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City Clerk
116 E. Market Street
Troy, Illinois 62294

2018R33819
STATE OF ILLINOIS
MADISON COUNTY
10/26/2018 09:48 AM
AMY M. MEYER, RECORDER
REC FEE: 39.00
CO STAMP FEE:
ST STAMP FEE:
FF FEE:
RHSPS FEE:
OF PAGES: 12



39.00 CTY

Ordinance No. 2018 - 11

AN ORDINANCE amending Chapter 154 Zoning Ordinance
Of the Codified Ordinances of the City of Troy
For the Purpose of Rezoning 2101 Formosa Road
From R-1 Single-family Residential to C-3 Highway Commercial

Whereas, Simon and MaryAnne Griffin (as applicants and pending owners) and the Wilfred and Rose Meier Trust (as owner) have filed an application for the rezoning of certain property as described in Exhibit A; and

Whereas, the map attached hereto as Exhibit B is an accurate map of the property so sought to be rezoned and such rezoning shall be in accordance with the boundaries indicated on the map; and

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Whereas, the City Planning Commission has complied with the provisions of 65 ILCS 5/11-13-14 and Section 154.143 of the Troy Municipal Ordinances regarding amendments of regulations and zoning districts by holding a public hearing on May 10, 2018 to consider the request for the rezoning of the property, pursuant to notice as required by Statute; and

Whereas, as a result of said hearing, the Planning Commission has submitted Recommendation No. 2018-03PC to the City Council confirming that it recommends the request for rezoning with stipulations, if any, as noted; and

Whereas, the City Council has considered the recommendation of the Planning Commission and has determined that it is in the best interest of the public health, safety and welfare, and in compliance with the powers conferred upon the City and the objectives and purposes set out in 65 ILCS 5/11-13-1, to adopt an amendment to the codified ordinances of the City of Troy for the purpose of rezoning the above referenced property in accordance with Exhibits A and B attached hereto.

Now, Therefore, Be It Ordained By the Mayor and the City Council of the City Of Troy, Madison County, Illinois As Follows:

SECTION 1: Chapter 154 Zoning Ordinance of the codified ordinances of the City of Troy is hereby amended to change the zoning classification of 2101 Formosa Road as described in Exhibit A and in accordance with the map attached hereto as Exhibit B from R-1 Single-family Residential to C-3 Highway Commercial.

SECTION 2: That the stipulations, if any, as noted on the Planning Commission's Recommendation 2018-03 be in full force and effect.

SECTION 3: That all other provisions of said Ordinances shall remain unchanged and in full force and effect except as specifically amended by this ordinance.

SECTION 4: If a court of competent jurisdiction declares any provision of this Ordinance unconstitutional or invalid, that decision shall not affect the validity of the remainder of this Ordinance.

SECTION 5: This Ordinance shall be effective upon its passage, signing, and publication as required by law.

Passed by the City Council of the City of Troy, Madison County, Illinois, approved by the Mayor, and deposited in the office of the City Clerk this twenty-first day of May, 2018.

Aldermen:

Henderson Y

Partney Y

Total:

Italiano Y

Thompson Y

8 Ayes

Jackson Y

Turner Y

0 Nays

Levo Y

Zarzecki Y

APPROVED BY:



Allen P. Adomite, Mayor

ATTEST:


Jamie Myers, City Clerk

RECOMMENDATION No. 2018~ 03PC

Of the Planning Commission of the City of Troy, Illinois Recommending/Not Recommending An Application for Rezoning Property from R-1 Single-family Residential to C-3 Highway Commercial Requested by Simon Griffin, Pending Owner

WHEREAS, the Planning Commission met on May 10, 2018 to consider an application for rezoning filed by Simon Griffin. A copy of the application and certification regarding publication of the notice of hearing and of notification to surrounding property owners are incorporated by reference; and

WHEREAS, this application applies to two tracts of 12.3 acres with parcel IDs 09-1-22-06-00-000-002 and 09-1-22-06-04-401-003 commonly known as 2101 Formosa Road; and

WHEREAS, the Planning Commission considered the testimony and exhibits offered on behalf of the application and the following citizens also testified regarding the application: ; and

WHEREAS, the Planning Commission considered the factors as described in Section 154.143(D) Recommendation/Findings of Fact of the Troy Code of Ordinances; and

WHEREAS, following the testimony and deliberations, Planning Commissioners voted as recorded below:

Burnett <u>Yes</u>	Johnson <u>Yes</u>	Nehrt _____	Total:
Delgado _____	Lawrenz <u>Yes</u>	Reiter <u>Yes</u>	<u>6</u> Yeas
Hellrung _____	McConnell <u>Yes</u>	Niermann <u>Yes</u>	<u>0</u> Nays

NOW THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION AS FOLLOWS, that the application for the following: To rezone two tracts of 12.3 acres with parcel IDs 09-1-22-06-00-000-002 and 09-1-22-06-04-401-003 commonly known as 2101 Formosa Road from R-1 Single-family Residential to C-3 Highway Commercial pending annexation

[] IS NOT recommended [x] IS recommended with the following stipulations, if noted:

A copy of this recommendation is presented to the City Council; the original shall be filed with the Code Administrator.

