



DocId:8777402

Tx:4552276

**RETURN TO:**

EW

**CLERK, CITY OF TROY  
116 E. MARKET  
TROY, IL 62294**

2022R11475  
STATE OF ILLINOIS  
MADISON COUNTY  
04/04/2022 09:46 AM  
DEBRA D. MING-MENDOZA  
CLERK & RECORDER  
REC FEE: 50.00  
CO STAMP FEE:  
ST STAMP FEE:  
FF FEE:  
RHSPS FEE:  
# OF PAGES: 16

**CITY OF TROY**

**ORDINANCE 2022 – 06**

50.00 CTY

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**AN ORDINANCE AUTHORIZING THE EXECUTION OF A WATER SERVICE  
AND PRE-ANNEXATION AGREEMENT (207 HAZEL ST)**

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**ADOPTED BY THE CITY COUNCIL OF THE CITY OF TROY, ILLINOIS  
THIS 21ST DAY OF MARCH 2021**

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**ORDINANCE NO. 2022-06**

**AN ORDINANCE AUTHORIZING THE EXECUTION OF A WATER SERVICE AND PRE-ANNEXATION AGREEMENT**

**WHEREAS**, it is in the best interest of the City of Troy ("City"), Madison County, Illinois, to enter into an Agreement for Water Service and Pre-Annexation pertaining to the property owned by Kate Costello, (lot 12 and 30 feet off the East side of lot 10 in Hazelwood Place; PPID 09-2-22-04-15-401-007.001), and commonly known as 207 Hazel Street, Troy, Illinois 62294; and

**WHEREAS**, an Agreement for Water Service and Pre-Annexation has been drafted, a copy of which is attached hereto and incorporated herein; and

**WHEREAS**, the Petitioner is described in the aforesaid Agreement and/or the legal owner of record of the territory which is the subject of said Agreement is ready, willing, and able to enter said Agreement and to perform the obligations as required thereunder; and

**WHEREAS**, the City did, on the 21<sup>st</sup> day of March, 2022, hold and conduct a public hearing pursuant to notice and statute; and

**WHEREAS**, all other statutory requirements set forth by 65 ILCS 5/11 pertaining to Annexation Agreements have been met.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TROY, COUNTY OF MADISON, STATE OF ILLINOIS**, as follows:

**SECTION 1:** That the Mayor is hereby authorized and directed to execute the Agreement for Water Service and Pre-Annexation and the City Clerk is authorized and directed to attest the same and affix thereto the Corporate Seal of the City.


**SECTION 2:** That this Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

**PASSED** by the City Council of the City of Troy, Illinois, approved by the Mayor and deposited in the office of the city Clerk this 21<sup>st</sup> day of March, 2022.


Aldermen:

Dan Dawson	<u>AYE</u>	Sam Italiano	<u>AYE</u>	Ayes:	<u>8</u>
Tim Flint	<u>AYE</u>	Debbie Knoll	<u>AYE</u>	Nays:	<u>0</u>
Elizabeth Hellrung	<u>AYE</u>	Tony Manley	<u>AYE</u>	Absent:	<u>0</u>
Nathan Henderson	<u>AYE</u>	Troy Turner	<u>AYE</u>	Abstain:	<u>0</u>

APPROVED:

By:   
DAVID NONN, Mayor  
City of Troy, Illinois

ATTEST:

By:   
KIMBERLY THOMAS, Clerk  
City of Troy, Illinois



## PRE-ANNEXATION REQUIREMENTS

### Petitioners Must Furnish All of the Following Information with Their Agreement for Water Service and Pre-annexation

- 1) Full names, addresses and phone numbers of ALL owners of record. *Please note all owners are required to sign the agreement.*  
☐ If property is owned by a corporation, a resolution from the corporation authorizing named individuals to sign the agreement is required.  
☐ If the Petitioner is involved in a partnership, all partners are required to sign the agreement.
- 2) A copy of the most recent warranty deed or quit claim deed as evidence demonstrating the owners of record.
- 3) Proper legal description.
- 4) Map of property. *(This will be furnished by the City.)*

Initial water service will be provided upon receipt of completed application for water service. In order for water service to be continued Petitioners have until 12/3/2021 to return the attached "Agreement for Water Service and Pre-annexation" with all required documentation as noted above. If this agreement is not returned by the previously stated date, water service will be discontinued until such time as the completed agreement is returned to the City.

We, the undersigned property owner(s), agree to the foregoing and agree to provide the City of Troy with a completed Agreement for Water Service and Pre-Annexation along with required documentation by 12/3/2021.

