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City of Troy
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Troy IL 62294



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2019R02225
STATE OF ILLINOIS
MADISON COUNTY
01/22/2019 01:11 PM
AMY M. MEYER, RECORDER
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FOR RECORDER'S USE ONLY
Resolution No.
2018-08

City of Troy, Illinois

Resolution No. 2018-08

**RESOLUTION OF THE CITY COUNCIL ADOPTING A PRELIMINARY
DEVELOPMENT PLAN FOR A PLANNED DEVELOPMENT-RESIDENTIAL
(PD-R) KNOWN AS WINDING ROSE**

Whereas, Jacqueline Rose of AECM Property, LLC is the owner of 40+ acres of land at 7300 State Route 162 located in the City of Troy, Madison County, Illinois and is proposing to establish a Planned Development-Residential (PD-R) consisting of 14 two-acre, single-family lots known as Winding Rose; and

Whereas, the City of Troy Planning Commission has complied with the provisions set forth in *Section 154.064 Planned Developments* of the Zoning Ordinance by holding a public hearing pursuant to notice as required by statute for consideration of the PD-R preliminary development plan; and

Whereas, on June 14, 2018 the Planning Commission recommended approval of the PD-R preliminary development plan (see attachment) with certain stipulations as incorporated in Recommendation No. 2018-04PC hereto attached; and

Whereas, on July 2, 2018 the City Council accepted the Planning Commission's Recommendation No. 2018-04PC as per the meeting minutes as hereto referenced; and

Whereas, the proposed PD-R, as evidenced by the preliminary development plan, has been reviewed the City engineer and complies with all applicable codes and ordinances.

Now Therefore, be it resolved by the City Council of the City of Troy, Madison County, Illinois as follows:

Section 1. The recitals set forth above are true and accurate and are hereby adopted and incorporated herein as if fully set forth.

Section 2. The PD-R preliminary development plan attached hereto as Addendum 1 is hereby approved.

Section 3. **Payment for allocation.** In addition to providing the required areas of common open space within the residential development, the owner/developer shall pay to the City the sum of \$500 per dwelling unit. This payment shall be allocated to one or more of the following accounts as determined by the City Council: (1) a street improvement account; (2) a sewer plant capital improvement account; or (3) a city enhancement (“streetscaping”) account. This payment shall be paid at the time of approval of the final plat of the subdivision by the City Council. If the payment is not made to the city at such time, the Mayor shall not sign the final plat for recording purposes.

Section 4. All conditions imposed as a part of any planned development shall run with the land and shall not lapse or be waived as a result of a subsequent change in ownership of any or all of the area.

Section 5. Approval of the preliminary development plan by the City Council is merely an authorization to proceed with the preparation of the final development plan.

Approval of the preliminary development plan shall be valid for a period of two years from the date of City Council approval. If an application for final plan approval for all or a geographic portion of the preliminary plan has not been filed within the two year period, then a resubmission of the preliminary development plan shall be required if the applicant intends to pursue final plan approval. The City Council, upon recommendation from the Planning Commission, may grant up to a one year extension, from the date that the period of validity expired. The City Council may reject such resubmission of the same development plan in light of new facts and circumstances relating to the development plan.


In no case shall a building permit be issued prior to final development plan approval.

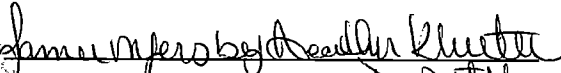
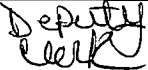
At such time the period of validity has expired, the resolution approving preliminary development plan shall become null and void. In the event that the development plan involved rezoning all or a portion of the property comprising the development, the City Council may initiate proceedings to rezone the property to its original or other appropriate zoning district, in accordance with the procedures and requirements of the Zoning Code.

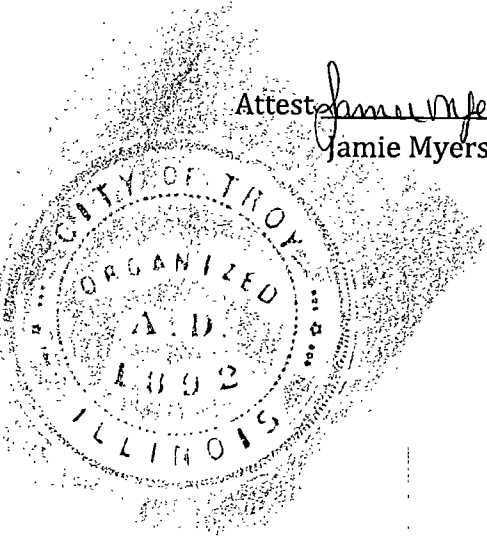
Section 6. The City Clerk shall file with the Madison County, Illinois Recorder of Deeds a copy of this Resolution and the preliminary development plan as attached hereto.

