



DocId:9021790

Tx:4683573

**Prepared by:**

City Clerk  
116 E. Market Street  
Troy, Illinois  
62294

2026R08094  
STATE OF ILLINOIS  
MADISON COUNTY  
03/20/2026 09:19 AM  
LINDA A. ANDREAS  
CLERK & RECORDER  
REC FEE: 50.00  
CD STAMP FEE:  
ST STAMP FEE:  
FF FEE:  
RHSPS FEE:  
# OF PAGES: 14



CTY 50

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## Ordinance No. 2026 - 18

AN ORDINANCE Annexing and Zoning Certain Territory  
To and In the City of Troy, Madison County, Illinois  
(Namely, 210 Hazel Street  
Owned by Michael and Jan Stallons)

---

**WHEREAS**, Michael Stallons and Jan Stallons, petitioners/owners of certain territory also known as 210 Hazel Street (parcel numbers 09-2-22-04-16-401-001.000) Troy, Illinois which is not within the corporate limits of any municipality, but which is contiguous to the City of Troy, Illinois, has filed a written petition with the City of Troy requesting that said territory be annexed to the City of Troy, Illinois, a copy of which is attached hereto as Exhibit B; and

**WHEREAS**, the property owners have represented that there are electors residing on the property; and

**WHEREAS**, a map and legal description of the territory to be annexed is attached hereto as Exhibit A is an accurate map of said territory so sought to be annexed; and

**WHEREAS**, in compliance with the laws of the State of Illinois providing therefore, notice was given to the Trustees of the Troy Fire Protection District; the Supervisor, Trustees, and Highway Commissioner of Jarvis Township; and the Trustees of the Tri-Township Public Library in the manner provided by Statute, and all required notices have heretofore been given as required by law concerning the petition for annexation of this territory to the City of Troy; and

**WHEREAS**, all petitions, documents, and other necessary legal requirements are in full compliance with the statutes of the State of Illinois, specifically, 65 ILCS, para 5/7-1-8.

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

**SECTION 1:** That the following territory, also known as 210 Hazel Street, Troy, Illinois, is hereby annexed and made a part of the City of Troy, Illinois, in accordance with the petition duly filed with the City of Troy, Illinois

**SECTION 2:** That the described territory of land is hereby established in the zoning classification of "R-1 Low-Density Residential." Said classification shall apply to the territory described as it has been established and is classified for zoning in the City of Troy, Madison County, Illinois.

**SECTION 3:** That the map attached hereto marked Exhibit A, and made a part hereof, which is found to be an accurate map of the annexed territory, shall be filed for record with this Ordinance.

**SECTION 4:** That the City Clerk is hereby directed to record with the Recorder of Deeds and to file with the County Clerk a certified copy of this Ordinance, together with copies of the annexation notice, the affidavit of service of notices, and the exhibits appended to this Ordinance.

**SECTION 5:** All ordinances or parts of ordinances in conflict herewith are hereby repealed.

**SECTION 6:** This Ordinance shall be in full force and effect from and after its passage, approval, 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 2<sup>nd</sup> day of March, 2026.

Aldermen:

Dan Dawson	<u>✓</u>	Sam Italiano	<u>✓</u>	Ayes:	<u>7</u>
Tim Flint	<u>ABSENT</u>	Debbie Knoll	<u>✓</u>	Nays:	<u>0</u>
Elizabeth Hellrung	<u>✓</u>	Heather Stirling	<u>✓</u>	Absent:	<u>1</u>
Nathan Henderson	<u>✓</u>	Troy Turner	<u>✓</u>	Abstain:	<u>0</u>

APPROVED:

By: David Nonn  
DAVID NONN, Mayor  
City of Troy, Illinois

ATTEST:

By: Kimberly Thomas  
KIMBERLY THOMAS, Clerk  
City of Troy, Illinois



# Exhibit B



## PETITION FOR ANNEXATION

Please use ONLY BLUE or BLACK INK

www.troyil.us

To: Mayor and City Council, City of Troy, Illinois

Name Michael Stallons Jan Stallons Address 210 HAZEL ST

Phone Number 217 549 6372 Email mikestallons@gmail.com

The undersigned Petitioner(s) respectfully represent(s):

