



DocId:8959262

Tx:4645503

Return to:

City Clerk
116 E. Market Street
Troy, Illinois 62294

2025R03070
STATE OF ILLINOIS
MADISON COUNTY
02/03/2025 12:15 PM
LINDA A. ANDREAS
CLERK & RECORDER
REC FEE: 50.00
CO STAMP FEE:
ST STAMP FEE:
FF FEE:
RHSPS FEE:
OF PAGES: 10



50.00
CTY

Ordinance No. 2025 – 10

AN ORDINANCE Approving an Amendment to the Official Zoning Map
Changing the Zoning Designation of Real Estate
Owned by The Forum Associates LP from C-2 General Commercial
to PD-R Planned Development-Residential

(i.e. The Forum – 54 one-bedroom and six two-bedroom senior residential
units on 4.81 acres on the northwest side of SrA Bradley R. Smith Drive)

Whereas, The Forum Associates LP (hereinafter “Applicant”) has applied for a zoning map amendment to change the zoning designation on the property referenced above from C-2 General Commercial to Planned Development-Residential (PD-R) to construct 54 one-bedroom and six two-bedroom senior apartments on 4.81 acres on the northwest side of SrA Bradley R. Smith Drive as described in the attached application; 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 January 9, 2025 to consider the request for the rezoning 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. 2025-02PC to the City Council confirming it recommends the request for rezoning and the associated 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 Official Zoning Map 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: The City Council hereby accepts the Planning Commission's recommendation No. 2025-02PC to approve the requested zoning map amendment.

SECTION 2: The City Council hereby approves the requested zoning map amendment to change the zoning designation of the subject property, as depicted in Exhibit A attached hereto, from C-2 General Commercial to PD-R Planned Development-Residential and that any stipulations as noted on the Planning Commission's Recommendation 2025-02PC shall be in full force and effect.

SECTION 3: The attached development plan marked as Addendum 1 is referenced as the "preliminary development plan" (see Resolution 2025-02.)

SECTION 4: 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.

SECTION 5: Approval of the preliminary development plan by the City Council is merely an authorization to proceed with the preparation of the final development plan.

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, Illinois, approved by the Mayor, and deposited in the office of the City Clerk this twenty-first day of January, 2024.

Aldermen:

Dawson ✓

Flint ✓

Hellrung ✓

Henderson ✓

Italiano ✓

Knoll ✓

Manley ✓

Turner ✓

Total:

8 Ayes

0 Nays

0 Abstains



APPROVED:

A handwritten signature in black ink, appearing to read "David Nonn".

David Nonn, Mayor

ATTEST:

A handwritten signature in black ink, appearing to read "Kimberly Thomas".

Kimberly Thomas, City Clerk



REQUEST FOR ZONING ORDINANCE AMENDMENT

Please PRINT using ONLY BLUE or BLACK INK

www.troyil.us

Date of Application: 10/14/24

Rezoning Requested from: C-2 to PD-R

APPLICANT(S) / AGENT(S)

