

**LINDA A. ANDREAS
COUNTY CLERK OF MADISON COUNTY
EDWARDSVILLE, ILLINOIS**

**MADISON COUNTY BOARD
MAY 17, 2023
5:00 P.M.**

To the members of the Madison County Board:

The following is the Agenda for the County Board Meeting on Wednesday, May 17, 2023, to be held at the Nelson “Nellie” Hagnauer County Board Room in the Administration Building in the City of Edwardsville, in the county and state aforesaid to be discussed and considered for approval.

1. Monthly reports of Circuit Clerk, County Clerk, Recorder, Regional Office of Education, Sheriff and Treasurer
2. Public Comment
3. Awards/Recognitions/Proclamations
4. Approval of Minutes
5. Presentation from GRP Wegman, Madison County Facilities Potential Next Steps
6. Committee Changes:
 - a. Add Robert Pollard to the Executive PTELL Committee
 - b. Add Jason Palmero to the Executive PTELL Committee
7. Removal of Charlotte Dixon (term expired 12/5/2022) from the Metro East Sanitary District

A. BUILDING AND ZONING COMMITTEE:

1. Zoning Resolution Z22-0041
2. Zoning Resolution Z23-0022
3. Zoning Resolution Z23-0023
4. Zoning Resolution Z23-0024
5. Zoning Resolution Z23-0025
6. Zoning Resolution Z23-0026
7. Zoning Resolution Z23-0027
8. Zoning Resolution Z23-0028
9. Resolution Authorizing the Demolition of Unsafe Buildings and Structures – 2245 Miracle Ave., Granite City
10. Resolution Authorizing a Text Amendment to Chapter 93 of the Madison County Code of Ordinances

B. CENTRAL SERVICES COMMITTEE & FINANCE AND GOVERNMENT OPERATIONS COMMITTEE:

1. Resolution to Purchase a One (1) Year Renewal of Arctic Wolf Maintenance for the Madison County Information Technology Department
2. Resolution to Purchase a One (1) Year Renewal of Cisco Duo MFA Services Subscription and Support for the Madison County Information Technology Department
3. Resolution to Contract for One (1) Year Lawn Care Services with Four Optional Years for Multiple Madison County Facilities for Madison County Facilities Management
4. Resolution to Renew an Eighteen (18) Month Contract for Natural Gas Service for the Various Madison County Facilities
5. Resolution to Renew a Thirty-Six (36) Month Contract for Electric Service for the Various Madison County Facilities

C. FINANCE AND GOVERNMENT OPERATIONS COMMITTEE:

1. Claims and Transfers Report
2. FY 2023 Immediate Emergency Appropriation – Tort Fund - \$108,165
3. FY 2023 Immediate Emergency Appropriation – 2023 Health Dept. DIS Workforce Grant Amendment - \$200,000
4. FY 2023 Immediate Emergency Appropriation – ARPA – Drinking Water – City of Collinsville - \$75,000
5. FY 2023 Immediate Emergency Appropriation – ARPA – Revenue Replacement – Nameoki Township - \$75,000
6. FY 2023 Immediate Emergency Appropriation – ARPA – Stormwater – City of Highland - \$75,000
7. FY 2023 Immediate Emergency Appropriation – APRA – Stormwater – City of Wood River - \$75,000
8. FY 2023 Immediate Emergency Appropriation – ARPA – Stormwater – St. Jacob Township - \$75,000
9. Resolution Authorizing the Payment of American Rescue Plan Act of 2021 Funds to the Township of Saint Jacob
10. Resolution Authorizing the Payment of American Rescue Plan Act of 2021 Funds to City of Wood River
11. Resolution Authorizing the Payment of American Rescue Plan Act of 2021 Funds to City of Highland
12. Resolution Authorizing the Payment of American Rescue Plan Act of 2021 Funds to Nameoki Township
13. Resolution Authorizing the Payment of American Rescue Plan Act of 2021 Funds to City of Collinsville
14. Resolution Authorizing Renewal of a Human Resources Information System (HRIS) Service Agreement
15. Resolution to Approve Contract for Vital Records Imaging and Digitization for the Madison County Clerk
16. Resolution Authorizing Payment of Highway Building #2 Roof Repair Costs for Self-Funded Liability Program File #22-R&P-001
17. Property Trustee Report

D. GOVERNMENT OPERATIONS COMMITTEE:

1. Board of Review:
 - a. Stephanie Pennington for appointment to a new 2 year term replacing Steve Smith. Term expires 5/17/2025.
2. Madison County Farmland Assessment Review Committee:
 - a. Jay Rensing for appointment to a new term of office replacing Walter Steiner who passed away. Term is indefinite.
 - b. Kurt Johnson for appointment to a new term of office replacing Alan Libbra who passed away. Term is indefinite.
3. Glen Carbon Fire District:
 - a. Frank Dunn for reappointment to a new 3 year term effective 5/1/2023. Term expires 5/1/2026.
4. Madison County Flood Prevention District:
 - a. David Schwind for reappointment to a new 3 year term effective 6/18/2023. Term expires 6/18/2026.

5. Madison County Stormwater Commission:
 - a. Jason Palmero for appointment to a new 2 year term replacing Clint Jones who passed away. Term expires 6/1/2025.
 - b. Robert Pollard for reappointment to a new 2 year term expiring 6/1/2025.
 - c. Mick Madison for reappointment to a new 2 year term expiring 6/1/2025.
 - d. John Janek for appointment to a new 2 year term replacing Larry Trucano who passed away. Term expires 6/1/2025.
6. Miracle Manor-Bellemore Light District:
 - a. Cynthia Worthen for reappointment to a new 3 year term expiring 5/1/2026.

E. GRANTS COMMITTEE:

1. Resolution Authorizing the Submission of the 2024 Emergency Solutions Grant Application for the County of Madison, Illinois
2. Resolution Authorizing the Submission of the 2023 Supplemental Low Income Energy Assistance Grant and 2024 Low Income Home Energy Assistance Program Grant Application for the County of Madison, Illinois
3. Ordinance Amending Madison County Ordinance No. 2014-11 to Amend Territory of the Riverbend Enterprise Zone
4. Amendment to the Riverbend Enterprise Zone Intergovernmental Agreement

F. GRANTS COMMITTEE & FINANCE AND GOVERNMENT OPERATIONS COMMITTEE:

1. Resolution Authorizing Approval of a Contract to Provide a Communications and Marketing Strategy Services for the Gateway Apprenticeship Hub for the Madison County Employment and Training Department

G. JUDICIARY COMMITTEE & FINANCE AND GOVERNMENT OPERATIONS COMMITTEE:

1. Ordinance Adding a Fee for Passport Photo Services for the Madison County Circuit Clerk

H. PERSONNEL AND LABOR RELATIONS COMMITTEE:

1. Resolution to Amend the Madison County Personnel Policy Handbook (2022)
2. Resolution to Amend the Madison County Personnel Policies for County Board Supervisory, Professional, Confidential, and Non-Union Employees

I. PUBLIC SAFETY COMMITTEE & FINANCE AND GOVERNMENT OPERATIONS COMMITTEE:

1. Resolution to Purchase One (1) New Model Year 2023 Ford Police Interceptor Utility Vehicle with Police Vehicle Equipment Packages for the Madison County Coroner's Office

J. SEWER FACILITIES COMMITTEE & FINANCE AND GOVERNMENT OPERATIONS COMMITTEE:

1. Resolution to Award Contract for Building Addition for the Madison County Special Service Area #1

K. TRANSPORTATION COMMITTEE:

1. Agreement for Preliminary Engineering Services, Old Carpenter Road (TR172) Over Union Pacific Railroad, Pilla Bridge 060-9919, Section 23-10114-00-BR, Section 18, Hamel Township, Madison County, Illinois
2. Agreement for Preliminary Engineering Services, Alhambra Road (CH27) Over Silver Creek, Alhambra-Livingston Bridge 060-3190, Section 23-00118-05-BR, Section 2, Alhambra Township, Madison County, Illinois
3. Supplemental Funding Agreement – CSX Transportation Inc., Lebanon Road Project, Section 10-04106-00-BR, Collinsville Township, Madison County, Illinois
4. Resolution to Purchase Yellow and White Traffic Marking Paint for the Madison County Highway Department

L. UNFINISHED BUSINESS:

M. NEW BUSINESS:

N. CLOSED SESSION:

1. Closed Session, if necessary, 2(c)(3) of the Open Meetings Act to consider the selection of a person to fill a public office.

O. ADJOURNMENT:

RESOLUTION – Z22-0041

WHEREAS, on the 25th day of April 2023, a public hearing was held to consider the petition of Vicki Daggett, owner of record, requesting a Special Use Permit as per §93.025, Section G, Item 9 of the Madison County Zoning Ordinance in order to continue placement of a double-wide mobile home on site for the occupancy of Vicki Daggett for a period not to exceed 5 years. This is located in an “R-3” Single-Family Residential District in Wood River Township at 314 Broadway Drive, Cottage Hills, Illinois, County Board District #13, PIN# 19-2-08-11-03-304-003; and,

WHEREAS, the Madison County Zoning Board of Appeals submitted its Findings for the aforesaid petition; and,

WHEREAS, it was recommended in the aforesaid Report of Findings of the Madison County Zoning Board of Appeals that the petition of Vicki Daggett, be **Approved with Conditions** as follows:

1. This Special Use Permit is granted for the sole usage of Vicki Daggett for a period not to exceed five (5) years, but may be extended either through an amendment to this Special Use Permit or through an administrative review process, if qualified, as long as Vicki Daggett occupies the structure, notwithstanding any violations, nuisance, or change in occupancy. The owner shall remove the mobile home from the site or apply for a new Special Use Permit once Vicki Daggett vacates the structure.

WHEREAS, it is the opinion of the County Board of Madison County that the Findings made by the Madison County Zoning Board of Appeals should be approved and Resolution adopted.

NOW, THEREFORE BE IT RESOLVED that this Resolution is approved and shall take effect immediately upon its adoption.

s/ Mick Madison
Mick Madison, Chairman

s/ Frank Dickerson
Frank Dickerson

s/ Terry Eaker
Terry Eaker

s/ John Janek
John Janek

s/ Matt King
Matt King

s/ Ryan Kneedler
Ryan Kneedler

Nick Petrillo

s/ Bobby Ross
Bobby Ross

**BUILDING & ZONING COMMITTEE
MAY 2, 2023**

**Finding of Fact and Recommendations
Hearing Z22-0041**

Petition of Vicki Daggett, owner of record, requesting a Special Use Permit as per §93.025, Section G, Item 9 of the Madison County Zoning Ordinance in order to continue placement of a double-wide mobile home on site for the occupancy of Vicki Daggett for a period not to exceed 5 years. This is located in an “R-3” Single-Family Residential District in Wood River Township at **314 Broadway Drive, Cottage Hills, Illinois**, County Board District #13, PIN# 19-2-08-11-03-304-003

Members Present: Don Metzler, Thomas Ambrose, Nicholas Cohan, George Ellis, Cedric Irby, Sharon Sherrill

Members Absent: Mary Goode

A **motion** was made by Sharon Sherrill and **seconded** by Nicholas Cohan that the petition of Vicki Daggett be **Approved with Conditions** as follows:

1. This Special Use Permit is granted for the sole usage of Vicki Daggett for a period not to exceed five (5) years, but may be extended either through an amendment to this Special Use Permit or through an administrative review process, if qualified, as long as Vicki Daggett occupies the structure, notwithstanding any violations, nuisance, or change in occupancy. The owner shall remove the mobile home from the site or apply for a new Special Use Permit once Vicki Daggett vacates the structure.

The Finding of Fact of the Board of Appeals: **I.** The zoning file, staff report, and Madison County Code of Ordinances were submitted for the record; **II.** The notice of public hearing was posted on the property in accordance with the terms of the ordinance; **III.** The legal notice appeared in the newspaper and meets the requirements of the ordinance for publication; **IV.** The adjoining property owners were notified by mail of the time, date, and location of the public hearing; **V.** Vicki Daggett, applicant, stated that she purchased this property in January 2023. She said she was surprised to find out that it was a manufactured house, since the structure is better than the house she was leaving in Edwardsville. Ms. Daggett said the mobile home has 6 piers that are set into the concrete with steel beams above each pier. She said it is very well kept and a place that she can age in. She said it has a ramp up to the door, the shower is separate from the tub, and the place was initially setup for a paralyzed person. Ms. Daggett said it is exactly what she was looking for.

Roll-call vote.

Ayes to the motion: Thomas Ambrose, Nicholas Cohan, George Ellis, Cedric Irby, Sharon Sherrill

Nays to the motion: None

Whereupon the Chairman declared the motion duly adopted.

Chairman, Madison County Zoning Board of Appeals

Secretary, Zoning Administrator

Zoning Board of Appeals Staff Report

Application Number: Z22-0041

Meeting Date: April 25, 2023

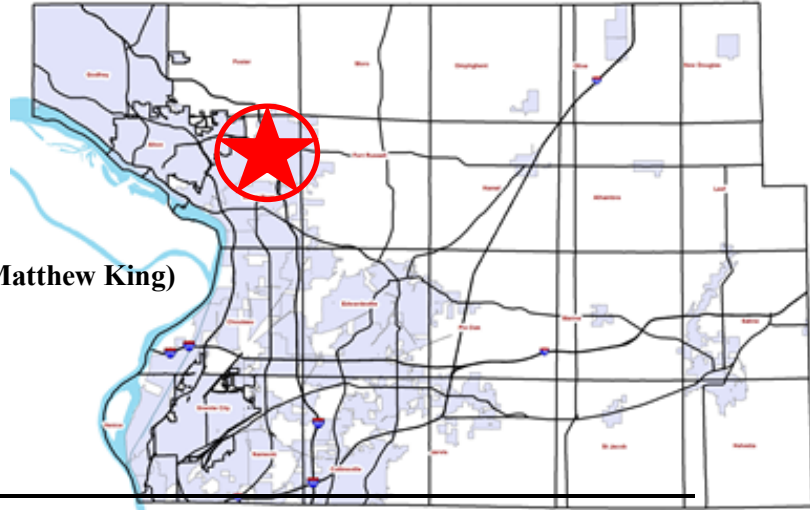
From: Jen Hurley
Zoning Coordinator

Location: 314 Broadway Drive
Cottage Hills, IL
County Board District #13 (Matthew King)

PIN: 19-2-08-11-03-304-003

Zoning Request: Special Use Permit

Description: Mobile Home Renewal



Proposal Summary

The applicant is Vicki Daggett, owner of record. The subject property, which is zoned “R-3” Single-Family Residential District, is located at 314 Broadway Drive, Cottage Hills, in Wood River Township. The applicant is requesting a Special Use Permit (SUP) as per §93.025, Section G, Item 9 of the Madison County Zoning Ordinance in order to continue placement of a double-wide mobile home on site for a period not to exceed 5 years. Vicki Daggett is the proposed occupant of the existing mobile home. In order for this request to be permitted, the ZBA must review and approve the application as per §93.176, Section A, Item 2 of the Madison County Zoning Ordinance.

Planning & Zoning Considerations

- *Land Use and Zoning of Surrounding Properties*

Direction	Land Use	Zoning
North	Single-Family Dwelling	“R-3” Single-Family Residential
South	Vacant	“R-3” Single-Family Residential
East	Vacant	“R-3” Single-Family Residential
West	Mobile Home	“R-3” Single-Family Residential

- *Zoning History* –The property is currently under violation for having an out-of-date Special Use Permit for the mobile home. The current owner purchased the property in January 2023. Approval of this request would resolve the violation.
- *SUP Mobile Home Renewal* – The applicant is requesting to continue the placement of a mobile home on the subject property for the occupancy of Vicki Daggett. The applicant recently purchased the property, which triggered the need for a new Special Use Permit under her name. The surrounding area is mostly made up of other mobile homes, smaller single-family dwellings, and vacant lots; the existing mobile home on this property does not seem to conflict with the character of the area. The occupant will be eligible for administrative review for continued placement after 5 years if there is not a change in occupancy or property ownership. See page 4 for photos of the existing mobile home and page 5 for the site plan.

Staff Review

When reviewing an application, the following should be taken into consideration; (1) precedent, (2) standards of review and (3) public input.

1. Over the past 15 years, we have received over 300 requests for Special Use Permits for mobile homes, including both new placements and continued placements. Most were approved.
2. The below Standards of Review for Special Use Permits should be taken into consideration for this request. If the ZBA feels the request does not meet the below Standards of Review, the ZBA has the authority to place additional conditions of approval to the SUP or recommend denial of the request.
3. Public input during the hearing has value and should be considered by staff and the ZBA when making a recommendation. Staff will provide a formal recommendation based on the outcome of the public hearing.

Conditions of Approval

If the Zoning Board of Appeals chooses to recommend approval for the special use permit, staff recommends the following conditions:

1. This Special Use Permit is granted for the sole usage of Vicki Daggett for a period not to exceed five (5) years, but may be extended either through an amendment to this Special Use Permit or through an administrative review process, if qualified, as long as Vicki Daggett occupies the structure, notwithstanding any violations, nuisance, or change in occupancy. The owner shall remove the mobile home from the site or apply for a new Special Use Permit once Vicki Daggett vacates the structure.

Standard of Review for Special Use Permits

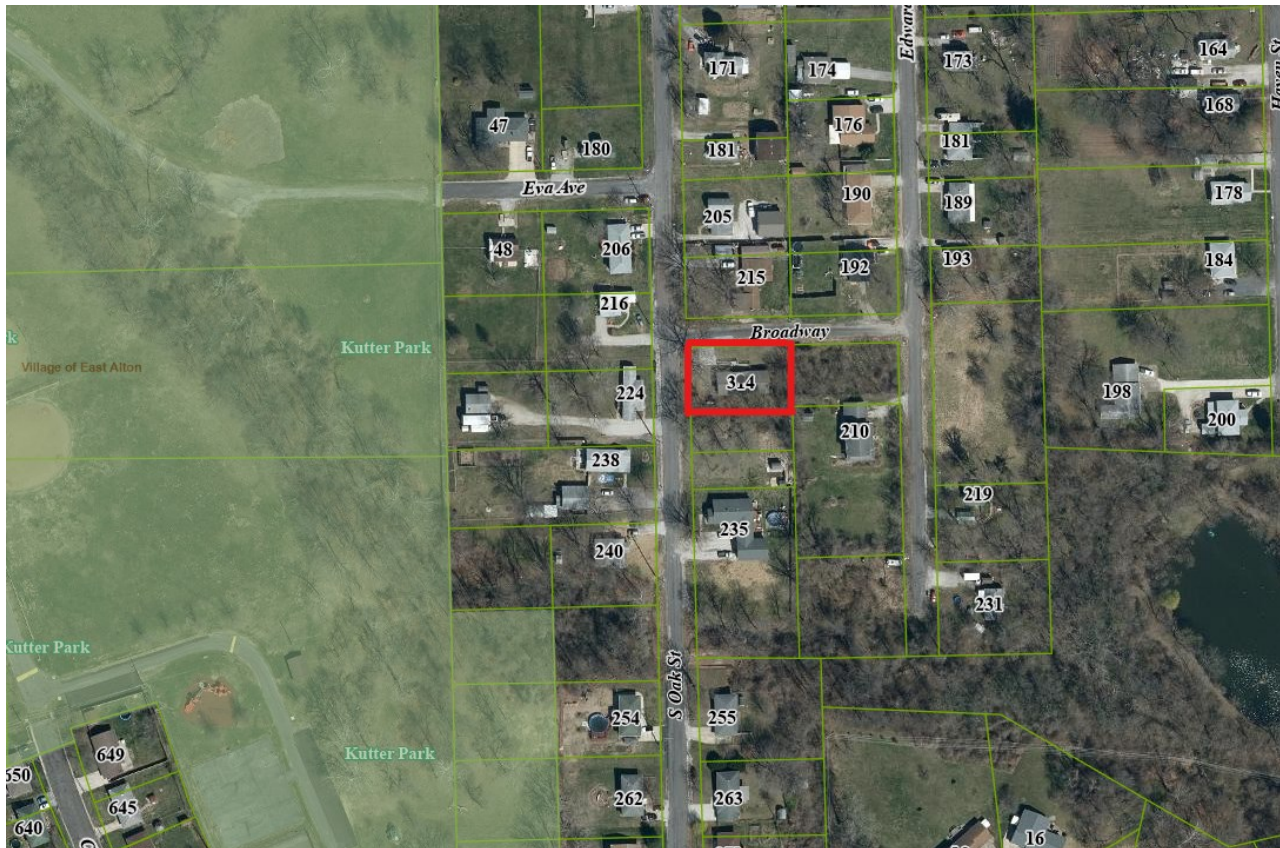
Below are the items listed in the Zoning Ordinance that the Zoning Board of Appeals shall take into account while reviewing a SUP request.

1. The effect the development would have on schools, traffic, streets, shopping, public utilities, and adjacent properties;
2. Whether the application is necessary for the public convenience at that location;
3. In the case of an existing nonconforming use, whether a special use permit would make the use more compatible with its surroundings;
4. Whether the application is designed, located, and proposed to be operated in a manner that protects the public health, safety, and welfare;
5. Whether the application will cause injury to the value of other property in the neighborhood in which it is located; and,
6. Whether the special use would be detrimental to the essential character of the district in which it is located.

Staff Recommendation

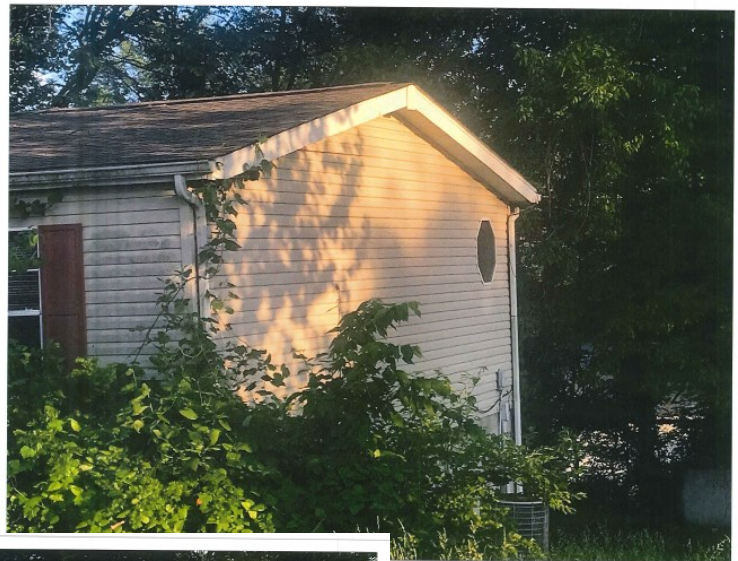
Staff recommends **approval** for the requested Special Use Permit.

Aerial Photograph

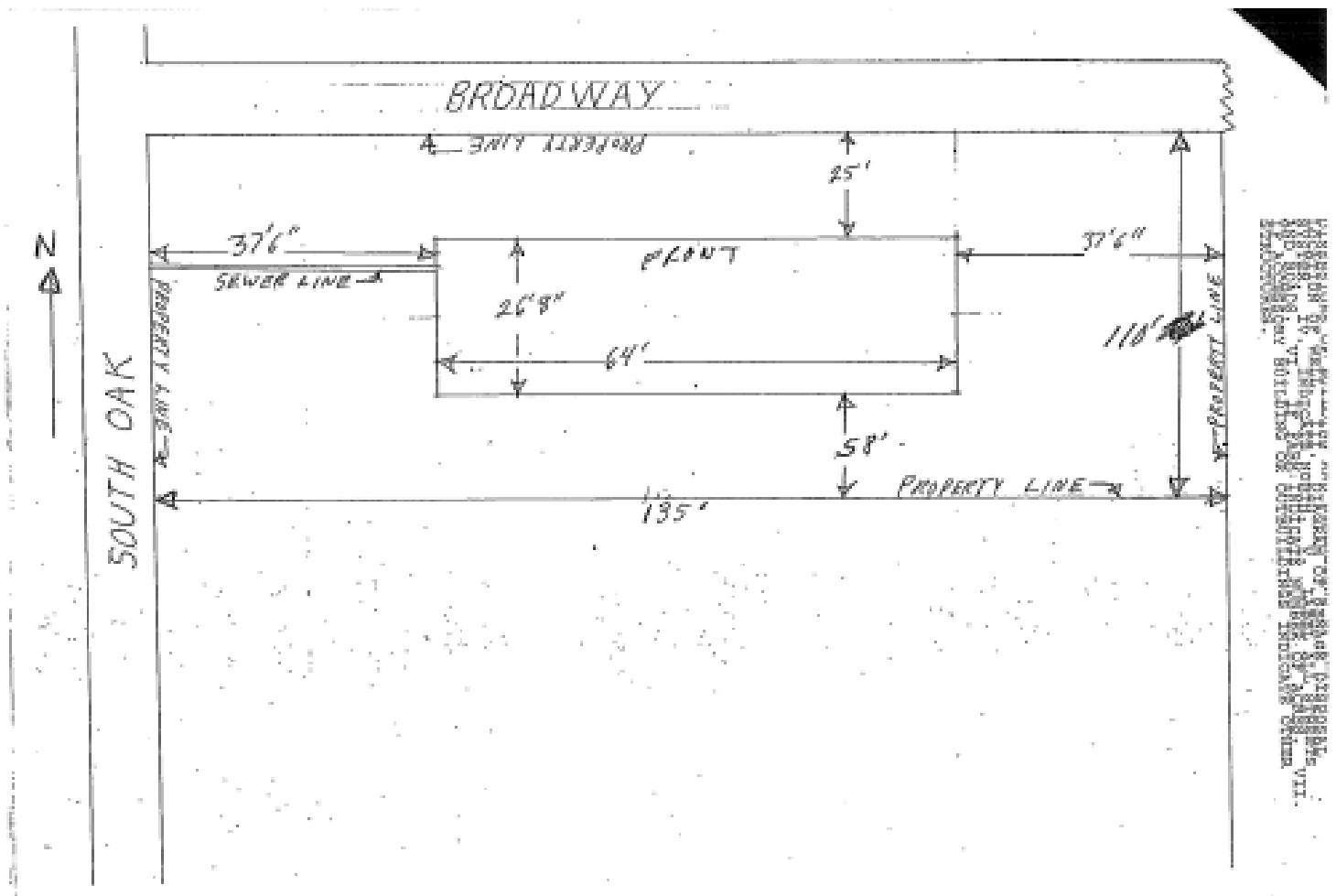


The subject property is outlined in red. Please note property lines are skewed to imagery.

Site Photos



Site Plan



Narrative Statement

To Whom it may concern.

5/9/22

I am requesting special use perm. +
for double wide that is placed on
314 S. Broadway Cottage Hills, IL 62018

The property is currently vacant
and is on the market to be sold.

*note: Vicki Duggett purchased property
Jan 17, 2023 + will be occupant

Thanks
Holly Hamby
executor Sandra Sebastian
estate
618-977-8910

RESOLUTION – Z23-0022

WHEREAS, on the 25th day of April 2023, a public hearing was held to consider the petition of Candy and Michael Spraggs, owners of record, requesting a Special Use Permit as per §93.025, Section G, Item 20 of the Madison County Zoning Ordinance in order to keep chickens on site and a variance in order to have 6 chickens instead of the maximum 5 allowed. This is located in an “R-3” Single-Family Residential District in Foster Township at 4912 2nd Street, Alton, Illinois, County Board District #5, PIN# 20-2-02-14-03-303-027; and,

WHEREAS, the Madison County Zoning Board of Appeals submitted its Findings for the aforesaid petition; and,

WHEREAS, it was recommended in the aforesaid Report of Findings of the Madison County Zoning Board of Appeals that the petition of Candy and Michael Spraggs, be **Approved with Conditions** as follows:

1. This Special Use Permit is granted for the sole usage of Candy and Michael Spraggs. Any change of tenant or ownership will void the Special Use Permit, and a new Special Use Permit will have to be obtained to keep domestic farm animals on the property.
2. A maximum of 6 chickens (hens only) are permitted on site. Roosters are prohibited.
3. The owner/applicant shall keep the property in compliance with all Madison County Ordinances, including but not limited to §93.100 Domestic Farm Animals.
4. Failure to comply with the conditions of the Special Use Permit will cause revocation, and immediate removal of the chickens, run, and coop will be required.

WHEREAS, it is the opinion of the County Board of Madison County that the Findings made by the Madison County Zoning Board of Appeals should be approved and Resolution adopted.

NOW, THEREFORE BE IT RESOLVED that this Resolution is approved and shall take effect immediately upon its adoption.

s/ Mick Madison
Mick Madison, Chairman

s/ Matt King
Matt King

s/ Frank Dickerson
Frank Dickerson

s/ Ryan Kneeder
Ryan Kneeder

s/ Terry Eaker
Terry Eaker

Nick Petrillo
Nick Petrillo

s/ John Janek
John Janek

s/ Bobby Ross
Bobby Ross
BUILDING & ZONING COMMITTEE
MAY 2, 2023

Finding of Fact and Recommendations

Hearing Z23-0022

Petition of Candy and Michael Spraggs, owners of record, requesting a Special Use Permit as per §93.025, Section G, Item 20 of the Madison County Zoning Ordinance in order to keep chickens on site and a variance in order to have 6 chickens instead of the maximum 5 allowed. This is located in an “R-3” Single-Family Residential District in Foster Township at **4912 2nd Street, Alton**, Illinois, County Board District #5, PIN# 20-2-02-14-03-303-027

Members Present: Don Metzler, Thomas Ambrose, Nicholas Cohan, George Ellis, Cedric Irby, Sharon Sherrill

Members Absent: Mary Goode

A **motion** was made by Nicholas Cohan and **seconded** by Sharon Sherrill that the petition of Candy and Michael Spraggs be **Approved with Conditions** as follows:

1. This Special Use Permit is granted for the sole usage of Candy and Michael Spraggs. Any change of tenant or ownership will void the Special Use Permit, and a new Special Use Permit will have to be obtained to keep domestic farm animals on the property.
2. A maximum of 6 chickens (hens only) are permitted on site. Roosters are prohibited.
3. The owner/applicant shall keep the property in compliance with all Madison County Ordinances, including but not limited to §93.100 Domestic Farm Animals.
4. Failure to comply with the conditions of the Special Use Permit will cause revocation, and immediate removal of the chickens, run, and coop will be required.

The Finding of Fact of the Board of Appeals: **I.** The zoning file, staff report, and Madison County Code of Ordinances were submitted for the record; **II.** The notice of public hearing was posted on the property in accordance with the terms of the ordinance; **III.** The legal notice appeared in the newspaper and meets the requirements of the ordinance for publication; **IV.** The adjoining property owners were notified by mail of the time, date, and location of the public hearing; **V.** Candy Spraggs, applicant, stated that she has the chickens. She said that they had to have Building and Zoning out to their home because of a situation with their neighbor, and later learned they had to have a permit for the chickens; **VI.** Jen Hurley, Zoning Coordinator, read aloud the following two letters that were submitted for the record: (1) “Regarding the petition of Candy and Michael Spraggs requesting a permit to keep chickens on site. This property is on a cul-de-sac in Alta-Mae subdivision in Fosterburg. I own two rental homes that adjoin this property, and am opposed to this request. Concerns: Poultry issues are disease, noise, odor, pest and issues with standing manure. Manure and feed can attract mice, rats and other pests. Odor occurs when manure and wet food accumulates, and with the high water table in this neighborhood no doubt create a bigger issue causing manure and standing food to run off on adjoining properties. Sharon Manns, property owner of 4920 2nd St in Alton, and 3215 Main St in Alton.” (2) “I have lived in this rental home at 3215 Main St since 2019. This home adjoins the property that is requesting a permit to have chickens on site. I moved to this location since it is a nice quiet area and well maintained. A member of my household has major health issues and this is a real concern due to pests that chickens will attract, so I am very much opposed to this request. Matthew Lieder”; **VII.** Cedric Irby, ZBA Member, asked Ms. Spraggs if any of her neighbors have chickens. Ms. Spraggs said there have been so many people out in her area that have had to do this same process and have been approved. She said that Sharon Manns has already put the house up for sale at 3215 Main St and is trying to sell her homes because she is up there in age. She said when they offered to buy the home, Ms. Manns said she wasn’t ready yet; **VIII.** Mr. Irby asked Ms. Spraggs if 6 chickens will turn into 7 or 8. Ms. Spraggs said she has one chicken coop and it holds six chickens. Mr. Irby asked if one or two chickens would be ok. Ms. Spraggs said she has five right now and said it was never a problem. She said not one time did anyone complain. She said it’s a chain-link fence, not a privacy fence, so these were not hidden; **IX.** Sharon Sherrill, ZBA Member, asked Ms. Spraggs how long she has had the chickens. Ms.

[Agenda Top](#)

Spraggs said she got them in June of last year; **X.** Mr. Irby asked Ms. Spraggs how long she has lived there. Ms. Spraggs stated that it will be two years in August.

Roll-call vote.

Ayes to the motion: Thomas Ambrose, Nicholas Cohan, George Ellis

Nays to the motion: Cedric Irby, Sharon Sherrill

Whereupon the Chairman declared the motion duly adopted.

Chairman, Madison County Zoning Board of Appeals

Secretary, Zoning Administrator

Zoning Board of Appeals Staff Report

Application Number: Z23-0022

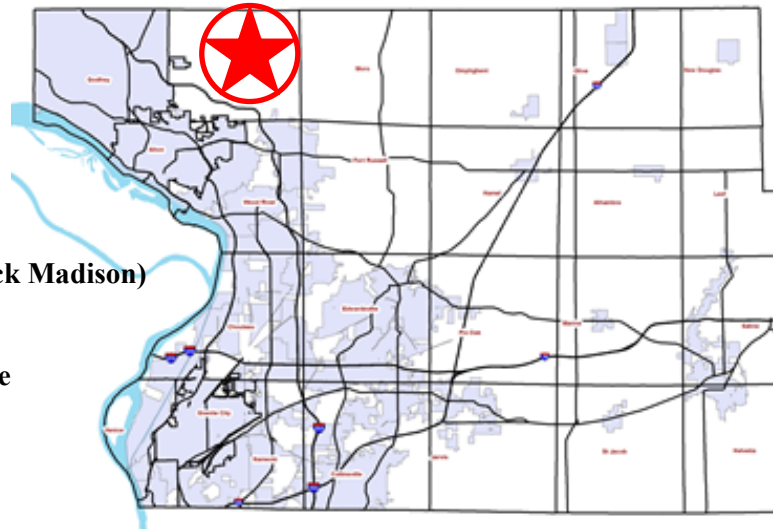
Meeting Date: April 25, 2023

From: Jen Hurley
Zoning Coordinator

Location: 4912 2nd Street
Alton, Illinois
County Board District #5 (Mick Madison)
PIN: 20-2-02-14-03-303-027

Zoning Request: Special Use Permit & Variance

Description: Chickens (Hens Only)
Variance for Number of Chickens



Attachments: Attachment “A” – Opposition from Adjacent Neighbors

Proposal Summary

The applicants are Candy and Michael Spraggs, owners of record. The subject property is zoned “R-3” Single-Family Residential District and is located in Foster Township at 4912 2nd Street, Alton, County Board District #5. The applicants are requesting a Special Use Permit (SUP) as per §93.025, Section G, Item 20 of the Madison County Zoning Ordinance in order to keep chickens on site and a variance in order to have 6 chickens instead of the maximum of 5 allowed. In order for this request to be permitted, the ZBA must review and approve the application as per §93.176, Section A, Item 2 of the Madison County Zoning Ordinance.

Planning & Zoning Considerations

Direction	Land Use	Zoning
North	Single-Family Dwelling	“R-3” Single-Family Residential
South	Single-Family Dwelling	“R-3” Single-Family Residential
East	Single-Family Dwelling	“R-3” Single-Family Residential
West	Vacant	“R-3” Single-Family Residential

- *Land Use and Zoning of Surrounding Properties*
- *Zoning History* – There have been no other zoning requests on the subject property, and there are no outstanding violations.
- *SUP and Variance for Chickens* – The applicant is requesting a Special Use Permit in order to keep chickens on site. They are also requesting a variance to have 6 chickens instead of the maximum of 5 allowed with the Special Use Permit. In the narrative statement on page 7, the applicants state that they are seeking approval to have 6 chickens for personal use. See page 5 for the site plan and page 6 for site photos.

Staff Review

When reviewing an application, the following should be taken into consideration; (1) precedent, (2) standards of review and (3) public input.

