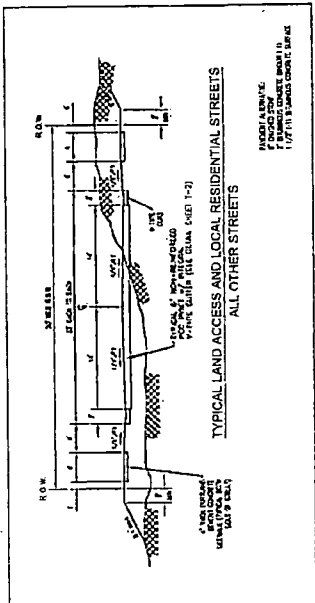
LAND SURVEYOR/ENGINEER
SHERBUT-CARSON-CLAXTON, LLC
4 MEADOW HEIGHTS PROFESSIONAL PARK
COLLINSVILLE, IL 62234
(618) 345-5454
info@sherbutpc.com

PROJECT NO. 2211	CONCEPT PLAN
SCALE: 1"=50'	WATERFORD VILLAS - TROY, IL
DATE/SEPT. 1, 2023	SHERBUT-CARSON-CLAXTON, LLC
DRAWN BY:	#4 MEADOW HEIGHTS PROFESSIONAL PARK
CHECKED BY:	COLLINSVILLE, IL 62234
DATE CHECKED:	(618) 345-5454
REVISIONS:	info@sherbutpc.com
SHEET 1 OF 1	



NOTES:

1. All lot dimensions and areas shown hereon are approximate and are subject to change upon final plotting.
2. All street turn-out radii @ intersections are 20' to right of way and 30' to Back of Curb.
3. All easements are 20' wide unless otherwise noted.
4. Building set backs are 30' from right of way unless otherwise noted.
5. All easements are for drainage detention, sanitary sewer, water main and utilities.
6. Proposed Zoning is R-2.



THIS PLAN IS NOT A GUARANTEE OF ANY KIND. THE USER OF THIS PLAN ASSUMES ALL RESPONSIBILITY FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS. THE USER OF THIS PLAN ASSUMES ALL RESPONSIBILITY FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS. THE USER OF THIS PLAN ASSUMES ALL RESPONSIBILITY FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS.

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RECOMMENDATION NO. 2023~17PC

Of the Planning Commission of the City of Troy, Illinois Recommending/Not Recommending an Application for a Zoning Map Amendment (rezoning) from I-1 Light Industry to R-2 Two-family Residential at 2247 Formosa Road

WHEREAS, the Planning Commission met on November 2, 2023 to consider an application for rezoning filed applicant and owner 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 2247 Formosa Road with PIN 09-2-22-06-02-203-004; 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 Curtis Y Reiter Y Yeas
Bogue Lawrenz Y Stone Nays
Compton Lybarger I Talbert Y Abstains

NOW THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION AS FOLLOWS, that the application for the following: To amend the Official Zoning Map and rezone 2247 Formosa Road with PIN 09-2-22-06-02-203-004 from I-1 Light Industry to R-2 Two-family Residential

[] IS NOT recommended [X] IS recommended with the following stipulations, if noted: N/A

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

DATED this 2nd day of November, 2023.

By: Jamie M Stone Chairman, Planning Commission

Attest: Charles Lawrence 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:

Similar zoning ordinances are present to the North and west of this proposed development

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

Fits well with adjacent parcels. Leaves parcels to the south as I-1 per master plan.

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

Committee concurs.

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:

Satisfies previous plans using the stub street

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

Compromise to limit safety concerns.

[Signature]
Chairman, Planning Commission

11/2/23
Date

[Signature] 2 NOV 23
Secretary, Planning Commission Date



NOTICE OF RESCHEDULED PUBLIC HEARING

The City of Troy Planning Commission has canceled a public hearing for Thursday, October 12, 2023 and **rescheduled it to Thursday, November 2, 2023 at 7:00 p.m.** in Council Chambers at the Troy Municipal Building, 116 E. Market Street, Troy, Illinois. The Planning Commission will consider a zoning map amendment (rezoning) in accordance with Section 154.143 of the Troy Code of Ordinances. The applicant and owner, Osborn Development LLC, is requesting a change in zoning from I-1 Light Industry to R-2 Two-family Residential on a 3.5± acre tract at 2247 Formosa Road with a PIN # 09-2-22-06-02-203-004.

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. Written comments may be submitted to the Building & Zoning Department or to buildingzoning@troyil.us and must be received 5 days before the scheduled hearing. All comments received by the deadline will be forwarded to the Planning Commission.

