

PUBLIC HEARING NOTICE  
CITY OF VILLA GROVE, ILLINOIS

**NOTICE OF A PUBLIC HEARING BEFORE THE VILLA GROVE CITY COUNCIL  
FOR CONSIDERATION OF A PROPOSED ANNEXATION AGREEMENT  
WITH TRI-CITY COUNTRY CLUB**

Public notice is hereby given that the Mayor and Council of the City of Villa Grove, Illinois ("City Council") will hold a public hearing on Tuesday, December 26, 2023 at 5:30 p.m. in the Council Chambers/Zest for Life Center, 610 East Harrison Street, Villa Grove, Illinois 61956, for the purpose of hearing and considering testimony with respect to the proposed annexation agreement between the City and Petitioners Tri-City Country Club (collectively, "Petitioner") regarding the approximate 64 acre parcel of real estate commonly known as the Tri-City Country Club, 129 Henson Road, which is generally located at the southwest corner of South Henson Road and Frank Thomas Drive South in unincorporated Camargo Township and Douglas County (the "Annexation Territory"). The Annexation Territory is legally described as follows:

TRACT 1:

A PART OF THE NORTH HALF OF THE SOUTH HALF OF SECTION 1 1, TOWNSHIP 16 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DOUGLAS COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 16 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DOUGLAS COUNTY, ILLINOIS, THENCE EAST ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11, 1316 FEET; THENCE CONTINUING EAST ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11, 155.23 FEET; THENCE DEFLECT 114 DEGREES 08 MINUTES 20 SECONDS TO THE RIGHT SOUTHWESTERLY FOR 99.2 FEET; THENCE DEFLECT 38 DEGREES 16 MINUTES 20 SECONDS TO THE RIGHT SOUTHWESTERLY FOR 50 FEET; THENCE DEFLECT 18 DEGREES 40 MINUTES TO THE RIGHT SOUTHWESTERLY FOR 200 FEET; THENCE DEFLECT 32 DEGREES 10 MINUTES 20 SECONDS TO THE LEFT SOUTHWESTERLY FOR 175 FEET; THENCE DEFLECT 14 DEGREES 32 MINUTES TO THE LEFT SOUTHWESTERLY FOR 225.7 FEET; THENCE DEFLECT 33 DEGREES 54 MINUTES TO THE LEFT SOUTHERLY FOR 905 FEET; THENCE DEFLECT 90 DEGREES TO THE RIGHT

EASTERLY ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 11 FOR 1001 FEET; THENCE DEFLECT 55 DEGREES TO THE RIGHT NORTHWESTERLY FOR 542 FEET; THENCE DEFLECT 1 DEGREE TO THE LEFT NORTHWESTERLY FOR 314 FEET; THENCE DEFLECT 39 DEGREES 55 MINUTES TO THE RIGHT NORTHERLY FOR 300 FEET; THENCE DEFLECT 13 DEGREES 30 MINUTES 35 SECONDS TO THE RIGHT NORTHEASTERLY FOR 376.05 FEET; THENCE DEFLECT 72 DEGREES 34 MINUTES 25 SECONDS TO THE RIGHT EASTERLY FOR 440 FEET TO THE PLACE OF BEGINNING, SITUATED IN THE COUNTY OF DOUGLAS AND STATE OF ILLINOIS.

TRACT 2:

PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 16 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DOUGLAS COUNTY, ILLINOIS, BEING A TRACT DESCRIBED IN A HISTORIC LEASE RECORDED AUGUST 29, 1980 AS DOCUMENT 138119, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 16 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE IN A NORTHERLY DIRECTION ALONG THE QUARTER SECTION LINE 411 FEET; THENCE IN AN EASTERLY DIRECTION AT AN ANGLE OF 90° DEGREES TO THE RIGHT FOR A DISTANCE OF 516 FEET; THENCE IN A SOUTHERLY DIRECTION AN ANGLE OF 90° DEGREES TO THE RIGHT FOR A DISTANCE OF 80 FEET, THENCE IN AN EASTERLY DIRECTION AT AN ANGLE OF 90° DEGREES TO THE RIGHT FOR A DISTANCE OF 800 FEET; THENCE IN A SOUTHERLY DIRECTION AT AN ANGLE OF 90° DEGREES TO THE RIGHT FOR A DISTANCE OF 400 FEET; THENCE AT AN ANGLE 63° 35' TO THE RIGHT FOR A DISTANCE OF 92 FEET; THENCE AT AN ANGLE OF 15° 9' TO THE LEFT FOR A DISTANCE OF 234 FEET; THENCE AT AN ANGLE OF 40° 32' TO THE LEFT FOR A DISTANCE OF 225.7 FEET; THENCE AT AN ANGLE OF 33° 54' TO THE LEFT FOR A DISTANCE OF 922.5 FEET; THENCE AT AN ANGLE OF 90° TO THE RIGHT ALONG THE QUARTER SECTION LINE A DISTANCE OF 1001 FEET; THENCE AT AN ANGLE OF 55° TO THE RIGHT OR N 35° W, FOR A DISTANCE OF 542 FEET; THENCE N 36° W, FOR A DISTANCE OF 314 FEET; THENCE NORTH 3° 35' E, FOR A DISTANCE OF 300 FEET; THENCE N 26° 30' FOR A DISTANCE OF 447.5 FEET; THENCE IN AN EASTERLY DIRECTION ALONG THE HALF SECTION LINE FOR A DISTANCE OF 440 FEET TO THE POINT OF BEGINNING;