COMPLETE ALL ITEMS BEFORE SUBMISSION

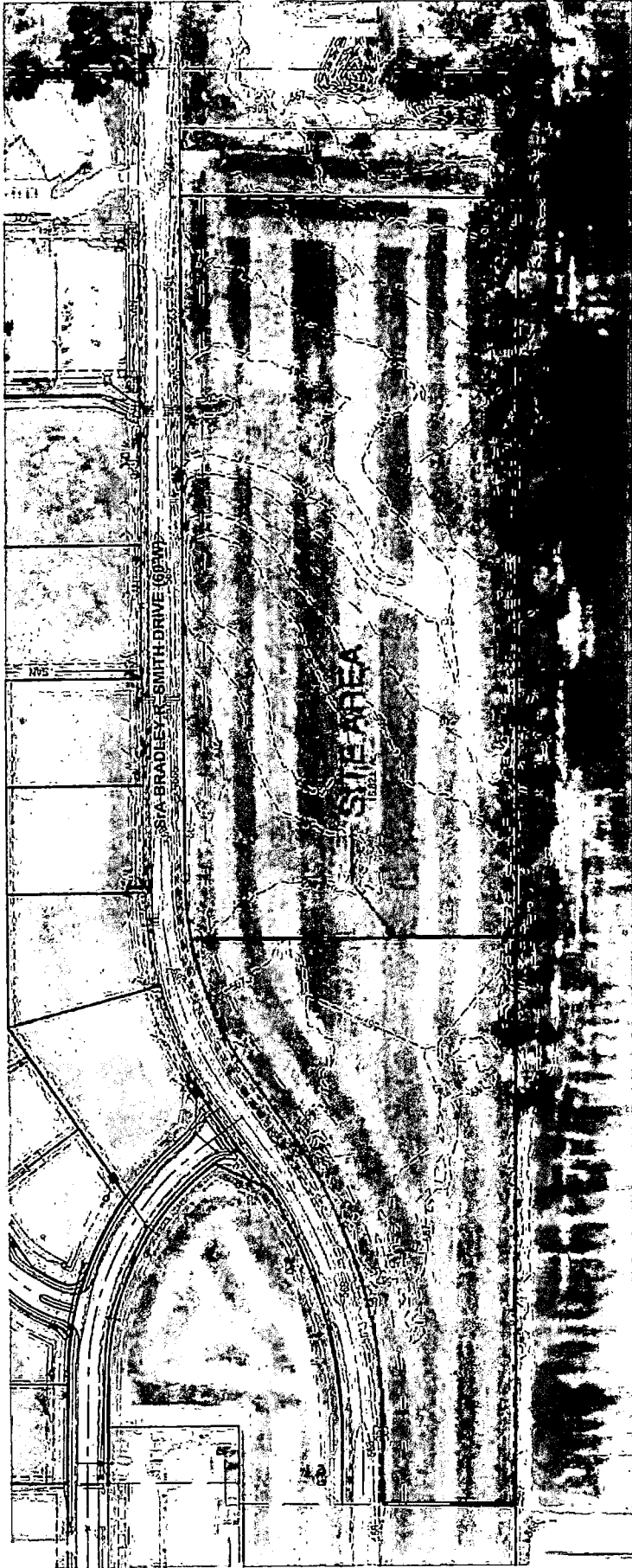
Name The Forum Associates, LP Name _____
 Address 1022 Eastport Plaza Drive Collinsville IL 62234 Address _____
 Phone # 618-345-3400 Phone # _____
 Email dlednicky@swida.org Email _____

PROPERTY OWNER(S) (if different than applicant)

Name WG Real Estate LLC Name _____
 Address 33 Autumn Circle Troy IL 62294 Address _____
 Phone # 618-667-8158 Phone # _____
 Email neil.goodwin@edwardjones.com Email _____

PROPERTY INFORMATION

- Address/location of land: Sr. A Bradley R. Smith Drive Troy IL 62294
- Existing use(s) and zoning classification of property: Vacant land currently farmed and zoned C-2
- Existing use(s) and zoning classification of other lots in the vicinity of property in question: C-2 north with commercial building, C-2 south vacant, R-1 east daycare, C-3 west commercial
- Suitability of the property in question for uses already permitted under existing regulations: _____
The property is suitable for commercial or residential
- Suitability of the property in question for the proposed uses: The property is suitable for commercial or residential
- 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 the property was zoned, the senior living villas at Serenade have been developed.



WJW Architects



The Forum

Planned Development Narrative

As the population of the United States is aging there is an increasing demand for senior living communities that provide dwelling units along with community events, social spaces, and outdoor activities. The Forum is a proposed independent seniors apartment development. The development will consist of 60 one- and two-bedroom dwelling units with associated community spaces in a two-story building. Amenities will include a management office, fitness room, computer stations, library, bistro and community room. The total building area is approximately 54,000 square feet. The building height will be 34'-1" above average grade, as defined by the Troy Zoning Ordinance. The development will also include onsite parking, a generous south facing courtyard with a walking path, and landscaping. The total site area is approximately 4.8 acres. This community is located within walking distance of the Tri-Township Park.

The design of the building is intended to be contemporary in nature and have a residential character. The building design, including the pitched roof, elevation articulation, and use of a rich variety of materials, is intended to evoke a sense of home for the residents. The material palette for the building is composed of durable, low maintenance materials, primarily of brick and fiber cement siding.

The building occupancy will be R-2 and the construction type will be 5A. The building will be sprinkled with a NFPA 13R system and will include a fire alarm system as required by IBC 2012 and NFPA 72 requirements.

