



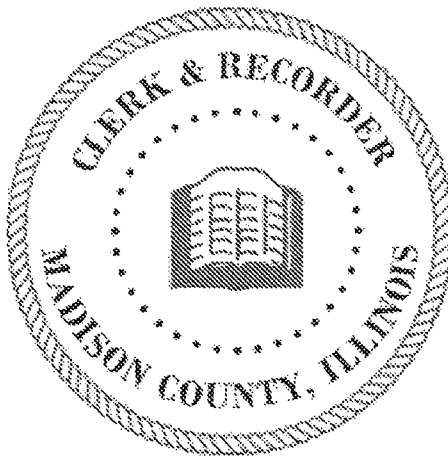
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RECORDING COVER PAGE

LINDA A. ANDREAS
MADISON COUNTY CLERK &
RECORDER

2025R09988
STATE OF ILLINOIS
MADISON COUNTY
04/15/2025 11:07 AM
LINDA A. ANDREAS
CLERK & RECORDER
REC FEE: 50.00
CO STAMP FEE:
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OF PAGES: 6



#50 CTY

LINDA A. ANDREAS, MADISON COUNTY CLERK & RECORDER
157 NORTH MAIN STREET, SUITE 211, EDWARDSVILLE, IL 62025

NOT APPROVED



Return to:

City Clerk
116 E. Market Street
Troy, Illinois 62294



Ordinance No. 2025 - 16

An Ordinance Concerning Chapter 154 of the Troy Municipal Zoning Code
for the Purpose of Granting a Special Use Permit on a Specific Parcel
(Cryptocurrency mining operations warehouse at 1412 Alarth Drive)

ADOPTED BY THE CITY COUNCIL

OF THE CITY OF TROY, ILLINOIS

THIS EIGHTEENTH DAY OF FEBRUARY, 2025

WHEREAS, the City of Troy, County of Madison, State of Illinois, presently has in force the Troy Zoning Code, which is contained in Chapter 154 of the Troy Municipal Code, also known as Ordinance No. 2004-21, adopted August 2, 2004 and as amended from time to time; and

WHEREAS, Oleg Atayants, owner and applicant, is requesting a special use permit to construct a 7,200 sq. ft. warehouse facility initially used for cryptocurrency mining operations with the potential for additional commercial applications in the future at 1412 Alarth Drive (PIN # 09-2-22-17-01-101-002) that is zoned I-2 General Industry; and

L Taake - 2/14/25

WHEREAS, the Planning Commission held a hearing on such petition on January 9, 2025 and notice of such petition and hearing was given as required by law; and

WHEREAS, the Planning Commission considered the testimony and exhibits offered on behalf of the application and voted not to recommend the application; and

WHEREAS, on January 21, 2025, the City Council heard additional information from the applicant that was not presented at the Planning Commission’s public hearing and chose against official action, directing the applicants back to the Planning Commission to present the additional information; and

WHEREAS, the Planning Commission held another public hearing on February 13, 2025, to reconsider the application. A copy of the application and certification regarding publication of the hearing notice and notification to surrounding property owners are incorporated by reference; and

WHEREAS, the Planning Commission considered the testimony and exhibits offered on behalf of the application and the standards for issuance as described in Section 154.141(E) of the Troy Zoning Code; and

WHEREAS, in accordance with Section 154.141(F) of the City of Troy Zoning Code, the Planning Commission has submitted their recommendation, including findings of fact, to the City Council that such petition for a special use permit be granted as stated in Recommendation No. 2025-03PC; and

WHEREAS, the City Council finds that the requested special use is in the best interest of the City of Troy, Illinois.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TROY, MADISON COUNTY, ILLINOIS AS FOLLOWS:

SECTION 1: The recitals contained above in the preamble of this Ordinance are hereby incorporated by reference, as if set forth in this section of this Ordinance verbatim, as findings of the City Council of the City of Troy, Illinois.

SECTION 2: The City Council hereby grants a special use permit to the applicant to construct a 7,200 sq. ft. warehouse facility initially used for cryptocurrency mining operations with the potential for additional commercial applications in the future at 1412 Alarth Drive (PIN # 09-2-22-17-01-101-002) that is zoned I-2 General Industry.

SECTION 3: The special use permit is not transferable to successive owners of the business; is not transferable to any other person; and is not transferable to any other property.

SECTION 4: All other provisions of said Chapter 154 shall remain unchanged and in full force and effect except as specifically amended by this ordinance.

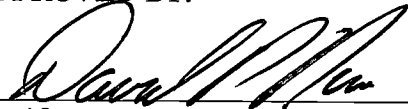
SECTION 5: This Ordinance shall be effective upon its passage, signing, and publication as required by law.

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 eighteenth day of February, 2025.

