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**Return to:**

City of Troy  
Attn: City Clerk  
116 E. Market Street  
Troy, Illinois 62294

2020R22954  
STATE OF ILLINOIS  
MADISON COUNTY  
07/09/2020 09:50 AM  
AMY M. MEYER, RECORDER  
REC FEE: 50.00  
CO STAMP FEE:  
STAMP FEE:  
FF FEE:  
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# OF PAGES: 7

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THIS PAGE BEING ADDED  
FOR RECORDER'S USE ONLY

**Resolution 2020-10**

*UK*

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

Whereas, Shadow Wood Development, LLC (Developer) has submitted a preliminary plat for a development named Shadow Wood Phase 3 (70 residential lots and 5 common areas) located on ±29 acres on the west end of Wheat Drive with parcel ID No. 09-1-22-14-00-000-001 ; and

Whereas, the Planning Commission met on June 11, 2020 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. 2020-03PC ; and

Whereas, the City Council met on June 15, 2020 to consider the Planning Commission's recommendation. A copy of the supporting documents is 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:

Dawson Yes

Knoll Yes

Total:

Hellrung Yes

Levo Yes

7 Ayes

Henderson absent

Manley Yes

0 Nays

Italiano Yes

Turner Yes

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

- 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 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 15th day of June, 2020.

Approved By [Signature] Allen P. Adomite, Mayor

Attest [Signature] Andrea Lambert, City Clerk

**RECOMMENDATION NO. 2020 ~ 03PC**

**Of the Planning Commission of the City of Troy, Illinois  
Regarding the Review of a Preliminary Plat  
(i.e. Shadow Wood Phase 3 - 70 residential lots and 5 common areas)**

Name of Subdivision: Shadow Wood Phase 3 Subdivider/Developer: Shadow Wood Development LLC

Address/Location of Property: +29 acres on the west end of Wheat Dr.

The Planning Commission met on June 11, 2020 to consider the above referenced preliminary plat. Copies of the supporting documents are incorporated by reference.

This application applies to property commonly known as Shadow Wood Phase 3 (70 residential lots and 5 common areas) with permanent parcel identification number 09-1-22-14-00-000-001; 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:

Adams <u>Y</u>	Delgado <u>Y</u>	Nehrt <u>Y</u>	Total:
Boeren <u>    </u>	Johnson <u>    </u>	Niermann <u>Y</u>	<u>6</u> Yeas
Burnett <u>Y</u>	Lawrenz <u>Y</u>	Reiter <u>    </u>	<u>0</u> Nays

The preliminary plat

Is Recommended

With the following stipulations: None

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.

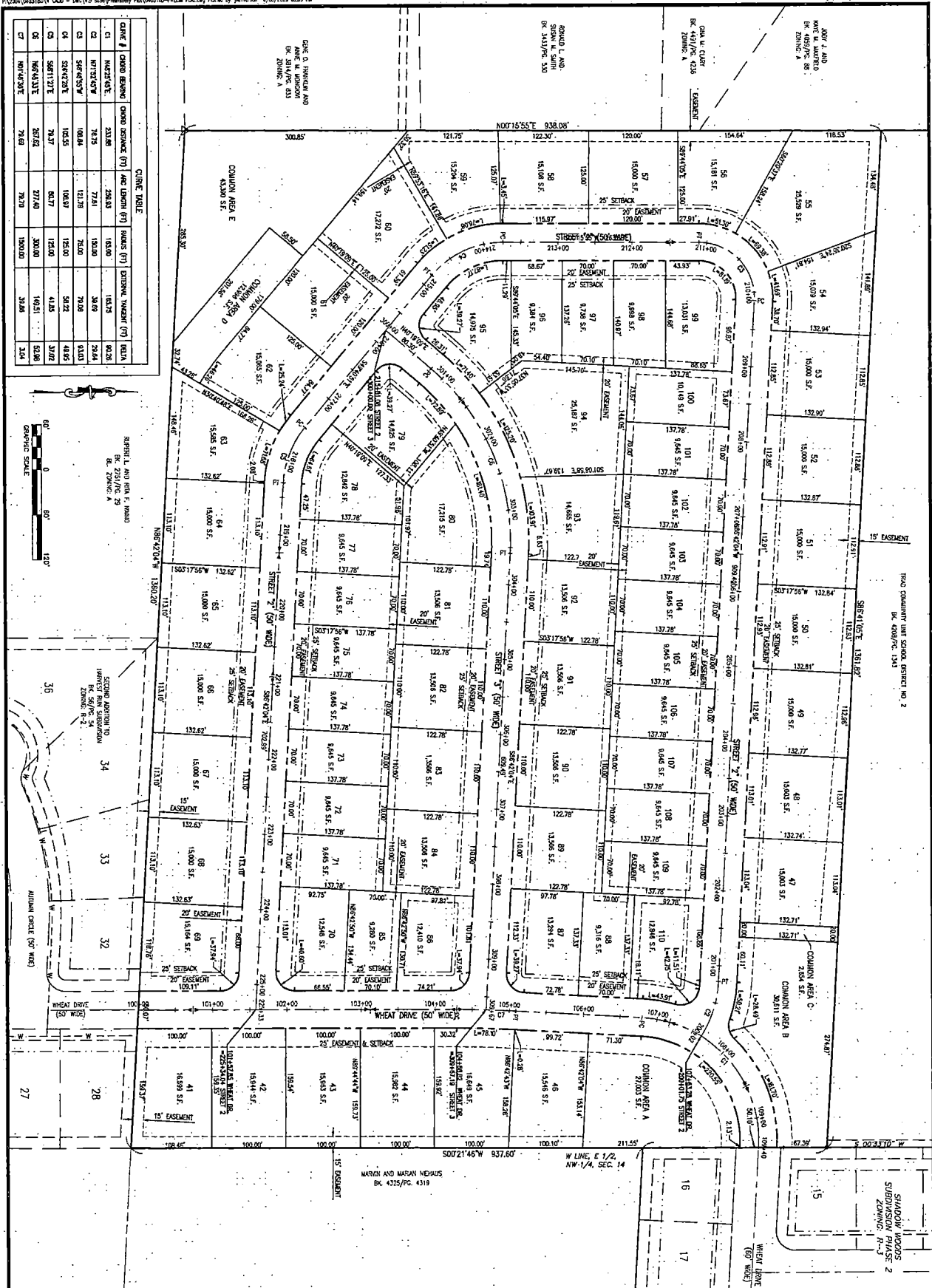
Copies of this recommendation are presented to the City Council; the original shall be filed with the Code Administrator.

