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Tx:4431325

Return to:

City of Troy
Attn: Andrea D. Lambert
116 E. Market Street
Troy, Illinois 62294

2019R13809
STATE OF ILLINOIS
MADISON COUNTY
05/06/2019 02:27 PM
AMY M. MEYER, RECORDER
REC FEE: 32.00
CO STAMP FEE:
ST STAMP FEE:
FF FEE:
RHSPS FEE:
OF PAGES: 9

32.00 CT

**THIS PAGE BEING ADDED
FOR RECORDER'S USE ONLY**

Resolution 2019-04

ef

RESOLUTION OF THE CITY COUNCIL REGARDING THE ACCEPTANCE/REJECTION OF AN AMENDED FINAL DEVELOPMENT PLAN

Whereas, Retail Place, LLC (Owner/Applicant) has submitted an amended final development plan for a planned development named Seasons Village - Outlot C (7513 Clarence Court) with a legal description as described as Part of Outlot C of Seasons Village, as same appears in Plat Cabinet 65 on Page 188 in the Recorder's Office, being a subdivision in the Southeast Quarter of Section 31, Township 4 North, Range 7 West of the Third Principal Meridian, Madison County, Illinois; and

Whereas, the applicant is requesting to amend the PD-R in accordance with Section 154.064 Planned Developments of the Code of Ordinances to divide Outlot C (i.e. 7513 Clarence Court) into 2 residential lots of similar size to the existing lots in the subdivision; and

Whereas, the Planning Commission met on February 28, 2019 and recommended approval of the referenced development plan. A copy of Recommendation No. 2019-01PC is attached; and

Whereas, the City Council reviewed the amended final development plan for compliance with the provisions of Chapter 153 Subdivision Code and Section 154.064 Planned Developments of the Code of Ordinances and voted as recorded below:

Aldermen:

Henderson Y
Italiano
Jackson Y
Levo Y

Partney Y
Thompson Y
Turner Y
Zarzecki Y

Total:
7 Ayes
0 Nays
1 ABSENT

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

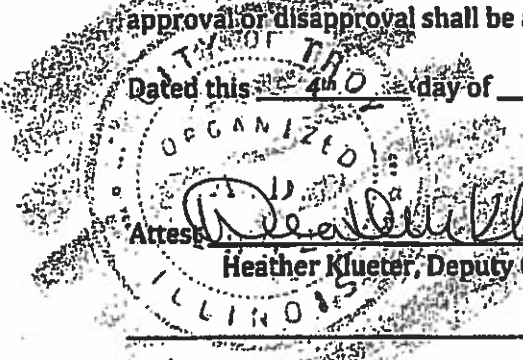
- Approves the amended final development plan with the following stipulations, if any:
Rejects the amended final development plan

One copy of this resolution shall be given to the applicant and a certified copy of the Council's resolution of approval or disapproval shall be attached to the final development plan.

Dated this 4th day of March, 2019.

By Allen P. Adomite, Mayor

Attest Heather Klueter, Deputy City Clerk



RECOMMENDATION No. 2019 ~ 01PC

**Of the Planning Commission of the City of Troy, Illinois
Regarding the Amendment of a Planned Development Plan
(i.e. Seasons Village Outlot C Division)**

Name of Subdivision: Seasons Village PD-R

Subdivider/Applicant: Retail Place, LLC

Address/Location of Property: 7513 Clarence Court (Outlot C)

WHEREAS, the Planning Commission met on July 13, 2006 to consider the above referenced preliminary development plan (See PC Recommendation 2006-12PC). Copies of the supporting documents are incorporated by reference.

WHEREAS, this application applies to property commonly known as 7513 Clarence Court (Outlot C) in the Seasons Village PD-R with parcel ID 10-2-16-31-19-401-050

WHEREAS, the Planning Commission has reviewed the application to amend the development plan for compliance with the provisions of Chapter 153 Subdivision Code and Chapter 154 Zoning Code and voted as recorded below:

Burnett <u>Y</u>	Johnson <u>Y</u>	Nehrt <u>Ab</u>	Total:
Délgado <u>Y</u>	Lawrenz <u>Y</u>	Niermann <u>Y</u>	<u>8</u> Yeas
Hellrung <u>Y</u>	McConnell <u>Y</u>	Reiter <u>Y</u>	<u>0</u> Nays

NOW THEREFORE, BE IT RECOMMENDED BY THE PLANNING COMMISSION AS FOLLOWS: The application to amend the PD-R development plan to divide Outlot C into 2 residential lots of similar size to the existing lots in the subdivision:

Is Not Recommended / Is Recommended, with the following stipulations:

If the amendment to the development plan is not recommended, the Planning Commission shall furnish to the applicant within 30 days 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 7th day of February, 2019.

