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TROY, IL 62294**

2023R25471  
STATE OF ILLINOIS  
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09/22/2023 09:50 AM  
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**CITY OF TROY  
RESOLUTION 2023-35**

5000 CTY

**RESOLUTION OF THE CITY COUNCIL REGARDING THE  
ACCEPTANCE/REJECTION OF A PRELIMINARY PLAT  
(WEST WIND VILLAS)**

DR

**RESOLUTION OF THE CITY COUNCIL REGARDING THE ACCEPTANCE/REJECTION OF A PRELIMINARY PLAT**

**Whereas,** CPO Investments LLC (Owner/Developer) has submitted a preliminary plat for a development named West Wind Villas – 18 two-family lots and Outlots A, B, and C zoned R-2 Two-family Residential located on 10.3 acres on the north side of Bouse Road and part of the Southeast Quarter of Section 31, Township 4 North, Range 7 West of the Third Principal Meridian; PIN 10-1-16-31-00-000-013; and

**Whereas,** the Planning Commission met on September 14, 2023 to review the preliminary plat for compliance with the provisions of Chapter 153 Subdivision Code of the Code of Ordinances and Recommended the preliminary plat with the following stipulations: See Recommendation No. 2023-14PC; and

**Whereas,** the City Council met on September 18, 2023 and considered the Planning Commission's recommendation. A copy of the supporting documents are incorporated by reference; and

**Whereas,** the City Council reviewed the preliminary plat for compliance with the provisions of Chapter 153 Subdivision Code and voted as recorded below:

**Aldermen:**

Dawson <u>A4E</u>	Italiano <u>A4E</u>	Total:	
Flint <u>ABSENT</u>	Knoll <u>A4E</u>	<u>6</u>	Ayes
Hellrung <u>A4E</u>	Manley <u>ABSENT</u>	<u>0</u>	Nays
Henderson <u>A4E</u>	Turner <u>A4E</u>	<u>0</u>	Abstain

**Now Therefore,** the City Council of the City of Troy, Illinois

**Approves** the preliminary plat

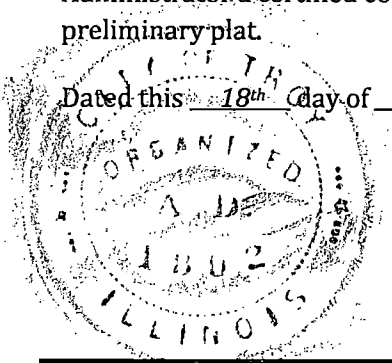
Approval of the City Council shall be valid for one year from the date of the resolution, during which time the Subdivider/Developer shall submit detailed improvement plans, followed by a final plat for review and approval by the City. Council approval shall not qualify a preliminary plat for recording.

**Rejects** the preliminary plat

If the City Council rejects the preliminary plat, its resolution shall specify the aspects in which the plat fails to comply with the Subdivision Ordinance and/or the Official Map.

One copy of this resolution shall be given to the Subdivider/Developer and the City Clerk shall give the Code Administrator a certified copy of the Council's resolution of approval or disapproval to be attached to the preliminary plat.

Dated this 18<sup>th</sup> day of September, 2023.



Approved: [Signature]  
David Nonn, Mayor

Attest [Signature]  
Kim Thomas, City Clerk

City of Troy, Illinois

**RECOMMENDATION NO. 2023 ~ 14PC**

**Of the Planning Commission of the City of Troy, Illinois  
Regarding the Review of a Preliminary Plat  
(i.e. West Wind Villas)**

Name of Subdivision: West Wind Villas

Owner/Developer: CPO Investments LLC

Address/Location of Property: 10.3 acres on the north side of Bouse Road

The Planning Commission met on September 14, 2023 to consider the above referenced preliminary plat. Copies of the supporting documents are incorporated by reference.

This application applies to property commonly known as West Wind Villas (18 two-family residential lots and 3 outlots) with PIN 10-1-16-31-00-000-013 and part of the Southeast Quarter of Section 31, Township 4 North, Range 7 West of the 3rd Principal Meridian; See Preliminary Plat Checklist

The Planning Commission has reviewed the preliminary plat for compliance with the provisions of Chapter 153 Subdivision Code of the Troy Code of Ordinances and voted as recorded below:

Adams <u>Y</u>	Curtis <u>Y</u>	Reiter <u>Y</u>	<u>8</u> Yeas
Bogue <u>Y</u>	Lawrenz <u>Y</u>	Stone <u>Abstain</u>	<u>    </u> Nays
Compton <u>Y</u>	Lybarger <u>Y</u>	Talbert <u>Y</u>	<u>1</u> Abstains

The preliminary plat

**Is Recommended**

With the following stipulations: \_\_\_\_\_  
\_\_\_\_\_

**Is Not Recommended**

If the preliminary plat 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 plat fails to conform to the Subdivision Code and/or the Official Map.

Copies of this recommendation are presented to the City Council; the original shall be filed with the Code Administrator.

Dated this 14th day of September, 2023.

By: Jami M Stone  
Chairman, Planning Commission

Attest: Charles Lee Peng  
Secretary, Planning Commission

Building & Zoning Department

**END OF DOCUMENT**