PUBLIC NOTICE

NOTICE IS HEREBY GIVEN this 2nd day of March, A.D., 2009 that:

The City of Byron will hold a public hearing to consider four (4) Pre-Annexation Agreements. The Subject properties are as follows:

1. East of the Rock River, adjacent to the Rock River and north of Skinner Road, located east of the City of Byron, in Marion Township, Ogle County, Illinois;
2. East of the Rock River and adjacent to Kishwaukee Road, located east of the City of Byron, in Marion Township, Ogle County, Illinois;
3. The southwest corner of Oak Grove Road and Hoisington Road, located northwest of the City of Byron, in Byron Township, Ogle County, Illinois;
4. The south side of Water Road and directly adjacent to the Woodgate Subdivision, located northwest of the City of Byron, in Byron Township, Ogle County, Illinois.

The public hearing shall be held on the 23rd day of March, A.D., 2009 at 7:00 p.m. in City Council Chamber, 2nd floor, City Hall, 232 W. Second Street, Byron, Illinois, unless location change is posted otherwise.

CITY OF BYRON, A Municipal Corporation
R. Scot Nason, Mayor
No. 0301 (Mar. 2)

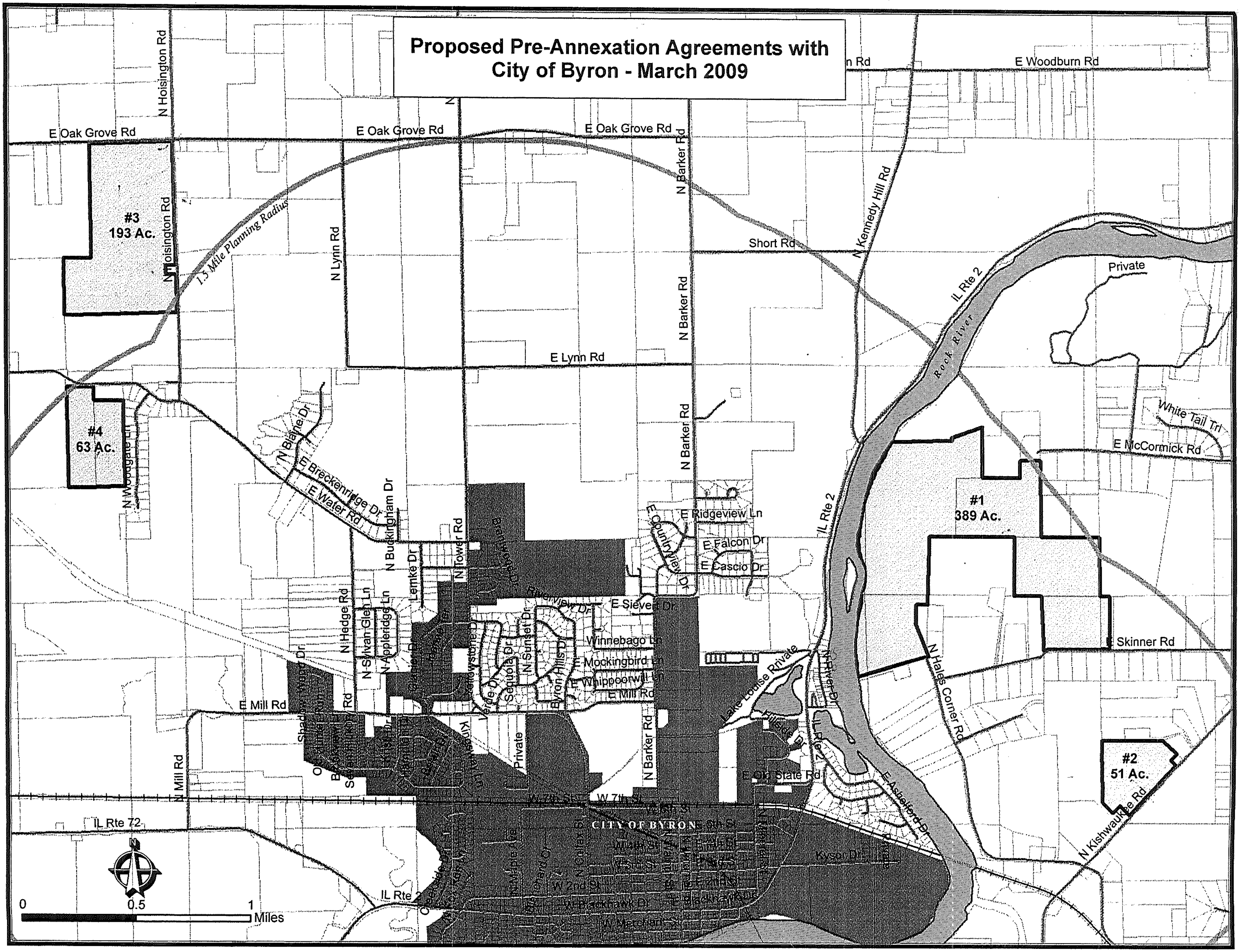
PUBLIC NOTICE

Sealed bids will be received
for the following purchases by the Ogle County Highway
Department, Oregon, Illinois,
until 10:00 A.M. March 10, 2009
for: 2009 County Striping,
2009 County Spraying,
2009 County Patching Materials,
2009 Township Patching

1 5/8

(1)

BYRON
STILLMAN VALLEY
Byron Forest Preserve District
Jim W. Dixon, etal
Randall B. Auker, etal
Brenda Lindsey, etal
Charles E. & Barry A. Winter
George M. & Pauline A. Jones
Daniel K. & Gloria A. Boulon
Roland N. Freeberg
Gary A. Larson Trust, etal
Earl & Dorothy Gocken
Donald L. Golke
Jack Parso
Janet Holsington, etal
Adams Middle Creek Farms, Inc.
Five Star Farm, Inc.
Nordic Investment Corp.
Rockford Council of Girl Scouts
Rock River Valley Council of Girl Scouts
Catholic Diocese of Rockford
Glendenning Farm Service
Glendennings Farm Service
Gulke Enterprises
Darrel K. & Alice F. White Trust
Joseph D. Cain
Max Wenzel
Doris L. Ferb
Warren L. & Mary V. King
Charles E. Wilmarth
Tim A. Barry
Brent E. & Karen K. Myers
Stevan C. Brantner
Martin D. Brantner
Bonnie J. Baatz
Joan M. Hanlin
Robert M. & M.M. Ripplinger
Trust No. 1, Charles E. Winterton, Tr.
Charles Winterton
Charles E. Winterton
Harold E. Whipple, Tr.
Henry R. Ebert, Tr.
Kathleen M. & Charles A. Hanna, Tr.
Loren E. & Marilyn L. Kapperman
Donald A. Nutt
Richard & Opal E. Murphy
Harold W. Kilmer
Thomas E. Felter
Kimberlie A. Crull
Todd W. & Julie Liston
Jacquelyn E. Quinn
John H. Gustafson, II
