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Tx:4431891

Return to:

City Clerk
116 E. Market Street
Troy, Illinois 62294

2019R14702
STATE OF ILLINOIS
MADISON COUNTY
05/14/2019 09:55 AM
AMY M. MEYER, RECORDER
REC FEE: 37.00
CO STAMP FEE:
ST STAMP FEE:
FF FEE:
RHSPS FEE:
OF PAGES: 10



37.00

Ordinance No. 2018 - 03

AN ORDINANCE Annexing and Zoning Certain Property

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

*(Namely, 403 Creekside Drive
Owned by Karl and Elizabeth Gersbach)*

WHEREAS, Karl and Elizabeth Gersbach, owners of 403 Creekside Drive (09-2-22-10-03-301-005), Troy, Illinois which is not within the corporate limits of any municipality, but which is contiguous to the City of Troy, Illinois, have filed a written petition with the City of Troy requesting that said property be annexed to the City of Troy, Illinois, a copy of which is attached hereto as Exhibit C; and

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

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

L. Taake/B&Z

MAPS & PLATS

Survey Required
For Recording

Initials *BH*

Date *5/10/19*

KC

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, Clerk, 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 property to the City of Troy;

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, ILLINOIS AS FOLLOWS:

SECTION 1: That the following 403 Creekside Drive, 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 property is hereby established in the zoning classification of "R-1 Single-family Residential." Said classification shall apply to the property 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 B, and made a part hereof, which is found to be an accurate map of the annexed property, shall be filed of 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 fifth day of March, 2018.

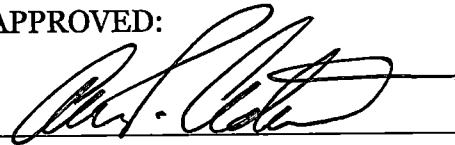
Aldermen:

Henderson Aye
Italiano Aye
Jackson Aye
Levo Aye

Partney Aye
Thompson Aye
Turner Aye
Zarzecki Aye

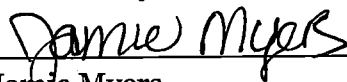
Total:
8 Ayes
0 Nays

APPROVED:

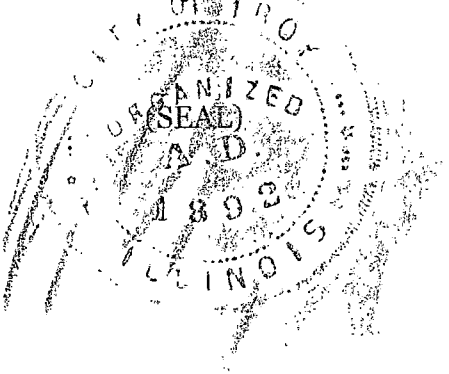


Allen P. Adomite
Mayor

ATTEST:



Jamie Myers
City Clerk



Board of Review
Madison County Administration Building
157 N. Main Street, Suite 222
Edwardsville, IL 62025-1984
RETURN SERVICE REQUESTED

Notice of Final Decision on Assessment Value by Board of Review

Pursuant to 35 Illinois Compiled Statutes (ILCS) 200/12-50, you are hereby notified of a change in assessed value of the property listed below for the 2016 assessment year. This change was made by the Board of Review of Madison County.

Parcel ID Number 09-2-22-10-03-301-005

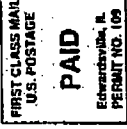
Date of Notice 03/13/2017

Type of Property IMPROVED LOTS

Land / lot or farm homesite
Buildings and structures (not farms)
Farmland
Farm buildings

Assessed value Before board action	Final assessed value After board of review action prior to equalization	Final assessed value After board of review equalization
11,650	11,650	11,860
41,360	41,360	42,120
0	0	0
0	0	0
TOTAL	53,010	53,980

Exhibit A



**** Estimated Real Estate Taxes: \$3,700.60 ** THIS IS NOT A BILL ****
This estimate of Real Estate taxes is based on the prior year tax rates and exemptions and does not include drainage taxes.

Reason for Change: Equalization
33.33% (statutory level of assessment) / 32.73%
(3 year average median level of assessment for
JARVIS Township) = 1.0184
2016 Equalization factor:
Market value: 161,960

Owner of Record: GERSBACH, KARL H AND ELIZABETH M

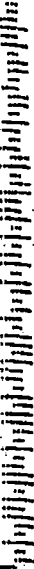
Legal Description: CREEKSIDE SUBD IRR TR N PT LTS
15 & 16 & S PT LT 17.FRTG
148.6 CREEKSIDE DR.

