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**CITY OF TROY
RESOLUTION 2026-36**

CTY 58

**A RESOLUTION ACCEPTING THE FINDINGS OF THE
ZONING HEARING OFFICER AND APPROVING A VARIANCE
REQUEST FOR AN EVENT VENUE LOCATED AT 2101
FORMOSA ROAD, TROY, ILLINOIS**

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

RESOLUTION NO. 2026-36

A RESOLUTION ACCEPTING THE FINDINGS OF THE ZONING HEARING OFFICER AND APPROVING A VARIANCE REQUEST FOR AN EVENT VENUE LOCATED AT 2101 FORMOSA ROAD, TROY, ILLINOIS

WHEREAS, the owner of the property commonly known as 2101 Formosa Road, Troy, Illinois, filed a Zoning Variance Application with the City of Troy requesting a variance from the requirements of the Troy City Code to permit the use of decorative rock in lieu of the required landscaping materials associated with the development of an Event Venue; and

WHEREAS, the subject property is located within the C-3 Highway Commercial District, where an Event Venue is a permitted use subject to compliance with all applicable provisions of the Troy City Code; and

WHEREAS, the Applicant proposes to construct and operate an Event Venue on the subject property and has requested relief from the landscaping requirements to allow decorative rock as part of the site landscaping plan; and

WHEREAS, notice of the public hearing was provided in accordance with 65 ILCS 5/11-13-6, 65 ILCS 5/11-13-7, and the Troy City Code through publication and mailed notice to surrounding property owners; and

WHEREAS, a public hearing was conducted before the duly appointed Zoning Hearing Officer for the City of Troy, at which testimony and evidence were presented by the Applicant, City staff, and members of the public; and

WHEREAS, following the public hearing, the Zoning Hearing Officer issued written Findings of Fact and Recommendation concluding that the requested variance satisfies the standards set forth in Section 154.158 of the Troy City Code and recommending approval of the requested variance; and

WHEREAS, the City Council has reviewed the Findings of Fact, Recommendation, hearing record, staff report, and all evidence submitted in connection with the Application.

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 adopts and incorporates the Findings of Fact and Recommendation of the Zoning Hearing Officer as its own findings.
3. The City Council specifically finds that:
 - A. The requested variance is limited in scope and is consistent with the overall intent and purpose of the Troy City Code.
 - B. Approval of the variance will not adversely affect neighboring properties or impair the public health, safety, or welfare.
 - C. The requested variance is compatible with the proposed Event Venue development and surrounding commercial uses.

D. The requested use of decorative rock in lieu of the required landscaping materials will provide an attractive and maintainable site design while preserving the character of the development.

E. The variance represents the minimum relief necessary to accomplish the proposed development.

F. The standards for granting a variance under Section 154.158 of the Troy City Code have been satisfied.

4. The Application requesting a variance to permit the use of decorative rock in conjunction with the development of an Event Venue located at 2101 Formosa Road, Troy, Illinois, is hereby APPROVED, subject to the plans presented during the public hearing and all applicable City ordinances, permit requirements, and conditions of approval.

5. Should any section, paragraph, sentence, clause, or provision of this Resolution be declared invalid, the remainder shall remain in full force and effect.

6. This Resolution shall be in full force and effect immediately upon its passage and approval according to 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 July, 2026.

Aldermen Vote:

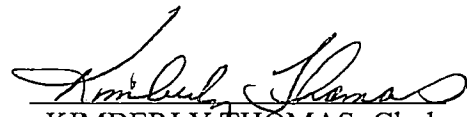
Dan Dawson	<u>✓</u>	Sam Italiano	<u>ABSENT</u>	Ayes:	<u>6</u>
Tim Flint	<u>✓</u>	Debbie Knoll	<u>ABSENT</u>	Nays:	<u>0</u>
Elizabeth Hellrung	<u>✓</u>	Heather Stirling	<u>✓</u>	Absent:	<u>2</u>
Nathan Henderson	<u>✓</u>	Troy Turner	<u>✓</u>	Abstain:	<u>0</u>

APPROVED:

