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Tx:4264640

2016R33005

STATE OF ILLINOIS

MADISON COUNTY

09/20/2016 11:42 AM

AMY M. MEYER, RECORDER

REC FEE: 31.00

CO STAMP FEE:

ST STAMP FEE:

FF FEE:

RHSPS FEE:

OF PAGES: 8

Return to:

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



Resolution No. 2016-19
A RESOLUTION OF THE CITY OF TROY, ILLINOIS
ACCEPTING A PRELIMINARY PLAT-CARRINGTON FARMS

31.00 CTY

Adopted by the City Council
of the City of Troy, Illinois
This 1ST Day of AUGUST, 2016.

RESOLUTION OF THE CITY COUNCIL REGARDING THE ACCEPTANCE/REJECTION OF A PRELIMINARY PLAT

Whereas, Osborn Development (Subdivider/Developer) has submitted a preliminary plat for a development named Carrington Farms - 123 single-family lots and 101 two-family lots located on 100+ acres on the west side of Formosa Road with parcel ID No. 09-1-22-18-00-000-008 ; and

Whereas, the Planning Commission met on July 7, 2016 to review the preliminary plat for compliance with the provisions of Chapter 153 Subdivision Code of the Code of Ordinances and Recommended the preliminary plat with the following stipulations: See Recommendation No. 2016-06PC ; and

Whereas, the City Council met on August 1, 2016 and considered the Planning Commission's recommendation. A copy of the supporting documents are incorporated by reference; and

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

Aldermen:

DeCarli Aye

Hendrickson Aye

Partney Aye

Total:

Dyer Aye

Italiano Aye

Turner Aye

8 Ayes

Greenfield Aye

Jackson Aye

0 Nays

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

[X] Approves the preliminary plat

Approval of the City Council shall be valid for one year from the date of the resolution, during which time the Subdivider/Developer shall submit detailed improvement plans, followed by a final plat for review and approval by the City. Council approval shall not qualify a preliminary plat for recording.

[] Rejects the preliminary plat

If the City Council rejects the preliminary plat, its resolution shall specify the aspects in which the plat fails to comply with the Subdivision Ordinance and/or the Official Map.

One copy of this resolution shall be given to the Subdivider/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 preliminary plat.

Dated this 1st day of August, 2016.

Approved By [Signature] Allen P. Adomite, Mayor

Attest [Signature] Jamie Myers, City Clerk

City Seal

RECOMMENDATION NO. 2016 ~ 06PC

***Of the Planning Commission of the City of Troy, Illinois
Regarding the Review of a Preliminary Plat
(i.e. Carrington Farms single- and two-family development on Formosa Road)***

Name of Subdivision: Carrington Farms

Subdivider/Developer: Osborn Development

Location: 118 lot single-family development on 49.87 acres (zoned R-1A Single-family Residential) and 103 lot two-family villa development on 50.58 acres (zoned R-2 Two-family Residential) on the west side of Formosa Road

The Planning Commission met on July 7, 2016 to consider the above referenced preliminary plat. Copies of the supporting documents are incorporated by reference.

This application applies to property commonly known as Carrington Farms with parcel identification number 09-1-22-18-00-000-008; See Preliminary Plat Checklist.

The Planning Commission has reviewed the preliminary plat for compliance with the provisions of Chapter 18.5 of the Troy Subdivision Code and voted as recorded below:

Burnett <u>Y</u>	Hellrung <u>Y</u>	Lawrenz <u> </u>	Total:
Delgado <u>Y</u>	Johnson <u>Y</u>	Nehrt <u>Y</u>	<u>7</u> Yeas
Dorsey <u>Y</u>	Lasseigne <u> </u>	Reiter <u>Y</u>	<u>0</u> Nays

The preliminary plat

Is Recommended

With the following stipulations: _____

Is Not Recommended

If the preliminary plat is not approved the Planning Commission shall furnish to the applicant, within 30 days of the date of filing, a written statement specifying the aspects in which the proposed plat fails to conform to the Subdivision Code and/or the Official Map.

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

Dated this 7th day of July, 2016.

