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2026R08090

STATE OF ILLINOIS

MADISON COUNTY

03/20/2026 09:00 AM

LINDA A. ANDREAS

CLERK & RECORDER

REC FEE: 50.00

CO STAMP FEE:

ST STAMP FEE:

FF FEE:

RHSPS FEE:

OF PAGES: 23

RETURN TO:

CITY CLERK

116 E. MARKET STREET

TROY, IL 62294

CTY 50

CITY OF TROY

RESOLUTION 2026-08

**RESOLUTION OF THE CITY COUNCIL ADOPTING A
PRELIMINARY DEVELOPMENT PLAN FOR A
PLANNED DEVELOPMENT OVERLAY KNOWN AS
HAMPTON GLEN VILLAS**

**ADOPTED BY THE CITY COUNCIL
OF THE CITY OF TROY, ILLINOIS ON
THIS 17TH DAY OF FEBRUARY 2026**

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**RESOLUTION OF THE CITY COUNCIL ADOPTING A PRELIMINARY
DEVELOPMENT PLAN FOR A PLANNED DEVELOPMENT OVERLAY KNOWN AS
HAMPTON GLEN VILLAS**

WHEREAS, PM Office Park, Shawn Hartman, applicant, is proposing to establish a Planned Development Overlay known as Hampton Glen Villas, consisting of 10 single-family detached villa lots and one out lot on 3.65 acres on the west end of Hampton Glen Subdivision; and

WHEREAS, the City of Troy Planning Commission has complied with the provisions set forth in Section 154.064 Planned Development Overlay of the Zoning Ordinance by holding a public hearing pursuant to notice as required by statute for consideration of the PD development plan; and

WHEREAS, on February 12, 2026 the Planning Commission recommended approval of the PD preliminary development plan with certain stipulations as incorporated in Recommendation No. 2026-01PC hereto attached; and

WHEREAS, on February 12, 2026 the City Council accepted the Planning Commission's Recommendation as per the meeting minutes hereto referenced; and

WHEREAS, the proposed PD, as evidenced by the preliminary development plan, has been reviewed 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:

1. The recitals set forth above are true and accurate and are hereby adopted and incorporated herein as if fully set forth.
2. The PD preliminary development plan as amended and attached hereto as Addendum I is hereby approved.
3. Payment for allocation. In addition to providing the required areas of common open space within the residential development, the owner/developer shall pay to 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 approval of the final plat of the subdivision by the City Council. If the payment is not made to the city at such time, the Mayor shall not sign the final plat for recording purposes.
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.
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.
6. Approval of the preliminary development plan shall be valid for a period of two years from the date of City Council approval. If an application for final plan approval for all or a geographic portion of the preliminary plan has not been filed within the two year period, then a resubmission of the preliminary development plan shall be required if the applicant intends to pursue final plan approval.

7. 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.
8. In no case shall a building permit be issued prior to final development plan approval.
9. At such time the period of validity has expired, the resolution approving preliminary development plan shall become null and void. In the event that the development plan involved 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.
10. 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.
11. This Resolution shall be in full force and effect after its passage and approval as provided by law.

PASSED by the City Council of the City of Troy, Madison County, Illinois, approved by the Mayor, and deposited in the office of the City Clerk this 17th day of February, 2026.

Aldermen Vote:

Dan Dawson	<u>✓</u>	Sam Italiano	<u>✓</u>	Ayes:	<u>8</u>
Tim Flint	<u>✓</u>	Debbie Knoll	<u>✓</u>	Nays:	<u>0</u>
Elizabeth Hellrung	<u>✓</u>	Heather Stirling	<u>✓</u>	Absent:	<u>0</u>
Nathan Henderson	<u>✓</u>	Troy Turner	<u>✓</u>	Abstain:	<u>0</u>

APPROVED:



DAVID NONN, Mayor
City of Troy, Illinois

ATTEST:



KIMBERLY THOMAS, Clerk
City of Troy, Illinois





PLANNED DEVELOPMENT APPLICATION

116 E. Market Street / Troy, Illinois 62294

PROJECT NAME	Hampton Glen Villas
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TYPE OF PLANNED DEVELOPMENT	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Business	<input type="checkbox"/> Mixed-use
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DATE OF SUBMISSION	TOTAL NUMBER OF LOTS	NUMBER OF PHASES	PHASE SUBMITTED	NUMBER OF LOTS THIS PHASE
11/26/25	10	1	1	10

PROJECT INFORMATION	
Property Address	1458 Troy O'Fallon Road
Section/Township Range	Section 15, Township 3 North
Parcel ID Number(s)	09-1-22-15-00-000-001
Parcel Size (Acres)	46.92
Current Zoning	R-1
Surrounding Zoning	N: R-1 S: R-1 E: R-1 W: R-1
Comprehensive Plan Land Use Designation	R-1: Residential Single Family Villas

PLANNED DEVELOPMENT – RESIDENTIAL	
Proposed Use:	<input checked="" type="checkbox"/> Single-family <input type="checkbox"/> Two-family <input type="checkbox"/> Multi-family
Total # of Dwelling Units by Use	10
Average Sq. Ft. by Use	Approximately 2,700 SF
# of Bedrooms per Dwelling Unit	3
Off-street Parking Spaces	Number/Unit <u>4</u> Total Number <u>40</u>

PLANNED DEVELOPMENT – BUSINESS			
Proposed Use	N/A		
Building Size (Sq. Ft.)	N/A		
Units per Building	N/A	Average Sq. Ft per Unit	
Total Site Coverage	N/A		

PARKING

TYPE	REQUIRED	SUBMITTED
Regular Spaces	N/A	
ADA Spaces	N/A	
Bicycle	N/A	

OWNER INFORMATION

Name	Bruce Reidle		
Name of Company	PM Office Park LLC		
Address	514 East Vandalia Street Edwardsville, IL 62025		
Telephone	618.656.1514	Email	breidle@rplumber.com

APPLICANT INFORMATION – IF DIFFERENT FROM OWNER

Name	Shawn Hartmann		
Name of Company	Hartmann Homes		
Address	2921 Maryville Road Maryville, IL 62062		
Telephone	618.205.3990	Email	shawnhartmann.s2@gmail.com
Relationship to Owner	Developer		

ENGINEER INFORMATION

Name	Marsha J. Maller		
Name of Company	Thouvenot, Wade, and Morechen Inc.		
Address	4940 Old Collinsville Road Swansea, IL 62226		
Telephone	618.624.4488	Email	mmaller@twm-inc.com

Please see the Preliminary Plat submittal documents.

PROJECT NARRATIVE

Provide a written project narrative with emphasis on the points below. Include a draft concept plan, aerial map, elevations of the proposed development with colors/building materials, and any other relevant information about the project to be presented to the Planning Commission.

Applications for establishing a PD overlay will be accepted only for vacant tracts of land or for property undergoing redevelopment. Redevelopment shall be defined as a minimum increase of 50% in the appraised value of the subject property brought about as a result of the improvements made as proposed, as determined by a licensed appraiser. This appraisal information shall be provided by the applicant at the applicant's expense. Demolition and rebuild, construction of new principal structure(s) or a change in the principal use as defined in this ordinance are conditions that may be used to determine this valuation.

<input checked="" type="checkbox"/>	A statement or diagram/matrix detailing the section(s) of the zoning ordinance that will be varied from and the conditions present that require deviation from the established standards. This written justification must clearly and explicitly detail each item that will deviate from the established guidelines and explain the special physical circumstances present on the subject tract of land that inhibit its development. Economic justifications for establishing the PD overlay are not acceptable. This portion of the application is the foundation for the establishment of the PD overlay.
<input checked="" type="checkbox"/>	A statement as to why the proposed PD overlay will not cause substantial injury to the value, use, or enjoyment of other property in the neighborhood.
<input checked="" type="checkbox"/>	A statement as to how the proposed PD overlay will be designed, arranged, and operated to ensure that development and use of neighboring property in accordance with the applicable district regulations will not be prevented or made unlikely.
<input checked="" type="checkbox"/>	A statement or diagram/matrix detailing the particular measures that will be implemented to compensate for the requested deviations from the underlying zoning district.