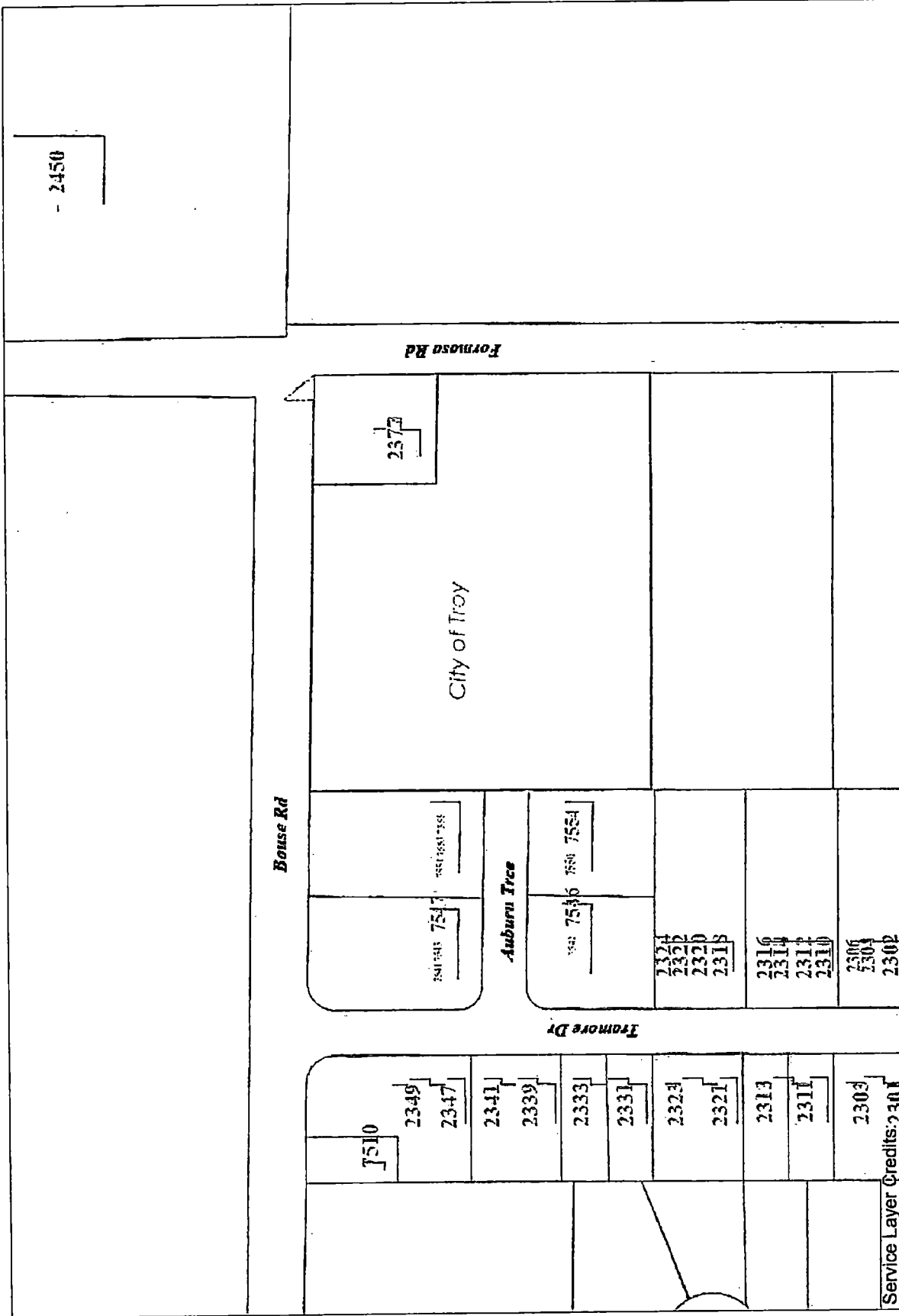
Linda Taake
Building & Zoning
Administrative Coordinator

Public Notified: September 25, 2023
Media Notified: September 25,, 2023

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

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

2247 Formosa Road



- 2450

2377

7536 7534 7532 7530 7528 7526 7524 7522 7520 7518 7516 7514 7512 7510 7508 7506 7504 7502 7500 7498 7496 7494 7492 7490 7488 7486 7484 7482 7480 7478 7476 7474 7472 7470 7468 7466 7464 7462 7460 7458 7456 7454 7452 7450 7448 7446 7444 7442 7440 7438 7436 7434 7432 7430 7428 7426 7424 7422 7420 7418 7416 7414 7412 7410 7408 7406 7404 7402 7400 7398 7396 7394 7392 7390 7388 7386 7384 7382 7380 7378 7376 7374 7372 7370 7368 7366 7364 7362 7360 7358 7356 7354 7352 7350 7348 7346 7344 7342 7340 7338 7336 7334 7332 7330 7328 7326 7324 7322 7320 7318 7316 7314 7312 7310 7308 7306 7304 7302 7300 7298 7296 7294 7292 7290 7288 7286 7284 7282 7280 7278 7276 7274 7272 7270 7268 7266 7264 7262 7260 7258 7256 7254 7252 7250 7248 7246 7244 7242 7240 7238 7236 7234 7232 7230 7228 7226 7224 7222 7220 7218 7216 7214 7212 7210 7208 7206 7204 7202 7200 7198 7196 7194 7192 7190 7188 7186 7184 7182 7180 7178 7176 7174 7172 7170 7168 7166 7164 7162 7160 7158 7156 7154 7152 7150 7148 7146 7144 7142 7140 7138 7136 7134 7132 7130 7128 7126 7124 7122 7120 7118 7116 7114 7112 7110 7108 7106 7104 7102 7100 7098 7096 7094 7092 7090 7088 7086 7084 7082 7080 7078 7076 7074 7072 7070 7068 7066 7064 7062 7060 7058 7056 7054 7052 7050 7048 7046 7044 7042 7040 7038 7036 7034 7032 7030 7028 7026 7024 7022 7020 7018 7016 7014 7012 7010 7008 7006 7004 7002 7000

Auburn Trce

Tomore Dr

Formosa Rd

Bouse Rd

City of Troy

Service Layer Credits: 2307



Author:
Copyright Madison County Government



Date: 11/3/2023
Time: 9:51 AM





REQUEST FOR ZONING AMENDMENT

Date of Application: _____ Rezoning requested from: I-1 to R-2

Applicant(s)/Agent(s):