1. In the last 15 years, there have been 18 requests for keeping chickens in a Residential District, 3 of which were denied, 1 was withdrawn by the applicant, and the other 14 were approved. There have been 7 variance requests for the number of chickens, of which 3 were approved and 4 were denied. There is 1 other request for keeping chickens on the agenda for this meeting, and that request also includes a variance request for the number of chickens.
2. The below Standards of Review for Special Use Permits and Variances should be taken into consideration for this request. If the ZBA feels the request does not meet the below Standards of Review, the ZBA has the authority to place additional conditions of approval to the SUP or recommend denial of the request.
3. Public input during the hearing has value and should be considered by staff and the ZBA when making a recommendation. Staff will provide a formal recommendation based on the outcome of the public hearing.

Conditions of Approval

1. This Special Use Permit is granted for the sole usage of Candy and Michael Spraggs. Any change of tenant or ownership will void the Special Use Permit, and a new Special Use Permit will have to be obtained to keep domestic farm animals on the property.
2. A maximum of 6 chickens (hens only) are permitted on site. Roosters are prohibited.
3. The owner/applicant shall keep the property in compliance with all Madison County Ordinances, including but not limited to §93.100 Domestic Farm Animals.
4. Failure to comply with the conditions of the Special Use Permit will cause revocation, and immediate removal of the chickens, run, and coop will be required.

Standard of Review for Special Use Permits

Below are the items listed in the Zoning Ordinance that the Zoning Board of Appeals shall take into account while reviewing a SUP request.

1. The effect the development would have on schools, traffic, streets, shopping, public utilities, and adjacent properties;
2. Whether the application is necessary for the public convenience at that location;
3. In the case of an existing nonconforming use, whether a special use permit would make the use more compatible with its surroundings;
4. Whether the application is designed, located, and proposed to be operated in a manner that protects the public health, safety, and welfare;
5. Whether the application will cause injury to the value of other property in the neighborhood in which it is located; and,
6. Whether the special use would be detrimental to the essential character of the district in which it is located.

Standards of Review for Variances

Per §93.167, Section (I), Items 1-4 of the Madison County Zoning Ordinance, the Zoning Board of Appeals shall ensure that the following conditions are met when considering a Variance request:

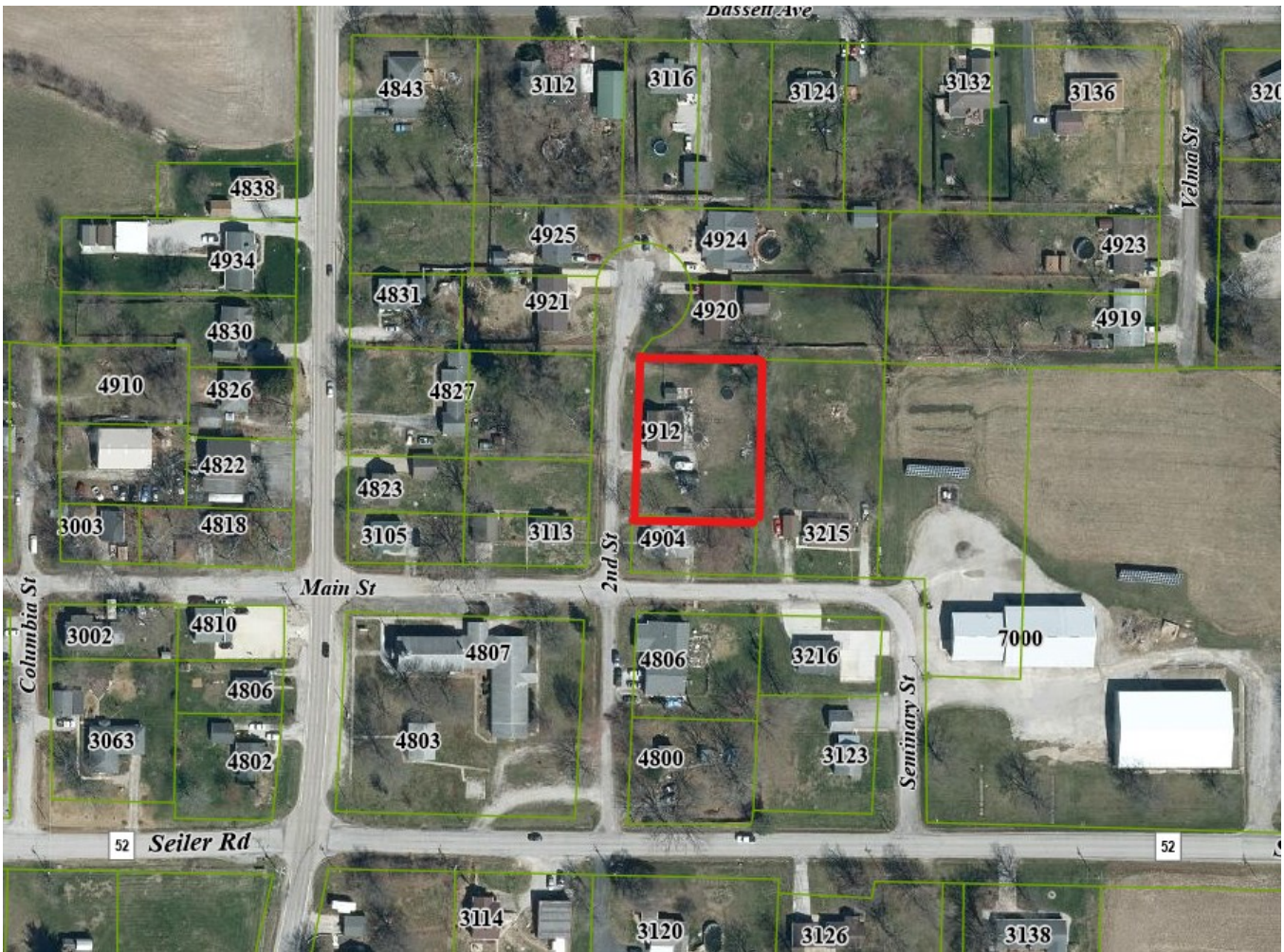
1. That there are special circumstances or conditions as fully described in the findings, applying to the land or buildings for which the variance is sought, which circumstances or conditions are peculiar to such land or building and do not apply generally to the land or buildings in the surrounding area, and that circumstances or conditions are such that strict application of this Zoning Code would deprive the applicant of a reasonable permitted use of the land or building; and,

2. That, for reasons fully set forth in the findings, the granting of the variance is necessary for the reasonable use of land or buildings, and that the variance is the minimum variance that will accomplish this purpose; and,
3. That the granting of this variance would be in harmony with the general purpose and intent of this Zoning Code, and will not be injurious to the surrounding area or otherwise detrimental to the character and use of adjoining buildings and those in the vicinity, the Board, in making its findings, shall take into account whether the condition of the subject premises is peculiar to the lot or tract described in the petition or is merely part of the general condition of the area.
4. No Variance shall be approved that constitutes a variation in use not permitted in the district.

Staff Recommendation

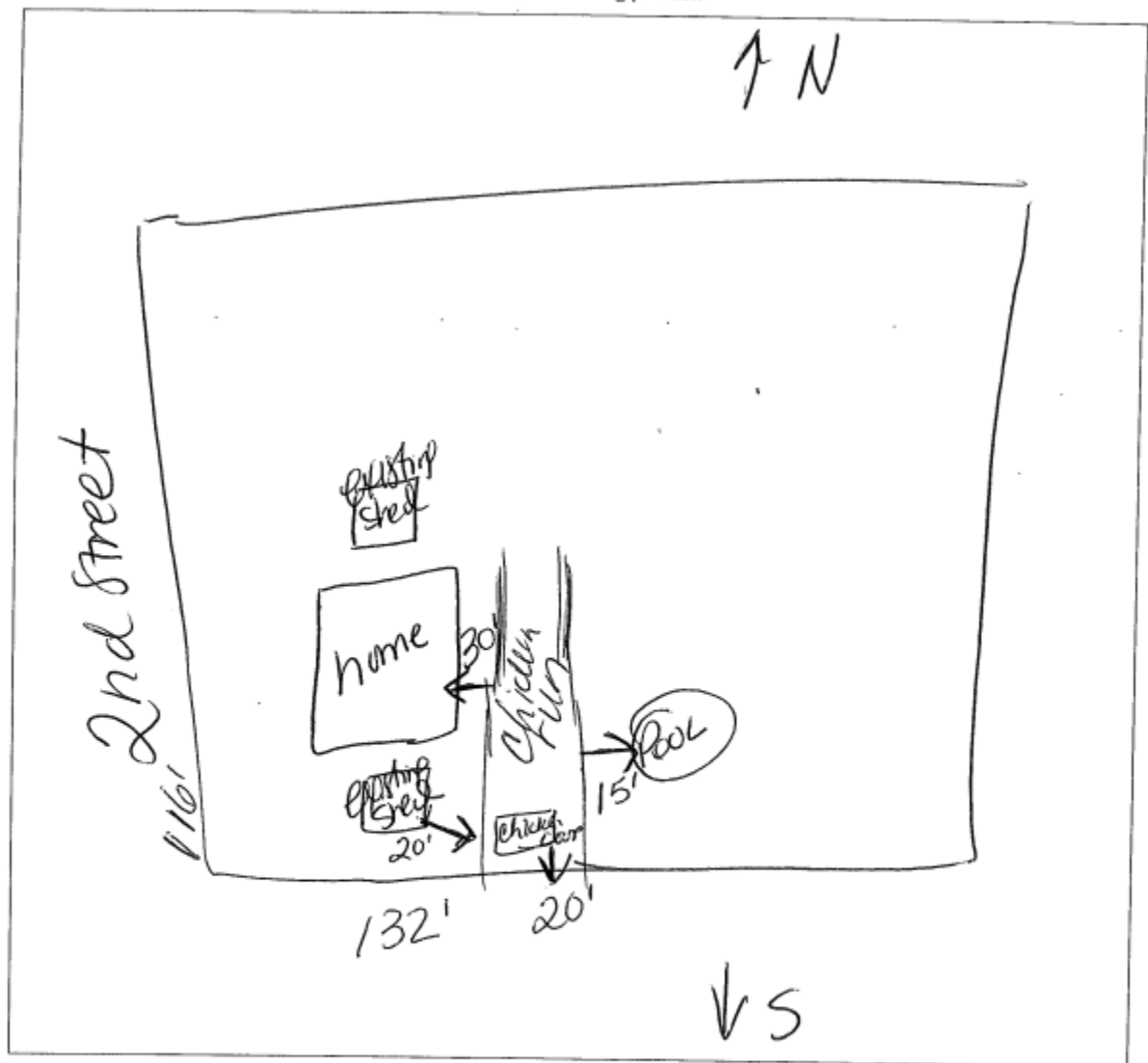
Staff recommends **denial** for the requested Special Use Permit and variance.

Aerial Photograph



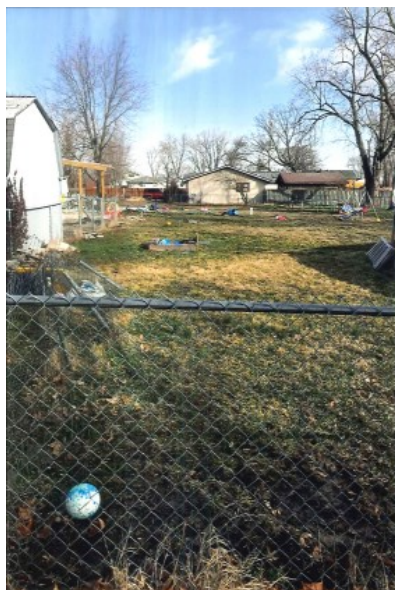
The subject property is outlined in red. Please note property lines may be skewed to imagery.

Site Plan



Chicken Run
7 feet wide - 14 feet long = 98 sq ft

Site Photographs



[Agenda Top](#)

Narrative Statement

March 2, 2023

We, Michael and Candy Spraggs are requesting a special use permit in order to have chickens on my property. We like to get a variance in order to have a total of 6 hens for personal use.

Candy
Spraggs

Attachment “A” – Opposition from Adjacent Neighbors

April 17, 2023

Z.B.A File Number Z23-0022

Regarding the petition of Candy and Michael Spraggs requesting a Permit to keep chickens on site.

This property is on a cul-de-sac in Alta-Mae Subdivision, Fosterburg. I own two Rental homes that adjoin this property, and am opposed To this request.

CONCERNS:

Poultry issues are disease, noise, odor, pest and issues with Standing manure.

Manure and feed can attract mice, rats and other pests.

Odor occurs when manure and wet food accumulates, and with the High water table In this neighborhood no doubt create a bigger issue Causing manure and standing food to run off on adjoining properties.

Sharon Manns Date 4/17/23

Sharon Manns

Property Owner 4920 2nd St. Alton, Il. (Fosterburg)

3215 Main St. Alton, Il. (Fosterburg)

April 18, 2023

Z.B.A File Number Z23-0022


**Petition by Candy & Michael Spaggs to keep chickens on
Their property.**

**I have lived in this Rental Home at 3215 Main St. since 2019.
This home adjoins the property that is requesting a permit to
Have chickens on site.**

**I moved to this location since it is a nice quiet area and
Well maintained.**

**A member of my household has major health issues and this
is a real concern due to pests that chickens will attract, so I**

Am very much opposed to this request.

Matthew Lieder

04-18-2023

RESOLUTION – Z23-0023

WHEREAS, on the 25th day of April 2023, a public hearing was held to consider the petition of Sonia Reveles, owner of record, requesting a Special Use Permit as per §93.025, Section G, Item 9 of the Madison County Zoning Ordinance in order to continue placement of a single-wide mobile home on site for the occupancy of Sonia Reveles and family for a period not to exceed 5 years. This is located in an “R-4” Single-Family Residential District in Nameoki Township at 3206 Arlington Avenue, Collinsville, Illinois, County Board District #16, PIN# 17-2-20-36-03-305-020; and,

WHEREAS, the Madison County Zoning Board of Appeals submitted its Findings for the aforesaid petition; and,

WHEREAS, it was recommended in the aforesaid Report of Findings of the Madison County Zoning Board of Appeals that the petition of Sonia Reveles be **Approved with Conditions** as follows:

1. This Special Use Permit is granted for the sole usage of Sonia Reveles and family for a period not to exceed five (5) years, but may be extended either through an amendment to this Special Use Permit or through an administrative review process, if qualified, as long as Sonia Reveles and family occupy the structure, notwithstanding any violations, nuisance, or change in occupancy. The owner shall remove the mobile home from the site or apply for a new Special Use Permit once Sonia Reveles and family vacate the structure.

WHEREAS, it is the opinion of the County Board of Madison County that the Findings made by the Madison County Zoning Board of Appeals should be approved and Resolution adopted.

NOW, THEREFORE BE IT RESOLVED that this Resolution is approved and shall take effect immediately upon its adoption.

s/ Mick Madison
Mick Madison, Chairman

s/ Frank Dickerson
Frank Dickerson

s/ Terry Eaker
Terry Eaker

s/ John Janek
John Janek

s/ Matt King
Matt King

s/ Ryan Kneedler
Ryan Kneedler

Nick Petrillo

s/ Bobby Ross
Bobby Ross

**BUILDING & ZONING COMMITTEE
MAY 2, 2023**

**Finding of Fact and Recommendations
Hearing Z23-0023**

Petition of Sonia Reveles, owner of record, requesting a Special Use Permit as per §93.025, Section G, Item 9 of the Madison County Zoning Ordinance in order to continue placement of a single-wide mobile home on site for the occupancy of Sonia Reveles and family for a period not to exceed 5 years. This is located in an “R-4” Single-Family Residential District in Nameoki Township at **3206 Arlington Avenue, Collinsville, Illinois**, County Board District #16, PIN# 17-2-20-36-03-305-020

Members Present: Don Metzler, Thomas Ambrose, Nicholas Cohan, George Ellis, Cedric Irby, Sharon Sherrill

Members Absent: Mary Goode

A **motion** was made by Sharon Sherrill and **seconded** by Cedric Irby that the petition of Sonia Reveles be **Approved with Conditions** as follows:

1. This Special Use Permit is granted for the sole usage of Sonia Reveles and family for a period not to exceed five (5) years, but may be extended either through an amendment to this Special Use Permit or through an administrative review process, if qualified, as long as Sonia Reveles and family occupy the structure, notwithstanding any violations, nuisance, or change in occupancy. The owner shall remove the mobile home from the site or apply for a new Special Use Permit once Sonia Reveles and family vacate the structure.

The Finding of Fact of the Board of Appeals: **I.** The zoning file, staff report, and Madison County Code of Ordinances were submitted for the record; **II.** The notice of public hearing was posted on the property in accordance with the terms of the ordinance; **III.** The legal notice appeared in the newspaper and meets the requirements of the ordinance for publication; **IV.** The adjoining property owners were notified by mail of the time, date, and location of the public hearing; **V.** Sonia Reveles, applicant, stated that she has lived at the property for a little over two years, and just didn’t know that she had to have a Special Use Permit. She said she doesn’t want to be in violation. Ms. Reveles said she is originally from California, and lived in a house there, not a trailer. She said when she paid the taxes, the property was in the name of the previous owner, but when she called for information, she was told that because of the pandemic, there was a long wait to give her any information. Ms. Reveles said no one ever told her about the Special Use Permit; **VI.** Thomas Ambrose, ZBA Member, said he was looking at the narrative statement and said it looked like it was signed by someone else. Ms. Reveles said a lady that works here at the County helped her do the statement, but she did sign it herself.

Roll-call vote.

Ayes to the motion: Thomas Ambrose, Nicholas Cohan, George Ellis, Cedric Irby, Sharon Sherrill

Nays to the motion: None

Whereupon the Chairman declared the motion duly adopted.

Chairman, Madison County Zoning Board of Appeals

Secretary, Zoning Administrator

Zoning Board of Appeals Staff Report

Application Number: Z23-0023

Meeting Date: April 25, 2023

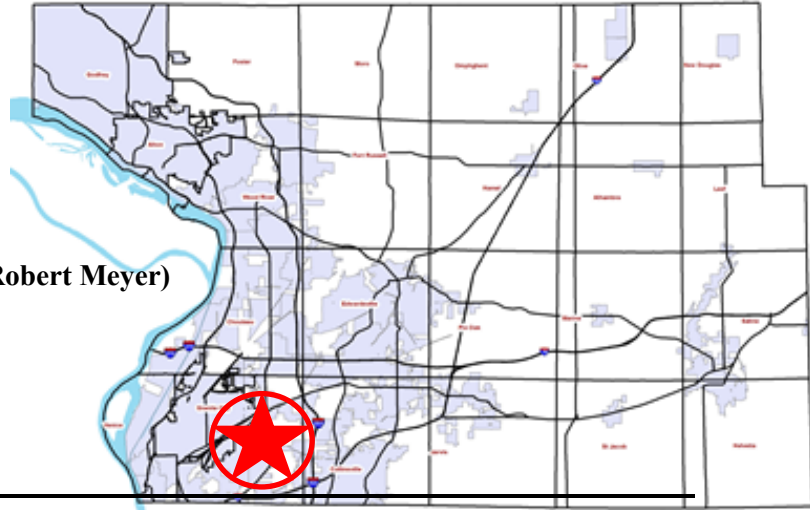
From: Jen Hurley
Zoning Coordinator

Location: 3206 Arlington Avenue
Collinsville, IL
County Board District #16 (Robert Meyer)

PIN: 17-2-20-36-03-305-020

Zoning Request: Special Use Permit

Description: Mobile Home Renewal



Proposal Summary

The applicant is Sonia Reveles, owner of record. The subject property, which is zoned “R-4” Single-Family Residential District, is located at 3206 Arlington Avenue, Collinsville, in Nameoki Township. The applicant is requesting a Special Use Permit (SUP) as per §93.025, Section G, Item 9 of the Madison County Zoning Ordinance in order to continue placement of a single-wide mobile home on site for a period not to exceed 5 years. Sonia Reveles and family are the proposed occupants of the existing mobile home. In order for this request to be permitted, the ZBA must review and approve the application as per §93.176, Section A, Item 2 of the Madison County Zoning Ordinance.

Planning & Zoning Considerations

- *Land Use and Zoning of Surrounding Properties*

Direction	Land Use	Zoning
North	Single-Family Dwelling	“R-4” Single-Family Residential
South	Single-Family Dwelling	“R-4” Single-Family Residential
East	Vacant	“R-4” Single-Family Residential
West	Single-Family Dwelling	“R-4” Single-Family Residential

- *Zoning History* – The property currently has an out-of-date Special Use Permit for the mobile home. The existing mobile home was last approved for continued placement in 2015, but the property has since been sold to a new owner.
- *SUP Mobile Home Renewal* – The applicant is requesting to continue the placement of a mobile home on the subject property for the occupancy of Sonia Reveles and family. If the petition is approved, the applicant may continue placement of the mobile home on the property for 5 years for the sole occupancy of Sonia Reveles and family. The applicant purchased the property 3 years ago and was unaware she needed a Special Use Permit. The surrounding area is mostly made up of other mobile homes, smaller single-family dwellings, and vacant lots; the existing mobile home on this property does not seem to conflict with the character of the area. The occupants will be eligible for administrative review for continued placement after 5 years if there is not a change in occupancy or property ownership. See page 4 for photos of the existing mobile home and page 5 for the site plan.

Staff Review

When reviewing an application, the following should be taken into consideration; (1) precedent, (2) standards of review and (3) public input.

1. Over the past 15 years, we have received over 300 requests for Special Use Permits for mobile homes, including both new placements and continued placements. Most were approved.
2. The below Standards of Review for Special Use Permits should be taken into consideration for this request. If the ZBA feels the request does not meet the below Standards of Review, the ZBA has the authority to place additional conditions of approval to the SUP or recommend denial of the request.
3. Public input during the hearing has value and should be considered by staff and the ZBA when making a recommendation. Staff will provide a formal recommendation based on the outcome of the public hearing.

Conditions of Approval

If the Zoning Board of Appeals chooses to recommend approval for the special use permit, staff recommends the following conditions:

1. This Special Use Permit is granted for the sole usage of Sonia Reveles and family for a period not to exceed five (5) years, but may be extended either through an amendment to this Special Use Permit or through an administrative review process, if qualified, as long as Sonia Reveles and family occupy the structure, notwithstanding any violations, nuisance, or change in occupancy. The owner shall remove the mobile home from the site or apply for a new Special Use Permit once Sonia Reveles and family vacate the structure.

Standard of Review for Special Use Permits

Below are the items listed in the Zoning Ordinance that the Zoning Board of Appeals shall take into account while reviewing a SUP request.

1. The effect the development would have on schools, traffic, streets, shopping, public utilities, and adjacent properties;
2. Whether the application is necessary for the public convenience at that location;
3. In the case of an existing nonconforming use, whether a special use permit would make the use more compatible with its surroundings;
4. Whether the application is designed, located, and proposed to be operated in a manner that protects the public health, safety, and welfare;
5. Whether the application will cause injury to the value of other property in the neighborhood in which it is located; and,
6. Whether the special use would be detrimental to the essential character of the district in which it is located.

Staff Recommendation

Staff recommends **approval** for the requested Special Use Permit.

Aerial Photograph

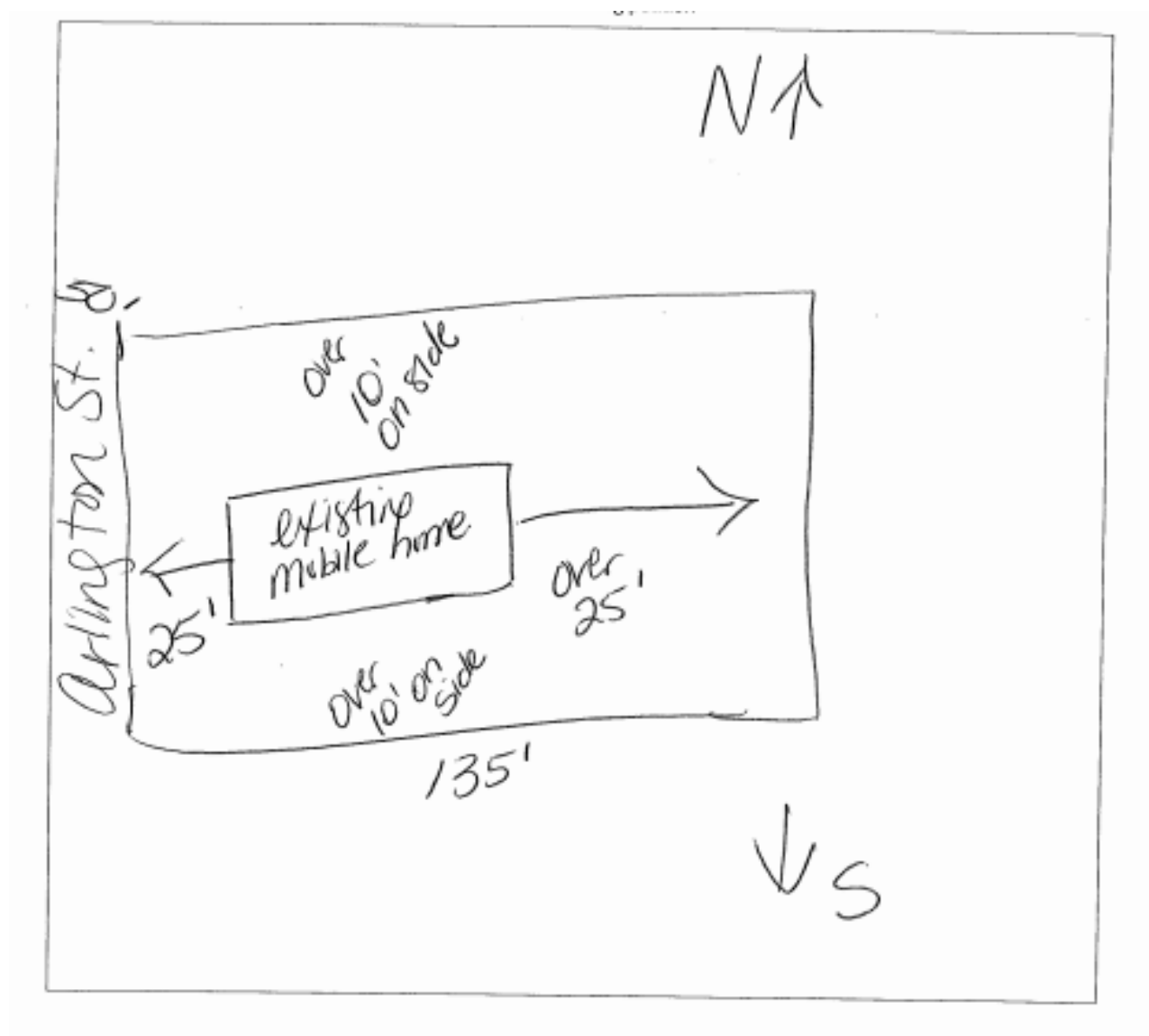


The subject property is outlined in red. Please note property lines are skewed to imagery.

Site Photographs



Site Plan



Narrative Statement

3/13/23

I, Sonia Reveles, purchased
Property in 2020. I am requesting
Continuation of the single wide
manufactured home on the property
at 3206 Arlington, Collinsville, MO
the occupancy of myself and my
family.

Sonia Reveles

RESOLUTION – Z23-0024

WHEREAS, on the 25th day of April 2023, a public hearing was held to consider the petition of Prairie Fire Protection District, owner of record, requesting a Special Use Permit as per §93.025, Section G, Item 5 of the Madison County Zoning Ordinance in order to continue operating a firehouse on site. This is located in an “R-3” Single-Family Residential District in Omphgient Township at 8452 Prairietown Road, Worden, Illinois, County Board District #3, PIN# 12-2-04-18-18-301-010; and,

WHEREAS, the Madison County Zoning Board of Appeals submitted its Findings for the aforesaid petition; and,

WHEREAS, it was recommended in the aforesaid Report of Findings of the Madison County Zoning Board of Appeals that the petition of Prairie Fire Protection District be **Approved with Conditions** as follows:

1. This Special Use Permit is granted for the Prairie Fire Protection District in order to bring the existing firehouse on site into compliance. The Special Use Permit is transferrable to any new owner/tenant as long as the land use continues to be a firehouse. Any change of use on the property will void the Special Use Permit.
2. Any additions to the existing building on site shall be no closer than 25 feet from the east, west, and north property lines and no closer than 10 feet from the south property line.
3. The owner shall keep the property in compliance with all Madison County Ordinances, including but not limited to the Zoning Ordinance.
4. The owner’s failure to adhere to the conditions of the Special Use Permit will cause revocation of the same, and require immediate removal of the Reception Venue Operation.

WHEREAS, it is the opinion of the County Board of Madison County that the Findings made by the Madison County Zoning Board of Appeals should be approved and Resolution adopted.

NOW, THEREFORE BE IT RESOLVED that this Resolution is approved and shall take effect immediately upon its adoption.

s/ Mick Madison
Mick Madison, Chairman

s/ Matt King
Matt King

s/ Frank Dickerson
Frank Dickerson

s/ Ryan Kneeder
Ryan Kneeder

s/ Terry Eaker
Terry Eaker

Nick Petrillo
Nick Petrillo

s/ John Janek
John Janek

s/ Bobby Ross
Bobby Ross

**BUILDING & ZONING COMMITTEE
MAY 2, 2023**

[Agenda Top](#)

Finding of Fact and Recommendations

Hearing Z23-0024

Petition of Prairie Fire Protection District, owner of record, requesting a Special Use Permit as per §93.025, Section G, Item 5 of the Madison County Zoning Ordinance in order to continue operating a firehouse on site. This is located in an “R-3” Single-Family Residential District in Omphghent Township at **8452 Prairietown Road, Worden, Illinois**, County Board District #3, PIN# 12-2-04-18-18-301-010

Members Present: Don Metzler, Nicholas Cohan, Thomas Ambrose, George Ellis, Cedric Irby, Sharon Sherrill

Members Absent: Mary Goode

A **motion** was made by Cedric Irby and **seconded** by Sharon Sherrill that the petition of Prairie Fire Protection District be **Approved with Conditions** as follows:

1. This Special Use Permit is granted for the Prairie Fire Protection District in order to bring the existing firehouse on site into compliance. The Special Use Permit is transferrable to any new owner/tenant as long as the land use continues to be a firehouse. Any change of use on the property will void the Special Use Permit.
2. Any additions to the existing building on site shall be no closer than 25 feet from the east, west, and north property lines and no closer than 10 feet from the south property line.
3. The owner shall keep the property in compliance with all Madison County Ordinances, including but not limited to the Zoning Ordinance.
4. The owner’s failure to adhere to the conditions of the Special Use Permit will cause revocation of the same, and require immediate removal of the Reception Venue Operation.

The Finding of Fact of the Board of Appeals: **I.** The zoning file, staff report, and Madison County Code of Ordinances were submitted for the record; **II.** The notice of public hearing was posted on the property in accordance with the terms of the ordinance; **III.** The legal notice appeared in the newspaper and meets the requirements of the ordinance for publication; **IV.** The adjoining property owners were notified by mail of the time, date, and location of the public hearing; **V.** Tim Goebel, President of the Prairie Fire Protection District, stated that there was a home on this property about 30 years ago, and the zoning has just never been changed. He stated they may want to do an addition onto the firehouse in the future, and when they started looking into it, realized it is zoned “R-3”; **VI.** Cedric Irby, ZBA Member, asked Mr. Goebel if they are a volunteer fire department. Mr. Goebel said yes, they are; **VII.** Jen Hurley, Zoning Coordinator, read aloud the following letter that was submitted for the record: “To Whom It May Concern: Per the notice from Madison County Zoning Board of Appeals dated April 10, 2023 regarding the Prairie Fire Protection District to continue to allow operation of an existing firehouse. It is Fosterburg Water District’s opinion to work with and to have community services available for everyone to utilize. It is also Fosterburg Water District’s opinion to give full support to all fire departments within the boundaries of Fosterburg Water District. Likewise, Fosterburg Water District also realizes the impact any fire department, no matter the size, contributes to the safety and growth of a community. Therefore, Fosterburg Water District requests this letter to be submitted to the Zoning Board in a positive reflection of the allowance of the existing firehouse of the Prairie Fire Protection District to continue operation. Respectfully, Mark Voumard.”

Roll-call vote.

Ayes to the motion: Thomas Ambrose, Nicholas Cohan, George Ellis, Cedric Irby, Sharon Sherrill

Nays to the motion: None

Whereupon the Chairman declared the motion duly adopted.

Chairman, Madison County Zoning Board of Appeals

Secretary, Zoning Administrator

Zoning Board of Appeals Staff Report

Application Number: Z23-0024

Meeting Date: April 25, 2023

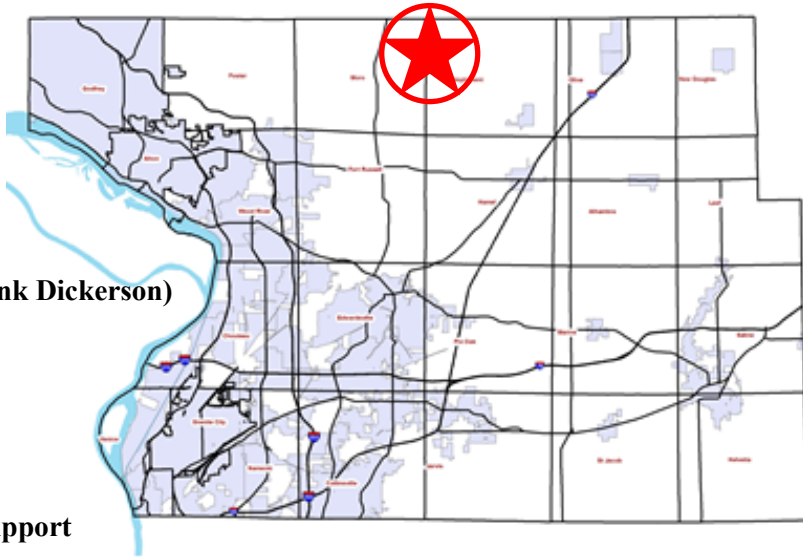
From: Jen Hurley
Zoning Coordinator

Location: 8452 Prairietown Road
Worden, Illinois
County Board District #3 (Frank Dickerson)
PIN: 12-2-04-18-18-301-010

Zoning Request: Special Use Permit

Description: Firehouse

Attachments: Attachment “A” – Letter of Support



Proposal Summary

The applicant is Prairie Fire Protection District, owner of record. The applicant is requesting a Special Use Permit (SUP) as per §93.025, Section G, Item 5 of the Madison County Zoning Ordinance in order to bring the existing nonconforming firehouse on site into compliance. The subject property is zoned “R-3” Single-Family Residential District and is located in Omphghent Township at 8452 Prairietown Road, Worden, County Board District #3. In order for this request to be permitted, the ZBA must review and approve the application as per §93.176, Section A, Item 2 of the Madison County Zoning Ordinance.

Planning & Zoning Considerations

Direction	Land Use	Zoning
North	Single-Family Dwellings	“B-2” General Business
South	Vacant	“R-3” Single-Family Residential
East	Prairietown Volunteer Firemen Assoc.	“B-2” General Business
West	Single-Family Dwelling/Vacant	“R-3” Single-Family Residential

- *Land Use and Zoning of Surrounding Properties*
- *Zoning History* – In 2022, the applicant was approved for a variance to construct a sign on site larger than the allowable square footage for Residential Districts. There are no outstanding violations.
- *SUP for Firehouse* – The applicant is requesting a Special Use Permit in order bring into compliance the existing nonconforming firehouse on site. This use, as well as police stations and public service uses, falls under the “Governmental uses other than the county” Special Use in Residential Districts. The existing firehouse is currently legal nonconforming due to the “R-3” zoning and lack of Special Use Permit. The applicant is wanting to construct an addition to the existing building in the future, and to be permitted to do so, the firehouse must first be brought into compliance. See page 4 for the site plan, page 5 for site photos, and page 6 for the narrative statement.

Staff Review

When reviewing an application, the following should be taken into consideration; (1) precedent, (2) standards of review and (3) public input.

1. In the last 15 years, there has been 1 other Special Use Permit request for “governmental uses other than the county” in a Residential District, which was for Meadowbrook Public Water District, and it was approved.
2. The below Standards of Review for Special Use Permits should be taken into consideration for this request. If the ZBA feels the request does not meet the below Standards of Review, the ZBA has the authority to place additional conditions of approval to the SUP or recommend denial of the request.
3. Public input during the hearing has value and should be considered by staff and the ZBA when making a recommendation. Staff will provide a formal recommendation based on the outcome of the public hearing.