ADDITIONAL INFORMATION	
<input checked="" type="checkbox"/>	Applicant 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.
<input checked="" type="checkbox"/>	Submission of the application for a PD overlay, including site plans and the required fees, must be filed with the Code Official. For PD overlays based on residential zoning districts, the requirement for a site plan may be waived and a Preliminary Plat in compliance with Chapter 153: Subdivision Code shall suffice.

AFFIRMATION

I hereby affirm that I have the full legal capacity to authorize the filing of this application and that all information and exhibits herewith submitted are true and correct to the best of my knowledge. I permit City representatives to make all reasonable inspections and investigations of the subject property as part of this application. I acknowledge and agree to pay all required fees and incurred costs as specified by the City, following its codes and ordinances. Failure of the applicant to submit all required documents and pay all associated costs will delay and /or stop the approval process.

PRINTED NAME OF APPLICANT	SIGNATURE OF APPLICANT	DATE
Shawn Hartmann	Shawn Hartmann	11/26/25

PRINTED NAME OF OWNER	SIGNATURE OF OWNER	DATE
Shawn Hartmann	[Redacted Signature]	11/26/25

For Office Use Only

Date Submitted: _____ Date Fee Paid: _____ Date Published: _____
 Date Notices Sent: _____ Public Hearing Date: _____