Name: Osborn Development, LLC Phone: 618-346-7878
 Address: 7700 Stonebridge Golf Dr, Maryville, IL 62062

Name: _____ Phone: 618-346-7878
 Address: 7700 Stonebridge Golf Dr, Maryville, IL 62062

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

Name: Same as above Phone: _____
 Address: _____

Name: _____ Phone: _____
 Address: _____

Property Information:

- Address/location of land: 2247 Formosa Rd
- Existing use(s) and zoning classification of property: Farmland, I-1
- Existing use(s) and zoning classification of other lots in the vicinity of property in question: _____
Light industrial (I-1), Single family (R-1), Multi-family (R-3), and two family residential lots (R-2)
- Suitability of the property in question for uses already permitted under existing regulations: _____
The property is zoned I-1 and with residential properties surrounding it to the west and north, it is not desirable for light industrial purposes.
- Suitability of the property in question for the proposed uses: Residential zoning would be the highest and best use for the property and terminating Auburn Trace stub street with a cul de sac would be good for emergency personnel
- 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: Since it was last rezoned to I-1 more residential properties have been built in the surrounding area (Seasons Village and Homes of Liberty Place) and the parcel directly to the north was recently zoned R-2.

7. The effect the proposed rezoning would have on implementation of the Comprehensive Plan:
It would bring more residents and traffic to the City of Troy and be consistent with residential use on Bouse Road.
8. The effect the proposed use would have on public utilities and on traffic circulation on nearby streets:
Minimal, if any.
9. Provide any additional information pertinent to the proposed rezoning:


10. Attach a legal description and map, plat or survey of the property proposed for rezoning.
11. Applicants shall provide a list of names and addresses of the owners of record for all properties located within 250 feet of the subject property's boundary. Property owner lists shall be obtained from the Madison County Maps and Plats GIS Division of the Chief County Assessment Office.
12. 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 22nd day of September, 2023

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

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

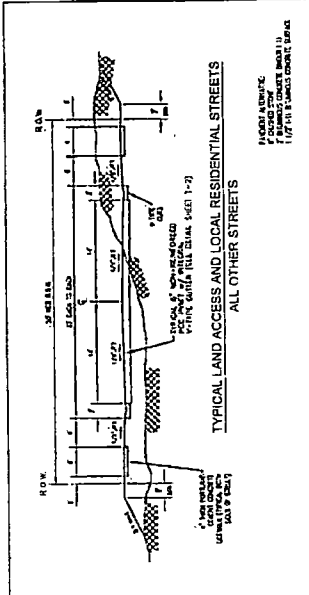
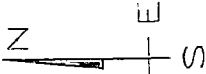
Property Owner(s)  _____
Signature Printed Name

Property Owner(s) _____
Signature Printed Name

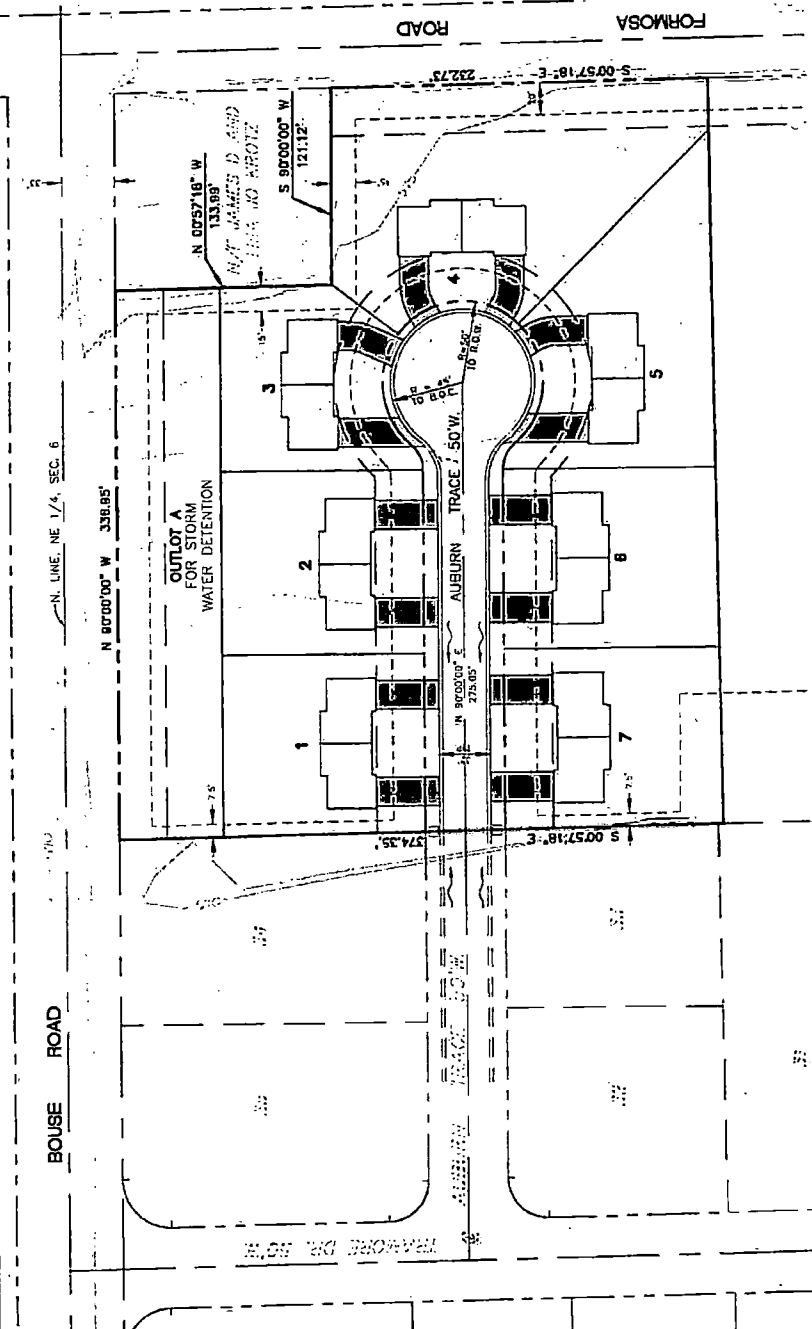
Office Use:			
Date of Filing:	<u>9/26/23</u>	Check No.:	<u>6720</u> Receipt No.: <u>3447</u>

