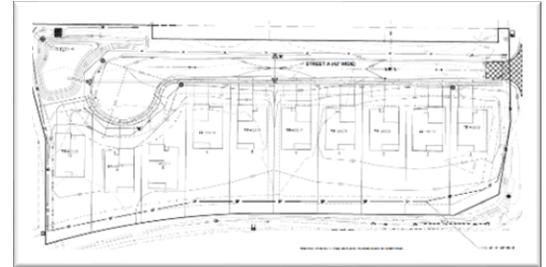


**City of Troy -Planning Commission Public Hearing
(Hampton Glen Villas - PC Rec 2026-01)
February 12, 2026**

A. Public Hearing – PCRec 2026-01

- 1. Call to Order with the Pledge of Allegiance:** The meeting was held in the Cafetorium of Triad High School, 703 US Highway 40, Troy, Illinois, 62294. Vice-Chairman Compton called order at 6:00 p.m., followed by the Pledge of Allegiance.
- 2. Roll Call in Alphabetical Order: Present:** Danielle Bogue, Liz Compton, Rich Curtis, Rachel Lybarger, Shane McBride, Mike Niermann, Eric Patton, Matt Reiter. **Absent:** Jami Stone. **Other officials present:** Building & Zoning Director Ann Byrd, City Engineer Tom Cissell, Exec. Clerk Heather Klueter, Police Chief Wasser, Lieutenant Newcomb, and Building & Zoning Admin. Clerk Andrea Lambert.
- 3. Chairman's Presentation and Discussion of Hampton Glen Villas, a proposed 3.78-acre Planned Development consisting of single-family villas located at 1458 Troy O'fallon Road (parcel number 09-1-22-15-00-000-001).**

Chair Compton opened the public hearing regarding the proposed Hampton Glen Villas Planned Development, a subdivision near Troy O'Fallon Road/Country Lane intersection offering 3 bedroom/2 bath single-family villas.



4. Comments from the City Engineer and/or City Staff

Mr. Cissell presented details of the proposal, including:

- A 3.65-acre site proposed for ten sixty-foot-wide lots with single-family villa homes and one detention/outlot.
- Underlying zoning of R-1 Single Family Residential with a Planned Development overlay.
- Thirty-foot front setbacks, twenty-five-foot rear setbacks, and ten-foot side setbacks.
- A narrower street with no on-street parking on the east side due to the absence of homes on that side.

He reviewed traffic conditions along Troy–O'Fallon Road and Country Lane, noting approximately 9,000 vehicles per day on Troy–O'Fallon Road. Aerial images and site photos were shown to illustrate the property location and relationship to surrounding neighborhoods.

Cissell explained the requested design exceptions and the density bonuses proposed in exchange, including:

- Two trees per lot, with additional trees along Troy–O'Fallon Road.
- Landscape screening buffers between the detention pond, roadway, and adjacent residential properties.
- Ornamental street lighting consistent with Hampton Glen Subdivision and sidewalk extensions.
- Use of higher-quality exterior materials, including smart siding.

Staff reviewed compliance with Planned Development standards, including permitted uses, minimum district size, green space requirements, density limitations, subdivision regulations, and additional buffering requirements.

5. Comments of Petitioner and/or Representative (or Attorney, if Present)

Sean Hartmann of Hartmann Homes addressed the Commission. He described the proposal as a detached villa-style development intended to meet demand for smaller, slab-on-grade homes with maintenance-free living options. He noted similarities to other villa developments in the region and emphasized the intent to provide a high-quality residential use in place of a previously proposed commercially zoned area. Mr. Hartman stated that the project incorporates city-requested amenities and landscaping enhancements and expressed willingness to work with staff and residents to address concerns.

6. Chairman's Request for Anyone Wishing to Speak During the Hearing to Sign In

7. Swearing in of Persons Who Wish to Speak

Chair Compton opened the floor for public comment. All speakers were sworn in before speaking.

