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2015R22119

STATE OF ILLINOIS  
MADISON COUNTY  
07/01/2015 2:57 PM  
AMY M. MEYER, RECORDER

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**Return to:**

City of Troy  
116 E. Market Street  
Troy, Illinois 62294



32-08 CTY

**Ordinance No. 2015 - 19**

AN ORDINANCE Amending Chapter 154 of the Troy Municipal Code

(Also known as the Troy Zoning Ordinance) *Section 154.032*

*Schedule: Area and Bulk Regulations; Parking Requirements*

ADOPTED BY THE CITY COUNCIL  
OF THE CITY OF TROY, ILLINOIS

THIS 15<sup>TH</sup> DAY OF JUNE 2015

**Whereas**, the City of Troy, Madison County, Illinois presently has in force the Troy Zoning Ordinance, which is contained in the Troy Municipal Code as Chapter 154, Ordinance No. 2004-21 adopted August 2, 2004 and as amended from time to time; and

**Whereas**, the Building & Zoning Administrator has performed a review of the city's Zoning Ordinance, specifically *Section 154.032 Schedule: Area and Bulk Regulations; Parking Requirements*, and believes that changes are necessary to accommodate anticipated commercial growth; and

**Whereas**, the Planning Commission has complied with the provisions of *Section 154.143 Amendments* of the Zoning Ordinance regarding amendments of regulations by holding a public hearing on June 11, 2015 to consider amending the Zoning Ordinance; and

**Whereas**, as a result of said hearing, the Planning Commission has made a recommendation (Recommendation 2015-07PC) to the City Council that they enact said amendments to the Zoning Ordinance and Municipal Code of Ordinances; and

**Whereas**, the City Council has duly considered the matter and the recommendation of the Planning Commission and has determined and concluded that it is in the best interest of the public health, safety and welfare of the City, and in compliance with the powers conferred upon the City, to amend the existing Troy Zoning Ordinance and Municipal Code of Ordinances.

**Now, Therefore, Be It Ordained** by the Mayor and the City Council of the City of Troy, Illinois as follows:

**SECTION 1:** The recitals contained above in the preamble of this Ordinance are hereby incorporated herein by reference, the same as if set forth in this Section of this Ordinance verbatim, as findings of the City Council of the City of Troy, Illinois

**SECTION 2:** That *Section 154.032 Schedule: Area and Bulk Regulations; Parking Requirements* of Ordinance 2004-21 of the City of Troy, commonly known as the Zoning Ordinance is amended to increase the maximum height of the principal building from 3 stories or 50 feet to 4 stories or 55 feet in the C-3 Highway Commercial, I-1 Light Industry, and I-2 General Industry zoning districts.

**SECTION 3:** All ordinances or resolutions, or parts of ordinances or resolutions in conflict herewith, to the extent of such conflict, are hereby changed and amended to comply with this Ordinance; and to the extent the same cannot be so amended, are hereby repealed to the extent of such inconsistency.

**SECTION 4:** That if any section or provision of this Ordinance is declared invalid for any reason, such invalidity shall not affect or impair any of the remaining sections or provisions of this Ordinance which can be given effect without the invalid section or provision, and to this end, the sections and provisions of this Ordinance are declared to be severable.

**SECTION 5:** This Ordinance shall be in full force and effect from and after its passage and approval as provided by law and shall be published in pamphlet form by the authority of the City Council.

**Passed** by the City Council of the City of Troy, Madison County, Illinois and **Approved** by the Mayor this 15<sup>th</sup> day of June, 2015.

Aldermen:

DeCarli <u>Aye</u>	Hendrickson <u>Aye</u>	Partney <u>Absent</u>	<u>Total:</u>
Dyer <u>Aye</u>	Italiano <u>Aye</u>	Turner <u>Aye</u>	<u>7</u> Aye
Greenfield <u>Aye</u>	Jackson <u>Aye</u>		<u>0</u> Nay

APPROVED:



Allen P. Adomite  
Mayor, City of Troy, Illinois

ATTEST:

  
Jamie Myers, City Clerk

(SEAL)

RECOMMENDATION NO. 2015 ~ 07PC

Of the Planning Commission of the City of Troy, Illinois Recommending/Not Recommending a Proposal for Amending the Zoning Ordinance

Whereas, the Building & Zoning Administrator of the City of Troy has reviewed the provisions of Section 154.032 Schedule: Area and Bulk Regulations; Parking Requirements of the Zoning Ordinance and believes that the proposed changes are necessary to accommodate anticipated commercial growth; and

Whereas, the Planning Commission met on June 11, 2015 to consider amending the Zoning Ordinance. A copy of the certification by the City Clerk regarding publication of the notice of hearing are incorporated by reference; and

Whereas, the Planning Commission considered the testimony and exhibits offered on behalf of the proposed amendment and the following citizens also testified regarding the proposed amendment:

\_\_\_\_\_ ; and

Whereas, the Planning Commission has considered the factors as described in Section 154.143 Amendments of the Troy Zoning Ordinance; and

Whereas, following the testimony and deliberations, Planning Commissioners voted as recorded below:

Burnett <u>Y</u>	Hellrung <u>Y</u>	Nehrt <u>Y</u>	Total:
Delgado <u>Y</u>	Johnson <u>Y</u>	Reiter <u>Y</u>	<u>9</u> Yeas
Hale <u>Y</u>	Lawrenz <u>Y</u>	Scott <u>Y</u>	<u>0</u> Nays

Now Therefore, be it Resolved by the Planning Commission as Follows, That 154.032 Schedule: Area and Bulk Regulations; Parking Requirements of the Zoning Code is hereby amended to increase the maximum height of the principal building from 3 stories or 50 feet to 4 stories or 55 feet in the C-3 Highway Commercial, I-1 Light Industry, and I-2 General Industry zoning districts.

Is Not Recommended \_\_\_\_\_ Is Recommended  With the following stipulations:

Copies of this recommendation are presented to the City Council and the Code Official; the original shall be filed with the City Clerk.

Adopted this 11th day of June, 2015.

By Elizabeth Hellrung, Chairman, Planning Commission

Attest \_\_\_\_\_ Secretary, Planning Commission



Chief Rick McCurdy  
Troy Fire Protection District  
116 W. Clay St  
Troy, IL. 62294  
(618) 667-6722



June 3, 2015

To: Keith Frey  
Ref: Amendment to Zoning Ordinance

Keith,

This letter is in regards to our meeting to discuss the proposition of increasing the current zoning ordinance. The proposed increase of a total of four stories or 55 feet in height, whichever to be found greater, has been agreed upon with the Troy Fire Protection District.

Please let me know if you need any further information from our department.

Sincerely;

A handwritten signature in cursive script that reads "Rick McCurdy".

Chief Rick McCurdy  
Chief Troy Fire Protection District

**END OF DOCUMENT**