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Jamie Myers
City Clerk
116 E. Market Street
Troy, Illinois 62294



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2016R09351

STATE OF ILLINOIS

MADISON COUNTY

03/23/2016 3:18 PM

AMY M. MEYER, RECORDER

REC FEE: 31.00

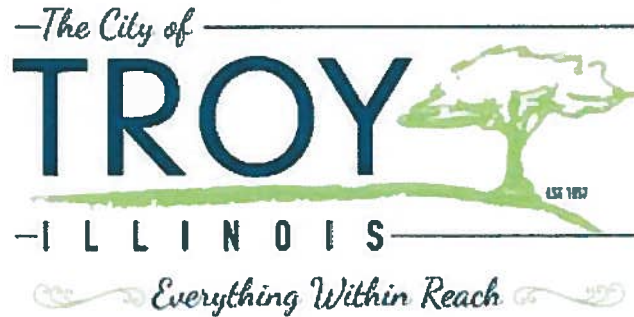
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31.00 Troy

Resolution No. 2016-06
A RESOLUTION OF THE CITY OF TROY, ILLINOIS
APPROVING FINAL PLAT-ROBERTS PLACE

Adopted by the City Council
of the City of Troy, Illinois
This 7TH Day of MARCH, 2016.

**RESOLUTION OF THE CITY COUNCIL REGARDING THE
ACCEPTANCE/REJECTION OF A FINAL PLAT**

Whereas, Robert Potts, et al (Developer) has submitted a final plat for an 8-acre one lot subdivision with no improvements named Roberts Place located at the east end of Burlington Drive; and

Whereas, the Zoning Board of Appeals met on March 2, 2016 and recommended approval of a variance to permit the division of an 8-acre tract that has no street frontage as opposed to the 90 feet of street frontage required for R-1 Single-family Residential zoning in Section 154.032 Schedule: Area and Bulk Regulations of the *Code of Ordinances* referenced preliminary plat. A copy of the supporting documents are incorporated by reference; and

Whereas, the City Council reviewed the final plat for compliance with the provisions of Chapter 153 Subdivision Code of the *Code of Ordinances* and voted as recorded below:

Aldermen:

DeCarli Aye

Dyer Aye

Greenfield Aye

Hendrickson Absent

Italiano Aye

Jackson Aye

Partney Aye

Turner Aye

Total:

7 Ayes

0 Nays

Now Therefore, the City Council of the City of Troy, Illinois

Approves the final plat

Rejects the final plat

One copy of this resolution shall be given to the Developer and the City Clerk shall give the Code Administrator a certified copy of the Council's resolution of approval or disapproval to be attached to the final plat.

Dated this 7th day of March, 2016.

By 
Allen P. Adomite, Mayor

Attest 
Jamie Myers, City Clerk

City Seal

Resolution No. 2016-01ZBA

*Resolution of the Zoning Board of Appeals Granting/Denying An
Application for a Variance Requested By Robert C. Potts and Keith B. Potts - 316 Hazel Street*

WHEREAS, the Zoning Board of Appeals met on March 2, 2016 to consider an application for a variance filed by Robert C. Potts and Keith B. Potts. 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 property now known as 316 Hazel Street; and

WHEREAS, the Zoning Board of Appeals considered the testimony and exhibits offered on behalf of the application and the following citizens also testified regarding the application: KEITH FREY, ROB HEER; and

WHEREAS, following the testimony, members of the Zoning Board of Appeals, pursuant to Section 2(c)(4) of the Open Meetings Act, Did / Did Not go into closed session to deliberate on the application; and

WHEREAS, the Zoning Board of Appeals considered the factors described in the Troy Zoning Ordinance, Section 154.157(C) Standards of Variances (See Exhibit A); and

WHEREAS, following the testimony and deliberations members of the Zoning Board of Appeals, in open session as required by law, voted as recorded below:

Allsup <u>Y</u>	Myers <u>Y</u>	Spotanski <u>Y</u>	Total:
Baker <u>Y</u>	Spangler <u>Y</u>	Talbert <u>ABSENT</u>	<u>6</u> Ayes
Mosher <u>Y</u>			<u>0</u> Nays

NOW THEREFORE, be it resolved by the Zoning Board of Appeals as follows:

- That the application for the following variance: Permit the division of an 8-acre tract that has no street frontage as opposed to the 90 feet of street frontage required for R-1 Single-family Residential zoning in Section 154.032 Schedule: Area and Bulk Regulations; Parking Requirements of the Troy Zoning Code.