CONCEPT PLAN WATERFORD VILLAS

A RE-SUBDIVISION OF LOT 1 OF "WATERFORD PLACE INDUSTRIAL PARK," BEING A SUBDIVISION OF PART OF THE FRACTIONAL NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 7 WEST OF THE 3RD PRINCIPAL MERIDIAN, IN THE CITY OF TROY, MADISON COUNTY, ILLINOIS



- LEGEND**
- Denotes existing fire hydrant
 - ⊗ Denotes existing water valve
 - ⊕ Denotes proposed fire hydrant
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 - ⊕ Denotes prop. manhole & P.V.C., sanitary sewer line (8" P.V.C.)
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 - ⊕ Denotes building set-back line



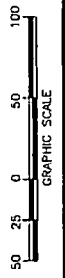
AREA IN SUBDIVISION=3.52 ACRES
ALL LOTS ARE 110' W. MIN. AT 30' FRONT SETBACK LINE, WITH 100' MINIMUM LOT DEPTH.
ALL LOTS EXCEED 11,500 SQ.FT. REQUIRED MINIMUM AREA FOR R-2 ZONING

OWNER/DEVELOPER
OSBORN DEVELOPMENT, LLC
7700 STONEBRIDGE GOLF DRIVE
MARYVILLE, IL 62062
(618) 346-7870

LAND SURVEYOR/ENGINEER
SHERBURT-CARSON-CLAXTON, LLC
4 MEADOW HEIGHTS PROFESSIONAL PARK
COLLINGSVILLE, IL 62234
(618) 345-5454
info@sherbutpc.com

PROJECT NO. 2211	SCALE: 1"=50'
DATE: SEPT. 1, 2023	DRAWN BY:
CHECKED BY:	DATE CHECKED:
REVISIONS:	
CONCEPT PLAN	
WATERFORD VILLAS - TROY, IL	
SHERBURT-CARSON-CLAXTON, LLC #4 MEADOW HEIGHTS PROFESSIONAL PARK COLLINGSVILLE, IL 62234 (618) 345-5454 info@sherbutpc.com	
© 2023 Sherbut-Carson-Claxton, LLC	

- NOTES:**
- All lot dimensions and areas shown herein are approximate and are subject to change upon final platting.
 - All street turn-out radii @ intersections are 20' to right of way and 30' to Back of Curb.
 - All easements are 20' wide unless otherwise noted.
 - Building set backs are 30' from right of way unless otherwise noted.
 - All easements are for drainage detention, sanitary sewer, water main and utilities.
 - Proposed Zoning is R-2.



IT IS NOT WARRANTED THAT THIS PLAN OR ANY INFORMATION CONTAINED HEREIN IS ACCURATE OR COMPLETE. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION.

OSBORN DEVELOPMENT, LLC
7700 STONEBRIDGE GOLF DRIVE
MARYVILLE ILLINOIS 62062

WESTFALL, CYNTHIA
93 WEST LAKE DRIVE
TROY ILLINOIS 62294

JAMES AND LISA JO KROTZ
2377 FORMOSA ROAD
TROY ILLINOIS 62294

CONST INVESTMENT CO
1 FABICK DRIVE
FENTON MISSOURI 63026

HOPKINS PROP OF TROY LLC
C/O TRUCK CENTERS INC
PO BOX 150
TROY ILLINOIS 62294



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



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



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



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116 E. Market Street
Troy, Illinois 62294



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



Kurt Prenzler
County Board Chairman

Madison County Government Chief County Assessment Office

Denise Shore • C.I.A.O. Official

Madison County Administration Building
157 N. Main St. Suite 229
Edwardsville, IL 62025-1964
Phone (618) 692-6270

Lisa M. Mathenia, C.I.A.O.
Chief Deputy

Angie Engelke, C.I.A.O.
Director of Maps & Plats

Parcel Listing Request Form

Date: 9 / 20 / 2023
Name: Eastern Development, LLC
Address: 1700 Stonebridge Golf Dr.
City, State, Zip Manlyville IL 62062
Subject Property
Parcel Number: 09-2-22-06-02-203-004

Provide Listing within 250 feet. *Note: All R.O.W. is included.

I request the Madison County Maps and Plats GIS Division to research and compile a parcel listing of all the tax parcels within the specified distance indicated above, including roadways, around the subject property listed above. I understand this request is assessed a \$10.00 processing fee. If a printout of the Names & Addresses are also requested, a \$.25 charge per parcel will also be assessed. I also understand that Madison County Maps and Plats Division is not liable, makes no warrants, express or implied, as to the accuracy of the contents of this parcel listing.

