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2025R09990  
STATE OF ILLINOIS  
MADISON COUNTY  
04/15/2025 11:07 AM  
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#50 CTY

**RESOLUTION 2025 - 11**

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A RESOLUTION OF THE CITY OF TROY, ILLINOIS  
REGARDING THE ACCEPTANCE/REJECTION OF A PRELIMINARY PLAT  
KNOWN AS FIRST ADDITION TO TROY TOWN CENTRE  
(A RE-SUBDIVISION OF PART OF OUTLOTS A, B, C, AND G OF TROY TOWN CENTRE  
CONSISTING OF 40 R-1A SINGLE-FAMILY RESIDENTIAL LOTS AND OUTLOTS A, B, D, AND E;  
AND 10 FUTURE C-1 NEIGHBORHOOD COMMERCIAL LOTS AND OUTLOT C)

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ADOPTED BY THE CITY COUNCIL  
OF THE CITY OF TROY, ILLINOIS  
THIS 17<sup>TH</sup> DAY OF MARCH 2025

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

Whereas, Osborn Development (Owner/Developer) has submitted a preliminary plat for a development named First Addition to Troy Town Centre - a re-subdivision of part of Outlots A, B, C, and G of Troy Town Centre consisting of 40 R-1A Single-family Residential lots and Outlots A, B, D, and E; and 10 future C-1 Neighborhood Commercial lots and Outlot C located on 20+ acres north of Troy Town Center on Edwardsville Road in the Southeast Quarter of Section 5, Township 3 North, Range 7 West of the Third Principal Meridian; and

Whereas, the Planning Commission met on March 13, 2025 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. 2025-04PC; and

Whereas, the City Council met on March 17, 2025 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:

Table with 3 columns: Alderman Name, Vote, and Total. Rows include Dawson, Flint, Hellrung, Henderson, Italiano, Knoll, Manley, Turner, and a Total row showing 8 Ayes, 0 Nays, and 0 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

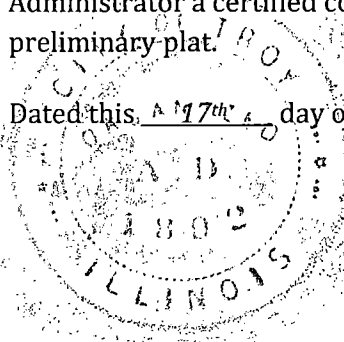
If the City Council rejects the preliminary plat, its resolution shall specify the aspects in which the plat fails to comply with the Subdivision Ordinance and/or the Official Map.

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 17th day of March, 2025.

Approved By David Nonn, Mayor

Attest Kim Thomas, City Clerk



**RECOMMENDATION NO. 2025 ~ 04PC**

**Of the Planning Commission of the City of Troy, Illinois  
Regarding the Review of a Preliminary Plat  
(i.e., First Addition to Troy Town Centre)**

Name of Subdivision: First Addition to Troy Town Centre Owner/Developer: Osborn Development LLC

Address/Location of Property: 20+ acres north of Troy Town Centre on Edwardsville Road

The Planning Commission met on March 13, 2025 to consider the above-referenced preliminary plat. Copies of the supporting documents are incorporated by reference.

This application applies to property commonly known as First Addition to Troy Town Centre - a re-subdivision of part of Outlots A, B, C, and G of Troy Town Centre and part of the Southeast Quarter of Section 5, all in the Southeast Quarter of Section 5, Township 3 North, Range 7 West of the 3<sup>rd</sup> Principal Meridian consisting of 40 R-1A Single-family Residential lots and Outlots A, B, D, and E; and 10 future C-1 Neighborhood Commercial lots and Outlot C; 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 _____	Curtis <u>Y</u>	Reiter <u>Y</u>	Total:
Bogue <u>Y</u>	Lawrenz <u>Y</u>	Stone _____	_____ Yeas
Compton <u>Y</u>	Lybarger <u>Y</u>	Talbert <u>Y</u>	_____ Nays

The preliminary plat

**Is Recommended**

With the following stipulations: The public infrastructure associated with the "Future Commercial" phase is constructed within 2 years of approval of this preliminary plat by the City Council

**Is Not Recommended**

If the preliminary plat is not approved, the Planning Commission shall furnish to the applicant, within 30 days of the filing date, 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.

