

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

October 24, 2002

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

DCT & A
CITY OF COLUMBIA, IL

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

Dear Marian:

The purpose of this letter is to respectfully request that the City Council consider approving the Preliminary Plat of Brellinger at this time even if the final details of the improvement of Rueck Road have not been finalized with our neighboring developer(s).

I feel very strongly that the City's improvement plan for Rueck Road is a very good idea and will provide for excellent development in that area. Consequently, I am willing to do anything that can reasonably be done in order to facilitate this project. My current thoughts on moving this project along are as follows:

1. That the Brellinger Preliminary Plat be approved at the November 4 City Council Meeting subject to the following conditions that will protect the City and provide for the improvement of Rueck Road:

- a) Brellinger would be required to enter into a Recoupment Agreement if desired by the City to pay for improvements to Rueck Road and Rueck Parkway on a per lot basis. That is, the total estimated cost would be divided by all of the lots served in the several neighboring future subdivisions. I suggest that this recoupment be collected at the time of the Final Plat approval or the issuance of Building Permits for each lot in order to reimburse those entities that paid for or will pay for the improvements to Rueck Road and Rueck Parkway.
- b) Brellinger has already committed to construct Rueck Parkway and thereby eliminate the right angle turns in Rueck Road. Brellinger would also construct temporary improvements to that stretch of Rueck Road between Quarry Road and Brellinger by widening it to a 22' surface and oil and chipping it. This would be done by the time the Final Plat of Brellinger is approved provided that the permanent improvement of

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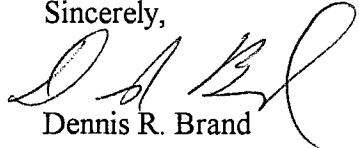
Rueck Road was not yet ready to be constructed in the near future. These temporary improvement expenses would be added to the Recoupment Agreement and would provide safer and user friendly access to the residents in the area.

For your information, Rueck Road is a Road District Road. Brellinger has already received permission from the Road Commissioner, Earl Breeding, and the Monroe County Engineer, Ron Polka, to use and widen the surface of the existing Rueck Road. (See enclosed letter from Ron Polka and Plat showing Rueck Road).

The proposal outlined in this letter would be a written and documented commitment that Brellinger would make at the time its Preliminary Plat is approved to be actually performed by the time the Final Plat is approved which I anticipate would be August of 2003.

If the Preliminary Plat of Brellinger is approved with these conditions on November 4, 2002, I'll be in a position to finalize my improvement plans for your approval and start construction of the infrastructure immediately.

As always, I appreciate your kind cooperation with this project and look forward to working on it with you in the future.

Sincerely,

Dennis R. Brand
Trustee of the
Brellinger Trust

enclosure

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

Ronald A. Polka, P.E.
County Engineer
Aaron W. Metzger, P.E.
Asst. County Engineer

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Monroe County Highway Department

100 South Main St.
Waterloo, Illinois 62298-1322

October 24, 2002

File: City of Columbia-General

Mr. Mark Scoggins
Crowder & Scoggins, Ltd.
121 W. Legion Ave.
Columbia, IL 62236

Dear Mr. Scoggins:

The following with attachments is provided per your request for information on Rueck Road north of Quarry Road.

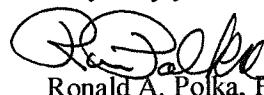
1. Road Plat Book in the recorders office indicates that the section of Rueck Road NE ½ of Section 9 was laid out in 1902 with a right-of-way width of 40 ft.
2. The plat shows a specific location, but it is my understanding that the as traveled centerline is to be considered when establishing current right-of-way limits.
3. The north-south portion of Rueck Road, outside of the Columbia City limits, is currently under the Public Maintenance jurisdiction of Monroe County Road District No. 5 and designated Township Route T.R. 58 with a length of 0.52 mile.
4. The Road District Commissioner, Earl Breeding, has indicated that he has no plans for improving Rueck Road, but would allow the City of Columbia or a private developer to make width and surface improvements subject to plan submittal and written authorization.

5. ATTACHMENTS:

- A. Road Plat Book page copy from County Recorders Office showing the the location and width of Rueck Road as established.
- B. State Maintenance Jurisdiction Map.
- C. Aerial Photo, Section 9

Please advise if you need any additional information or have further questions.

Very truly yours,



Ronald A. Polka, P.E.
Monroe County Engineer

RAP:jlw
Attachments

cc: Earl Breeding

Scogginsrueck.let