Scott L. & Jill M. Williams
R.P.& M.L. Schumacher, Tr.
Harold R.& M. Schumacher Trust No. 1
Roger J.& Joyce P. Kilmer
James S. Love Trust No. 1
Caroline F. Bargren
Charles Crowley
Ronald A. Bargren
Webster H. & Ralph H. Burke
Kenneth R. Settlmi
Morris D.& Steven J. Butler
R.B.& Josephine E. Baker
Donald E.& Betty J. Flohr
Maurice F. Hahn
Wendell M.& S.M. Anderson Trust
Susan Jacobson, Tr.
Susan L. Straus
Marion S. McLaughlin, Tr.
Alvin D. Olmanns
Alvin & Marie Olmanns
Russell M. Hill
Vernon E.& Glenn E. Radatz
Northern Heights Sub
Byron Estates
Nordic Investment Corp. 60
Nordic Investment Corp. 71.37
Frances B. & Joseph Tolh, Tr.
Frederic Bushnell Trust, etal
Frederic R. III & Druse Bushnell
Wesley E. Lindberg, Tr.
Carol Trainia
Ronald H. Stocking Trust No. 2-96
Randall & Nancy Anderson
Arlene Grubb
Joanne D. Magnuson
Melvin W. & Marian E. Lipske Trust
Ida M. Boseckler, Tr.
Lester E. & Ruth E. Gibson
Trust No. 1, Katheryn E. Adams, Tr.
Michael & Branch Adams
Loren E. Richelson
Gene C. & Evelyn Dresser, Tr.
Donald W. & Regina VanBriesen
Mary Rippentrop
Michael & Megan Marchini
Donald Arm, Tr.
Patricia A. Muscarello
Barry Terrell
Mildred H. & S.L. Franklin
Nordic Investment Corp.
Dale & Colleen Fedeo
William & Rahder
Mems & Lucille Anderson
Harold & Ruth Veline, Tr.
Rod Kramer
Halsten Bros.
Grace E. Winquist
Ethel Buss
Madeline K. Osadjan, Tr.
Perks Holding Co.
A.C.& Joanne Perks
Leonard C. & Joyce E. Lutz
Susan L. Straus
Wayne J.& Rosetta M. Arand (71.47)
Wayne J.& Rosetta M. Arand Trust
Wayne J.& Rosetta M. Arand
Wilfred L. Knight
Forest Farm Trust
Earl & Dorothy Gocken
George, III & Pamela Glendenning
Cynthia L. Gale
William G.& J. Crawford, Tr.
Richard & Mary Hankins
Amcore Invt. Group, Trust No. 828031
Betty L. Nelson, Tr.
Dolphin G. Perkin, Tr.
A. Campbell & Joanne L. Perks
William Schlebohm, Tr.
David W.& Michelle Arand
William J. Condon, Tr.
J.W. Brass, etal
Goodwin L.& Betty L. Belfke
William Condon, Tr.
Phillip Selke, Tr.
Vina & William Reitzer
N.K.& F. Corp.
David L. Preston
Trust Co., Tr., etal
Alpine Bank of Illinois
Lasalle Bank N.A. Tr.No.5259
Ronald & Carolyn A. Pilon
Peter & Cynthia Gale
Harry Jr.& V.M. Wiles
Larry J.& Laura H. DeVries
Ronald & Carolyn A. Pilon
Tom & Teri Henderson
Wesley E. Lindberg
Larry J.& Lorna Blumeyer
Glendennings, Inc.
Caude J.& Mary L.
Brown Uet Co
Nordic Woods
Walden Valley
Frederic R. III & Druse Bushnell
Wesley E.
Frances B. & Joseph Tolh, Tr.
Frank R.& Cherry Seabold
Ronald W. Shukenberg
Kenneth E.
Dixon Acres
Dixon Estates
Lake View Sub
Lake View Estates
Lake View Sub
Lake View Estates
Lake View Sub
Lake View