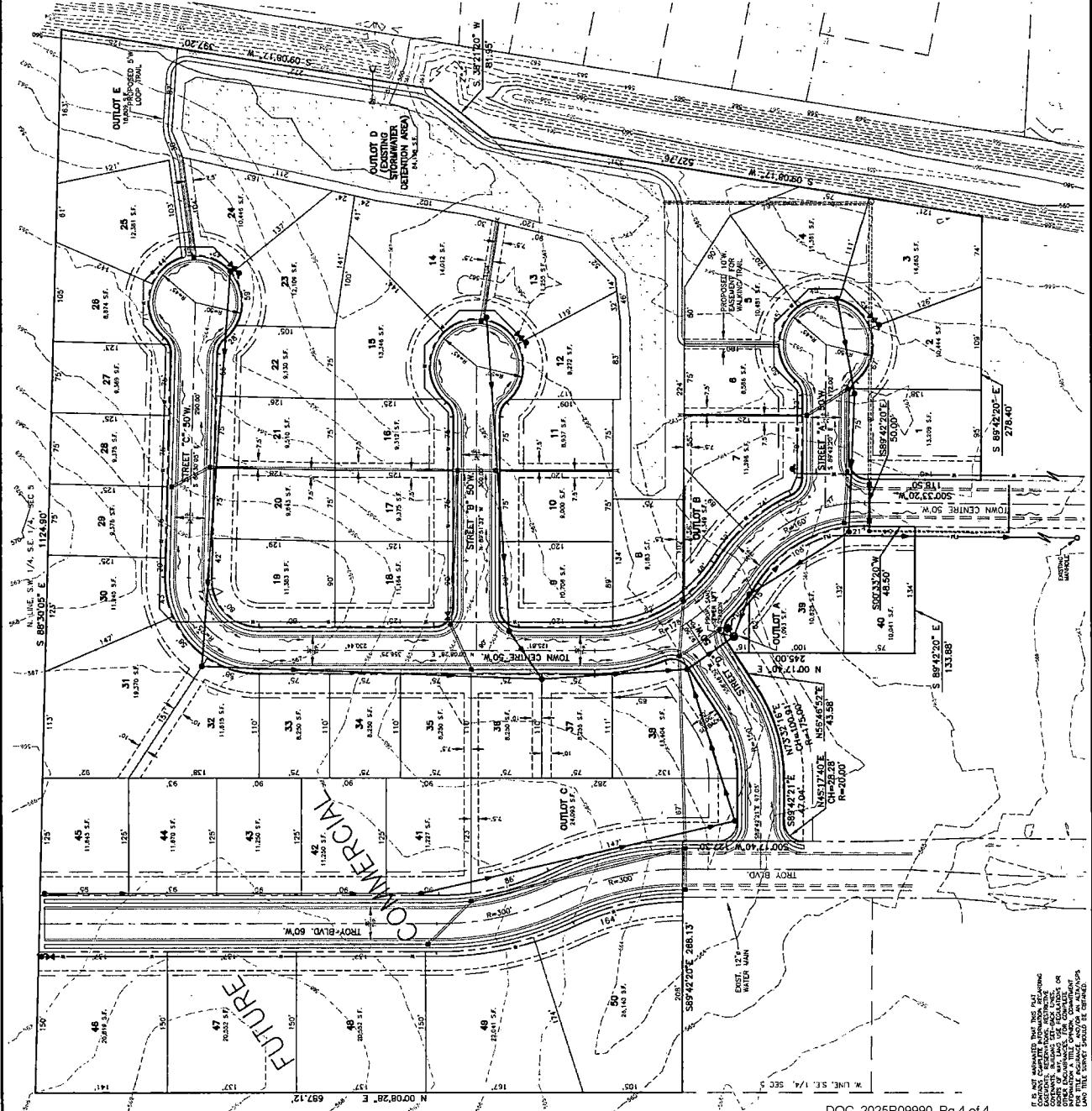
Dated this 13<sup>th</sup> day of March, 2025.