Signed: Antonia Kucherman

(Office Use Only below this line)

Person processing request: A/E Date: 9/20/2023

PIN	
09-1-22-05-00-000-001 ✓	14 Parcels
09-1-22-06-00-000-002.001 ✓	
09-2-22-06-02-201-029 ✓	
09-2-22-06-02-201-030 ✓	
09-2-22-06-02-201-031 ✓	
09-2-22-06-02-201-032 ✓	
09-2-22-06-02-201-033 ✓	
09-2-22-06-02-201-034 ✓	
09-2-22-06-02-201-035 ✓	
09-2-22-06-02-203-004 ✓	
09-2-22-06-02-203-005 ✓	
09-2-22-06-02-203-006 ✓	
10-1-16-31-00-000-013 ✓	
10-1-16-31-00-000-013.003 ✓	

Parcel Information Report MADISON County

Parcel Number 09-1-22-05-00-200-001
Township 09-JARVIS
Tax Code 050
Property Class 0060
Land Use 0370
1977 Base Value 13,700
Senior Freeze Year 0

Owner Name and Address: WATERS PLACE OF TROY LLC
Alternate Name and Address: 2378 FORNOSA RD TROY, IL 62254

Legal Description: THAT PT INT LYND W OF FART 66

Exemption Information

Table with columns: Tax Year, Parcel No, Parcel Description, Non Farm Land, Non Farm Building, Total New Construction, Total Demolition, Assessment Total.

Assessment Category: S of A Equalized

Table with columns: Tax Information, 1st Installment, 2nd Installment, 3rd Installment, 4th Installment, Total.

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Parcel Information Report MADISON County

Parcel Number 09-1-22-06-00-000-002-001
Township 09-JARVIS
Tax Code 354
Property Class 0040
Land Use 0421
1977 Base Value 0
Senior Freeze Year 0

Owner Name and Address: JAMES DANIELA JO
Alternate Name and Address: 2378 FORNOSA RD TROY, IL 62254

Legal Description: NONE

Exemption Information

Table with columns: Tax Year, Parcel No, Parcel Description, Non Farm Land, Non Farm Building, Total New Construction, Total Demolition, Assessment Total.

Assessment Category: S of A Equalized

Table with columns: Tax Information, 1st Installment, 2nd Installment, 3rd Installment, 4th Installment, Total.

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Parcel Information Report MADISON County

Parcel Number 09-2-22-00-02-201-029
Township 09-JARVIS
Tax Code 050
Property Class 0060
Land Use 0434
1977 Base Value 0
Senior Freeze Year 0

Owner Name and Address: WATERFORD PLACE OF TROY LLC
Alternate Name and Address: 2310 TRAMORE TROY, IL 62254

Legal Description: WATERFORD PLACE LOT 30 104 20 X 210 12

Exemption Information

Table with columns: Tax Year, Parcel No, Parcel Description, Non Farm Land, Non Farm Building, Total New Construction, Total Demolition, Assessment Total.

Assessment Category: S of A Equalized

Table with columns: Tax Information, 1st Installment, 2nd Installment, 3rd Installment, 4th Installment, Total.

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Parcel Information Report MADISON County

Parcel Number 09-2-22-00-02-201-030
Township 09-JARVIS
Tax Code 050
Property Class 0040
Land Use 0434
1977 Base Value 0
Senior Freeze Year 0

Owner Name and Address: WATERFORD PLACE OF TROY LLC
Alternate Name and Address: 2310 TRAMORE TROY, IL 62254

Legal Description: WATERFORD PLACE LOT 30 104 20 X 210 12

Exemption Information

Table with columns: Tax Year, Parcel No, Parcel Description, Non Farm Land, Non Farm Building, Total New Construction, Total Demolition, Assessment Total.

Assessment Category: S of A Equalized

Table with columns: Tax Information, 1st Installment, 2nd Installment, 3rd Installment, 4th Installment, Total.

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Parcel Information Report
MADISON County

Parcel Number: 09-2-22-05-02-201-032
Township: OSARVIS
Tax Code: 055
Property Class: 0040
Land Use: 0434
1977 Base Value: 0
Senior Freeze Year: 0
Alternate Parcel Number: HomeSite Acres: 0.5700, Farm Acres: 0.0000, Gross Acres: 0.5700, TIF Base: 0, EZone Parcel: NO, Senior Freeze Value: 0
Parcel Status: Activation Year: 2008, Lot Dimension: 104.7 x 240.12, Level Adjusted: Township Assessor

Owner Name and Address: WATERFORD PLACE OF TROY LLC, 7700 STONEBRIDGE GOLF DR, MARYVILLE IL 62062
Site Address: 2318 TRAMANE TRAIL, TROY IL 62234
Legal Description: WATERFORD PLACE LOT 22 104.70 X 240.12

Exemption Information
Assessment Information
Tax Year: 2023
Category: Prior Year Equated, Township Assessor, Supervisor of Assessments, S of A Equated, Board of Review

Parcel Genealogy: Parent Parcel Number: 09-2-22-05-00-002-002, Change Effective Year: 2022

Tax Information: Table with columns for Exemption, 1st Installment, 2nd Installment, 3rd Installment, 4th Installment, Total

DISTRIBUTION: 1st Installment: \$0.00, 2nd Installment: \$0.00, 3rd Installment: \$0.00, 4th Installment: \$0.00, Total: \$0.00

