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2026R17570
STATE OF ILLINOIS
MADISON COUNTY
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**CITY OF TROY
RESOLUTION 2026-14**

CTY 50-

**A RESOLUTION APPROVING THE PRELIMINARY PLAT
FOR STONEBRIAR MANORS PHASE 3**

**ADOPTED BY THE CITY COUNCIL OF THE CITY OF TROY, ILLINOIS ON
THIS 20TH DAY OF APRIL 2026**

POO

RESOLUTION NO. 2026-14

**A RESOLUTION APPROVING THE PRELIMINARY PLAT FOR
STONEBRIAR MANORS PHASE 3**

WHEREAS, Osborn Properties, Attn: Cade Osborn (the "Petitioner"), has submitted a Preliminary Plat for Stonebriar Manors Phase 3, dated March 3, 2026, for property located within the corporate limits of the City of Troy; and

WHEREAS, said Phase 3 of Stonebriar Manors includes the following Lots: 1-31 and Parcel Identification Numbers (PINs): 09-2-22-10-02-201-064; and

WHEREAS, said Preliminary Plat has been reviewed by the City Engineer, with written comments dated March 30, 2026 identifying required revisions and outstanding submittal items ; and

WHEREAS, the Planning Commission of the City of Troy has reviewed the proposed Preliminary Plat at a duly noticed public meeting and has forwarded its recommendation to the City Council; and

WHEREAS, the Planning Commission recommends approval, contingent upon compliance with all applicable provisions of the City Code of Ordinances, including but not limited to §153.143 and related subdivision requirements; and

WHEREAS, the City Council finds that it is in the best interest of the City to act upon the Preliminary Plat in accordance with the Planning Commission recommendation, subject to conditions ensuring full compliance with municipal standards.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TROY, ILLINOIS, AS FOLLOWS:

1. The Preliminary Plat for Stonebriar Manors Phase 3 is hereby approved with conditions, subject to the requirements set forth herein.
2. The Petitioner shall comply with all applicable local, state, and federal regulations. Approval of the Preliminary Plat does not relieve the developer or design engineer from responsibility for errors, omissions, or subsequent compliance requirements.
3. This Resolution shall be in full force and effect upon 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 20th day of April, 2026.

Aldermen Vote:

Dan Dawson	☒
Tim Flint	☒
Elizabeth Hellrung	☒
Nathan Henderson	☒

Sam Italiano	☒
Debbie Knoll	☐ ABSENT
Heather Stirling	☒
Troy Turner	☒

Ayes:	<u>7</u>
Nays:	<u>0</u>
Absent:	<u>1</u>
Abstain:	<u>0</u>

APPROVED:



DAVID NONN, Mayor
City of Troy, Illinois

ATTEST:



KIMBERLY THOMAS, Clerk
City of Troy, Illinois

RECOMMENDATION NO. 2026 ~ 11PC

OF THE PLANNING COMMISSION OF THE CITY OF TROY, ILLINOIS, RECOMMENDING
APPROVAL OF STONEBRIAR MANORS PHASE 3 PRELIMINARY PLAT

WHEREAS, the Planning Commission of the City of Troy, Illinois, has received a request for approval of a Preliminary Plat for Phase 3 of Stonebriar Manors located in the City of Troy, Illinois; and

WHEREAS, said Phase 3 of Stonebriar Manors includes the following Lots: 1-31 and Parcel Identification Numbers (PINs): 09-2-22-10-02-201-064; and

WHEREAS, the subject property is 11.93 acres zoned R-1 consisting of 31 Residential lots and applicable zoning regulations; and

WHEREAS, the Planning Commission has reviewed the Preliminary Plat, engineering plans, and all supporting documentation for compliance with the City of Troy Subdivision Code and Zoning Ordinance (Chapter 154); and

WHEREAS, the Planning Commission finds that the proposed Preliminary Plat for Phase 3 is consistent with the approved development plan, meets all applicable subdivision requirements, and will not adversely impact the public health, safety, or welfare; and

WHEREAS, the Planning Commission has reviewed the request and voted as recorded below:

Bogue	<u>4</u>	Lybarger	<u>ABSENT</u>	Patton	<u>ABSENT</u>	Yeas	<u>5</u>
Compton	<u>4</u>	McBride	<u>4</u>	Reiter	<u>ABSENT</u>	Nays	<u>0</u>
Curtis	<u>4</u>	Niermann	<u>4</u>	Stone	<u>ABSENT</u>	Abstains	<u>0</u>

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION AS FOLLOWS, that the amendment to Title XV: Land Usage, Chapter 154 of the Troy City Code concerning the powers and duties of the Zoning Hearing Officer and Planning Commission; and

☐ Is Not Recommended ☒ Is Recommended -with the following stipulations:

A copy of this recommendation is presented to the City Council; the original shall be filed with the Code Administrator.

DATED this 9th day of April, 2026.

By: [Signature]
Chairman, Planning Commission

Attest: [Signature]
Secretary, Planning Commission

END OF DOCUMENT