



DocId:18736336
Tx:4631836

2024R23794
STATE OF ILLINOIS
MADISON COUNTY
08/28/2024 10:24 AM
LINDA A. ANDREAS
CLERK & RECORDER
REC FEE: 50.00
CO STAMP FEE:
ST STAMP FEE:
FF FEE:
RHSPS FEE:
OF PAGES: 8

Return to:
City Clerk
116 E. Market Street
Troy, Illinois 62294



SD COE.

Ordinance No. 2024 - 54

An Ordinance Approving an Amendment to the Official Zoning Map
Changing the Zoning Designation of 37.9 acres west of Staunton Road
from R-1 Single-family Residential to R-1E Single-family Residential

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

THIS NINETEENTH DAY OF AUGUST, 2024

Whereas, Retail Place, 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 37.9 acres west of Staunton Road with PINs# 09-1-22-04-15-401-009 and 09-2-22-04-00-000-017;

Whereas, prior to the presentation of this ordinance to the City Council, the Planning Commission held a public hearing on August 8, 2024, 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. 2024-05PC to the City Council confirming that it recommends the request for a change in the zoning designations with stipulations, if any, as noted.

DR

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.2024-05PC 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 37.9 acres west of Staunton Road with PINs# 09-1-22-04-15-401-009 and 09-2-22-04-00-000-017 from R-1 Single-family Residential to R-1E Single-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 2024-05PC shall be in full force and effect.

SECTION 3: The Code Official is hereby authorized to note the change made by this ordinance on the city’s Official Zoning Map.

SECTION 4: 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 nineteenth day of August, 2024.

Aldermen:

Dawson <u>ABSENT</u>	Italiano <u>AYE</u>	Total:
Flint <u>AYE</u>	Knoll <u>AYE</u>	<u>7</u> Ayes
Hellrung <u>AYE</u>	Manley <u>AYE</u>	<u>0</u> Nays
Henderson <u>AYE</u>	Turner <u>AYE</u>	<u>0</u> Abstains



APPROVED:

David Nonn, Mayor

ATTEST:

Kimberly Thomas, City Clerk

RECOMMENDATION No. 2024~05PC

Of the Planning Commission of the City of Troy, Illinois Recommending/Not Recommending an Application for a Zoning Map Amendment (rezoning) 37.9-acres (two tracts) west of Staunton Road from R-1 Single-family Residential to R-1E Single-Family Residential

WHEREAS, the Planning Commission met on August 8, 2024 to consider an application for a zoning map amendment filed by applicant Retail Place LLC. A copy of the application, certification regarding publication of the hearing notice, and of notification to surrounding property owners are incorporated by reference; and

WHEREAS, this application applies to 37.9 acres on the west side of Staunton Road comprised of two tracts: PIN #s 09-1-22-04-15-401-009 and 09-2-22-04-00-000-017; and

WHEREAS, the Planning Commission considered the testimony and exhibits offered on behalf of the application and the citizens on the attached sign-in sheet 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 follows:

Adams <u>ABSENT</u>	Curtis <u>YES</u>	Reiter <u>ABSENT</u>	<u>5</u> Yeas
Bogue <u>YES</u>	Lawrenz <u>ABSENT</u>	Stone <u>ABSENT</u>	<u>0</u> Nays
Compton <u>YES</u>	Lybarger <u>YES</u>	Talbert <u>YES</u>	<u>0</u> Abstains

NOW THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION AS FOLLOWS, that the application for the following: Amend the official Zoning Map to rezone 37.9-acres on the west side of Staunton Road comprised of two tracts with PIN #s 09-1-22-04-15-401-009 and 09-2-22-04-00-000-017 from R-1 Single-family Residential to R-1E Single-family Residential

IS NOT recommended. **IS** recommended with the following stipulations, if noted:

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

DATED this 8th day of August, 2024.

By: [Signature]
Chairman, Planning Commission
VICE

Attest: [Signature]
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:

The surrounding properties are all zoned R1

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

The new R1E designation fits with the long term plan for the city

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

This R1E is less dense than the current designation

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:

There are 6 very similar homes just north of this plot

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

YES - It will address any existing drainage problems

Wig Couper 8/8/24
Chairman, Planning Commission Date
Vice

AD Lambert 8/8/24
Secretary, Planning Commission Date

NOTICE OF PUBLIC HEARING

The City of Troy Planning Commission will hold a public hearing on Thursday, August 8, 2024, at 6:00 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) under Section 154.143 of the Troy Code of Ordinances. The applicant, Retail Place LLC, is requesting a change in zoning from R-1 Single-family Residential to R-1E Single-family Residential on a 37.9-acre tract on the west side of Staunton with PINs # 09-1-22-04-15-401-009 and 09-2-22-04-00-000-017.