Parcel Information Report
MADISON County

Parcel Number: 09-2-22-05-02-201-032
Township: OSARVIS
Tax Code: 055
Property Class: 0040
Land Use: 0434
1977 Base Value: 0
Senior Freeze Year: 0
Alternate Parcel Number: HomeSite Acres: 0.5700, Farm Acres: 0.0000, Gross Acres: 0.5700, TIF Base: 0, EZone Parcel: NO, Senior Freeze Value: 0
Parcel Status: Activation Year: 2008, Lot Dimension: 104.69 x 240.75, Level Adjusted: Township Assessor

Owner Name and Address: WATERFORD PLACE OF TROY LLC, 7700 STONEBRIDGE GOLF DR, MARYVILLE IL 62062
Site Address: 2318 TRAMANE TRAIL, TROY IL 62234
Legal Description: WATERFORD PLACE LOT 22 104.69 X 240.75 IRREGULAR

Exemption Information
Assessment Information
Tax Year: 2023
Category: Prior Year Equated, Township Assessor, Supervisor of Assessments, S of A Equated, Board of Review

Parcel Genealogy: Parent Parcel Number: 09-2-22-05-00-002-002, Change Effective Year: 2022

Tax Information: Table with columns for Exemption, 1st Installment, 2nd Installment, 3rd Installment, 4th Installment, Total

DISTRIBUTION: 1st Installment: \$0.00, 2nd Installment: \$0.00, 3rd Installment: \$0.00, 4th Installment: \$0.00, Total: \$0.00

Parcel Information Report
MADISON County

Parcel Number: 09-2-22-05-02-201-033
Township: OSARVIS
Tax Code: 055
Property Class: 0040
Land Use: 0434
1977 Base Value: 0
Senior Freeze Year: 0
Alternate Parcel Number: HomeSite Acres: 0.3400, Farm Acres: 0.0000, Gross Acres: 0.3400, TIF Base: 0, EZone Parcel: NO, Senior Freeze Value: 0
Parcel Status: Activation Year: 2008, Lot Dimension: 105.64 x 122.03, Level Adjusted: Township Assessor

Owner Name and Address: WATERFORD PLACE OF TROY LLC, 7700 STONEBRIDGE GOLF DR, MARYVILLE IL 62062
Site Address: 7625 ALBURN TRACE, TROY IL 62234
Legal Description: WATERFORD PLACE LOT 23 105.64 X 122.03 IRREGULAR

Exemption Information
Assessment Information
Tax Year: 2023
Category: Prior Year Equated, Township Assessor, Supervisor of Assessments, S of A Equated, Board of Review

Parcel Genealogy: Parent Parcel Number: 09-2-22-05-00-002-002, Change Effective Year: 2022

Tax Information: Table with columns for Exemption, 1st Installment, 2nd Installment, 3rd Installment, 4th Installment, Total

DISTRIBUTION: 1st Installment: \$0.00, 2nd Installment: \$0.00, 3rd Installment: \$0.00, 4th Installment: \$0.00, Total: \$0.00

Parcel Information Report
MADISON County

Parcel Number: 09-2-22-05-02-201-034
Township: OSARVIS
Tax Code: 055
Property Class: 0040
Land Use: 0434
1977 Base Value: 0
Senior Freeze Year: 0
Alternate Parcel Number: HomeSite Acres: 0.1000, Farm Acres: 0.0000, Gross Acres: 0.1000, TIF Base: 0, EZone Parcel: NO, Senior Freeze Value: 0
Parcel Status: Activation Year: 2008, Lot Dimension: 117.25 x 150.03, Level Adjusted: Township Assessor

Owner Name and Address: WATERFORD PLACE OF TROY LLC, 7700 STONEBRIDGE GOLF DR, MARYVILLE IL 62062
Site Address: 7631 ALBURN TRACE, TROY IL 62234
Legal Description: WATERFORD PLACE LOT 24 117.25 X 150.03 IRREGULAR

Exemption Information
Assessment Information
Tax Year: 2023
Category: Prior Year Equated, Township Assessor, Supervisor of Assessments, S of A Equated, Board of Review

Parcel Genealogy: Parent Parcel Number: 09-2-22-05-00-002-002, Change Effective Year: 2022

Tax Information: Table with columns for Exemption, 1st Installment, 2nd Installment, 3rd Installment, 4th Installment, Total

DISTRIBUTION: 1st Installment: \$0.00, 2nd Installment: \$0.00, 3rd Installment: \$0.00, 4th Installment: \$0.00, Total: \$0.00

Parcel Information Report MADISON County

Table with columns: Parcel Number, Township, Tax Code, Property Class, Land Use, 1977 Base Value, Senior Freeze Year, Alternate Parcel Number, Homestead Acres, Farm Acres, Gross Acres, TIF Base, EZone Parcel, Senior Freeze Value, Parcel Status, Acquisition Year, Lot Description, Legal Address.

Owner Name and Address: WATERFORD PLACE OF TROY LLC, 7703 STONEBRIDGE GOLF DR, MARYVILLE IL 62292

Alternate Name and Address

Sales

Exemption Information

Assessment Information

Table with columns: Tax Year, Parcel No, Partial, Farm Land, Farm Building, Non Farm Land, Non Farm Building, Total New Construction, Total Demolition, Assessment Total.

Parcel Category

Table with columns: Parcel Number, Change Effective Year.

Tax Information

Table with columns: Description, Millage Rate, 2022 Amount, 2023 Amount, 2024 Amount, 2025 Amount, 2026 Amount, Total.