Section 7. This Resolution shall be in full force and effect after its passage and approval as provided by law.

Dated this 2nd day of July, 2018.

By 
Allen P. Adomite, Mayor

Attest 
Jamie Myers, City Clerk 
Deputy Clerk



RECOMMENDATION NO. 2018 ~ 04PC

**Of the Planning Commission of the City of Troy, Illinois
Regarding the Review of a Preliminary Development Plan and Associated Rezoning
(I.e. Winding Rose Subdivision PD-R)**

Name of Subdivision: Winding Rose

Subdivider/Developer: AECM Property LLC

Address/Location of Property: 40± acres at 7300 State Route 162

The Planning Commission met on June 14, 2018 to consider the above referenced preliminary development plan (See Addendum 1). Copies of the supporting documents are incorporated by reference.

This application applies to property commonly known as Winding Rose Subdivision with parcel IDs 09-1-22-07-00-000-003, 09-1-22-06-00-000-011, 09-1-22-06-00-000-013, 09-1-22-06-00-000-010.001;
See Preliminary Plat Checklist

The Planning Commission has reviewed the preliminary development plan for compliance with the provisions of Chapter 153 Subdivision Code and Chapter 154 Zoning Code and voted as recorded below:

Burnett Y
Delgado Y
Hellrung Y
Johnson Y
Lawrenz Y

McConnell Absent
Nehrt Y
Niermann Absent
Reiter Absent

Total:
6 Yeas
0 Nays

The preliminary development plan and associated rezoning:

- Is approved with the following stipulations, if noted: Stabilization to added under the oil chip roads as approved by the City Engineer. Until HOA takes over.
- Is Not approved

If the preliminary development plan 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 plan fails to conform to the Subdivision Code, Zoning Code and/or the Official Map.

All conditions imposed as a part of any planned development shall run with the land and shall not lapse or be waived as a result of a subsequent change in ownership of any or all of the area. Copies of this recommendation are presented to the City Council; the original shall be filed with the Code Administrator.

Dated this 14th day of June, 2018.

Attest: [Signature]
Secretary, Planning Commission

By: [Signature]
Chairman, Planning Commission

Planning Commission Public Hearing

Thursday, June 14, 2018

Public hearing to approve the Winding Rose PD-R Development Plan and Rezoning

Please Sign In:

	Name	Address	Phone #	For	Against
1	MARK TROIN	7330 ST. RTE. 162, Troy	618-667-3817		X
2	Evalea TROIN	7330 ST STE 162 TROY	" "		X
3	Anne Degue	1949 Gliddon Blvd Unit A Troy	618-505-0948		
4	Conal Blaeh	1900 Gliddon Blvd Troy	618-505-7172		
5	Denise Cooper	917 JUV CT TROY IL	618-667-0256		X
6	Frank & Dana Johnson	1964 Gliddon Blvd.	618-667-7331		
7	Cynthia Naisansky	1969 Gliddon Blvd	618-525-0074		
8	Donna Hayden	1964 Gliddon Blvd - Unit B Troy	618-667-3006		
9	Shirley Good	1973 Gliddon Blvd - Unit B Troy	618-667-9256		
10	Pat Good	1973 GLADDON BLVD, UNIT A, TROY	618-345-6740		
11	David Dwyer	1975 Gliddon Blvd Unit B Troy	618-467-623		
12	Rob + Angela Waltz	74 Sugar Mill Road Troy	618 531 7303 314 409 5167		
13	Jackie & Ed Rose	7300 State Route 162 Troy	314-307-1695		
14	Victor Pesez	937 cherry LN	618-505-0019		X
15	Chris Garcia		618-779-6312		X

Planning Commission Public Hearing
Thursday, June 14, 2018
Public hearing to approve the Winding Rose PD-R Development Plan and Rezoning

Please Sign In:

	Name	Address	Phone #	For	Against
1	Kathy Nemer	946 Ivy Court, Troy	618-667-6093		
2	Walter Blotvogel	215 Market St., Alton, IL	618-462-9755		
3	Bill Rombach	1607 Tower Grove Ave StL, Mo	314-369-2409		
4	Bill Dalton	938 Cherry Lane	618-667-8879		X
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					



PLANNED DEVELOPMENT APPLICATION

1. Applicant/Agent Information:

Name: Jacqueline Rose Phone Number: (618) 977-0554
Address: 7300 State Route 162, Troy, IL 62294

Name: Phone Number:
Address:

2. Names of all owners, if other than above: (In the event the applicant does not own the property, a notarized statement from the property owner authorizing the applicant's use of the property for the purposes requested in this application must be attached to application.)

Name: AECM Property, LLC Phone Number: (618) 977-0554
Address: 7300 State Route 162, Troy, IL 62294

Name: Phone Number:
Address:

3. Property Information:

Street address or location of property: 7300-12 State Route 162, Troy, IL 62294
Present use(s) of property: Vacant
Present zoning of property: Agr

4. Development Information:

a. Nature of request for development: Request to rezone land to a PD-R, to have 14, 2 acre lots, one of which has an existing home which will be renovated.

b. Applicant's interest in property: Owner

c. The reason the applicant feels the development should be approved: This development will bring rare 2-acre wooded lots online in Troy.

d. What effect will the proposed development have on the value of the neighboring property? Proposed development will increase neighboring property values.

e. What effect will the proposed development have on the City's overall tax base? Net Increase

f. What effect will the proposed development have on public utilities and on traffic circulation on nearby streets? Negligible as the proposed project is low density.

g. Submission of development plan that includes site plans, landscape plans and other information as required on the attached form, "Planned Development: Final Development Plans."

The purpose of the Planned Development Districts is to provide a means of achieving greater flexibility in development of land in a manner not always possible in conventional zoning districts; to encourage a more imaginative and innovative design of land development; and to promote a more desirable community environment.

When a planned development involves subdivision activity, the subdivision review and approval procedure requirements contained in the Subdivision Regulations of the Code of Ordinances shall be carried out simultaneously with the review of a Planned Development under the Zoning Ordinance. The Subdivision Code may contain the term "plat" which under the PD district requirements is intended to be synonymous with "plan" as appropriate.

I (We) hereby certify that all of the above information given herein and in the attachments hereto is true and correct to the best of my (our) knowledge.

Dated this 3rd day of April, 2018.

Jacqueline Rose
Signature of Appellant

Signature of Appellant

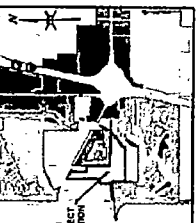
Jacqueline Rose
Printed name of Appellant

