



DocId:9021792

Tx:4683573

**Prepared by:**

City Clerk  
116 E. Market Street  
Troy, Illinois  
62294

2026R08096  
STATE OF ILLINOIS  
MADISON COUNTY  
03/20/2026 09:19 AM  
LINDA A. ANDREAS  
CLERK & RECORDER  
REC FEE: 50.00  
CO STAMP FEE:  
ST STAMP FEE:  
FF FEE:  
RHSPS FEE:  
# OF PAGES: 14



CTY 50

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## Ordinance No. 2026 – 20

AN ORDINANCE Annexing and Zoning Certain Territory

To and In the City of Troy, Madison County, Illinois

(Namely, 1102 Troy Road, Collinsville  
Owned by Edward Fayollat and Francine Johnston)

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**WHEREAS**, Edward J. Fayollat and Francine M. Johnston, petitioners/owners of certain territory also known as 1102 Troy Road (parcel numbers 09-2-22-18-01-101-022) Collinsville, 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 1102 Troy Road, Collinsville, 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, Mayor  
City of Troy, Illinois

ATTEST:

By:   
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 Edward Fayollat / Francine Johnston Address 1102 Troy Rd, Collinsville

Phone Number 618 978 3607 Email fjohnston@neubauerlaw.org

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)**

Edward Fayollat  
Signature of Owner

Francine M. Johnston  
Signature of Co-Owner

Edward Fayollat  
Printed Name of Owner

Francine Johnston  
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 Edward Fayollat / Francine Johnston 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.



Notary Seal

Given under my hand and Notarial Seal this 1<sup>st</sup> day  
 of October, 2025  
Georgette M. Alley  
 Notary Public

**OFFICE USE ONLY:**

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

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

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*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

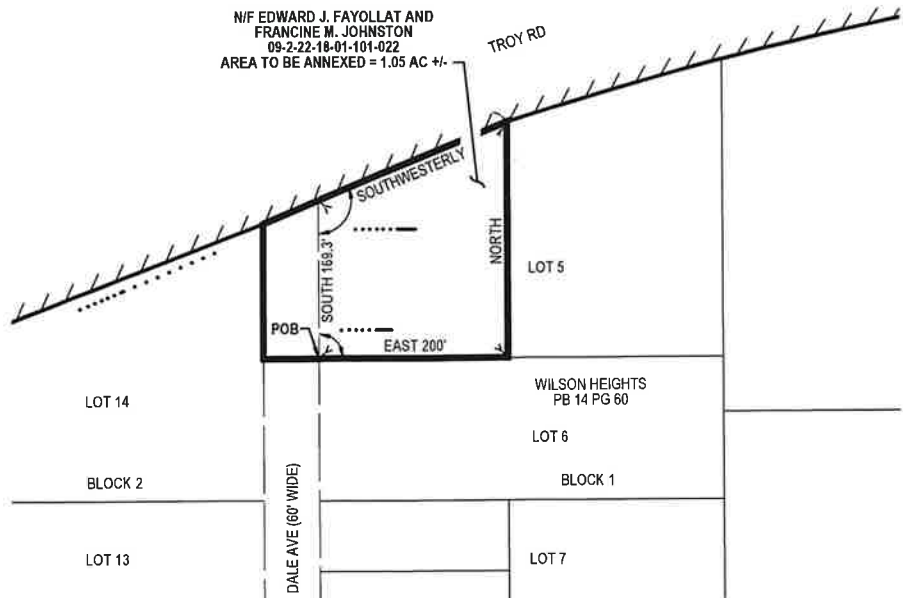
Copy of *Ordinance sent to owner*

EXHIBIT A

TERRITORY TO BE ANNEXED BY THE CITY OF TROY, ILLINOIS BY ORDINANCE NO. 2026-20  
 BEING PART OF THE NORTHWEST QUARTER OF SECTION 18,  
 TOWNSHIP 3 NORTH, RANGE 7 WEST OF THE 3RD PRINCIPAL MERIDIAN,  
 MADISON COUNTY, ILLINOIS



N/F EDWARD J. FAYOLLAT AND  
 FRANCINE M. JOHNSTON  
 09-2-22-18-01-101-022  
 AREA TO BE ANNEXED = 1.05 AC +/-



LEGEND

- EXISTING CORPORATE LIMITS
- AREA TO BE ANNEXED
- EX RIGHT OF WAY LINE
- 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 1102 TROY RD CITY OF TROY, IL	PROJECT NO.: 15062.002	EXHIBIT: <span style="font-size: 2em; font-weight: bold;">A</span>
		DATE: 02/18/2026	
		REVISION:	

# Exhibit A

## Annexation Legal Description

Owner: Edward J. Fayollat and Francine M. Johnston

Parcel: 09-2-22-18-01-101-022

A part of Lot 5 in Block 1 in Wilson Heights, a subdivision of part of the Northwest Quarter of Section 18, Township 3 North, Range 7 West of the Third Principal Meridian, and part of the Northeast Quarter of the Southeast Quarter of Section 12, Township 3 North, Range 8 West of the Third Principal Meridian, as shown on the plat thereof recorded in the Recorder's Office of Madison County, Illinois in Plat Book 14 Page 60 described as follows, to wit:

Beginning at the Southwest corner of said Lot 5; thence East along the South line of said Lot 5 for a distance of 200 feet to a point; thence North and parallel to the West line of said Lot 5 to a point on the North line of said Lot 5; thence Southwesterly along the North line of said Lot 5 to the Northwest corner of said Lot 5; thence South along the West line of said Lot 5 for a distance of 169.3 feet to the place of beginning, (except coal and minerals underlying the premises in question, together with the right to mine and remove same and also except all that part thereof, if any, conveyed by George W. Meyer and Elizabeth S. Meyer to the people of the State of Illinois for the purpose of a public highway by Deed dated May 4, 1940 and recorded in Book 802, Page 352) in Madison County, Illinois.

**MAPS & PLATS**

Survey Required  
For Recording

Initials AE

Date 8/19/2026

# 1102 Troy Road, Collinsville



Service Layer Credits



Author:  
Copyright: Madison County Government



Date: 1/26/2026  
Time: 10:41 AM





DocId:8826408

Tx:4569408

2022R28048  
STATE OF ILLINOIS  
MADISON COUNTY  
08/24/2022 09:33 AM  
DEBRA D. MING-MENDOZA  
CLERK & RECORDER  
REC FEE: 51.00  
CO STAMP FEE:  
ST STAMP FEE:  
RHSPS FEE: 9.00  
# OF PAGES: 4

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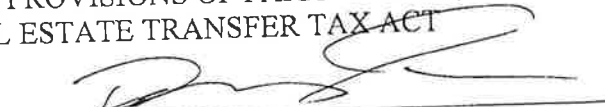
QUIT CLAIM DEED

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, EDWARD J. FAYOLLAT, of the County of Madison and State of Illinois for and in consideration of the sum of \$1.00 and other good and valuable consideration, in hand paid, Convey and Quit Claim to EDWARD J. FAYOLLAT and FRANCINE M. JOHNSTON, as joint tenants, with right of survivorship, and not as tenants in common or as tenants by the entirety, of the County of Madison and State of Illinois the following described Real Estate, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A".

EXEMPT UNDER PROVISIONS OF PARAGRAPH E,  
SECTION 4, REAL ESTATE TRANSFER TAX ACT

8/19/22  
DATE

  
BUYER, SELLER OR REPRESENTATIVE



situated in the County of Madison, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of this State.

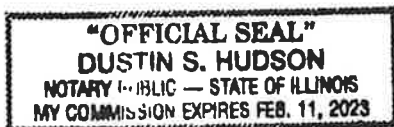
Dated this 19 day of August, A.D. 2022.

Edward J Fayollat  
EDWARD J. FAYOLLAT

STATE OF ILLINOIS            )  
  )     SS.  
COUNTY OF MADISON        )

I, the undersigned, a Notary Public in and for said County in the State aforesaid DO HEREBY CERTIFY THAT EDWARD J. FAYOLLAT personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and notarial seal, this 19 day of August, 2022.



[Signature]  
NOTARY PUBLIC

**DEED PREPARED BY:**

Dustin S. Hudson  
Neubauer, Johnston & Hudson, P.C.  
303 Fountains Pkwy., Ste. 220  
Fairview Heights, IL 62208

**ADDRESS OF PROPERTY:**

1102 Troy Road  
Collinsville, IL 62234

**MAIL TAX BILLS TO:**

Return to:  
Ed Fayollat and Fran Johnston  
1102 Troy Road  
Collinsville, IL 62234

## EXHIBIT A

A part of Lot 5 in Block 1 in Wilson Heights, a subdivision of part of the Northwest Quarter of Section 18, Township 3 North, Range 7 West of the Third Principal Meridian, and part of the Northeast Quarter of the Southeast Quarter of Section 12, township 3 North, Range 8 West of the Third Principal Meridian, as shown on plat thereof recorded in the Recorder's Office of Madison County, Illinois in Plat Book 14 Page 60 described as follows, to wit:

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Parcel No. 09-2-22-18-01-101-022





PETITION FOR THE ANNEXATION  
OF 1102 TROY ROAD  
COLLINSVILLE, ILLINOIS

## 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 **1102 Troy Road, Collinsville, Madison County, Illinois.**

An ordinance to annex this property with **parcel ID #09-2-22-18-01-101-022** 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

1102 Troy Road, Collinsville



Building & Zoning Department  
116 E. Market Street  
Troy, Illinois 62294

(618)667-8734 ext. 4  
email: [buildingzoning@troyil.us](mailto:buildingzoning@troyil.us)  
website: [www.troyil.us](http://www.troyil.us)

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*

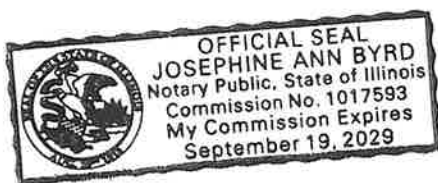
Andrea D. Lambert

Date

\*\*\*\*\*

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

Notary Seal:



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

**END OF DOCUMENT**