Property Address: 207 HAZEL

Signed: X [Signature]  
(Property Owner)

Dated: 11/3/21

Signed: \_\_\_\_\_  
(Property Owner)

Dated: \_\_\_\_\_

Accepted by: [Signature]  
(City of Troy Representative)

# CITY OF TROY, ILLINOIS

## AGREEMENT FOR WATER SERVICE AND PRE-ANNEXATION

This Agreement made by and between the City of Troy, Illinois, a municipal corporation, hereinafter referred to as "City" and the undersigned owner(s), hereinafter referred to as "Petitioners".

WHEREAS, Petitioners are the owner(s) of record of all lands within the territory legally described in Exhibit A, which is attached hereto and incorporated herein by reference, and

WHEREAS, Petitioners are desirous of obtaining water from the City and further desirous of annexing said territory to the City as soon as said annexation can be legally and practicably accomplished, all in order that Petitioners can obtain the benefit of various City services, including, but not limited to, police protection, snow removal, water and sewer services and others, and

WHEREAS, the described territory is not now contiguous to the boundaries of the City, thus precluding an immediate annexation of said territory, and

WHEREAS, the City is desirous of expanding its boundaries through annexation, and

WHEREAS, Petitioners have requested that the City execute this Agreement for Water Service and Pre-Annexation and commit itself to the terms and provisions hereof, and

WHEREAS, the Mayor and City Council of the City have determined that the future annexation of the above-referenced territory would benefit the City and its citizens and coincide with the long range planning and development goals of the City, and

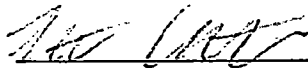
WHEREAS, the City Council of the City did, on the 21<sup>ST</sup> day of MARCH, 2022, hold and conduct a public hearing pursuant to notice and statute at which time any proponents or opponents to the terms of the Agreement for Water Service and Pre-Annexation were heard in such public hearing, and

WHEREAS, at its meeting on the 21<sup>ST</sup> day of MARCH, 2022, the corporate authorities of the City did by vote of 8 to 0, authorize its appropriate officials to execute said Agreement for Water Service and Pre-Annexation on behalf of the City.

NOW, THEREFORE, the parties to this Agreement do hereby mutually acknowledge and agree as follows:

1. That the City of Troy will permit the Petitioners to connect to the water system of the City at the place and at the manner determined by the Water and Sewer Superintendent upon payment of the required fee, charges and deposits.
2. That water will be furnished to Petitioners at the rate as may from time to time be established by the Mayor and City Council of the City.
3. That Petitioners will pay for water furnished by the City at the rates for water service furnished to properties outside the City limits as established by Ordinance as long as this Agreement remains in effect.
4. That the City assumes no liability for either the supply or the pressure of the water to be furnished to the Petitioners.
5. That Petitioners will provide, install and maintain at their own cost and expense all necessary easements, pipes and attachments from the point of tap-on, and the plans and specifications for said work and performance of the same shall be subject to the approval of and done to the satisfaction of the Director of Public Works of the City.
6. That Petitioners shall at no time permit any other person, corporation, partnership or other entity to attach to the pipe or pipes authorized herein.
7. That at such time in the future as the boundaries of the City become contiguous to the territory herein referenced, the undersigned Petitioners, for themselves, their heirs, successors and assigns, in consideration of the foregoing, and the furnishing of water hereunder, that they shall, upon written request of the City, petition the City for annexation and shall execute all documents necessary to effect that end, and the City, by its duly authorized representatives, shall thereupon act as to cause and effect said annexation through Ordinance or otherwise, pursuant to the Illinois Municipal Code, Section 7-1-8 as amended, or by any means or methods of annexation then available and authorized by law.
8. That Petitioners, for themselves, their heirs, successors and assigns, agree that at such time as annexation becomes possible, that Petitioners, for themselves, their heirs, successors and assigns, will be responsible to pay for preparation of the Petitions and all other documents needed to perfect the annexation, including reasonable attorney's fees and a fee for preparation of the annexation map.

9. That this Agreement shall be binding upon the parties hereto, their heirs, successors and assigns, for a period of twenty (20) years from date hereof. This Agreement shall be subject to a request for renewal prior to expiration if Petitioners still require City water.
10. That this Agreement shall constitute a covenant running with the land and shall supersede all previous contracts or agreements between the parties hereto relative to water supply and annexation of Petitioner's property.
11. That upon the execution of the Agreement, a copy thereof, shall be caused to be filed in the office of the Recorder of Deeds, Madison County, Illinois, so as to put on notice any and all persons having an interest herein that this Agreement is intended to, and does in fact constitute a covenant running with the land and is thereby binding upon each of the undersigned, their heirs, agents, assigns, transferees, grantees, and successors.