By: Elizabeth Hellrung
Chairman, Planning Commission

Attest: [Signature]
Secretary, Planning Commission

PRELIMINARY PLAT, APRIL 2016
CARRINGTON FARMS
 PART OF THE NORTHEAST QUARTER, AND PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS



LOCATION SKETCH
 N
 413

INDEX OF SHEETS
 PR-1 COVER - DEVELOPMENT PLAN, AERIAL & GREENSPACE PLAN
 PR-2 PRELIM. LOT DIMENSIONS & AREAS, CARRINGTON VILLAGES
 PR-3 PRELIM. STREET & UTILITY PLAN, CARRINGTON VILLAGES
 PR-4 PRELIM. LOT DIMENSIONS & AREAS, CARRINGTON FARMS
 PR-5 PRELIM. STREET & UTILITY PLAN, CARRINGTON FARMS

SUBMISSION INFORMATION
 CARRINGTON VILLAGES
 EXISTING ZONING: R-2, CITY OF TROY
 MINIMUM LOT FRONTAGE/DEPTH: 10 FT / 10 FT
 MINIMUM LOT AREA: 50.58 ACRES
 191 LOTS
 DENSITY: 3.89 units/acre (2 UNITS PER LOT)
 PROPOSED STREET: 27,177 LF (PARKWAY NOT INCLUDED)

CARRINGTON FARMS
 EXISTING ZONING: R-1A, CITY OF TROY
 MINIMUM LOT FRONTAGE/DEPTH: 50 FT / 20 FT
 MINIMUM LOT AREA: 49.89 ACRES
 133 LOTS
 DENSITY: 2.47 units/acre
 PROPOSED STREET: 27,845 LF

GREEN SPACE INFORMATION
 TOTAL DESIGNATED GREENSPACE: 8,118 AC.
 APPROXIMATE POND AREA: 8.42 AC.
 REMAINING GREENSPACE: 8,109.58 AC.
 CARRINGTON VILLAGES REQUIRED GREENSPACE: 47,267.11 ± 1,489 ± 11.31 ACRES
 CARRINGTON FARMS REQUIRED GREENSPACE: 47,267.11 ± 1,489 ± 11.31 ACRES

NOTE:
 LOCATION AND DIMENSION OF GREENSPACE AND WATER RETENTION OR DETENTION PONDS ARE PRELIMINARY AND SHALL BE DETERMINED BY THE ENGINEER AND ARCHITECT UPON THE BASIS OF THE ACTUAL LAYOUT AND DESIGN OF THE DEVELOPMENT. THE ACTUAL GREENSPACE AND WATER RETENTION OR DETENTION PONDS SHALL BE DETERMINED BY THE ENGINEER AND ARCHITECT UPON THE BASIS OF THE ACTUAL LAYOUT AND DESIGN OF THE DEVELOPMENT. THE ACTUAL GREENSPACE AND WATER RETENTION OR DETENTION PONDS SHALL BE DETERMINED BY THE ENGINEER AND ARCHITECT UPON THE BASIS OF THE ACTUAL LAYOUT AND DESIGN OF THE DEVELOPMENT. THE ACTUAL GREENSPACE AND WATER RETENTION OR DETENTION PONDS SHALL BE DETERMINED BY THE ENGINEER AND ARCHITECT UPON THE BASIS OF THE ACTUAL LAYOUT AND DESIGN OF THE DEVELOPMENT.