8. Comments from the Public

Tony Camillo, also representing adjacent property owners, expressed concerns regarding potential impacts to property values, the proximity of the proposed roadway to existing fences, screening, and fencing coordination with the Hampton Glen Homeowners Association, on-street parking adjacent to existing homes, and the overall density of the development. Speakers requested assurances that buffering, parking restrictions, and fencing requirements would be clearly defined and enforceable.

Chair Compton read the following letter of objection into the public record in its entirety:

Dear Members of the Troy Planning Commission and Troy Building and Zoning Department -

I am writing to express my opposition to the proposed development of Hampton Glen Villas at 1458 Troy O'Fallon Road. After careful consideration, I have significant concerns regarding the impact this development may have on our community.

While I understand the importance of growth and development within Troy, I have significant concerns that this proposal, as currently presented, is not in the best interest of the surrounding neighborhood or community.

Firstly, I believe that the proposed development could lead to increased traffic congestion in the area, which is already a concern for many residents like me as I reside in the Hampton Glen subdivision. The roads serving this area are already heavily utilized during peak morning and afternoon hours. The addition of multiple residential units will increase daily vehicle congestion and turning movements on streets that are not yet designed to support higher density traffic volumes. This raises significant safety concerns for me and my school-aged children.

The potential strain on local infrastructure and resources, such as schools that I am concerned do not have realistic ability to accommodate the concentrated growth.

Additionally, the proposed villas appear inconsistent with the existing character, scale and density of the surrounding residential area that we have worked hard to establish and maintain.

Moreover, I am worried about the environmental impact this development may have, particularly regarding the preservation of green spaces and local wildlife habitats. It is crucial that we prioritize sustainable development practices to ensure the long-term well-being of our community and environment.

I kindly request that you take these concerns into account when reviewing the proposal for Hampton Glen Villas. It is essential that we carefully consider the potential repercussions of this development and seek alternatives that better align with the needs and values of our community.

Thank you for your time and attention to this matter and your dedication to serving our community. I look forward to your response and hope that our concerns will be addressed appropriately. I ask that this letter be entered into the public record.

Best regards,

Katie E. Astrauskas

9. Additional Comments/Rebuttals of Petitioner and/or Representative (or Attorney, if Present)

Project Engineer Marsha Maller responded to questions regarding right-of-way widths, setback distances, fencing responsibility, traffic circulation, and the preliminary nature of the plan, noting that additional detailed review would occur during subsequent engineering and plat approval stages. Coordination with the Hampton Glen HOA is part of the improvement plan phase.

10. Discussion by the Planning Commission

Commissioners asked questions and discussed lot density and feasibility of reducing the number of lots; setbacks and distances between homes and Troy–O'Fallon Road; maintenance-free living concepts and HOA responsibilities; traffic safety and on-street parking restrictions; screening, fencing, and HOA coordination.

Staff and the petitioner provided clarifications regarding setbacks, street design, fire safety spacing, landscaping intent, and roadway alignment.

11. Motion to Approve or Deny Applicant's Request

Motion: To Recommend Approval of the Planned Development Overlay for Hampton Glen Villas, subject to the following stipulations: **1.** No on-street parking shall be permitted on the east side of the proposed roadway. **2.** All fencing and screening shall meet the requirements and approval of the Hampton Glen Homeowners Association

Moved by: Reiter; **Seconded by:** Curtis. **Vote:** Motion passed. (Summary: Aye =8, Nay = 0).

(Aye: Bogue, Compton, Curtis, Lybarger, McBride, Niermann, Patton, and Reiter; Absent: Stone.)

12. Complete Recommendation

Vice-Chair Compton completed the recommendation on behalf of the commission.

13. State Chairman's Final Comment (see B. below)

Compton read the Chairman's Final Comment.

B. CHAIRMAN'S FINAL COMMENT: The Planning Commission is a recommending body. The City Council will hear this recommendation at the next scheduled meeting to make a final determination. The City Council meets on the 1st and 3rd Mondays of each month at 6:30 pm. [In the event of a holiday, the meeting will be held on Tuesday.]

1. Adjournment

Motion: To adjourn the meeting at 6:46 p.m. **Moved by:** Niermann; **Seconded by:** Bogue; **Vote: Passed;** unanimous.