1. Petitioner(s) is/are owner(s) of record of all lands within the territory sought to be annexed and legally described in the document attached hereto as Exhibit " A " and by reference thereto made a part hereof and sometimes referred to herein as the Tract.
2. The Tract is not within the corporate limits of any municipality but is contiguous to the City of Troy, Illinois.
3. - There are no electors residing in the Tract.  
- This petition, in addition to being signed by all owners of record of all lands within the territory sought to be annexed, is also signed by at least 51% of the electors residing therein.
4. That a copy of the map of the lands sought to be annexed is attached hereto as Exhibit " A " and by reference thereto is made a part thereof.
5. Any additional information: \_\_\_\_\_

The undersigned Petitioner(s) respectfully requests:

- A. That the above described tract be annexed to the City of Troy, Illinois, by ordinance of the Mayor and City Council of the City of Troy, Illinois, pursuant to Section 7-1-8 of the Illinois Municipal Code of the State of Illinois, as amended.
- B. That such other action be taken as is appropriate in the premises.

**Sign in person - witnessed by a Notary Public (available at City Hall)**

Michael R Stallons

Signature of Owner

Michael R Stallons

Printed Name of Owner

Jan Stallons

Signature of Co-Owner

Jan Stallons

Printed Name of Co-Owner

\* \* \* \* \*

State of Illinois ) I, the undersigned, a Notary Public, in and for said County and State aforesaid, do hereby certify  
 ) that \_\_\_\_\_ personally known to me to be the same person(s)  
 County of Madison ) whose name(s) is/are subscribed to the foregoing Petition for Annexation, respectively, appeared  
 before me this day in person and acknowledged that he/she/they signed and delivered the said  
 instrument as his/her/their own free and voluntary act for the uses and purposes therein set forth.



Given under my hand and Notarial Seal this 18<sup>th</sup> day of November, 2025

Andrea D Lambert

Notary Public

**OFFICE USE ONLY:**

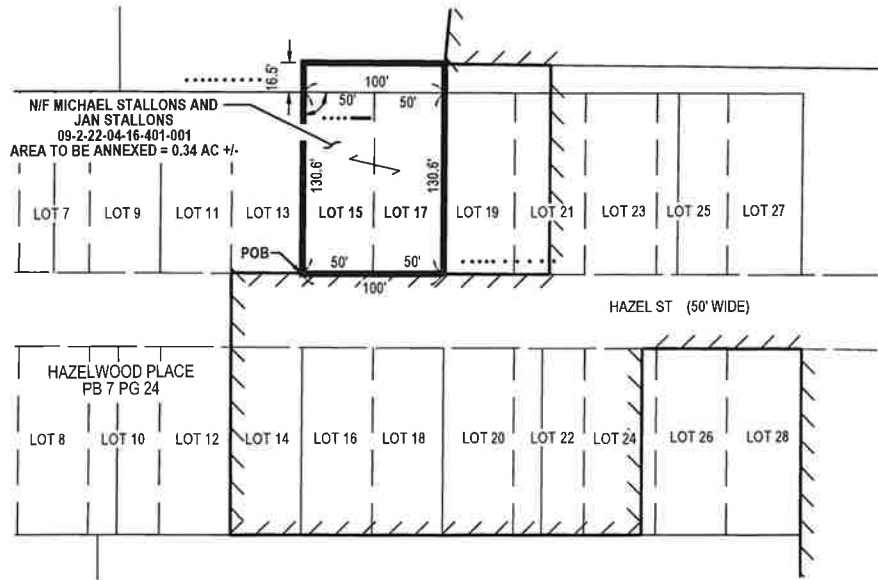
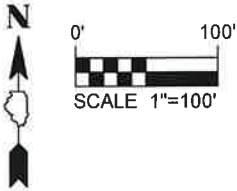
Date Received: \_\_\_\_\_ at \_\_\_\_\_ : \_\_\_\_\_ a.m./p.m. by \_\_\_\_\_