Postmaster Deliver To:

GERSBACH, KARL H AND ELIZABETH M

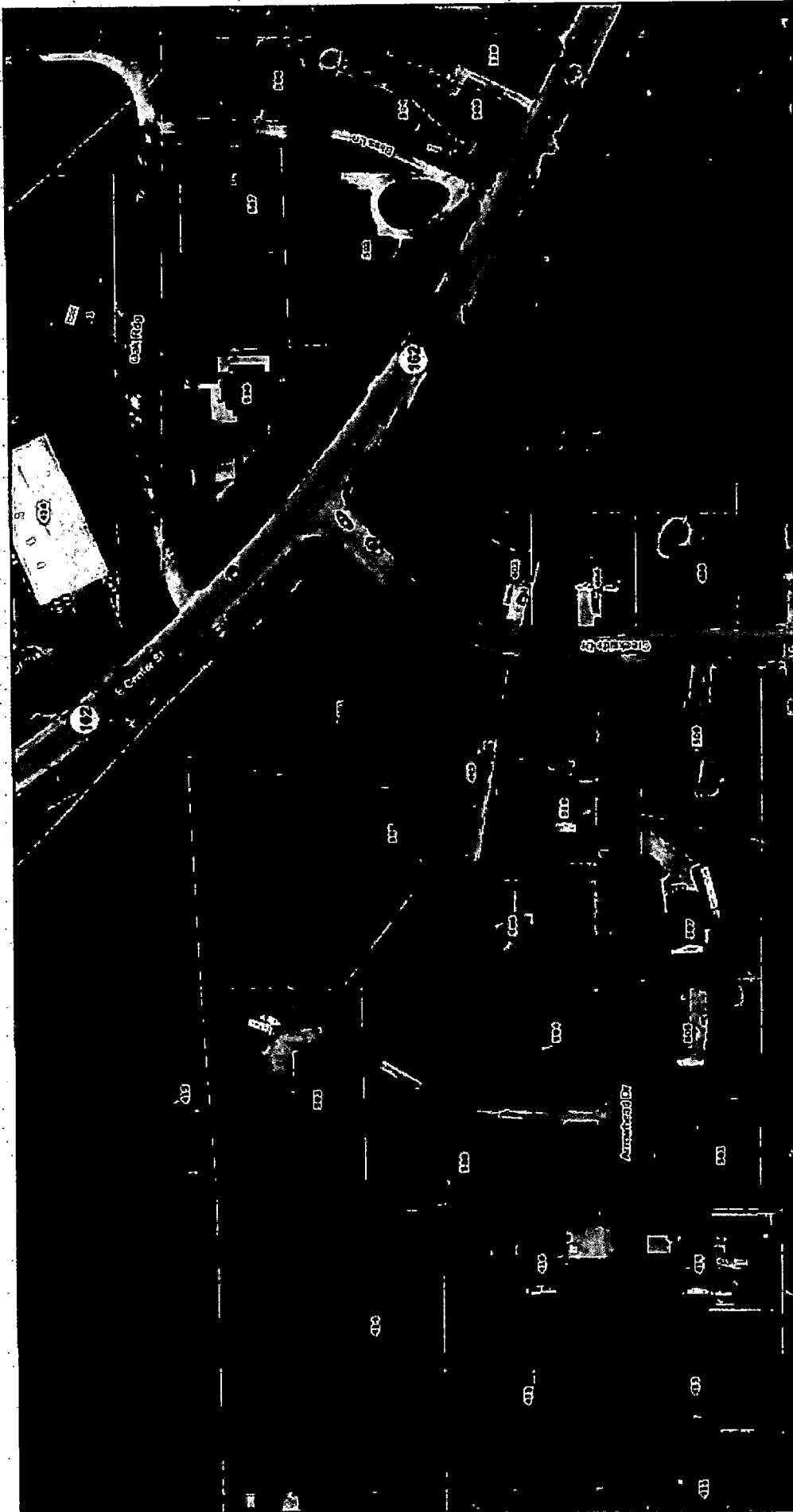
7371 QUAIL RUN CT

HUDSONVILLE, MI 49426

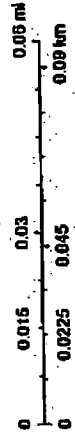


4942699051 0005

Exhibit B



1:1,200



February 14, 2018

Madison County Assessor's Office
Madison County GIS

Madison County Government IT/GIS Group
Madison County Government



PETITION FOR ANNEXATION

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

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 "____" 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 "____" and by reference thereto is made a part thereof.
- 5. Any additional information: I would like to be connected to city sewer. (403 CREEKSIDE DR.)