Conditions of Approval

1. This Special Use Permit is granted for the Prairie Fire Protection District in order to bring the existing firehouse on site into compliance. The Special Use Permit is transferrable to any new owner/tenant as long as the land use continues to be a firehouse. Any change of use on the property will void the Special Use Permit.
2. Any additions to the existing building on site shall be no closer than 25 feet from the east, west, and north property lines and no closer than 10 feet from the south property line.
3. The owner shall keep the property in compliance with all Madison County Ordinances, including but not limited to the Zoning Ordinance.
4. The owner’s failure to adhere to the conditions of the Special Use Permit will cause revocation of the same, and require immediate removal of the Reception Venue Operation.

Standard of Review for Special Use Permits

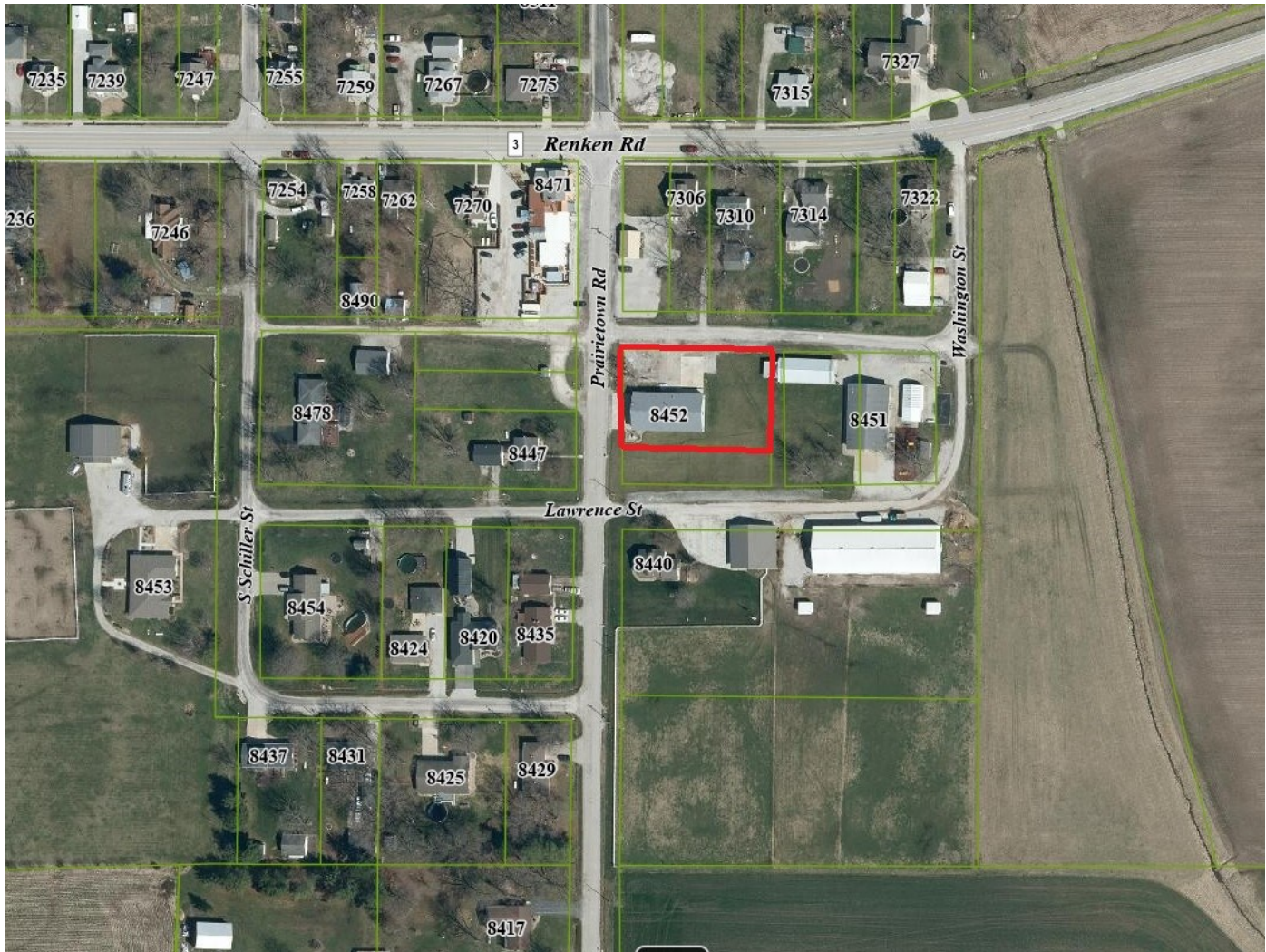
Below are the items listed in the Zoning Ordinance that the Zoning Board of Appeals shall take into account while reviewing a SUP request.

1. The effect the development would have on schools, traffic, streets, shopping, public utilities, and adjacent properties;
2. Whether the application is necessary for the public convenience at that location;
3. In the case of an existing nonconforming use, whether a special use permit would make the use more compatible with its surroundings;
4. Whether the application is designed, located, and proposed to be operated in a manner that protects the public health, safety, and welfare;
5. Whether the application will cause injury to the value of other property in the neighborhood in which it is located; and,
6. Whether the special use would be detrimental to the essential character of the district in which it is located.

Staff Recommendation

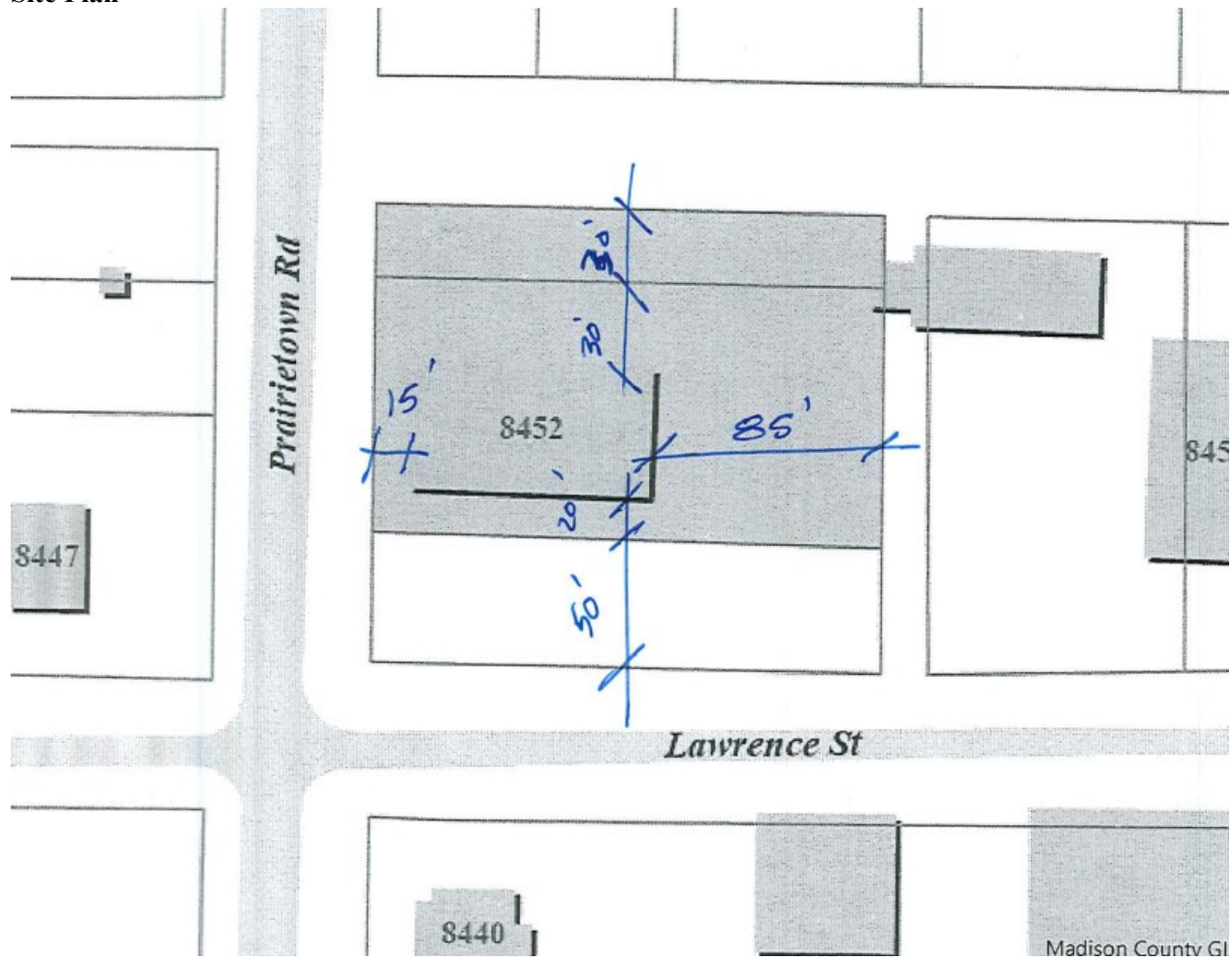
Staff recommends **approval** for the requested Special Use Permit.

Aerial Photograph



The subject property is outlined in red. Please note property lines may be skewed to imagery.

Site Plan



Site Photographs



Narrative Statement

Narrative for Prairie Fire Protection District

Prairie Fire Protection District would like to apply for a special use permit for our parcel that our fire house sits on. Since it was zoned way back when and the county has never changed the zoning of their own accord, we would like the special use permit for a possible addition to the firehouse at some point in the future. We are doing it now as not to delay the process when we do decide to construct.

Attachment "A" – Letter of Support



Fosterburg Water District

3216 MAIN ST. - FOSTERBURG ALTON, ILLINOIS 62002-7768
Tel: (618) 259-0935 FAX: (618) 259-9887

April 18, 2023

RE: Request of Special Use Permit Pin# 12-2-04-18-18-301-010 with a known address of known as 8452 Prairietown Road, Worden

To Whom It May Concern:

Per the notice from Madison County Zoning Board of Appeals dated April 10, 2023 regarding the Prairie Fire Protection District to continue to allow operation of an existing firehouse.

It is Fosterburg Water District's opinion to work with and to have community services available for everyone to utilize.

It is also Fosterburg Water District's opinion to give full support to all fire departments within the boundaries of Fosterburg Water District.

Likewise, Fosterburg Water District also realizes the impact any fire dept, no matter the size, contributes to the safety and growth of a community.

Therefore, Fosterburg Water District requests this letter to be submitted to the Zoning Board in a positive reflection of the allowance of the existing firehouse of the Prairie Fire Protection District to continue operation.

If you have any questions regarding the matter, please feel free to reach out the Fosterburg Water District at 618 259 0935.

Respectfully,

A handwritten signature in cursive script.

Mark D Voumard
District Manager
Fosterburg Water District
3216 Main St.
Alton, IL 62002
618 259 0935

RESOLUTION – Z23-0025

WHEREAS, on the 25th day of April 2023, a public hearing was held to consider the petition of Brian and Samantha Dale, owners of record, requesting a Special Use Permit as per §93.025, Section G, Item 20 of the Madison County Zoning Ordinance in order to keep chickens on site and a variance in order to have 10 chickens instead of the maximum 5 allowed. This is located in an “R-3” Single-Family Residential District in Fort Russell Township at 257 Sterling Drive, Moro, Illinois, County Board District #14, PIN# 15-2-09-08-02-205-020; and,

WHEREAS, the Madison County Zoning Board of Appeals submitted its Findings for the aforesaid petition; and,

WHEREAS, it was recommended in the aforesaid Report of Findings of the Madison County Zoning Board of Appeals and further amended by the Building & Zoning Committee that the petition of Brian and Samantha Dale be **Approved with Conditions** as follows:

1. This Special Use Permit is granted for the sole usage of Brian and Samantha Dale. Any change of tenant or ownership will void the Special Use Permit, and a new Special Use Permit will have to be obtained to keep domestic farm animals on the property.
2. A maximum of 5 chickens (hens only) are permitted on site. Roosters are prohibited.
3. The owner/applicant shall keep the property in compliance with all Madison County Ordinances, including but not limited to §93.100 Domestic Farm Animals.
4. Failure to comply with the conditions of the Special Use Permit will cause revocation, and immediate removal of the chickens, run, and coop will be required.

And the variance request be **Denied**.

WHEREAS, it is the opinion of the County Board of Madison County that the Findings made by the Madison County Zoning Board of Appeals and further amended by the Building & Zoning Committee should be approved and Resolution adopted.

NOW, THEREFORE BE IT RESOLVED that this Resolution is approved and shall take effect immediately upon its adoption.

s/ Mick Madison
Mick Madison, Chairman

s/ Matt King
Matt King

s/ Frank Dickerson
Frank Dickerson

s/ Ryan Kneedler
Ryan Kneedler

s/ Terry Eaker
Terry Eaker

Nick Petrillo

s/ John Janek
John Janek

s/ Bobby Ross
Bobby Ross
BUILDING & ZONING COMMITTEE
MAY 2, 2023

Finding of Fact and Recommendations Hearing Z23-0025

Petition of Brian and Samantha Dale, owners of record, requesting a Special Use Permit as per §93.025, Section G, Item 20 of the Madison County Zoning Ordinance in order to keep chickens on site and a variance in order to have 10 chickens instead of the maximum 5 allowed. This is located in an “R-3” Single-Family Residential District in Fort Russell Township at **257 Sterling Drive, Moro**, Illinois, County Board District #14, PIN# 15-2-09-08-02-205-020

Members Present: Don Metzler, Thomas Ambrose, Nicholas Cohan, George Ellis, Cedric Irby, Sharon Sherrill

Members Absent: Mary Goode

A **motion** was made by Cedric Irby and **seconded** by Sharon Sherrill that the petition of Brian and Samantha Dale requesting a Special Use Permit be **Approved with Conditions** as follows:

1. This Special Use Permit is granted for the sole usage of Brian and Samantha Dale. Any change of tenant or ownership will void the Special Use Permit, and a new Special Use Permit will have to be obtained to keep domestic farm animals on the property.
2. A maximum of 10 chickens (hens only) are permitted on site. Roosters are prohibited.
3. The owner/applicant shall keep the property in compliance with all Madison County Ordinances, including but not limited to §93.100 Domestic Farm Animals.
4. Failure to comply with the conditions of the Special Use Permit will cause revocation, and immediate removal of the chickens, run, and coop will be required.

A separate **motion** was made by Nicholas Cohan and **seconded** by Sharon Sherrill that the petition of Brian and Samantha Dale requesting a variance in order to have 10 chickens instead of the maximum 5 allowed be **Approved**.

The Finding of Fact of the Board of Appeals: **I.** The zoning file, staff report, and Madison County Code of Ordinances were submitted for the record; **II.** The notice of public hearing was posted on the property in accordance with the terms of the ordinance; **III.** The legal notice appeared in the newspaper and meets the requirements of the ordinance for publication; **IV.** The adjoining property owners were notified by mail of the time, date, and location of the public hearing; **V.** Samantha Dale, applicant with Brian Dale, stated that they are requesting a Special Use Permit to keep chickens solely for the purpose of eggs for their family, not for sale, and for pets for their family. She said the variance they requested to have 10 chickens instead of 5 is only for the future. Mrs. Dale said they don't plan on slaughtering their chickens just because they stop laying eggs in the future due to old age. She said they just couldn't do that, because they are going to consider them pets, and their children will be attached to them; **VI.** Cedric Irby, ZBA Member, asked how long they have lived at the property. Mrs. Dale said it will be 4 years in June; **VII.** Mr. Irby asked how long they have had chickens, and Mrs. Dale said they don't have them yet; **VIII.** Sharon Sherrill, ZBA Member, asked Mrs. Dale if she feels that they have sufficient space and the necessary area for 10 of them. Mrs. Dale said according to the County's rules, she believes the square footage in the enclosure they have planned does account for all 10 of them, if they were to have 10 all at one time; **IX.** Ms. Sherrill asked if they are definitely having 10. Mrs. Dale said they plan on starting out with the maximum 5 that are generally allowed, and see what happens in the future. She said normally the store won't even sell you fewer than four or five; **X.** Jen Hurley, Zoning Coordinator, read aloud the following letter that was submitted for the record: “We, Curtis and Vikki Troutman, the neighbors of 257 Sterling Dr, would like to express our support of Brian and Samantha Dale and I attest that I have no objection to the keeping of hens on their property. Our address is 209 Fairway Dr, Moro”; **XI.** Mr. Irby asked Mrs. Dale if they have spoken to their neighbors about having ten chickens. Mrs. Dale said she believes so, and if they ever have any objections, they would certainly work it out anyway that they could, as they love their neighbors. She also said they would let them know before they got more chickens; **XII.** Thomas Ambrose, ZBA Member, asked Mrs. Dale if they have ever raised chickens before. She said “no”. She said they come from a very small property down in Wood River, and they bought this property to breathe a little bit more, and they think it would be great to teach their boys and themselves where our food comes from;

XIII. Mr. Irby asked Mrs. Dale if any of their neighbors have chickens. Mrs. Dale said yes, not adjoining neighbors, but definitely within eyesight there are chickens. She said she is unsure if they are permitted, but they do know of two properties with chickens.

Roll-call vote on motion to approve Special Use Permit.

Ayes to the motion: Thomas Ambrose, Nicholas Cohan, George Ellis, Cedric Irby, Sharon Sherrill

Nays to the motion: None

Roll-call vote on motion to approve variance to have 10 chickens instead of the maximum 5 allowed.

Ayes to the motion: Thomas Ambrose, Nicholas Cohan, George Ellis

Nays to the motion: Cedric Irby, Sharon Sherrill

Whereupon the Chairman declared the motions duly adopted.

Chairman, Madison County Zoning Board of Appeals

Secretary, Zoning Administrator

Zoning Board of Appeals Staff Report

Application Number: Z23-0025

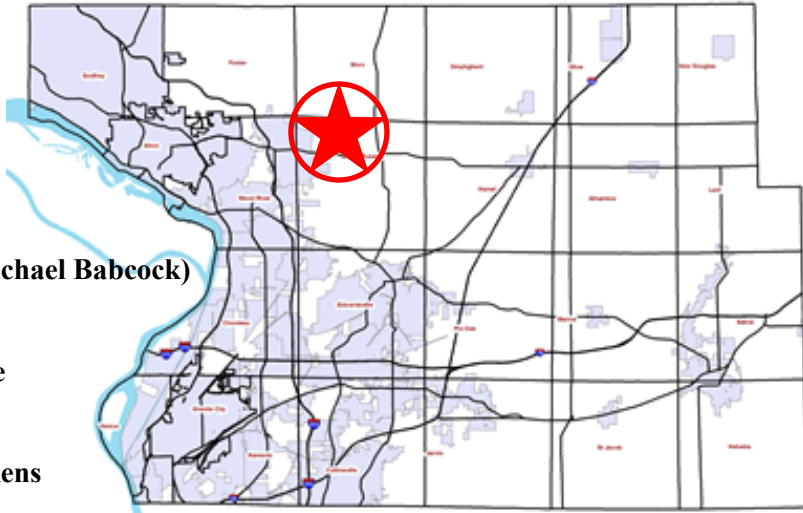
Meeting Date: April 25, 2023

From: Jen Hurley
Zoning Coordinator

Location: 257 Sterling Drive
Moro, Illinois
County Board District #14 (Michael Babcock)
PIN: 15-2-09-08-02-205-020

Zoning Request: Special Use Permit & Variance

Description: Chickens (Hens Only)
Variance for Number of Chickens



Attachments: Attachment “A” – Support from Adjoining Property Owners

Proposal Summary

The applicants are Brian and Samantha Dale, owners of record. The subject property is zoned “R-3” Single-Family Residential District and is located in Fort Russell Township at 257 Sterling Drive, Moro, County Board District #14. The applicants are requesting a Special Use Permit (SUP) as per §93.025, Section G, Item 20 of the Madison County Zoning Ordinance in order to keep chickens on site and a variance in order to have 10 chickens instead of the maximum of 5 allowed. In order for this request to be permitted, the ZBA must review and approve the application as per §93.176, Section A, Item 2 of the Madison County Zoning Ordinance.

Planning & Zoning Considerations

Direction	Land Use	Zoning
North	Single-Family Dwelling	“R-3” Single-Family Residential
South	Single-Family Dwelling	“R-3” Single-Family Residential
East	Single-Family Dwelling	“R-3” Single-Family Residential
West	Vacant	“R-3” Single-Family Residential

- *Land Use and Zoning of Surrounding Properties*
- *Zoning History* – There have been no other zoning requests on the subject property, and there are no outstanding violations.
- *SUP and Variance for Chickens* – The applicant is requesting a Special Use Permit in order to keep chickens on site. They are also requesting a variance to have 10 chickens instead of the maximum of 5 allowed with the Special Use Permit. In the narrative statement on page 7, the applicants state that they are seeking approval to keep chickens on their property for the use of eggs and family pets. They stated that the variance is for future purposes if/when their initial hens stop laying eggs due to old age. This would allow them to keep the initial hens and purchase new ones at that time so they still have eggs. See page 5 for the site plan and page 6 for site photos.

Staff Review

When reviewing an application, the following should be taken into consideration; (1) precedent, (2) standards of review and (3) public input.

1. In the last 15 years, there have been 18 requests for keeping chickens in a Residential District, 3 of which were denied, 1 was withdrawn by the applicant, and the other 14 were approved. There have been 7 variance requests for the number of chickens, of which 3 were approved and 4 were denied. There is 1 other request for keeping chickens on the agenda for this meeting, and that request also includes a variance request for the number of chickens.
2. The below Standards of Review for Special Use Permits and Variances should be taken into consideration for this request. If the ZBA feels the request does not meet the below Standards of Review, the ZBA has the authority to place additional conditions of approval to the SUP or recommend denial of the request.
3. Public input during the hearing has value and should be considered by staff and the ZBA when making a recommendation. Staff will provide a formal recommendation based on the outcome of the public hearing.

Conditions of Approval

1. This Special Use Permit is granted for the sole usage of Brian and Samantha Dale. Any change of tenant or ownership will void the Special Use Permit, and a new Special Use Permit will have to be obtained to keep domestic farm animals on the property.
2. A maximum of 10 chickens (hens only) are permitted on site. Roosters are prohibited.
3. The owner/applicant shall keep the property in compliance with all Madison County Ordinances, including but not limited to §93.100 Domestic Farm Animals.
4. Failure to comply with the conditions of the Special Use Permit will cause revocation, and immediate removal of the chickens, run, and coop will be required.

Standard of Review for Special Use Permits

Below are the items listed in the Zoning Ordinance that the Zoning Board of Appeals shall take into account while reviewing a SUP request.

1. The effect the development would have on schools, traffic, streets, shopping, public utilities, and adjacent properties;
2. Whether the application is necessary for the public convenience at that location;
3. In the case of an existing nonconforming use, whether a special use permit would make the use more compatible with its surroundings;
4. Whether the application is designed, located, and proposed to be operated in a manner that protects the public health, safety, and welfare;
5. Whether the application will cause injury to the value of other property in the neighborhood in which it is located; and,
6. Whether the special use would be detrimental to the essential character of the district in which it is located.

Standards of Review for Variances

Per §93.167, Section (I), Items 1-4 of the Madison County Zoning Ordinance, the Zoning Board of Appeals shall ensure that the following conditions are met when considering a Variance request:

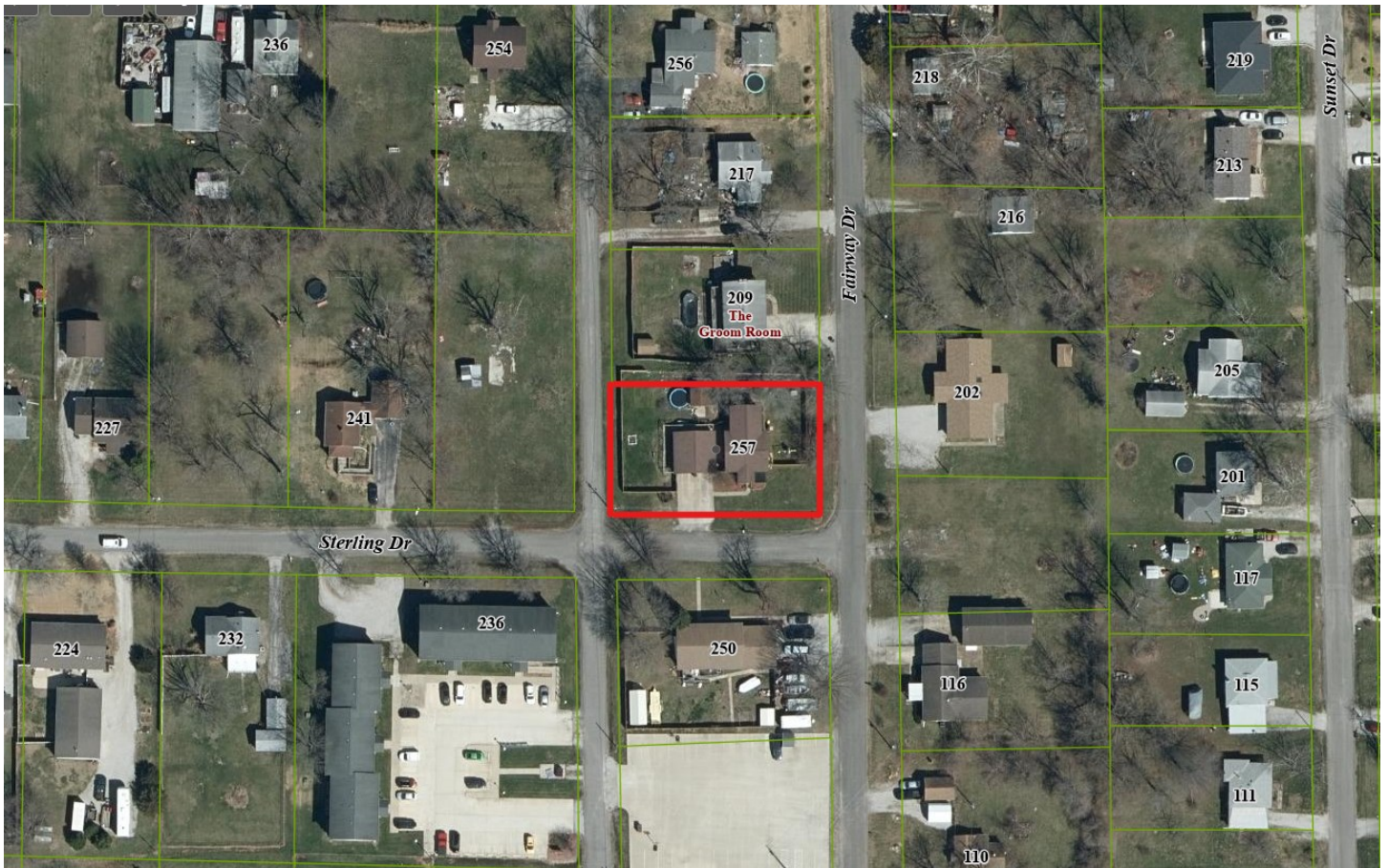
1. That there are special circumstances or conditions as fully described in the findings, applying to the land or buildings for which the variance is sought, which circumstances or conditions are peculiar to such land or building and do not apply generally to the land or buildings in the surrounding area, and that circumstances or conditions are such that strict application of this Zoning Code would deprive the applicant of a reasonable permitted use of the land or building; and,

2. That, for reasons fully set forth in the findings, the granting of the variance is necessary for the reasonable use of land or buildings, and that the variance is the minimum variance that will accomplish this purpose; and,
3. That the granting of this variance would be in harmony with the general purpose and intent of this Zoning Code, and will not be injurious to the surrounding area or otherwise detrimental to the character and use of adjoining buildings and those in the vicinity, the Board, in making its findings, shall take into account whether the condition of the subject premises is peculiar to the lot or tract described in the petition or is merely part of the general condition of the area.
4. No Variance shall be approved that constitutes a variation in use not permitted in the district.

Staff Recommendation

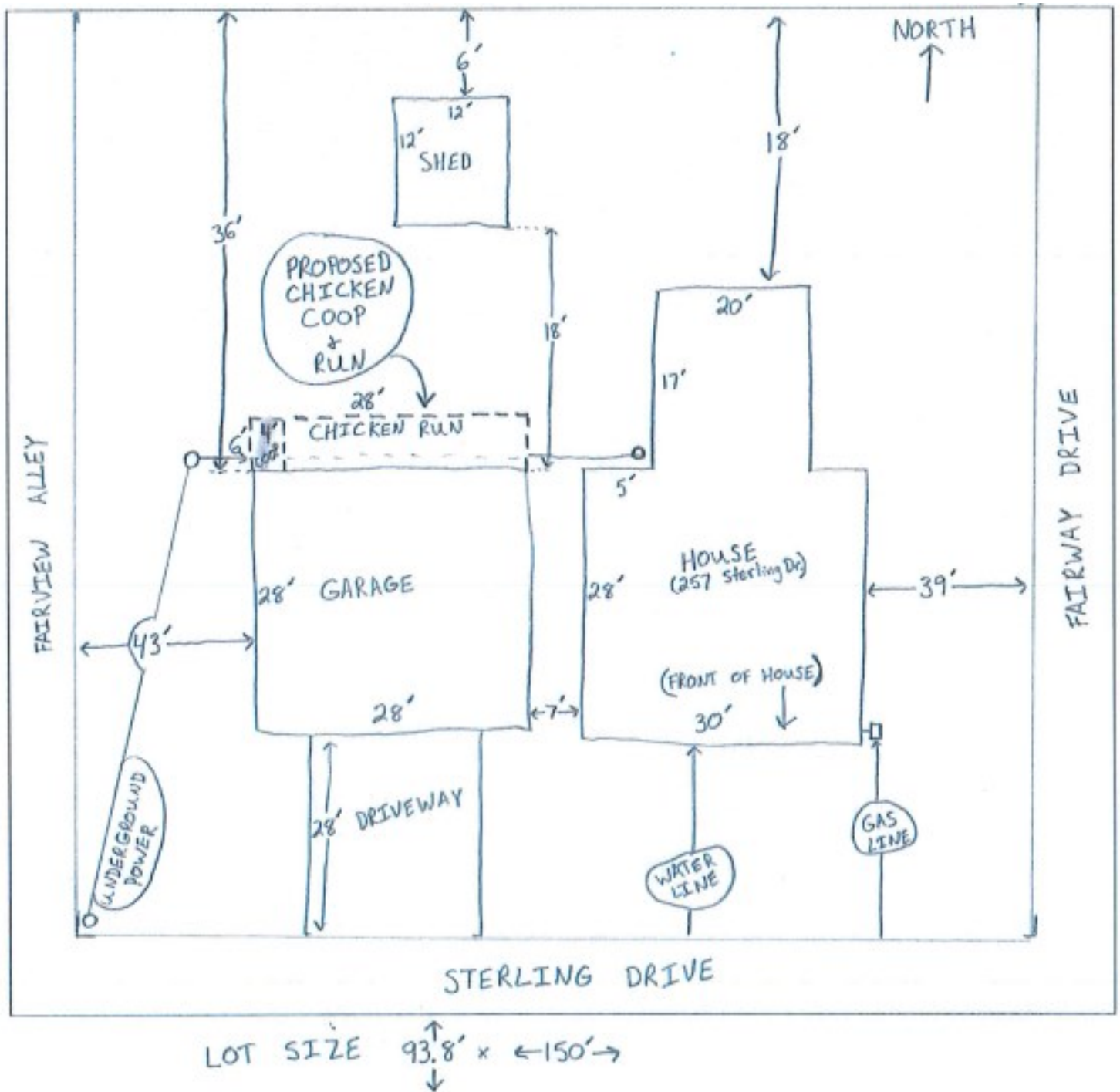
Staff recommends **approval** for the requested Special Use Permit, and **denial** for the requested variance.

Aerial Photograph



The subject property is outlined in red. Please note property lines may be skewed to imagery.

Site Plan



Site Photographs



Brian and Samantha Dale

257 Sterling Dr.

Moro, IL 62067

March 17, 2023

Madison County Building and Zoning,

We are applying for a special permit to keep chickens (hens only) on our property for the use of eggs and family pets. This proposal would have no effect on the county comprehensive plan, schools, traffic, streets, shopping, public utilities, and adjacent properties. Our chickens will not leave the run and impede on others at any time. They will not cause injury to the value of other property in the neighborhood in which we are located and will not be detrimental to the essential character of our district. The chicken coop and run will be located 30 ft from our nearest neighbor's property line. This complies with the ordinance rule of the minimum of 20ft from the nearest property line. We currently have neighbors within eyesight of our property who own backyard chickens, they do not disturb the public in any way to our knowledge. Our neighbors have expressed their support and have no objections to us owning chickens.

We wish to build the chicken coop and chicken run within an existing area behind our garage that was previously used as a dog run. The coop measurements will be roughly 6' by 4' and located inside the chicken run. The run will be 28' long by 6' wide with a height of 6' and will have predator proofing along the ground inside as well as on the sides of the run itself. This complies with the ordinance rule of 16 square feet of permeable land for each chicken.

We are also asking for a variance to have up to ten hens. This is for future purposes if/when our initial hens stop laying eggs due to old age. We do not wish to cull these birds or give them away when that happens as they will be considered family pets. We wish to keep them and purchase new hens at that time so we may still have eggs. We will not own more than ten hens at one time if this variance is granted.

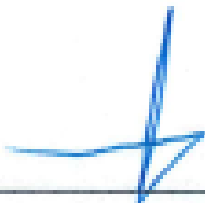
Sincerely,

A handwritten signature in blue ink that reads "Brian Dale, Samantha J Dale". The signature is written in a cursive, flowing style.

Brian Dale, Samantha J Dale

Attachment “A” – Support from Adjoining Property Owners

We, Curtis and Vikki Troutman, the neighbors of 257 Sterling Dr., would like to express our support of Brian and Samantha Dale and I attest that I have no objection to the keeping of hens on their property. Our address is 209 Fairway Dr. Moro, IL 62067.

Signed:  _____

Date: 3/17/23

Signed:  _____

Date: 3/17/23

RESOLUTION – Z23-0026

WHEREAS, on the 25th day of April 2023, a public hearing was held to consider the petition of John Barry Julian, owner of record, requesting a Special Use Permit as per §93.031, Section D, Item 1 of the Madison County Zoning Ordinance in order to operate an Eating and Drinking Establishment in the existing building on site. This is located in a “B-3” Highway Business District in Wood River Township at 139 W MacArthur Drive, Cottage Hills, Illinois, County Board District #14, PIN# 19-2-08-11-01-106-026.001; and,

WHEREAS, the Madison County Zoning Board of Appeals submitted its Findings for the aforesaid petition; and,

WHEREAS, it was recommended in the aforesaid Report of Findings of the Madison County Zoning Board of Appeals that the petition of John Barry Julian be **Approved with Conditions** as follows:

1. This Special Use Permit is granted for the sole usage of John Barry Julian and is not transferable to future owners/tenants. Any change of owner/tenant of the property will require a new Special Use Permit.
2. The owner/tenant/operator shall keep the property in compliance with all Madison County Ordinances, including but not limited to the Madison County Zoning Ordinance.
3. Food is required to be served at this location to satisfy Liquor Ordinance distance requirements.

WHEREAS, it is the opinion of the County Board of Madison County that the Findings made by the Madison County Zoning Board of Appeals should be approved and Resolution adopted.

NOW, THEREFORE BE IT RESOLVED that this Resolution is approved and shall take effect immediately upon its adoption.

s/ Mick Madison
Mick Madison, Chairman

s/ Frank Dickerson
Frank Dickerson

s/ Terry Eaker
Terry Eaker

s/ John Janek
John Janek

s/ Matt King
Matt King

s/ Ryan Kneedler
Ryan Kneedler

Nick Petrillo

s/ Bobby Ross
Bobby Ross

**BUILDING & ZONING COMMITTEE
MAY 2, 2023**

Finding of Fact and Recommendations

Hearing Z23-0026

Petition of John Barry Julian, owner of record, requesting a Special Use Permit as per §93.031, Section D, Item 1 of the Madison County Zoning Ordinance in order to operate an Eating and Drinking Establishment in the existing building on site. This is located in a “B-3” Highway Business District in Wood River Township at **139 W. MacArthur Drive, Cottage Hills, Illinois**, County Board District #14, PIN# 19-2-08-11-01-106-026.001

Members Present: Don Metzler, Thomas Ambrose, Nicholas Cohan, George Ellis, Cedric Irby, Sharon Sherrill

Members Absent: Mary Goode

A **motion** was made by Cedric Irby and **seconded** by Sharon Sherrill that the petition of John Barry Julian be **Approved with Conditions** as follows:

1. This Special Use Permit is granted for the sole usage of John Barry Julian and is not transferable to future owners/tenants. Any change of owner/tenant of the property will require a new Special Use Permit.
2. The owner/tenant/operator shall keep the property in compliance with all Madison County Ordinances, including but not limited to the Madison County Zoning Ordinance.
3. Food is required to be served at this location to satisfy Liquor Ordinance distance requirements.