By: JM Stone  
Chairman, Planning Commission

Attest: Charles Sawyers  
Secretary, Planning Commission

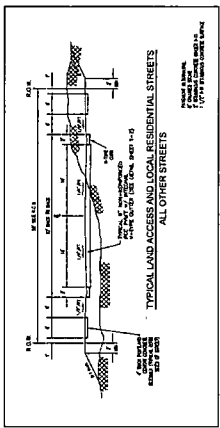
# PRELIMINARY PLAT FIRST ADDITION TO TROY TOWN CENTRE

A RE-SUBDIVISION OF PART OF OUTLOTS A, B, C, & G OF "TROY TOWN CENTRE," AND PART OF THE SOUTHEAST QUARTER OF SECTION 5, ALL IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 7 WEST OF THE 3RD PRINCIPAL MERIDIAN, IN THE CITY OF TROY, MADISON COUNTY, ILLINOIS



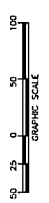
- LEGEND**
- Denote existing fire hydrant
  - Denote existing fire hydrant
  - Denote proposed water valve
  - Denote proposed water valve
  - Denote prop. manhole & P.V.C. sanitary sewer line (8" P.V.C.)
  - Denote prop. fire hydrant & P.V.C. water main (8" P.V.C.)
  - Denote existing contour line
  - Denote direction of surface water flow
  - Denote R.O.W. line
  - Denote easement line
  - Denote building set-back line

- NOTES:**
1. Storm sewers to be sized during final site design planning (minimum 12" dia.).
  2. Storm sewer under street pavement to be Class II R.C.C.P. All other storm sewer to be Dual-wall HDPE (R.C.C.P. 18" or approved equal).
  3. Calculations for sewage flows and lift station capacities to be provided with final plans.
  4. The basis of bearings and coordinates shown herein is U.S. State Plane West Coast System, NAD83, 185 Survey Feet.
  5. All lot dimensions and areas shown herein are approximate and are subject to change upon final platting.
  6. All street turn-out radii @ intersections are 20' to right of way and 30' to back of curb.
  7. All street turn-out radii @ intersections are 20' to right of way and 30' to back of curb.
  8. Building set backs are 25' from right of way unless otherwise noted.
  9. All easements are for drainage detention, sanitary sewer, water main and utilities.
  10. Zoning is C-2-A for the residential part of the development to the east, north, and south. C-1 for the commercial part on the west side.



AREA IN LOTS=13.61 ACRES  
 AREA IN OUTLOTS=3.04 ACRES  
 AREA IN STREET RIGHT OF WAY TO BE DEDICATED=3.37 ACRES  
 AREA IN SUBDIVISION=20.02 ACRES  
 REQUIRED GREEN SPACE=2.00 ACRES  
 GREEN SPACE PROVIDED (OUTLOTS A,B,C,E)=1.11 ACRES  
 GREEN SPACE PROVIDED (OUTLOT D)=1.93 ACRES X 0.50=0.97 ACRES  
 TOTAL GREEN SPACE PROVIDED=2.08 ACRES

LAND SURVEYOR/ENGINEER  
 SHERBUT-CARSON-CLAYTON, LLC  
 44 MEADOW HEIGHTS PROFESSIONAL PARK  
 COLLINGSVILLE, IL 62234  
 (618) 346-5454  
 info@sherbut.com



THE DRAWING DOES NOT SHOW UNDESIGNED UNLESS TO SHOW THE EXISTING CONDITIONS. ALL UTILITIES SHOWN ARE BASED ON RECORD PLATS AND FIELD SURVEY.

PROJECT NO. 2317	DATE: 11/18/2022
SCALE: 1"=40'	DRAWN BY: [Name]
DATE: 11/18/2022	CHECKED BY: [Name]
PRELIMINARY PLAT	
FIRST ADDITION TO TROY TOWN CENTRE	
SHERBUT-CARSON-CLAYTON, LLC 44 MEADOW HEIGHTS PROFESSIONAL PARK COLLINGSVILLE, IL 62234 (618) 346-5454 info@sherbut.com	
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