Comments: \_\_\_\_\_

- Map* prepared by an Illinois registered land surveyor
- Annexation notice mailed to:  Jarvis Township Board  Tri-Township Library Trustees  Troy Fire Protection District Trustees
- Affidavit verifying notification to each taxing district* filed with the Recorder of Deeds Office.
- Certified copy of the annexation ordinance including the ordinance, legal description, affidavit or proof of service and the map must be filed with:  Madison County Recorder of Deeds  Madison County Maps & Plats  Madison County Clerk
- Copy of *Ordinance sent to owner*

EXHIBIT A

TERRITORY TO BE ANNEXED BY THE CITY OF TROY, ILLINOIS BY ORDINANCE NO. 2026-18  
 BEING PART OF THE SOUTHEAST QUARTER OF SECTION 4,  
 TOWNSHIP 3 NORTH, RANGE 7 WEST OF THE 3RD PRINCIPAL MERIDIAN,  
 MADISON COUNTY, ILLINOIS



LEGEND

- EXISTING CORPORATE LIMITS
- AREA TO BE ANNEXED
- EX RIGHT OF WAY LINE
- POB POINT OF BEGINNING



WE, OATES ASSOCIATES, INC., HAVE AT THE REQUEST OF THE CITY OF TROY, ILLINOIS, PREPARED THIS PLAT FROM RECORD SOURCES.

*William A. Mueller* 02/18/2026

WILLIAM A. MUELLER  
 ILLINOIS PROFESSIONAL LAND SURVEYOR  
 NO. 035-004060  
 EXPIRES 11-30-2026

 <b>OATES</b> ASSOCIATES	ANNEXATION PLAT 210 HAZEL ST CITY OF TROY, IL	PROJECT NO.: 15062.002	EXHIBIT:  <b>A</b>
		DATE: 02/18/2026	
		REVISION:	

# Exhibit A

## Annexation Legal Description

Owner: Michael Stallons and Jan Stallons

Parcel: 09-2-22-04-16-401-001

Lots numbered Fifteen (15) and Seventeen(17) in "Hazelwood Place", a subdivision of part of the Southeast Quarter of Section Numbered Four (4), Township Numbered Three (3) North, Range Numbered Seven (7) West of the Third Principal Meridian, including Sixteen and a half (16 ½) foot strip North, 100 X 147.1, as shown on plat thereof, recorded in the Recorder's Office of Madison County, Illinois, in Plat Book 7 at Page 24. Excepting coal and mineral underlying same.

Further described as follows:

Beginning at the southwest corner of said Lot 15; thence northerly on the west line of said Lot 15, a distance of 130.6 feet to the north line of said Lot 15; thence South 88 degrees East on said north line, 100 feet to the east line of said Lot 17; thence southerly on said east line, 130.6 feet to the north right of way line of Hazel Street; thence North 88 degrees West on said north right of way line, 100 feet to the Point of Beginning.

Also, a part of the Southeast Quarter of Section 4, Township 3 North, Range 7 West of the Third Principal Meridian, more particularly described as follows: a strip of land of 16.5 feet in even width lying north of and adjacent to the north line of said Lots 15 and 17, in Madison County, Illinois.

MAPS & PLATS

Survey Required  
For Recording

Initials AF

Date 3/19/2026

# 210 Hazel Street



Service Layer Credits:



Author:  
Copyright: Madison County Government



Date: 1/26/2016  
Time: 10:34 AM

PTAX-053640

2025R32677  
STATE OF ILLINOIS  
MADISON COUNTY  
11/19/2025 06:00 AM  
LINDA A. ANDREAS  
CLERK & RECORDER  
REC FEE: 52.00  
CO STAMP FEE: 102.50  
ST STAMP FEE: 205.00  
RHSPS FEE: 18.00  
# OF PAGES: 3

**SPACE ABOVE LINE FOR RECORDER'S USE**  
**GENERAL WARRANTY DEED**

THIS INDENTURE WITNESSETH, that the Grantor JAMES GAINES (Charlotte Gaines, his spouse having predeceased said James Gaines), by James C. Gaines as attorney-in-fact, for and in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby GRANTS, BARGAINS, SELLS and CONVEYS to the Grantee MICHAEL STALLONS AND JAN STALLONS, a married couple, with their address as 210 Hazel Street, Troy, IL 62294, all of the following described land and the improvements thereon, if any, situated in the County of Madison, State of Illinois, legally described and known as follows:

Lots numbered Fifteen (15) and Seventeen (17) in "Hazelwood Place", a subdivision of part of the Southeast Quarter of Section Numbered Four (4), Township Numbered Three (3) North, Range Numbered Seven (7) West of the Third Principal Meridian, including Sixteen and a half (16 1/2 ) foot strip North, 100 X 147.1, as shown on plat thereof, recorded in the Recorder's Office of Madison County, Illinois, in Plat Book 7 at Page 24. Excepting coal and mineral underlying same.

Subject to easements, conditions and restrictions of record.

Situated in County of Madison, State of Illinois.

PIN: 09-2-22-04-16-401-001.000

Commonly known as: 210 Hazel Street, Troy, Illinois

together with all and singular the hereditaments and appurtenances thereto and all of Grantors' right, title and interest, if any, in and to land used for or included in abutting roads, streets, alleys and rights of way (the "Property"), to have and to hold the same, with the appurtenances thereto, forever, subject to the following: (1) real estate taxes for the year 2025 and all subsequent years and special assessments, if any, which are not yet due and payable; (2) easements, covenants and restrictions now of record or apparent, if any; (3) prior reservations, exceptions, conveyances or other transfers of coal, oil or other mineral rights, if any, now of record; (4) any matters that would be disclosed by an accurate survey of the Property; and (5) zoning and building codes, laws or ordinances.



**LEGAL DESCRIPTION**

**EXHIBIT A**

Legal Description:

Lots numbered Fifteen (15) and Seventeen (17) in "Hazelwood Place", a subdivision of part of the Southeast Quarter of Section Numbered Four (4), Township Numbered Three (3) North, Range Numbered Seven (7) West of the Third Principal Meridian, including Sixteen and a half (16 ½) foot strip North, 100 X 147.1, as shown on plat thereof, recorded in the Recorder's Office of Madison County, Illinois, in Plat Book 7 at Page 24. Excepting coal and mineral underlying same.

*This page is only a part of a 2021 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a signature by the Company or its issuing agent that may be in electronic form.*

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**AFFIDAVIT FOR PURPOSE OF PLAT ACT REQUIREMENTS (765 ILCS 205)**  
**THIS IS A LEGAL DOCUMENT – CONSULT YOUR PRIVATE ATTORNEY**  
(County Zoning & Subdivision Ordinances May Also Apply)

ORIGINAL AFFIDAVIT REQUIRED FOR RECORDING, COPIES WILL NOT BE ACCEPTED

Affiant is the Grantor or is the Grantors authorized representative in a deed transferring interest in the real estate described in the accompanying deed. Affiant further states this transfer is exempt from the Illinois Plat Act because it is:

(Please check all that apply)

A. NOT A DIVISION OF LAND (parcel lines unchanged) ( ) C. DIVISION FOR TAXING PURPOSES ONLY (parcel lines change)

( ) B. A DIVISION OF LAND THAT MEETS ONE OF THE FOLLOWING EXCEPTIONS TO THE PLAT ACT;

\_\_\_ 1. A division or subdivision of land into tracts of five (5) acres or more not involving new streets or easements of access with a minimum of five (5) acres residue or Grandfathered under prior approved plat by Land Use Committee.

\_\_\_ 5. A conveyance of land owned by a public utility not involving new streets or easements of access.

\_\_\_ 2. A division of lots or blocks of less than one (1) acre in a recorded subdivision not involving new streets or easements of access.

\_\_\_ 6. A conveyance of land for highway or other public purpose or relating to a dedication of land or for vacation of land subject to a public use.

\_\_\_ 3. A sale or exchange of land between owners of adjoining and contiguous land.

\_\_\_ 7. A conveyance made to correct a description in prior conveyance.

\_\_\_ 4. A conveyance of land for use as a right-of-way for public utilities and other pipelines not involving new streets or easements of access.