DATED this 10th day of May, 2018.

By: Robert R. Johnson Jr. Chairman, Planning Commission

Attest: Janda Yacke Secretary, Planning Commission

Planning Commission Public Hearing
Thursday, May 10, 2018

Public hearing to rezone property at 2101 Formosa Road

Please Sign In:

	Name	Address	Phone #	For	Against
1	Simon Griffin	611 Riggan Rd, Troy	68-667-7387	✓	
2	Mary Anne Griffin	611 Riggan Rd Troy	"	✓	
3	Cynthia Butler	528 Glendale Dr Troy	618-667-2147	✓	
4					
5					
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Notice Of Public Hearing

The Troy Planning Commission will hold a public hearing on Thursday, May 10, 2018 at 8:00 p.m., or as soon as can be heard, in Council Chambers at the Troy Municipal Building, 116 E. Market Street, Troy, Illinois to hear the petition of Simon Griffin, applicant and pending owner. He is requesting rezoning from R-1 Single-family Residential to C-3 Highway Commercial for 2 tracts of 12.3 acres with parcel IDs 09-1-22-06-00-000-002 and 09-1-22-06-04-401-003 commonly known as 2101 Formosa Road.

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.

Keith Frey
Building & Zoning Administrator

Public Notified: April 24, 2018
Media Notified: April 24, 2018



APPLICATION FOR REZONING

Date of Application: 4/16/18

Rezoning requested from: R-1 to C-3

Applicant(s)/Agent(s):

Name: SIMON GRIFFIN Phone: 618-667-6461

Address: 64 Riggin Road Troy, IL 62294

Name: Mary Anne Griffin Phone: 618-667-8461

Address: 64 Riggin Road Troy IL 62294

Property Owner(s): (If different than applicant) Designated Agent: Collin Fischer.

Name: Wilfred J Meier Trust Phone: 618-277-4400

Address: 528 Glendale Drive, Troy IL 62294

Name: Rose T Meier Trust Phone: 618-277-4400

Address: 528 Glendale Dr. Troy IL 62294

Property Information:

1. Address/location of land: 2101 Furmura Rd, Troy IL 62294

2. Existing use(s) and zoning classification of property: Agriculture to become R-1 upon annexation.

3. Existing use(s) and zoning classification of other lots in the vicinity of property in question: C-3 Hotel, 1-1 undeveloped, R-3 town houses.

4. Suitability of the property in question for uses already permitted under existing regulations: upon annexation to R-1 this is not suited for the proposed use

5. Suitability of the property in question for the proposed uses: upon rezoning to C-3 it is ideal for proposed use

6. The trend of development in the area of the property in question, including any changes which may have occurred since the property was initially zoned or last rezoned: Surrounding adjacent properties are C-3 or industrial use.

7. The effect the proposed rezoning would have on implementation of the Growth Management Plan:

The proposed rezoning will benefit the growth plan.

8. The effect the proposed use would have on public utilities and on traffic circulation on nearby streets:

Very little impact.

9. Provide any additional information pertinent to the proposed rezoning:

see attachment Exhibit (C)

10. Attach a legal description and map, plat or survey of the property proposed for rezoning.

11. A deposit of \$300 must accompany this application with all expenses associated with this request deducted from the deposit. These expenses include, but are not limited to, copying costs, certified mailing fees, publishing the legal notice in the newspaper and/or any other hearing related expenses. After all expenses are deducted, any remaining balance will be refunded to the applicant.

I/We hereby certify that all of the information given herein and in the attachments hereto are true and correct to the best of my/our knowledge.