Variance is **denied**: NONE Variance is **granted**: X with the following stipulations:

- The building permits may or may not) reflect the variance(s).
- A copy of this resolution shall be presented to the applicants; the original shall be filed with the Code Enforcement Official.

ADOPTED this 2nd day of March, 2016.


By: Michael R. Spotanski
Chairman, Zoning Board of Appeals

Attest: [Signature]
Secretary, Zoning Board of Appeals

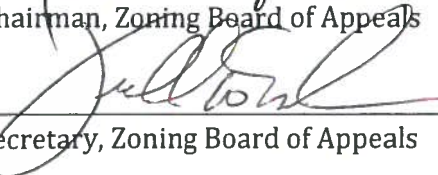
Exhibit A

<p><i>As per Section 154.157(C) Standards for Variances, the Zoning Board of Appeals shall not grant any variance unless they find that the proposed variance is consistent with the general purposes of the Zoning Ordinance, and that the strict application of the district requirements would result in great practical difficulties or hardship to the applicant. More specifically, the Board of Appeals shall not decide upon a variance unless they determine, based upon the evidence presented to them, that:</i></p>	<p>Findings:</p>
<p>a) The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone; and</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>b) The plight of the applicant is due to peculiar circumstances; and</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>c) The peculiar circumstances engendering the variance request are not applicable to other property within the district, and therefore, that a variance would be a more appropriate remedy than an amendment; and</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>d) The variance, if granted, will not alter the essential character of the area where the premises in question is located, nor materially frustrate implementation of this municipality's Comprehensive Plan; and</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>e) The variance, if granted, will not be detrimental to the public health, safety, and welfare.</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>

Comments: _____


3/2/16

 Chairman, Zoning Board of Appeals Date


3/2/16

 Secretary, Zoning Board of Appeals Date

FINAL PLAT CHECKLIST

116 E. Market Street • Troy, Illinois 62294 • (618) 667-8734 Ext. 4

Fee: \$250.00

Date Fee Paid: 2/1/16 (#15419)

[\$ 153.186D]

IMPORTANT INSTRUCTIONS

The purpose of this Checklist is to assist the Subdivider/Developer in the timely and accurate submission of plans and documents required by the City of Troy. Missing or incomplete data can cause delays in the review and approval process. The Subdivider/Developer should closely review the requirements listed below as well as the Troy Subdivision Code, complete this form in its entirety, and submit it along with the other required information. Attention is specifically directed to Section 153.140 Subdivision Process.

NAME OF SUBDIVISION: Roberts Place DATE: 1/28/16

SUBDIVIDER/DEVELOPER NAME: Robert Potts, et al

Contact Person: Robert Potts Jeff Paak Phone #: 618-973-2361

Address: P.O. Box 127 City: Edwardsville State: IL Zip: 62025

ENGINEER'S NAME: Jeff Paak / Madison County Surveyors Phone #: 973-2361

Address: P.O. Box 127 City: Edwardsville State: IL Zip: 62025

Required Submittals – Check if submitted. As required by the referenced sections of the Troy Subdivision Code, the Subdivider/Developer shall submit a Final Plat and other associated documents to the Building Department, including, but not necessarily limited to:

- Two copies of a Final Plat and all supporting documentation along with one electronic copy of a Final Plat and all supporting documentation shall be filed.
- A check made payable to the City of Troy in the amount stipulated for filing a Final Plat, as set forth in Section 153.120.
- This **Final Plat Checklist**, signed by the developer and the engineer and/or surveyor who prepared the final plat.
- Every final plat shall be prepared by a land surveyor registered in the State of Illinois and drawn with waterproof black ink on new mylar or other material of similar durability. Said plat shall be at any scale necessary for clarity, preferably no smaller than one inch equals one hundred feet, provided the resultant drawing does not exceed thirty inches by thirty-six inches.