\_\_\_ 8. The sale or exchange of parcels of land following the division into no more than two (2) parts of a parcel existing on July 17, 1959, and not involving any new streets or easements of access.

\_\_\_ 9. The sale of a single lot/tract less than five (5) acres from a larger tract (Exception only applies to the 1<sup>st</sup> tract conveyed from a larger tract as it existed on October 1, 1973.) (The single tract of less than five (5) acres must have been surveyed by an Illinois Registered Land Surveyor whose survey must accompany the deed)

**IF A IS MARKED ABOVE, APPROVAL BY THE MAPS & PLATS GIS DIVISION IS NOT REQUIRED.**  
**IF B OR C IS MARKED ABOVE, APPROVAL BY THE MAPS & PLATS GIS DIVISION IS REQUIRED.**

Under the penalties of perjury I swear that the statements contained here are true and correct.

NAME Michael + Jan Stallons SIGNATURE: Jan Stallon DATE: 11-18, 2025  
(Please Print)



Subscribed and sworn to before me this 18th day of November, 2025

Andrea D Lambert  
Notary Public

All divisions of less than 2 acres within the County jurisdiction must be reviewed by the Madison County Planning and Development Department

This affidavit only ensures the Recorder's Office compliance with the State Plat Act. If the property is located within a municipality or within 1.5 miles of a municipality, local ordinances may apply. If exception 9 is used, it is required that this land division be reviewed & approved by the participating municipality. Each municipality has five (5) business days to review deed(s) and return. If the five day limit expires, Maps & Plats will process the deed upon proof of date submitted to municipality.

Date Submitted to Municipality (s) \_\_\_\_\_ (Please check one) ( ) Municipality Jurisdiction ( ) County Jurisdiction

Municipality (s) with Jurisdiction: \_\_\_\_\_

\_\_\_\_\_  
Municipal Planning Official's Signature Print Name Date

\_\_\_\_\_  
Municipal Planning Official's Signature Print Name Date

(Revised 8/11)

## NOTICE OF INTENT TO ANNEX

### TO WHOM IT MAY CONCERN:

Notice is hereby given that the owners of record and at least fifty-one percent of the electors of the following described territory have filed with the City of Troy a Petition for Annexation (pursuant to 65 ILCS 5/7-1-1 et seq.) requesting the annexation of **210 Hazel Street, Troy, Madison County, Illinois.**

An ordinance to annex this property with **parcel ID #09-2-22-04-16-401-001.000** will be presented to the corporate authorities of the City of Troy, Madison County, Illinois at the regular City Council meeting on **Monday, March 2, 2026**, at 6:30 p.m. in the City Council Chambers, Troy Municipal Building, 116 E. Market Street, Troy, Illinois 62294.

All interested persons are invited to appear at the time and place listed above.

Dated: 01/27/26

Ann Byrd, Building & Zoning Director

210 Hazel Street



RETURN TO:

CITY OF TROY  
Building & Zoning Dept.  
116 E. Market St.  
Troy, Illinois 62294

## AFFIDAVIT OF SERVICE OF NOTICE

I, Andrea D. Lambert, hereby state as follows:

1. I am the Building and Zoning Administrative Clerk for the City of Troy, Illinois, and I am competent to testify to the matters set forth herein, all of which are based upon my personal knowledge.
2. Per 65 ILCS 5/7-1-1, this shall serve as an Affidavit of Service of Notice that I duly provided notice of proposed
  - **ORDINANCE NO 2026-17 An Ordinance Annexing and Zoning Certain Territory To and In the City of Troy, Madison County, Illinois (105 Elmer Street- rear parcel)** owned by Alyssa M. Crum and Nicholas F. Capriotti;
  - **ORDINANCE NO 2026-18 An Ordinance Annexing and Zoning Certain Territory To and In the City of Troy, Madison County, Illinois (210 Hazel Street)** owned by Michael Stallons and Jan Stallons;
  - **ORDINANCE NO 2026-19 An Ordinance Annexing and Zoning Certain Territory To and In the City of Troy, Madison County, Illinois (713 Cheshire Road)** owned by Seth Grooms and Stephanie Grooms;
  - **ORDINANCE NO 2026-20 An Ordinance Annexing and Zoning Certain Territory To and In the City of Troy, Madison County, Illinois (1102 Troy Road, Collinsville)** Edward J. Fayollat and Francine M. Johnston;
  - **ORDINANCE NO 2026-21 An Ordinance Annexing and Zoning Certain Territory To and In the City of Troy, Madison County, Illinois (1237 Springvalley Road)** owned by Frederic Hudson and Pamela Hudson;and public meeting date for adoption thereon to the following, via Certified Mail, Return Receipt Requested, and First Class U.S. Mail on the 28<sup>th</sup> day of January 2026:

Michelle Erschen  
Tri-Township Library  
903 Long Branch Road  
Troy, Illinois 62294

Allen Adomite  
Jarvis Township Supervisor  
500 Lakewood Drive  
Troy, Illinois 62294

Lonnie Meier  
Troy Fire Protection District  
7916 Bouse Road  
Troy, Illinois 62294

Maryellen Akridge  
Tri-Township Library  
43 Lake Drive  
Troy, Illinois 62294

Alan Dunstan  
Jarvis Township Clerk  
1101 Antler Drive  
Troy, Illinois 62294

Michael Cushing  
Troy Fire Protection District  
27 Stonebrooke  
Troy, Illinois 62294

Katie Devany  
Tri-Township Library  
1 Autumn Oaks  
Troy, Illinois 62294

Pam Mumper  
Jarvis Township Assessor  
7948 W Kirsch Road  
Troy, Illinois 62294

Ronald Hahn  
Troy Fire Protection District  
555 Berkshire Drive  
Troy, IL 62294

Katie Seranno  
Tri-Township Library  
13 Oakbrooke  
Troy, Illinois 62294

Dale Grapperhaus  
Township Highway Commissioner  
7948 W. Kirsch Road  
Troy, Illinois 62294

Charles Murphree  
Troy Fire Protection District  
617 Buckingham Drive  
Troy, Illinois 62294

Liz Compton  
Tri-Township Library  
10 Autumn Oaks  
Troy, Illinois 62294

Scott Wiesehan  
Jarvis Township  
1129 Troy O'Fallon Road  
Troy, Illinois 62294

Troy Post Office  
Attn: Postmaster  
515 Edwardsville Road  
Troy, Illinois 62294

Elizabeth Mascote  
Tri-Township Library  
4 Forest Knoll Ct  
Troy, Illinois 62294

Jason Helldoerfer  
Jarvis Township  
132 Blackjack Road  
Troy, Illinois 62294

Ameren Services Company  
Attn: Tax Compliance  
PO Box 66149, MC 212  
St. Louis, Missouri 63166

Madison County Election Authorities  
Madison County Clerk  
157 N. Main Street  
Edwardsville, Illinois 62025

Nathan Hovatter  
Jarvis Township  
409 Avalon  
Troy, Illinois 62294

Member Records Clerk  
Southwestern Electric Cooperative  
525 US Route 40  
Greenville, Illinois 62246

Kirk Brown  
IDOT District #8  
1102 Eastport Plaza Drive  
Collinsville, IL 62234

Monica Hartlein  
Jarvis Township  
2069 Grandview  
St. Jacob, Illinois 62281

*I, Rob Hancock, an employee of the City of Troy, Illinois Public Works Department, am a current board member of the Troy Fire Protection District and have received the above referenced notices.*

*Rob Hancock 2/4/26*

Rob Hancock

Date

3. I declare under penalty of perjury that the foregoing is true and correct.

*Andrea D Lambert 2-4-26*

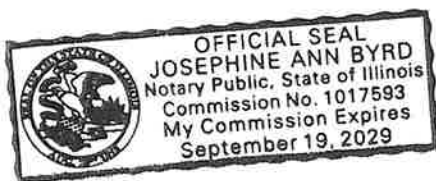
Andrea D. Lambert

Date

\*\*\*\*\*

SUBSCRIBED and SWORN to before me this 4 day of February, 2026.

Notary Seal:



*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Signature

**END OF DOCUMENT**