Printed name of Appellant

Office Use:
Date submitted: _____ Hearing deposit paid: _____ Receipt #: _____

116 E. Market Street
Troy, Illinois 62294

(618) 667-9924 ext. 1
www.troyil.us



PRELIMINARY PLAT / WATER & SEWER MAIN / GREEN SPACE

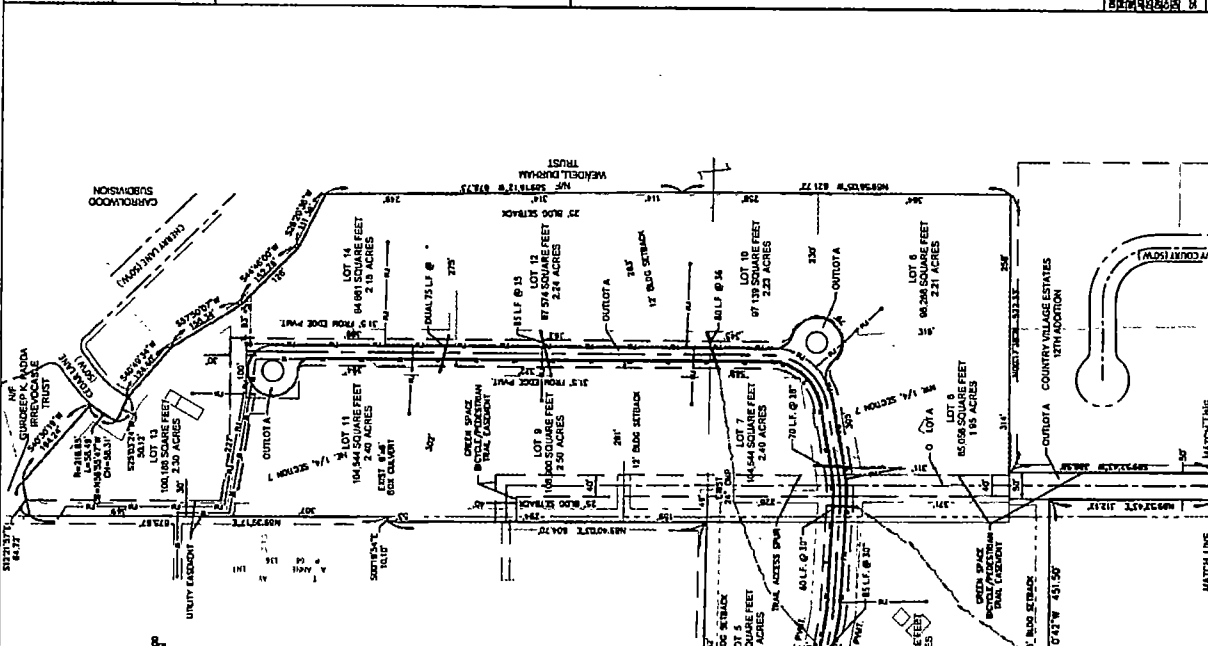
ROSE SUBDIVISION
 A SUBDIVISION LOCATED IN THE SOUTHWEST 1/4 OF SECTION 6,
 TOWNSHIP 3 NORTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN
 TROY, MADISON COUNTY, ILLINOIS



SITE AREA: GROSS = 431 ACRES
 NET = 431 ACRES
 GREEN SPACE = 133 ACRES
 MAXIMUM BUILDER SHELLING UNITS WITH R-1 CLASSIFICATION: 128
 NUMBER OF VEHICLES UNITS PROPOSED: 14
 PROPOSED PARKING SPACES: 28 (INCLUDING 3 CAR GARAGE)
 FLOOR AREA: FLOORING VARIES FROM 1500 SF TO 2500 SF
 THE CLOSEST HOMES WILL BE APPROXIMATELY 150 FEET AWAY FROM ALL OTHERS.
 THERE IS NO "COMMON GROUND" PROPOSED FOR THE SUBDIVISION.
 THE 10% SETBACKS SHALL BE MAINTAINED AS SHOWN FOR THE GENERAL DESIGN.
 ALL UTILITIES SHALL BE MAINTAINED AS SHOWN FOR THE GENERAL DESIGN.
 SEWER COLLECTION SHALL BE HANDLED BY EACH HOMEOWNER WITH PRIVATE COLLECTION SERVICE.
 SITE VISITORS SHALL BE REQUIRED TO WEAR SEPARATELY PROVIDED SAFETY VESTS.
 NO ADJACENT PROPERTIES SHALL BE AFFECTED BY THE PROPOSED DEVELOPMENT.

OWNER/DEVELOPER:
 SHEPPARD, MORGAN & SCHWAB, INC.
 7500 STATE ROUTE 183
 SUITE 100
 TROY, IL 62206
 ARCHITECT:
 SHEPPARD, MORGAN & SCHWAB, INC.
 7500 STATE ROUTE 183
 SUITE 100
 TROY, IL 62206
 ENGINEER:
 SHEPPARD, MORGAN & SCHWAB, INC.
 7500 STATE ROUTE 183
 SUITE 100
 TROY, IL 62206
 LEGISLATIVE ZONING DISTRICT: R-1
 PROPOSED ZONING DISTRICT: PD-R

LEGEND
 EASEMENT
 FENCE
 FLOOR FINISH
 WATER LINE
 SEWER
 SETBACK
 LOT LINE
 EASEMENT
 6" WATER LINE
 FIRE HYDRANT
 WATER VALVE
 2" LOW PRESSURE FORCE MAIN
 CENTER LINE
 PIPE COUNTRY