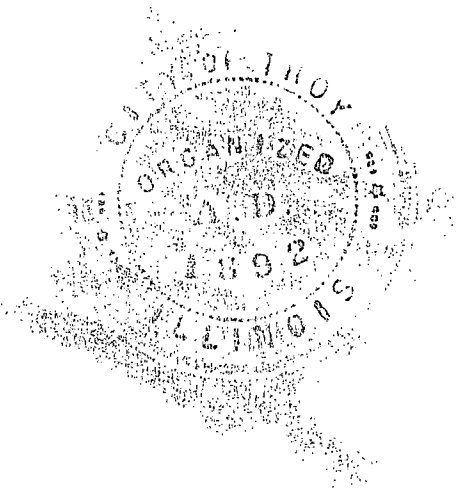


DAVID NONN, Mayor
City of Troy, Illinois

ATTEST:



KIMBERLY THOMAS, Clerk
City of Troy, Illinois



Staff Findings

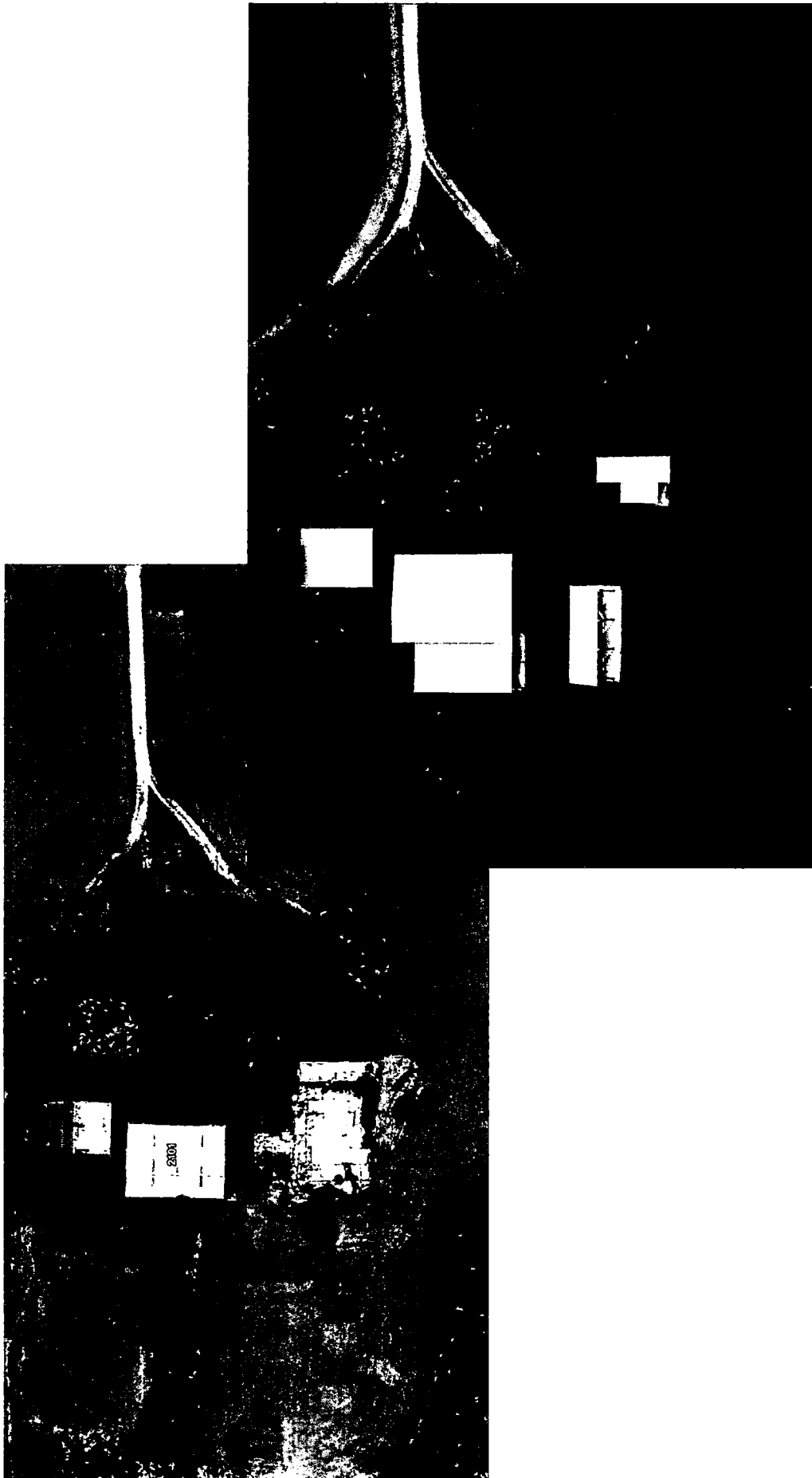