FINAL PLAT. Said plat shall provide all of the following information:

- Identification as a "Final Plat" and name of the proposed subdivision;
- North arrow, graphic scale, and data;
- The names, addresses and phone numbers of the Subdivider/Developer, owner, and land surveyor who prepared the plat;
- Accurate metes and bounds or other adequate legal description of the tract;

- Accurate boundary lines, with dimensions and bearing or angles which provide a survey of the tract, closing with an error of closure of not more than one foot in ten thousand feet;
- Locations of all monuments;
- Reference to recorded plats of adjoining platted land by record name, plat book and page number;
- Accurate locations and names of all existing streets intersecting the boundaries of the subdivision;
- Right-of-way lines of all streets, other right-of-way, easements, and lot lines with accurate dimensions, angles, or bearings and curve data, including, radii, arcs or chords, points of tangency, and central angles;
- Name and right-of-way width of every proposed street;
- Location, dimensions and purpose of any existing or proposed easements;
- Number of each lot, lot dimensions, and lot area in square feet;
- Addresses for each lot as approved by the 9-1-1 Coordinator and illustrated within an oval, provided that on any corner or through lot, each possible address shall be illustrated at the appropriate street frontage;
- Building or setback lines with accurate dimensions;
- Location(s) and purpose(s) for any sites, other than private lots, that are reserved;
- Locations of all existing and proposed utilities;
- Locations, dimensions, and areas of any parcels to be reserved for parks, playgrounds, bike paths, or other public purposes; *N/A*
- Location, type, and width of existing and proposed easements for access to proposed green spaces; and
- An index, should two or more sheets be used. *N/A*

As a separate supporting document, the subdivider/developer shall submit written restrictions of all types which will run with the land and become covenants in the deeds of lots. *N/A*

As a separate supporting document, the subdivider/developer shall submit a completed "Certification of Agency Approval" form (§ 153.186E) signed by a professional engineer or land surveyor registered in the State of Illinois, and certifying that specific agencies were properly notified of the subdivision/development as required, and that each has provided a "sign-off" for the development to proceed. *NO IMPROVEMENT IMPROVEMENT*

REQUIRED CERTIFICATES – CHECK IF FILED. As required in part by State law (765 ILCS 205/2), and by the County of Madison and City of Troy, the following certificates shall be executed on all Final Plats:

- Owners Certificate.
- Notary Public Certificate.
- Surveyor's Certificate
- County Clerk's Certificate.
- 9-1-1 Coordinator's Certificate.
- Mapping and Platting Approval.
- Certificate of City Council.
- Flood Hazard Certificate. *(SURVEYORS CERT)*
- Surface Water Drainage Certificate. *IN OWNERS CERT.*
- Undermining Certificate. *(SURVEYORS CERT)*
- Illinois Department of Transportation Certification. *(For those subdivisions that provide access to a State Highway) N/A*
- Local Highway Department Certification. *(For those subdivisions that provide access to a County or Township Highway) N/A*

REQUIRED ASSURANCE OF COMPLETION – CHECK IF FILED. In the event that the subdivider/developer is seeking final plat approval prior to the completion of all improvements, he shall submit one of the following forms of assurance with this application:

- Cash.
- Irrevocable Letter of Credit.
- Certificate of Deposit, Treasury Bills, or other approved negotiable instrument.
- N/A - All improvements have been completed and accepted by the City.
- N/A - No public improvements.

By our signatures below, we certify that all of the above statements and the information contained in any document or plans submitted herewith, are true and accurate and in compliance with the Troy Subdivision Code. We hereby consent to the entry in or upon the premises described herein, by all authorized officials of the City of Troy for the purpose of investigating this information, inspecting the proposed work, and posting, maintaining, and removing any notices required by ordinance.

APPLICANT: Jeffrey M Paul (for owner)

DATE: 1/28/16

Surveyor
ENGINEER: Jeffrey M Paul

DATE: 1/28/16

FOR CITY USE	Date Received: <u>3-3-16</u>		
Review Process	Administrator	Superintendent	Engineer
Final Plat	<u>JS</u>	<u>KF 3/3/16</u>	<u>JM</u>

END OF DOCUMENT