Proposed Pre-Annexation Agreements with
City of Byron - March 2009
#1
389 Ac.
#2
51 Ac.
#3
193 Ac.
#4
63 Ac.
1.5 Mile Planning Radius
CITY OF BYRON
Rock River
E Oak Grove Rd
E Woodburn Rd
N Hoisington Rd
N Lynn Rd
E Lynn Rd
N Barker Rd
Short Rd
N Kennedy Hill Rd
IL Rte 2
IL Rte 72
N Tower Rd
E Mill Rd
N Mill Rd
N Hedge Rd
N Woodgate Ln
N Blaine Dr
E Breckenridge Dr
E Water Rd
N Buckingham Dr
Lemke Dr
E Ridgeview Ln
E Falcon Dr
E Cascio Dr
E Sievert Dr
Winnebago Ln
E Mockingbird Ln
E Whippoorwill Ln
Lake Louise Private
N River Dr
E Old State Rd
E Ashelford Dr
N Hales Corner Rd
E Skinner Rd
N Kishwaukee Rd
E McCormick Rd
White Tail Trl
Private
W 7th St
0
0.5
1
Miles

3

To the Editor:

The city of Byron will hold a public hearing to consider four pre-annexation agreements on March 23 at 7:00 p.m. at the City Council Chamber at 232 W. Second St. in Byron.

The land involved in the pre-annexation agreement includes about 768 acres located considerably outside of the city limits. Four hundred seven acres of it is across the river from Byron in Marion Township. The information provided by the city appears to be ambiguous as to the exact location and size of some of these parcels.

The other two parcels contain about 361 acres and are located in Byron Township. The largest parcel is at the southwest corner of Oak Grove and Hoisington Roads.

The other parcel is south of Water Rd. adjacent to the west side of Woodgate Subdivision. Both of these parcels are currently being farmed and are well outside of the city limits.

All properties involved are owned by the same developer from the north Chicago suburbs and McHenry County. Since subdivisions are being planned, perhaps the developer felt that the Ogle County Zoning laws would prohibit his plan but that the city of Byron would encourage it?

All of the properties being considered for the pre-annexation agreement are outside of the area outlined by the Byron Comprehensive Long Range Plan map.