Owner Signature

Kyle Costello

Printed Name

11-29-2021

Date Signed

Owner Signature

Printed Name

Date Signed

DATED this 29 day of Nov, 2021.

CITY OF TROY, ILLINOIS:



Mayor, City of Troy



City Clerk, City of Troy



DocId:8768764

Tx:4534690

PTAX-029389

2021R47644  
STATE OF ILLINOIS  
MADISON COUNTY  
11/17/2021 09:49 AM  
DEBRA D. MING-MENDOZA  
CLERK & RECORDER  
REC FEE: 51.00  
CO STAMP FEE: 55.00  
ST STAMP FEE: 110.00  
RHSPS FEE: 9.00  
# OF PAGES: 3

137483  
Abstracts and Titles  
205 N. Second Street  
Edwardsville, IL 62025

## WARRANTY DEED

137983  
klk

60.00

10FJ

THIS INDENTURE WITNESSETH, that the Grantor, STEPHEN E. KENDRICK, JR., of the County of MADISON and State of ILLINOIS, for and in consideration of the sum of One Dollar and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEYS and WARRANTS to KATE COSTELLO, KURT COSTELLO, and MELISSA COSTELLO,

whose address is:

not as tenants in common, but as JOINT TENANTS, the following described real estate, to wit:

Lot 12 and 30 feet off the East side of Lot 10 in Hazelwood Place, a subdivision as shown on the plat thereof recorded in the Recorder's Office of Madison County, Illinois in Plat Book 7, Page 24, excepting coal, oil, gas and other minerals excepting or reserved in prior conveyances, if any, in Madison County, Illinois.

Commonly known as: 207 Hazel Street, Troy, Illinois 62294

Permanent Parcel No. 09-2-22-04-15-401-007.001

SUBJECT TO THE EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

## 207 Hazel



Service Layer Credits:

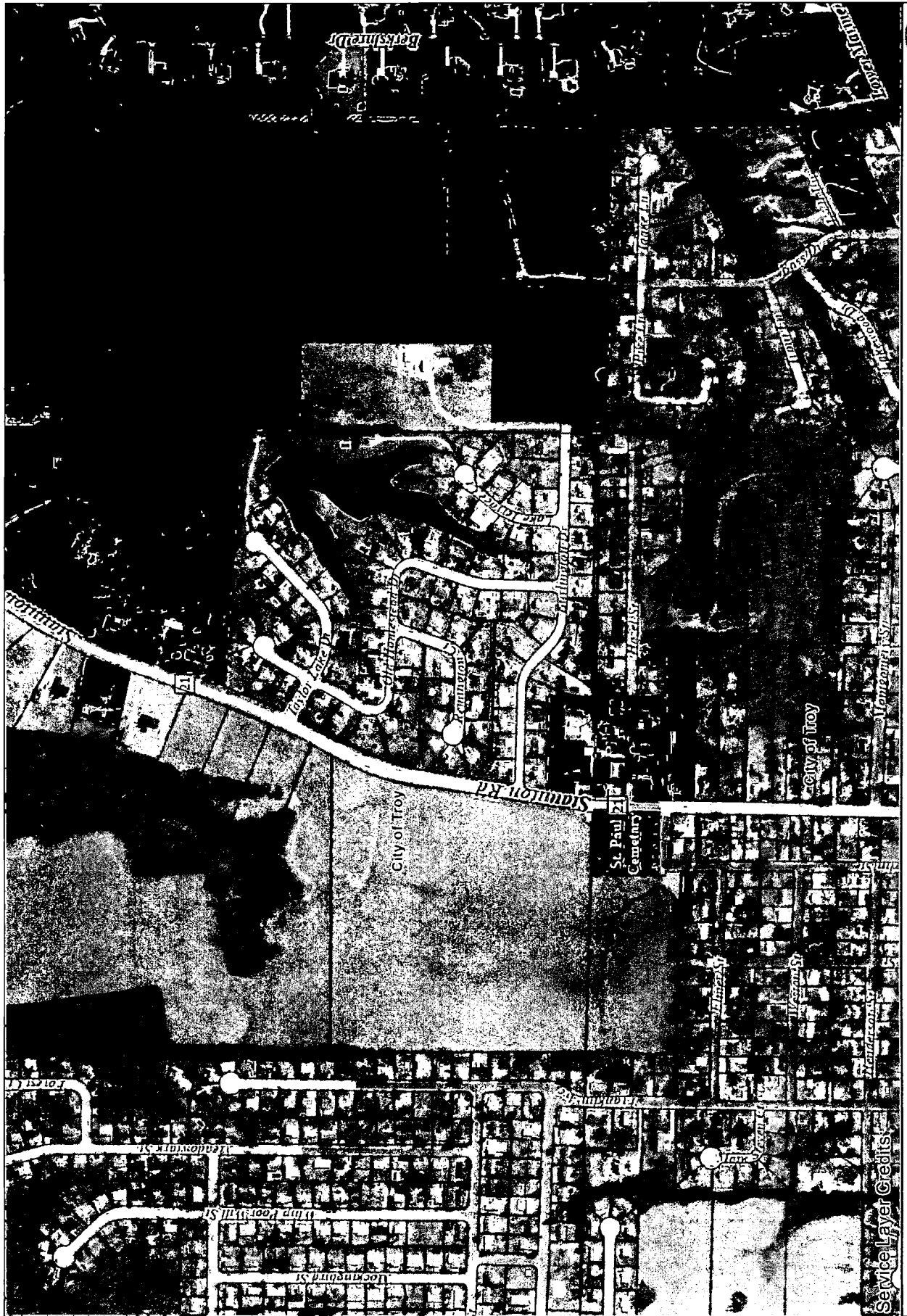
Author: Madison County GIS  
Copyright: Madison County Government



