



DocId:9021793

Tx:4683573

2026R08097

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

**Prepared by:**

City Clerk  
116 E. Market Street  
Troy, Illinois  
62294



CTY 50

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## Ordinance No. 2026 – 21

AN ORDINANCE Annexing and Zoning Certain Territory

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

(Namely, 1237 Springvalley Road  
Owned by Frederic and Pamela Hudson)

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**WHEREAS**, Frederic Hudson and Pamela Hudson, petitioners/owners of certain territory also known as 1237 Springvalley Road (parcel numbers 09-1-22-17-00-000-011.002) 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 1237 Springvalley Road, 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, 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 Hudson, Fred & Pam Address 1237 Springvalley Rd Troy, IL 62294  
 Phone Number 618910-8808 Email pam@tatropp3@gmail.com

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

- 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.
- The Tract is not within the corporate limits of any municipality but is contiguous to the City of Troy, Illinois.
- 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.
- 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.
- Any additional information: \_\_\_\_\_

The undersigned Petitioner(s) respectfully requests:

- 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.
- That such other action be taken as is appropriate in the premises.

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

[Signature]  
 Signature of Owner  
FRED HUDSON  
 Printed Name of Owner

[Signature]  
 Signature of Co-Owner  
Pam Hudson  
 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 Fred & Pam Hudson 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 10 day of November, 2025

[Signature]  
Notary Public

**OFFICE USE ONLY:**

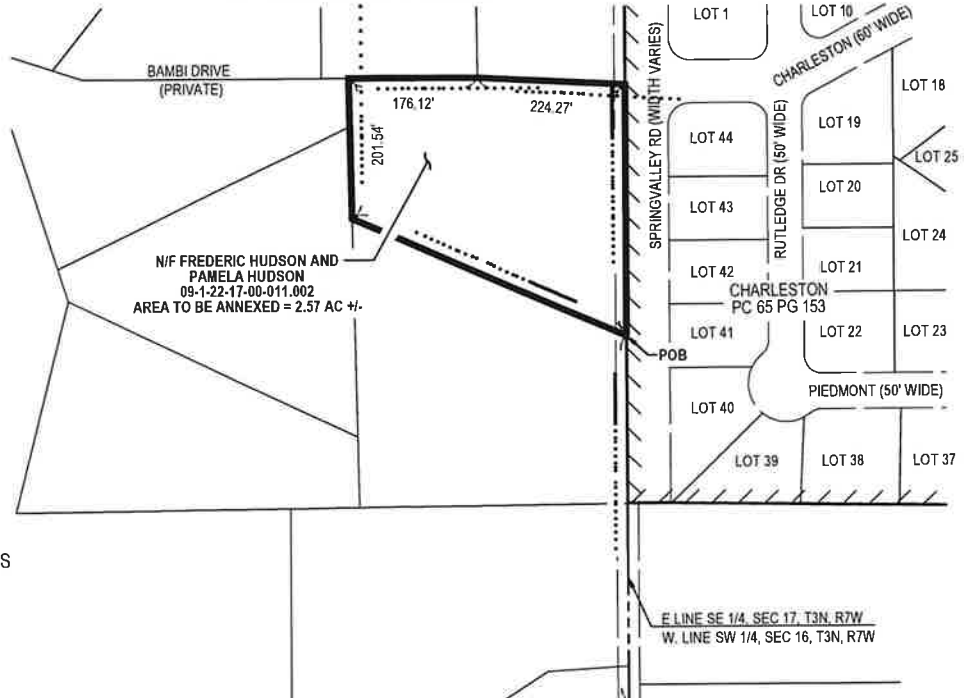
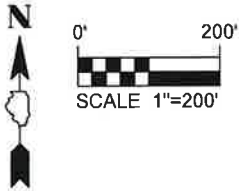
Date Received: \_\_\_\_\_ at \_\_\_\_\_ : \_\_\_\_\_ a.m./p.m. by \_\_\_\_\_

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. 2026-21  
 BEING PART OF THE SOUTHEAST QUARTER OF SECTION 17,  
 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
- SECTION LINE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT



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

POC  
 SE CORNER  
 SE 1/4, SECT 17,  
 T3N, R7W

E. LINE SE 1/4, SEC 17, T3N, R7W  
 W. LINE SW 1/4, SEC 16, T3N, R7W

|                                |   |                           |                      |
|--------------------------------|---|---------------------------|----------------------|
| <br><b>OATES</b><br>ASSOCIATES | ANNEXATION PLAT<br>1237 SPRINGVALLEY RD<br>CITY OF TROY, IL | PROJECT NO.:<br>15062.002 | EXHIBIT:<br><b>A</b> |
|                                |   | DATE:<br>02/18/2026       |                      |
|                                |   | REVISION:                 |                      |

# Exhibit A

## Annexation Legal Description

Owner: Frederic Hudson and Pamela Hudson

Parcel: 09-1-22-17-00-011.002

A tract of land in the Southeast Quarter of Section 17, Township 3 North, Range 7 West of the Third Principal Meridian, Madison County, Illinois, being more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter of Section 17; thence North 0 degrees 48 minutes 06 seconds West (based on Grid North, Illinois State Plane Coordinate System West Zone) along the East line of said Quarter Section 514.18 feet to an iron rod at the point of beginning of the tract herein described; thence North 68 degrees 19 minutes 41 seconds West 432.86 feet to an iron rod; thence North 0 degrees 48 minutes 06 seconds West 201.54 feet to an iron rod; thence North 89 degrees 37 minutes 31 seconds East 176.12 feet to an iron rod; thence South 87 degrees 2 minutes 04 seconds East 224.27 feet to an iron rod in the East line of said Quarter Section; thence South 0 degrees 48 minutes 06 seconds East along said East line 352.39 feet to the point of beginning, (except coal and other mineral rights conveyed, excepted or reserved in prior conveyances) in Madison County, Illinois.