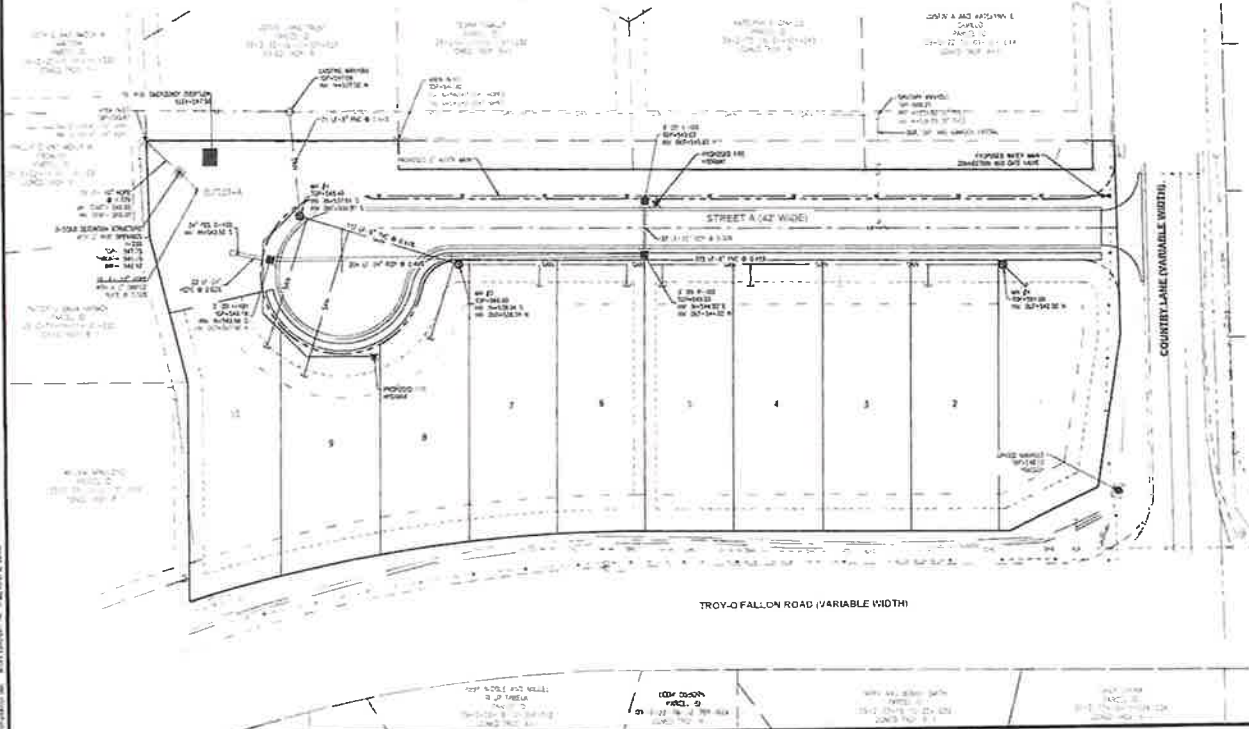


- PROPOSED 12' WIDE
- PROPOSED 10' WIDE
- PROPOSED 8' WIDE
- PROPOSED 6' WIDE
- PROPOSED 4' WIDE
- PROPOSED 2' WIDE
- PROPOSED 1' WIDE
- PROPOSED 0.5' WIDE
- PROPOSED 0.25' WIDE

- EXISTING 12' WIDE
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TWM
CONSULTING ENGINEERING
GEOSPATIAL SERVICES

ILLINOIS: DEARBORN, ILLINOIS, GREEN GARDEN, PISCATAWAY, ILLINOIS

MISSOURI: ST. LOUIS, MISSOURI

TENNESSEE: NASHVILLE, CHATTANOOGA, ATHENS

THOUVENOT, WADE & MOERCHEN, INC.
DEARBORN OFFICE
1440 OLD COLE INDUSTRIAL ROAD
DEARBORN, ILLINOIS 60015
TEL: 630.941.1400
WWW.TWM-INC.COM

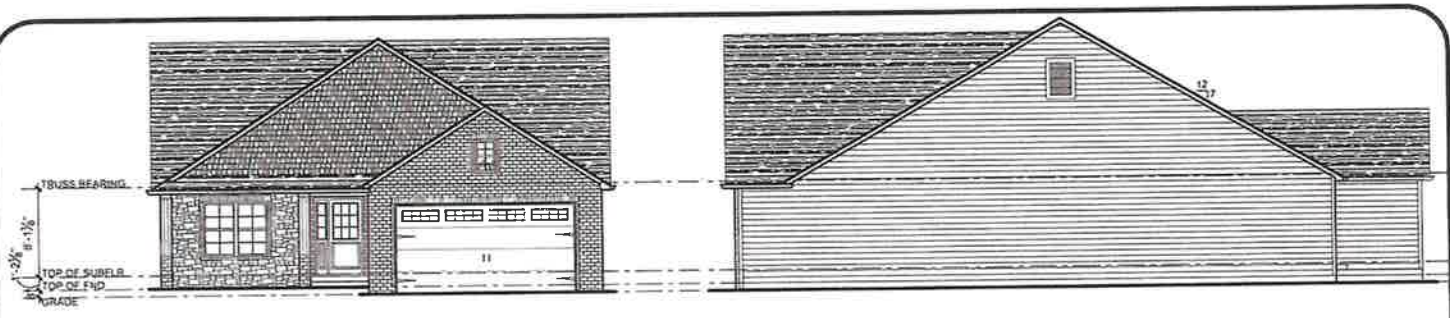
PROJECT LOCATION: NASHVILLE, TENNESSEE
CLIENT: TROY-O FALLON ROAD
DESIGNER: TROY-O FALLON ROAD
DATE: 10/15/2014
SCALE: AS SHOWN