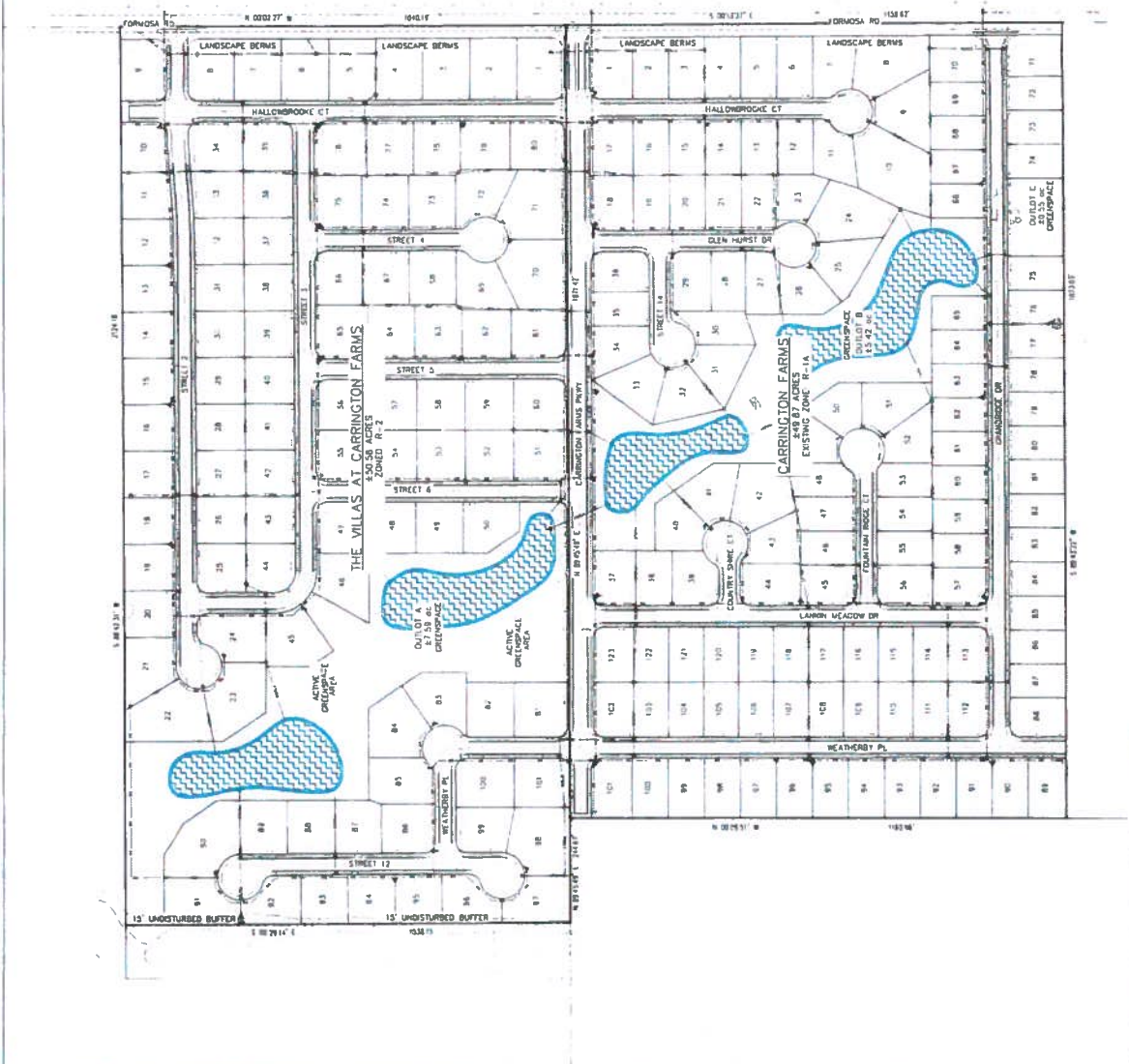
PROJECT DESIGNER: NCTMEYER ENGINEERING ASSOCIATES, INC.
 2300 N. Highway Road
 Carle Place, IL 62234
 PH: 618-225-7818
 FAX: 618-225-7800

DESIGNED BY: ENGINEERS
 PART OF SECTION 18, RANGE 7 WEST, TOWNSHIP 3 NORTH, MADISON COUNTY, ILLINOIS
 OSBORNE DEVELOPMENT
 180 N. Highway Road
 Carle Place, IL 62234

NO.	DATE	REVISIONS
1	04-17-16	PRELIMINARY
2	04-17-16	REVISED
3	04-17-16	REVISED
4	04-17-16	REVISED
5	04-17-16	REVISED

PREPARED BY: NCTMEYER ENGINEERING ASSOCIATES, INC.
 2300 N. Highway Road
 Carle Place, IL 62234
 PH: 618-225-7818
 FAX: 618-225-7800