Dated this 17th day of April, 2018

Applicant(s)/Agent(s) [Signature] Simon Griffin
Signature Printed Name

Applicant(s)/Agent(s) [Signature] Mary Anne Griffin
Signature Printed Name

Property Owner(s) Wilfred I. Meier Trust
by [Signature] by: Cynthia R. Butler, TTEE
Signature Printed Name

Property Owner(s) Rose T. Meier Trust
by [Signature] by: Cynthia R. Butler, TTEE
Signature Printed Name

Office Use:			
Date of Filing:	<u>4/18/18</u>	Check No.:	<u>525</u>
		Receipt No.:	<u>881</u>



CONTRACT TO PURCHASE COMMERCIAL REAL ESTATE



This Listing Agreement has been prepared by legal counsel to Greater Gateway Association of REALTORS® and REALTOR® Association of Southwestern Illinois and is intended solely for use by REALTOR® members of the REALTOR® Association of Southwestern Illinois, Inc. and the Greater Gateway Association of REALTORS®, Inc. Any unauthorized use is strictly prohibited.

Date: March 7, 2018

THIS IS A LEGALLY BINDING CONTRACT; IF NOT UNDERSTOOD, SEEK COMPETENT LEGAL ADVICE.

- 1 1. MUTUAL COVENANTS. Seller agrees to sell and Buyer agrees to purchase the following described real estate,
- 2 together with all appurtenances thereof upon the terms set forth in this Contract: Legal Description/Permanent
- 3 Parcel Number 09-1-22-06-00-000-002/09-1-22-06-04-401-003
- 4 situated in Madison County, Illinois, commonly known as
- 5 2101 Formosa Rd, Troy, IL 62294 with an
- 6 approximate lot size of 12.3 AC ("Property"). "Buyer"
- 7 and "Seller" as used in this Contract shall mean those parties respectively set forth on the signature page hereof.
- 8 For purposes hereof, this document and all approved addenda shall be referred to as the "Contract".
- 9 2. DUAL AGENT. The Parties confirm(s) that they have previously consented to the Designated Agent (designated
- 10 on the last page of this Contract), acting as a dual agent in providing brokerage services on their behalf and
- 11 specifically consent(s) to such Designated Agent acting as a dual agent in regard to this transaction.
- 12 Seller Initials _____ Buyer Initials _____
- 13 3. INCLUSIONS/EXCLUSIONS: The following ITEMS are included or excluded in the sale and are the exclusive
- 14 property of the Seller, having been paid in full:
- 15 Inclusions:
- 16 _____

Exhibit (A)

Legal description of 2 parcels.



Exhibit (B)

Exhibit C



lifelines
Neurodiagnostic Systems, Inc.

Conceptual Plan: Proposed Global Headquarters
Approximate location of proposed structure in red



Example of architecture style being considered

**Lifelines Neurodiagnostic Systems, Inc.
Proposed Global Headquarters
2101 Formosa Road, Troy Illinois
Simon and Mary Anne Griffin**

Lifelines Neurodiagnostic Systems, Inc. imports, distributes, and supports medical equipment for neurological testing. Lifelines has been in business since 2001, when Simon started the company in the basement of his and Mary Anne's home. In 2013, Mary Anne joined Simon in running the company, and later that year, Lifelines was moved from the basement to rental office space at 411 Edwardsville Road. The company has grown to employ more than 40 employees across the US. Last year, Simon and Mary Anne purchased Lifelines Ltd., the research and development, parent company located in England, where nine more employees joined the team. Lifelines is also in a global partnership with an Icelandic software company. In addition to sales and rental of medical devices, we offer monitoring services for pharmaceutical and research companies who need to record brainwaves – electroencephalograms (EEGs) – for clinical trials. These studies are managed in our Troy office, but the monitoring is done by employees remotely, 24/7/365.

Our intention is to construct an attractive office building to be the global headquarters for our medical products and services business. The structure will house office space, meeting and break rooms, a training facility, climate-controlled storage, and a medical device configuration area where software will be loaded onto computers, and system parts will be paired/assembled together. There will be no manufacturing of parts into products.

We anticipate that clients will visit from all over the US for training programs held at this location. The nearby hotels will serve to accommodate our employees and clients when they're in town. We intend to develop the property west of the office into a natural, peaceful area for employees and visitors to enjoy the outdoors. The property east and south of the structure is currently being farmed. We expect this to continue, but could be the location for future commercial development that fits in with the city's growth and development plans.

- Footprint: 8000-10000 square feet
- Parking: 50-100 cars, as required by code
- 2-3 floors
- Primarily office space
- Meeting and break rooms
- Specialized training facility
- PC configuration and medical device assembly space
- Climate-controlled storage
- Loading dock
- Preserve 100-year-old barn (possible meeting space)
- Open space behind
- Green construction for an efficient structure



END OF DOCUMENT