The Finding of Fact of the Board of Appeals: **I.** The zoning file, staff report, and Madison County Code of Ordinances were submitted for the record; **II.** The notice of public hearing was posted on the property in accordance with the terms of the ordinance; **III.** The legal notice appeared in the newspaper and meets the requirements of the ordinance for publication; **IV.** The adjoining property owners were notified by mail of the time, date, and location of the public hearing; **V.** Barry Julian, applicant, stated that he is asking for a Special Use Permit to modify the use of an existing building on MacArthur Blvd. He said he bought the property about 6 months ago, and it used to be Charlie’s Auto. Mr. Julian said he wants to take what had been a storage building that’s been vacant for a number of years, and put in a golf simulator, a small indoor putting green, a bar with some bar food, and some games. He said most of the neighboring properties are already doing all of those things except for the golf simulator, so he was surprised to find out that it was zoned “B-3” and he would have to get a Special Use Permit. Mr. Julian said his reason for buying the property was simply to make money. He said he has ample parking, and he owns altogether a little over 3 contiguous acres there; **VI.** Thomas Ambrose, ZBA Member, asked how many square feet of blacktop is being put in. Mr. Julian said he doesn’t know exactly, but said it’s enough to accommodate the 40 parking spaces and estimates it to be 10,000 square feet. He said they changed the drainage in that area to make sure it’s not dumping water out onto 140 and there shouldn’t be any problems; **VII.** Mr. Ambrose said that it looks like Mr. Julian has a lot of competition there and asked if he expects to make money there. Mr. Julian said if he didn’t expect to, he wouldn’t be spending money there; **VIII.** Mr. Ambrose asked Mr. Julian if he is still wanting the gambling there. Mr. Julian said he would like to have it there, but that’s not the reason why he started this project. He said it is financially advantageous to have it. Mr. Ambrose asked if Mr. Julian would still want this without the gambling. Mr. Julian said every service that he expects to offer is intended to be profitable, and if you take away one piece, that doesn’t mean it’s not going to be profitable; **IX.** Jen Hurley, Zoning Coordinator, read aloud the following letter that was submitted for the record: “Since neither my wife or I will be in town April 25, 2023, I am writing our comments to address the special use request pertaining to the above reference property by its owners located at 139 W. MacArthur Drive, Cottage Hills, Illinois. As contiguous owners, for well over a decade, of the adjacent properties located at 127 and 131 West MacArthur Drive in Cottage Hills. We are highly in favor of the request for the special use permit. Based on businesses surrounding the parcel requested for the special use, we see no reason other than to allow the special use. The owner of the parcel is basically requesting the same use as

properties directly across the street, a few parcels west on the south side of route 140 (MacArthur Drive), as well as two parcels directly to the east on the same side of Route 140 (MacArthur Drive). Therefore, the request seems appropriate and well within the special use parameters put in place by Madison County. Therefore, we have no issues with the request for the special request. Steve Bryant and Barbara Bryant.”

Roll-call vote.

Ayes to the motion: Nicholas Cohan, George Ellis, Cedric Irby, Sharon Sherrill

Nays to the motion: Thomas Ambrose

Whereupon the Chairman declared the motion duly adopted.

Chairman, Madison County Zoning Board of Appeals

Secretary, Zoning Administrator

Zoning Board of Appeals Staff Report

Application Number: Z23-0026

Meeting Date: April 25, 2023

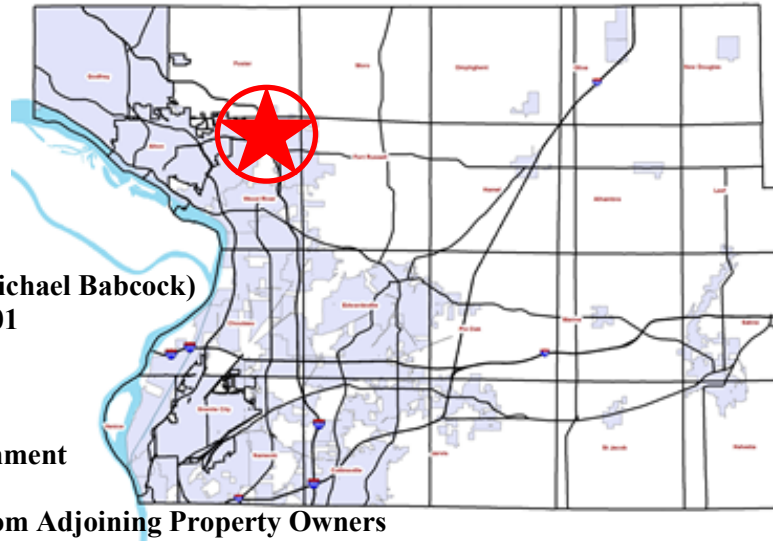
From: Jen Hurley
Zoning Coordinator

Location: 139 W MacArthur Drive
Cottage Hills, Illinois
County Board District #14 (Michael Babcock)
PIN: 19-2-08-11-01-106-026.001

Zoning Request: Special Use Permit

Description: Eating and Drinking Establishment

Attachments: Attachment “A” – Support from Adjoining Property Owners



Proposal Summary

The applicant is John Barry Julian, owner of record. The applicant is requesting a Special Use Permit (SUP) as per §93.031, Section D, Item 1 of the Madison County Zoning Ordinance in order to operate an Eating and Drinking Establishment in the existing building on site. The subject property is zoned “B-3” Highway Business District and is located in Wood River Township at 139 W MacArthur Drive. Cottage Hills, County Board District #14. In order for this request to be permitted, the ZBA must review and approve the application as per §93.176, Section A, Item 2 of the Madison County Zoning Ordinance.

Planning & Zoning Considerations

Direction	Land Use	Zoning
North	Vacant	“B-3” Highway Business
South	Commercial Building/Restaurant	“B-2” General Business/”B-3” Highway Business
East	Vacant	“B-3” Highway Business
West	Commercial Building	“B-4” Wholesale Business

- *Land Use and Zoning of Surrounding Properties*
- *Zoning History* – There have been no other zoning hearings on the property in the past, and there are no outstanding violations.
- *SUP for Eating and Drinking Establishment* – The applicant is requesting a Special Use Permit in order to operate an Eating and Drinking Establishment in the existing building on site. The applicant recently purchased the property, and the building on site is currently vacant. The applicant is intending to operate a bar and grill in the building, along with having an indoor golf simulator and video game gambling. See page 4 for the site and floor plan and page 6 for site photos.
- *Structures and Parking* – The existing structure on site is currently vacant. The new Eating and Drinking Establishment will be located within this structure and will utilize the existing parking areas on

the front and side of the building. There is adequate room for parking to meet the parking regulations outlined in the Zoning Ordinance.

Staff Review

When reviewing an application, the following should be taken into consideration; (1) precedent, (2) standards of review and (3) public input.

1. In the last 15 years, there have been 9 other requests for a Special Use Permit to operate an Eating & Drinking Establishment. All were approved.
2. The below Standards of Review for Special Use Permits should be taken into consideration for this request. If the ZBA feels the request does not meet the below Standards of Review, the ZBA has the authority to place additional conditions of approval to the SUP or recommend denial of the request.
3. Public input during the hearing has value and should be considered by staff and the ZBA when making a recommendation. Staff will provide a formal recommendation based on the outcome of the public hearing.

Conditions of Approval

If the Zoning Board of Appeals chooses to recommend approval, staff recommends the following conditions:

1. This Special Use Permit is granted for the sole usage of John Barry Julian and is not transferable to future owners/tenants. Any change of owner/tenant of the property will require a new Special Use Permit.
2. The owner/tenant/operator shall keep the property in compliance with all Madison County Ordinances, including but not limited to the Madison County Zoning Ordinance.
3. Food is required to be served at this location to satisfy Liquor Ordinance distance requirements.

Standard of Review for Special Use Permits

Below are the items listed in the Zoning Ordinance that the Zoning Board of Appeals shall take into account while reviewing a SUP request.

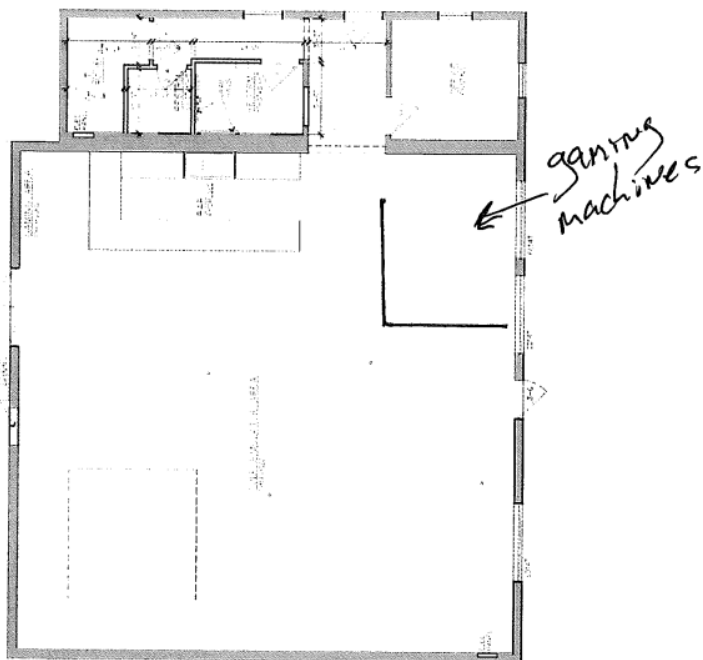
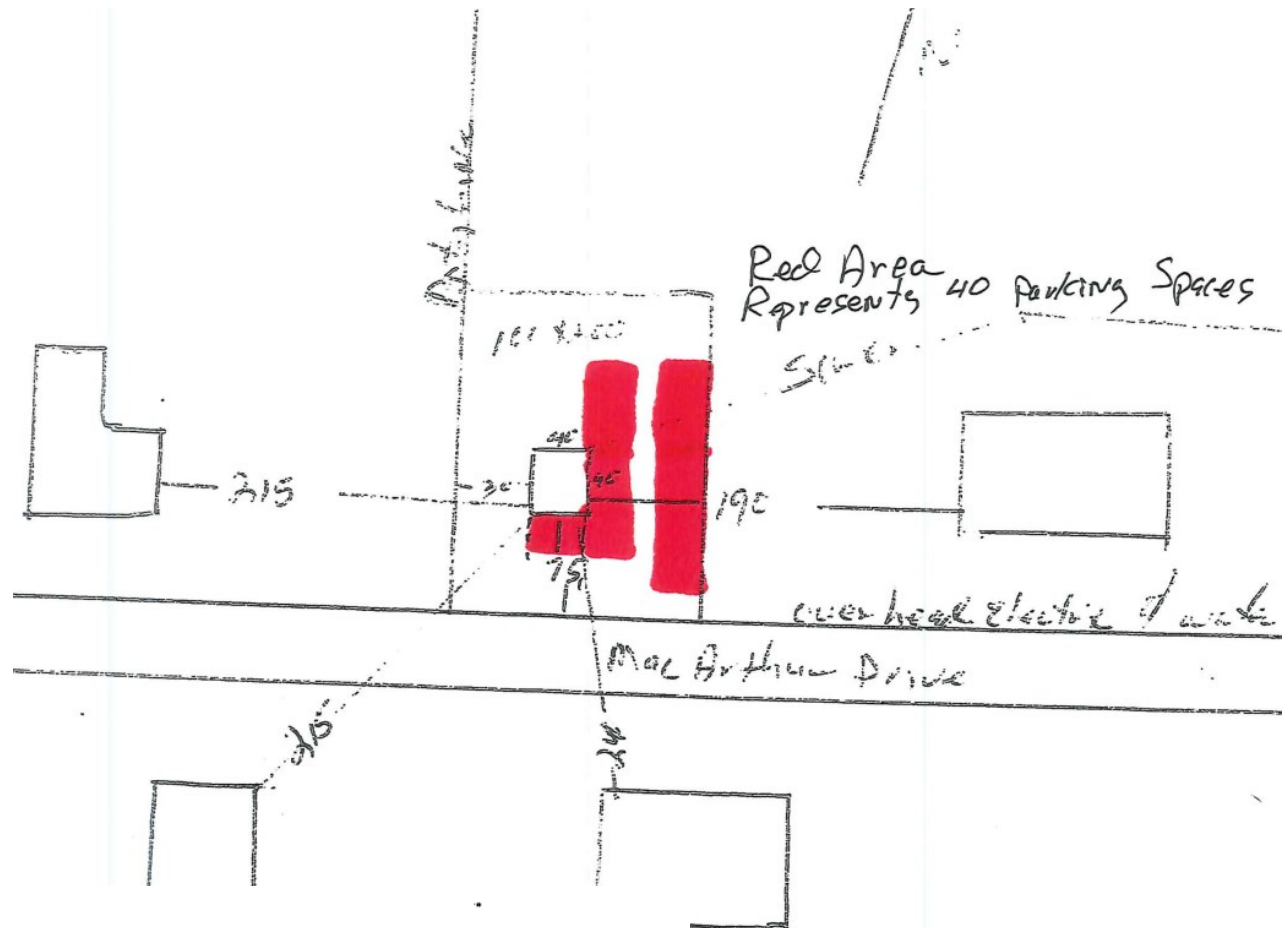
1. The effect the development would have on schools, traffic, streets, shopping, public utilities, and adjacent properties;
2. Whether the application is necessary for the public convenience at that location;
3. In the case of an existing nonconforming use, whether a special use permit would make the use more compatible with its surroundings;
4. Whether the application is designed, located, and proposed to be operated in a manner that protects the public health, safety, and welfare;
5. Whether the application will cause injury to the value of other property in the neighborhood in which it is located; and,
6. Whether the special use would be detrimental to the essential character of the district in which it is located.

Staff Recommendation

1. Staff recommends **approval** for the requested Special Use Permit.



Site/Floor Plan



Site Photographs



Narrative Statement

I am applying for a special use permit for 139 W. MacArthur Drive Cottage Hills. The property is Zoned B-3 and I want a Special use permit allowing me to install indoor putting green, indoor golf simulator, sell food and drinks and install gaming machines. These activities are allowed under the Special Use listing of activities in zone B-3.

The activities I want to engage in will have no effect on the county comprehensive plan because other establishments in the area are presently engaging in all but the golf activities which will be indoor. I don't anticipate the business causing any noticeable change in traffic patterns on MacArthur Drive (Hwy 140) and I have ample off street parking room. The adjacent properties are far enough away that I will not impact them. I will not bring any additional school children, traffic, or stress public utilities. Utility service for the site has been in place for many years.

The change I want to implement will be an asset to the neighborhood. Instead of an overgrown rocky lot I will have a well lighted paved parking area. This should increase the value of surrounding properties and will bring in additional sales tax revenue for the county. This will not be detrimental to the essential character of the area, but will be an improvement!

Attachment “A” – Support from Adjoining Property Owners

April 19, 2023

Reference: Zoning Board of Appeals File #Z23-0026

Jen Hurley,

Since neither my wife or I will be in town April 25, 2023, I am writing our comments to address the special use request pertaining to the above referenced property by it's owners located at 139 W. MacArthur Drive, Cottage Hills, Illinois. As contiguous owners, for well over a decade, of the adjacent properties located at 127 and 131 West MacArthur Drive in Cottage Hills. We are highly in favor of the request for the special use permit. Based on businesses surrounding the parcel requested for the special use, we see no reason other than to allow the special use. The owner of the parcel is basically requesting the same use as properties directly across the street, a few parcels west on the south-side of route 140 (MacArthur Drive), as well as two parcels directly to the east on the same side of Route 140 (MacArthur Drive). Therefore, the request seems appropriate and well within the special use parameters put in place by Madison County.

Therefore, we have no issues with the request for the special request.

Best,

Steve A. Bryant
Barbara D. Bryant
Quality Homes by Design - Owners

RESOLUTION – Z23-0027

WHEREAS, on the 25th day of April 2023, a public hearing was held to consider the petition of ESP Solar, LLC, applicant on behalf of Jane Pirolo, owner of record, requesting a Special Use Permit as per §93.023, Section D, Item 41 of the Madison County Zoning Ordinance in order to develop a Community Solar facility on site. This is located in an “A” Agricultural District in Olive Township along W Frontage Road, Staunton, Illinois, County Board District #3, Current PIN# 08-1-05-10-00-000-011; and,

WHEREAS, the Madison County Zoning Board of Appeals submitted its Findings for the aforesaid petition; and,

WHEREAS, it was recommended in the aforesaid Report of Findings of the Madison County Zoning Board of Appeals that the petition of ESP Solar, LLC, on behalf of Jane Pirolo, be **Approved with Conditions** as follows:

1. This special use permit is granted for the sole usage of ESP Solar, LLC. If at any point in the future the current owner of the underlying property or ESP Solar, LLC, intend to transfer their/its interest in the property or facility, the Madison County Building & Zoning Administrator shall be notified in writing and be provided all necessary information pertaining to the new entities or parties involved.
2. No building or site development permit shall be issued until the property is divided via the Plat Act and this project is on its own parcel. New parcel number for the property after division:
3. No overweight or oversized loads shall be delivered to the site.
4. All vegetation, shrubbery, or other planting shall be well-maintained and kept free of noxious weeds and invasive plants.
5. The owner shall adhere to the submitted site plan and keep the property in compliance with all Madison County Ordinances.
6. The owner's failure to adhere to the conditions of the Special Use Permit will cause revocation of the same, and require immediate removal of the solar project from the site.

WHEREAS, it is the opinion of the County Board of Madison County that the Findings made by the Madison County Zoning Board of Appeals should be approved and Resolution adopted.

NOW, THEREFORE BE IT RESOLVED that this Resolution is approved and shall take effect immediately upon its adoption.

s/ Mick Madison
Mick Madison, Chairman

s/ Matt King
Matt King

s/ Frank Dickerson
Frank Dickerson

s/ Ryan Kneedler
Ryan Kneedler

s/ Terry Eaker
Terry Eaker

Nick Petrillo

s/ John Janek

John Janek

s/ Bobby Ross
Bobby Ross
BUILDING & ZONING COMMITTEE
~~APRIL 4, 2023~~
MAY 2, 2023

Finding of Fact and Recommendations

Hearing Z23-0027

Petition of ESP Solar, LLC, applicant on behalf of Jane Pirolo, owner of record, requesting a Special Use Permit as per §93.023, Section D, Item 41 of the Madison County Zoning Ordinance in order to develop a Community Solar facility on site. This is located in an “A” Agricultural District in Olive Township **along W Frontage Road, Staunton**, Illinois, County Board District #3, Current PIN# 08-1-05-10-00-000-011

Members Present: Don Metzler, Thomas Ambrose, Nicholas Cohan, George Ellis, Cedric Irby, Sharon Sherrill

Members Absent: Mary Goode

A **motion** was made by Sharon Sherrill and **seconded** by Cedric Irby that the petition of ESP Solar, LLC & Jane Pirolo be **Approved with Conditions** as follows:

1. This special use permit is granted for the sole usage of ESP Solar, LLC. If at any point in the future the current owner of the underlying property or ESP Solar, LLC, intend to transfer their/its interest in the property or facility, the Madison County Building & Zoning Administrator shall be notified in writing and be provided all necessary information pertaining to the new entities or parties involved.
2. No building or site development permit shall be issued until the property is divided via the Plat Act and this project is on its own parcel. New parcel number for the property after division:
3.

No overweight or oversized loads shall be delivered to the site.
4. All vegetation, shrubbery, or other planting shall be well-maintained and kept free of noxious weeds and invasive plants.
5. The owner shall adhere to the submitted site plan and keep the property in compliance with all Madison County Ordinances.
6. The owner’s failure to adhere to the conditions of the Special Use Permit will cause revocation of the same, and require immediate removal of the solar project from the site.

The Finding of Fact of the Board of Appeals: **I.** The zoning file, staff report, and Madison County Code of Ordinances were submitted for the record; **II.** The notice of public hearing was posted on the property in accordance with the terms of the ordinance; **III.** The legal notice appeared in the newspaper and meets the requirements of the ordinance for publication; **IV.** The adjoining property owners were notified by mail of the time, date, and location of the public hearing; **V.** Chad Chahbazi with Cynergy Power, development firm helping ESP Solar, gave a presentation on their company mission, history, past projects, and focus. He said that some of the benefits they are providing on this project include \$25,000-35,000 in property tax revenue that comes directly to the County from the developer, a donation of anywhere from \$40,000-60,000, jobs for local subcontractors, significant greenhouse gas reductions, and grid stabilization. Mr. Chahbazi said that the land owner, Jane Pirolo, is heavily in favor of this project; **VI.** George Ellis, ZBA Member, asked about the battery storage facility on site. Mr. Chahbazi said that is a new part of the program, which essentially helps provide power in the summer time when the sun isn’t up; **VII.** Nicholas Cohan, ZBA Member, asked how much the consumer is going to be saving. Mr. Chahbazi said the savings is anywhere from 10-20% with no upfront costs; **VIII.** Thomas Ambrose, ZBA Member, asked how much they get from the state and the government. Mr. Chahbazi said the company enters into a contract for a renewable energy program with Ameren and they receive that revenue, and he said there are also federal tax credits. He estimates that it covers about 40-50% of the cost. Mr. Ambrose asked how much it costs the taxpayers in Illinois by them being subsidized. Mr. Chahbazi said this isn’t a state of Illinois taxpayer-funded program; **IX.** Mr. Ambrose said he understands that there are 3 power grids in the United States. Mr. Chahbazi said there’s more than three. Mr. Ambrose said he has read reports that if one power grid would get knocked out, then they all might go out, and if they all go out for more than 6 months, 90% of

the people in this country would die. Mr. Ambrose asked what solar would do in a case like that. Mr. Chahbazi said these are much smaller solar projects, and solar is just one of the tools in the tool box for power generation; **X.** Mr. Ellis asked how long the equipment lasts. Mr. Chahbazi said the modules are warranted for 25 years and the converters and batteries are 10 years; **XI.** Mr. Ellis asked how long they are planning on operating this, and Mr. Chahbazi said they have a 20-year lease agreement with the landowner, with options to extend, so they intend to have the system up for at least 20 years; **XII.** Mr. Ellis asked if they recycle the materials when the project comes to the end of its cycle. Mr. Chahbazi said yes, and that they also have a decommissioning plan in place. Mr. Ellis asked if the landowner has to worry about that, and Mr. Chahbazi said “no”. Mr. Ellis asked then if they remove the worn out equipment and then either replace it or return it to the original state. Mr. Chahbazi said yes, they do that all the time; **XIII.** Mr. Ambrose said he has read articles claiming that solar will have the right to have 10,000 acres in each county, which would be a million acres of farmland being taken out of Illinois. He asked if they could put the solar panels somewhere else besides on farmland. Mr. Chahbazi said the benefit of using farmland is that the soil is recharging, since the soil is not being tilled or processed; **XIV.** Mr. Cohan asked if the batteries are stored on that site. Mr. Chahbazi said “yes”. Mr. Cohan asked if they are housed in another building. Mr. Chahbazi said no, they are right next to the equipment pads; **XV.** Susan Wesa, along with husband David Wessa, owners of 200 acres adjoining the subject property to the west, asked where the access is to this property. Mr. Chahbazi said on West Frontage Road, there is an access road that they are building. Mr. Wesa said the existing road is a private road that they own. He asked Mr. Chahbazi if they are adding a second road there. Mr. Chahbazi said yes, they will build a 20-foot wide gravel access road; **XVI.** Mrs. Wesa asked how close to their property will the equipment be placed. Mr. Chahbazi said it would meet the minimum setback requirements of at least 50 feet from the property line; **XVII.** Mr. Wesa asked Mr. Chahbazi, in his experience, what the impact has been to local property values. Mr. Chahbazi said there have been studies done in Illinois, and basically there is zero impact to property values. He said it's the quietest neighbor they will have. He said it's a buffer for traffic, so there's no traffic there after the system is built, no noise, no odors. It just sits there and collects sun.

Roll-call vote.

Ayes to the motion: Thomas Ambrose, Nicholas Cohan, George Ellis, Cedric Irby, Sharon Sherrill

Nays to the motion: None

Whereupon the Chairman declared the motion duly adopted.

Chairman, Madison County Zoning Board of Appeals

Secretary, Zoning Administrator

Zoning Board of Appeals Staff Report

Application Number: Z23-0027

Meeting Date: April 25, 2023

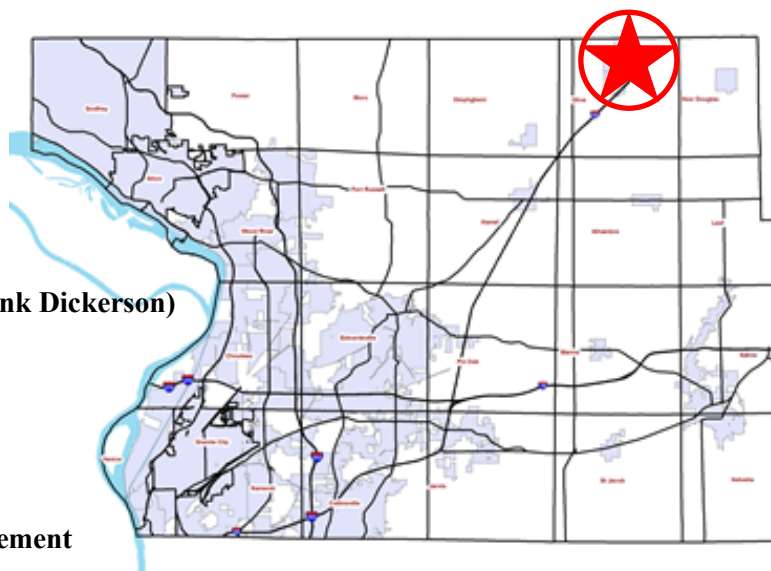
From: Jen Hurley
Zoning Coordinator

Location: Along W Frontage Road
Staunton, Illinois
County Board District #3 (Frank Dickerson)
PIN: 08-1-05-10-00-000-011

Zoning Request: Special Use Permit

Description: Community Solar

Attachments: Attachment “A” – Lease Agreement



Proposal Summary

The applicant is ESP Solar, LLC, on behalf of Jane Pirolo, owner of record. The applicant is requesting a Special Use Permit (SUP) as per §93.023, Section D, Item 41 of the Madison County Zoning Ordinance in order to develop a Community Solar project on site. The subject property is zoned “A” Agricultural District and is located in Olive Township along W Frontage Road, Staunton, County Board District #3. In order for this request to be permitted, the ZBA must review and approve the application as per §93.176, Section A, Item 2 of the Madison County Zoning Ordinance.

Planning & Zoning Considerations

Direction	Land Use	Zoning
North	Row Crops	“A” Agricultural
South	Row Crops	“A” Agricultural
East	Interstate 55	
West	Timber	Village of Williamson

- *Land Use and Zoning of Surrounding Properties*
- *Zoning History* – In 2022 this property was approved to develop a separate community solar project. The property will be split after approval of this SUP so that this proposed solar project will be on a separate parcel than the one approved last year (see Conditions of Approval on the next page). There are no outstanding violations.
- *SUP for Community Solar Project* – The applicant is requesting a Special Use Permit in order to develop a community solar project on site. The proposal meets the Community Solar requirements in the Zoning Ordinance, including the zoning district of “A” Agricultural, lot size of at least 10 acres, and setback and fencing requirements. The proposal would include a 4.98-megawatt alternative current photovoltaic ground-mounted community solar project plus a 2.49-megawatt alternative current battery electric storage system. The applicant states in the narrative statement that the solar project would cover approximately 32 acres, the solar panels would have a maximum height of approximately 9.5 feet off the ground, and they would slowly tilt east to west throughout the day, following the sun. The applicant states the property does

not contain wetland or floodplain, the Illinois Natural Heritage Survey Database contains no record of threatened or endangered species in the vicinity, and there would be minimal noise from the project site. The project site will be surrounded by a 7 foot tall fence. The solar power generation from the project would be sold by the developer to local entities within the Ameren electric service through the Illinois Adjustable Block program.

In 2022, this property was approved for a separate community solar project. Since there cannot be two SUPs for the same use on a single property, the owner will be splitting the property in half through the Maps & Plats Department via the Plat Act so that this proposed project would be on a separate parcel than the project approved last year. The applicant proposed a Condition of Approval for this request that would not allow the issuance of any building or site development permits until the property is split. See page 5 for the site plan, page 6 for site photo, and the narrative statement beginning on page 7.

Staff Review

When reviewing an application, the following should be taken into consideration; (1) precedent, (2) standards of review and (3) public input.

1. In the last 15 years, there have been 11 other Special Use Permit requests for Community Solar projects. Of those, 3 were withdrawn by the applicant, and the other 8 were approved.
2. The below Standards of Review for Special Use Permits should be taken into consideration for this request. If the ZBA feels the request does not meet the below Standards of Review, the ZBA has the authority to place additional conditions of approval to the SUP or recommend denial of the request.
3. Public input during the hearing has value and should be considered by staff and the ZBA when making a recommendation. Staff will provide a formal recommendation based on the outcome of the public hearing.

Conditions of Approval

1. This special use permit is granted for the sole usage of ESP Solar, LLC. If at any point in the future the current owner of the underlying property or ESP Solar, LLC, intend to transfer their/its interest in the property or facility, the Madison County Building & Zoning Administrator shall be notified in writing and be provided all necessary information pertaining to the new entities or parties involved.
2. No building or site development permit shall be issued until the property is divided via the Plat Act and this project is on its own parcel. New parcel number for the property after division:
3. No overweight or oversized loads shall be delivered to the site.
4. All vegetation, shrubbery, or other planting shall be well-maintained and kept free of noxious weeds and invasive plants.
5. The owner shall adhere to the submitted site plan and keep the property in compliance with all Madison County Ordinances.
6. The owner's failure to adhere to the conditions of the Special Use Permit will cause revocation of the same, and require immediate removal of the solar project from the site.

Standard of Review for Special Use Permits

Below are the items listed in the Zoning Ordinance that the Zoning Board of Appeals shall take into account while reviewing a SUP request.

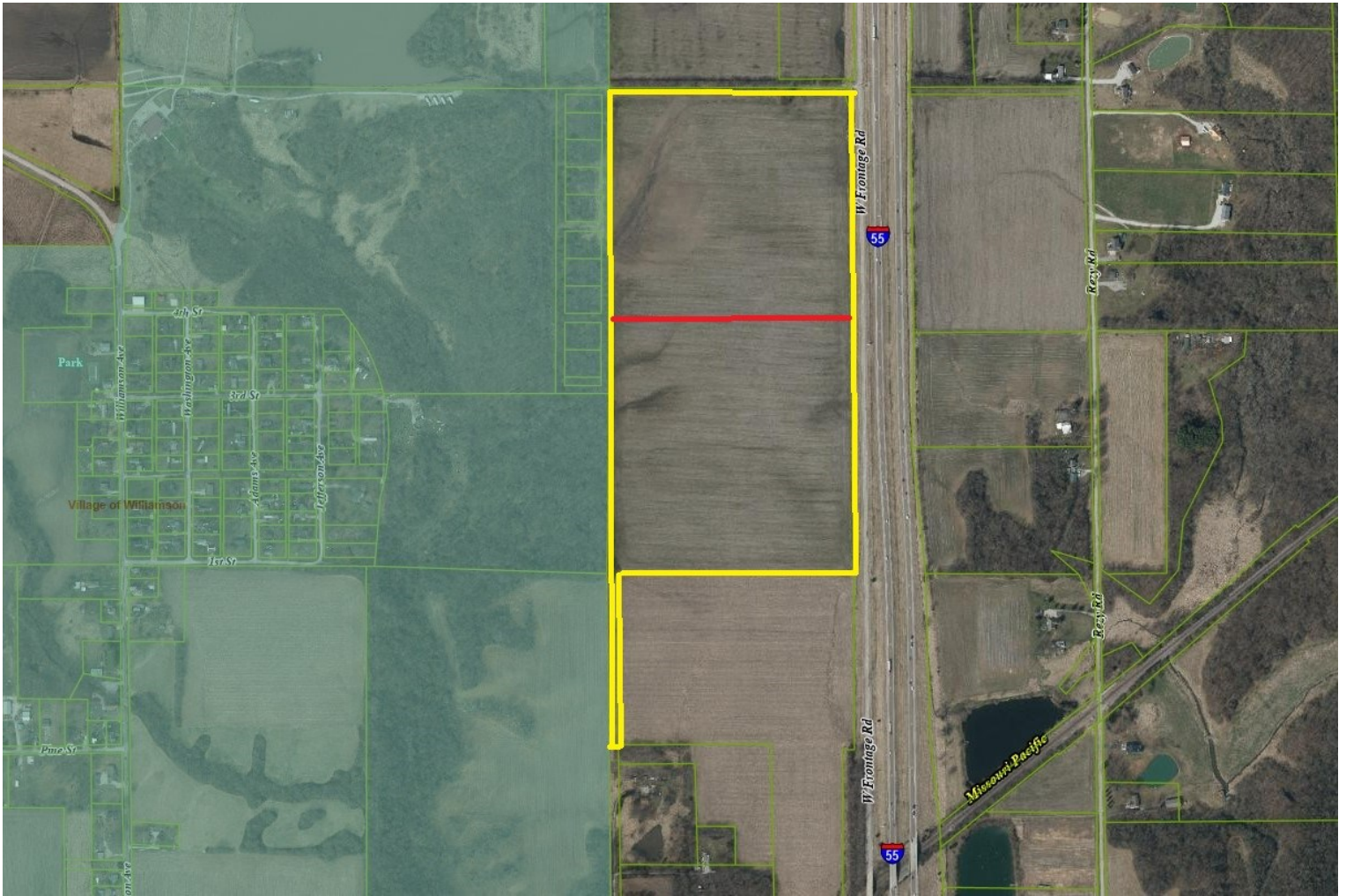
1. The effect the development would have on schools, traffic, streets, shopping, public utilities, and adjacent properties;
2. Whether the application is necessary for the public convenience at that location;

3. In the case of an existing nonconforming use, whether a special use permit would make the use more compatible with its surroundings;
4. Whether the application is designed, located, and proposed to be operated in a manner that protects the public health, safety, and welfare;
5. Whether the application will cause injury to the value of other property in the neighborhood in which it is located; and,
6. Whether the special use would be detrimental to the essential character of the district in which it is located.

Staff Recommendation

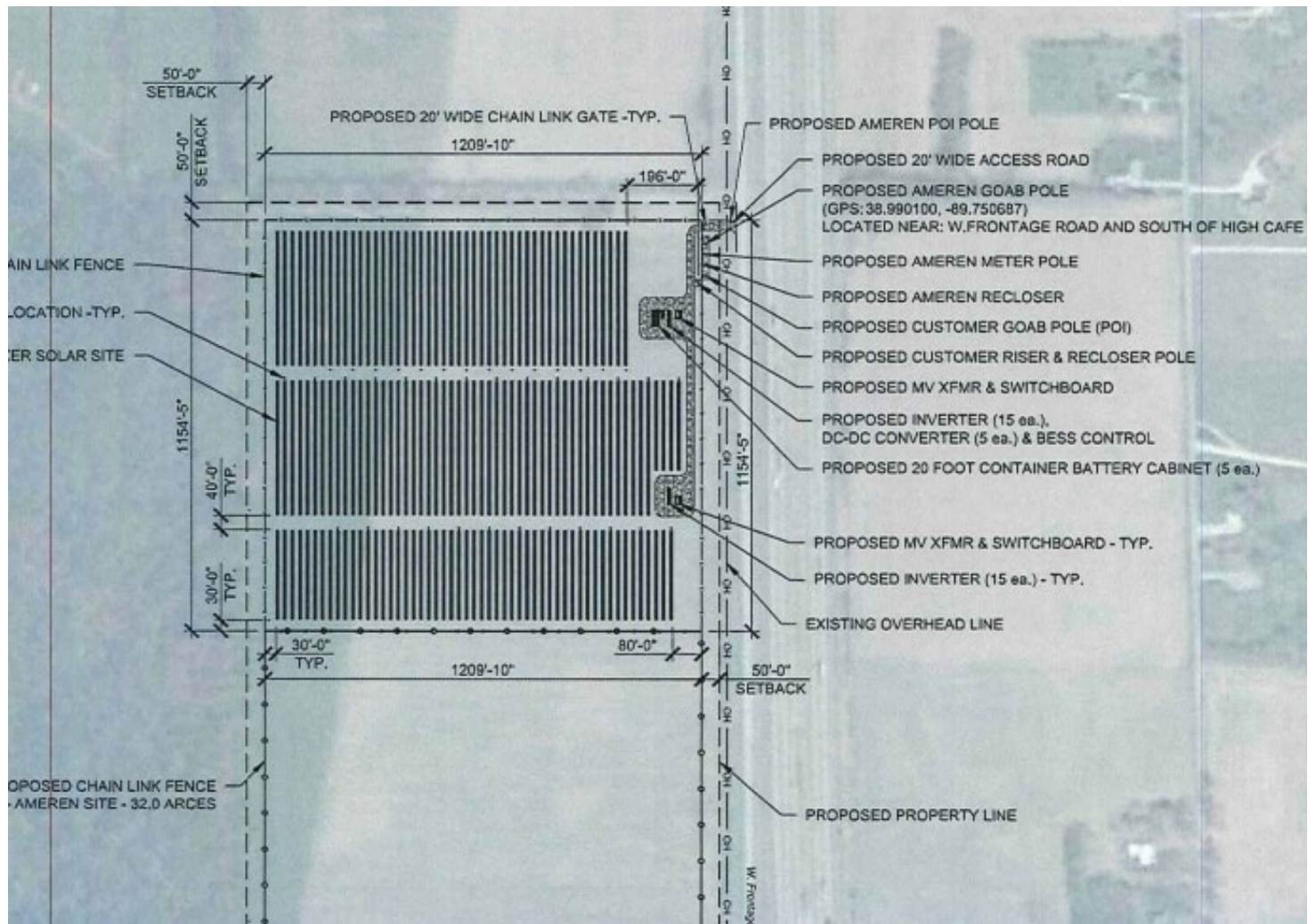
Staff recommends **approval** for the requested Special Use Permit.