PRELIMINARY PLAT / WATER & SEWER MAIN / GREEN SPACE

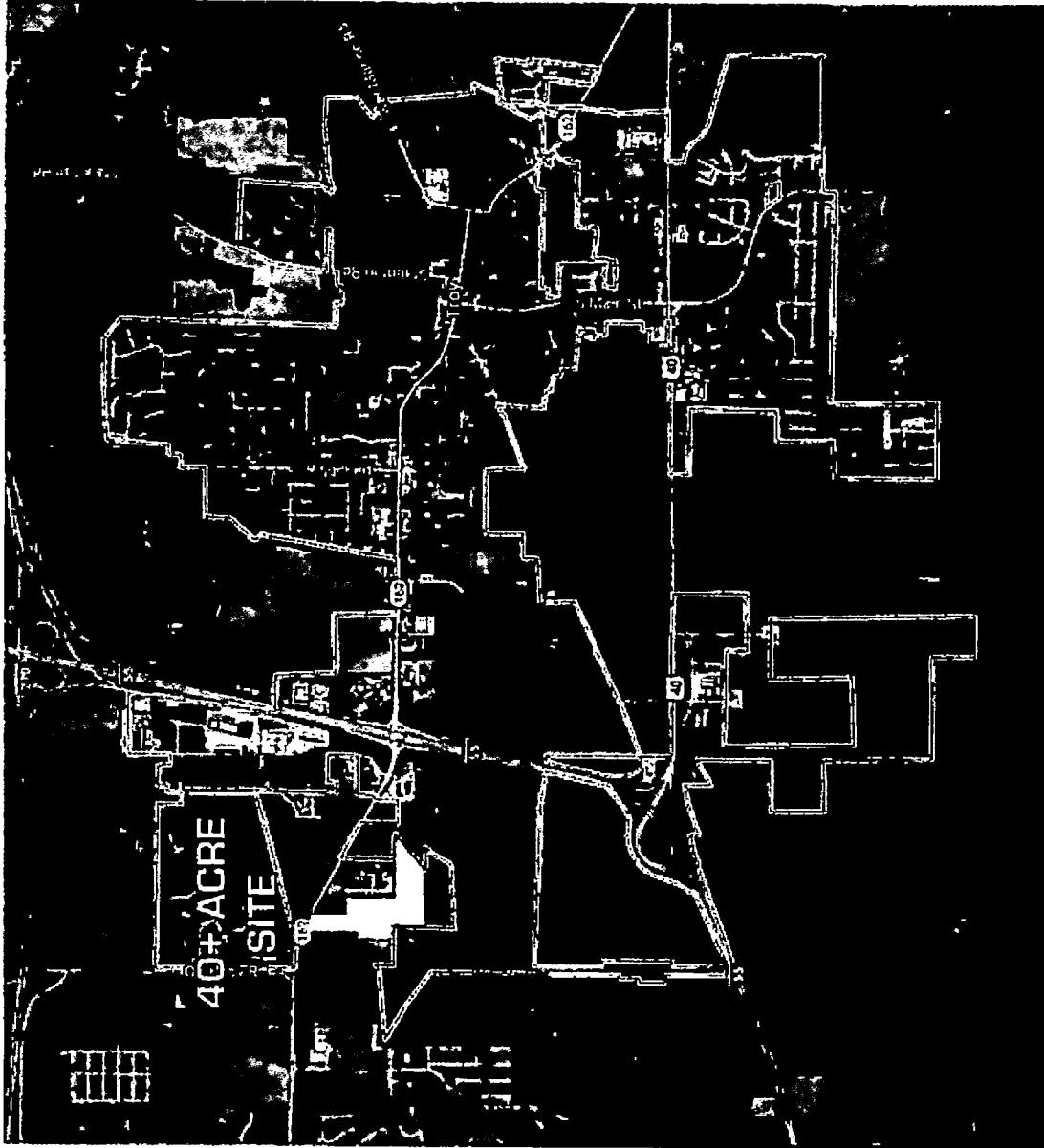
ROSE SUBDIVISION
 A SUBDIVISION LOCATED IN THE SOUTHWEST 1/4 OF SECTION 6,
 TOWNSHIP 3 NORTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN
 TROY, MADISON COUNTY, ILLINOIS

SMS
 Sheppard, Morgan & Schwab, Inc.
 CONSULTING ENGINEERS AND ARCHITECTS
 7500 STATE ROUTE 183, SUITE 100
 TROY, ILLINOIS 62206
 PHONE: 618-242-1100
 FAX: 618-242-1101
 WWW: SMS-INC.COM

