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City Clerk
116 E. Market Street
Troy, Illinois 62294

2021R27262
STATE OF ILLINOIS
MADISON COUNTY
06/28/2021 08:48 AM
DEBRA D. MING-MENDOZA
CLERK & RECORDER
REC FEE: 50.00
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OF PAGES: 6



50.00

Ordinance No. 2021 - 10

**AN ORDINANCE Approving an Amendment to the Official Zoning Map
Changing the Zoning Designation of Real Estate
Owned by Vicksburg Development Inc. from
R-1 Single-family Residential to R-1A Single-family Residential
(Phases 3-6 of Homes at Liberty Place)**

Whereas, Vicksburg Development Inc. (as applicant and owner) has filed an application with the City of Troy to change the zoning designation of 75+ acres of real estate with PPID #09-1-22-06-00-000-001 located at 7320 Bouse Road from R-1 Single-family Residential to R-1A Single-family Residential as depicted on Exhibit A – map and Exhibit B – legal description; and

Whereas, prior to the presentation of this ordinance to the City Council, the Planning Commission held a public hearing June 3, 2021 in compliance with Section 154.143 of the Troy Municipal Code and the provisions of 65 ILCS 5/11-13-14 pursuant to proper legal notice; and

Whereas, as a result of said hearing, the Planning Commission has submitted Recommendation No. 2021-02PC to the City Council confirming that it recommends the request for a change in the zoning designation with stipulations, if any, as noted.

EMW

Now, Therefore, Be It Ordained By the Mayor and the City Council of the City Of Troy, Madison County, Illinois As Follows:

SECTION 1: The City Council hereby accepts the Planning Commission’s Recommendation No.2021-02PC to approve the requested zoning map amendment.

SECTION 2: The City Council hereby approves the requested zoning map amendment to change the zoning designation of the subject property, as depicted in Exhibits A and B attached hereto, from R-1 Single-family Residential to R-1A Single-family Residential and that the stipulations, if any, as noted on the Planning Commission’s Recommendation 2021-02 shall be in full force and effect.

SECTION 3: That the Code Official is hereby authorized to note the change made by this ordinance on the city’s Official Zoning Map.

SECTION 4: That the authority and approval provided in the ordinance is granted subject to all ordinances, rules and regulations of the City of Troy.

SECTION 5: This Ordinance shall be effective upon its passage, signing, and publication as required by law.

Passed by the City Council and approved by the Mayor this seventh day of June, 2021.

Aldermen:

Dawson Y

Italiano Y

Total:

Flint Y

Knoll A

7 Ayes

Hellrung Y

Manley Y

0 Nays

Henderson Y

Turner Y

1 Absent



David Nonn, Mayor

Kimberly Thomas, City Clerk



CONSULTING ENGINEERING

THOUVENOT WADE & MOERCHEN, INC.

GEOSPATIAL SERVICES

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RECOMMENDATION NO. 2021~ 02PC

Of the Planning Commission of the City of Troy, Illinois Recommending/Not Recommending An Application for Rezoning from R-1 Single-family Residential to R-1A Single-family Residential 7320 Bouse Road (Homes at Liberty Place Phases 3-6)

WHEREAS, the Planning Commission met on June 3, 2021 to consider an application for rezoning filed by Vicksburg Development Inc. A copy of the application and certification regarding publication of the notice of hearing and of notification to surrounding property owners are incorporated by reference; and

WHEREAS, this application applies to Homes at Liberty Place Phases 3-6, a 75+ acre tract with PPID# 09-1-22-06-00-000-001; and

WHEREAS, the Planning Commission considered the testimony and exhibits offered on behalf of the application and the following citizens also testified regarding the application: ; and

WHEREAS, the Planning Commission considered the factors as described in Section 154.143(D) Recommendation/Findings of Fact of the Troy Code of Ordinances; and

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

Table with 4 columns: Name, Votes, Name, Votes, Total. Adams 4, Boeren 4, Burnett 4, Delgado 4, Lawrenz 4, Nehrt 4, Niermann 4, Reiter A, Total 7 Yeas, 0 Nays.

NOW THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION AS FOLLOWS, that the application for the following: To amend the Zoning Map and rezone Homes at Liberty Place Phases 3-6, a 75+ acre tract with PPID# 09-1-22-06-00-000-001 from R-1 Single-family Residential to R-1A Single-family Residential

IS NOT recommended IS recommended with the following stipulations, if noted: N/A

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

DATED this 3rd day of June, 2021.

By: [Signature] Chairman, Planning Commission

Attest: [Signature] Secretary, Planning Commission

FINDINGS OF FACT

As per Section 154.143(D) Recommendation/Findings of Fact of the Troy Code of Ordinances, the Planning Commission shall not recommend the adoption of any amendment unless they find that such amendment is in the public interest and not merely for the benefit of the party proposing it. Where the effect of a proposed amendment is to alter district boundaries or to change the status (permitted, special or prohibited) of any use, the Planning Commission shall make findings regarding all of the following matters:

a) Existing uses of property in the vicinity of the property in question:

R-1 Residential

b) The district classification of property in the vicinity of the property in question:

R-1 Residential

c) The suitability of the property in question for uses already permitted under the existing district classification:

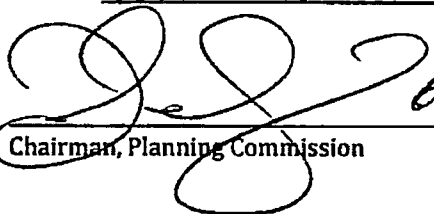
Property is permitted for residential development.


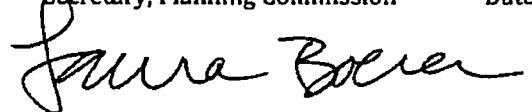
d) The trend of development in the vicinity of the property in question, including changes (if any) which may have taken place since that property was placed in its present district classification:

Vicinity properties continue to grow residential.

e) Whether the proposed amendment is in the public interest and not merely for the benefit of the party proposing it.

Yes, keeps area residential for immediate local residents & increases population of the city


Chairman, Planning Commission 6/3/21
Date


Secretary, Planning Commission 6/3/21
Date


Building and Zoning Department

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