

**RECORDING
NOT REQUIRED**

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

**CITY OF TROY
ORDINANCE 2026-48**

**AN ORDINANCE AMENDING REQUIREMENTS FOR SPECIAL
USES AND ZONING AMENDMENTS**

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

ORDINANCE NO. 2026-48

AN ORDINANCE AMENDING NOTICE REQUIREMENTS FOR SPECIAL USES AND ZONING AMENDMENTS

WHEREAS, the City Council of the City of Troy, Illinois, has reviewed the notice requirements contained within Chapter 154 of the City Code; and

WHEREAS, the Illinois Municipal League Handbook references Sections 11-13-6 and 11-13-7 of the Illinois Municipal Code concerning notice procedures for zoning matters; and

WHEREAS, the Planning Commission has reviewed the notice requirements contained within Chapter 154 of the City Code and has determined that amendments are necessary to clarify and standardize the procedures for providing notice of public hearings related to Special Uses and Zoning Amendments; and

WHEREAS, pursuant to applicable law and City ordinance, the Planning Commission conducted a public hearing on July 9, 2026, to consider proposed amendments to Chapter 154 regarding notice requirements for Special Uses and Zoning Amendments; and

WHEREAS, following said public hearing and consideration of the evidence and testimony presented, the Planning Commission adopted Recommendation No.PCRec-2026-21 recommending that the Mayor and City Council approve the proposed amendments to Chapter 154 of the City Code; and

WHEREAS, the City Council finds that requiring notice by Registered Mail or Certified Mail will provide a reliable method of documenting compliance with notice requirements, enhance the ability to verify delivery of notice, and promote transparency in the public hearing process; and;

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

1. Amendment to §154.141(D)(1)(a) – Special Uses.

Section 154.141(D)(1)(a) shall be amended to read as follows: "(a) By Registered Mail or Certified Mail to the applicant and to every owner of property adjacent to the premises for which the special use permit is requested; and"

2. Amendment to §154.143(C)(1)(a) – Amendments.

Section 154.143(C)(1)(a) shall be amended to read as follows: "(a) By Registered Mail or Certified Mail to the applicant and to every owner of property adjacent to the premises for which the amendment is requested; and"

3. All other provisions of §§154.141 and 154.143 not specifically amended herein shall remain in full force and effect.

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

5. This Ordinance shall be in full force and effect after its passage, approval, and publication according to 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>	Sam Italiano	<u>ABSENT</u>	Ayes:	<u>6</u>
Tim Flint	<u>✓</u>	Debbie Knoll	<u>ABSENT</u>	Nays:	<u>0</u>
Elizabeth Hellrung	<u>✓</u>	Heather Stirling	<u>✓</u>	Absent:	<u>2</u>
Nathan Henderson	<u>✓</u>	Troy Turner	<u>✓</u>	Abstain:	<u>0</u>



APPROVED:

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

DAVID NONN, Mayor
City of Troy, Illinois

ATTEST:

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

KIMBERLY THOMAS, Clerk
City of Troy, Illinois

RECOMMENDATION NO. 2026-21PC

**OF THE PLANNING COMMISSION OF THE CITY OF TROY, ILLINOIS, RECOMMENDING
AMENDMENTS TO CHAPTER 154 NOTICE REQUIREMENTS.**

WHEREAS, the Planning Commission has reviewed the notice requirements contained within Chapter 154 of the City Code and has determined that amendments are necessary to clarify and standardize the procedures for providing notice of public hearings related to Special Uses and Zoning Amendments; and

WHEREAS, the Planning Commission conducted a public hearing on July 9, 2026, to consider amendments to Chapter 154 regarding notice requirements for Special Uses and Zoning Amendments; and

WHEREAS, the proposed amendments would revise Sections 154.141(D)(1)(a) and 154.143(C)(1)(a) to require notice by Registered Mail or Certified Mail to the applicant and owners of adjacent property; and

WHEREAS, the Planning Commission finds that requiring notice by Registered Mail or Certified Mail will provide a reliable method of documenting compliance with notice requirements, enhance the ability to verify delivery of notice, and promote transparency in the public hearing process; 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>

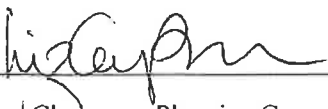
**NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION AS
FOLLOWS**, the proposed Ordinance Amending Chapter 154 of the City Code Regarding Notice
Requirements for Special Uses and Zoning Amendments:

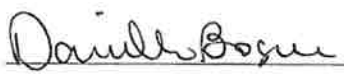
Is Not Recommended

☒ 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