By providing a pre-annexation agreement, the city is obligated to provide inspection, oversight approval, and engineering, even if the properties are never annexed. The cost for this would be immediate to the taxpayers of the city of Byron and would continue with building inspections, etc. It does not seem to be a reasonable expenditure of tax dollars when the parcels located in Marion Township will never be annexed, according to a City official.

If the Byron Township portion is annexed, the city of Byron would benefit by an increase of tax dollars. The tax would be about $500. higher in the city than in the county for a $150,000. home. However, Byron may have to provide water and sewer to these subdivisions and would probably require a new sewage treatment plant that would cost millions of dollars. From an engineering standpoint, a treatment plant to service

these areas would probably be located in the vicinity of Water Road and Auker Estates.

Byron Township would lose a large amount of their road and bridge taxes and all of their motor fuel taxes for the miles of roads in the subdivision if the property is annexed, according to a township official. The township roads that connect to the subdivisions were not designed to carry the increased amount of traffic.

Doesn't the city of Byron have better uses for their money such as improving the city streets and solving drainage problems in certain areas?

Rural residents vote for county board members in part to oversee development of the rural areas and do not expect the city of Byron to become involved in a rural subdivision.

City officials should be accountable to the residents of their municipality and allow the county board to be accountable to their constituents.

County zoning rules were designed for orderly development from the city limits outward by annexing contiguous properties, protecting farm land and preserving some of our rural heritage. The city appears to be circumventing the intent of the county.

We urge people to attend the hearing on March 23 and express your disapproval of the city's far-reaching meddling into the county. It might be a good idea to contact your County Board members and express your dissatisfaction with this plan.

Respectfully,

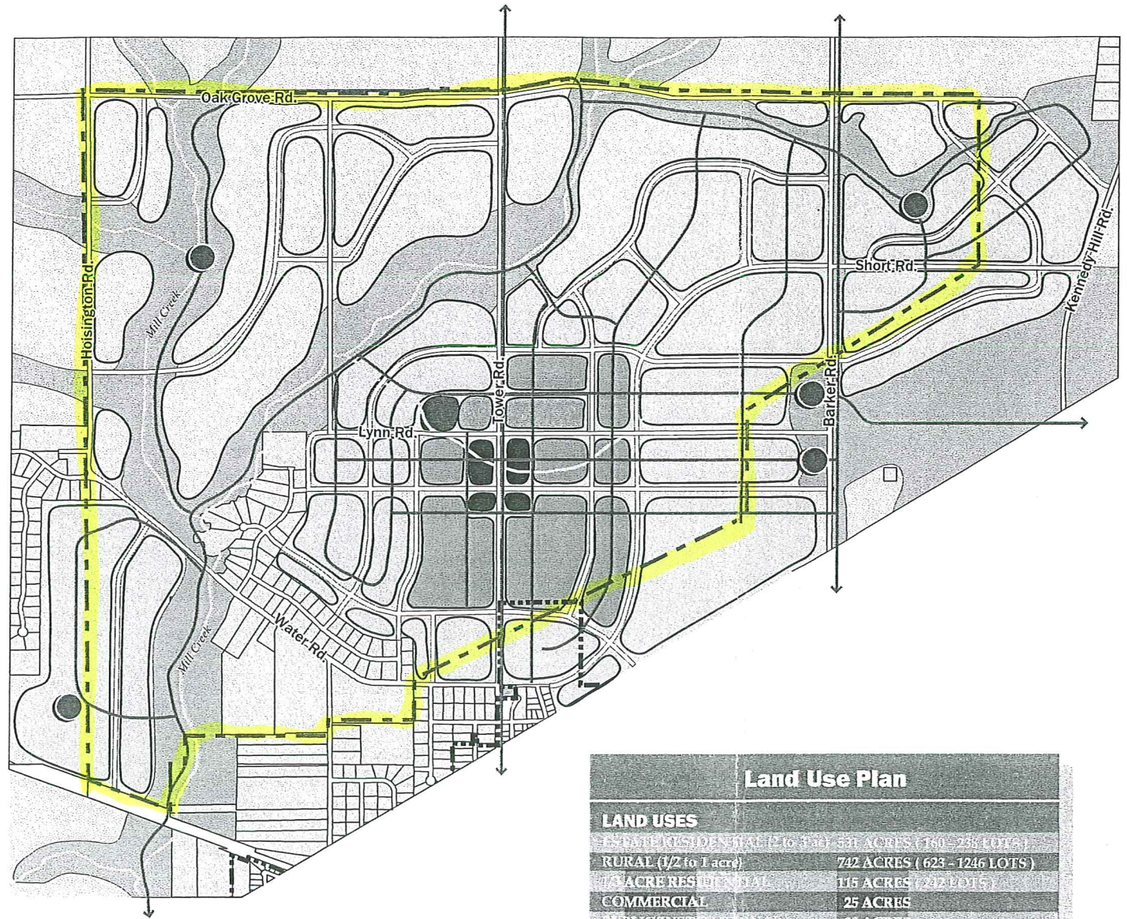
Darrell & Janet Friday
Byron
815-234-5684