ZHO Public Hearing

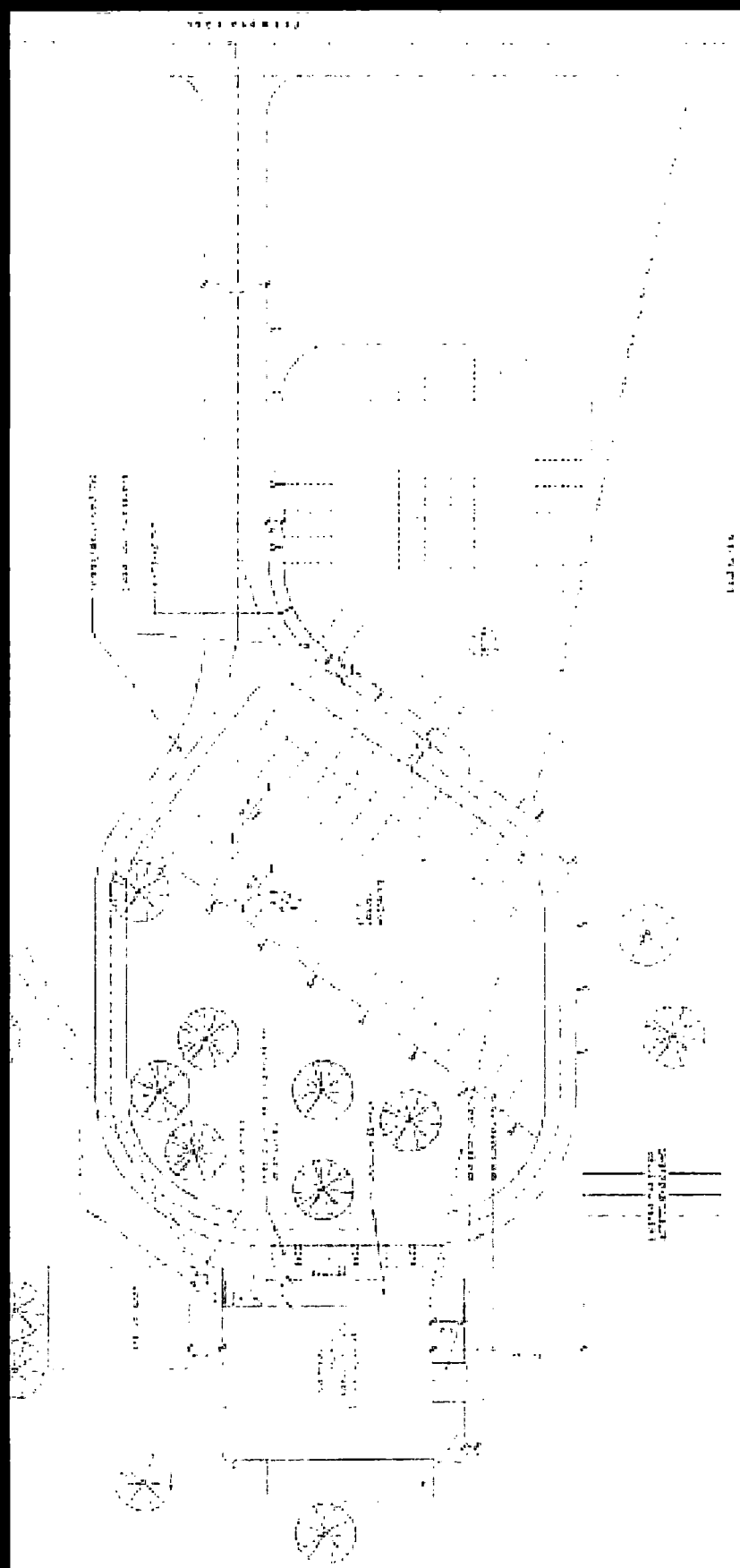
June 23, 2026



Variance Event Venue







Event Venue

Existing

- 2101 Formosa Rd. Troy, IL
- C-3 Highway Commercial
