

RETURN TO:

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

**RECORDING
NOT REQUIRED**

**CITY OF TROY
ORDINANCE 2026-54**

**AN ORDINANCE AMENDING §153.164(B), (B)(1), (B)(2), AND (D) OF
THE CITY CODE OF THE CITY OF TROY, ILLINOIS, REGARDING
AS-BUILT RECORDS AND GIS REQUIREMENTS**

**ADOPTED BY THE CITY COUNCIL OF THE CITY OF TROY, ILLINOIS
THIS 17TH DAY OF AUGUST 2026**

ORDINANCE 2026-54

AN ORDINANCE AMENDING §153.164(B), (B)(1), (B)(2), AND (D) OF THE CITY CODE OF THE CITY OF TROY, ILLINOIS, REGARDING AS-BUILT RECORDS AND GIS REQUIREMENTS

WHEREAS, the City Council of the City of Troy, Illinois, has authority under the Illinois Municipal Code to regulate subdivisions and public improvements within the City; and

WHEREAS, the Planning Commission conducted a public hearing on the 13th day of August, 2026 after due notice as required by law, and thereafter adopted Recommendation No. REC2026-28PC recommending approval of this amendment; and

WHEREAS, the City Council finds that complete and accurate as-built records of all utility infrastructure are necessary to protect the public health, safety, and welfare, facilitate future development, improve maintenance operations, reduce utility conflicts, and ensure accurate Geographic Information System (GIS) mapping; and

WHEREAS, the City Council further finds that the existing provisions should be expanded to require documentation of all public and private utility infrastructure rather than only water and sanitary sewer facilities; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Troy, Illinois, as follows:

1. §153.164(B) is hereby amended to read as follows:

(B) As-Built Records. Prior to acceptance of public improvements or release of any applicable performance guarantees, the developer shall submit complete record drawings ("as-built" plans) prepared and certified by a Professional Engineer or Professional Land Surveyor licensed in the State of Illinois. The record drawings shall accurately depict the location, dimensions, elevations, materials, and other pertinent information for all public and private utility infrastructure and other required public improvements installed as part of the development.

2. §153.164(B)(1) shall be amended to read as follows:

(1) Record drawings shall include, at a minimum, all public and private utility infrastructure installed within or serving the development, including but not limited to:

- (a) Water distribution facilities;
- (b) Sanitary sewer facilities;
- (c) Storm sewer systems;
- (d) Storm water management facilities;
- (e) Electric utility infrastructure;
- (f) Natural gas facilities;
- (g) Telecommunications and fiber optic facilities;
- (h) Street lighting infrastructure;
- (i) Franchise utility improvements;
- (j) Cable television facilities;
- (k) Conduits, vaults, structures, and appurtenances; and
- (l) Any other public or private utility infrastructure required by the approved engineering plans.

3. §153.164(B)(2) shall be amended to read as follows:

(2) Record drawings shall be submitted in both hard copy and digital format acceptable to the City and shall include Geographic Information System (GIS)-compatible data for all public and private utility infrastructure. Digital files shall be submitted in a format approved by the City Engineer and shall accurately identify the horizontal and vertical location of all applicable facilities.

4. §153.164(D) shall be amended to read as follows:

(D) GIS Requirements. Prior to final acceptance of improvements, the developer shall provide GIS-compatible mapping for all public and private utility infrastructure installed as part of the development. GIS data shall comply with City standards and include all information necessary for incorporation into the City's GIS database, including utility type, size, material, location, elevations where applicable, ownership, installation date where known, and any additional attributes required by the City Engineer.

5. If any provision of this Ordinance is declared invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

6. All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

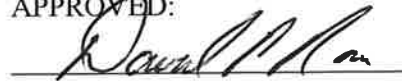
7. This Ordinance shall be in full force and effect from and after its passage, approval, and publication as provided by law.

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 17th day of August, 2026.

Aldermen Vote:

Dan Dawson	<u>✓</u>	Sam Italiano	<u>✓</u>	Ayes:	<u>7</u>
Tim Flint	<u>✓</u>	Debbie Knoll	<u>ABSENT</u>	Nays:	<u>0</u>
Elizabeth Hellrung	<u>✓</u>	Heather Stirling	<u>✓</u>	Absent:	<u>1</u>
Nathan Henderson	<u>✓</u>	Troy Turner	<u>✓</u>	Abstain:	<u>0</u>

APPROVED:



DAVID NONN, Mayor
City of Troy, Illinois

ATTEST:



KIMBERLY THOMAS, Clerk
City of Troy, Illinois



RECOMMENDATION NO. 2026-28PC**A RECOMMENDATION OF THE PLANNING COMMISSION OF THE CITY OF TROY, ILLINOIS, RECOMMENDING AN AMENDMENT TO §153.164 OF THE CITY CODE REGARDING AS-BUILT RECORDS AND GIS REQUIREMENTS**

WHEREAS, the City of Troy has determined that maintaining accurate records of all public and private utility infrastructure is essential to the effective operation, maintenance, planning, and protection of public infrastructure; and

WHEREAS, the current provisions of §153.164 limit as-built record and Geographic Information System (GIS) submission requirements primarily to water and sanitary sewer facilities; and

WHEREAS, the Planning Commission finds that expanding these requirements to include all public and private utility infrastructure will improve the City's infrastructure management, facilitate future development, reduce utility conflicts, and provide more complete records for emergency response and maintenance activities; and

WHEREAS, a public hearing was held before the Planning Commission on the 13th day of August, 2026, after due notice as required by law; and

WHEREAS, after considering all testimony and evidence presented at the public hearing, the Planning Commission voted as follows:

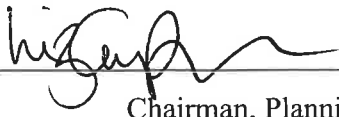
Bogue	<u>Y</u>	Lybarger	<u>Y</u>	Patton	<u>Y</u>	Yeas	<u>6</u>
Compton	<u>ABSTAIN</u>	McBride	<u>Y</u>	Reiter	<u>Y</u>	Nays	<u>0</u>
Curtis	<u>Y</u>	Niermann	<u>ABSENT</u>	Vacant		Abstains	<u>1</u>

NOW, THEREFORE, BE IT RECOMMENDED BY THE PLANNING COMMISSION OF THE CITY OF TROY, ILLINOIS, that the City Council approve the proposed amendment to §153.164(B), (B)(1), (B)(2), and (D) of the City Code to expand the as-built record and Geographic Information System (GIS) requirements to include all public and private utility infrastructure, as set forth in the attached ordinance.

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

Remain in place

DATED this 13th day of August, 2026.

By: 
Chairman, Planning Commission

Attest: 
Secretary, Planning Commission