Aldermen:

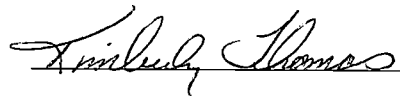
Dawson <u>NO</u>	Italiano <u>NO</u>	Total:
Flint <u>ABSENT</u>	Knoll <u>ABSENT</u>	<u>0</u> Ayes
Hellrung <u>ABSTAIN</u>	Manley <u>NO</u>	<u>5</u> Nays
Henderson <u>NO</u>	Turner <u>NO</u>	<u>1</u> Abstains

~~DENIED~~
~~APPROVED BY:~~



David Nonn, Mayor

ATTEST:



Kimberly Thomas, City Clerk



RECOMMENDATION NO. 2025 ~ 03PC

Of the Planning Commission of the City of Troy, Illinois Recommending/Not Recommending an Application for a Special Use Permit Requested By Oleg Atayants (i.e. to construct a 7,200 sq. ft. warehouse to be initially used for cryptocurrency mining operations)

WHEREAS, the Planning Commission held a public hearing on January 9, 2025, to consider an application for a Special Use Permit filed by Oleg Atayants; and

WHEREAS, this application applies to the property commonly known as 1412 Alarth Drive with PIN # 09-2-22-17-01-101-002; and

WHEREAS, the Planning Commission considered the testimony and exhibits offered on behalf of the application and voted not to recommend the application; and

WHEREAS, on January 21, 2025, the City Council heard additional information from the applicant that was not presented in the Planning Commission's public hearing and chose against official action, directing the applicants back to the Planning Commission to present the additional information; and

WHEREAS, the Planning Commission held another public hearing on February 13, 2025, to reconsider the application. A copy of the application and certification regarding publication of the hearing notice and notification to surrounding property owners are incorporated by reference; and

WHEREAS, the Planning Commission, as per Section 154.141(E) Standards for Issuance and 154.141(F) Findings of Fact of the Zoning Ordinance of the City of Troy, Illinois, has attached as Exhibit A their findings to support this recommendation; and

WHEREAS, the Planning Commission voted as recorded below:

Adams Y Curtis Y Reiter Yeas
Bogue Lawrenz N Stone Nays
Compton N Lybarger Y Talbert Abstains

NOW THEREFORE BE IT RECOMMENDED BY THE PLANNING COMMISSION AS FOLLOWS:

That the application to construct a 7,200 sq. ft. warehouse facility at 1412 Alarth Drive to be initially used for cryptocurrency mining operations with the potential for additional commercial applications in the future.

Is Not Recommended; Is Recommended with the following stipulations, if any, noted below:

This special use permit IS NOT transferable to successive owners of the property.

This recommendation shall be forwarded to and reviewed by the City Council.

Dated this 13th day of February, 2025.

By: Janice M Stone
Chairman, Planning Commission

Attest: Charles Lawson
Secretary, Planning Commission

FINDINGS OF FACT

As per Section 154.141(F) Finding of Fact, Recommendation, the Planning Commission shall submit such recommendation, including the reason or reasons for the recommendation, in writing to the City Council; and, the recommendation so submitted shall be accompanied by findings of fact referring to any exhibits containing plans and specifications for the proposed special use, copies of which shall remain a part of the permanent record of the Planning Commission, and specifying the following:

As per Section 154.141(E) Standards for Issuance, the Planning Commission shall not make a recommendation to the City Council to grant any special use permit unless, in each specific case, the Planning Commission has found that:	Findings:
a) The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public's health, safety, morals, comfort or general welfare;	True <input type="checkbox"/> False <input checked="" type="checkbox"/> N/A <input type="checkbox"/>
b) The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;	True <input type="checkbox"/> False <input checked="" type="checkbox"/> N/A <input type="checkbox"/>
c) The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;	True <input type="checkbox"/> False <input checked="" type="checkbox"/> N/A <input type="checkbox"/>
d) Adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided;	True <input checked="" type="checkbox"/> False <input type="checkbox"/> N/A <input type="checkbox"/>
e) Adequate measures have been or will be taken to provide ingress and egress so designated as to minimize traffic congestion in the public streets;	True <input checked="" type="checkbox"/> False <input type="checkbox"/> N/A <input type="checkbox"/>
f) Adequate measures have been taken or will be taken to protect any facilities near the proposed special use , such as a school or nursing home that may require special protection.	True <input checked="" type="checkbox"/> False <input type="checkbox"/> N/A <input type="checkbox"/>
g) The special use shall in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the City Council pursuant to the recommendation of the Planning Commission.	True <input type="checkbox"/> False <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
h) The special use, as conditioned, is in keeping with the general purposes of the Zoning Ordinance and the Troy Comprehensive Plan.	True <input checked="" type="checkbox"/> False <input type="checkbox"/> N/A <input type="checkbox"/>

- The extent to which the proposed special use departs from the zoning and subdivision regulations of the City;
Location supports the facility. Capacity concerns for local electrical resources. Sound concerns addressed
- The conformance or nonconformance of the proposed special use with the Standards for Issuance section;
Commission feels it conforms
- The relationship and the compatibility of the proposed special use to adjacent properties and neighborhoods;
Location is well suited for this facility
- The effect of the proposed special use on the development pattern, tax base, and economic well being of the City.
There is minimal benefit for the facility to operate in Troy.

Jam M Stone 2/13/25
 Chairman, Planning Commission Date

Charles Lawrence
 Secretary, Planning Commission Date

END OF DOCUMENT