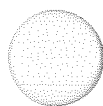
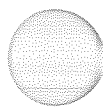
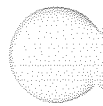


Chapter 16

PLANNING AND DEVELOPMENT*

- Art. I. In General, §§ 16-1-16-15
- Art. II. Planning Commission, §§ 16-16-16-40
- Art. III. Designation, Development and Maintenance of Business District, §§ 16-41-16-44

*Cross references—Land use committee of city council, § 2-87; subdivisions, Ch. 18.5; zoning, App. A.
State law references—Planning generally, Ill. Rev. Stat. Ch. 24, § 11-12-4 et seq.; plats, Ch. 109.



ARTICLE I. IN GENERAL

Sec. 16-1. Annexation plat required with petition for annexation.

Before the city will take final action to adopt an ordinance which annexes any tract of land to the City of Troy, the persons who have petitioned the city to annex that tract of land must submit to the city an annexation plat of the tract of land which has been prepared by a land surveyor who is registered in the State of Illinois.

(Ord. No. 1988-36, § 1, 12-19-88)

Editor's note—Ordinance No. 1988-36, § 1, adopted December 19, 1988, was nonamendatory of the Code; inclusion as § 16-1 was at the editor's discretion.

Secs. 16-2–16-15. Reserved.

ARTICLE II. PLANNING COMMISSION*

Sec. 16-16. Created.

A planning commission is hereby created pursuant to the provisions of Illinois Revised Statutes, Chapter 24, Section 11-12-4, to provide guidance, direction and control of the growth, development and redevelopment of the city.

Sec. 16-17. Composition; appointments.

The planning commission shall consist of nine (9) voting members. Members of the planning commission shall reside within the City of Troy or within territory contiguous to the city and not more than one and one-half (1½) miles beyond the corporate limits of the city and not included within any other municipality. The mayor shall appoint the voting members with the advise and consent of the city council. A majority of the voting members—that is, five (5) voting members—shall constitute a quorum for the purpose of conducting the planning commission's business.

(Code 1978, Ch. 9, Art. IV, § 2; Ord. No. 1987-27, § 1, 12-7-87)

*State law reference—Plan commissions generally, Ill. Rev. Stat. Ch. 24, § 11-12-4.

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Sec. 16-18. Ex officio members.

The mayor and city councilmen shall serve as nonvoting ex officio members of the planning commission.

(Code 1978, Ch. 9, Art. IV, § 2)

Sec. 16-19. Terms.

The members of the planning commission shall serve terms of one (1) year.

(Code 1978, Ch. 9, Art. IV, § 3)

Sec. 16-20. Vacancies.

Vacancies on the planning commission shall be filled by the mayor and city council by appointment for the unexpired terms only.

(Code 1978, Ch. 9, Art. IV, § 3)

Sec. 16-21. Chairman; other officers.

The planning commission shall elect a chairman from among its members and such other officers as it may deem necessary to conduct its business. The chairman shall not vote except in the case of a tie vote of the other members of the planning commission.

(Code 1978, Ch. 9, Art. IV, § 4)

Sec. 16-22. Rules and regulations; records.

The planning commission shall adopt rules, regulations, and procedures consistent with this Code, other city ordinances and state law. The commission shall keep written records of its proceedings, which shall be open at all regular office hours to public inspection.

(Code 1978, Ch. 9, Art. IV, § 3)

Sec. 16-23. Powers and duties.

The planning commission shall have the following powers and duties:

- (1) To prepare and recommend to the city council a comprehensive plan for the present and future development or redevelopment of the city.
- (2) To recommend to the city council reasonable requirements for subdivision and re-subdivision of unimproved land and, subject to redevelopment, with respect to parks,

playgrounds, school grounds and other public improvements.

