

**LEGAL NOTICE—PUBLIC HEARING ON
PROPOSED PRE-ANNEXATION AGREEMENT
WITH MDDGS, ENTERPRISES, LLC**

Notice is hereby given that a proposed Pre-Annexation Agreement to the Village of Winnebago, County of Winnebago, State of Illinois, has been filed by the owners of record of the property located at 1515 S. Meridian Rd., in Winnebago County, IL, bearing a Rockford, Illinois, address. Said property is owned by MDDGS Enterprises, LLC, bearing Property Identification Number (P.I.N.) 14-13-100-023 and located in the unincorporated area of Winnebago County, and not currently contiguous to the Village of Winnebago, Illinois. Said owner is requesting that its land owned, as legally described below, be pre-annexed to the Village of Winnebago, and that the same be zoned as District No. 4—General Industrial District, conditioned upon the execution of a pending Pre-Annexation Agreement between the Village of Winnebago and the duly authorized representative of MDDGS Enterprises, LLC:

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 4th 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.

Notice is further given that on Monday, July 10, 2023, at 5:55 p.m., a public hearing will be held by the President and Board of Trustees of the Village of Winnebago, Illinois, at the Village of Winnebago offices located at 108 W. Main Street Winnebago, Illinois, for the purpose of considering and hearing testimony as to a proposed ordinance authorizing the execution of a Pre-Annexation Agreement for the referenced 1515 S. Meridian Rd., property between the appropriate Village authorities and above-named Owner regarding pre-annexation of the property as legally described above, which property is not currently included within the corporate limits of any municipality.

An accurate map of the subject property proposed to be pre-annexed to the Village of Winnebago, and the complete proposed Pre-Annexation Agreement is on file with the Village Clerk for public inspection.

You are further notified that said proposed Pre-Annexation Agreement may be changed, altered, modified, amended, or re-drafted in its entirety after the public hearing.

All interested parties are invited to attend the public hearing and an opportunity to be heard will be provided in accordance with rules and procedures established by the Village authorities, and any applicable laws. The public, if desired, shall have the opportunity to attend remotely, with the following being the log in information: **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.

This notice is provided pursuant to applicable Illinois Compiled Statutes and Village Ordinance provisions.

Prepared by:

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