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STATE OF ILLINOIS
MADISON COUNTY
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**CITY OF TROY
RESOLUTION 2026-30**

CTY 50

**A RESOLUTION APPROVING A SPECIAL USE PERMIT FOR
JARROD MAYES TO ALLOW THE KEEPING OF FOUR (4)
HENS ON PROPERTY LOCATED AT 417 TROY AVENUE,
TROY, ILLINOIS**

**ADOPTED BY THE CITY COUNCIL OF THE CITY OF TROY,
ILLINOIS ON THIS 15TH DAY OF JUNE 2026**

RESOLUTION NO. 2026-30

**A RESOLUTION APPROVING A SPECIAL USE PERMIT FOR JARROD MAYES TO
ALLOW THE KEEPING OF FOUR (4) HENS ON PROPERTY LOCATED AT 417
TROY AVENUE, TROY, ILLINOIS**

WHEREAS, Jarrod Mayes submitted an application for a Special Use Permit to allow the keeping of four (4) chickens, hens only, on property commonly known as 417 Troy Avenue, Troy, Illinois, bearing Madison County Parcel Identification Number 09-1-22-09-14-301-006.002; and

WHEREAS, the application was reviewed by the Planning Commission of the City of Troy, Illinois, following proper notice and public hearing procedures as required by the Troy Zoning Ordinance; and

WHEREAS, the Planning Commission conducted a public hearing on June 11, 2026, and thereafter forwarded its recommendation to the City Council together with Findings of Fact pursuant to Section 154.141 of the Troy Zoning Ordinance; and

WHEREAS, the City Council has reviewed the application, the Planning Commission recommendation, and the Findings of Fact and has determined that the requested Special Use Permit is consistent with the standards established by the Troy Zoning Ordinance and serves the public health, safety, and welfare of the City of Troy.

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

1. The foregoing recitals are incorporated herein as though fully set forth.
2. The City Council hereby approves a Special Use Permit for Jarrod Mayes to permit the keeping of four (4) chickens, hens only, on the property located at 417 Troy Avenue, Troy, Illinois, bearing Parcel Identification Number 09-1-22-09-14-301-006.002.
3. This Special Use Permit is subject to the following conditions:
 - a. No roosters shall be permitted on the property.
 - b. The number of chickens shall not exceed four (4) hens.
 - c. All chickens shall be maintained in accordance with applicable provisions of the Troy Municipal Code and Troy Zoning Ordinance.
 - d. Any coop, enclosure, run, or accessory structure associated with the keeping of chickens shall comply with all applicable setback, building, and zoning requirements.
 - e. Failure to comply with the conditions of this approval may constitute grounds for revocation of the Special Use Permit in accordance with applicable City regulations.

4. This Special Use Permit shall run with the land and shall remain in effect unless revoked or otherwise terminated pursuant to the provisions of the Troy Zoning Ordinance.

5. This Resolution shall take effect immediately upon its passage and approval.

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 this 15th day of June, 2026.

Aldermen Vote:

Dan Dawson	<u>✓</u>
Tim Flint	<u>✓</u>
Elizabeth Hellrung	<u>ABSENT</u>
Nathan Henderson	<u>ABSENT</u>

Sam Italiano	<u>✓</u>
Debbie Knoll	<u>✓</u>
Heather Stirling	<u>✓</u>
Troy Turner	<u>✓</u>

Ayes:	<u>6</u>
Nays:	<u>0</u>
Absent:	<u>2</u>
Abstain:	<u>0</u>

APPROVED:

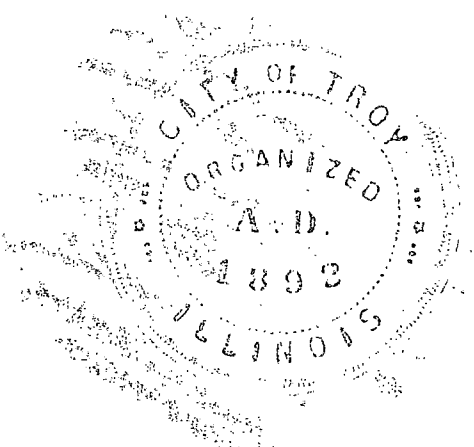


DAVID NONN, Mayor
City of Troy, Illinois

ATTEST:



KIMBERLY THOMAS, Clerk
City of Troy, Illinois



RECOMMENDATION NO. 2026-17PC

**OF THE PLANNING COMMISSION OF THE CITY OF TROY, ILLINOIS,
RECOMMENDING/NOT RECOMMENDING AN APPLICATION FOR A SPECIAL USE
PERMIT REQUESTED BY JARROD MAYES. (I.E. TO PERMIT THE KEEPING OF
FOUR (4) CHICKENS, HENS ONLY, ON RESIDENTIAL PROPERTY)**

WHEREAS, the Planning Commission held a public hearing on June 11, 2026, to consider an application for a Special Use Permit filed by Jarrod Mayes; and

WHEREAS, this application applies to the 2-acre property commonly known as 417 Troy Avenue with PIN # 09-1-22-09-14-301-006.002; and

WHEREAS, the Planning Commission held a public hearing to consider the application. A copy of the application and certification regarding publication of the hearing notice and notification to surrounding property owners are incorporated by reference; and

WHEREAS, the Planning Commission, as per Section 154.141(E) Standards for Issuance and 154.141(F) Findings of Fact of the Zoning Ordinance of the City of Troy, Illinois, has attached as Exhibit A their findings to support this recommendation; and

WHEREAS, the Planning Commission voted as recorded below:

Bogue <u>yes</u>	Lybarger <u>yes</u>	Patton <u>yes</u>	Yeas <u>6</u>
Compton <u>yes</u>	McBride <u>ABSENT</u>	Reiter <u>ABSENT</u>	Nays <u>0</u>
Curtis <u>yes</u>	Niermann <u>yes</u>	Stone <u>ABSENT</u>	Abstains <u>0</u>

**NOW THEREFORE BE IT RECOMMENDED BY THE PLANNING COMMISSION
AS FOLLOWS:**

☐ Is Not Recommended; ☒ Is Recommended with the following stipulations, if any, noted below:

This special use permit **IS / IS NOT** transferable to successive owners of the property.

This recommendation shall be forwarded to and reviewed by the City Council.

DATED this 11th day of June, 2026.

Attest:

Rachel M. Lybarger
Secretary, Planning Commission

By: [Signature]

Chairman, Planning Commission

Findings of Fact

As per Section 154.141(F) Finding of Fact, Recommendation, the Planning Commission shall submit such recommendation, including the reason or reasons for the recommendation, in writing to the City Council; and, the recommendation so submitted shall be accompanied by findings of fact referring to any exhibits containing plans and specifications for the proposed special use, copies of which shall remain a part of the permanent record of the Planning Commission, and specifying the following:

As per Section 154.141(E) Standards for Issuance, the Planning Commission shall not make a recommendation to the City Council to grant any special use permit unless, in each specific case, the Planning Commission has found that:	Findings:
a) The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public's health, safety, morals, comfort or general welfare;	True ☒ False ☐ N/A ☐
b) The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;	True ☒ False ☐ N/A ☐
c) The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;	True ☒ False ☐ N/A ☐
d) Adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided;	True ☒ False ☐ N/A ☐
e) Adequate measures have been or will be taken to provide ingress and egress so designated as to minimize traffic congestion in the public streets;	True ☒ False ☐ N/A ☐
f) Adequate measures have been taken or will be taken to protect any facilities near the proposed special use , such as a school or nursing home that may require special protection.	True ☒ False ☐ N/A ☐
g) The special use shall in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the City Council pursuant to the recommendation of the Planning Commission.	True ☒ False ☐ N/A ☐
h) The special use, as conditioned, is in keeping with the general purposes of the Zoning Ordinance and the Troy Comprehensive Plan.	True ☒ False ☐ N/A ☐

1. The extent to which the proposed special use departs from the zoning and subdivision regulations of the City;

It stays completely within the ordinance

2. The conformance or nonconformance of the proposed special use with the Standards for Issuance section;

Well within the standards

3. The relationship and the compatibility of the proposed special use to adjacent properties and neighborhoods:

The have received notification of permission from surrounding neighbors

4. The effect of the proposed special use on the development pattern, tax base, and economic well-being of the City.

no effect

Wiz Gayon
Chairman, Planning Commission

6/11/26
Date

Rachel M. Lybarger
Secretary, Planning Commission

6/11/26
Date

END OF DOCUMENT