

**RECORDING
NOT REQUIRED**

RETURN TO:

**CITY CLERK
116 E. MARKET STREET
TROY, IL 62294**

**CITY OF TROY
ORDINANCE 2026-47**

**AN ORDINANCE ESTABLISHING A SECOND READING
REQUIREMENT FOR INDUSTRIAL DEVELOPMENTS**

**ADOPTED BY THE CITY COUNCIL OF THE CITY OF TROY, ILLINOIS
ON THIS 20TH DAY OF JULY 2026**

ORDINANCE NO. 2026-47

**AN ORDINANCE ESTABLISHING A SECOND READING REQUIREMENT FOR
INDUSTRIAL DEVELOPMENTS**

WHEREAS, the City Council of the City of Troy, Illinois, recognizes that industrial development projects may significantly impact transportation systems, municipal infrastructure, public services, storm water management, surrounding properties, and the overall character of the community; and

WHEREAS, the Planning Commission has complied with the provisions of § 154.143 of the Troy City Code by conducting a public hearing on July 9, 2026, to consider the proposed text amendment and supporting information; and

WHEREAS, following said public hearing, the Planning Commission adopted Recommendation No. PCRec-2026-20 recommending approval of the proposed amendment and transmitted such recommendation to the City Council; and

WHEREAS, the City Council finds that industrial development proposals, including industrial annexations, rezoning, planned developments, and special use permits, may warrant additional public review and deliberation prior to final action; and

WHEREAS, the City Council further finds that enhanced review procedures promote transparency, public participation, informed decision-making, and the protection of the public health, safety, and welfare; and

WHEREAS, the City Council desires to establish enhanced review procedures for industrial development applications within the City of Troy and its planning jurisdiction.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF
THE CITY OF TROY, ILLINOIS AS FOLLOWS:**

SECTION 1. The Troy City Code is hereby amended by adding Industrial Development to Definitions in § 154.005 and adding § 154.110 to the code entitled: § 154.110 ENHANCED REVIEW PROCEDURES FOR INDUSTRIAL DEVELOPMENT APPLICATIONS

§ 154.005 DEFINITIONS.

INDUSTRIAL DEVELOPMENT. Any proposed use, development, annexation, rezoning, planned development, building, structure, or activity intended for industrial purposes, including any use permitted within the I-1 or I-2 Industrial Districts, or any successor industrial zoning district established by this Chapter.

**§ 154.110 ENHANCED REVIEW PROCEDURES FOR INDUSTRIAL DEVELOPMENT
APPLICATIONS**

(A) Purpose.

This ordinance establishes a mandatory two-step City Council review process for industrial development applications to provide additional public input, transparency, and deliberation before final approval.

(B) The provisions of this Section shall apply to:

- (1) Annexations involving property proposed for industrial use;**
- (2) Rezoning to an industrial zoning district;**
- (3) Planned Developments containing industrial uses;**

(4) Special Use Permits authorizing an industrial use.

(C) Planning Commission Review Required. No application subject to this Section shall be considered by the City Council until:

- (1) A public hearing has been conducted before the Planning Commission.
- (2) All required notices have been provided.
- (3) The Planning Commission has adopted a recommendation; and
- (4) The recommendation has been transmitted to the City Council.
- (5) No application subject to this Section shall receive final approval except in compliance with this Section.

(D) City Council Review. Prior to final approval by the City Council, all applications subject to this Section shall be considered at two separate public meetings of the City Council.

- (1) The First City Council Hearing shall include:
 - a. Presentation of the proposed development;
 - b. Staff review and report;
 - c. Presentation of the Planning Commission recommendation;
 - d. Public comment; and
 - e. Council discussion.
 - f. Consideration of amendments to the proposed ordinance.

(2) No final action shall be taken at the First City Council Hearing.

(3) The proposed ordinance may be amended, revised, or referred for additional review following the First Hearing.

