

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

RECEIVED  
CITY OF COLUMBIA, IL

October 14, 2002

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**

<b><u>Paragraph of Letter</u></b>	<b><u>Response</u></b>
(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)

<u>Paragraph of Letter</u>	<u>Response</u>
(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

Brellinger Development  
October 14, 2002  
Page 3

**PLAT ACT COMPLIANCE**

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

**OTHER PLAT REVIEW COMMENTS**

<b><u>Paragraph of Letter</u></b>	<b><u>Response</u></b>
(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.

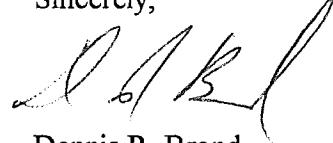
I have also increased the right of way for old Rueck Road on our southeast corner from 25 feet to 32.5 feet.

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

Brellinger Development  
Page 4  
October 14, 2002

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

Sincerely,



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