Aerial Photograph



The subject property is outlined in yellow with the approximate location of the property division shown by the red line. This proposed project would be located on the northern half of the parcel. Please note property lines may be skewed to imagery.

Site Plan



Site Photographs



Narrative Statement

ESP Solar LLC ("Developer") requests a special use permit from Madison County for a 4.98 megawatt ("MW") alternative current ("AC") photovoltaic ("PV") ground mounted community solar project ("ESP Madison" or "Project") plus 2.49 MW AC Battery Electric Storage System ("BESS") located near the corner of Spangle Road E and W Frontage Road in the northwest corner area of Section 10, Township 6 North, Range 6 West in Madison County, Illinois ("Project Site"). The Project Site will compromise roughly 32 acres of land of the 76.65-acre parcel. This Project Site is located on the northern area of the parcel. See Site Plan as Appendix C. The parcel number of the Project Site is 08-1-05-10-00-000-011 and is designated as 0230 – Agricultural Land by Madison County. The Project Site is currently owned by Jane L. Pirola.

Developer has confirmed with Madison County's Director of Maps and Plats that the Project Site can be subdivided under the Plat Act (765 ILCS 205/1) using one of the ten exceptions. Developer will subdivide the Project Site in parallel with the Special Use petition and requests that the subdivision approval by Madison County be a condition of approval to receive a building permit with respect to the construction of the Project.

The solar array location has been setback 50 feet from other parcels in accordance with Madison County's Solar Ordinance (§ 93.106 COMMUNITY SOLAR, Ordinance 2020-02, Passed 1-16-2020). The Project Site is flat and is not in an area with wetlands or a floodplain. Developer believes the solar Project will not negatively impact stormwater runoff. A desktop natural resource analysis was conducted for the site and is also provided. The Illinois Natural Heritage Survey Database (INHS) contains no record of state listed threatened or endangered species in the vicinity of the Project location (Appendix D).

Our standard solar system has a maximum height from grade level of approximately nine and a half (9.5) feet. The panels will slowly move from east to west throughout the day tracking the sun. Spacing between the rows of solar modules will be between 14-20 feet. The solar systems will not be operational nor move at night. There is minimal noise impact of the solar system. The Project will also be fenced in with a perimeter fence that will have a height of seven (7) feet. The fence will contain code compliant safety and high voltage warning signs on all sides.

Based on our initial site survey, the Project will not require any significant grading. After we clear the land in preparation for construction, the Project will only disturb the land within the fenced area with: (i) pile-driven posts to support the Project's racking system and solar modules, (ii) four or five utility poles that will rise up to approximately 30 feet high and interconnect to a nearby utility line pursuant to our interconnection request for new generation service with the local utility (as indicated on the site plan at Appendix C), (iii) a concrete equipment pad, (iv) an access gate at the northeast corner of the fence to serve as an access point for fire access and site maintenance.

There is expected to be minimal erosion and sediment during construction as well as minimal impact to the Project Site's natural storm water runoff post construction. The solar modules

are pervious, and the Developer intends to provide a hydroseed, pollinator friendly native mix to allow for stormwater to absorb into the soil and prevent further sediment erosion.


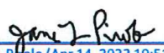
Developer will employ standard solar PV modules (approximately 4 feet x 7.5 feet). Such modules will be placed on a galvanized steel racking system with bolts and screws. The solar modules are fastened to a racking system at a minimum clearance height of 2-3' above grade and the arrays are porous between each solar module and array. No welding or material cutting of equipment will be done at the Project Site. The Project Site will utilize smart string inverters that will be installed on a concrete equipment pad. These inverters are used to convert DC power from the modules to AC power to the utility transformer. During the day, the PV solar system will charge the 2.49 MW-ac Battery Electric Storage System which will inject clean renewable power into the grid during hours where the solar Project is not producing electricity.

The solar power generation from the Project Site will be sold by Developer to local entities within Ameren electric service territory on a virtual basis (i.e. school districts, water districts, businesses, residents) through the Illinois Adjustable Block (Community Solar) administered by the state of Illinois and Ameren.

Attachment “A” – Lease Agreement**LEASE OPTION AGREEMENT**

THIS LEASE OPTION AGREEMENT (“Agreement”) is made and entered into as of April 14 2022 (“Effective Date”), by and between, JANE L. PIROLO (“Landlord”), and ESP SOLAR LLC (“Tenant”, and together with Landlord, the “Parties”).

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

Property Address:	That certain property comprising of 76.6535 acres (“ <u>Property</u> ”) located near GPS coordinates 38.990060, -89.750458, off of West Frontage Road in Madison County, IL.
Solar Site: [2d project needs to have independent documents]	37.6535 acres within the Property shall be designated for the solar site (the “ <u>Solar Site</u> ”) and be subject to Tenant’s lease option rights hereunder to exclusively develop and build: one solar project sized up to 5MW AC (the “ <u>Solar Project</u> ”). Tenant’s preliminary site plan detailing the location of the Solar Sites is acceptable to Landlord.
Lease Option Period:	<ol style="list-style-type: none"> 1. For the sum of [REDACTED] to be paid by Tenant to Landlord upon the Effective Date, Tenant is hereby granted an option (“<u>Option</u>”) to lease the Solar Site for a period of 18 months (“<u>Lease Option Period</u>”), commencing on the Effective Date. 2. Tenant’s right to use land during the Lease Option Period shall be limited to site engineering work and surveys to establish the site’s feasibility for the Solar Project, and Tenant shall indemnify Landlord and their current farm tenant against any damages caused by Tenant or its agents for such use during the Lease Option Period.
Lease:	<ol style="list-style-type: none"> 1. To the extent Tenant deems the Solar Site to be feasible for the Solar Project during the Lease Option Period, Tenant may, at its option, lease the Solar Site from Landlord for a term of 20 years in furtherance of the Solar Project. Upon Lessee’s exercise of this option, the further terms governing such lease of the Solar Site shall be those in the Ground Lease attached hereto as <u>Attachment A</u> (the “<u>Lease</u>”) unless otherwise mutually agreed to by the Parties.
Lessee:	ESP SOLAR LLC By:  Name/ Title: Rodolfo Hernandez, Manager
Landlord:	JANE L. PIROLO  <u>Jane L Pirolo (Apr 14, 2022 10:51 CDT)</u>

RESOLUTION – Z23-0028

WHEREAS, on the 25th day of April 2023, a public hearing was held to consider the petition of BAP Power Corporation, applicant on behalf of Gary L. Fritzsche Trust, owner of record, requesting a Special Use Permit as per §93.023, Section D, Item 41 of the Madison County Zoning Ordinance in order to develop a Community Solar facility on site. This is located in an “A” Agricultural District in Omphghent Township along Possum Hill Road and Bowles Street, Worden, Illinois, County Board District #3, PIN# 12-1-04-36-00-000-006; and,

WHEREAS, the Madison County Zoning Board of Appeals submitted its Findings for the aforesaid petition; and,

WHEREAS, it was recommended in the aforesaid Report of Findings of the Madison County Zoning Board of Appeals that the petition of BAP Power Corporation, on behalf of Gary L. Fritzsche Trust, be **Approved with Conditions** as follows:

1. This special use permit is granted for the sole usage of BAP Power Corporation. If at any point in the future the current owner of the underlying property or BAP Power Corporation intend to transfer their/its interest in the property or facility, the Madison County Building & Zoning Administrator shall be notified in writing and be provided all necessary information pertaining to the new entities or parties involved.
2. No overweight or oversized loads shall be delivered to the site.
3. All vegetation, shrubbery, or other planting shall be well-maintained and kept free of noxious weeds and invasive plants.
4. The owner shall adhere to the submitted site plan and keep the property in compliance with all Madison County Ordinances.
5. The owner's failure to adhere to the conditions of the Special Use Permit will cause revocation of the same, and require immediate removal of the solar project from the site.

WHEREAS, it is the opinion of the County Board of Madison County that the Findings made by the Madison County Zoning Board of Appeals should be approved and Resolution adopted.

NOW, THEREFORE BE IT RESOLVED that this Resolution is approved and shall take effect immediately upon its adoption.

s/ Mick Madison
Mick Madison, Chairman

s/ Matt King

Matt King

s/ Frank Dickerson

Frank Dickerson

s/ Ryan Kneeder
Ryan Kneeder

s/ Terry Eaker
Terry Eaker

Nick Petrillo

s/ John Janek

John Janek

s/ Bobby Ross
Bobby Ross
BUILDING & ZONING COMMITTEE
MAY 2, 2023

Finding of Fact and Recommendations

Hearing Z23-0028

Petition of BAP Power Corporation, applicant on behalf of Gary L. Fritzsche Trust, owner of record, requesting a Special Use Permit as per §93.023, Section D, Item 41 of the Madison County Zoning Ordinance in order to develop a Community Solar facility on site. This is located in an “A” Agricultural District in Omphgent Township **along Possum Hill Road and Bowles Street, Worden, Illinois**, County Board District #3, PIN# 12-1-04-36-00-000-006

Members Present: Don Metzler, Thomas Ambrose, Nicholas Cohan, George Ellis, Cedric Irby, Sharon Sherrill

Members Absent: Mary Goode

A **motion** was made by Sharon Sherrill and **seconded** by Cedric Irby that the petition of BAP Power Corporation & Gary L. Fritzsche Trust be **Approved with Conditions** as follows:

1. This special use permit is granted for the sole usage of BAP Power Corporation. If at any point in the future the current owner of the underlying property or BAP Power Corporation intend to transfer their/its interest in the property or facility, the Madison County Building & Zoning Administrator shall be notified in writing and be provided all necessary information pertaining to the new entities or parties involved.
2. No overweight or oversized loads shall be delivered to the site.
3. All vegetation, shrubbery, or other planting shall be well-maintained and kept free of noxious weeds and invasive plants.
4. The owner shall adhere to the submitted site plan and keep the property in compliance with all Madison County Ordinances.
5. The owner’s failure to adhere to the conditions of the Special Use Permit will cause revocation of the same, and require immediate removal of the solar project from the site.

The Finding of Fact of the Board of Appeals: **I.** The zoning file, staff report, and Madison County Code of Ordinances were submitted for the record; **II.** The notice of public hearing was posted on the property in accordance with the terms of the ordinance; **III.** The legal notice appeared in the newspaper and meets the requirements of the ordinance for publication; **IV.** The adjoining property owners were notified by mail of the time, date, and location of the public hearing; **V.** Chad Chahbazi with Cynergy Power, introduced the project and the company. He said they have built 450 of these all across the US, they will provide \$25,000-35,000 per year in property taxes, and they will be providing a donation of anywhere from \$40,000-60,000 for this project; **VI.** Gary Fritzsche, trustee of the Gary Fritzsche Trust Farm, said his family was approached to put in a solar farm. He said he feels that with farming, whether it’s crops or livestock, it’s all renewable, and the solar is renewable energy that they are giving back to their community. He said he did question what kind of chemicals, if any, were in the solar panels because this is his family’s farm that has been passed down for generations, and he did not want to see the ground get contaminated. Mr. Fritzsche said the stuff that is in the panels is just silicon sand which is basically natural resources. He said he feels this is great for the community; **VII.** George Ellis, ZBA Member, asked about the railroad right-of-way that goes through the middle of the property. He asked if there are still active trains going through this property. Mr. Fritzsche said yes, there are active trains going through the property, and that crossing is owned by his family farm; **VIII.** Don Metzler, ZBA Chairman, asked why the solar panels can’t be put on roofs of big buildings. Mr. Chahbazi said they have done a lot of rooftop projects, but heat reduces the efficacy of the solar modules. He said there is better air flow on the ground, and the maintenance is much harder on a roof. He said unless the client really wants them to do it, they try to avoid solar projects on roofs.

[Agenda Top](#)

Roll-call vote.

Ayes to the motion: Thomas Ambrose, Nicholas Cohan, George Ellis, Cedric Irby, Sharon Sherrill

Nays to the motion: None

Whereupon the Chairman declared the motion duly adopted.

Chairman, Madison County Zoning Board of Appeals

Secretary, Zoning Administrator

Zoning Board of Appeals Staff Report

Application Number: Z23-0028

Meeting Date: April 25, 2023

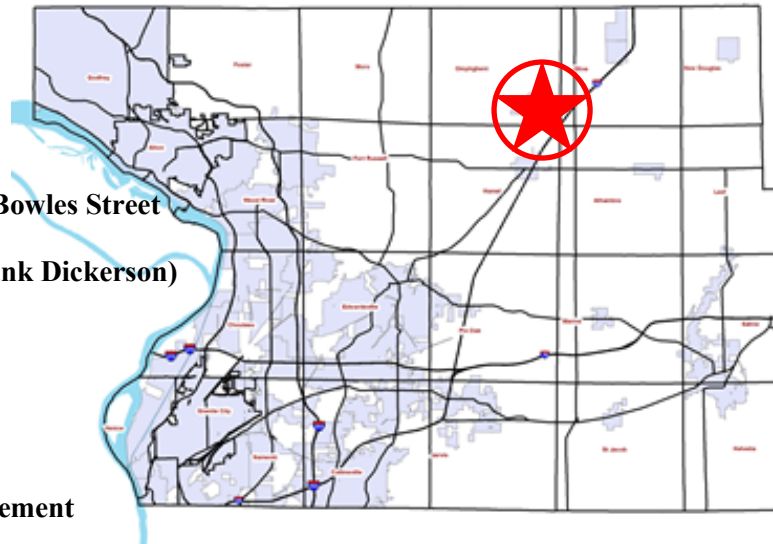
From: Jen Hurley
Zoning Coordinator

Location: Along Possum Hill Road and Bowles Street
Worden, Illinois
County Board District #3 (Frank Dickerson)
PIN: 12-1-04-36-00-000-006

Zoning Request: Special Use Permit

Description: Community Solar

Attachments: Attachment “A” – Lease Agreement



Proposal Summary

The applicant is BAP Power Corporation, on behalf of Gary L. Fritzsche Trust, owner of record. The applicant is requesting a Special Use Permit (SUP) as per §93.023, Section D, Item 41 of the Madison County Zoning Ordinance in order to develop a Community Solar project on site. The subject property is zoned “A” Agricultural District and is located in Omphgent Township along Possum Hill Road and Bowles Street, Worden, County Board District #3. In order for this request to be permitted, the ZBA must review and approve the application as per §93.176, Section A, Item 2 of the Madison County Zoning Ordinance.

Planning & Zoning Considerations

Direction	Land Use	Zoning
North	Row Crops/Single-Family Dwelling	“A” Agricultural
South	Row Crops	“A” Agricultural
East	Row Crops	“A” Agricultural
West	Single-Family Dwellings	Village of Worden

- *Land Use and Zoning of Surrounding Properties*
- *Zoning History* – In 2010 the property owner was approved for a Special Use Permit to lease a strip of land for a private landing strip on site. In 2022, an adjacent parcel owned by the same property owner was approved for a separate community solar project. There are no outstanding violations.
- *SUP for Community Solar Project* – The applicant is requesting a Special Use Permit in order to develop a community solar project on site. The proposal meets the Community Solar requirements in the Zoning Ordinance, including the zoning district of “A” Agricultural, lot size of at least 10 acres, and setback and fencing requirements. The proposal would include a 4.98-megawatt alternative current photovoltaic ground-mounted community solar project plus a 2.49-megawatt alternative current battery electric storage system. The applicant states in the narrative statement that the solar project would cover approximately 28 acres of the 148 acre parcel, the solar panels would have a maximum height of approximately 9 feet off the ground, and they would slowly tilt east to west throughout the day, following the sun. The applicant states

the property does not contain wetland or floodplain, the Illinois Natural Heritage Survey Database contains no record of threatened or endangered species in the vicinity, and the project site would be surrounded by a 7 foot tall fence. The solar power generation from the project would be sold by the developer to local entities within the Commonwealth Edison electric service through the Illinois Adjustable Block program. See page 5 for the site plan, page 6 for site photo, and the narrative statement beginning on page 7.

Staff Review

When reviewing an application, the following should be taken into consideration; (1) precedent, (2) standards of review and (3) public input.

1. In the last 15 years, there have been 11 other Special Use Permit requests for Community Solar projects. Of those, 3 were withdrawn by the applicant, and the other 8 were approved.
2. The below Standards of Review for Special Use Permits should be taken into consideration for this request. If the ZBA feels the request does not meet the below Standards of Review, the ZBA has the authority to place additional conditions of approval to the SUP or recommend denial of the request.
3. Public input during the hearing has value and should be considered by staff and the ZBA when making a recommendation. Staff will provide a formal recommendation based on the outcome of the public hearing.

Conditions of Approval

1. This special use permit is granted for the sole usage of BAP Power Corporation. If at any point in the future the current owner of the underlying property or BAP Power Corporation intend to transfer their/its interest in the property or facility, the Madison County Building & Zoning Administrator shall be notified in writing and be provided all necessary information pertaining to the new entities or parties involved.
2. No overweight or oversized loads shall be delivered to the site.
3. All vegetation, shrubbery, or other planting shall be well-maintained and kept free of noxious weeds and invasive plants.
4. The owner shall adhere to the submitted site plan and keep the property in compliance with all Madison County Ordinances.
5. The owner's failure to adhere to the conditions of the Special Use Permit will cause revocation of the same, and require immediate removal of the solar project from the site.

Standard of Review for Special Use Permits

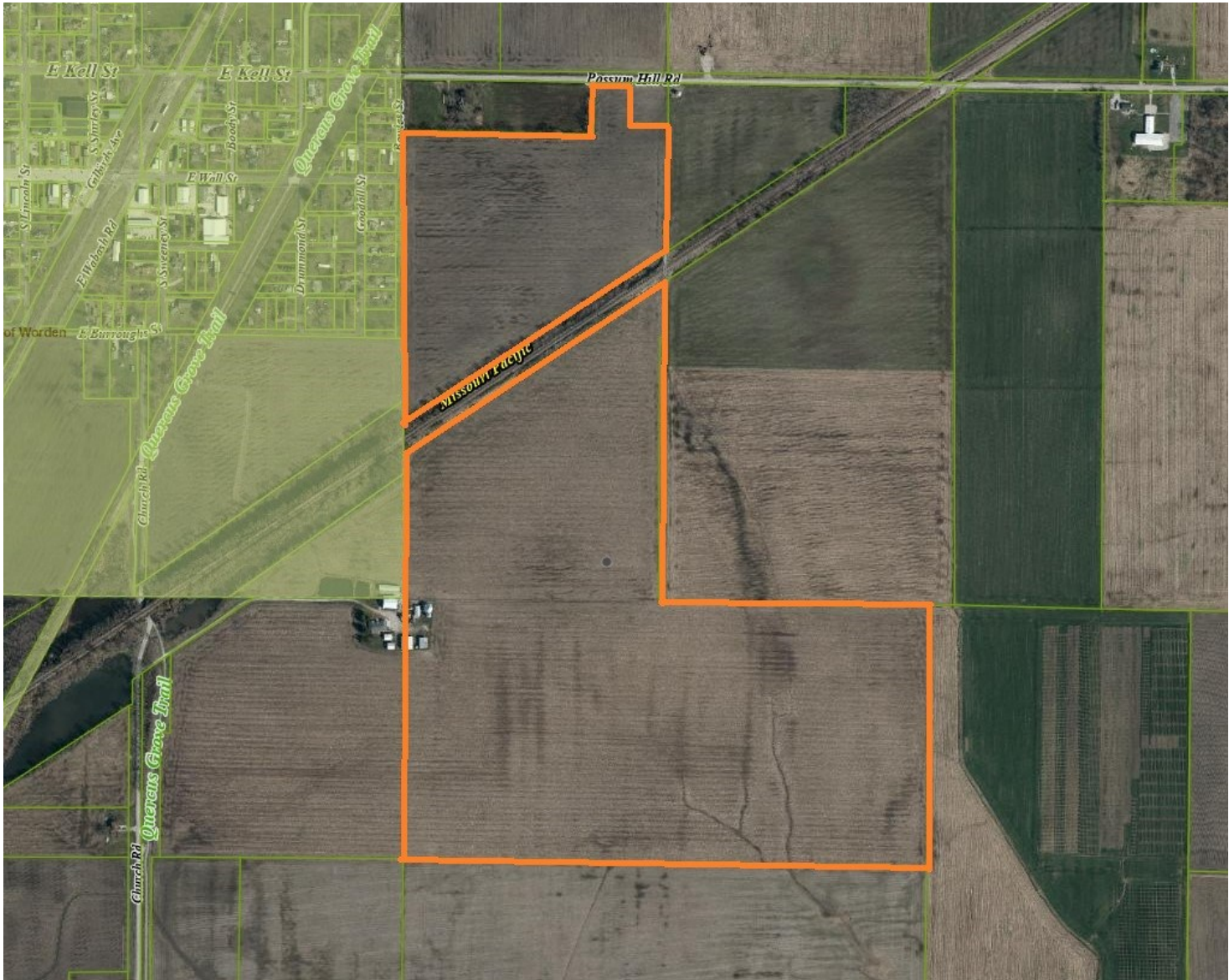
Below are the items listed in the Zoning Ordinance that the Zoning Board of Appeals shall take into account while reviewing a SUP request.

1. The effect the development would have on schools, traffic, streets, shopping, public utilities, and adjacent properties;
2. Whether the application is necessary for the public convenience at that location;
3. In the case of an existing nonconforming use, whether a special use permit would make the use more compatible with its surroundings;
4. Whether the application is designed, located, and proposed to be operated in a manner that protects the public health, safety, and welfare;
5. Whether the application will cause injury to the value of other property in the neighborhood in which it is located; and,
6. Whether the special use would be detrimental to the essential character of the district in which it is located.

Staff Recommendation

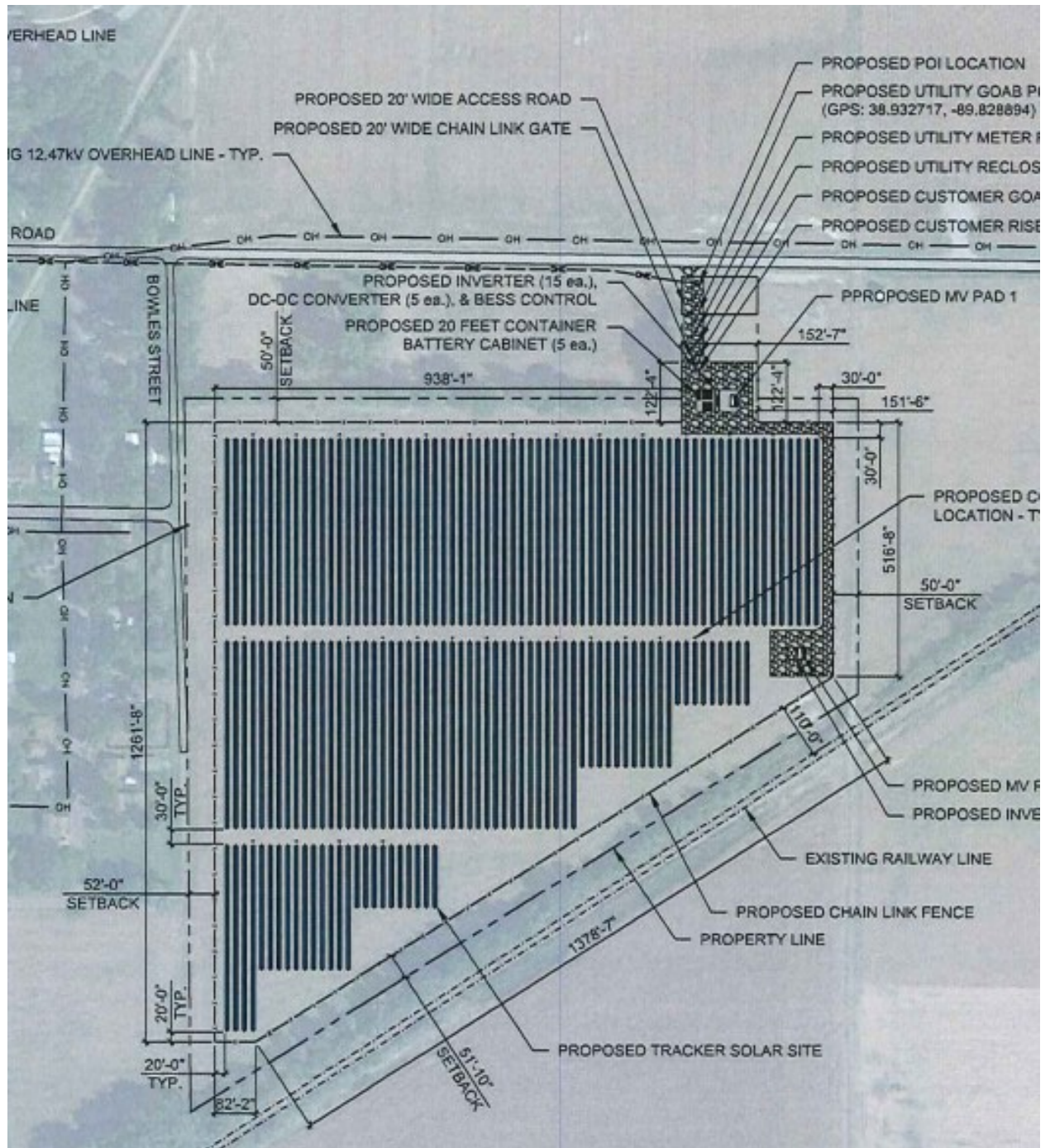
Staff recommends **approval** for the requested Special Use Permit.

Aerial Photograph



The subject property is outlined in orange. The proposed project would be located on the area of the parcel to the north of the railway. Please note property lines may be skewed to imagery.

Site Plan



Site Photographs

BAP Fritzsche
From Possum Hill Rd



From Bowles St



Narrative Statement

BAP Power Corporation (“Developer”) requests a special use permit from Madison County for a 4.98 MW alternating current (“AC”) photovoltaic (“PV”) ground mounted community solar project plus 2.49 MW AC battery energy storage system (“BAP Fritzsche” or “Project”) located near Possum Hill Road and Bowles Street in the northwest corner area of Section 36; Township 6 North, Range 7 West in Madison County, Illinois (“Project Site”). The Project Site will compromise roughly 28 acres of land of the 148-acre parcel. See Site Plan as Appendix C. The parcel number of the Project Site is 12-1-04-36-00-000-006 and is designated as an “A” Agricultural Zoning District by Madison County. The Project Site is currently owned by the Gary L. Fritzsche Trust.

The Project Site has been setback 50 feet or more from other parcels in accordance with Madison County’s Solar Ordinance. The Project Site is flat and is not in an area with wetlands or a floodplain. A desktop natural resource analysis was conducted for the site and is also provided (Appendix D). The Illinois Department of Natural Resources Database (IDNR) contains no record of state-listed threatened or endangered species in the vicinity of the Project location.

Our standard solar system has a maximum height from grade level of approximately nine (9) feet. The panels will slowly move from east to west throughout the day tracking the sun. Spacing between the rows of solar modules will be between 14-20 feet. The solar systems will not be operational nor move at night. There is minimal noise impact of the solar system. The Project will also be fenced in with a perimeter fence that will have a height of seven (7) feet. The fence will contain code compliant safety and high voltage warning signs on all sides.

Based on our initial site survey, the Project will not require any significant grading. After the land is cleared in preparation for construction, the Project will only disturb the land within the fenced area with: (i) pile-driven posts to support the Project’s racking system and solar modules, (ii) five or six utility poles that will rise up to approximately 30 feet high and interconnect to a nearby utility line pursuant to our interconnection request for new generation service with the local utility (as indicated on the site plan at Appendix C), (iii) a concrete equipment pad, (iv) an access gate to serve as an access point for fire access and site maintenance.

There is expected to be minimal erosion and sediment during construction as well as minimal impact to the site’s natural storm water runoff post construction. The solar modules are pervious, and the Developer intends to provide a hydroseed, pollinator friendly native mix to allow for stormwater to absorb into the soil and prevent further sediment erosion.

Developer will employ standard solar PV modules (approximately 4 feet x 7.5 feet). Such modules will be placed on a galvanized steel racking system with bolts and screws. The solar modules are fastened to a racking system at a minimum clearance height of 2-3’ above grade and the arrays are porous between each solar module and array. No welding or material cutting of equipment will be done at the Project Site. The Project will utilize smart string inverters that will be installed on a

concrete equipment pad. These inverters are used to convert DC power from the modules to AC power to the utility transformer.

The solar power generation from the Project will be sold by Developer to local entities within Commonwealth Edison electric service territory on a virtual basis (i.e. school districts, water districts, businesses, residents) through the Illinois Adjustable Block (Community Driven Community Solar) administered by the state of Illinois and Commonwealth Edison.

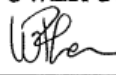
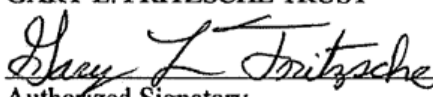
Attachment “A” – Lease Agreement

LEASE OPTION AGREEMENT

THIS LEASE OPTION AGREEMENT (“Agreement”) is made and entered into as of April 22, 2022 (“Effective Date”), by and between GARY L. FRITZSCHE TRUST dated November 27, 2017 (“Lessor”), and BAP POWER CORPORATION DBA CENERGY POWER (“Lessee,” and together with Lessor, the “Parties”).

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

Property Address:	That certain property (“ <u>Property</u> ”) located near GPS coordinates 38.931631, -89.829985, off Possum Hill Road in Madison County, IL. PIN #12-1-04-36-00-000-006
Solar Site:	Up to 34.5 usable acres of the Property shall be designated for the solar site (the “ <u>Solar Site</u> ”) and be subject to Lessee’s lease option rights hereunder to exclusively develop and build: a solar project sized up to 5MW AC taking up to 34.5 usable acres (the “ <u>Solar Project</u> ”). Lessee’s preliminary site plan detailing the location of the Solar Site shall be subject to Lessor’s reasonable approval and shall not be configured so as to leave non-leased acreage in an inefficient design.
Lease Option Period:	<ol style="list-style-type: none"> 1. Lessee is hereby granted an option to lease the Solar Site for a period of 24 months (“<u>Lease Option Period</u>”), commencing on the Effective Date. Lessee shall issue a non-refundable payment to Lessor of [REDACTED] as consideration for the Lease Option Period within five (5) days following the full execution of this Agreement. 2. Lessee’s right to use land during the Lease Option Period shall be limited to site engineering work and surveys to establish the site’s feasibility for the Solar Project. Lessee shall conduct such work so as to not interfere with farming of the Property and shall pay crop damage for any crops damaged or destroyed by such work at the market price received for crops on similar acreage owned by Lessor. Lessee shall maintain comprehensive general liability and property liability insurance with liability limits of not less than [REDACTED] for injury to or death of one or more persons in any one occurrence, and with an annual aggregate limitation of no less than [REDACTED], provided that such amount may be provided as part of a blanket policy liability insurance naming Lessor as an additional insured and shall provide Lessee with a certificate of insurance showing such insurance is in effect before conducting any work on the Property.
Lease:	<ol style="list-style-type: none"> 1. To the extent Lessee deems the Solar Site to be feasible for the Solar Project during the Lease Option Period, Lessee may, at its option, lease the Solar Site from Lessor for a term of 20 years in furtherance of the Solar Project. Upon Lessee’s exercise of this option, the Parties will memorialize their agreement by entering into a ground lease containing the terms set forth in Exhibit A attached hereto and such other terms as are typical in the industry and reasonable for both parties. The Lease shall have a fixed lease rate of [REDACTED] per acre per year. Such lease may be extendable 2 times at Lessee’s election for 10 years each at substantially the same lease terms and conditions as the initial term.

	<p>2. The lease shall not commence while crops are in unless crop damage is paid. Lessee shall provide notice no later than October 1st of the year before calendar year that the lease is intended to commence that Lessee is exercising the option, so that timely notice to quit may be provided to the farmer.</p>
Lessee:	<p>BAP POWER CORPORATION DBA CENERGY POWER</p> <p>By: </p> <p>Name/ Title: William Pham, CEO</p>
Lessor:	<p>GARY L. FRITZSCHE TRUST</p> <p></p> <p>Authorized Signatory</p>

**RESOLUTION AUTHORIZING THE DEMOLITION OF UNSAFE
BUILDINGS AND STRUCTURES**

WHEREAS, there exists dangerous and unsafe buildings and structures within the territory of Madison County;

WHEREAS, the Madison County Building Official has determined that the property (ies), listed below, are blighted, vacant, open and/or structurally unsafe, which constitutes an immediate and continuing hazard to the community; and,

WHEREAS, owners of such buildings, and structures have failed to cause said property to conform to the Madison County ordinances; and,

WHEREAS, 55 ILCS 5/5-1121, subsection (d). States that; each county may use the provisions of this subsection to expedite the removal of certain buildings that are a continuing hazard to the community in which they are located.

WHEREAS, there now is funding and procedures through the Madison County Community Development Department to secure the workers and pay the fees for this demolition; and,

WHEREAS, the cost of demolition, by law, can be made a lien upon the property superior to existing liens enforceable by foreclosure proceedings.

NOW, THEREFORE, BE IT RESOLVED that the Madison County Building & Zoning, through the Community Development Department, as our contract agent, be authorized to take all steps necessary to cause demolition of properties described herein; and further be directed to take all steps necessary to perfect a lien upon the described subject property sufficient to cover the cost of the demolition and to pursue proceedings to foreclosure where directed to do so by the Madison County Board.

The properties included herein are generally composed of single-family residences, associated accessory structure (s) and/or the residual structural components of those residences.

The following common addresses are pertinent to the aforementioned resolution:

1. 2245 Miracle Ave. Granite City, IL 62040

PPN: 17-2-20-04-14-305-009

s/ Mick Madison

Mick Madison, Chairman

s/ Matt King

Matt King

s/ Frank Dickerson

Frank Dickerson

s/ Ryan Kneedler

Ryan Kneedler

s/ Terry Eaker

Terry Eaker

Nick Petrillo

s/ John Janek

John Janek

s/ Bobby Ross

Bobby Ross

**BUILDING & ZONING COMMITTEE
MAY 2, 2023**

**RESOLUTION AUTHORIZING A TEXT AMENDMENT TO CHAPTER 93
OF THE MADISON COUNTY CODE OF ORDINANCES**

WHEREAS, on the 27th day of April, 2023, a public meeting was held to consider a petition requesting a text amendment to Chapter 93 of the Madison County Code of Ordinances Related to Updated State of Illinois Commercial Solar/Wind Energy Facilities Regulations (See Attachment “A” for the full text amendment); and,

WHEREAS, it is the recommendation of the Building and Zoning Committee of the Board of Madison County that the text amendment to Chapter 93 of the Madison County Ordinance be as follows:
Approved; and,

WHEREAS, it was the opinion of the County Board of Madison County that the findings made by the Madison County Building and Zoning Committee should be approved and resolution adopted.