(4) The Second City Council Hearing shall occur no sooner than fourteen (14) calendar days after the First City Council Hearing.

- (a) The Second City Council Hearing shall include:
 - a. Additional public comment;
 - a. Council deliberation; and
 - b. Final action by ordinance, resolution, motion, annexation agreement, development agreement, or other action authorized by law.

(E) Mandatory Compliance.

(1) The requirements of this Section are mandatory and shall not be waived, suspended, or otherwise modified by the City Council except by amendment of this Chapter in the manner required by law.

(2) The requirements of this Section shall apply notwithstanding any other provision of this Code to the contrary.

(F) Effect of Approval.

(1) Nothing contained herein shall be construed as creating any entitlement to approval. Compliance with the procedures established by this Section shall not obligate the City Council to approve any application.

SECTION 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 3. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 4. This Ordinance shall take effect and be in force from and after its passage, approval, and publication as provided 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 20th day of July, 2026.

Aldermen Vote:

Dan Dawson	<u>✓</u>
Tim Flint	<u>✓</u>
Elizabeth Hellrung	<u>✓</u>
Nathan Henderson	<u>✓</u>

Sam Italiano	<u>ABSENT</u>
Debbie Knoll	<u>ABSENT</u>
Heather Stirling	<u>✓</u>
Troy Turner	<u>✓</u>

Ayes:	<u>6</u>
Nays:	<u>0</u>
Absent:	<u>2</u>
Abstain:	<u>0</u>



APPROVED:

A handwritten signature in blue ink, appearing to read "David Nonn", written over a horizontal line.

DAVID NONN, Mayor

City of Troy, Illinois

ATTEST:

A handwritten signature in blue ink, appearing to read "Kimberly Thomas", written over a horizontal line.

KIMBERLY THOMAS, Clerk

City of Troy, Illinois

RECOMMENDATION NO. PC-2026-20

**OF THE PLANNING COMMISSION OF THE CITY OF TROY, ILLINOIS,
RECOMMENDING ENHANCED REVIEW PROCEDURES FOR INDUSTRIAL
DEVELOPMENT APPLICATIONS**

WHEREAS, the Planning Commission has reviewed the City's current procedures for the consideration of industrial development applications; and

WHEREAS, the Planning Commission conducted a public meeting on July 9, 2026, and reviewed the proposed amendment and supporting information; and

WHEREAS, industrial developments often involve significant impacts upon transportation infrastructure, utilities, neighboring properties, emergency services, and the long-term development pattern of the City; and

WHEREAS, the Planning Commission finds that additional review by the City Council through a two-reading process would promote transparency, public participation, and informed decision-making; and

WHEREAS, the Planning Commission finds that the proposed amendments are in the best interests of the public health, safety, and welfare of the residents of the City of Troy, Illinois, and recorded below;

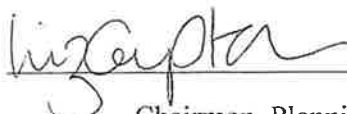
Bogue	<u>Y</u>	Lybarger	<u>Y</u>	Patton	<u>Y</u>	Yeas	<u>7</u>
Compton	<u>A</u>	McBride	<u>Y</u>	Reiter	<u>Y</u>	Nays	<u>0</u>
Curtis	<u>Y</u>	Niermann	<u>Y</u>	Vacancy		Abstains	<u>1</u>

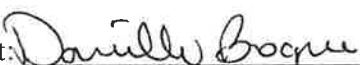
**NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION
AS FOLLOWS:** the ordinance requiring a First Reading and Second Reading for certain industrial development applications prior to final approval:

☐ Is Not Recommended ☒ Is Recommended -with the following stipulations:

A copy of this recommendation shall be forwarded to the City Council, with the original maintained on file by the Code Administrator.

DATED this 9th day of July, 2026.

By: 
Chairman, Planning Commission

Attest: 

Secretary, Planning Commission