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October 16, 2002

Mr. Lester Schneider
Mayor
Columbia City Hall
208 South Rapp Avenue
P. O. Box 467
Columbia, Illinois 62236

- RE: (1) Quarry Road Development, Inc. Annexation of 132 Acre (formerly Ross Property) Tract
(2) Transitional Zoning for Quarry Road Development Annexation Tract (96 Lots Zoned R-3, 75 Lots Zoned R-2 with 23 Acres Common Area/Green Space/Water Retention and Detention Areas
(3) Front Yard and Rear Yard Variances for R-2 Zoned Building Lots to have same Front and Rear Yard Setbacks as R-3 Zoned Lots
(4) Right-of-Way Dedication for and Reconstruction of Rueck Road in the Briar Lake Estates Subdivision per Pre-Annexation Agreement

Dear Mayor Schneider:

As you know, we have been working on a regional development plan for the annexation and subdivision platting of the former Ross property (the "Briar Lake Estates" Subdivision of Developer Quarry Road Development, Inc.); the former Pfeffer annexation tract (the "Brellinger" Subdivision of Developer Dennis Brand) and the Columbia Golf Club, Inc. annexation tract which is to be expanded by new and additional annexations (to be improved by an multiple zoned development including C-3, R-7, R-3, R-1 and A-1 zoned districts to be developed by H. J. Friedich & Sons, Inc. and William Hawn [F & H Investments, Inc.]).

We have a preliminary plat submittal for the Brellinger Subdivision from Dennis Brand the approval of which will require the establishment of the final alignment and a commitment for the reconstruction of Rueck Road in the Briar Lake Estates Subdivision situated between Quarry Road and the Brellinger Subdivision. Our regional plan is for the City to acquire a 65 foot wide right-of-way for Rueck Road along the west boundary of the

proposed Briar Lake Estates Subdivision to lead into and connect with a 65 foot wide right-of-way extension thereof (Rueck Parkway) to run diagonally (southwest to northeast) through and across the Brellinger Subdivision (to be constructed by Dennis Brand) to connect into the Louis Mund private road at the northwest corner of the Brellinger Subdivision. At that location the road would be extended and reconstructed by H. J. Friedich & Sons, Inc. (Paul Friedich) to connect to and utilize the street network to be developed and constructed in the Columbia Golf Course development. As a result of the regional plan, traffic flow into and out of the area would be by intersections with Mule Road, Old State Route 3, AA Road and Rueck Road. Additionally, the developer of the Brellinger Subdivision is willing to dedicate to the City a 32.5 foot wide right-of-way along the south and east boundaries of that subdivision for road right-of-way, utilities and drainage and the developer of the Briar Lake Estates Subdivision is willing to dedicate to the City a 32.5 foot right-of-way along the north boundary of that subdivision for road right-of-way, utilities and drainage for future widening and reconstruction of the currently existing Rueck Road (where the 90° curves now exist) in order to keep that road open for use of adjoining owners and for future development of areas located west and north (that section of roadway to be reconstructed and improved in the future when those areas develop by whoever develops those acres).

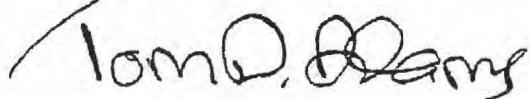
Since Quarry Road Development is requiring approval of their preliminary plat for the Briar Lake Estates Subdivision when their property is annexed and zoned, it is necessary to have preapproval of the preliminary plat (including the zoning and subdivider requested zoning and subdivision control variances) by the City Council before the annexation agreement can be concluded and the property can be annexed and zoned. Consequently, Monday night, October 14, 2002, Quarry Road Development presented their transitional zoning (96 R-3 zoned lots and 75 R-2 zoned lots, a total of 171 lots), their variance requests (R-3 front and rear yard setbacks [40 feet] for the R-2 zoned lots), and, their annexation agreement (including and reconstruction of Rueck Road to flow into and provide the access for the Brellinger Subdivision) to the Plan Commission. The Plan Commission voted unanimously (8-0) to require all and only R-2 zoned lots for the development without any variances and for that reason to recommend to the City Council denial of the annexation agreement, the zoning petition and the variance requests.

The City cannot consider the preliminary plat for the Brellinger Subdivision until the issues involved in the Quarry Road Development annexation (zoning, zoning variances, and the Rueck Road reconstruction) are resolved. Consequently, I would like the Quarry Road Development annexation agreement, zoning petition and variance requests to be placed on the agenda for the next City Council meeting on October 21, 2002, to obtain the opinion of the City Council regarding resolution of those issues prior to scheduling a hearing before the Zoning Board on the zoning issues.

Resolution of the Briar Lake Estates Subdivision development issues is impeding (hindering) the preliminary plat approval for the Brellinger Subdivision and the Columbia Golf Course annexation and development and I need some direction from the corporate authority.

Please advise.

Very truly yours,



TOM D. ADAMS
Corporate Legal Council
City of Columbia, Illinois

TDA/mp

cc: Kenneth Vaughn, City Engineer
Columbia City Aldermen
Edith Dean, Chairman, Plan Commission
Paul Friedich, President, H. J. Friedich & Sons, Inc.
William Hawn, F & H Investments, Inc.
Dennis Brand, D & A Builders
Gregory Smith, Esquire, Attorney for Quarry Road Development, Inc.