ORDINANCE NO. 2026- 12

AN ORDINANCE ANNEXING CERTAIN TERRITORY TO THE VILLAGE OF ROSCOE, ILLINOIS

WHEREAS, a written Petition for Annexation (Petition), signed by all owners of record and at least 51% of the electors residing on the territory, and legally described in the Petition attached as Exhibit A, has been filed with the Municipal Clerk of the Village of ROSCOE, requesting that said territory be annexed; and

WHEREAS, the territory is contiguous to the corporate limits of the Village of ROSCOE; and

WHEREAS, the territory is not situated within the corporate limits of any other municipality; and

WHEREAS, all legal notices and conditions for annexation pursuant to the Illinois Municipal Code (65 ILCS 5/7-1-1 and 7-1-8) have been met;

NOW, THEREFORE, BE IT ORDAINED by the Corporate Authorities of the Village of ROSCOE, Winnebago County, Illinois, as follows:

SECTION 1: The above recitals are hereby incorporated into this Ordinance.

SECTION 2: The Corporate Authorities hereby annex the territory legally described in the Petition attached hereto as Exhibit A.

SECTION 3: An accurate map of the annexed Territory, certified by a registered Illinois Land Surveyor, is attached hereto as Exhibit B and shall be recorded in the County Recorder's Office.

SECTION 4: Upon annexation, the Territory shall be classified as the UT Urban Transition District.

SECTION 5: The Clerk is directed to record a certified copy of this Ordinance and the map with the County Recorder of Deeds and file copies with the County Clerk and Election Authority.

SECTION 6: This Ordinance shall be in full force from and after its passage and approval.

1st Read:
PASSED BY ROLL CALL VOTE ON: _____

NAME	"AYE"	"NAY"	"ABSTAIN"	"ABSENT"
Trustee William Babcock				
Trustee John Broda				
Trustee Dayne Mead				
Trustee Molly Butz				
Trustee Michael Sima				
Trustee Michael Wright				
President Carol A. Gustafson				

APPROVED _____, 2026

_____
VILLAGE PRESIDENT

ATTEST: _____, 2026

_____
VILLAGE CLERK

EXHIBIT A

TO: The President and Board of Trustees
Village of Roscoe,
Winnebago County, Illinois

PETITION FOR ANNEXATION

The Petitioner, **Valley View Tree Farm, LLC c/o Mark Payne** respectfully state under oath:

1) Petitioner is the owner of the real estate commonly known as 6640 Belvidere Road, Roscoe, IL 61073, and legally described on Exhibit "A", attached hereto and incorporated herein by reference (hereinafter referred to as the "Annexation Property").

2) The Annexation Property is not situated within the limits of any municipality but is contiguous to the Village of Roscoe.

3) That all owners of record of the Annexation Property are party to this Petition.

4) There are no electors residing on the Annexation Property.

5) The foregoing statements of fact are true to the best of Petitioner's knowledge and information.

PETITIONER RESPECTFULLY REQUESTS:

1) That the above-described Tract be annexed to the Village of Roscoe by ordinance of the President and Board of Trustees of the Village of Roscoe pursuant to §7-1-8 of the Illinois Municipal Code, as amended.

2) The whole parcel described in attached Exhibit A, upon annexation, is to be assigned a zoning designation of UT, Urban Transitional District.

3) That the existing use as a Christmas Tree Farm, retail store, and all related uses in effect as of the date of this Petition shall continue.

4) That the Petitioner's plan to remodel and improve the existing improvements and structures on the Annexation Property, which has been provided to the Village, will not require a traffic study, further engineering evaluations, or any other significant review process other than the Village's plan approval and permitting processes.

5) That such other action be taken as is appropriate in the premises.

Dated: September 18, 2026

PETITIONER:
Valley View Tree Farm, LLC

Mark Payne, Manager

STATE OF ILLINOIS)
) SS
COUNTY OF WINNEBAGO)

I, the undersigned, a Notary Public, in and for said County and state aforesaid, DO HEREBY CERTIFY THAT: Mark Payne, Manager of Valley View Tree Farm, LLC, is personally known to me to be the same persons whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and signed, sealed and delivered the said instrument as their free and voluntary act and as the free and voluntary act and deed of said Petitioner for the purposes therein set forth.