THEREFORE; BE IT RESOLVED, that this resolution is approved and shall take effect immediately upon its adoption.

s/ Mick Madison
Mick Madison, Chairman

s/ Frank Dickerson
Frank Dickerson

s/ Terry Eaker
Terry Eaker

s/ John Janek
John Janek

s/ Matt King
Matt King

s/ Ryan Kneeder
Ryan Kneeder

Nick Petrillo

s/ Bobby Ross
Bobby Ross

**BUILDING & ZONING COMMITTEE
MAY 2, 2023**

County Board Chairman

Attest:

County Clerk

**RESOLUTION TO PURCHASE A ONE (1) YEAR RENEWAL OF ARTIC WOLF MAINTENANCE
FOR THE MADISON COUNTY INFORMATION TECHNOLOGY DEPARTMENT**

WHEREAS, the Madison County Information Technology Department wishes to purchase a renewal of Artic Wolf maintenance beginning 8/1/2023; and,

WHEREAS, this maintenance is available from SecureData Technologies; and,

SecureData Technologies
O'Fallon, IL 62269 \$149,505.00

WHEREAS, SecureData Technologies met all specifications at a total contract price of one hundred forty-nine thousand five hundred five dollars (\$149,505.00); and,

WHEREAS, it is the recommendation of the Madison County Information Technology Department to renew this Artic Wolf maintenance from SecureData Technologies; and,

WHEREAS, this purchase will be paid from the Information Technology Admin. Funds; and,

NOW, THEREFORE BE IT RESOLVED by the County Board of Madison County Illinois, that the County Board Chairman Pro Tem be hereby directed and designated to execute said contract with SecureData Technologies of O'Fallon, IL for the aforementioned a renewal of Artic Wolf maintenance.

Respectfully submitted by,

s/ Ryan Kneedler
Ryan Kneedler

s/ Bobby Ross
Bobby Ross

Mick Madison

s/ Matt King
Matt King

s/ Fred Michael
Fred Michael

s/ Alison Lamothe
Alison Lamothe

Charles Schmidt

s/ Paul Nicolussi
Paul Nicolussi

**CENTRAL SERVICES
MAY 10, 2023**

Chris Guy

s/ Robert Pollard
Robert Pollard

s/ Ryan Kneedler
Ryan Kneedler

s/ Mike Babcock
Mike Babcock

Mike Turner

s/ Bob Meyer
Robert Meyer

Mick Madison

s/ Dalton Gray
Dalton Gray

s/ John Janek
John Janek

**FINANCE AND GOVERNMENT OPERATIONS
MAY 11, 2023**

**RESOLUTION TO PURCHASE A ONE (1) YEAR RENEWAL OF CISCO DUO MFA
SERVICES SUBSCRIPTION AND SUPPORT FOR THE
MADISON COUNTY INFORMATION TECHNOLOGY DEPARTMENT**

Mr. Chairman and Members of the County Board:

WHEREAS, the Madison County Information Technology Department wishes to renew the One Year Cisco DUO MFA Edition and Premium Support Services; and,

WHEREAS, these services subscription and support are available from Insight Public Sector under the Omnia Partners IT Products & Services Contract; and,

Insight Public Sector, Inc.
13755 Sunrise Valley Drive, Suite 750
Herndon, VA 20171..... \$47,814.94

WHEREAS, Insight Public Sector, Inc. met all specifications at a total contract price of Forty-seven thousand eight hundred fourteen dollars and ninety-four cents (\$47,814.94); and,

WHEREAS, it is the recommendation of the Madison County Information Technology Department to purchase said One Year Cisco DUO MFA Services Subscription and Support Renewal from Insight Public Sector, Inc. of Herndon, VA; and,

WHEREAS, this purchase will be paid using Information Technology Admin. Funds.

NOW, THEREFORE BE IT RESOLVED by the County Board of Madison County Illinois, that the County Board Chairman Pro Tem be hereby directed and designated to execute said contract with Insight Public Sector, Inc. for the aforementioned One Year Cisco DUO MFA Services Subscription and Support Renewal.

Respectfully submitted by,

s/ Ryan Kneedler
Ryan Kneedler

s/ Bobby Ross
Bobby Ross

Mick Madison

s/ Matt King
Matt King

s/ Fred Michael
Fred Michael

s/ Alison Lamothe
Alison Lamothe

Charles Schmidt

s/ Paul Nicolussi
Paul Nicolussi

**CENTRAL SERVICES
MAY 10, 2023**

Chris Guy

s/ Robert Pollard
Robert Pollard

s/ Ryan Kneedler
Ryan Kneedler

s/ Mike Babcock
Mike Babcock

Mike Turner

s/ Bob Meyer
Robert Meyer

Mick Madison

s/ Dalton Gray
Dalton Gray

s/ John Janek
John Janek

**FINANCE AND GOVERNMENT OPERATIONS
MAY 11, 2023**

**RESOLUTION TO CONTRACT FOR ONE (1) YEAR LAWN CARE SERVICES WITH FOUR
OPTIONAL YEARS FOR MULTIPLE MADISON COUNTY FACILITIES FOR MADISON COUNTY
FACILITIES MANAGEMENT**

WHEREAS, the Madison County Facilities Management wishes to the contract for one (1) year Lawn Care Services with four (4) optional years for Multiple Madison County Facilities with four (4) option years and,

WHEREAS, sealed bids were advertised received; and,

The Green Machine Outdoor Services
East St. Louis, IL 62203\$48,087.00

WHEREAS, these services are available from The Green Machine Outdoor Services as the sole bidder; and,

WHEREAS, The Green Machine Outdoor Services met all specifications at a contract total of: FY 2023, base year Forty-eight thousand eighty-seven dollars (\$48,087.00) / FY 2024, option year one, Fifty thousand four hundred ninety-one dollars (\$50,491.00) / FY 2025, option year two, Fifty-three thousand fifteen dollars (\$53,015.00) / FY 2026, option year three, Fifty-five thousand six hundred sixty-five dollars (\$55,665.00) / FY 2027, option year four, Fifty-eight thousand four hundred forty-four dollars (\$58,448.00); and,

WHEREAS, it is the recommendation of the Facilities Management Department to award the lawn services contract to The Green Machine of East St. Louis, IL; and,

WHEREAS, the Contract will be funded by the Facilities Management Admin., Jail, Criminal Courts Building, Detention Home, Wood River Facility and Clay Street funds.

NOW, THEREFORE BE IT RESOLVED by the County Board of the County of Madison, Illinois, that the County Board Chairman Pro Tem be hereby directed and designated to execute said contract with The Green Machine Outdoor Services of East St. Louis, IL for the aforementioned lawn care services.

Respectfully submitted by:

s/ Ryan Kneeder
Ryan Kneeder

s/ Bobby Ross
Bobby Ross

Mick Madison

s/ Matt King
Matt King

s/ Fred Michael
Fred Michael

s/ Alison Lamothe
Alison Lamothe

Charles Schmidt

s/ Paul Nicolussi
Paul Nicolussi

**CENTRAL SERVICES
MAY 10, 2023**

Chris Guy

s/ Robert Pollard
Robert Pollard

s/ Ryan Kneeder
Ryan Kneeder

s/ Mike Babcock
Mike Babcock

Mike Turner

s/ Bob Meyer
Robert Meyer

Mick Madison

s/ Dalton Gray
Dalton Gray

s/ John Janek
John Janek

**FINANCE AND GOVERNMENT OPERATIONS
MAY 11, 2023**

RESOLUTION TO RENEW AN EIGHTEEN (18) MONTH CONTRACT FOR NATURAL GAS SERVICE FOR THE VARIOUS MADISON COUNTY FACILITIES

WE, your Central Services Committee wish to renew a eighteen (18) month contract for natural gas service for the various the Madison County Facilities; and,

WHEREAS, this natural gas service contract renewal is available from Mansfield Power and Gas, LLC; and,

Mansfield Power and Gas, LLC

1025 Airport Parkway

Gainesville, GA 30501\$0.4950 per therm as of 05/08/2023.....subject to change prior to approval

WHEREAS, it is the recommendation of the Madison County Facilities Management Department to renew said natural gas service contract with Mansfield Power and Gas, LLC of Gainesville, GA; and,

WHEREAS, the contract will be funded by the Facilities Management, and Sheriff's Office; and,

NOW, THEREFORE BE IT RESOLVED by the County Board of the County of Madison, Illinois, that the County Board Chairman Pro Tem be hereby directed and designated to execute said contract with Mansfield Power and Gas, LLC of Gainesville, GA for the aforementioned natural gas service renewal.

Respectfully submitted by:

Ryan Kneedler

Bobby Ross

Mick Madison

Matt King

Fred Michael

Alison Lamothe

Charles Schmidt

Paul Nicolussi

**CENTRAL SERVICES
MAY 17, 2023**

Chris Guy

s/ Robert Pollard
Robert Pollard

s/ Ryan Kneedler
Ryan Kneedler

s/ Mike Babcock
Mike Babcock

Mike Turner

s/ Bob Meyer
Robert Meyer

Mick Madison

s/ Dalton Gray
Dalton Gray

s/ John Janek
John Janek

**FINANCE AND GOVERNMENT OPERATIONS
MAY 11, 2023**

RESOLUTION TO RENEW A THIRTY-SIX (36) MONTH CONTRACT FOR ELECTRIC SERVICE FOR THE VARIOUS MADISON COUNTY FACILITIES

WE, your Central Services Committee wish to renew a thirty-six month contract for electric service for various the Madison County Facilities; and,

WHEREAS, this electric service contract renewal is available from Homefield Energy; and,

Illinois Power Marketing dba Homefield Energy

23532 Network Place

Chicago, IL 60673-1235

\$0.09489 kWh as of 05/08/2023

subject to change prior to approval

WHEREAS, it is the recommendation of the Madison County Facilities Management Department to renew said electric service contract with Homefield Energy of Chicago, Illinois; and,

WHEREAS, the contract will be funded by the Facilities Management, and Sheriff's Office; and,

NOW, THEREFORE BE IT RESOLVED by the County Board of the County of Madison, Illinois, that the County Board Chairman Pro Tem be hereby directed and designated to execute said contract with Homefield Energy of Chicago, Illinois for the aforementioned electric service renewal.

Respectfully submitted by:

Ryan Kneedler

Bobby Ross

Mick Madison

Matt King

Fred Michael

Alison Lamothe

Charles Schmidt

Paul Nicolussi

CENTRAL SERVICES

MAY 17, 2023

Chris Guy

s/ Robert Pollard

Robert Pollard

s/ Ryan Kneedler

Ryan Kneedler

s/ Mike Babcock

Mike Babcock

Mike Turner

s/ Bob Meyer

Robert Meyer

Mick Madison

s/ Dalton Gray

Dalton Gray

s/ John Janek

John Janek

FINANCE AND GOVERNMENT OPERATIONS

MAY 11, 2023

SUMMARY REPORT OF CLAIMS AND TRANSFERS
April 2023

Mr. Chairman and Members of the County Board:

Submitted herewith is the Claims and Transfers Report for the month of April 2023 requesting approval

	Payroll		Claims
	04/14/2023 & 04/28/2023		04/01-30/23
GENERAL FUND	\$ 2,864,982.00	\$	944,831.48
SPECIAL REVENUE FUND	1,352,407.46		3,712,771.48
SPECIAL REVENUE FUND - ARPA	-		154,803.42
DEBT SERVICE FUND	-		-
CAPITAL PROJECT FUND	-		41,414.00
ENTERPRISE FUND	56,921.36		74,286.74
INTERNAL SERVICE FUND	31,286.00		986,814.85
COMPONENT UNIT	-		-
GRAND TOTAL	\$ 4,305,596.82	\$	5,914,921.97

*** The Special Revenue Fund Claims for include accelerated payments for IMRF totaling \$8,358.49.**

s/ David W. Michael	s/ Dalton Gray
David W. Michael	s/ Mike Babcock
Madison County Auditor	s/ Robert Pollard
May 17, 2023	s/ Ryan Kneedler
	s/ Robert Meyer
	s/ John Janek
	FINANCE & GOVERNMENT OPERATIONS COMMITTEE
	MAY 11, 2023

IMMEDIATE EMERGENCY APPROPRIATION

WHEREAS, the Fiscal Year 2023 Budget for the County of Madison has been duly adopted by the County Board; and,

WHEREAS, subsequent to the adoption of said County Budget, it has been determined that there are necessary Tort Fund expenditures that will be incurred totaling \$108,165 for the replacement of the roof on the Highway 2 Garage due to wind damage; and

WHEREAS, said expenditures were not fully provided for in the Fiscal Year 2023 Tort Fund budget and will result in a deficit budget; and

WHEREAS, there are sufficient funds available in the Tort Fund for this immediate emergency appropriation;

NOW, THEREFORE, BE IT RESOLVED by the County Board of the County of Madison that pursuant to Chapter 55, Section 5/6-1003, Illinois Compiled State Statutes, that this Immediate Emergency Appropriations be hereby adopted whereby the Fiscal Year 2023 Budget for the County of Madison be increased by \$108,165 in the Tort Fund budget.

Respectfully submitted,

Chris Guy

s/ Robert Pollard
Robert Pollard

s/ Ryan Kneedler
Ryan Kneedler

s/ Mike Babcock
Mike Babcock

Mike Turner

s/ Bob Meyer
Robert Meyer

Mick Madison

s/ Dalton Gray
Dalton Gray

s/ John Janek
John Janek

FINANCE AND GOVERNMENT OPERATIONS
MAY 11, 2023

IMMEDIATE EMERGENCY APPROPRIATION

WHEREAS, the Fiscal Year 2023 Budget for the County of Madison has been duly adopted by the County Board; and,

WHEREAS, the Illinois Department of Public Health (IDPH) has previously authorized an award of funds totaling \$150,000 to the Health Department for the purpose of supporting Disease Intervention Specialist (DIS) infrastructure and workforce development to prevent the transmission of sexually transmitted infections; and,

WHEREAS, subsequent to the adoption of said budget, IDPH has amended the terms of the grant and authorized additional funds in the amount of \$200,000, with the County providing no additional match funds; and

WHEREAS, the original grant agreement provided a grant period of July 1, 2022 through December 31, 2023; and

WHEREAS, the amended agreement now provides a grant termination date of December 31, 2025; any amount not expended in fiscal year 2023 will be re-appropriated for the remaining grant period in fiscal years 2024, 2025 and 2026;

NOW, THEREFORE, BE IT RESOLVED by the County Board of the County of Madison that pursuant to Chapter 55, Section 5/6 - 1003, Illinois Compiled Statutes that this immediate emergency appropriation be hereby adopted whereby the fiscal year 2023 budget for the County of Madison be increased by \$200,000 in the budget established as the 2023 Health Department DIS Workforce Grant.

Respectfully submitted,

Chris Guy

s/ Robert Pollard
Robert Pollard

s/ Ryan Kneedler
Ryan Kneedler

s/ Mike Babcock
Mike Babcock

Mike Turner

s/ Bob Meyer
Robert Meyer

Mick Madison

s/ Dalton Gray
Dalton Gray

s/ John Janek
John Janek

FINANCE AND GOVERNMENT OPERATIONS
MAY 11, 2023

IMMEDIATE EMERGENCY APPROPRIATION

WHEREAS, the Fiscal Year 2023 Budget for the County of Madison has been duly adopted by the County Board; and,

WHEREAS, subsequent to the adoption of said County Budget, the County has been allocated \$51,078,063 in federal funding through the American Rescue Plan Act (ARPA); and

WHEREAS, it has been determined that there are necessary expenditures of \$75,000 that will be incurred by the County to provide aid to the City of Collinsville for water main improvements; and

WHEREAS, said expenditures were not provided for in the Fiscal Year 2023 Budget and are eligible under ARPA category drinking water; and

WHEREAS, ARPA provides a covered period for expenditures of March 3, 2021 through December 31, 2024, any amount not expended in Fiscal Year 2023 will be re-appropriated for the remaining covered period in Fiscal Year 2024;

NOW, THEREFORE, BE IT RESOLVED by the County Board of the County of Madison that pursuant to Chapter 55, Section 5/6 - 1003, Illinois Compiled Statutes that this immediate emergency appropriation be hereby adopted whereby the Fiscal Year 2023 Budget for the County of Madison be increased by \$75,000 in the ARPA – Drinking water (City of Collinsville).

Respectfully submitted,

Chris Guy

s/ Robert Pollard
Robert Pollard

s/ Ryan Kneedler
Ryan Kneedler

s/ Mike Babcock
Mike Babcock

Mike Turner

s/ Bob Meyer
Robert Meyer

Mick Madison

s/ Dalton Gray
Dalton Gray

s/ John Janek
John Janek

FINANCE AND GOVERNMENT OPERATIONS
MAY 11, 2023

IMMEDIATE EMERGENCY APPROPRIATION

WHEREAS, the Fiscal Year 2023 Budget for the County of Madison has been duly adopted by the County Board; and,

WHEREAS, subsequent to the adoption of said County Budget, the County has been allocated \$51,078,063 in federal funding through the American Rescue Plan Act (ARPA); and

WHEREAS, it has been determined that there are necessary expenditures of \$75,000 that will be incurred by the County to provide aid to the Nameoki Township for warning sirens; and

WHEREAS, said expenditures were not provided for in the Fiscal Year 2023 Budget and are eligible under ARPA category revenue replacement; and

WHEREAS, ARPA provides a covered period for expenditures of March 3, 2021 through December 31, 2024, any amount not expended in Fiscal Year 2023 will be re-appropriated for the remaining covered period in Fiscal Year 2024;

NOW, THEREFORE, BE IT RESOLVED by the County Board of the County of Madison that pursuant to Chapter 55, Section 5/6 - 1003, Illinois Compiled Statutes that this immediate emergency appropriation be hereby adopted whereby the Fiscal Year 2023 Budget for the County of Madison be increased by \$75,000 in the ARPA – Revenue Replacement (Nameoki Township).

Respectfully submitted,

Chris Guy

s/ Robert Pollard
Robert Pollard

s/ Ryan Kneedler
Ryan Kneedler

s/ Mike Babcock
Mike Babcock

Mike Turner

s/ Bob Meyer
Robert Meyer

Mick Madison

s/ Dalton Gray
Dalton Gray

s/ John Janek
John Janek

FINANCE AND GOVERNMENT OPERATIONS
MAY 11, 2023

IMMEDIATE EMERGENCY APPROPRIATION

WHEREAS, the Fiscal Year 2023 Budget for the County of Madison has been duly adopted by the County Board; and,

WHEREAS, subsequent to the adoption of said County Budget, the County has been allocated \$51,078,063 in federal funding through the American Rescue Plan Act (ARPA); and

WHEREAS, it has been determined that there are necessary expenditures of \$75,000 that will be incurred by the County to provide aid to the City of Highland for spillway removal and replacement; and

WHEREAS, said expenditures were not provided for in the Fiscal Year 2023 Budget and are eligible under ARPA category storm water; and

WHEREAS, ARPA provides a covered period for expenditures of March 3, 2021 through December 31, 2024, any amount not expended in Fiscal Year 2023 will be re-appropriated for the remaining covered period in Fiscal Year 2024;

NOW, THEREFORE, BE IT RESOLVED by the County Board of the County of Madison that pursuant to Chapter 55, Section 5/6 - 1003, Illinois Compiled Statutes that this immediate emergency appropriation be hereby adopted whereby the Fiscal Year 2023 Budget for the County of Madison be increased by \$75,000 in the ARPA – Storm water (City of Highland).

Respectfully submitted,

Chris Guy

s/ Robert Pollard
Robert Pollard

s/ Ryan Kneedler
Ryan Kneedler

s/ Mike Babcock
Mike Babcock

Mike Turner

s/ Bob Meyer
Robert Meyer

Mick Madison

s/ Dalton Gray
Dalton Gray

s/ John Janek
John Janek

FINANCE AND GOVERNMENT OPERATIONS
MAY 11, 2023

IMMEDIATE EMERGENCY APPROPRIATION

WHEREAS, the Fiscal Year 2023 Budget for the County of Madison has been duly adopted by the County Board; and,

WHEREAS, subsequent to the adoption of said County Budget, the County has been allocated \$51,078,063 in federal funding through the American Rescue Plan Act (ARPA); and

WHEREAS, it has been determined that there are necessary expenditures of \$75,000 that will be incurred by the County to provide aid to the City of Wood River for storm water separation improvements; and

WHEREAS, said expenditures were not provided for in the Fiscal Year 2023 Budget and are eligible under ARPA category storm water; and

WHEREAS, ARPA provides a covered period for expenditures of March 3, 2021 through December 31, 2024, any amount not expended in Fiscal Year 2023 will be re-appropriated for the remaining covered period in Fiscal Year 2024;

NOW, THEREFORE, BE IT RESOLVED by the County Board of the County of Madison that pursuant to Chapter 55, Section 5/6 - 1003, Illinois Compiled Statutes that this immediate emergency appropriation be hereby adopted whereby the Fiscal Year 2023 Budget for the County of Madison be increased by \$75,000 in the ARPA – Storm water (City of Wood River).

Respectfully submitted,

Chris Guy

s/ Robert Pollard
Robert Pollard

s/ Ryan Kneedler
Ryan Kneedler

s/ Mike Babcock
Mike Babcock

Mike Turner

s/ Bob Meyer
Robert Meyer

Mick Madison

s/ Dalton Gray
Dalton Gray

s/ John Janek
John Janek

**FINANCE AND GOVERNMENT OPERATIONS
MAY 11, 2023**

IMMEDIATE EMERGENCY APPROPRIATION

WHEREAS, the Fiscal Year 2023 Budget for the County of Madison has been duly adopted by the County Board; and,

WHEREAS, subsequent to the adoption of said County Budget, the County has been allocated \$51,078,063 in federal funding through the American Rescue Plan Act (ARPA); and

WHEREAS, it has been determined that there are necessary expenditures of \$75,000 that will be incurred by the County to provide aid to the St. Jacob Township for storm water culvert replacements; and

WHEREAS, said expenditures were not provided for in the Fiscal Year 2023 Budget and are eligible under ARPA category storm water; and

WHEREAS, ARPA provides a covered period for expenditures of March 3, 2021 through December 31, 2024, any amount not expended in Fiscal Year 2023 will be re-appropriated for the remaining covered period in Fiscal Year 2024;

NOW, THEREFORE, BE IT RESOLVED by the County Board of the County of Madison that pursuant to Chapter 55, Section 5/6 - 1003, Illinois Compiled Statutes that this immediate emergency appropriation be hereby adopted whereby the Fiscal Year 2023 Budget for the County of Madison be increased by \$75,000 in the ARPA – Storm water (St. Jacob Township).

Respectfully submitted,

Chris Guy

s/ Robert Pollard
Robert Pollard

s/ Ryan Kneeder
Ryan Kneeder

s/ Mike Babcock
Mike Babcock

Mike Turner

s/ Bob Meyer
Robert Meyer

Mick Madison

s/ Dalton Gray
Dalton Gray

s/ John Janek
John Janek

FINANCE AND GOVERNMENT OPERATIONS
MAY 11, 2023

**A RESOLUTION AUTHORIZING THE PAYMENT OF AMERICAN RESCUE PLAN ACT OF
2021 FUNDS TO THE TOWNSHIP OF SAINT JACOB**

WHEREAS, the Madison County Board Office has received the American Rescue Plan Act (ARPA) of 2021, of \$51,078,063; and,

WHEREAS, the Madison County Board approved an Immediate Emergency Appropriation of \$75,000 on May17, 2023 to budget for necessary expenditures that may be incurred for a culvert replacement from ARPA funds; and,

WHEREAS, ARPA provides a covered period for expenditures of March 3, 2021 through December 21, 2024, any amount not expended in Fiscal year 2023 will be re-appropriated for the remaining covered period in Fiscal Years 2024; and,

WHEREAS, expenditures submitted by Saint Jacob Township are eligible under ARPA Category Stormwater projects in compliance with 2 C.F.R. 200; and,

NOW, THEREFORE BE IT RESOLVED by the County Board of Madison County Illinois hereby authorizes payments, to Saint Jacob Township, not to exceed \$75,000 for ARPA stormwater project funds.

Respectfully Submitted,

Chris Guy

s/ Robert Pollard
Robert Pollard

s/ Ryan Kneedler
Ryan Kneedler

s/ Mike Babcock
Mike Babcock

Mike Turner

s/ Bob Meyer
Robert Meyer

Mick Madison

s/ Dalton Gray
Dalton Gray

s/ John Janek
John Janek

**FINANCE AND GOVERNMENT OPERATIONS
MAY 11, 2023**

**A RESOLUTION AUTHORIZING THE PAYMENT OF AMERICAN RESCUE PLAN ACT OF
2021 FUNDS TO CITY OF WOOD RIVER**

WHEREAS, the Madison County Board Office has received the American Rescue Plan Act (ARPA) of 2021, of \$51,078,063; and,

WHEREAS, the Madison County Board approved an Immediate Emergency Appropriation of \$75,000 on May17, 2023 to budget for necessary expenditures that may be incurred for a waste water/ storm water separation project from ARPA funds; and,

WHEREAS, ARPA provides a covered period for expenditures of March 3, 2021 through December 21, 2024, any amount not expended in Fiscal year 2023 will be re-appropriated for the remaining covered period in Fiscal Years 2024; and,

WHEREAS, expenditures submitted by City of Wood River are eligible under ARPA Category Clearwater, other sewer infrastructure projects in compliance with 2 C.F.R. 200; and,

NOW, THEREFORE BE IT RESOLVED by the County Board of Madison County Illinois hereby authorizes payments, to the City of Wood River, not to exceed \$75,000 for ARPA Clearwater, other sewer infrastructure project funds.

Respectfully Submitted,

Chris Guy

s/ Robert Pollard
Robert Pollard

s/ Ryan Kneedler
Ryan Kneedler

s/ Mike Babcock
Mike Babcock

Mike Turner

s/ Bob Meyer
Robert Meyer

Mick Madison

s/ Dalton Gray
Dalton Gray

s/ John Janek
John Janek

**FINANCE AND GOVERNMENT OPERATIONS
MAY 11, 2023**

**A RESOLUTION AUTHORIZING THE PAYMENT OF AMERICAN RESCUE PLAN ACT OF
2021 FUNDS TO CITY OF HIGHLAND**

WHEREAS, the Madison County Board Office has received the American Rescue Plan Act (ARPA) of 2021, of \$51,078,063; and,

WHEREAS, the Madison County Board approved an Immediate Emergency Appropriation of \$75,000 on May17, 2023 to budget for necessary expenditures that may be incurred for spillwater project from ARPA funds; and,

WHEREAS, ARPA provides a covered period for expenditures of March 3, 2021 through December 21, 2024, any amount not expended in Fiscal year 2023 will be re-appropriated for the remaining covered period in Fiscal Years 2024; and,

WHEREAS, expenditures submitted by City of Highland are eligible under ARPA Category Stormwater projects in compliance with 2 C.F.R. 200; and,

NOW, THEREFORE BE IT RESOLVED by the County Board of Madison County Illinois hereby authorizes payments, to the City of Highland, not to exceed \$75,000 for ARPA stormwater project funds.

Respectfully Submitted,

Chris Guy

s/ Robert Pollard
Robert Pollard

s/ Ryan Kneedler
Ryan Kneedler

s/ Mike Babcock
Mike Babcock

Mike Turner

s/ Bob Meyer
Robert Meyer

Mick Madison

s/ Dalton Gray
Dalton Gray

s/ John Janek
John Janek

**FINANCE AND GOVERNMENT OPERATIONS
MAY 11, 2023**

**A RESOLUTION AUTHORIZING THE PAYMENT OF AMERICAN RESCUE PLAN ACT OF
2021 FUNDS TO NAMEOKI TOWNSHIP**

WHEREAS, the Madison County Board Office has received the American Rescue Plan Act (ARPA) of 2021, of \$51,078,063; and,

WHEREAS, the Madison County Board approved an Immediate Emergency Appropriation of \$75,000 on May 17, 2023 to budget for necessary expenditures that may be for updating warning sirens from ARPA funds; and,

WHEREAS, ARPA provides a covered period for expenditures of March 3, 2021 through December 31, 2024, any amount not expended in Fiscal year 2023 will be re-appropriated for the remaining covered period in Fiscal Years 2024; and,

WHEREAS, expenditures submitted by Nameoki Township are eligible under ARPA Category Stormwater projects in compliance with 2 C.F.R. 200; and,

NOW, THEREFORE BE IT RESOLVED by the County Board of Madison County Illinois hereby authorizes payments, to the Nameoki Township, not to exceed \$75,000 for ARPA Stormwater project funds.

Respectfully Submitted,

Chris Guy

s/ Robert Pollard
Robert Pollard

s/ Ryan Kneedler
Ryan Kneedler

s/ Mike Babcock
Mike Babcock

Mike Turner

s/ Bob Meyer
Robert Meyer

Mick Madison

s/ Dalton Gray
Dalton Gray

s/ John Janek
John Janek

**FINANCE AND GOVERNMENT OPERATIONS
MAY 11, 2023**

**A RESOLUTION AUTHORIZING THE PAYMENT OF AMERICAN RESCUE PLAN ACT OF
2021 FUNDS TO CITY OF COLLINSVILLE**

WHEREAS, the Madison County Board Office has received the American Rescue Plan Act (ARPA) of 2021, of \$51,078,063; and,

WHEREAS, the Madison County Board approved an Immediate Emergency Appropriation of \$75,000 on May17, 2023 to budget for necessary expenditures that may be incurred for a water main replacement project from ARPA funds; and,

WHEREAS, ARPA provides a covered period for expenditures of March 3, 2021 through December 21, 2024, any amount not expended in Fiscal year 2023 will be re-appropriated for the remaining covered period in Fiscal Years 2024; and,

WHEREAS, expenditures submitted by City of Collinsville are eligible under ARPA Category Drinking water projects in compliance with 2 C.F.R. 200; and,

NOW, THEREFORE BE IT RESOLVED by the County Board of Madison County Illinois hereby authorizes payments, to the City of Collinsville, not to exceed \$75,000 for ARPA drinking water project funds.

Respectfully Submitted,

Chris Guy

s/ Robert Pollard
Robert Pollard

s/ Ryan Kneedler
Ryan Kneedler

s/ Mike Babcock
Mike Babcock

Mike Turner

s/ Bob Meyer
Robert Meyer

Mick Madison

s/ Dalton Gray
Dalton Gray

s/ John Janek
John Janek

**FINANCE AND GOVERNMENT OPERATIONS
MAY 11, 2023**

**A RESOLUTION AUTHORIZING RENEWAL OF A HUMAN RESOURCES INFORMATION
SYSTEM (HRIS) SERVICE AGREEMENT**

WHEREAS, the County Board of Madison County Illinois approved a single application human resource information system (HRIS) on August 16, 2017; and,

WHEREAS, the HRIS chosen was Paycom, and includes Payroll Administration, HR Management, Time and Labor Management, Benefits Administration, Affordable Care Act (ACA) Administration, manager/Employee Self Service, Mobile Access, Talent Management, Reporting, Analytics and Talent Acquisition and more; and,

WHEREAS, the billing for the service is a combination of fixed and variable rates and based on the employee payroll headcount each pay period, quarterly tax reports, annual W-2's and ACA Forms; and,

WHEREAS, the original resolution has expired and we are requesting that it be renewed until April 30, 2025; and,

NOW, THEREFORE BE IT RESOLVED by the County Board of Madison County Illinois hereby authorizes payments each pay period that will not exceed \$300,000 annual from the County Board Personnel Budget.

Respectfully Submitted,

Chris Guy

s/ Robert Pollard
Robert Pollard

s/ Ryan Kneedler
Ryan Kneedler

s/ Mike Babcock
Mike Babcock

Mike Turner

s/ Bob Meyer
Robert Meyer

Mick Madison

s/ Dalton Gray
Dalton Gray

s/ John Janek
John Janek

**FINANCE AND GOVERNMENT OPERATIONS
MAY 11, 2023**

**RESOLUTION TO APPROVE CONTRACT FOR VITAL RECORDS IMAGING AND
DIGITIZATION FOR THE MADISON COUNTY CLERK**

WHEREAS, the Madison County Clerk wishes to contract for Vital Records Imaging Digitization;
and,

WHEREAS, proposals were advertised and received;

Fidlar Technologies
Davenport, IA 52806 \$502,419.66

Arca Search
St. Cloud, MN 56301 (plus \$6,549.00 Annual Fee) \$498,938.00

Data Management Internationale
Historic New Castle, DE 19720 (did not meet spec) \$189,750.00

TDEC
Oakland, MD 21550 Did not provide total project bid amount

WHEREAS, Fidlar Technologies has met all specifications at a total price of Five hundred two thousand four hundred nineteen dollars and sixty-six cents (\$502,419.66); and

WHEREAS, the total cost of this expenditure will be paid from the **ARPA – Revenue Replacement – County Clerk Records Digitization funds**;

NOW, THEREFORE BE IT RESOLVED by the County Board of Madison County Illinois, that the County Board Chairman Pro Tem be hereby directed and designated to authorize to execute a contract with Fidlar Technologies, of Davenport, IA for the aforementioned Vital Records Imaging and Digitization Services.

Respectfully submitted,

Chris Guy

s/ Robert Pollard
Robert Pollard

s/ Ryan Kneedler
Ryan Kneedler

s/ Mike Babcock
Mike Babcock

Mike Turner

s/ Bob Meyer
Robert Meyer

Mick Madison

s/ Dalton Gray
Dalton Gray

s/ John Janek
John Janek

**FINANCE AND GOVERNMENT OPERATIONS
MAY 11, 2023**

**RESOLUTION AUTHORIZING PAYMENT OF HIGHWAY BUILDING #2 ROOF REPAIR
COSTS FOR SELF-FUNDED LIABILITY PROGRAM FILE # 22-R&P-001**

WHEREAS, Madison County has authorized a Self-Funded Liability Program; and

WHEREAS, a payment procedure exists for losses incurred under the Self-Funded Liability Program; and

WHEREAS, this procedure specifically states that any payment in excess of \$20,000 shall be approved by the County Board; and

WHEREAS, building roof repair costs, completed by Lakeside Roofing, in the amount of \$108,165.00, were incurred due to wind damage on March 31, 2023; and

WHEREAS, the County's property damage carrier, The Cincinnati Insurance Company, has reimbursed the County \$103,055.27, representing the above repair cost less the County's 1% deductible for damaged sustained which is calculated at \$5,109.73; and

NOW THEREFORE, BE IT RESOLVED, that the Finance & Government Relations Committee and Madison County Board authorize payment to Lakeside Roofing for \$108,165.00.

Respectfully submitted by:

Chris Guy

s/ Robert Pollard
Robert Pollard

s/ Ryan Kneedler
Ryan Kneedler

s/ Mike Babcock
Mike Babcock

Mike Turner

s/ Bob Meyer
Robert Meyer

Mick Madison

s/ Dalton Gray
Dalton Gray

s/ John Janek
John Janek

**FINANCE AND GOVERNMENT OPERATIONS
MAY 11, 2023**

RESOLUTION

WHEREAS, the County of Madison has undertaken a program to collect delinquent taxes and to perfect titles to real property in cases where the taxes on the same have not been paid pursuant to 35 ILCS 201/21d and 235A (formerly Ch. 120, Secs. 697(d) and 716(a), Ill. Rev. Stat. 1987, and

WHEREAS, Pursuant to this program, the County of Madison has acquired an interest in the real estate described on the attached list, and it appearing to the Property Trustee Committee that it would be in the best interest of the County to dispose of its interest in said property, and

WHEREAS, the parties on the attached list, have offered the amounts shown and the breakdown of these amounts have been determined as shown.

THEREFORE, Your Finance and Government Operations Committee recommends the adoption of the following resolution.

BE IT RESOLVED BY THE COUNTY BOARD OF MADISON COUNTY, ILLINOIS, that the Chairman of the Board of Madison County, Illinois, be authorized to execute deed of conveyance of the County's interest or authorize the cancellation of the appropriate Certificate(s) of Purchase, as the case may be, on the attached described real estate, for the amounts shown on the attached, to be disbursed according to law.

ADOPTED by roll call vote this 17th day of May, 2023.

ATTEST:

County Clerk

Submitted by,

Chris Guy

s/ Robert Pollard
Robert Pollard

s/ Ryan Kneeder
Ryan Kneeder

s/ Mike Babcock
Mike Babcock

Mike Turner

County Board Chairman

s/ Bob Meyer
Robert Meyer

Mick Madison

s/ Dalton Gray
Dalton Gray

s/ John Janek
John Janek

**FINANCE AND GOVERNMENT OPERATIONS
MAY 11, 2023**

**A RESOLUTION CONCERNING THE APPOINTMENT OF STEPHANIE PENNINGTON TO
THE MADISON COUNTY BOARD OF REVIEW**

WHEREAS, in accordance with the adopted Personnel Policies for County Board Appointed Officials and Department Heads, the following is recommended.

