

STATE OF ILLINOIS )

SS

COUNTY OF WINNEBAGO )

### PAMPHLET PUBLICATION CERTIFICATION FORM

I, Sally Jo Huggins, certify that I am the duly elected and acting Village Clerk of the Village of Winnebago, Winnebago County, Illinois.

I further certify that on OCTOBER 9, 2023 the Corporate Authorities of the above municipality passed and approved Ordinance No. 2023-08, entitled, **"ORDINANCE TO EFFECT A ZONING MAP AMENDMENT TO DESIGNATE ZONING FOR THE LAWN CARE BY WALTER, INC., PROPERTY LOCATED AT 1515 S. MERIDIAN ROAD IN WINNEBAGO COUNTY PRE-ANNEXED TO THE VILLAGE OF WINNEBAGO, ILLINOIS"**, which provided by its terms that it should be published in pamphlet form.

The pamphlet form of ordinance No. 2023-08, including the ordinance and a cover thereof, was prepared and a copy of the ordinance was posted in the Village office located at 108 West Main Street, Winnebago, Illinois, commencing on \_\_\_\_\_, 2023, and continuing for a least (10) days thereafter. Copies of the ordinance were also available for public inspection upon request in the office of the Village Clerk located at the above Village office address.

DATED at Winnebago, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

(SEAL)

\_\_\_\_\_  
Sally Jo Huggins, Village Clerk

**VILLAGE OF WINNEBAGO**

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**ORDINANCE NO. 2023 - \_\_\_\_\_**

**ORDINANCE TO EFFECT A ZONING MAP AMENDMENT TO DESIGNATE ZONING  
FOR THE LAWN CARE BY WALTER, INC., PROPERTY LOCATED AT 1515 S.  
MERIDIAN ROAD IN WINNEBAGO COUNTY PRE-ANNEXED TO THE VILLAGE OF**

**WINNEBAGO, ILLINOIS**

**ADOPTED BY THE BOARD OF TRUSTEES**

**VILLAGE OF WINNEBAGO**

**THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023**

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Published in pamphlet form by authority of the Village Board of Trustees of the  
Village of Winnebago, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 2023

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ORDINANCE NO. 2023- 08

**AN ORDINANCE TO EFFECT A ZONING MAP AMENDMENT TO  
DESIGNATE ZONING FOR THE LAWN CARE BY WALTER, INC.,  
PROPERTY LOCATED AT 1515 SOUTH MERIDIAN ROAD IN  
WINNEBAGO COUNTY PRE-ANNEXED TO THE VILLAGE OF  
WINNEBAGO, ILLINOIS**

**WHEREAS**, in accordance with a request for pre-annexation to the Village of Winnebago by MDDGS Enterprises, LLC (Lawn Care by Walter, Inc.), located at 1515 South Meridian Rd., in the unincorporated area of Winnebago County, IL, the matter of a request for a change in zoning of the subject property from its current zoning designation in Winnebago County of IG—General Industrial District to the Village of Winnebago’s zoning designation of District No. 4—General Industrial District has come before the Village Planning and Zoning Commission; and

**WHEREAS**, the statutorily required public hearings on the zoning has been held before the Zoning and Planning Commission, with all required parties notified of the same; and

**WHEREAS**, the Village of Winnebago Planning and Zoning Commission has issued its positive recommendation to the Village Board of Trustees to re-zone the property in the manner referenced above in accordance with the terms of the Pre-Annexation Agreement entered into between the owner of MDDGS Enterprises, LLC (Lawn Care by Walter, Inc.), and the Village of Winnebago, IL.; and

**WHEREAS**, the Village Board believes it is in the best interest of its citizenry to re-zone the subject property.

**NOW, THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of Winnebago, Illinois as follows:

## SECTION 1

A positive approval recommendation has been received from the Village Planning and Zoning Commission to the request to effect a zoning map amendment to designate the zoning for the below-described property located at 1515 South Meridian Road pre-annexed into the Village of Winnebago pursuant to a Pre-Annexation Agreement providing for the ordinances, control, and jurisdiction of the Village as the pre-annexing municipality to in all respects be the same as property that lies within the annexing municipality's corporate limits, which provisions are allowed since the pre-annexation property is located within one and one-half (1-½) miles of the corporate limits of the Village of Winnebago:

### PARCEL I

Part of the Northwest Quarter (1/4) of Fractional Section Thirteen (13), Township Twenty-six (26) North, Range Eleven (11) East of the Fourth (4th) Principal Meridian, bounded and described as follows, to wit; Commencing at the point of intersection of the North line of the premises conveyed by Alfred H. Coffin to the Chicago, Madison and Northern Railroad Company by Warranty Deed dated March 19, 1887 and recorded in Book 127 of Deeds on Page 222 in the Recorder's Office of Winnebago County, Illinois, with the Westerly line of premises dedicated for public road purposes by Russel H. Coffin to the State of Illinois, as recorded in Book 846 of Records on Page 597 and Book 644 of Records on Page 279 in said Recorder's Office (S. Meridian Road); thence North 00 degrees 53' 08" East, along said Westerly line 445.54 feet TO THE POINT OF BEGINNING FOR THE FOLLOWING DESCRIBED PARCEL; thence South 89 degrees 57' 44" West, 593.11 feet; thence North 21 degrees 54' 00" East, 867.59 feet to the Southerly line of premises dedicated for public road purposes by Russell H. Coffin to the State of Illinois, as recorded in Book 852 of Records on Page 474 in said Recorder's Office; thence North 75 degrees 00' 36" East, along said Southerly line, 130.29 feet; thence Northeasterly, along a circular curve to the right, a radius of 3779.72 feet and whose center lies to the Southeast, to its intersection with the Westerly Right-of-Way line for Meridian Road (the chord across the last described circular curve course bears North 76 degrees 09' 21" East, 151.15 feet); thence South 00 degrees 00' 00" West, along said Westerly Right-of-Way line for Meridian Road, 673.47 feet; thence South 00 degrees 53' 08" West, along said Westerly Right-of-Way line for Meridian Road, 201.01 feet to the point of beginning; situated in Winnebago County, State of Illinois.

### PARCEL II

Part of the Northwest Quarter (1/4) of Fractional Section 13, Township 26 North, Range 11 East of the 4<sup>th</sup> Principal Meridian, described as follows:  
Beginning at the point of intersection of the North line of the premises conveyed by Alfred H. Coffin to the Chicago, Madison and Northern Railroad Company by Warranty Deed dated

March 19, 1887 and recorded in Book 127 of Deeds on Page 222 in the Recorder's Office of Winnebago County, Illinois, with the Westerly line of premises dedicated for public road purposes by Russell H. Coffin to the State of Illinois, as recorded in Book 846 of Records on Page 597 and Book 644 of Records on Page 279 in said Recorder's Office (S. Meridian Road); thence North 0 degrees 08' 29" West along said Westerly line, 445.33 feet; thence South 88 degrees 56' 38" West, 873.45 feet; thence South 1 degrees 01' 46" East, 417.58 feet to the North line of the aforesaid Chicago, Madison and Northern Railroad Company; thence South 89 degrees 13' 29" East along the North line of the Chicago, Madison and Northern Railroad Company, 866.99 feet to the point of beginning; situated in Winnebago Township, Winnebago County, Illinois.

Common Address: 1515 South Meridian Road,  
Rockford, Illinois 61102  
Owner(s) of Record: MDDGS, Inc.  
P.I.N.: 14-13-100-023

Further, the report of recommendation made by said Planning and Zoning Commission to the Village of Winnebago Board of Trustees to change the zoning designation of the 1515 South Meridian Road, Rockford, IL property from the IG—General Industrial zoning designation the property currently holds from Winnebago County as land which is located in the unincorporated area of said county, to District No. 4—General Industrial District in the Village of Winnebago pursuant to, and conditioned upon, the execution of a Pre-Annexation Agreement between the Village of Winnebago and Mark A. Walter and Deborah K. Walter as the duly authorized representatives of MDDGS, Inc., now that said Pre-Annexation Agreement has been completely executed, shall be, and hereby is, in all respects approved and confirmed.

## SECTION II

The zoning of the 1515 South Meridian Road premises legally described above and depicted in the copy of the attached map, shall be and hereby is changed from the IG—General Industrial zoning designation said property currently holds from Winnebago County as land which was located in the unincorporated area of said county, to the Village of Winnebago zoning designation of District No. 4—General Industrial District pursuant to the terms of the Pre-

Annexation Agreement now completely executed by the property Owner and the Village of Winnebago, such that the property has been pre-annexed to the Village of Winnebago, Illinois.

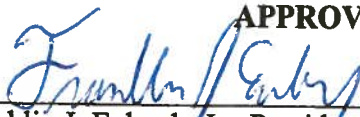
**SECTION III**

The Zoning Map of the Village of Winnebago, Illinois, shall be and he same is hereby amended and changed to purposely reflect the change in zoning for the premises herein described and provided for by this ordinance.

**SECTION IV**

This ordinance shall take effect immediately upon its passage and approval, and the original of the same shall be recorded with the Winnebago County Recorder's Office.

**APPROVED:**

  
\_\_\_\_\_  
Franklin J. Eubank, Jr., President of the  
Board of Trustees of the Village of Winnebago,  
Illinois, a municipal corporation

**ATTEST:**

  
\_\_\_\_\_  
Sally Jo Huggins, Village Clerk

**ASSED:**

10-9-2023

**APPROVED:**

10-9-2023

**RECORDED:**

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