SHEET 1 OF 10

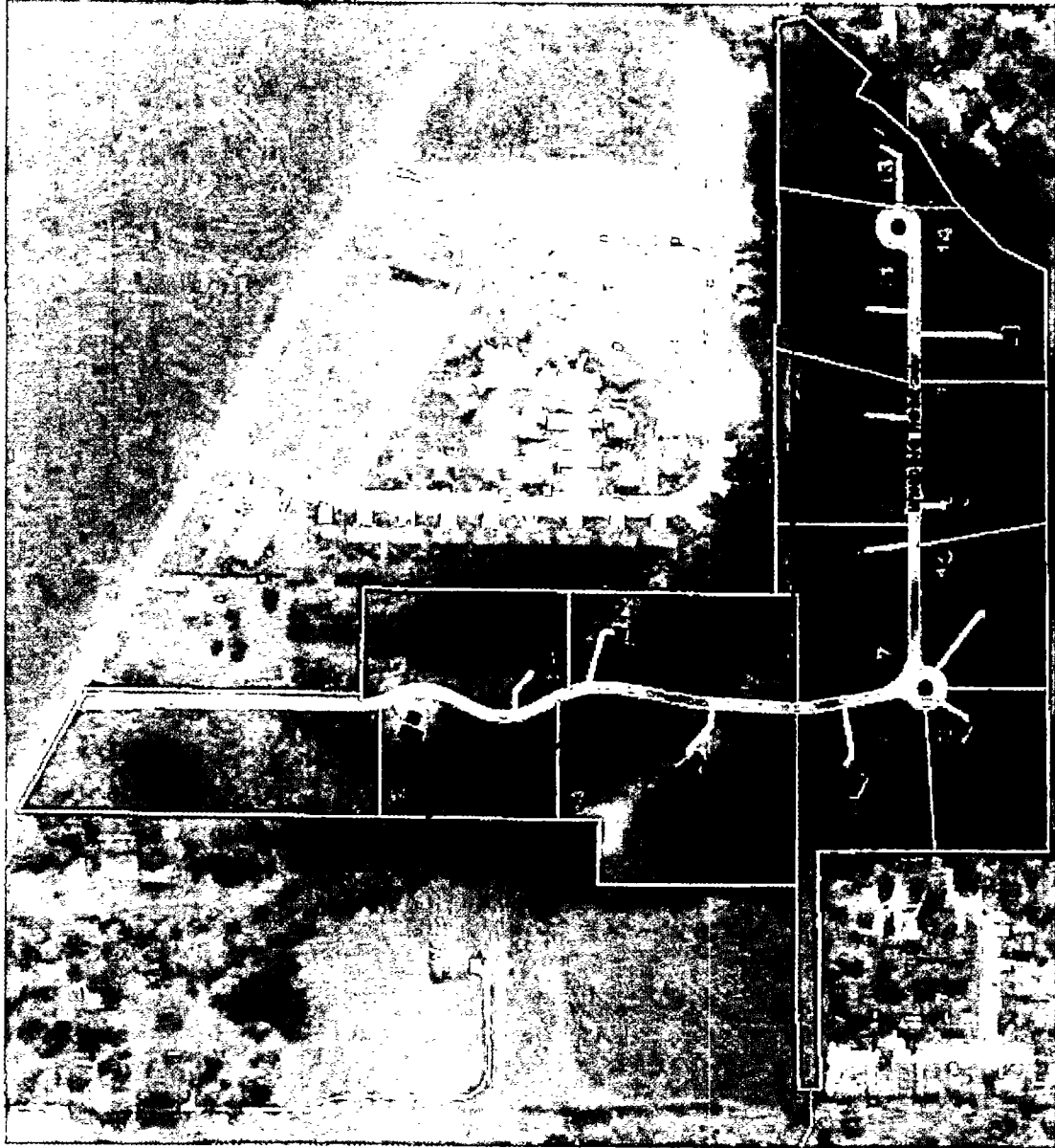
Troy Planning Commission

- 1.) Introduction By
Ed & Jackie Rose
- 2.) PDR Request
- 3.) Vision
- 4.) Infrastructure
- 5.) Civil
- 6.) Home Models
- 7.) UIC
- 8.) Project Portfolio



Planning Commission Request

Requesting approval of a preliminary development plan and rezoning to PD-R, to have 14, 2 acre lots, one of which will be existing home which will be renovated



VISION - PROJECT DESCRIPTION

Site is largely wooded, with rolling hills and streams.