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 parties 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 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: July 12, 2024

Media Notified: July 12, 2024



REQUEST FOR ZONING AMENDMENT

ILLINOIS
Everything Within Reach

Please PRINT using ONLY BLUE or BLACK INK

www.troyil.us

Date of Application: 6-20-24 Rezoning Requested from: R-1 to R-1E

APPLICANT(S) / AGENT(S)

Name <u>Retail Place, LLC</u>	Name _____
Address <u>7700 Stonebridge Golf Dr.</u>	Address _____
<u>Maryville IL 62062</u>	
Phone # <u>618-346-7878</u>	Phone # _____
Email <u>Carde@osbornproperty.com</u>	Email _____

PROPERTY OWNER(S) (if different than applicant)

Name _____	Name _____
Address _____	Address _____
Phone # _____	Phone # _____
Email _____	Email _____

PROPERTY INFORMATION

- Address/location of land: Stanton Rd Across from Burlington Dr.
- Existing use(s) and zoning classification of property: Farm use ; R-1 zoning
- Existing use(s) and zoning classification of other lots in the vicinity of property in question: Single family Res; R-1 surrounding
- Suitability of the property in question for uses already permitted under existing regulations: Property is best suited for single family Residential
- Suitability of the property in question for the proposed uses: Suitable for 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: Property to the North was zoned Single Family Residential for 2 Acre Lots prior to R-1-E zoning being created

7. The effect the proposed rezoning would have on implementation of the Comprehensive Plan:

Matches the Comprehensive Plan with Low density Residential

8. The effect the proposed use would have on public utilities and on traffic circulation on nearby streets:

Minimal impact to existing utilities & traffic

9. Provide any additional information pertinent to the proposed rezoning:

Trying to develop Lots similar to the nice homes in the original Harvest Point subdivision

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.

CERTIFICATION of APPLICANT(s) and PROPERTY OWNER(s)

I / We hereby certify that all of the information given herein and in the attachments are true and correct to the best of my/our knowledge.


Dated this 20 day of June, 2024


Applicant(s) / Agent(s) Signature

Cade Osborn
Printed Name

Applicant(s) / Agent(s) Signature

Printed Name


Property Owner(s) Signature

Cade Osborn
Printed Name

Property Owner(s) Signature

Printed Name

Keep page 3 for your information - § 154.143 Amendments

OFFICE USE ONLY:

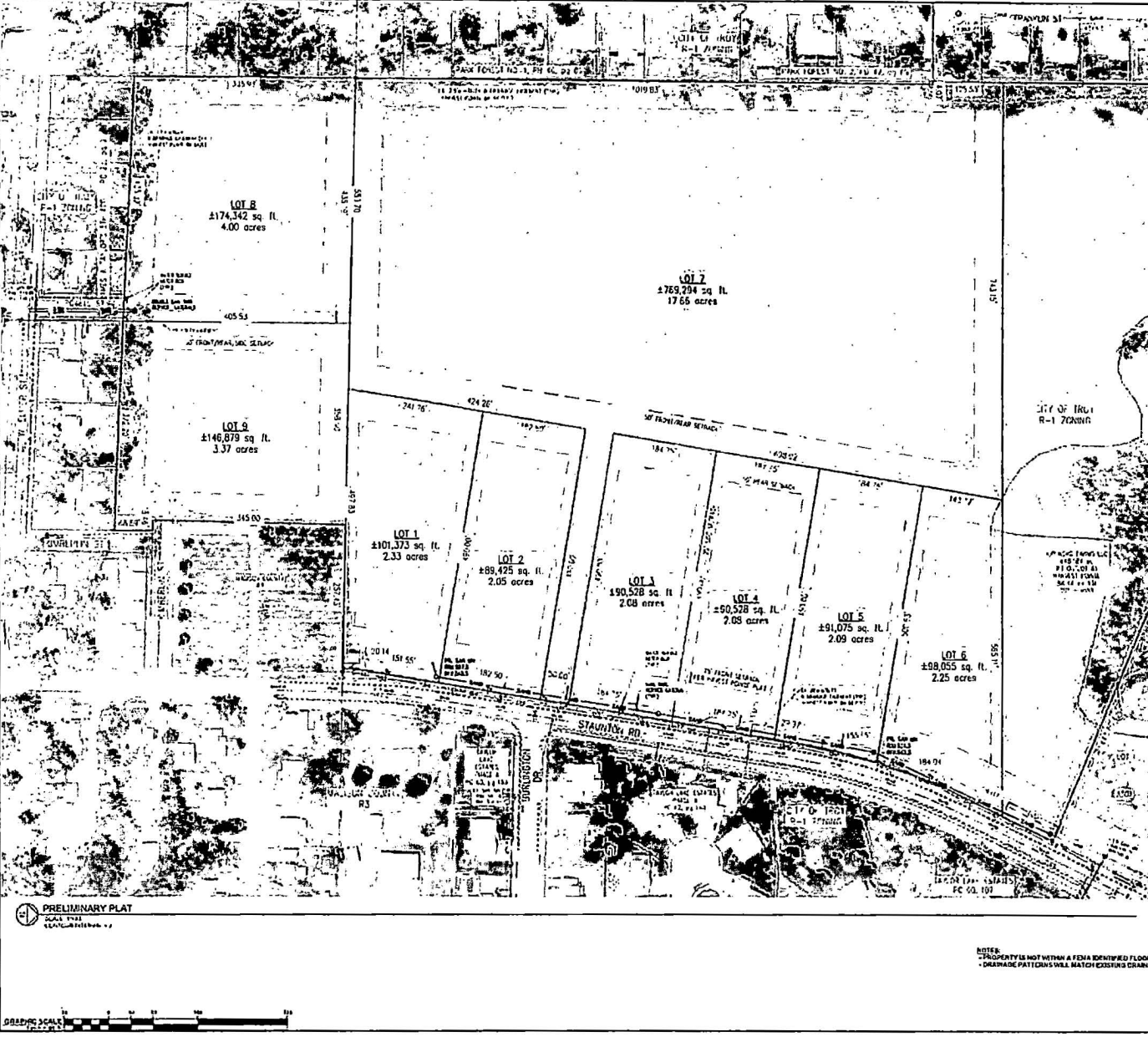
Check No.: 5866

Date of Filing: 7/3/24

Receipt No.: 3839

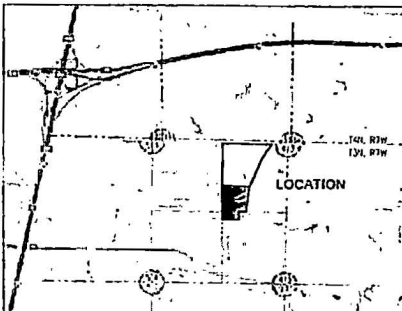
Received by: AL

END OF DOCUMENT



PRELIMINARY PLAT, JULY 2024
HARVEST POINTE
1st ADDITION

PART OF OUTLOT A OF HARVEST POINTE, A SUBDIVISION RECORDED IN BOOK 66, PAGE 131 OF THE MADISON COUNTY, ILLINOIS RECORDS, BEING PART OF THE EAST HALF OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS



LOCATION SKETCH

OWNER / DEVELOPER:
 METAL PLACE LLC
 1700 STONEMORER GOLF DR
 MARYVILLE, IL 62453
 PH: 618-460-1978

ENGINEER / SURVEYOR:
 NETEMEYER ENGINEERING ASSOCIATES, INC.
 101 SUN PAPER DR
 AUBURN, IL 62516
 PH: 618-232-7816

INDEX OF SHEETS
 PR-1 COVER, PRELIM PLAT, WITH AERIAL OVERLAY
 PR-2 PRELIM PLAT, UTILITY PLAN

SUBDIVISION INFORMATION

PARCEL NUMBER: 09-2-22-04-00-000-017
EXISTING ZONING: R-1, CITY OF TROY
PROPOSED ZONING: R-1E, CITY OF TROY
GROSS AREA: 137.31 ACRES

R-1E MINIMUM LOT DIMENSIONS:
 LOT AREA: 2 ACRES
 WIDTH: 160'
 DEPTH: 160'
 FRONT YARD: 50'
 SIDE YARD: 50'
 ADJUTING STREET: 50'
 ADJUTING LOT: 20'
 REAR YARD: 50'

TOTAL PROPOSED LOTS: 9 LOTS

- LEGEND**
- - IRON SURVEY MARKER FOUND
 - - CONDUIT SLURRY HOLE FOUND
 - △ - STAIN SLURRY HOLE FOUND
 - — — — — PROPERTY BOUNDARY LINE
 - — — — — EXISTING R.O.W. LINE
 - — — — — EIT ADDRESS
 - — — — — BUILDING SETBACK LINE
 - — — — — EXISTING EASEMENT AS NOTED
 - — — — — LIGHT POLE / UTILITY POLE W/ CUT
 - — — — — OVERHEAD ELECTRIC LINE
 - — — — — UTILITY BOX / TELEPHONE P.B.S.
 - — — — — EXISTING IRON OPTIC LINE
 - — — — — EXISTING GAS LINE
 - — — — — EXISTING FENCE
 - — — — — EXISTING SANITARY MAN-OLD
 - — — — — EXISTING SANITARY SEWER
 - — — — — EXISTING LIQUIDANT
 - — — — — EXISTING WATER MAIN
 - — — — — EXISTING GAS / WATER METER
 - — — — — EXISTING SIGN SEWER INLET
 - — — — — EXISTING EASEMENT
 - — — — — EXISTING STORM SEWER
 - — — — — EXISTING LOGS OF PAVEMENT
 - — — — — PROPOSED EASEMENT
 - — — — — PROPOSED WATER LINE
 - — — — — PROPOSED SANITARY SEWER LINE
 - — — — — PROPOSED SANITARY SEWER MANHOLE

NOTES:
 *PROPERTY IS NOT WITHIN A FEMA IDENTIFIED FLOODPLAIN
 †DRAINAGE PATTERNS WILL MATCH EXISTING DRAINAGE PATTERNS

PRELIMINARY PLAT
 SCALE 1"=100'



REGISTERED PROFESSIONAL ENGINEER
NETEMEYER ENGINEERING ASSOCIATES, INC.
 101 SUN PAPER DR
 AUBURN, IL 62516
 PH: 618-232-7816
 FAX: 618-232-7800
 www.netemeyer-engineering.com

HARVEST POINTE ESTATES
1st ADDITION
 TROY, IL
 PRELIMINARY PLAT
 SHEET NO. PR-1