DATE: 10/15/2014
SCALE: AS SHOWN

PREPARED BY: USA
DESIGNED BY: USA
APPROVED BY: USA
PROJECT NO.: 2014-01

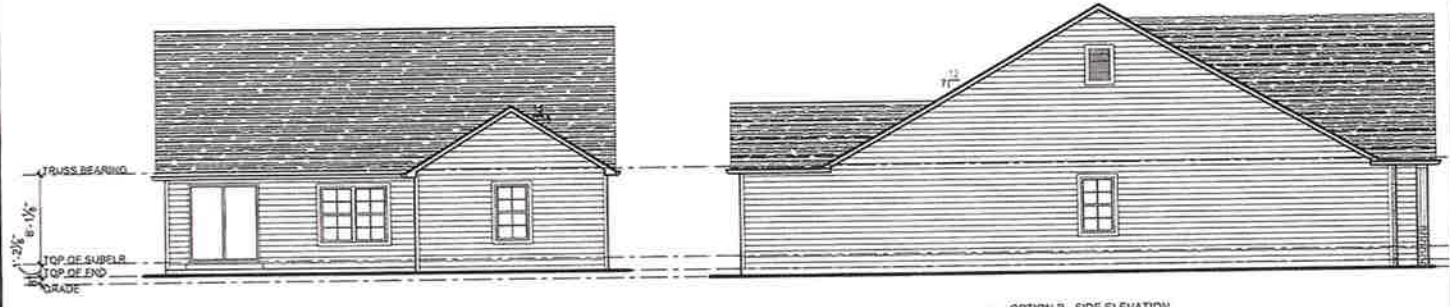
PROJECT: PRELIMINARY PLAT
 TROY-O FALLON ROAD
 CITY OF TROY
 MADISON COUNTY
 TENNESSEE

5 OF 5



1 OPTION B - FRONT ELEVATION
Scale 1/8" = 1'-0"

3 OPTION B - SIDE ELEVATION
Scale 1/8" = 1'-0"



2 OPTION B - REAR ELEVATION
Scale 1/8" = 1'-0"

4 OPTION B - SIDE ELEVATION
Scale 1/8" = 1'-0"

GENERAL NOTES:
 1. 4" X 4" BRICK CHIMNEY THROUGHOUT UNLESS NOTED OTHERWISE.
 2. WINDOWS SHALL BE VINYL WINDOWS OR OWNER ACCEPTED EQUAL.
 3. ALL WINDOW FINISHES SHALL BE SELECTED BY OWNER.
 4. TRUSS DESIGN AND LAYOUT SHALL BE PER TRUSS MFG.
 5. SW-87.05 @ 16" OC EXCEPT WHERE NOTED.