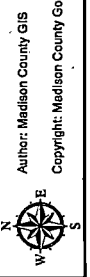
Date: 2/28/2022  
Time: 3:12:41 PM



207 Hazel



Date: 2/28/2022  
Time: 3:13:37 PM



Service Layer Credits

Author: Madison County GIS  
Copyright: Madison County Government



DocId:8768764

Tx:4534690

PTAX-029389

2021R47644  
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MADISON COUNTY  
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137983  
Abstracts and Titles  
205 N. Second Street  
Edwardsville, IL 62025

## WARRANTY DEED

137983  
klik

60.00

10F2

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whose address is:

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Commonly known as: 207 Hazel Street, Troy, Illinois 62294

Permanent Parcel No. 09-2-22-04-15-401-007.001

SUBJECT TO THE EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

Property Information		
<b>Parcel Number</b> 09-2-22-04-15-401-007.001	<b>Site Address</b> 207 HAZEL ST TROY, IL 62294	<b>Owner Name &amp; Address</b> COSTELLO, KATE 207 HAZEL ST TROY, IL, 62294
<b>Tax Year</b> 2021 (Payable 2022) ▼		
<b>Sale Status</b> None	<b>Neighborhood Code</b> 0106	<b>Land Use</b> 0431 - Single Family - Residential
<b>Property Class</b> 0040 - IMPROVED LOTS	<b>Tax Code</b> 364 - #2; TROY FIRE; TRI-TWP PARK; LIB	<b>Tax Status</b> Taxable
<b>Net Taxable Value</b> 0	<b>Tax Rate</b> Unavailable	<b>Total Tax</b> Unavailable
<b>Township</b> 09-JARVIS	<b>Acres</b> 0.0000	<b>Mailing Address</b>
<b>1977 Assessment</b> 4,210	<b>Lot Size</b>	<b>TIF Base Value</b> 0
<b>Legal Description</b> HAZELWOOD PLACE LT 12 & 30 FT LT 10 80X133.6		

No Billing Information
------------------------

Payment History			
Tax Year	Total Billed	Total Paid	Amount Unpaid
2020	\$1,793.44	\$1,793.44	\$0.00
2019	\$1,760.04	\$1,760.04	\$0.00
2018	\$1,705.20	\$1,705.20	\$0.00
Show 12 More			

Assessments						
Level	Homesite	Dwelling	Farm Land	Farm Building	Mineral	Total
Board of Review	4,960	25,670	0	0	0	30,630
S of A Equalized	4,960	25,670	0	0	0	30,630
Supervisor of Assessments	4,960	25,670	0	0	0	30,630
Township Assessor	4,960	25,670	0	0	0	30,630
Prior Year Equalized	4,960	25,670	0	0	0	30,630

Exemptions						
Exemption Type	Requested Date	Granted Date	Renewal Date	Prorate Date	Requested Amount	Granted Amount
Owner Occupied	5/22/2009	5/22/2009	3/17/2021		6,000	6,000

Market Land Valuation					
Property Class	Description	Type	Sq. Ft.	Calc. Acres	Deed Acres
RES - Residential	REGULAR LOT	REGULAR -	0	0.00	0.00