NOW, THEREFORE, BE IT RESOLVED by the County Board of Madison County, Illinois that the Board appoint Stephanie Pennington as a member of the Madison County Board of Review.

BE IT FURTHER RESOLVED that said appointment shall be effective May 17, 2023, and shall continue at the pleasure of the County Board Chairman and County Board of Madison County, Illinois, in accordance with the personnel policies of the county and the stated terms for the appointed position in accordance with 35 ILCS 200/6-5 and 35 ILCS 200/6-30.

BE IT FURTHER RESOLVED that Stephanie Pennington shall receive a salary of seventy-eight thousand, five hundred and eighty-two dollars and forty cents per annum (\$78,582.40), to be paid in twenty-six (26) equal installments on the regularly scheduled County paydays and that said Appointed Official shall receive the benefits indicated in the adopted Personnel Policies for County Board Appointed Officials and Department Heads.

BE IT FURTHER RESOLVED that the definition and duties for the position of Board of Review member are as outlined in the position description, on file in the Human Resources Office.

BE IT FURTHER RESOLVED that the above-named Appointed Official shall indicate his/her acceptance of this appointment with all of the above-stated conditions, by signing this Resolution prior to its becoming effective.

Adopted this 17th day of May 2023.

County Board Chairman

Appointed Official Acceptance

A RESOLUTION AUTHORIZING THE SUBMISSION OF THE 2024 EMERGENCY SOLUTIONS GRANT APPLICATION FOR THE COUNTY OF MADISON, ILLINOIS

WHEREAS, the Madison County Community Development Department is the local administering agency for the Madison County Emergency Solutions Grant; and

WHEREAS, it is necessary to submit to the Illinois Department of Human Services a grant application detailing the projected use of the 2024 Emergency Solutions Grant funds;

NOW, THEREFORE, BE IT RESOLVED by the County Board of Madison County, Illinois, That the County Board hereby authorizes the submission of the 2024 annual Emergency Solutions Grant application in the amount of approximately \$313,434.00 for the County of Madison, Illinois, to the Illinois Department of Human Services; and

BE IT FURTHER RESOLVED that the County Board hereby directs and designates the Community Development Department to act as the County's authorized representative in connection with the Emergency Solutions Grant Program and to provide such additional information to the Illinois Department of Human Services as may be required.

All of which is respectfully submitted,

s/ Denise Wiehardt
Denise Wiehardt, Chair

s/ Valerie Doucleff
Valerie Doucleff

s/ Stacey Pace
Stacey Pace

Shawndell Williams

s/ Bill Stoutenborough
Bill Stoutenborough

s/ Victor Valentine
Victor Valentine

s/ Frank Dickerson
Frank Dickerson

**GRANTS COMMITTEE
MAY 2, 2023**

**A RESOLUTION AUTHORIZING THE SUBMISSION OF THE 2023 SUPPLEMENTAL
LOW INCOME ENERGY ASSISTANCE GRANT AND 2024 LOW INCOME HOME
ENERGY ASSISTANCE PROGRAM GRANT APPLICATIONS FOR
THE COUNTY OF MADISON, ILLINOIS**

WHEREAS, the Madison County Community Development Department is the local administering agency for the Madison County Low Income Home Energy Assistance Program; and

WHEREAS, it is necessary to submit to the Illinois Department of Commerce and Economic Opportunity a grant application detailing the projected use of the 2023 Supplemental Low Income Energy Assistance Fund and the 2024 Low Income Home Energy Assistance Program Grant funds;

NOW, THEREFORE, BE IT RESOLVED by the County Board of Madison County, Illinois, That the County Board hereby authorizes the submission of the 2023 Supplemental Low Income Energy Assistance grant for \$1,176,480.00; the 2024 annual Low Income Home Energy Assistance Program, Federal and State grant applications. The Federal grant is for \$1,623,696, the State grant is in the amount of \$3,044,429 for the County of Madison, Illinois, to the Illinois Department of Commerce and Economic Opportunity.

BE IT FURTHER RESOLVED that the County Board hereby directs and designates the Community Development Department to act as the County's authorized representative in connection with the Low Income Home Energy Assistance Program and to provide such additional information to the Illinois Department of Commerce and Economic Opportunity as may be required.

Respectfully submitted,

s/ Denise Wiehardt

Denise Wiehardt, Chair

s/ Valerie Doucleff

Valerie Doucleff

s/ Stacey Pace

Stacey Pace

Shawndell Williams

s/ Bill Stoutenborough

Bill Stoutenborough

s/ Victor Valentine

Victor Valentine

s/ Frank Dickerson

Frank Dickerson

GRANTS COMMITTEE

MAY 2, 2023

ORDINANCE NO. _____

**AN ORDINANCE AMENDING MADISON COUNTY ORDINANCE NO. 2014-11
TO AMEND TERRITORY OF THE RIVERBEND ENTERPRISE ZONE**

WHEREAS, on November 19, 2014 the County Board for the County of Madison, Illinois (the "County") passed Ordinance Number 2014-11 titled "An Ordinance Establishing An Enterprise Zone Within the County of Madison; Said Enterprise Zone Being a Portion of a Larger Enterprise Zone Encompassing Contiguous Portions of the City of Alton, the City of Wood River, the Village of Bethalto, the Village of East Alton, the Village of Hartford, the Village of Roxana, the Village of South Roxana, and the County of Madison"; ("the Original Ordinance"); and

WHEREAS, pursuant to 20 ILCS 655/1, et seq., (formerly Ill. Rev. Stat. 1991, ch. 67 1/2, Section 601 et seq.) (the "Act"), the State of Illinois authorized the creation of enterprise zones, together with certain incentive programs;

WHEREAS, pursuant to the Act, the County created the Riverbend Enterprise Zone, which includes certain real estate located in the County of Madison, Illinois ("Madison County"), (the "County"); the City of Wood River, Illinois ("Wood River"), the City of Alton, Illinois ("Alton"), the Village of Bethalto, Illinois ("Bethalto"), the Village of East Alton, Illinois ("East Alton"), the Village of Hartford, Illinois ("Hartford"), the Village of Roxana, Illinois ("Roxana"), and the Village of South Roxana, Illinois ("South Roxana"), (the "Municipalities");

WHEREAS, the Illinois Department of Commerce and Economic Opportunity ("DCEO") has approved and certified said Enterprise Zone pursuant to Section 5.3 of the Illinois Enterprise Zone Act, as amended (20 ILCS 655/1 et seq.) (the "Act"), to commence January 1, 2016;

WHEREAS, the County Board of the County of Madison, Illinois has found it appropriate to amend Ordinance Number 2014-11 so as to amend and add territory to and delete territory from the Riverbend Enterprise Zone;

WHEREAS, the Municipalities and County have determined that it is necessary and in the best interest of the Municipalities and County, and economic development interests regionally, to amend the enterprise zone boundary to add property and remove property from the Riverbend Enterprise Zone, as described in Exhibit A;

WHEREAS, the Municipalities are requesting amendments to the Riverbend Enterprise Zone territory be made so the new property that is developed will receive all the state and local amenities provided by the present enterprise zone;

WHEREAS, a public hearing was held at 10:00 a.m. on Thursday, September 8, 2022 at the Wood River Police Department at 550 E Madison Ave, Wood River, IL where pertinent information concerning an amendment to the territory was presented,

NOW, THEREFORE, BE IT ORDAINED BY THE CHAIRMAN AND COUNTY BOARD OF THE COUNTY OF MADISON, ILLINOIS AS FOLLOWS:

- (1) That the County Board of the County of Madison hereby approves, subject to the concurrence of the Municipalities, and the Illinois Department of Commerce and Economic Opportunity; the expansion of the Riverbend Enterprise Zone to include and remove the property identified in Exhibit A hereby incorporated by reference.

- (2) That the County Board of the County of Madison, subject to the passage of comparable ordinances by the Municipalities and subject to the approval of the Illinois Department of Commerce and Economic Opportunity, hereby approves the new boundary description of the enterprise zone as identified in Exhibit B hereto.
- (3) That the County of Madison will provide all local benefits and amenities in the expanded territory as is currently being accorded to inhabitants of the Riverbend Enterprise Zone.
- (4) The County Chairman, if applicable, is authorized to execute an Amended Enterprise Zone Intergovernmental Agreement.
- (5) In the event any section or provision of this Ordinance shall be held unconstitutional or invalid by any Court, in whole or in part, such holding shall not affect the validity of this Ordinance or any remaining part of this Ordinance, other than the part held unconstitutional or invalid.
- (6) All ordinances, or parts thereof, which are inconsistent with the provisions of this Ordinance, are hereby repealed to the extent of their inconsistencies.
- (7) Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other ordinance of the County or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.
- (8) This Ordinance is effective upon its passage by the County Board, approval by the County Chairman, and publication according to law.

Passed and approved this ____ day of _____, 2023.

Ayes: _____

Nays: _____

Absent: _____

Approved: _____

APPROVED: _____
KURT PRENZLER, COUNTY CHAIRMAN

ATTEST: _____
LINDA A. ANDREAS, COUNTY CLERK

RECORDED: _____, 2023.

EXHIBIT A RIVERBEND ENTERPRISE ZONE BOUNDARY MAP

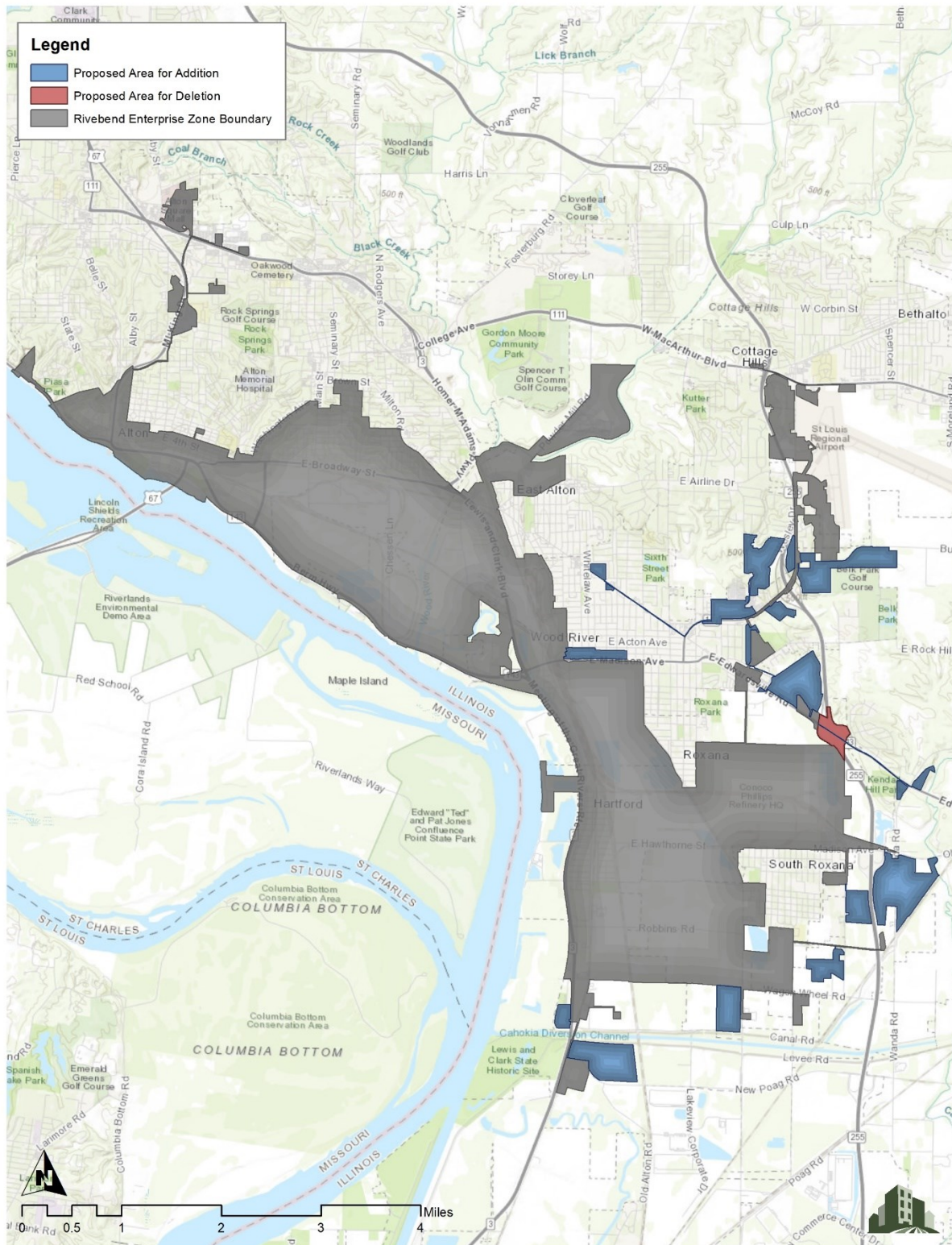


EXHIBIT B
RIVERBEND ENTERPRISE ZONE
AMENDED LEGAL DESCRIPTION

THE RIVERBEND ENTERPRISE ZONE BOUNDARY BEGINS AT A POINT OF INTERSECTION OF A LINE BETWEEN LOTS 3 AND 4 OF GAMBRILL'S SUBDIVISION OF DANFORTH'S PURCHASE (PLAT BOOK 6, PAGE 3), SAID LINE BEING THE WESTERLY CORPORATE LINE OF THE CITY OF ALTON, ILLINOIS AND THE EASTERLY HIGH BANK OF THE MISSISSIPPI RIVER; THENCE NORTHEAST ALONG SAID LINE 120 FEET TO A POINT OF INTERSECTION WITH THE SOUTH R.O.W. LINE OF ILLINOIS ROUTE 3 (MCADAMS HIGHWAY) THENCE SOUTHEAST TO A POINT 100 FEET SOUTHEAST OF SAID LINE BETWEEN LOTS 3 AND 4 OF GAMBRILL'S SUBDIVISION OF DANFORTH'S PURCHASE; THENCE 90 DEGREES NORTHEAST FOR A DISTANCE OF 514.56 FEET; THENCE TURNING 90 DEGREES NORTHWEST 100 FEET TO A POINT ON THE LINE BETWEEN GAMBRILL'S SUBDIVISION OF DANFORTH'S PURCHASE; THENCE 90 DEGREES NORTHEAST ALONG SAID LINE FOR A DISTANCE OF 1058.54 FEET TO A POINT ON THE WEST LINE OF THE MISSISSIPPI RIVER POWER COMPANY TRACT; THENCE TURNING SOUTH ALONG SAID WEST LINE A DISTANCE OF 790.98 FEET TO A POINT ON THE NORTHWESTERLY R.O.W. OF GRAND AVENUE AND CONTINUING SOUTH TO IT'S INTERSECTION WITH THE SOUTHEASTERLY R.O.W. LINE OF GRAND AVENUE; THENCE SOUTHERLY ALONG SAID R.O.W. LINE TO THE INTERSECTION OF THE NORTH R.O.W. LINE OF ILLINOIS ROUTE 3, A/K/A WEST BROADWAY; THENCE SOUTHEASTERLY ALONG SAID NORTH R.O.W. LINE TO THE INTERSECTION WITH THE CENTERLINE OF BLUFF STREET; THENCE NORTHEASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF WEST NINTH STREET; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF HAMILTON STREET; THENCE NORTHEASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF BELLE STREET; THENCE NORTHEASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF WEST 13TH STREET; THENCE SOUTHEASTERLY ALONG THE SOUTHEASTERLY PROLONGATION OF SAID CENTERLINE TO THE INTERSECTION WITH THE WEST R.O.W. LINE OF MARTIN LUTHER KING DRIVE (U.S. ROUTE 67); THENCE NORTHEASTERLY ALONG SAID WEST R.O.W. LINE TO THE INTERSECTION WITH THE CENTERLINE OF EAST 16TH STREET AND THE INTERSECTION WITH THE CENTERLINE OF ALBY STREET; THENCE SOUTH ALONG THE CENTERLINE OF ALBY STREET TO A POINT, 33 FEET NORTH OF THE INTERSECTION WITH THE CENTERLINE OF BLAIR AVENUE (66 FEET WIDE); THENCE EAST 33 FEET TO THE INTERSECTION WITH THE SOUTHEASTERLY R.O.W. LINE OF MARTIN LUTHER KING DRIVE (U.S. ROUTE 67); AT THIS POINT THE ENTERPRISE ZONE TURNS IN A NORTHEASTERLY DIRECTION ALONG AN 8 FEET WIDE STRIP, WEST OF AND PARALLEL TO THE EASTERLY R.O.W. LINE OF MARTIN LUTHER KING DRIVE (U.S. ROUTE 67) ALONG SAID EASTERLY R.O.W. TO THE INTERSECTION WITH THE NORTH R.O.W. LINE OF COLLEGE AVENUE. AT THIS POINT THE 8 FEET WIDE STRIP ENDS.

THENCE CONTINUING NORTHEASTERLY ALONG THE EAST R.O.W. LINE OF MARTIN LUTHER KING DRIVE (U.S. ROUTE 67) TO THE INTERSECTION WITH THE EASTERLY PROLONGATION OF THE NORTH LINE OF A TRACT OF LAND CONVEYED TO ROBERT C. BONNIWELL ET UX, AS RECORDED IN DEED BOOK 4141, PAGE 401 OF THE MADISON COUNTY RECORDS, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1, ALTON TOWNSHIP; THENCE WEST ALONG SAID EASTERLY PROLONGATION AND SAID NORTH LINE TO THE EAST R.O.W. LINE OF HENRY STREET, 60 FEET WIDE; THENCE NORTHERLY ALONG SAID R.O.W. LINE TO THE SOUTHWEST CORNER OF ELMHURST SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGE 35 OF SAID MADISON COUNTY RECORDS; THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID SUBDIVISION TO THE SOUTHWEST CORNER OF ALTON MANOR SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 34, PAGE 46 OF SAID MADISON COUNTY RECORDS; THENCE NORTHERLY AND EASTERLY ALONG SAID SUBDIVISION LINE TO THE SOUTHWEST R.O.W. LINE OF EAST ELM STREET, 60 FEET WIDE; THENCE SOUTHEASTERLY ALONG SAID R.O.W. TO THE EAST R.O.W. LINE OF DOOLEY AVENUE, 50 FEET WIDE; THENCE SOUTHWESTERLY ALONG SAID R.O.W. LINE TO THE NORTHEASTERLY LINE OF CURRAN'S FOURTH ADDITION TO BUCKMASTER HEIGHTS, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 23, PAGE 28 OF SAID MADISON COUNTY RECORDS; THENCE SOUTHEASTERLY AND NORTHEASTERLY ALONG SAID LINE TO THE WEST R.O.W. LINE OF SAID MARTIN LUTHER KING DRIVE; THENCE SOUTHWESTERLY ALONG SAID R.O.W. LINE TO A POINT THAT IS 8 FEET FROM THE NORTH LINE OF THE EASTERLY PROLONGATION OF THE NORTH LINE OF A TRACT OF LAND CONVEYED TO SAID ROBERT C. BONNIWELL ET UX, AS RECORDED IN DEED BOOK 4141, PAGE 401 OF THE MADISON COUNTY RECORDS; THENCE EAST ALONG A LINE THAT IS 8 FEET FROM AND PARALLEL TO SAID EASTERLY PROLONGATION OF THE NORTH LINE OF BONNIWELL TRACT TO A POINT THAT IS 8 FEET FROM THE EAST R.O.W. LINE OF SAID MARTIN LUTHER KING DRIVE; THENCE NORTHEASTERLY AND EASTERLY ALONG THE WEST LINE OF AN 8 FOOT STRIP THAT IS PARALLEL TO SAID R.O.W. LINE TO IT'S INTERSECTION WITH A POINT THAT IS 8 FEET WEST OF THE EAST LINE OF THE R.O.W. OF CENTRAL AVENUE; THENCE NORTHERLY ALONG THE WEST LINE OF AN 8 FOOT STRIP THAT IS PARALLEL TO THE EAST R.O.W. LINE OF CENTRAL AVENUE AND THE EAST R.O.W. LINE OF MARTIN LUTHER KING DRIVE AND THE EAST R.O.W. LINE OF ALTON SQUARE MALL DRIVE AND ITS NORTHEASTERLY PROLONGATION TO A POINT ON THE NORTH

R.O.W. LINE OF HOMER ADAMS PARKWAY, SAID POINT IS ALSO THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DOCUMENT 2011R35934 AND RECORDED IN MADISON COUNTY RECORDS; THENCE NORTHWESTERLY ALONG THE NORTH R.O.W. LINE OF HOMER ADAMS PARKWAY TO THE SOUTHEAST CORNER OF TRACT 1 OF RED LOBSTER COURT SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN PLAT CABINET 51, PAGE 154 OF SAID MADISON COUNTY RECORDS; THENCE NORTHERLY, WESTERLY AND SOUTHWESTERLY ALONG SAID TRACT 1 TO THE SOUTHWEST CORNER THEREOF, SAID POINT IS ON THE SOUTHERLY R.O.W. LINE OF EAST CENTER DRIVE; THENCE NORTHWESTERLY ALONG SAID R.O.W. LINE TO THE EAST R.O.W. LINE OF ALBY STREET; THENCE NORTHEASTERLY ALONG SAID R.O.W. LINE TO THE NORTH R.O.W. LINE OF EAST CENTER DRIVE; THENCE SOUTHEASTERLY ALONG SAID R.O.W. LINE TO THE WEST R.O.W. LINE OF ALTON SQUARE ROAD; THENCE NORTHERLY ALONG SAID R.O.W. LINE TO THE SOUTH R.O.W. LINE OF INDUSTRIAL DRIVE; THENCE WESTERLY, NORTHERLY AND EASTERLY ALONG SAID R.O.W. LINE TO THE WEST R.O.W. LINE OF NORTH CENTER DRIVE; THENCE NORTH, NORTHEASTERLY AND EAST ALONG SAID R.O.W. TO THE WEST R.O.W. LINE OF EAST CENTER DRIVE; THENCE NORTH ALONG SAID R.O.W. TO THE SOUTH R.O.W. OF BIG ARCH ROAD; THENCE NORTHEASTERLY ALONG SAID R.O.W. TO THE EAST LINE OF A TRACT OF LAND DESCRIBED IN DOCUMENT 2011R35934 AND RECORDED IN MADISON COUNTY RECORDS; THENCE SOUTH, EASTERLY, SOUTH, WEST AND SOUTHERLY ALONG SAID TRACT TO THE NORTH R.O.W. OF HOMER M. ADAMS PARKWAY. SAID LEGAL TO EXCLUDE GROUND LEASE OF .86 ACRE PARCEL KNOW AS 23-1-01-36-00-000-030; THENCE SOUTHEASTERLY ALONG SAID R.O.W. TO THE INTERSECTION WITH THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 4152, PAGE 1311 OF SAID MADISON COUNTY RECORDS; THENCE NORTH, EAST AND SOUTHERLY ALONG SAID TRACT TO THE NORTH R.O.W. LINE OF HOMER M. ADAMS PARKWAY; THENCE SOUTHEASTERLY ALONG SAID R.O.W. TO THE SOUTHWEST CORNER OF LOT 1 IN CHAMPION HOTEL'S SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN PLAT CABINET 65, PAGE 318 OF SAID MADISON COUNTY RECORDS; THENCE NORTH, EAST, SOUTH AND SOUTHWESTERLY ALONG SAID SUBDIVISION TO THE NORTH R.O.W. OF HOMER M. ADAMS PARKWAY; THENCE SOUTHWESTERLY AND PERPENDICULAR TO SAID R.O.W. LINE A DISTANCE OF 8 FEET; THENCE NORTHWESTERLY AND PARALLEL TO SAID R.O.W. AT A DISTANCE OF 8 FEET TO THE INTERSECTION WITH THE NORTHEASTERLY PROLONGATION OF THE EAST R.O.W. OF ALTON SQUARE MALL DRIVE; THENCE SOUTHWESTERLY ALONG SAID R.O.W. AND THE EAST R.O.W. OF MARTIN LUTHER KING DRIVE TO THE NORTH R.O.W. OF RILEY AVENUE; THENCE EASTERLY ALONG SAID R.O.W. TO THE SOUTHWEST CORNER OF LOT 6 IN BLOCK 2 OF C. F. STELZEL'S ADDITION TO TONSOR PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 2 OF SAID MADISON COUNTY RECORDS; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SUBDIVISION TO THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO VASSER CALDWELL, JR. ET UX AS RECORDED IN DEED BOOK 2598, PAGE 356 OF SAID MADISON COUNTY RECORDS; THENCE EAST ALONG THE SOUTH LINE OF SAID CALDWELL TRACT TO THE SOUTHEAST CORNER THEREOF, SAID CORNER ALSO BEING ON THE WEST LINE OF A TRACT OF LAND CONVEYED TO MITCHELL E. HOLMES ET UX AS RECORDED IN DEED BOOK 3352, PAGE 2273 OF SAID MADISON COUNTY RECORDS; THENCE SOUTHERLY ALONG LAST SAID WEST LINE TO THE SOUTHWEST CORNER OF SAID HOLMES TRACT; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID HOLMES TRACT TO THE SOUTHEAST CORNER THEREOF; THENCE NORTHERLY ALONG THE EAST LINE OF SAID HOLMES TRACT TO THE SOUTH R.O.W. LINE OF TONSER ROAD, 50 FEET WIDE; THENCE EAST ALONG SAID R.O.W. LINE TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO JOSEPH B. MCLEMORE ET UX AS RECORDED IN DEED BOOK 2465, PAGE 283 OF SAID MADISON COUNTY RECORDS; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID MCLEMORE TRACT TO THE SOUTHWEST CORNER THEREOF, SAID CORNER ALSO BEING ON A LINE THAT IS 425 FEET NORTH OF AND PARALLEL WITH THE NORTH R.O.W. LINE OF SAID RILEY AVENUE; THENCE EAST ALONG SAID LINE TO THE EAST LINE OF LOT 2 IN BLOCK 2 OF SAID C. F. STELZEL'S ADDITION TO TONSOR PARK; THENCE SOUTH ALONG SAID LINE TO THE NORTH R.O.W. OF RILEY AVENUE; THENCE EAST ALONG SAID R.O.W. AND THE EASTERLY PROLONGATION TO A POINT OF INTERSECTION WITH THE CENTERLINE OF CLARK STREET AND THE CENTERLINE OF LOCUST AVENUE; THENCE SOUTH TO THE INTERSECTION WITH THE CENTERLINE OF SALU STREET; THENCE EAST ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF ELIZABETH STREET; THENCE NORTH ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF LOCUST AVENUE; THENCE WEST ALONG SAID CENTERLINE AND THE WESTERLY PROLONGATION TO POINT THAT IS 8 FEET SOUTH OF THE SOUTHERLY PROLONGATION OF THE EAST LINE OF LOT 2 IN BLOCK 2 OF SAID C. F. STELZEL'S ADDITION TO TONSOR PARK; THENCE WEST ALONG A LINE THAT IS 8 FEET FROM AND PARALLEL WITH SAID R.O.W. LINE TO THE WEST R.O.W. OF SAID CENTRAL AVENUE; THENCE SOUTHERLY ALONG SAID R.O.W. TO A LINE THAT IS 5.00 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF STATE HOUSE SQUARE; THENCE WESTERLY ALONG SAID LINE BEING 5.00 FEET FROM AND PARALLEL WITH THE NORTH LINE OF SAID STATE HOUSE SQUARE AND THE DIRECT WESTERLY PROLONGATION THEREOF TO THE NORTHERLY R.O.W. LINE OF COLLEGE AVENUE; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG SAID R.O.W. LINE TO THE EAST R.O.W. LINE OF MARTIN LUTHER KING DRIVE (U.S. ROUTE 67); THENCE SOUTHERLY, WESTERLY AND SOUTHWESTERLY ALONG SAID R.O.W. AND ITS WESTERLY PROLONGATION TO THE INTERSECTION WITH THE CENTERLINE OF ALBY STREET; THENCE SOUTHERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF EAST 6TH STREET; THENCE EASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF

SEMINARY SQUARE ROAD; THENCE SOUTHERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF EAST 5TH STREET; THENCE SOUTHERLY, EASTERLY, NORTHERLY, EASTERLY AND SOUTHEASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF OAK STREET; THENCE NORTHEASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF HUMBOLT COURT, A/K/A ALLEY BETWEEN 6TH AND 7TH STREET; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE TO THE EAST R.O.W. OF CENTRAL AVENUE; THENCE SOUTHWESTERLY ALONG SAID R.O.W. TO THE SOUTH R.O.W. OF 6TH STREET; THENCE NORTHWESTERLY ALONG SAID R.O.W. TO THE EAST R.O.W. OF OAK STREET; THENCE SOUTHWESTERLY ALONG SAID R.O.W. TO THE INTERSECTION WITH THE CENTERLINE OF 5TH STREET; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF PLUM STREET; THENCE SOUTHWESTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF EAST 4TH STREET; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF PEARL STREET; THENCE NORTHEASTERLY AND SOUTHEASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF WALKER STREET; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF WASHINGTON AVENUE; THENCE NORTHEASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF DONALD AVENUE; THENCE EAST ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF MAIN STREET; THENCE SOUTH ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF WATALEE STREET; THENCE EAST, NORTH AND EAST ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF SPAULDING STREET; THENCE NORTHERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF FERNWOOD AVENUE; THENCE WEST ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF SEMINARY STREET; THENCE NORTH ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF BROWN STREET; THENCE EAST ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF DOROTHY AVENUE; THENCE SOUTH ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF MAYFIELD AVENUE; THENCE EAST ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF WILLARD AVENUE; THENCE SOUTH ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF FRANOR STREET; THENCE EAST ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF RIXON STREET; THENCE SOUTHERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF HILLCREST AVENUE; THENCE EAST ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF MILTON ROAD; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE AND THE SOUTHEASTERLY PROLONGATION TO THE INTERSECTION WITH THE CENTERLINE OF WEST SAINT LOUIS AVENUE; THENCE ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF ILLINOIS STREET; THENCE NORTHEASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF HOLT AVENUE; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF VIRGINIA STREET; THENCE NORTHEASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF AN ABANDON RAILROAD, A/K/A OLIN PROPERTY DESCRIBED IN BOOK 4242, PAGE 85, IN THE MADISON COUNTY RECORDS; THENCE EASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE WEST R.O.W. OF THE CHICAGO, MISSOURI AND WESTERN RAILROAD PROPERTY DESCRIBED IN BOOK 3418, PAGE 85 , IN THE MADISON COUNTY RECORDS; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY PROLONGATION AND ALONG SAID WEST R.O.W. TO THE NORTH LINE OF THE SOUTHEAST QUARTER, OF THE NORTHEAST QUARTER OF SECTION 17 TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN; THENCE EAST ALONG SAID LINE TO THE SOUTHWEST CORNER OF HOMER M. ADAMS PARKWAY R.O.W.; THENCE NORTHEASTERLY ALONG SAID R.O.W. TO THE NORTHWEST CORNER OF A TRACT, OWNED BY OLIN DESCRIBED IN BOOK 4242, PAGE 85, IN THE MADISON COUNTY RECORDS, SAID POINT IS ALSO THE CENTERLINE OF THE EAST FORK OF WOOD RIVER; THENCE ALONG SAID CENTERLINE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY TO A POINT THAT IS APPROXIMATELY 338 FEET PERPENDICULAR TO THE CENTERLINE OF POWDER MILL ROAD; THENCE NORTHEASTERLY PARALLEL TO SAID CENTERLINE FOR APPROXIMATELY 1313 FEET; THENCE SOUTHEASTERLY FOR APPROXIMATELY 338 FEET TO THE INTERSECTION WITH THE CENTERLINE OF POWDER MILL ROAD; THENCE ALONG SAID CENTERLINE NORTHEASTERLY AND NORTHERLY FOR APPROXIMATELY 4,650 FEET TO A POINT; THENCE EAST FOR APPROXIMATELY 1538 FEET TO THE WEST R.O.W. LINE OF THE WOOD RIVER DRAINAGE AND LEVEE DISTRICT (WRD&LD) ALONG THE EAST FORK OF WOOD RIVER; THENCE ALONG SAID R.O.W. SOUTHERLY, WESTERLY AND SOUTHWESTERLY FOR APPROXIMATELY 8721 FEET (1.6 MILES) TO THE CENTERLINE OF POWDER MILL ROAD; THENCE SOUTHWESTERLY ALONG SAID CENTERLINE FOR 675 FEET TO THE SOUTHERN R.O.W. LINE OF THE WRD&LD; THENCE EASTERLY ALONG SAID R.O.W. APPROXIMATELY 1800 FEET TO CENTERLINE OF COOPER AVENUE; THENCE SOUTH ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF EAST MAIN STREET; THENCE SOUTHWESTERLY AND WESTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE IF NORTH PENCE STREET; THENCE NORTH ALONG SAID CENTERLINE AND THE NORTHERLY PROLONGATION TO THE INTERSECTION WITH THE NORTH R.O.W. LINE OF OLIN INDUSTRIAL DRIVE; THENCE WESTERLY ALONG SAID R.O.W. TO THE INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE EAST R.O.W. LINE OF THE CHICAGO, MISSOURI AND WESTERN RAILROAD AS DESCRIBED IN BOOK 3418, PAGE 85 IN THE MADISON