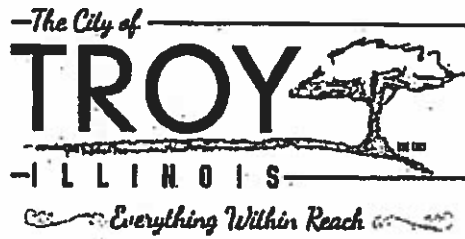
By: Dingbat Hellrung
Chairman, Planning Commission

Attest: Janda Yube
Secretary, Planning Commission

Planning Commission Public Hearing
Thursday, February 28, 2019
Public hearing to amend the Seasons Village PD-R

Please Sign In:

	Name	Address	Phone #	For	Against
1	MARK MANCINI	2402 TANE CIRCLE	217-494-2962	✓	
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
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15					



Notice Of Public Hearing

The Troy Planning Commission will hold a public hearing on Thursday, February 28, 2019 at 7:30 p.m., or as soon as can be heard, in Council Chambers at the Troy Municipal Building, 116 E. Market St., Troy, Illinois to hear the petition of Retail Place, LLC, applicant and owner of 7513 Clarence Court in the Seasons Village planned development (PD-R). The applicant is requesting to amend the PD-R in accordance with Section 154.064 Planned Developments of the Code of Ordinances to divide Outlot C into 2 residential lots of similar size to the existing lots in the subdivision as described below:

Part of Outlot C of Seasons Village, as same appears in Plat Cabinet 65 on Page 188 in the Recorder's Office of Madison County, Illinois being a subdivision in the Southeast Quarter of Section 31, Township 4 North, Range 7 West of the Third Principal Meridian, Madison County, Illinois.

The above application is open to inspection in the Building & Zoning Dept., 116 E. Market St., Troy, Illinois.

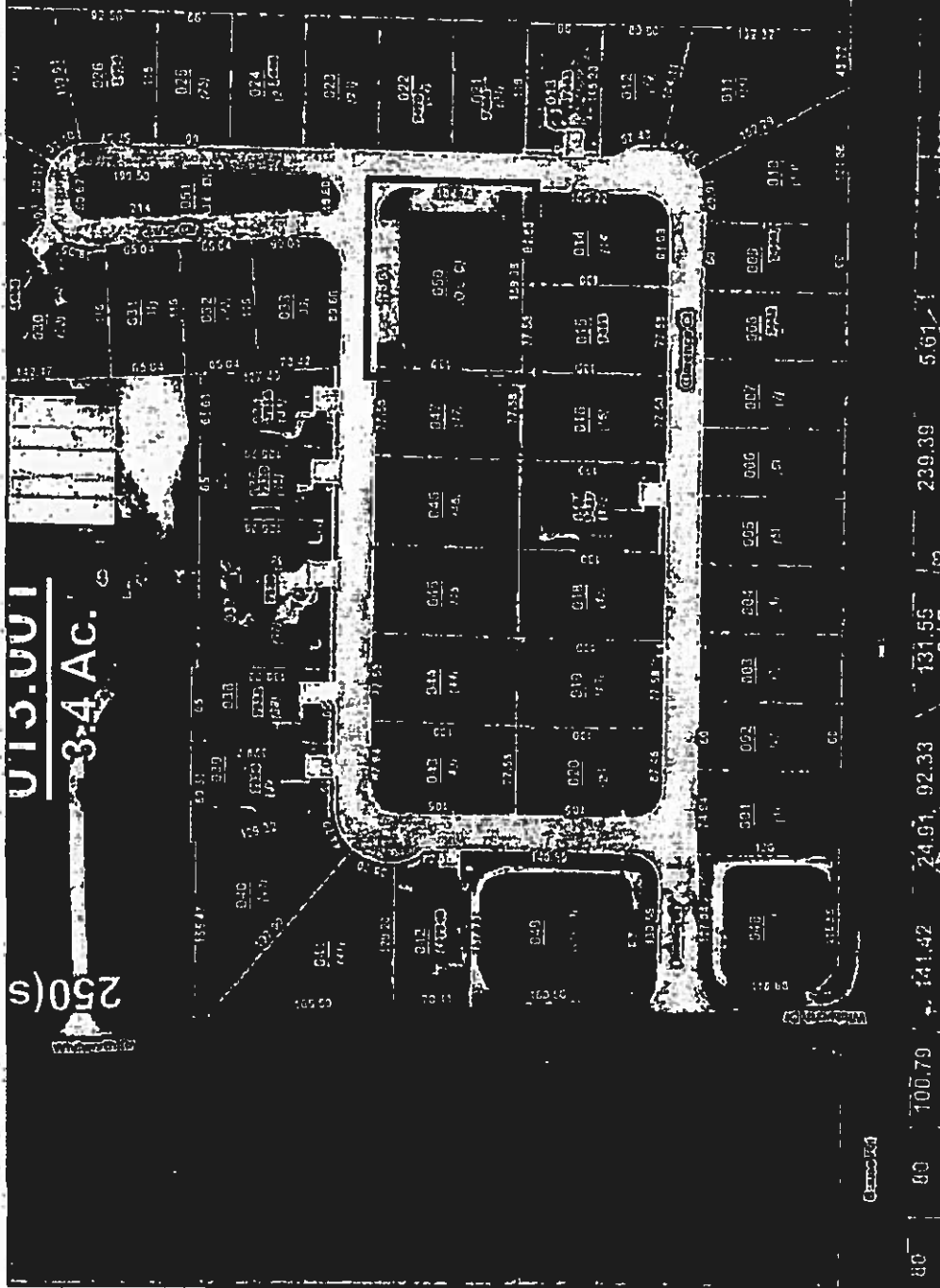
This hearing is open to the public. Persons wishing to appear at such hearing may do so in person or by attorney or their representative. Persons who wish to give evidence in favor of, or against, this request for rezoning should attend the hearing prepared to present their evidence.