DISTRIBUTION

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Parcel Information Report MADISON County

Table with columns: Parcel Number, Township, Tax Code, Property Class, Land Use, 1977 Base Value, Senior Freeze Year, Alternate Parcel Number, Homestead Acres, Farm Acres, Gross Acres, TIF Base, EZone Parcel, Senior Freeze Value, Parcel Status, Acquisition Year, Lot Description, Legal Address.

Owner Name and Address: OSBORN DEVELOPMENT LLC, 7703 STONEBRIDGE GOLF DR, MARYVILLE IL 62292

Alternate Name and Address

Sales

Legal Description: WATERFORD PLACE INDUSTRIAL PARK LOT 1, 257' X 454' IRREGULAR

Exemption Information

Assessment Information

Table with columns: Tax Year, Parcel No, Partial, Farm Land, Farm Building, Non Farm Land, Non Farm Building, Total New Construction, Total Demolition, Assessment Total.

Parcel Category

Table with columns: Parcel Number, Change Effective Year.

Tax Information

Table with columns: Description, Millage Rate, 2022 Amount, 2023 Amount, 2024 Amount, 2025 Amount, 2026 Amount, Total.

DISTRIBUTION

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Parcel Information Report MADISON County

Table with columns: Parcel Number, Township, Tax Code, Property Class, Land Use, 1977 Base Value, Senior Freeze Year, Alternate Parcel Number, Homestead Acres, Farm Acres, Gross Acres, TIF Base, EZone Parcel, Senior Freeze Value, Parcel Status, Acquisition Year, Lot Description, Legal Address.

Owner Name and Address: OSBORN DEVELOPMENT LLC, 7703 STONEBRIDGE GOLF DR, MARYVILLE IL 62292

Alternate Name and Address

Sales

Legal Description: WATERFORD PLACE INDUSTRIAL PARK LOT 2, 200' X 454' IRREGULAR

Exemption Information

Assessment Information

Table with columns: Tax Year, Parcel No, Partial, Farm Land, Farm Building, Non Farm Land, Non Farm Building, Total New Construction, Total Demolition, Assessment Total.

Parcel Category

Table with columns: Parcel Number, Change Effective Year.

Tax Information

Table with columns: Description, Millage Rate, 2022 Amount, 2023 Amount, 2024 Amount, 2025 Amount, 2026 Amount, Total.

DISTRIBUTION

Copyright (c) 1997-2023 DENNET Incorporated

Parcel Information Report MADISON County

Table with columns: Parcel Number, Township, Tax Code, Property Class, Land Use, 1977 Base Value, Senior Freeze Year, Alternate Parcel Number, Homestead Acres, Farm Acres, Gross Acres, TIF Base, EZone Parcel, Senior Freeze Value, Parcel Status, Acquisition Year, Lot Description, Legal Address.

Owner Name and Address: OSBORN DEVELOPMENT LLC, 7703 STONEBRIDGE GOLF DR, MARYVILLE IL 62292

Alternate Name and Address

Sales

Legal Description: WATERFORD PLACE INDUSTRIAL PARK LOT 3, 200' X 454' IRREGULAR

Exemption Information

Assessment Information

Table with columns: Tax Year, Parcel No, Partial, Farm Land, Farm Building, Non Farm Land, Non Farm Building, Total New Construction, Total Demolition, Assessment Total.

Parcel Category

Table with columns: Parcel Number, Change Effective Year.

Tax Information

Table with columns: Description, Millage Rate, 2022 Amount, 2023 Amount, 2024 Amount, 2025 Amount, 2026 Amount, Total.

DISTRIBUTION

Copyright (c) 1997-2023 DENNET Incorporated

Parcel Information Report
MADISON County

Parcel Number: 10-1-16-31-00-000-013
Township: 10-PIN OAK
Tax Code: 542
Property Class: 0660
Land Use: 0320
1977 Date Value: 31,640
Senior Freeze Year: 0
Alternate Parcel Number: 0 0000
Homesite Acres: 29.8700
Farm Acres: 20.8700
Gross Acres: 0
TIF Base: 0
EZone Parcel: NO
Senior Freeze Value: 0

Parcel Status: Active
Acquisition Year: 1925
Lot Dimensions: 156' x 156'

Owner Name and Address: ADELIA T CLARENCE A AND ELEANOR LANE
39 APT 217 DOROTHY DR
TROY IL 61284
Alternate Name and Address: MARLO WESTFALL CYNTHIA
93 WEST LAKE DR
TROY IL 61284

Site Address: 3466 FORMOSA RD
TROY IL 61284
Sales: 07/10/1925 105E050094 Net Selling Price: \$0.00

Legal Description: S PT SE EXC

Exemption Information

Assessment Information table with columns: Tax Year, Parcel No, Farm Land, Farm Building, Non Farm Land, Non Farm Building, Total New Construction, Total Construction, Assessment Total.

Parcel Geology

Site Information

Table with columns: 1st Installation, 2nd Installation, 3rd Installation, 4th Installation, Totals.

DISTRIBUTION table with columns: TRU TOWNSHIP PARK, TROY FIRE, CITY OF TROY, COLLEGE #312.