- (3) To suggest to the city council lands suitable for annexation to the city and the recommended zoning classification for such land upon annexation.
 - (4) To recommend changes, from time to time, in the official comprehensive plan.
 - (5) To recommend changes in the zoning ordinance and exercise the powers conferred by Chapter 24, Sections 11-13-1 through 11-13-20 of the Illinois Revised Statutes.
 - (6) To prepare and recommend to the city, from time to time, plans for specific improvements and pursuant to the official comprehensive plan.
 - (7) To give aid to the city officials charged with the direction of projects for improvements embraced within the official plan, to further the making of these projects, and generally, to promote the realization of the comprehensive plan.
 - (8) To cooperate with county and regional planning commissions and other agencies or groups to further the local planning program and to assure harmonious and integrated planning for the area.
 - (9) To exercise such other powers granted to planning commissions by state law.
- (Code 1978, Ch. 9, Art. IV, § 5)

Secs. 16-24–16-40. Reserved.

ARTICLE III. DESIGNATION, DEVELOPMENT AND MAINTENANCE OF BUSINESS DISTRICT*

Sec. 16-41. Purpose of article.

The purpose of this article is the promotion of the public interest through the enhancement of

*Editor's note—Ord. No. 1990-1, adopted Jan. 15, 1990, did not specifically amend the Code and at the discretion of the editor §§ 1–4 of said ordinance have been codified herein as Art. III, §§ 16-41–16-44.

Cross reference—Zoning, App. A.

the tax base attributable to business properties by assuring opportunities for development or redevelopment and attracting sound and stable commercial growth within the City of Troy.

(Ord. No. 1990-1, § 1, 1-15-90)

Sec. 16-42. Designation of area as business district.

All areas zoned at "C-1" Neighborhood Commercial, "C-2" General Commercial, "C-3" Highway Commercial, "I-1" Light Industry and "I-2" General Industry pursuant to the Zoning Ordinance of the City of Troy, Illinois, are hereby designated as a Business District pursuant to Illinois Revised Statutes Chapter 24, Sec. 11-74.3 et seq.

(Ord. No. 1990-1, § 2, 1-15-90)

Sec. 16-43. Creation of business district development and redevelopment commission; membership; functions.

(a) In achieving the stated purposes herein, the corporate authorities of the City of Troy shall have the power and do hereby create a business district development and redevelopment commission (hereinafter referred to as the commission) to act as agent for the City of Troy.

(b) The commission shall consist of a minimum of seven (7) members including the mayor, and the chairmen of the economic development, land use and the public works committees of the board of aldermen standing committees. Remaining members of the commission shall be appointed by the mayor with the advise and consent of the board of aldermen. The maximum number of members on the commission shall be within the discretion of the mayor. The membership should reflect the interests of civic nonprofit organizations within the corporate limits of the City of Troy.

(c) The mayor shall chair the commission.

(d) The functions of the commission shall include:

- (1) The examination of the potential development and redevelopment in the business district area.

- (2) The determination of how said development and redevelopment might be encouraged or aided through the use of the powers granted and enumerated in section 16-44.
- (3) The representation of the city during meetings and negotiations with private industry and businesses concerning the aforesaid development and redevelopment.
- (4) The preparation of recommendations to the board of aldermen concerning the above.
(Ord. No. 1990-1, § 3, 1-15-90)
- (h) To establish by ordinance or resolution procedures for the planning, execution and implementation of business district plans.
(Ord. No. 1990-1, § 4, 1-15-90)

Cross reference—Boards and commissions, § 2-261 et seq.

Sec. 16-44. Powers of the city board of aldermen.

Upon receiving a consistent recommendation from the commission, the Troy City Board of Aldermen shall have the following powers:

- (a) To exercise the use of eminent domain for the acquisition of real and personal property for the purpose of a development or redevelopment project.
- (b) To acquire, manage, convey or otherwise dispose of real and personal property acquired pursuant to the provisions of a development or redevelopment plan.
- (c) To apply for and accept capital grants and loans for the United States and the State of Illinois, or any instrumentality of the United States of the state, for business district development or redevelopment.
- (d) To borrow funds as it may be deemed necessary for the purpose of business district development and redevelopment, and in this connection issue such obligation or revenue bonds as it shall be deemed necessary, subject to applicable statutory limitations.
- (e) To enter into contracts with any public or private agency or person.
- (f) To sell, lease, trade or improve such real property as may be acquired in connection with business district development and redevelopment plans.
- (g) To expend such public funds as may be necessary for the planning, execution and implementation of business district plans.