The Forum will be constructed on approximately 4.8 acres along the west side of SrA Bradley R Smith Drive within the City's corporate limits. The property is currently zoned C-2 General Commercial and is farmed throughout the year. The developer is seeking rezoning and approval of a planned residential development consisting of 60 senior living units. The proposed 4.81 acres is currently part of a larger commercially zoned parcel totaling 16.93 acres. The developer is requesting rezoning for only the 4.81-acre tract identified as Lot 1 on the preliminary plat submitted with this application.

The drive aisles and parking areas within the development will be privately owned and maintained. The development will incorporate a new entrance onto SrA Bradley R Smith Drive. The utilities for the development will be service extensions that are designed and constructed per the City's requirements. City water and sewer are adjacent to the site and are of adequate size to serve the proposed development. Southwest Electric and Ameren will provide electric and gas services as necessary for this development. Private storm sewer structures and piping will convey the water to an onsite detention area which is tributary to the existing lake within the Greens of Troy.

The anticipated traffic generated by the proposed development indicates a minimal number of vehicles per hour because of the use and number of senior residential units. The proposed parking spaces to be provided total 80 spaces with 9 accessible spaces. This is a parking ratio of 1.33 spaces per unit. The ITE ParkGen analysis indicates an average parking ratio for this type of development of 0.61 spaces per unit. The proposed design exceeds this statistical average parking ratio. The Troy code does not have a specific category for Independent Senior Housing. Similar uses within the city code such as villas/duplexes and multi-family residential require two parking spaces per unit. These requirements are not based on the number of bedrooms in the units or that the residents are senior citizens who typically live alone and have only one vehicle. This proposed development consists of 54 1-bedroom units and 6 2-bedroom units. With regards to the number of bedrooms we are providing 1.21 spaces per bedroom. Through this planned development submittal, we are requesting approval of the proposed 80 parking spaces.

VISITOR SIGN IN SHEET

Meeting: _____ Date: 1-9-25

NAME (PLEASE PRINT) | **ADDRESS** (PLEASE PRINT) | **TIME**

1	Mike Lundy	SWIDA Collinsville, IL	6:00
2	DAVID RODSON	BINWATER DEN. GRP. ST. LOUIS, MO	6:00
3	Michael Carter	BBT TROY IL	6:00
4	MIKE JERABEK	INJW ARCHITECTS - CHICAGO, IL	6:00
5	MARSHA MALKER	TJMM ENGINEERING - TROY, IL	6:00
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			

RECOMMENDATION NO. 2025 ~ 02PC

Of the Planning Commission of the City of Troy, Illinois Recommending/Not Recommending An Application for a Zoning Map Amendment (Rezoning) from C-2 General Commercial to PD-R Planned Development-Residential and Associated Preliminary Development Plan (i.e. The Forum)

Name of Development: The Forum Subdivider/Developer: The Forum Associates LP

Location of Property: 4.81-acre section of a 17± tract on the west side of SrA Bradley R. Smith Drive

The Planning Commission met on January 9, 2025 to consider the rezoning and associated preliminary development plan. Copies of the supporting documents are incorporated by reference.

This application applies to the property commonly known as The Forum with PIN 09-1-22-08-00-000-009.015; See Planned Development Application and Preliminary Plat

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

Adams, Bogue, Compton, Curtis, Lawrenz, Lybarger, Reiter, Stone, Talbert, Total: Yeas, Nays, Abstains

The preliminary development plan:

Is approved with the following stipulations, if noted: The proposed fire lane is satisfactory to Troy Fire Chief

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 Zoning 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 9th day of January, 2025.

By: James 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:
Development is in alignment with surrounding facilities and city needs.
- b) The district classification of property in the vicinity of the property in question:
Change in classification of zoning is beneficial to the community
- c) The suitability of the property in question for uses already permitted under the existing district classification:
Irregular shaped property is being used efficiently
- d) The trend of development in the vicinity of the property in question, including changes (if any) that may have taken place since that property was placed in its present district classification:
Trend aligns with previous developments.
- e) Whether the proposed amendment is in the public interest and not merely for the benefit of the party proposing it.
The facility has presented data that supports the benefits provided to the community

Jamie Stone
Chairman, Planning Commission Date

Charles Lawrence
Secretary, Planning Commission Date