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RESOLUTION 2025 - 06

A RESOLUTION OF THE CITY OF TROY, ILLINOIS
ADOPTING A PRELIMINARY DEVELOPMENT PLAN FOR A
PLANNED DEVELOPMENT-RESIDENTIAL (PD-R)
KNOWN AS THE FORUM
(54 ONE-BEDROOM AND SIX TWO-BEDROOM SENIOR APARTMENTS ON
4.81 ACRES ON THE NORTHWEST SIDE OF SRA BRADLEY R. SMITH DRIVE)

ADOPTED BY THE CITY COUNCIL
OF THE CITY OF TROY, ILLINOIS
THIS 21ST DAY OF JANUARY 2025

**RESOLUTION OF THE CITY COUNCIL ADOPTING A PRELIMINARY DEVELOPMENT
PLAN FOR A PLANNED DEVELOPMENT-RESIDENTIAL (PD-R)
KNOWN AS THE FORUM**

Whereas, The Forum Associates LP applicant, is proposing to establish a Planned Development-Residential (PD-R) known as The Forum, consisting of 54 one-bedroom and six two-bedroom senior apartments on 4.81 acres on the northwest side of SrA Bradley R. Smith Drive; and

Whereas, the City of Troy Planning Commission has complied with the provisions outlined in *Section 154.064 Planned Developments* of the Zoning Ordinance by holding a public hearing as required by statute for consideration of the PD-R preliminary development plan; and

Whereas, on January 9, 2025, the Planning Commission recommended approval of the PD-R preliminary development plan with the stipulation that the proposed fire lane is satisfactory to the Troy Fire Department Chief as incorporated in Recommendation No. 2025-02PC hereto attached; and

Whereas, on January 21, 2025, the City Council accepted the Planning Commission's Recommendation as per the meeting minutes hereto referenced; and

Whereas, the proposed PD-R, as evidenced by the preliminary development plan, has been reviewed by the City engineer and complies with all applicable codes and ordinances.

Now Therefore, be it resolved by the City Council of the City of Troy, Madison County, Illinois as follows:

Section 1. The recitals above are true and accurate and hereby adopted and incorporated herein as if fully set forth.

Section 2. The PD-R preliminary development plan as attached hereto as Addendum 1 is hereby approved.

Section 3. **Payment for allocation.** In addition to providing the required areas of common open space within the residential development, the owner/developer shall pay the City the sum of \$500 per dwelling unit. This payment shall be allocated to one or more of the following accounts as determined by the City Council: (1) a street improvement account; (2) a sewer plant capital improvement account; or (3) a city enhancement ("streetscaping") account. This payment shall be paid at the time of the City Council's approval of the final development plan. **If the payment is not made to the City at such time, the Mayor shall not sign the final development plan for recording purposes.**

Section 4. All conditions imposed as a part of any planned development shall run with the land and shall not lapse or be waived as a result of a subsequent change in ownership of any or all of the area.

Section 5. Approval of the preliminary development plan by the City Council is merely an authorization to proceed with the preparation of the final development plan.

Approval of the preliminary development plan shall be valid for two years from the date of City Council approval. If an application for final development plan approval for all or a geographic portion of the preliminary development plan has not been filed within the two year, then a resubmission of the preliminary development plan shall be required if the applicant intends to pursue final development plan approval.

The City Council, upon recommendation from the Planning Commission, may grant up to a one-year extension, from the date that the period of validity expired. The City Council may reject such resubmission of the same development plan in light of new facts and circumstances relating to the development plan.

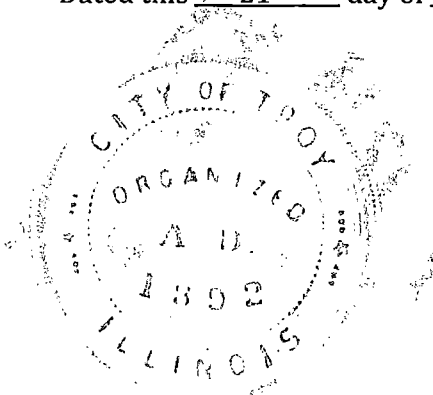
In no case shall a building permit be issued prior to final development plan approval.

At such time the period of validity has expired, the resolution approving the preliminary development plan shall become null and void. If the development plan involves rezoning all or a portion of the property comprising the development, the City Council may initiate proceedings to rezone the property to its original or other appropriate zoning district, in accordance with the procedures and requirements of the Zoning Code.

Section 6. The City Clerk shall file with the Madison County, Illinois Recorder of Deeds a copy of this Resolution and the preliminary development plan as attached hereto.

Section 7. This Resolution shall be in full force and effect after its passage and approval as provided by law.

Dated this 21st day of January, 2025.



By David Nonn
David Nonn, Mayor

Attest Kimberly Thomas
Kimberly Thomas, City Clerk