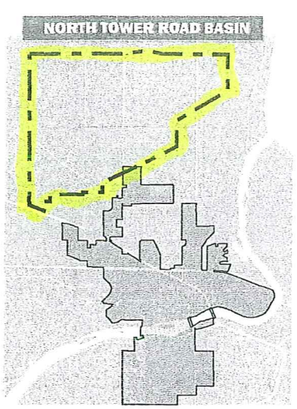
figure seventeen

North Tower Road Drainage Basin Area Land Use Plan

map legend

- existing detached single family
- proposed 1/3 acre single-family
- proposed rural residential (1/2 to 1 acre)
- proposed estate residential (2 to 3 acres)
- commercial
- public/institutional
- agricultural/open space
- planned open space
- proposed neighborhood park
- pedestrian/bike paths
- right-of-way/railroad
- creek/drainage ditches
- north tower drainage basin boundary
- city boundary





Land Use Plan	
LAND USES	
ESTATE RESIDENTIAL (2 to 3 ac)	531 ACRES (160 - 238 LOTS)
RURAL (1/2 to 1 acre)	742 ACRES (623 - 1246 LOTS)
1/3 ACRE RESIDENTIAL	115 ACRES (242 LOTS)
COMMERCIAL	25 ACRES
PUBLIC/INSTITUTIONAL	30 ACRES
OPEN SPACE	650 ACRES
COMMUNITY PARK	10 ACRES
RIGHT OF WAY	200 ACRES
WATER & WASTEWATER PLANT	0 ACRES
INFRASTRUCTURE	
WATER AND SEWER	NEW PLANT NEEDED
CITY COSTS	[illegible]
DEVELOPER	[illegible]

Diverse Development

This figure illustrates a potential land use plan that is comprised of a variety of residential types, ranging from 1/3 acre, to ½ to 1 acre, to 2 to 3 acre lots. The central sector of the study area is the most dense, including commercial and institutional uses, however, moving outwards the residential density lessens. In the northwest sector of the area, north of Mill Creek, estate residential uses area shown.

Open Space

In this land use plan the creeks and low-lying areas are preserved. Approximately 650 acres of planned open space is shown. General locations for neighborhood park locations are shown in the residential subdivisions, and a larger community park of 10 acres is shown near the intersection of Tower Road and Lynn Road. Multi-purpose trails running through the open space areas, providing connectivity to residents. The open space could also play a role in future stormwater management needs.

Residential

This land use plan shows a diverse residential mix. Near the main arterials through the area, and adjacent to the proposed commercial areas, 1/3 acre residential lots are shown. Within this residential area, single-family detached, single-family attached, and multi-family residential uses are appropriate. Adjacent to the preserved open space and riparian corridors, less dense residential developments are proposed.

Commercial

Based upon the potential number of lots, and expected traffic, this concept shows 25 acres of commercial property in a central node at the intersection of Tower and Lynn Roads. Future commercial uses in this area may include convenient stores, gas stations, dry-cleaning, pharmacies, and a grocery store, etc...

Community Facilities

In addition to the 10-acre community park, other potential community facilities shown on this land use plan include a 10-acre elementary school, a 20-acre church and a future satellite fire station are located near Tower and Lynn Roads. In this land use plan the existing 3-acre fire station property is planned to be residential.

City Infrastructure

Based upon the diverse residential density, and the policy decision to require all properties within the North Tower Road Drainage Basin to connect to City Services, all properties are serviced by City water and septic. In this concept, the extension of Short Road is recommended, as is, the widening of Tower Road. Sidewalks may also be considered along all streets, except for streets through the estate residential areas.

Land Use Plan Overview

After reviewing severial concepts of the area, this land use plan is the most diverse and creates a blend of typical suburban, rural, and estate development. This plan combines a mix of residential densities, which in turn requires, a mix of community facilities, such as schools, parks, roads, and infrastructure.