Parcel Information Report
MADISON County

Parcel Number: 10-1-16-31-00-000-013.003
Township: 10-PIN OAK
Tax Code: 542
Property Class: 0660
Land Use: 0320
1977 Date Value: 0
Senior Freeze Year: 0
Alternate Parcel Number: 0 0000
Homesite Acres: 0.0000
Farm Acres: 5.4100
Gross Acres: 0
TIF Base: 0
EZone Parcel: NO
Senior Freeze Value: 0

Parcel Status: Active
Acquisition Year: 2005
Lot Dimensions: 7650' x 197'

Owner Name and Address: COUNTY INVESTMENT CO
1 FARMER DR
FENICHAO IL 61266
Alternate Name and Address: 7650 E RESOURCE DR
TROY IL 61284

Sales: 04/22/1997 1997059056 Net Selling Price: \$0.00
04/22/1997 1997059056 Net Selling Price: \$0.00
02/09/2005 2005059100 Net Selling Price: \$230,000.00

Legal Description: PT SE SE

Exemption Information

Assessment Information table with columns: Tax Year, Parcel No, Farm Land, Farm Building, Non Farm Land, Non Farm Building, Total New Construction, Total Construction, Assessment Total.

Parcel Geology

Site Information

Table with columns: 1st Installation, 2nd Installation, 3rd Installation, 4th Installation, Totals.

DISTRIBUTION table with columns: TRU TOWNSHIP PARK, TROY FIRE, CITY OF TROY, COLLEGE #312.

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

EXPLANATION	AMOUNT

6720

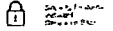
70-2519/810

AMOUNT Three hundred & 00/100 DOLLARS

CHECK AMOUNT

DATE	TO THE ORDER OF	DESCRIPTION	CHECK NUMBER
05-23	City of Troy		6720

\$ 300.00



CE

⑈006720⑈ ⑆081025198⑆037072060⑈

CITY OF TROY

116 E. MARKET
 TROY, ILLINOIS 62294

618-667-8734
 www.troyil.us

RECEIVED OF Osborn Dev.

ADDRESS _____

CITY _____

CASH _____ CHECK 6720 DATE 9/26/23

QUAN.	DESCRIPTION	AMOUNT
	BLDG. PERMIT	
	OCCUPANCY PERMIT	
	SIGN PERMIT	
	BUSINESS REG.	
	BUSINESS INSP.	
	LIQUOR LICENSE	
	PUBLIC HEARING	
	<u>WP Village Rezone</u>	<u>300.00</u>

Rec'd By [Signature]
 0610117046 RR Donnelley ©2016. All rights reserved. — 0667

0003447

Troy Times Tribune

Legal Notice

Run Date(s): October 12, 2023

Certificate of Publication

The **Troy Times Tribune** is a secular newspaper, has been continuously published weekly for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the city of **Troy**, county of **Madison**, State of Illinois, is of general circulation throughout that county and surrounding areas, and is a newspaper as defined by 715 ILCS 5/5.

This notice, a copy of which is attached, was published 1 times in **Troy Times Tribune**, one time per week for 1 week(s).

The first publication of the notice was made in the newspaper, dated and published on 10/12 and the last publication was 10/12.

Troy Times Tribune has signed this certificate by its registered agent.

Troy Times Tribune

By: mz

Registered Agent

Date: 10/12/2023

Publication Charge: \$ 34.40

The City of Troy Planning Commission has canceled a public hearing for Thursday, October 12, 2023 and rescheduled it to Thursday, November 2, 2023 at 7:00 p.m. in Council Chambers at the Troy Municipal Building, 116 E. Market Street, Troy, Illinois. The Planning Commission will consider a zoning map amendment (rezoning) in accordance with Section 154.143 of the Troy Code of Ordinances. The applicant and owner, Osborn Development LLC, is requesting a change in zoning from I-1 Light Industry to R-2 Two-family Residential on a 3.5± acre tract at 2247 Formosa Road with a PIN # 09-2-22-06-02-203-004. 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. Written comments may be submitted to the Building & Zoning Department or to buildingzoning@troyil.us and must be received 5 days before the scheduled hearing. All comments received by the deadline will be forwarded to the Planning Commission. newAdministrative Coordinator
10/12c

Troy Times Tribune

Legal Notice

Run Date(s): September 28, 2023

Certificate of Publication

The **Troy Times Tribune** is a secular newspaper, has been continuously published weekly for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the city of **Troy**, county of **Madison**, State of Illinois, is of general circulation throughout that county and surrounding areas, and is a newspaper as defined by 715 ILCS 5/5.

This notice, a copy of which is attached, was published 1 times in **Troy Times Tribune**, one time per week for 1 week(s).

The first publication of the notice was made in the newspaper, dated and published on 9/28 and the last publication was 9/28.

Troy Times Tribune has signed this certificate by its registered agent.

Troy Times Tribune

By: MO

Registered Agent

Date: 9/28/2023

Publication Charge: \$ 36.00

The City of Troy Planning Commission will hold a public hearing on Thursday, October 12, 2023 at 7:25 p.m., or as soon as can be heard, in Council Chambers at the Troy Municipal Building, 116 E. Market Street, Troy, Illinois. The Planning Commission will consider a zoning map amendment (rezoning) in accordance with Section 154.143 of the Troy Code of Ordinances. The applicant and owner, Osborn Development LLC, is requesting a change in zoning from I-1 Light Industry to R-2 Two-family Residential on a 3.5± acre tract at 2247 Formosa Road with a PIN # 09-2-22-06-02-203-004. 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. Written comments may be submitted to the Building & Zoning Department or to buildingzoning@troyil.us and must be received 5 days before the scheduled hearing. All comments received by the deadline will be forwarded to the Planning Commission. Linda Taake Building & Zoning Administrative Coordinator 9/28c

END OF DOCUMENT