Structure (1 of 1)

No Farmland Information

Parcel Owner Information

Name	Tax Bill	Address
KATE COSTELLO	Y	207 HAZEL ST TROY, IL, 62294
KURT COSTELLO	N	207 HAZEL ST TROY, IL, 62294
MELISSA COSTELLO	N	207 HAZEL ST TROY, IL, 62294

Sales History

Year	Document #	Sale Type	Sale Date	Notes	Sold By	Sold To	Price
2021	2021R47644	Valid Sale	11/17/2021		STEPHEN KENDRICK	KATE COSTELLO KURT COSTELLO MELISSA COSTELLO	\$110,000.00
2011	2011R31152	Not Open Market	8/26/2011	PROPERTY NOT ADVERTISED FOR SALE	STEPHEN E SR AND JOYCE K KENDRICK	STEPHEN KENDRICK	\$88,400.00
2008	2008R54756	Unknown	12/3/2008	REMODELED WITHOUT PERMIT	MARGARET RIESENBERG	STEPHEN E SR AND JOYCE K KENDRICK	\$91,000.00
2007	2007R65653	Valid Sale	12/27/2007	SELLER IS A FINANCIAL INSTITUTION	THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT	MARGARET RIESENBERG	\$50,000.00
2007	200700905	Unknown	7/5/2007	Book: 2007R Page: 35994			\$70,820.00
2001	2001045969	Unknown	12/21/2001	Book: 04469 Page: 1179			\$65,500.00
1997	1997045968	Unknown	10/30/1997	Book: 04178 Page: 1861			\$18,000.00
1995	1995045967	Unknown	5/3/1995	Book: 03958 Page: 1972			\$0.00
1976	1976045966	Unknown	6/24/1976	Book: 03030 Page: 947			\$0.00

No Taxing Bodies Information

Permits

Permit Number	Issue Date	Status	Description	Value
20080900029	3/24/2008	COMPLETE	WEATHERHE	200.00
20080900030	3/24/2008	COMPLETE	REMODEL	0.00

Legal Information

Legal 1

Legal Description

HAZELWOOD PLACE LT 12 & 30 FT LT 10 80X133.6

## **Disclaimer**

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## **NOTICE OF A PUBLIC HEARING**

A Public Hearing will be held on Monday, March 21, 2022 at 7:00 p.m.at Troy City Hall, 116 E. Market Street, Troy, IL to hear the petition for Water Service and Pre-Annexation submitted by:

Kate Costello

207 Hazel St

Troy, IL 62294

(parcel no 09-2-22-04-15-401-007.001)

At this time any and all proponents or opponents to the terms of the Water Service and Pre-annexation Agreement will be heard.

Kimberly Thomas  
City Clerk



**Monday, March 21, 2022**  
**Public Hearing Pre-Annexation #1 - 207 Hazel St**

**City of Troy**  
**Public Hearing**  
**The Meeting is held in the Council Chambers, City Municipal Building, 116 East Market Street, Troy,**  
**Illinois 62294**  
**7:00pm**

**A. Agenda Items**

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1. Call to Order and Pledge of Allegiance
2. Roll Call in Alphabetical Order
3. Presentation and Discussion: Pre-Annexation of 207 Hazel St (Permanent Parcel Number 09-2-22-04-15-401-007.001)
4. Request for Anyone Wishing to Speak During the Hearing to Sign In
5. Comments of Petitioner and/or Representative (or Attorney, if Present)
6. Public Comment
7. Discussion by the City Council
8. Adjournment

## CERTIFICATION OF PUBLICATION

State of Illinois       )  
County of Madison    )

THIS IS TO CERTIFY, that the notice which is a printed copy is hereto annexed, was published 1 times, once in each week for successive weeks in the TIMES-TRIBUNE, a newspaper of general circulation, published in the City of Troy, in said County and State, by Better Newspapers, INC and that the first insertion was made in the paper published on the 10th day of March 2022 A.D., and the last in the paper published on the 10th day of March 2022 A.D. and said the newspaper was regularly published for once a week.

Printer's Fees- \$ 7.60

**TIMES - TRIBUNE**

By

Troy, IL March 9th 2022 A.D.

### NOTICE OF A PUBLIC HEARING

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**Kate Costello**  
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Troy, IL 62294

(parcel no 09-2-22-04-15-401-007.001)

At this time any and all proponents or opponents to the terms of the Water Service and Pre-annexation Agreement will be heard.

**Kimberly Thomas**  
City Clerk  
3/10c

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