Our goal is to preserve as much of the existing character as possible.



VISION - SITE PLAN

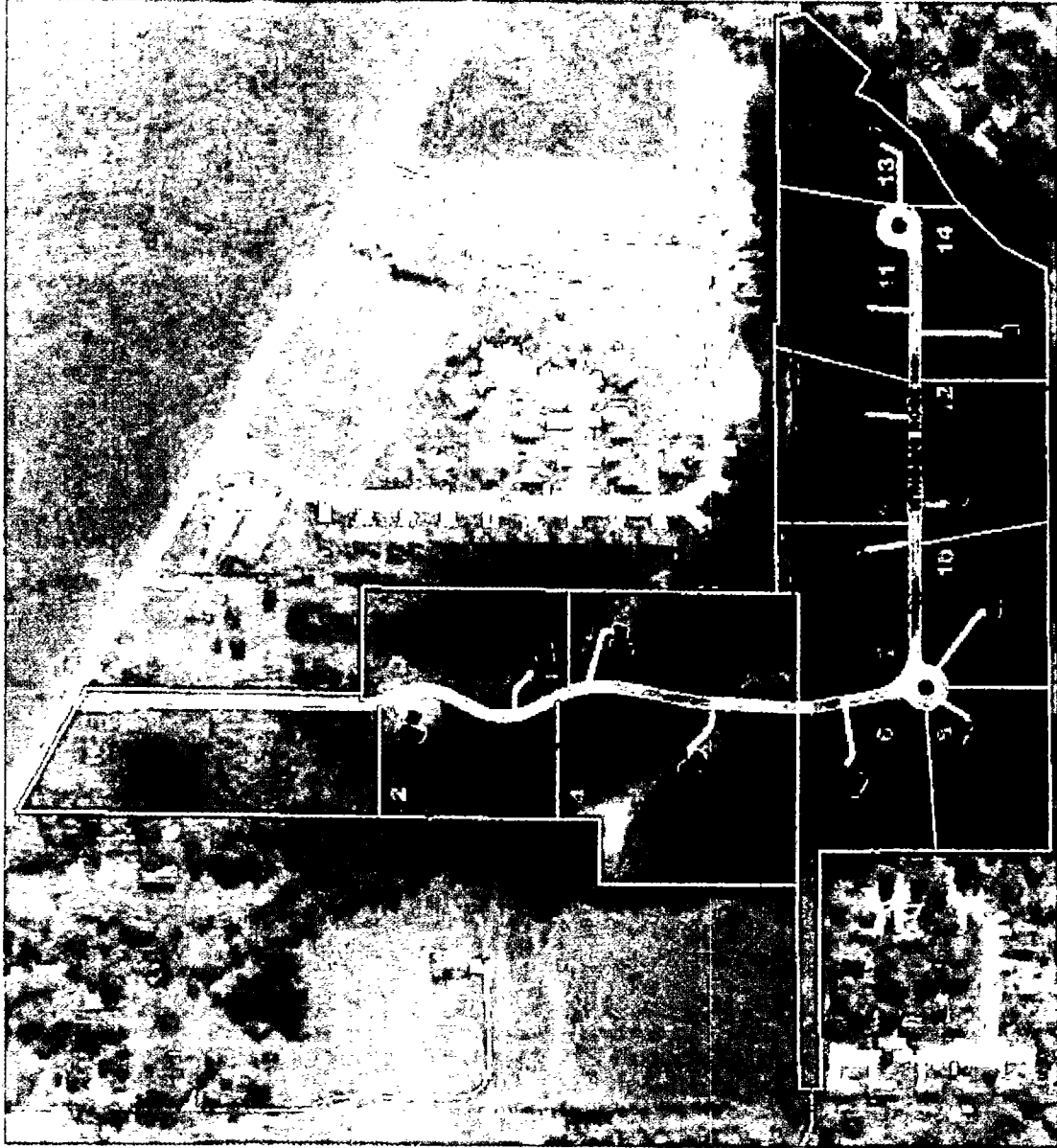
Lots Ranging from 2 to 5 Acres

13 New Homes and 1 Existing

Narrow Private Drive

**Connection to Adjacent
Bike Paths**

**Lots Ready for Walk-Out
Basements**



VISION - DESIGN

Maintain Rolling Landscape

Narrow "Country Lane" Road

Sustainable Site Design Strategies

