

**DENNIS BRAND
BUILDER/DEVELOPER
1187 MOORE ROAD
WATERLOO, ILLINOIS 62298
618-939-7183**

October 14, 2002

REGISTERED

OCT 14 2002

CITY OF COLUMBIA, IL

Ms. Marian Ledbetter
Columbia City Hall
208 South Rapp Avenue
Columbia, IL 62236

**RE: Brellinger Preliminary Plat Resubmittal
(Joseph & Hilda Pfeffer property)**

Dear Ms. Ledbetter:

In preparation for the City Council's Meeting of October 21, 2002, I have addressed all of Mr. Adams' and Mr. Vaughn's comments that I am aware of. I have submitted with this letter a new plat and a modified Declaration of Covenants, Conditions and Restrictions for Brellinger Subdivision. In the Declaration I have implemented all of the City Attorney's suggestions.

With respect to the City Attorney's comments on the preliminary plat submission for Brellinger (letter of September 5, 2002) I have addressed each and every one as follows:

SUBDIVISION CODE

Paragraph of Letter

Response

- | | |
|-----|--|
| (1) | DONE - The address of the owners and subdivder have been supplied. |
| (2) | DONE - All lot lines for adjacent property are shown on the plat. |
| (3) | DONE - Agreement and Commitment by owners have been signed and previously delivered to City committing to completing Rueck Parkway. We will submit another Agreement for your review before approval of the final plat. Rueck Road is a Road District Road. (See attachment) |

Paragraph of Letter

Response

- | | |
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| (4) | Requested documents are enclosed. Encumbrances that effect any part of this subdivision are depicted on this plat. To clarify, some of these easements, for example, the Mississippi River Fuel Corporation Pipeline is on adjacent property not being subdivided. The disclaimer has been omitted as requested. |
| (5) | DONE |
| (6) | DONE - Boundaries have been adjusted and add up. |
| (7) | Common Areas (1) & (2) are for entrance monumenting and landscaping. Lot 8 is now shown with common area.. |
| (8) | I am eliminating the pond between Lots 18 and 19 on the new plat. All detention areas will not hold water and will be maintained by homeowners association. |
| (9) | DONE |
| (10) | I don't own the surrounding acreage at this time. I would like you to consider this as a 52± acre subdivision, not a stage development. |
| (11) | Will record the Restrictions ahead of the final plat. |
| (12) | I request a variance for Lacroix Way to be 1,855.77 feet long to the first intersection. This request is due to Brellinger being a "large lot" subdivision. Also, it is less disruptive of surrounding topography and conducive to the beauty of the subdivision. |
| (13) | DONE |

PLAT ACT COMPLIANCE

<u>Paragraph of Letter</u>	<u>Response</u>
(1)	DONE
(2)	DONE
(3)	Rueck Road has been confirmed to be a Road District Road. (See Attachment)

OTHER PLAT REVIEW COMMENTS

<u>Paragraph of Letter</u>	<u>Response</u>
(1)	DONE
(2)	DONE per September 10, 2002 modification from Tom Adams.
(3)	DONE
(4)	DONE
(5)	Common Areas (1) and (2) are for entrance monumenting and landscaping. The area comprising part of Lot 8 has been designated as Common Area.

In addition, per my meetings with Mayor Schneider, Tom Adams and Ken Vaughn, I have moved Rueck Parkway (at the south entrance) East 32.5 feet in order to align with future Rueck Road right of way.

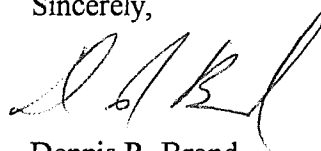
I have also increased the right of way for old Rueck Road on our southeast corner from 25 feet to 32.5 feet.

Please note I am widening all sidewalks in the subdivision from 4'6" as previously shown to 5 feet.

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I respectfully request that this Preliminary Plat be reviewed and approved at the City Council's meeting of October 21, 2002.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Brand', with a stylized flourish at the end.

Dennis R. Brand
Trustee of the
Brellinger Trust

enclosures

Copy: Mayor Schneider
Tom Adams
Joyce Eckert
Jeff Odenthal
Mary Ellen Niemietz
James Agne
George Eckert
Gene Ebersohl
Michael Conrad
Jay Unnerstall
Ken Vaughn
Edith Dean
John Kildea