EXCEPT FOR THAT PART INCLUDED WITHIN THE TRACT DESCRIBED BY DEED RECORDED JULY 25, 2000 AS DOCUMENT 221828 AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 16 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL

MERIDIAN, DOUGLAS COUNTY, ILLINOIS, THENCE EAST ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11, 1316 FEET; THENCE CONTINUING EAST ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11, 155.23 FEET; THENCE DEFLECT 114 DEGREES 00 MINUTES 20 SECONDS TO THE RIGHT SOUTHWESTERLY FOR 99.2 FEET; THENCE DEFLECT 38 DEGREES 16 MINUTES 20 SECONDS TO THE RIGHT SOUTHWESTERLY FOR 50 FEET; THENCE DEFLECT 18 DEGREES 40 MINUTES TO THE RIGHT SOUTHWESTERLY FOR 200 FEET; THENCE DEFLECT 32 DEGREES 10 MINUTES 20 SECONDS TO THE LEFT SOUTHWESTERLY FOR 175 FEET; THENCE DEFLECT 14 DEGREES 32 MINUTES TO THE LEFT SOUTHWESTERLY FOR 225.7 FEET; THENCE DEFLECT 33 DEGREES 54 MINUTES TO THE LEFT SOUTHERLY FOR 905 FEET; THENCE DEFLECT 90 DEGREES TO THE RIGHT EASTERLY ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 11 FOR 1001 FEET; THENCE DEFLECT 55 DEGREES TO THE RIGHT NORTHWESTERLY FOR 542 FEET; THENCE DEFLECT 1 DEGREE TO THE LEFT NORTHWESTERLY FOR 314 FEET; THENCE DEFLECT 39 DEGREES 55 MINUTES TO THE RIGHT NORTHERLY FOR 300 FEET; THENCE DEFLECT 13 DEGREES 30 MINUTES 35 SECONDS TO THE RIGHT NORTHEASTERLY FOR 376.05 FEET; THENCE DEFLECT 72 DEGREES 34 MINUTES 25 SECONDS TO THE RIGHT EASTERLY FOR 440 FEET TO THE PLACE OF BEGINNING, SITUATED IN THE COUNTY OF DOUGLAS AND STATE OF ILLINOIS.

TRACT 3:

THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 16 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DOUGLAS COUNTY, ILLINOIS.

PINs: 04-03-11-300-0040004-03-11-300-0040080, 04-03-11-300-0040081, 04-03-11-300-00900

Petitioner Tri-City Country Club is the sole owner of record of the Annexation Territory.

The Annexation Territory is currently used by Petitioner primarily as a nine-hole golf course, with storage buildings and a clubhouse and has a "Non-Applicable" zoning code and either a "Commerical" or "Other" land use classification per records of the Douglas County Supervisor of Assessments. The proposed annexation agreement provides for the Annexation Territory to be classified in the "B-2 General Retail

Service and Wholesale Business” zoning district under the Villa Grove Zoning Ordinance following annexation. Use of the property shall remain unchanged.

Information related to the proposed annexation of the Annexation Territory, the public hearing, and other matters described in this notice will be available for public inspection at the City of Villa Grove Administrative Office, 120 North Main Street, Villa Grove, Illinois 61956 during regular business hours.

The agenda for the December 26, 2023 meeting (the “Meeting Agenda”) and other written materials relating to the public hearing will be posted on the City of Villa Grove’s website at least 48 hours prior to the hearing.

All interested parties are invited to attend the hearing and to provide written or oral comments. The City Council will hear public comments on the matters described in this notice from all persons who are interested in being heard. The City Council may adjourn and continue the hearing to another date and time without further notice other than a notice entered upon the minutes of said meeting, fixing the time and place of its adjournment and reconvening. After the close of the hearing, the City Council may, at the same meeting or at a future meeting, either approve the proposed annexation agreement as presented with an ordinance, approve the proposed annexation agreement with changes, or not approve the proposed annexation agreement.

City Clerk  
City of Villa Grove