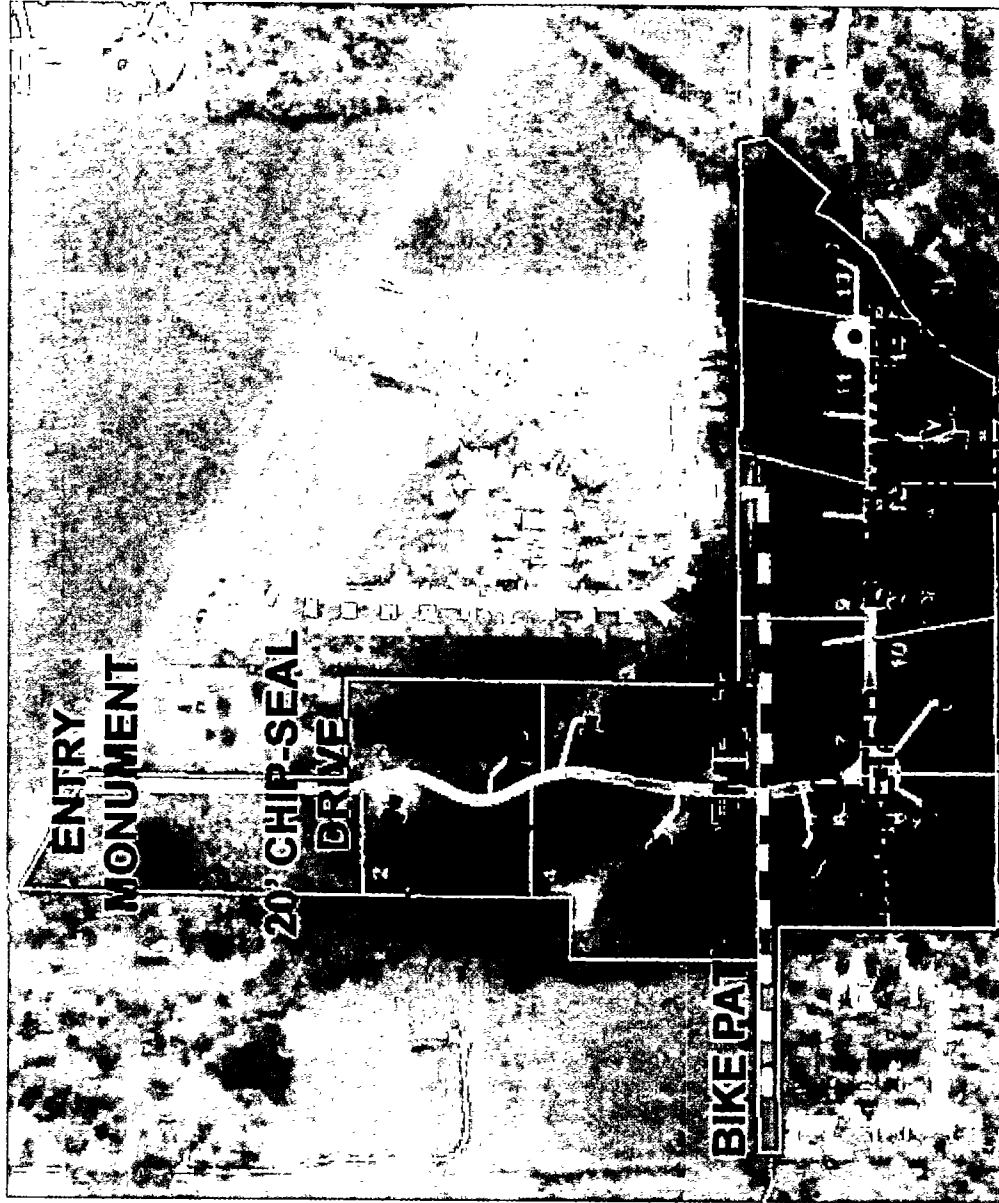
**Custom Homes with
Rustic-Vernacular Inspiration**

2400 to 4000 sf Base Plans



INFRASTRUCTURE

- 22' Foot Wide Drive
- 100 Foot Diameter Roundabout and Cul-de-Sac
- Chip-Seal Paving
- Bike Path Easement to Windsor Way
- Forcemain to city Sanitary Sewers on 2+ Acre Lots
- Stormwater Conservation as Site Design Element



CIVIL

