

**LEGAL NOTICE**  
**NOTICE OF PUBLIC HEARING ON PROPOSED ZONING MAP AMENDMENT TO CHANGE**  
**ZONING ON PRE-ANNEXATION PROPERTY LOCATED AT 1515 S. MERIDIAN RD. (P.I.N. 14-13-**  
**100-023) FROM COUNTY ZONING IG--GENERAL INDUSTRIAL TO VILLAGE DISTRICT NO. 4--**  
**GENERAL INDUSTRIAL DISTRICT HOUSING THE COMMERCIAL BUSINESS OF (LAWN CARE**  
**BY WALTER, INC)**

**PLANNING AND ZONING COMMISSION**  
**VILLAGE OF WINNEBAGO, ILLINOIS**

**NOTICE IS HEREBY GIVEN** that a public hearing shall be held before the Planning and Zoning Commission of the Village of Winnebago, Illinois, regarding the request by MDDGS Enterprises, LLC (Lawn Care by Walter, Inc) in association with a proposed Pre-Annexation Agreement to effect a map amendment to the Village of Winnebago Zoning Map to change the zoning of the land legally described below, from its current zoning designation in Winnebago County of District IG--General Industrial to the Village of Winnebago District No. 4--General Industrial District. Said land is located at 1515 S. Meridian Rd. and bears Property Identification Number (P.I.N.) 14-13-100-023:

**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.

**YOU ARE FURTHER NOTIFIED** that a public hearing will be held on Monday, May 22, 2023, at 5:55 p.m., at which time and place objections to the proposed zoning map amendment, or comments in favor thereof, shall be heard. Although it is anticipated Governor Pritzker will end the Covid-19 emergency declaration before the scheduled public hearing, the public will still be able to attend remotely, if desired, if not in person. The virtual connection information is as follows: **Remote Attendance to PUBLIC HEARING via GotoMeeting Link:** <https://global.gotomeeting.com/join/696384693>, or you may connect to the meeting using your telephone: United States: 1 866 899 4679 Access Code: 696-384-693. Members of the public body shall be physically present at the meeting location site of the Winnebago Village Office, 108 West Main Street, Winnebago, Illinois.

Village of Winnebago Planning and Zoning Commission  
BY: William D. Emmert  
Chairman

**PREPARED BY:**

Attorney Mary J. Gaziano  
One Court Place, Suite 200  
Rockford, Illinois 61101  
E-mail: MJGaziano@aol.com  
(815) 962-6800

Attorney for the Village of Winnebago