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.

Dated this 11th day of OCTOBER, 2017

Elizabeth M Gersbach
Signature of Owner

Signature of Co-Owner

ELIZABETH M GERSBACH
Printed Name of Owner (616) 446-2345

Printed Name of Co-Owner

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

(618) 667-8734 ext. 4
buildingzoning@troyil.us email
www.troyil.us

State of Illinois)
)
County of Madison)

I, the undersigned, a Notary Public, in and for said County and State aforesaid, do hereby certify that ELIZABETH GERSBACH personally known to me to be the same person(s) 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 11TH day of OCTOBER, 2017

My commission expires: 3/11/19

Notary Public



For Office Use Only:

Date Received: 1/31/18 at _____ a.m./p.m. by _____

Comments:

- Map prepared by an Illinois registered land surveyor
- Annexation notice mailed to:
 - Jarvis Township Auditors
 - 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



PETITION FOR THE ANNEXATION
OF 403 CREEKSIDE DRIVE,
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 403 Creekside Drive, Troy, Madison County, Illinois.

An ordinance to annex this property with parcel ID #09-2-22-10-03-301-005 will be presented to the corporate authorities of the City of Troy, Madison County, Illinois at the regular City Council meeting on Monday, March 5, 2018 at 7:30 p.m. in the City Council Chambers, Troy Municipal Building, 116 E. Market Street, Troy, Illinois 62294.

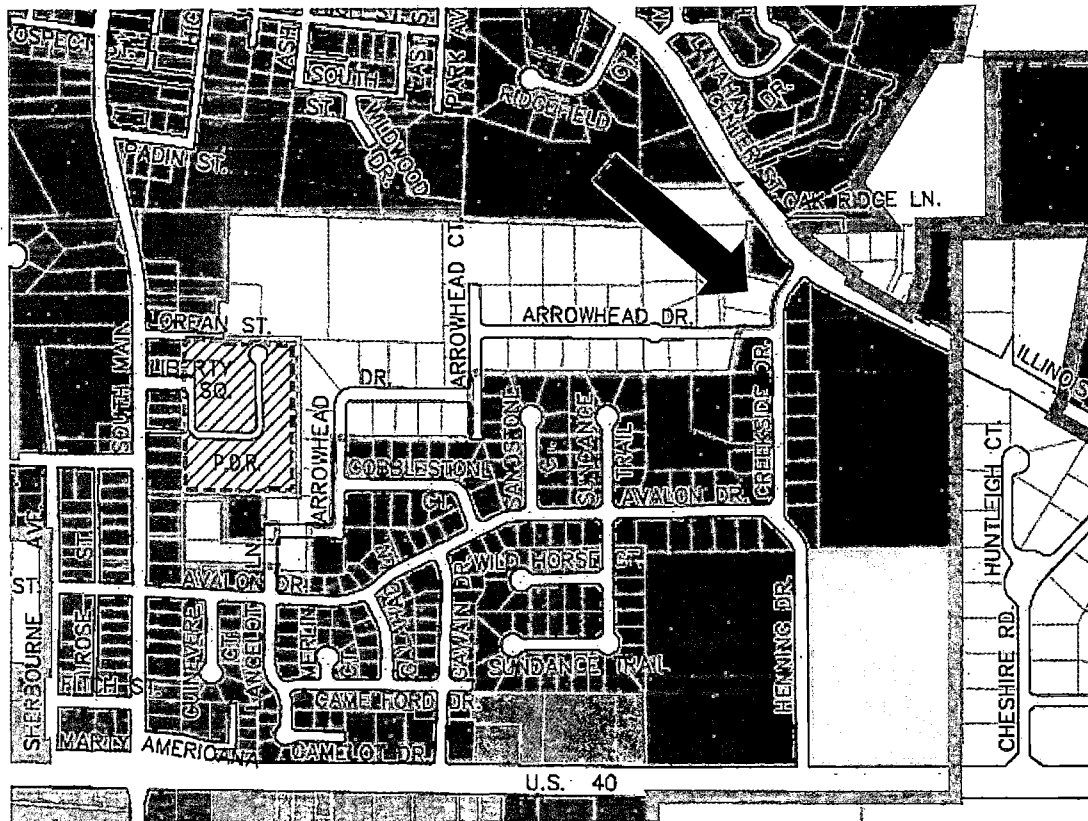
All interested persons are invited to appear at the time and place listed above.