DATE: 11/11/2014
 PROJECT: 1102

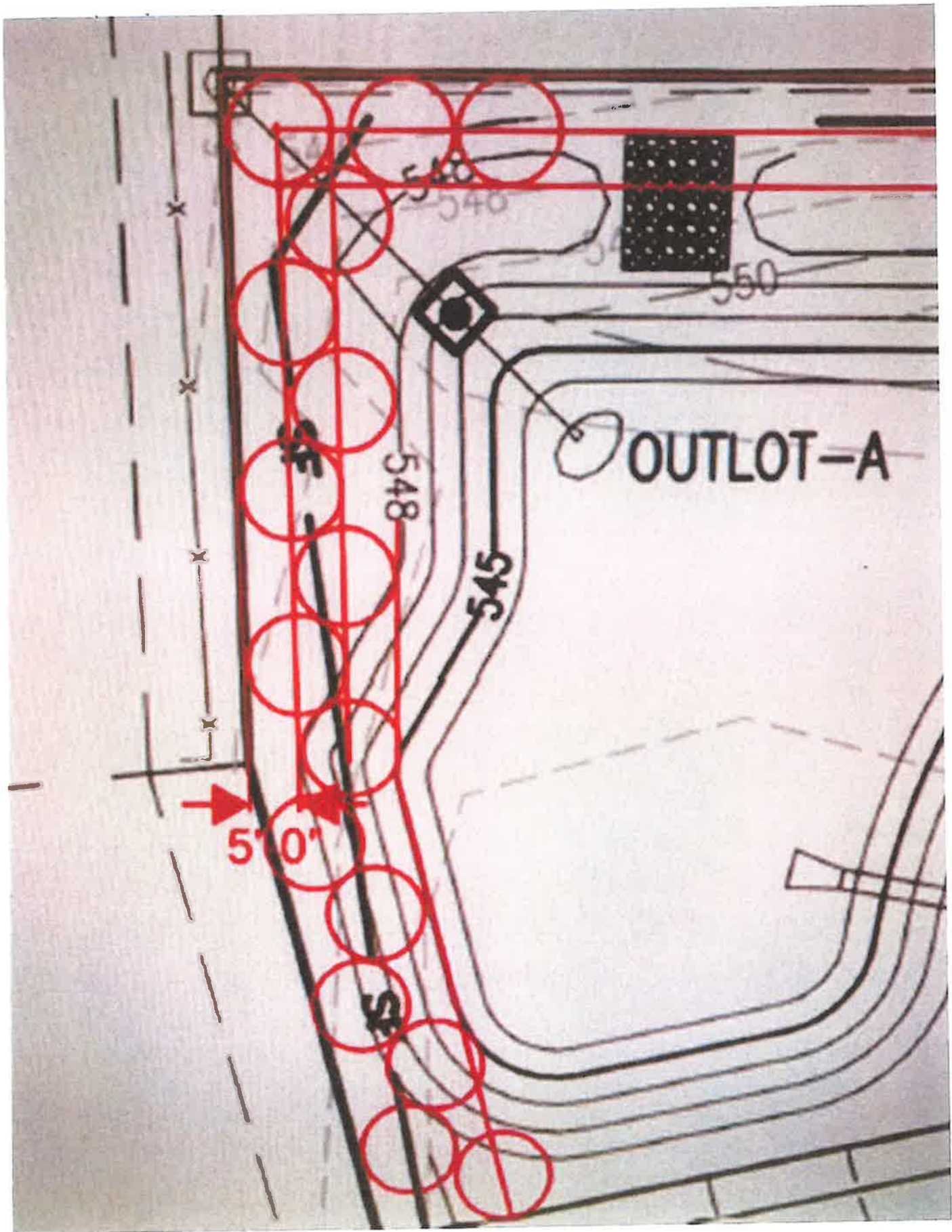
1102

1102

Hampton Glen Villas

Smart Siding







CONSULTING ENGINEERING
GEOSPATIAL SERVICES

THOUVENOT, WADE & MOERCHEN, INC.

CORPORATE HEADQUARTERS
4940 OLD COLLINSVILLE ROAD
SWANSEA, IL 62226
618.624.4488
TWM-INC.COM

January 23, 2026

Ann Byrd
The Building and Zoning Department
The City of Troy
116 East Market Street
Troy, IL 62294

RE: Hampton Glen Villas- Planned Development and Preliminary Plat Submittal – Narrative and Request

Dear Ann,

The proposed Hampton Glen Villas is a 3.78-acre parcel located at the northeast quadrant of the intersection of Troy O'Fallon Road and Country Lane. The property is zoned Single Family Residential and is currently vacant. The congressional description of the property is Section 15, Township 3 North, Range 7 West of the 3rd Principal Meridian in Madison County, Illinois.

The developer is requesting approval of a preliminary plat and a planned development. The proposed planned development incorporates some design variations for the lot size and roadway width. The proposed development consists of ten single-family villa lots and an outlot for storm water detention. The proposed development will include the construction of a public 42-foot-wide right-of-way with 28 feet of pavement from back of curb to back of curb. We are proposing a 5-foot sidewalk on one side of the street. The minimum lot size is 9,901 square feet with a minimum lot width of 60 feet. We are proposing a 30-foot front building setback, 10-foot side yard setbacks, and 25-foot rear yard setbacks.

During the initial annexation and development of the Hampton Glen subdivision this parcel was created for a potential Neighborhood Commercial project. Attempts to rezone this parcel to neighborhood commercial were denied by the City of Troy. In recent years portions of this parcel have been dedicated as right-of-way for the Troy-O'Fallon and Country Lane intersection improvements and sold to the adjacent single-family residences for the construction of landscape berms and privacy fences. The resulting property configuration limits the development potential of the site. To avoid entrances directly onto Troy-O'Fallon Road, the proposed smaller width right-of-way and pavement section allows for access from a public street connecting to Country Lane. The smaller lot sizes allow for the construction of villas with larger back yards along Troy-O-Fallon Road and provide a reasonable density of 2.65 lots per acre.