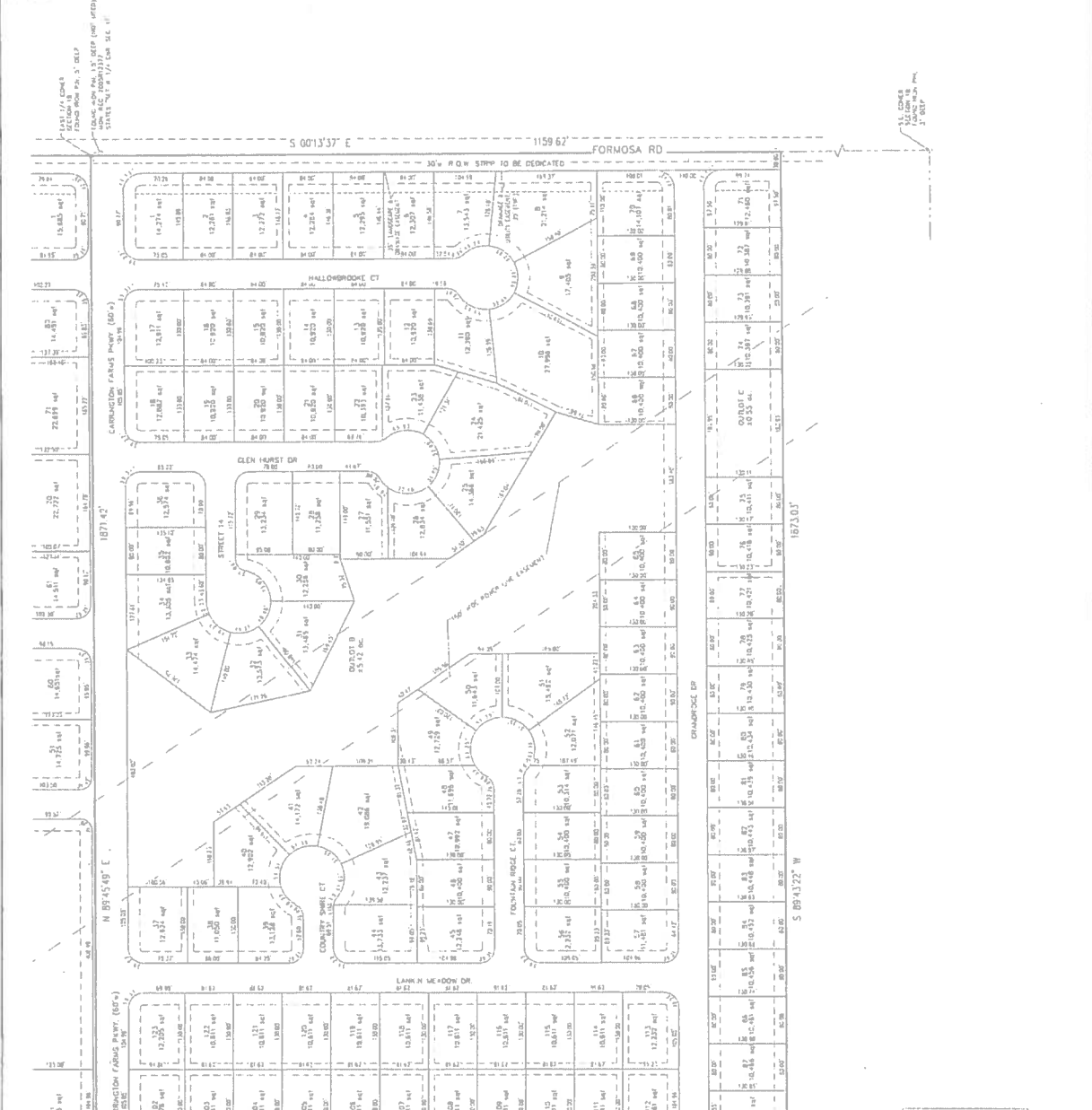
COVER & GREEN SPACE PLAN
 SHEET NO. PR-1



OWNER: PROJECT OWNER
 OSBORNE DEVELOPMENT
 180 N. Highway Road
 Carle Place, IL 62234
 PH: 618-225-7818
 FAX: 618-225-7800

ENGINEER: SUPERVISOR
 NCTMEYER ENGINEERING ASSOCIATES, INC.
 2300 N. Highway Road
 Carle Place, IL 62234
 PH: 618-225-7818
 FAX: 618-225-7800

SCALE:
 1" = 40' PER 1" ON DRAWING
 GRAPHIC SCALE: 0' 20' 40' 60' 80' 100'



NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 2. ALL DIMENSIONS SHALL BE AS SHOWN ON THIS PLAN.
 3. ALL DIMENSIONS SHALL BE AS SHOWN ON THIS PLAN.
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SCALE: 1" = 40'
 NORTH ARROW

CARRINGTON FARMS - PRELIMINARY PLAN

