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**CITY OF TROY
RESOLUTION 2025 - 27**

**RESOLUTION OF THE CITY COUNCIL ADOPTING AN
EXTENSION OF THE PLANNED DEVELOPMENT – RESIDENTIAL
(PD-R) KNOWN AS SHADOW WOOD PHASE 3**

CITY OF TROY, ILLINOIS

Resolution No. 2025-27

RESOLUTION OF THE CITY COUNCIL ADOPTING AN EXTENSION OF THE PLANNED DEVELOPMENT-RESIDENTIAL (PD-R) KNOWN AS SHADOW WOOD PHASE 3

Whereas, Shadow Wood Development, LLC is the owner of a 29± acre tract southwest of Shadow Wood Subdivision located in the City of Troy, Illinois and is proposing to establish a Planned Development-Residential (PD-R) known as Shadow Wood Phase 3 consisting of 72 single- family and 5 common area lots.

Whereas, the City of Troy Planning Commission adopted the PD-R known as Shadow Wood Phase 3 Section 154.064 Planned Developments of the Zoning Ordinance Resolution No. 2023-36, September 18, 2023.

Whereas, PD-R Shadow Wood Phase 3 has not completed development. Per Section 154.064 Planned Developments 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. On the date of September 11, 2025, the Planning Commission voted to approve said extension.

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

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

Section 2. The City Council hereby accepts the Planning Commission’s recommendation No. 2025-44 to approve the extension of the preliminary development plan for Shadow Woods Phase 3 contingent on the resubmission of the application for final plan approval for all or a geographic portion of the preliminary plan for one (12) month period.

Section 3. Failure to submit the application for final plan approval for all or a geographic portion of the preliminary plan with in the initial 2-year period then a resubmission of the preliminary development plan shall be required if the applicant intends to pursue final plan approval.

Section 4. 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 5. This Resolution shall be in full force and effect after its passage and approval as provided by law.

Dated this 15TH day of SEPTEMBER, 2025.

APPROVED:

David Nonn

David Nonn, Mayor

ATTEST:

Kimberly Thomas

Kimberly Thomas, City Clerk

