

VILLAGE OF WINNEBAGO

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RESOLUTION NO. 2023 - 16R

RESOLUTION AUTHORIZING EXECUTION BY VILLAGE PRESIDENT OF  
MERIDIAN NURSERY, INC (7219 CUNNINGHAM ROAD A/K/A 7215 CUNNINGHAM  
ROAD) PRE-ANNEXATION AGREEMENT

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ADOPTED BY THE BOARD OF TRUSTEES

VILLAGE OF WINNEBAGO

THIS 8<sup>th</sup> DAY OF May, 2023

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Published in pamphlet form by authority of the Village Board of Trustees of the  
Village of Winnebago, Illinois, this 9<sup>th</sup> day of May, 2023

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MERIDIAN NURSERY, INC. (7219 CUNNINGHAM ROAD  
A/K/A 7215 CUNNINGHAM ROAD) PRE-ANNEXATION AGREEMENT**

**WHEREAS**, a Pre-Annexation Agreement has been submitted to the Village of Winnebago, Illinois, a municipal corporation, by Robb Firch, Owner of the property legally described below, requesting that such land, which is not currently within the corporate limits of the Village of Winnebago be pre-annexed to the Village of Winnebago, Illinois, and zoned District No. 4—General Industrial District conditioned upon the execution of a Pre-Annexation Agreement between the Village of Winnebago and the duly authorized representative of Meridian Nursery, Inc.; and

**WHEREAS**, requisite publication has been made, and requisite notices sent to the appropriate individuals or entities advising of the proposed zoning on the Pre-Annexation Pre-Annexation Agreement, and the proposed Pre-Annexation Agreement as detailed hereinbelow; and

**WHEREAS**, the proposed Pre-Annexation Agreement has been reviewed by all of the corporate authorities, all public comment having been received at the supplemental duly noticed public hearing held on May 8, 2023, before the Zoning and Planning Commission as to the proposed zoning, in addition to a previously scheduled public hearing on March 27, 2023 as to the proposed zoning which was advertised for in the newspaper, but for which individual personal notification had inadvertently not been given to the property owners within 250 feet of the subject property; and

**WHEREAS**, all public comment as to the proposed Pre-Annexation Agreement itself was received at the duly noticed public hearing held on May 8, 2023, before the Village of Winnebago Board of Trustees.

**BE IT RESOLVED**, that the Village President shall execute, and the Village Clerk shall attest to, the proposed Meridian Nursery, Inc. Pre-Annexation Agreement for the property located at 7219 Cunningham road a/k/a 7215 Cunningham Road in unincorporated Winnebago County, and legally described as follows:

**PARCEL I**

Part of Section 13, Township 26 North, Range 11 East of the Fourth Principal Meridian, described as follows; Beginning at the point of intersection of the Northerly line of the Old Cunningham Road with a line 80 feet distant due West of the East line of Section 13, said line being the West line of Meridian Road; thence due North along said West line of Meridian Road, a distance of 50 feet; thence North 56 degrees 00 minutes West a distance of 165 feet; thence due West 830 feet; thence due North 180 feet; thence again due West 180 feet more or less to the East line of a certain Easement granted to the Black Hawk Area Council of the Boy Scouts of America; thence due South along the Easterly line of said Easement a distance of 480.5 feet more or less to the point of intersection with the Northerly line of Old Cunningham Road; thence Easterly along the said Northerly line of Cunningham Road as the same veers to the left the aggregate distance of 1170 feet more or less to the point of beginning; EXCEPTING THEREFROM however, Beginning at the point of intersection of the West right-of-way line for a public highway designated Meridian Road (County Highway 24) and the Northerly right-of-way line for a public highway designated Cunningham Road (County Highway 49) and running thence North along the west right-of-way line for said Meridian Road (said West line herein designated North 0 degrees 00' 00" West) a distance of fifty (50) feet; thence North 56 degrees 00' 00" West a distance of one hundred eight (108) feet to a point; and running from said point North 56 degrees 00' 00" West a distance of fifty-two (52) feet; thence south 90 degrees 00' 00" West a distance of three hundred fifty-two and seventy-four hundredths (352.74) feet; thence South 0 degrees 00' 00" West to the centerline of Cunningham Road (County Highway 49) thence Easterly along said centerline to a point, said point being directly South of the point of beginning; thence North 00 degrees 00' 00" West to the point of beginning; situated in the County of Winnebago and State of Illinois.

PARCEL II

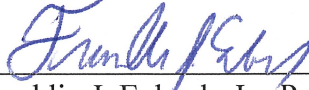
Part of Section 13, Township 26 North, Range 11 East of the Fourth Principal Meridian described as follows; Beginning at a point on the Northerly line of Cunningham Road, as such road was laid out, established and used prior to May 10, 1945, that is 70 feet Easterly from the intersection of said highway and a line (which is hereinafter referred to as "The Title Line") drawn parallel to and distant Westerly 19 chains and 48 links from the East line of Sections 12 and 13 in Township 26 North, Range 11 East of the Fourth Principal Meridian thence due North 485 feet to a point; then due west a distance of 46.9 feet to a point 23.1 feet East of The Title Line; thence in a Southerly direction 486 feet to a point on said Northerly line of Cunningham Road located 17 feet from the Title Line and then along the said Northerly line of Cunningham Road a distance of 53 feet more or less to a point of beginning; situated in the County of Winnebago and State of Illinois.

P.I.N. 14-13-100-008

with such Pre-Annexation Agreement containing its latest revisions as of this date between the Village of Winnebago, Illinois, a municipal corporation, and Robb Firch on behalf of Meridian Nursery, Inc., and with the parties to be bound by the terms stated in said Pre-Annexation Agreement.

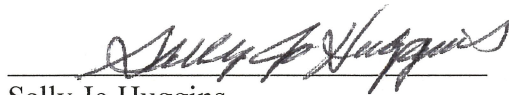
This resolution shall be effective immediately upon its introduction, passage, and approval.

**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

**INTRODUCED:**

**PASSED:**

**APPROVED:**

5-8-2013  
5-8-2013  
5-8-2013