The proposed development will conform with the surrounding single family residential developments and will not adversely affect the value, use or enjoyment of the neighboring properties. The proposed street will be public and maintained by the City of Troy. The proposed detention pond will be maintained by the Homeowners Association for the Hampton Glen Villas. The developer is proposing additional tree plantings along the easterly and northerly property lines to fill in the existing screening between this development and the single-family lots within Hampton Glen. In addition, the developer will be planting 2 trees per lot, one in the front yard and one in the rear yard. Along the street the developer will coordinate with the utility company to install decorative light poles like the lights within Hampton Glen.

The sanitary service for the site will connect to an existing manhole located east of the property within the adjacent Hampton Glen neighborhood. The sanitary main will be comprised of 8" PVC throughout the site. Water service will connect to an existing water main along Country Lane and will be comprised of 6" PVC. Storm sewer structures and pipes will be installed throughout the project site to collect storm water runoff and route it to the detention pond, located in Outlot A. Electric, gas, and telephone utilities will be installed throughout the project site. With only 10 villa lots this development is expected to have minimal impact on traffic in the surrounding area.



Please review this information and the documents submitted with this request. If there are any questions, please call me at 618-624-4488 or email me at mmaller@twm-inc.com

Respectfully,
Thouvenot, Wade & Moerchen, Inc.

Marsha J. Maller

Marsha J. Maller, PE
Director of Land Development Engineering

CC: Shawn Hartmann

Encl: Planned development application
Preliminary plat checklist
PDP and preliminary plat plan
Drainage Report
Soils report
EcoCAT
Floor Plan
Buffered Parcels List

Ann Byrd

From: Astrauskas, Katie E <Katie.Astrauskas@evernorth.com>
Sent: Sunday, February 1, 2026 11:08 AM
To: Building & Zoning
Subject: Opposition to Proposed Single-Family Hampton Glen Villas

Dear Members of the Troy Planning Commission and Troy Building and Zoning Department -

I am writing to express my opposition to the proposed development of Hampton Glen Villas at 1458 Troy O'Fallon Road. After careful consideration, I have significant concerns regarding the impact this development may have on our community.

While I understand the importance of growth and development within Troy, I have significant concerns that this proposal, as currently presented, is not in the best interest of the surrounding neighborhood or community.

Firstly, I believe that the proposed development could lead to increased traffic congestion in the area, which is already a concern for many residents like me as I reside in the Hampton Glen subdivision. The roads serving this area are already heavily utilized during peak morning and afternoon hours. The addition of multiple residential units will increase daily vehicle congestion and turning movements on streets that are not yet designed to support higher density traffic volumes. This raises significant safety concerns for me and my school-aged children.

The potential strain on local infrastructure and resources, such as schools that I am concerned do not have realistic ability to accommodate the concentrated growth.

Additionally, the proposed villas appear inconsistent with the existing character, scale and density of the surrounding residential area that we have worked hard to establish and maintain.

Moreover, I am worried about the environmental impact this development may have, particularly regarding the preservation of green spaces and local wildlife habitats. It is crucial that we prioritize sustainable development practices to ensure the long-term well-being of our community and environment.

I kindly request that you take these concerns into account when reviewing the proposal for Hampton Glen Villas. It is essential that we carefully consider the potential repercussions of this development and seek alternatives that better align with the needs and values of our community.

Thank you for your time and attention to this matter and your dedication to serving our community. I look forward to your response and hope that our concerns will be addressed appropriately. I ask that this letter be entered into the public record.

Best regards,

Katie E. Astrauskas
8409 Herrick Park Dr.
Troy, IL 62294





END OF DOCUMENT