- Allowed Use

Proposed

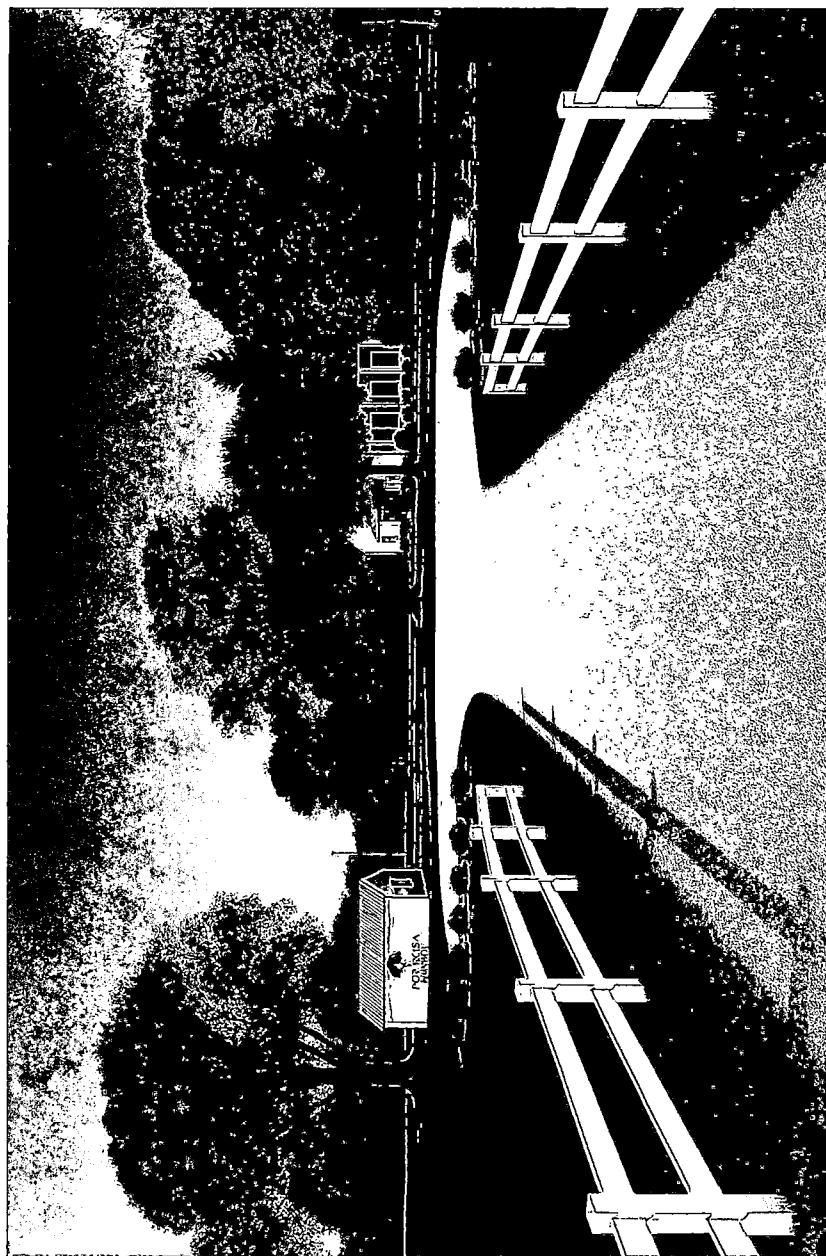
- Event Venue
- Variance for Rock

Planning Commission Meeting





Event Venue



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