### MAPS & PLATS

Survey Required  
For Recording

Initials AE

Date 3/19/2020

# 1237 Springvalley Road



Service Layer Credits:



Date: 12/2/2026  
Time: 10:43 AM



Author:  
Copyright: Madison County Government





DocId:8797532

Tx:4668829

2025R28629

STATE OF ILLINOIS  
MADISON COUNTY  
10/14/2025 09:19 AM  
LINDA A. ANDREAS  
CLERK & RECORDER  
REC FEE: 52.00  
CO STAMP FEE: 162.50  
ST STAMP FEE: 325.00  
RHSPS FEE: 18.00  
# OF PAGES: 4

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

1 of 2

PTAX-053037

**WARRANTY DEED**

146994

70

THIS INDENTURE WITNESSETH, that the Grantors, MICHAEL J. FREEMAN AND DONNA FREEMAN, HUSBAND AND WIFE, of the County of MADISON and State of ILLINOIS, for and in consideration of the sum of One Dollar and other good valuable considerations, the receipt of which is hereby acknowledged, CONVEY and WARRANT to FREDERIC HUDSON AND PAMELA HUDSON, HUSBAND AND WIFE,

whose address is: *1237 Springvalley Road  
Troy, IL 62294*

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

See attached Exhibit "A".

Commonly known as: *Rd.,* 1237 Springvalley ~~Road~~, Troy, IL 62294

Permanent Parcel No. 09-1-22-17-00-000-011.002

SUBJECT TO THE EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 3 day of October, 2025.

Michael J. Freeman  
MICHAEL J. FREEMAN

Donna Freeman  
DONNA FREEMAN

STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF MADISON     )

I, the undersigned, a Notary Public in and for said county and state aforesaid, DO HEREBY CERTIFY THAT MICHAEL J. FREEMAN AND DONNA FREEMAN, personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that he/she signed, sealed and delivered the said instrument as his/her 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 3 day of October, 2025.



Traci J. Dunn  
Notary Public

Return Document to:

Frederic Hudson & Pamela Hudson  
1237 Springvalley Road  
Troy IL 62294

Future Taxes To Grantee's Address:

Frederic Hudson & Pamela Hudson  
1237 Springvalley Road  
Troy IL 62294

This Instrument Prepared By:  
David M. Fahrenkamp, Attorney at Law  
Attorney Registration # 03122820  
205 N. Second Street, Suite 103  
Edwardsville, Illinois 62025  
618/656-4226

This instrument was prepared without advice or counsel by David M. Fahrenkamp. This instrument prepared without title opinion, title examination and without guarantee of description by the preparing attorney. The preparer assumes no responsibility for merchantability of title.

**Exhibit "A"**

**A tract of land in the Southeast Quarter of Section 17, Township 3 North, Range 7 West of the Third Principal Meridian, Madison County, Illinois, being more particularly described as follows:**

**Commencing at the Southeast corner of the Southeast Quarter of Section 17; thence North 0 degrees 48 minutes 06 seconds West (based on Grid North, Illinois State Plane Coordinate System West Zone) along the East line of said Quarter Section 514.18 feet to an iron rod at the point of beginning of the tract herein described; thence North 68 degrees 19 minutes 41 seconds West 432.86 feet to an iron rod; thence North 0 degrees 48 minutes 06 seconds West 201.54 feet to an iron rod; thence North 89 degrees 37 minutes 31 seconds East 176.12 feet to an iron rod; thence South 87 degrees 2 minutes 04 seconds East 224.27 feet to an iron rod in the East line of said Quarter Section; thence South 0 degrees 48 minutes 06 seconds East along said East line 352.39 feet to the point of beginning, (except coal and other mineral rights conveyed, excepted or reserved in prior conveyances) in Madison County, Illinois.**



**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 J. FREEMAN SIGNATURE: Michael J. Freeman DATE: October 3, 2025  
(Please Print)

Subscribed and sworn to before me this 3 day of October, 2025



Traci J Dunn  
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)



PETITION FOR THE ANNEXATION  
OF 1237 SPRINGVALLEY ROAD  
TROY, 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 **1237 Springvalley Road, Troy, Madison County, Illinois.**

An ordinance to annex this property with **parcel ID #09-1-22-17-00-000-011.002** 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

1237 Springvalley Road



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:

- 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.
- 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*

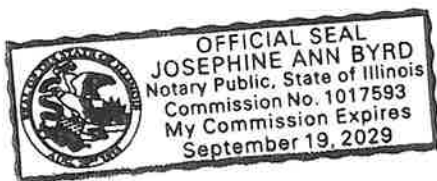
Andrea D. Lambert

Date

\*\*\*\*\*

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

Notary Seal:



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

**END OF DOCUMENT**