Dated: February 14, 2018

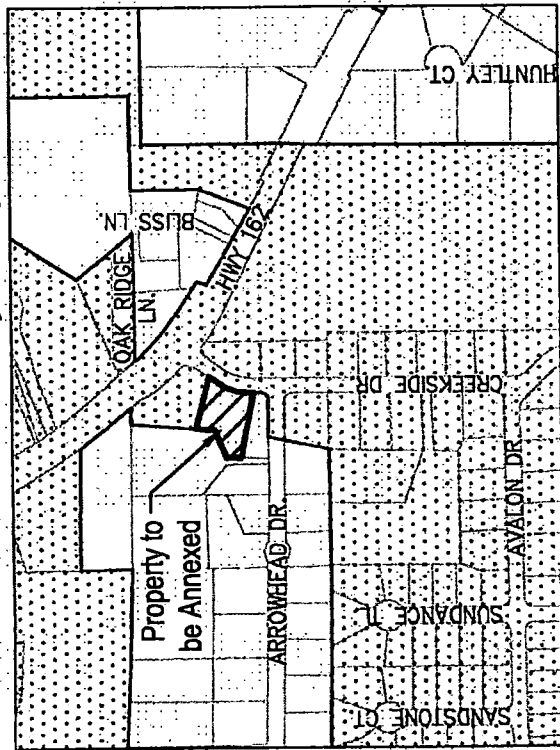
Keith Frey, Building & Zoning Administrator

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

(618)667-8734 ext. 552
buildingzoningkf@troyil.us - email
www.troyil.us

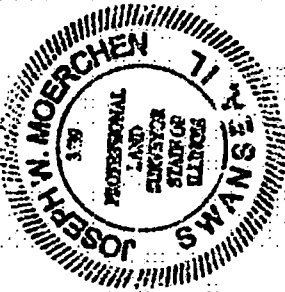


Plat of Annexation for the City of Troy



Jarvis Township
NW 1/4 of the SW 1/4 Section 10 T3N R7W

This is to certify that in the employ of the City of Troy, "Thouvenot, Wade, and Moerchen" has prepared this plat for annexation to the City of Troy, Madison Co., Illinois.



THOUVENOT, WADE
& MOERCHEN, INC.



CONSULTING ENGINEERING
GEOGRAPHICAL SERVICES

Joseph W. Moerchen
Joseph W. Moerchen, P.L.S.

March 28, 2019

Date

END OF DOCUMENT

Colloquial Description:

Karl H. and Elizabeth M. Gersbach
403 Creekside Drive
Troy, Illinois 62294

Parcel Number: 09-2-22-10-03-301-005

Tract Area: 0.65 acres more or less

Part of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section 10, Township 3, North Range 7 West of the Third (3rd) Principal Meridian in Madison County, Illinois and more particularly described in Document Number 2005R24105 as follows:

Part of Lots 15, 16 and 17 in Creekside Subdivision described as follows: Beginning at a point 110 feet north of the Southwest corner of Lot 15; thence North along the west line of said Lot 15 a distance of 50 feet; thence along the Northwest line of Lot 16 Northwest a distance of 70 feet to a point being the Southwest corner of Lot 17; thence North a distance of 62 feet to an iron pin; thence Easterly to the Northeast corner of Lot 17; thence Southerly along the West line of Creekside Drive a distance of 148.6 feet; thence Westerly 200 feet more or less to the point of beginning, according to the plat thereof recorded in Plat Book 43 Page 21A of the Recorder's Office of Madison County, Illinois.

Also any Right-of-Way adjacent to the above described tracts not currently within the corporate limits of any municipality.

Excepting therefrom any portion of the above described tracts or Right-of-Way currently within the corporate limits of any municipality.

This parcel exhibit has been prepared for reference purposes only. No survey work was completed to create said exhibit.

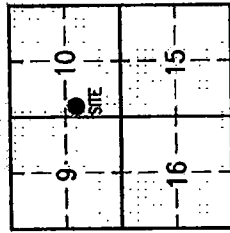
EXHIBIT A

Proposed City of Troy Zoning: R-1

Date: March 28, 2019

Ordinance Number:

Property Address:
403 Creekside Drive



PART OF SECTION 10
JARVIS TOWNSHIP
T. 3 N. R. 7 W.