Dated this 11<sup>th</sup> day of June, 2020.

By: Derek Delgado Lt  
Chairman, Planning Commission

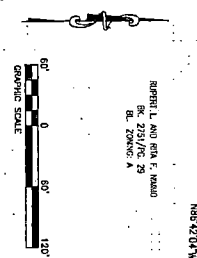
Attest: Chuck Lawrence Lt  
Secretary, Planning Commission





**CLONE TABLE**

CLONE #	CLONE BEARING	CLONE DISTANCE (FT)	40% BURN (FT)	ROADS (FT)	STANDARD WASTEWATER (FT)	SEAL
C1	N42°24'00"	23.00	23.00	15.00	15.00	02.00
C2	N71°30'00"	7.00	7.00	7.00	7.00	02.00
C3	S84°23'00"	10.00	10.00	10.00	10.00	03.00
C4	S84°23'00"	10.00	10.00	10.00	10.00	03.00
C5	S84°23'00"	10.00	10.00	10.00	10.00	03.00
C6	S84°23'00"	10.00	10.00	10.00	10.00	03.00
C7	N01°45'00"	7.00	7.00	7.00	7.00	02.00



THOUVENOT, WADE & MOERCHEN, INC.  
 600 COUNTRY CLUB VIEW, SUITE 1  
 EDWARDSVILLE, ILLINOIS 62205  
 (618) 658-4040  
 WWW.TWM-INC.COM

REPREL L. AND ERIN F. HANCOCK  
 BK. 219/76. 29  
 BK. ZONING A

SECOND ADDITION TO  
 SHADOW WOODS  
 BK. ZONING R-2

WHEAT DRIVE (50' WIDE)  
 ALUMINUM CURB (50' WIDE)

COMMON AREA A  
 4300 SF.

COMMON AREA B  
 2011 SF.

COMMON AREA C  
 2354 SF.

COMMON AREA D  
 1500 SF.

COMMON AREA E  
 4300 SF.

COMMON AREA F  
 1500 SF.

COMMON AREA G  
 1500 SF.

COMMON AREA H  
 1500 SF.

COMMON AREA I  
 1500 SF.

**PROJECT INFORMATION**

TITLE:	PRELIMINARY PLAT
PROJECT:	SHADOW WOODS SUBDIVISION MADISON COUNTY, ILLINOIS
DESIGNED BY:	PKH/JHT
DRAWN BY:	JAV
CHECKED BY:	JAV
APPROVED BY:	JAV
PROJECT NO.:	040318D

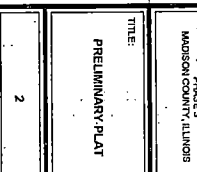
**ISSUED FOR REVIEW**

NO.	DATE	DESCRIPTION

**SIGNATURE:**  
 DATE SIGNED:  
 LICENSE EXPIRATION:

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**ILLINOIS**  
 SWANSEA  
 WATERLOO  
 EDWARDSVILLE  
 PESTONA  
 MASSOURI  
 ST. CHARLES  
 ST. LOUIS  
 TENNESSEE  
 NASHVILLE



CONSULTING ENGINEERING  
 GEOSPATIAL SERVICES  
 ILLINOIS  
 SWANSEA  
 WATERLOO  
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