Linda Taake
Building & Zoning Administrative Coordinator

Public Notified: February 11, 2019
Media Notified: February 11, 2019

U13.001
3.4 AC.

250(s)

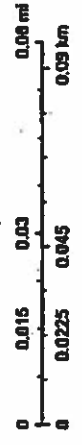


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.11 AC.

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80 00 100.79 141.42 24.91 92.33 131.55 230.39 5.61 60.512 111.200

January 15, 2018



Madison County Assessor's Office
Madison County GIS

Madison County Government (7/09) Group
Madison County Government



PLANNED DEVELOPMENT APPLICATION

1. Applicant/Agent Information:

Name: Retail Place, LLC Phone Number: 618-346-7878

Address: 7700 Stonebridge Golf Dr, Maryville, IL 62062

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: Phone Number:

Address:

Name: Phone Number:

Address:

3. Property Information:

Street address or location of property: 7513 Clarence Ct. (Outlot "C" Seasons Village)

Present use(s) of property: Vacant lot

Present zoning of property: PD-R

4. Development information:

a. Nature of request for development: We are requesting to split Outlot C into two (2) lots of similar size to the existing lots in the subdivision.

b. Applicant's interest in property: Owner

- c. The reason the applicant feels the development should be approved: The two lots would be more proportionate to all other lots for sale in Seasons Village and are consistent with the highest and best use.
- d. What effect will the proposed development have on the value of the neighboring property? This would allow two more homes to be built in the development.
- e. What effect will the proposed development have on the City's overall tax base? Increase in assessed value.
- f. What effect will the proposed development have on public utilities and on traffic circulation on nearby streets? Minimal, if any.
- 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 15 day of December, 2018.



 Signature of Appellant

 Signature of Appellant

Donald P Osborn

 Printed name of Appellant

 Printed name of Appellant

Office Use:
 Date submitted: 12/17/18 Hearing deposit paid: \$300 Receipt #: 1253

116 E. Market Street
 Troy, Illinois 62294

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

SURVEY PLAT

OF OUTLOT "C" OF "SEASONS VILLAGE" AS SAME APPEARS IN PLAT CABINET 65 ON PAGE 188 IN THE RECORDER'S OFFICE OF MADISON COUNTY, ILLINOIS BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS

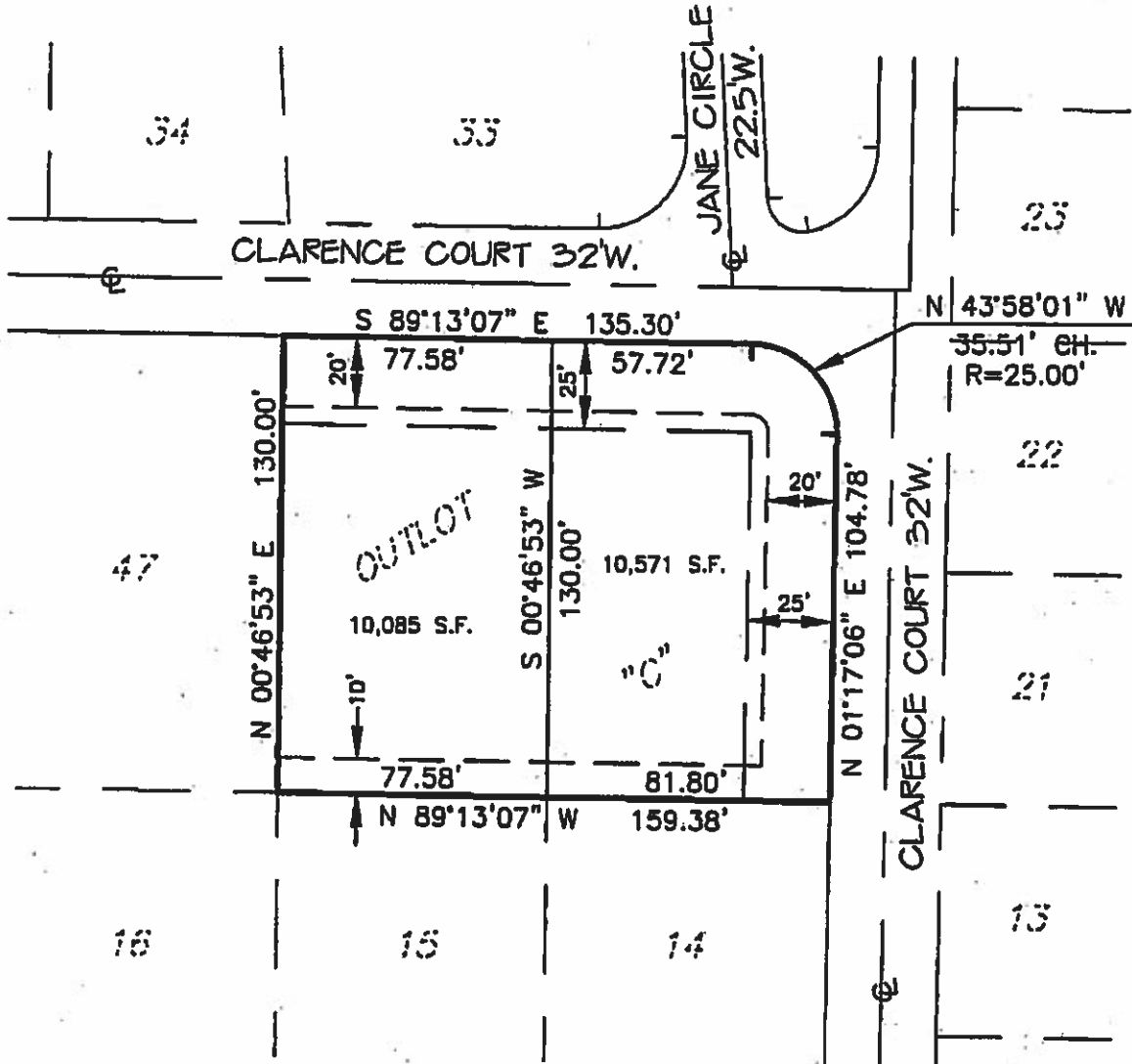


7513 CLARENCE COURT
GLEN CARBON, IL 62034

SCALE: 1"=50'

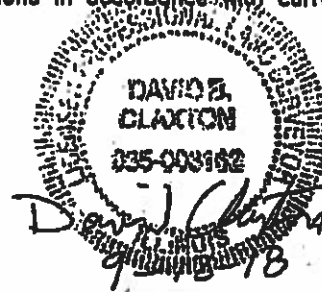
Prepared by:
Sherbut-Carson-Claxton, LLC
#4 Meadow Heights Professional Park
Collinsville, Illinois 62234
(618) 345-5454

--- DENOTES BUILDING SET-BACK LINE
--- DENOTES EASEMENT LINE



This is to certify that we, Sherbut-Carson-Claxton, LLC have at the request of and for the exclusive use of the owners performed a survey of the tract shown hereon and that this is a true representation of that survey. This survey was done in accordance with current standards of practice for land surveys in the State of Illinois.

IT IS NOT WARRANTED THAT THIS PLAT CONTAINS COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RESTRICTIVE COVENANTS, BUILDING SET-BACK LINES, RIGHTS OF WAY, LAND USE REGULATIONS OR OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION A TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED.



September 11, 2018
JOB No. 3176

END OF DOCUMENT