Given under my hand and official seal this 18th day of September 2026.

OFFICIAL SEAL
JENNIFER MARIE HULSTEDT
Notary Public, State of Illinois
Commission No. 980272
My Commission Expires October 27, 2027

Notary Public

EXHIBIT "A"

Annexation Property
Legal Description

A PART OF THE NORTHEAST QUARTER OF SECTION 3 AND OF THE EAST HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF SECTION 3, TOWNSHIP 45 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE POINT OF INTERSECTION OF THE WEST LINE OF THE EAST HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF SAID SECTION 3, WITH THE CENTERLINE OF THE ROSCOE TO ARGYLE ROAD (S.A. ROUTE #25); THENCE NORTH 00 DEGREES 13 MINUTES 07 SECONDS EAST ALONG THE WEST LINE OF THE EAST HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF SAID SECTION 3, A DISTANCE OF 295.72 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE SOUTH 78 DEGREES 29 MINUTES 20 SECONDS EAST PARALLEL TO THE CENTERLINE OF THE_ROSCOE TO ARGYLE ROAD (S.A. ROUTE #25) A DISTANCE OF 503.18 FEET TO THE NORTHWEST CORNER OF THE PREMISES CONVEYED BY HAROLD HEIDENREICH AND WIFE TO-CLYOE L. SWANSON AND WIFE BY DEED DATED MARCH 8, 1961 AND RECORDED IN BOOK 1262 ON PAGE 626 IN THE RECORDER'S RECORDS IN WINNEBAGO COUNTY, ILLINOIS; THENCE SOUTH 75 DEGREES 37 MINUTES 15 SECONDS EAST ALONG THE NORTH LINE OF SAID PREMISES A DISTANCE OF 405.76 FEET TO THE NORTHEAST CORNER OF SAID PREMISES; THENCE SOUTH 01 DEGREES 57 MINUTES 40 SECONDS WEST ALONG THE EAST LINE OF SAID PREMISES, A DISTANCE OF 342.96 FEET TO THE CENTERLINE OF THE ROSCOE TO ARGYLE ROAD (S.A. ROUTE #25); THENCE SOUTH 54 DEGREES 44 MINUTES 50 SECONDS EAST ALONG THE CENTERLINE OF SAID ROAD A DISTANCE OF 642.00 FEET; THENCE NORTH 09 DEGREES 37 MINUTES 29 SECONDS EAST A DISTANCE OF 565.63 FEET; THENCE NORTH 75 DEGREES 37 MINUTES 15 SECONDS WEST A DISTANCE OF 323.00 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 07 SECONDS EAST, PARALLEL WITH TI-IE WEST LINE OF THE EAST HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF SAID SECTION 3 A DISTANCE OF 459.41 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE GALENA AND CHICAGO UNION RAILROAD CO.; THENCE NORTH 75 DEGREES 38 MINUTES 36 SECONDS WEST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID RAILROAD, A DISTANCE OF 416.04 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO TI-IE RIGHT HAVING A RADIUS OF 1821.78 FEET; THENCE NORTI-IWESTERLY ALONG SAID CIRCULAR CURVE TO TI-IE POINT OF INTERSECTION WITH THE WEST LINE OF THE EAST HALF (1/2) OF TI-IE NORTHWEST QUARTER (1/4) OF SAID SECTION 3 (THE CHORD ACROSS SAID CURVED COURSE BEARS NORTH 61 DEGREES 37 MINUTES 47 SECONDS WEST A DISTANCE OF 882.30 FEET); THENCE SOUTH 00 DEGREES 13 MINUTES 07 SECONDS WEST ALONG THE WEST LINE OF THE EAST HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF SAID SECTION 3 A DISTANCE OF 705.22 FEET TO THE POINT OF BEGINNING; EXCEPTING THEREFROM PART OF THE NORTH HALF (1/2) OF SECTION 3, TOWNSHIP 45 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL

MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A POINT IN THE CENTERLINE OF THE ROSCOE TO ARGYLE ROAD (S.A. ROUTE #25) AT THE SOUTHEAST CORNER OF PREMISES CONVEYED BY HAROLD HEIDENREICH AND WIFE TO CLYDE L. SWANSON AND WIFE BY DEED DATED MARCH 8, 1961 AND RECORDED IN BOOK 1262 ON PAGE 626 IN TI-IE RECORDER'S RECORDS IN WINNEBAGO COUNTY, ILLINOIS [SAID PREMISES CONVEYED IN BOOK 1262 ON PAGE 626 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: PART OF THE EAST HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF SECTION 3, TOWNSHIP 45 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT IN THE CENTERLINE OF THE OLD ROSCOE TO ARGYLE ROAD RUNNING SOUTHEASTERLY AND NORTHWESTERLY THROUGH SAID QUARTER (1/4) SECTION WHICH SAID POINT BEARS SOUTH 78 DEGREES 29 MINUTES 20 SECONDS EAST 1813.02 FEET FROM A POINT IN THE WEST LINE OF SAID SECTION WHICH BEARS DUE SOUTH 758.91 FEET FROM THE NORTHWEST CORNER OF SAID SECTION; THENCE SOUTH 78 DEGREES 29 MINUTES 20 SECONDS EAST, ALONG THE CENTERLINE OF SAID ROAD, 306.39 FEET TO AN ANGLE POINT IN SAID ROAD; THENCE SOUTH 54 DEGREES 44 MINUTES 50 SECONDS EAST, ALONG THE CENTERLINE OF SAID ROAD,170.17 FEET; THENCE NORTH O1 DEGREES 57 MINUTES 40 SECONDS EAST 342.96 FEET; THENCE NORTH 75 DEGREES 37 MINUTES 15 SECONDS WEST 405.76 FEET; THENCE SOUTH 11 DEGREES 30 MINUTES 40 SECONDS WEST 290.0 FEET TO THE PLACE OF BEGINNING]; THENCE SOUTH 54 DEGREES 44 MINUTES 50 SECONDS EAST, ALONG THE CENTERLINE OF SAID ROSCOE TO ARGYLE ROAD (S.A. ROUTE #25) A DISTANCE OF 642.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 9 DEGREES 37 MINUTES 29 SECONDS EAST A DISTANCE OF 565.63 FEET; THENCE NORTH 75 DEGREES 37 MINUTES 15 SECONDS WEST, A DISTANCE OF 140.00 FEET; THENCE SOUTH 9 DEGREES 37 MINUTES 29 SECONDS WEST, A DISTANCE OF 160.00 FEET; THENCE SOUTH 75 DEGREES 37 MINUTES 15 SECONDS EAST A DISTANCE OF 129.97 FEET; THENCE SOUTH 9 DEGREES 37 MINUTES 29 SECONDS WEST, A DISTANCE OF 401.66 FEET TO THE CENTERLINE OF SAID ROSCOE TO ARGYLE ROAD (S.A. ROUTE #25); THENCE SOUTH 54 DEGREES 44 MINUTES 50 SECONDS EAST, ALONG THE CENTERLINE OF SAID ROSCOE TO ARGYLE ROAD (S.A. ROUTE #25) A DISTANCE OF 11.09 FEET TO THE POINT OF BEGINNING; SUBJECT TO THE RIGHTS OF THE PUBLIC FOR RIGHT OF WAY OF THOSE PORTIONS DEDICATED OR USED FOR ROAD PURPOSES; SITUATED IN THE COUNTY OF WINNEBAGO AND THE STATE OF ILLINOIS.

PROPERTY ADDRESS: 6440 Belvidere Road, Roscoe, IL 61073

PROPERTY INDEX NUMBER: 08-03-126-001

EXHIBIT B

CERTIFIED MAP

OF

ANNEXATION TERRITORY

[Attach the certified surveyor's map here]