COUNTY RECORDS; THENCE SOUTHEASTERLY ALONG SAID R.O.W. TO THE SOUTH R.O.W. OF BOYNTON AVENUE; THENCE EAST ALONG SAID R.O.W. TO THE WEST R.O.W. OF THE GATEWAY EASTERN RAILROAD AS DESCRIBED IN BOOK 3870, PAGE 1086 IN THE MADISON COUNTY RECORDS; THENCE NORTH ALONG SAID R.O.W. FOR APPROXIMATELY 181 FEET; THENCE EAST FOR APPROXIMATELY 688 FEET TO THE EAST R.O.W. OF EAST ALTON AVENUE; THENCE SOUTHEASTERLY ALONG SAID R.O.W. TO THE INTERSECTION WITH THEN NORTH R.O.W. OF GRAND AVENUE; THENCE NORTHEASTERLY ALONG SAID R.O.W. FOR APPROXIMATELY 138 FEET TO A POINT; THENCE SOUTHEASTERLY AND SOUTH RUNNING PARALLEL TO THE EAST R.O.W. OF EAST ALTON AVENUE A/K/A NORTH OLD ST. LOUIS ROAD TO A POINT ON THE SOUTH R.O.W. OF MANNING AVENUE, SAID POINT IS 138 FEET EAST OF THE EAST R.O.W. OF NORTH OLD ST. LOUIS ROAD; THENCE EAST ALONG SAID R.O.W. FOR APPROXIMATELY 91 FEET; THENC SOUTH TO THE NORTH R.O.W. OF HARNETT AVENUE; THENCE WEST ALONG SAID R.O.W. FOR APPROXIMATELY 84 FEET; THENCE SOUTH TO THE INTERSECTION WITH THE SOUTH R.O.W. OF ECKHARD AVENUE; THENCE EASTERLY ALONG SAID R.O.W. TO THE NORTHEAST CONER OF LOT 3 OF HELMKAMP INDUSTRIAL PARK SUBDIVISION, RECORDED IN PLAT CABINET 54, PAGE 119, IN THE MADISON COUNTY RECORDS; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 3 AND IT'S SOUTHERLY PROLOGNATION TO THE INTERSECTION WITH THE EAST LINE OF THE CHICAGO, MISSOURI AND WESTERN RAILROAD PROPERTY DESCRIBED IN BOOK 3418, PAGE 85 OF THE MADISON COUNTY RECORDS, SAID INTERSECTION IS DUE WEST OF THE INTERSECTION OF HALLER STREET AND WEST LORENA AVENUE; THENCE WEST TO THE WESTERLY R.O.W. OF NORTH OLD ST. LOUIS ROAD; THENCE SOUTHEASTERLY ALONG SAID R.O.W. FOR APPROXIMATELY 213 FEET TO THE NORTHEAST CORNER OF A PARCEL DESCRIBED IN DOCUMENT 2007R48166 IN THE MADISON COUNTY RECORDS; THENCE SOUTHWEST AND SOUTHEAST ALONG SAID PARCEL LINE AND THE SOUTHEASTERLY PROLONGATION TO THE SOUTH R.O.W. OF WEST FERGUSON AVENUE; THENCE SOUTHWESTERLY AND SOUTH ALONG SAID R.O.W. AND THE SOUTHERN PROLONGATION TO THE INTERSECTION WITH THE CENTERLINE OF WEST MADISON AVENUE; THENCE EASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF SOUTH 6TH STREET; THENCE SOUTH ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF NORTH OLD EDWARDSVILLE ROAD; THENCE SOUTH AND SOUTHEASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF EAST 8TH STREET; THENCE EAST ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF SOUTH CHAFFER AVENUE; THENCE NORTH ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF EAST TYDEMAN AVENUE, SAID POINT IS ALSO ON THE NORTH LINE OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE 3RD PRINCIPAL MERIDIAN; THENCE EAST ALONG SAID NORTH LINE A DISTANCE OF 2632' TO A POINT 8' WEST OF THE EAST/WEST CENTERLINE OF SECTION 26 OF SAID TOWNSHIP; THENCE NORTH ALONG A LINE 8' WEST OF SAID CENTERLINE FOR A DISTANCE OF 2640' TO THE NORTH/SOUTH CENTERLINE OF SAID SECTION 26; THENCE WEST ALONG SAID CENTERLINE TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DOCUMENT 2013R24153 IN THE MADISON COUNTY RECORDS; THENCE NORTH ALONG THE WEST LINE OF SAID TRACT TO THE NORTH R.O.W. LINE OF ILLINOIS ROUTE 143 (EAST EDWARDSVILLE ROAD), SAID POINT IS ALSO THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DOCUMENT 2008R51205 IN THE MADISON COUNTY RECORDS; THENCE ALONG SAID LINE NORTHWESTERLY, NORTHEASTERLY AND SOUTHEASTERLY TO THE INTERSECTION WITH THE WEST R.O.W. OF WESLEY DRIVE; THENCE ALONG SAID WEST R.O.W. LINE NORTHEASTERLY, NORTH AND NORTHWESTERLY AND THE NORTHWESTERLY PROLONGATION TO THE INTERSECTION WITH THE NORTH R.O.W. OF ILLINOIS ROUTE 111 (VAUGHN ROAD & BELLWOOD DRIVE); THENCE ALONG SAID R.O.W. NORTHEASTERLY AND NORTHERLY TO THE INTERSECTION WITH THE NORTH R.O.W. LINE OF AIRLINE DRIVE; THENCE EASTERLY ALONG SAID R.O.W. TO THE INTERSECTION WITH THE NORTHWEST R.O.W. OF TERMINAL DRIVE; THENCE NORTHEASTERLY AND NORTH ALONG SAID R.O.W. TO THE SOUTH R.O.W. OF CIVIC MEMORIAL DRIVE; THENCE SOUTHWESTERLY ALONG SAID R.O.W. AND THE SOUTHWESTERLY PROLONGATION TO THE WEST R.O.W. OF NORTH BELLWOOD DRIVE; THENCE NORTH ALONG SAID R.O.W. TO THE SOUTHEAST CORNER OF LOT 1 IN BETHALTO BUSINESS PARK, RECORDED IN PLAT CABINET 60, PAGE 169 IN THE MADISON COUNTY RECORDS; THENCE WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION TO THE EAST R.O.W. OF STATE ROUTE 255; THENCE NORTHWESTERLY ALONG SAID R.O.W. TO THE NORTH LINE OF LOT 6 IN SAID SUBDIVISION; THENCE NORTHEASTERLY ALONG SAID NORTH LINE AND THE NORTHEASTERLY PROLONGATION TO THE EAST R.O.W. OF MECHANICAL DRIVE; THENCE NORTHEASTERLY ALONG SAID R.O.W. TO THE SOUTH R.O.W. OF BENDER AVENUE; THENCE WEST ALONG SAID R.O.W. TO THE NORTHEAST CORNER OF LOT 1 OF SCOTT SUBDIVISION, PLAT BOOK 34, PAGE 146 OF THE MADISON COUNTY RECORDS; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT TO THE SOUTHEAST CORNER OF SAID LOT; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT AND THE WESTERLY PROLONGATION TO THE EAST LINE OF A TRACT OF LAND RECORDED IN BOOK 3907, PAGE 1211 OF THE MADISON COUNTY RECORDS; THENCE SOUTH TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE WEST ALONG THE SOUTH LINE OF SAID TRACT AND ITS WESTERLY PROLONGATION TO THE EAST R.O.W. LINE OF STATE ROUTE 255; THENCE NORTH ALONG SAID R.O.W. TO THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO IDOT IN BOOK 4370, PAGE 2876 IN THE MADISON COUNTY RECORDS; THENCE ALONG SAID TRACT EASTERLY AND NORTHERLY AND THE NORTHERLY PROLONGATION TO THE NORTH R.O.W. OF BENDER AVENUE; THENCE WEST ALONG SAID R.O.W. TO THE SOUTHEAST CORNER OF LOT 53 IN WAYSIDE ESTATES, PLAT BOOK 32, PAGE 83 OF THE MADISON

COUNTY RECORDS; THENCE NORTH, NORTHWEST AND SOUTHWESTERLY ALONG SAID LOT LINES TO THE SOUTHEAST CORNER OF LOT 50 IN SAID SUBDIVISION; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 50 AND LOT 49 TO THE INTERSECTION WITH THE EAST R.O.W. OF STATE ROUTE 255; THENCE NORTHERLY ALONG SAID R.O.W. TO THE INTERSECTION WITH THE SOUTH R.O.W. LINE OF EAST MACARTHUR DRIVE; THENCE SOUTHEASTERLY ALONG SAID R.O.W. LINE TO THE INTERSECTION WITH THE NORTHWEST CORNER OF A TRACT OF LAND RECORDED IN DOCUMENT 2012R40640 OF THE MADISON COUNTY RECORDS; THENCE SOUTH AND EAST ALONG SAID TRACT TO THE INTERSECTION WITH THE NORTHEAST CORNER OF LOT 21 IN SAID WAYSIDE ESTATES SUBDIVISION; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 21 AND ALSO THE EAST LINE OF LOTS 20 AND 19 TO THE INTERSECTION WITH THE NORTHWEST CORNER OF A PARCEL DESCRIBED IN DOCUMENT 2011R07313 IN THE MADISON COUNTY RECORDS; THENCE EAST ALONG SAID NORTH LINE TO THE INTERSECTION WITH THE WEST R.O.W. LINE OF NORTH BELLWOOD DRIVE, A/K/A ILLINOIS STATE ROUTE 111; THENCE SOUTH ALONG SAID R.O.W. LINE TO THE INTERSECTION WITH THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DOCUMENT 2006R47142 IN THE MADISON COUNTY RECORDS; THENCE WEST, SOUTH AND EAST ALONG SAID TRACT TO THE INTERSECTION WITH THE EAST R.O.W. OF ILLINOIS ROUTE 111; THENCE SOUTH ALONG SAID R.O.W. TO THE NORTH R.O.W. OF CIVIC MEMORIAL DRIVE; THENCE NORTHEAST ALONG SAID R.O.W. TO THE INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE WEST R.O.W. LINE OF TERMINAL DRIVE; THENCE NORTHEASTERLY ALONG SAID R.O.W. FOR 350 FEET, MORE OR LESS TO A POINT; THENCE TURNING 90 DEGREES NORTHWEST FOR A DISTANCE OF 350 FEET, THENCE TURNING 90 DEGREES SOUTHWEST FOR A DISTANCE OF 142 FEET; THENCE TURNING 90 DEGREES NORTHWEST FOR A DISTANCE OF 150 FEET; THENCE TURNING 90 DEGREES NORTHEAST FOR A DISTANCE OF 150 FEET; THENCE TURNING 90 DEGREES SOUTHEAST FOR A DISTANCE OF 550 FEET TO A POINT OF INTERSECTION WITH THE SOUTH R.O.W. LINE OF TERMINAL DRIVE; THENCE SOUTHWEST ALONG SAID R.O.W. TO THE EAST R.O.W. LINE OF SAID TERMINAL DRIVE; THENCE SOUTH AND SOUTHWESTERLY ALONG SAID R.O.W. TO THE NORTH R.O.W. OF AIRLINE DRIVE; THENCE SOUTHEASTERLY ALONG SAID R.O.W. TO THE NORTH LINE OF LOT 2 OF WEST STAR SUBDIVISION, PLAT CABINET 65, PAGE 369 IN THE MADISON COUNTY RECORDS; THENCE TURNING 90 DEGREES NORTHEAST FOR A DISTANCE OF 304.35'; THENCE TURNING SOUTH FOR A DISTANCE OF 155.06', THENCE 9 DEGREES WEST A DISTANCE OF 20', THENCE 90 DEGREES SOUTH A DISTANCE OF 50', THENCE 90 DEGREES EAST A DISTANCE OF 20', THENCE TURNING 90 DEGREES SOUTH A DISTANCE OF 100', THENCE TURNING 90 DEGREES WEST FOR A DISTANCE OF 180', THENCE TURNING 90 DEGREES SOUTH FOR A DISTANCE OF 187.5'; THENCE TURNING 90 DEGREES EAST FOR A DISTANCE OF 105', THENCE TURNING 90 DEGREES SOUTH FOR A DISTANCE OF 671.95', THENCE TURNING DUE WEST FOR A DISTANCE OF 110', THENCE TURNING SOUTHEAST FOR A DISTANCE OF 677.05' TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13 TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE 3RD PRINCIPAL MERIDIAN; THENCE WEST ALONG SAID SOUTH LINE TO THE INTERSECTION WITH THE EAST R.O.W. OF EAST AIRLINE DRIVE; THENCE NORTHWESTERLY ALONG SAID R.O.W. TO THE SOUTHWEST CORNER OF LOT 8 IN CIVIC MEMORIAL AIRPORT AUTHORITY BUSINESS PARK, RECORDED IN PLAT CABINET 49, PAGE 185 IN THE MADISON COUNTY RECORDS; THENCE SOUTHWESTERLY ALONG THE NORTHEASTERLY PROLONGATION OF THE SOUTH LINE OF LOT 18 IN SAID SUBDIVISION AND THE SOUTH LINE OF SAID LOT 18 TO THE EAST R.O.W. LINE OF SKYWAY COURT; THENCE NORTHERLY AND EASTERLY ALONG SAID R.O.W. AND THE EASTERLY PROLONGATION TO THE EAST R.O.W. OF EAST AIRLINE DRIVE; THENCE SOUTHERLY ALONG SAID R.O.W. TO THE SOUTHWEST CORNER OF LOT 8 IN SAID SUBDIVISION; THENCE ALONG SAID LOT LINE NORTHEASTERLY, NORTH AND THE NORTHERLY PROLONGATION TO THE NORTHWEST CORNER OF LOT 4 IN SAID SUBDIVISION (NOW PART LOT 2 OF WEST STAR SUBDIVISION); THENCE NORTHEASTERLY TO THE MOST EASTERLY CORNER OF LOT 1 IN WEST STAR SUBDIVISION, RECORDED IN PLAT CABINET 65, PAGE 369 IN THE MADISON COUNTY RECORDS, SAID POINT IS ALSO ON THE SOUTHWEST R.O.W. OF AIRLINE COURT; THENCE NORTHWESTERLY ALONG SAID R.O.W. TO THE INTERSECTION WITH THE WEST R.O.W. OF SOUTH BELLWOOD DRIVE (ILLINOIS ROUTE 111); THENCE SOUTH AND SOUTHWEST ALONG SAID R.O.W. TO THE EAST R.O.W. OF WESLEY DRIVE; THENCE SOUTHEASTERLY ALONG SAID R.O.W. TO THE INTERSECTION WITH THE NORTHWEST CORNER OF LOT 1 OF BOOS PLAZA SUBDIVISION, PLAT CABINET 63, PAGE 363; THENCE ALONG SAID LOT LINE EAST, SOUTHEASTERLY AND THE SOUTHEASTERLY PROLONGATION TO THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DOCUMENT 2009R50992 IN MADISON COUNTY RECORDS; THENCE CONTINUING SOUTHEASTERLY ALONG THE EAST LINE OF SAID TRACT TO THE NORTH R.O.W. OF ROCK HILL ROAD; THENCE SOUTHWESTERLY AND WESTERLY ALONG SAID R.O.W. TO THE EAST R.O.W. OF WESLEY DRIVE; THENCE SOUTHWESTERLY ALONG SAID R.O.W. TO THE SOUTH R.O.W. OF OLD ALTON EDWARDSVILLE ROAD; THENCE SOUTHEASTERLY ALONG SAID R.O.W. TO THE NORTHEAST CORNER OF LOT 2 OF AUTO COURT SUBDIVISION, PLAT CABINET 65, PAGE 147 IN MADISON COUNTY RECORDS; THENCE SOUTHWESTERLY ALONG THE EAST LINE OF SAID LOT TO THE INTERSECTION WITH THE NORTH R.O.W. LINE OF EAST EDWARDSVILLE ROAD (ILLINOIS ROUTE 143); THENCE NORTHWESTERLY ALONG SAID R.O.W. TO THE INTERSECTION WITH THE EAST AND WEST CENTERLINE OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE 3RD PRINCIPAL MERIDIAN; THENCE SOUTH ALONG SAID CENTERLINE TO THE NORTH LINE OF SECTION 35 OF SAID TOWNSHIP; THENCE EAST ALONG SAID LINE TO THE INTERSECTION WITH THE CENTERLINE OF STATE ROUTE 255; THENCE NORTHWEST ALONG SAID CENTERLINE TO ITS INTERSECTION

WITH THE SOUTH R.O.W. LINE OF STATE ROUTE 143 (EDWARDSVILLE ROAD); THENCE NORTHWEST ALONG SAID R.O.W. TO THE WEST LINE OF SECTION 25 IN SAID TOWNSHIP; THENCE NORTH ALONG SAID SECTION LINE TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DOCUMENT 2008R53901 IN MADISON COUNTY RECORDS; THENCE ALONG SAID TRACT EAST, SOUTHEAST AND SOUTHWEST TO THE NORTH R.O.W. OF STATE ROUTE 143; THENCE SOUTHEASTERLY ALONG SAID R.O.W. TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 4275, PAGE 629 IN THE MADISON COUNTY RECORDS; THENCE NORTHERLY ALONG THE WEST LINE OF SAID TRACT AND ITS NORTHERLY PROLONGATION TO THE NORTHWEST CORNER OF A TRACT OF LAND ACQUIRED BY IDOT BY COURT CASE #94-ED-14, SIGNED 8-29-1994; THENCE SOUTHEASTERLY AT AN INTERIOR ANGEL OF 90 DEGREES TO THE CENTERLINE OF STATE ROUTE 255; THENCE NORTHWEST ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE WESTERLY PROLONGATION OF THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DOCUMENT 2008R40337; THENCE EAST ALONG SAID LINE TO THE EAST R.O.W. OF STATE ROUTE 255; THENCE SOUTHEAST ALONG SAID R.O.W. TO THE INTERSECTION WITH THE NORTH R.O.W. OF STATE ROUTE 143; THENCE SOUTHEAST ALONG SAID R.O.W. TO THE INTERSECTION WITH THE EAST/WEST CENTERLINE OF SECTION 25 IN SAID TOWNSHIP; THENCE SOUTH ALONG SAID LINE AND THE EAST/WEST CENTERLINE OF SECTION 36 IN SAID TOWNSHIP TO THE CENTER OF SECTION 36; THENCE EAST ALONG THE NORTH/SOUTH CENTERLINE OF SECTION 36 A DISTANCE OF 405 FEET TO A POINT; THENCE SOUTH A DISTANCE OF 1141.5 FEET; THENCE WEST A DISTANCE OF 405 FEET TO THE NORTH/SOUTH CENTERLINE OF SAID SECTION 36; THENCE SOUTH ALONG SAID CENTERLINE TO ITS INTERSECTION WITH THE CENTERLINE OF THE NORFOLK & WESTERN RAILROAD R.O.W. AS DESCRIBED IN BOOK 3202, PAGE 798 IN THE MADISON COUNTY RECORDS; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF WANDA ROAD; THENCE SOUTH ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF MADISON AVENUE; THENCE WEST ALONG SAID CENTERLINE TO THE EAST R.O.W. OF HEDGE ROAD; THENCE SOUTH ALONG SAID R.O.W. TO THE INTERSECTION WITH THE EASTERLY PROLONGATION OF THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DOCUMENT 2013R45010 IN THE MADISON COUNTY RECORDS; THENCE WEST ALONG SAID PROLONGATION AND SOUTH LINE OF SAID TRACT TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH AND EAST ALONG SAID TRACT TO THE INTERSECTION WITH THE WEST R.O.W. OF HEDGE ROAD; THENCE NORTH ALONG SAID R.O.W. TO THE INTERSECTION WITH THE CENTERLINE OF MADISON AVENUE; THENCE WEST ALONG SAID CENTERLINE TO A POINT OF INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE CENTERLINE OF MELROSE AVENUE; THENCE SOUTH ALONG SAID PROLONGATION TO THE INTERSECTION WITH THE NORTH R.O.W. OF SAID MELROSE AVENUE; THENCE WEST ALONG SAID R.O.W. TO THE INTERSECTION WITH THE CENTERLINE OF THE ALLEY BETWEEN MELROSE AVENUE AND VELMA AVENUE; THENCE SOUTH ALONG SAID CENTERLINE TO THE EAST PROLONGATION OF THE SOUTH LINE OF LOT 25 IN WAVERLY PLACE SUBDIVISION, RECORDED IN PLAT BOOK 14, PAGE 17 IN THE MADISON COUNTY RECORDS; THENCE WEST ALONG SAID PROLONGATION, SOUTH LINE AND WESTERLY PROLONGATION TO THE CENTERLINE OF VELMA AVENUE; THENCE SOUTH AND SOUTHWESTERLY ALONG SAID CENTERLINE TO A POINT OF INTERSECTION WITH THE CENTERLINE OF ILLINOIS ROUTE 111; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF DANIEL BOONE TRAIL; THENCE EASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF SINCLAIR AVENUE; THENCE SOUTH ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE EASTERLY PROLONGATION OF THE SOUTH LINE OF LOT 24, BLOCK 2, IN THE SECOND ADDITION TO GONTERMAN PLACE, RECORDED IN PLAT BOOK 16, PAGE 22 IN THE MADISON COUNTY RECORDS; THENCE WESTERLY ALONG SAID PROLONGATION AND THE SOUTH LOT LINE AND THE WESTERLY PROLONGATION TO THE INTERSECTION WITH THE EAST R.O.W. OF STATE ROUTE 111; THENCE SOUTH ALONG SAID R.O.W. TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 2472 PAGE 366 IN THE MADISON COUNTY RECORDS; THENCE ALONG SAID TRACT EAST, NORTH AND THE NORTHERLY PROLONGATION TO THE SOUTH LINE OF LOT 15, BLOCK 3 IN SAID SUBDIVISION; THENCE EASTERLY ALONG SAID LINE AND THE EASTERLY PROLONGATION TO THE WEST R.O.W. OF CEMETERY ROAD; THENCE SOUTH ALONG SAID R.O.W. TO A POINT 8 FEET NORTH OF THE SOUTH LINE OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 9 WEST OF THE 3RD PRINCIPAL MERIDIAN; THENCE EASTERLY AND PARALLEL TO SAID SOUTH LINE TO THE INTERSECTION WITH THE WEST LINE OF LOT 7 IN SIGNATURE INDUSTRIAL PARK SUBDIVISION RECORDED IN PLAT CABINET 65, PAGE 177 IN THE MADISON COUNTY RECORDS; THENCE ALONG SAID LOT LINE NORTH, NORTHEASTERLY, EASTERLY, SOUTHERLY AND WESTERLY TO THE SOUTHWEST CORNER THEREOF; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SECTION 1 TO THE INTERSECTION WITH THE WEST R.O.W. OF CEMETERY ROAD; THENCE SOUTH ALONG SAID R.O.W. TO THE NORTH R.O.W. OF WAGON WHEEL ROAD; THENCE SOUTHEASTERLY TO A POINT ON THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DOCUMENT 2008R35332 AND THE SOUTH R.O.W. OF WAGON WHEEL ROAD; THENCE EASTERLY ALONG SAID R.O.W. TO THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 4245, PAGE 257 IN THE MADISON COUNTY RECORDS; THENCE ALONG SAID TRACT SOUTH AND WEST TO THE EAST LINE OF SAID TRACT OF LAND DESCRIBED IN DOCUMENT 2008R35332; THENCE SOUTH ALONG THE EAST LINE OF SAID TRACT AND THE SOUTHERLY PROLONGATION TO THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DOCUMENT 2011R06831 RECORDED IN MADISON COUNTY RECORDS; THENCE WEST ALONG THE SOUTH LINE OF SAID TRACT AND THE WESTERLY PROLONGATION TO THE EAST R.O.W. OF CEMETERY ROAD;

THENCE NORTH ALONG SAID R.O.W. TO THE INTERSECTION WITH THE NORTHWEST CORNER OF SAID TRACT OF LAND DESCRIBED IN DOCUMENT 2008R35332; THENCE NORTHWESTERLY TO THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DOCUMENT 2010R41959, SAID POINT IS ALSO ON THE SOUTH R.O.W. LINE OF WAGON WHEEL ROAD; THENCE WEST ALONG SAID R.O.W. TO THE EAST R.O.W. LINE OF ILLINOIS ROUTE 111; THENCE SOUTH ALONG SAID R.O.W. TO THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 3605, PAGE 282; THENCE ALONG SAID TRACT EAST, SOUTH AND WEST AND THE WESTERLY PROLONGATION TO THE WEST R.O.W. OF STATE ROUTE 111; THENCE NORTH ALONG SAID R.O.W. TO THE INTERSECTION WITH THE NORTH LINE OF THE SOUTH HALF OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 9 WEST OF THE 3RD PRINCIPAL MERIDIAN; THENCE WESTERLY ALONG SAID LINE AND ALONG THE NORTH LINE OF THE SOUTH HALF OF SECTION 10 IN SAID TOWNSHIP TO THE EAST R.O.W. OF THE NORFOLK & WESTERN RAILROAD AS DESCRIBED IN BOOK 3202, PAGE 798 IN THE MADISON COUNTY RECORDS; THENCE SOUTHWESTERLY ALONG SAID R.O.W. FOR APPROXIMATELY 605 FEET; THENCE EAST FOR APPROXIMATELY 440 FEET; THENCE SOUTH FOLLOWING THIS DIRECTION FOR APPROXIMATELY 600 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10 IN SAID TOWNSHIP; THENCE EAST ALONG SAID NORTH LINE APPROXIMATELY 1120 FEET; THENCE SOUTH APPROXIMATELY 295 FEET; THENCE EAST A DISTANCE OF 341.50 FEET; THENCE SOUTH A DISTANCE OF 361.50 FEET; THENCE WEST A DISTANCE OF 361.50 FEET; THENCE NORTH TO A POINT FALLING 20 FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE WEST FOR A DISTANCE OF APPROXIMATELY 1100 FEET TO A LINE 440 FEET EAST AND PARALLEL WITH THE EAST R.O.W. OF THE NORFOLK & WESTERN RAILROAD; THENCE SOUTHWEST ALONG SAID PARALLEL LINE A DISTANCE OF APPROXIMATELY 700 FEET; THENCE NORTHWESTERLY FOR APPROXIMATELY 440 FEET TO THE EAST R.O.W. OF SAID NORFOLK & WESTERN RAILROAD; THENCE SOUTHWESTERLY ALONG SAID R.O.W. TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 4171, PAGE 2233 IN THE MADISON COUNTY RECORD; THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF SAID TRACT TO THE EAST LINE OF SECTION 16 IN SAID TOWNSHIP; THENCE SOUTH ALONG SAID LINE TO THE INTERSECTION WITH THE SOUTHWEST R.O.W. OF NEW POAG ROAD; THENCE SOUTHWESTERLY ALONG SAID TRACT APPROXIMATELY 1060 FEET; THENCE AT A 90 DEGREE TURN NORTHWESTERLY APPROXIMATELY 880 FEET; THENCE AT A 90 DEGREE TURN SOUTHWESTERLY APPROXIMATELY 440 FEET; THENCE AT A 90 DEGREE TURN NORTHWESTERLY APPROXIMATELY 413 FEET TO THE WEST LINE OF THE SAID NORFOLK & WESTERN RAILROAD R.O.W.; THENCE NORTHEASTERLY ALONG SAID R.O.W. FOR APPROXIMATELY 3960 FEET; THENCE WEST TO THE WEST R.O.W. OF STATE ROUTE 3; THENCE NORTHERLY ALONG SAID R.O.W. TO THE NORTH R.O.W. OF PIASA LANE; THENCE WEST ALONG SAID R.O.W. TO THE INTERSECTION WITH THE EAST R.O.W. OF THE LEVEE ROAD; THENCE NORTHERLY ALONG SAID R.O.W. TO THE INTERSECTION WITH THE WEST R.O.W. OF STATE ROUTE 3; THENCE NORTHERLY ALONG SAID R.O.W. TO THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DOCUMENT 2008R40337 IN THE MADISON COUNTY RECORDS; THENCE ALONG SAID TRACT WEST, SOUTH, WEST, NORTHERLY, EAST, SOUTH AND EAST TO THE WEST R.O.W. OF STATE ROUTE 3; THENCE NORTHERLY ALONG SAID R.O.W. TO THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 4450, PAGE 1761; THENCE NORTHWEST ALONG THE SOUTH LINE OF SAID TRACT TO THE SOUTHWEST CORNER THEREOF, SAID POINT IS ALSO ON THE SOUTH R.O.W. OF RIVER HERITAGE PARKWAY (STATE ROUTE 143); THENCE NORTHWESTERLY ALONG SAID R.O.W. TO THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 3537, PAGE 1586 IN THE MADISON COUNTY RECORDS; THENCE SOUTHERLY ALONG SAID TRACT TO THE EAST BANK OF THE MISSISSIPPI RIVER; THENCE NORTHERLY ALONG SAID EAST BANK TO THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 4480, PAGE 664; THENCE NORTHEASTERLY ALONG SAID TRACT TO THE WEST R.O.W. OF ILLINOIS ROUTE 3 (WEST BROADWAY); THENCE NORTHWESTERLY ALONG SAID R.O.W. TO THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DOCUMENT 2005R28850; THENCE ALONG SAID TRACT SOUTHWESTERLY, NORTHWESTERLY AND THE NORTHWEST PROLONGATION TO THE POINT OF BEGINNING.

EXCLUDING:

PARCEL NO.1

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN WITHIN THE CORPORATE LIMITS OF THE CITY OF WOOD RIVER, MADISON COUNTY, ILLINOIS, MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN ENVIROTECH BUSINESS PARK (PLAT CABINET 60, PAGE 47); THENCE MEASURE NORTH 88 DEGREES 31 MINUTES 19 SECONDS EAST FROM SAID BEGINNING POINT ALONG THE SOUTH RIGHT-OF-WAY LINE OF DUBOIS TRAIL A DISTANCE OF 50.63 FEET TO A POINT OF CURVE; THENCE EASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 41 DEGREES 24 MINUTES 35 SECONDS AND AN ARC DISTANCE OF 43.36 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 109 DEGREES 58 MINUTES 51 SECONDS AND AN ARC DISTANCE OF 115.17 FEET; THENCE SOUTH 70 DEGREES 02 MINUTES 58 SECONDS EAST A DISTANCE OF 370.91 FEET; THENCE SOUTH 0 DEGREES 58 MINUTES 18 SECONDS EAST A DISTANCE OF 286.58 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 143 (BERM HIGHWAY); THENCE WESTERLY

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ALONG SAID RIGHT-OF-WAY LINE AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3 719.72 FEET, A CENTRAL ANGLE OF 8 DEGREES 13 MINUTES 07 SECONDS AND AN ARC DISTANCE OF 533.56 FEET; THENCE NORTH 1 DEGREES 28 MINUTES 41 SECONDS WEST A DISTANCE OF 483.25 FEET TO THE POINT OF BEGINNING. CONTAINING 5.01 ACRES.

PARCEL NO.2

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN WITHIN THE CORPORATE LIMITS OF THE CITY OF WOOD RIVER, MADISON COUNTY, ILLINOIS, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 28; THENCE MEASURE NORTH 87 DEGREES 19 MINUTES 10 SECONDS EAST (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID QUARTER SECTION A DISTANCE OF 1111.03 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT: THENCE CONTINUING NORTH 87 DEGREES 19 MINUTES 10 SECONDS EAST ALONG SAID NORTH LINE FROM SAID BEGINNING POINT A DISTANCE OF 30.41 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 3 (F.A. ROUTE 4); THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 5819.65 FEET, A CENTRAL ANGLE OF 1 DEGREE 48 MINUTES 43 SECONDS AND AN ARC DISTANCE OF 184.04 FEET; THENCE SOUTH 75 DEGREES 58 MINUTES 50 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 69.25 FEET; THENCE SOUTH 24 DEGREES 01 MINUTES 00 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 84.62 FEET; THENCE SOUTH 2 DEGREES 09 MINUTES 00 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 91.84 FEET; THENCE SOUTH 27 DEGREES 57 MINUTES 00 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 263.31 FEET; THENCE SOUTH 7 DEGREES 55 MINUTES 00 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 167.66 FEET; THENCE SOUTH 29 DEGREES 07 MINUTES 00 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 120.01 FEET; THENCE SOUTH 59 DEGREES 13 MINUTES 00 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 105.94 FEET; THENCE SOUTH 76 DEGREES 28 MINUTES 00 SECONDS EAST A DISTANCE OF 254.08 FEET; THENCE SOUTH 24 DEGREES 20 MINUTES 58 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 442.00 FEET; THENCE SOUTH 22 DEGREES 55 MINUTES 11 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 54.62 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 143 (BERM HIGHWAY); THENCE SOUTH 69 DEGREES 31 MINUTES 04 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 82.66 FEET TO A POINT OF CURVE; THENCE WESTERLY ALONG SAID RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3719.72 FEET, A CENTRAL ANGLE OF 8 DEGREES 06 MINUTES 05 SECONDS AND AN ARC DISTANCE OF 525.96 FEET; THENCE NORTH 0 DEGREES 58 MINUTES 18 SECONDS WEST A DISTANCE OF 690.58 FEET; THENCE NORTH 22 DEGREES 26 MINUTES 16 SECONDS WEST A DISTANCE OF 327.29 FEET; THENCE NORTH 1 DEGREE 13 MINUTES 53 SECONDS WEST A DISTANCE OF 446.45 FEET; THENCE NORTH 10 DEGREES 17 MINUTES 20 SECONDS EAST A DISTANCE OF 235.00 FEET; THENCE NORTH 22 DEGREES 37 MINUTES 12 SECONDS EAST A DISTANCE OF 375.17 FEET TO THE POINT OF BEGINNING. CONTAINING 13.53 ACRES.

PARCEL NO.3

A TRACT OF LAND LOCATED IN SECTIONS 20,21 AND 29, TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN WITHIN THE CORPORATE LIMITS OF THE CITY OF WOOD RIVER, MADISON COUNTY, ILLINOIS, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 21; THENCE MEASURE NORTH 87 DEGREES 19 MINUTES 10 SECONDS EAST (ASSUMED BEARING) ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 21 A DISTANCE OF 344.82 FEET; THENCE NORTH A DISTANCE OF 30.06 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT:

THENCE NORTH 62 DEGREES 58 MINUTES 22 SECONDS WEST FROM SAID BEGINNING POINT A DISTANCE OF 225.04 FEET; THENCE SOUTH 48 DEGREES 01 MINUTES 25 SECONDS WEST A DISTANCE OF 111.83 FEET; THENCE SOUTH 75 DEGREES 29 MINUTES 33 SECONDS WEST A DISTANCE OF 75.11 FEET; THENCE NORTH 79 DEGREES 02 MINUTES 49 SECONDS WEST A DISTANCE OF 319.05 FEET; THENCE NORTH 38 DEGREES 19 MINUTES 40 SECONDS WEST A DISTANCE OF 108.90 FEET; THENCE SOUTH 88 DEGREES 07 MINUTES 43 SECONDS WEST A DISTANCE OF 243.11 FEET; THENCE SOUTH 47 DEGREES 02 MINUTES 32 SECONDS WEST A DISTANCE OF 670.84 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 79.10 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 262.80 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 00 SECONDS EAST A DISTANCE OF 112.80 FEET; THENCE NORTH 51 DEGREES 35 MINUTES 30 SECONDS EAST A DISTANCE OF 351.20 FEET; THENCE NORTH 09 DEGREES 44 MINUTES 30 SECONDS WEST A DISTANCE OF 202.72 FEET; THENCE NORTH 12 DEGREES 39 MINUTES 30 SECONDS EAST A DISTANCE OF 189.93 FEET; THENCE NORTH 29 DEGREES 27 MINUTES 30 SECONDS EAST A DISTANCE OF 515.63 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 30 SECONDS WEST A DISTANCE OF 911.28 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE NORFOLK & WESTERN RAILROAD; THENCE SOUTH 55 DEGREES 22 MINUTES 50 SECONDS EAST A DISTANCE OF 1093.66 FEET; THENCE SOUTH 40 DEGREES 50 MINUTES 22 SECONDS WEST ALONG SAID RIGHT-

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OF-WAY LINE A DISTANCE OF 113.74 FEET; THENCE SOUTH 35 DEGREES 53 MINUTES 14 SECONDS EAST A DISTANCE OF 120 FEET TO A POINT OF CURVE; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 95 DEGREES 10 MINUTES 29 SECONDS, AND AN ARC DISTANCE OF 614.61 FEET; THENCE SOUTH 59 DEGREES 17 MINUTES 15 SECONDS WEST A DISTANCE OF 225.00 FEET; THENCE SOUTH 41 DEGREES 55 MINUTES 23 SECONDS EAST A DISTANCE OF 140.00 FEET; THENCE SOUTH 56 DEGREES 37 MINUTES 59 SECONDS EAST A DISTANCE OF 260.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 214.41 FEET TO THE POINT OF BEGINNING. CONTAINING 36.60 ACRES.

ADDITION – APRIL 2019

PARCEL 1

BEGINNING AT THE INTERSECTION WITH THE SOUTH ROW LINE OF EAST MACARTHUR DRIVE AND THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED IN DOCUMENT 2006R32899 OF THE MADISON COUNTY RECORDER OF DEEDS, PIN# 19-1-08-11-12-202-008, LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL; THENCE WESTERLY ALONG SAID ROW LINE AND THE WESTERLY EXTENSION TO THE INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST ROW LINE OF NORTH LINCOLN AVENUE; THENCE NORTH ALONG SAID EXTENSION TO THE INTERSECTION WITH THE SOUTHWEST CORNER OF PART LOT 85 IN THE 1ST ADDITION TO FAIRFIELD ANNEX, PB. 17, PG. 44, PIN# 19-2-08-11-11-201-027, SAID POINT ALSO THE NORTH ROW LINE OF EAST MACARTHUR DRIVE; THENCE WESTERLY ALONG SAID ROW LINE TO THE INTERSECTION WITH THE EAST ROW LINE OF NORTH WILLIAM STREET; THENCE NORTHERLY ALONG SAID ROW LINE TO THE NORTHWEST CORNER OF A TRACT CONVEYED IN DOCUMENT 2016R24914, PIN# 19-2-08-11-11-201-036; THENCE ALONG SAID PARCEL LINE EAST AND NORTH TO THE INTERSECTION WITH THE SOUTH ROW LINE OF SERVICE DRIVE; THENCE EASTERLY ALONG SAID ROW AND THE EASTERLY EXTENSION TO THE WEST LINE OF SAID LOT 85; THENCE NORTH AND EAST ALONG SAID LOT 85 TO THE INTERSECTION WITH THE WEST ROW LINE OF STATE ROUTE 255; THENCE SOUTH ALONG SAID LOT LINE TO THE INTERSECTION WITH THE NORTH ROW LINE OF EAST MACARTHUR DRIVE; THENCE WESTERLY ALONG SAID ROW LINE TO A POINT 8 FEET EAST OF THE SOUTHERLY EXTENSION OF THE EAST ROW LINE OF NORTH LINCOLN AVENUE; THENCE SOUTH ALONG SAID SOUTHERLY EXTENSION TO A POINT 8 FEET NORTH OF THE AFOREMENTIONED WESTERLY EXTENSION OF THE SOUTH ROW LINE OF EAST MACARTHUR DRIVE; THENCE SOUTHEASTERLY AND EASTERLY 8 FEET NORTH OF SAID ROW LINE AND THE SOUTH ROW LINE OF WEST BETHALTO DRIVE TO THE INTERSECTION OF THE NORTHERLY EXTENSION OF THE WEST LINE OF A 1.65 ACRE TRACT OF LAND LEASED TO HELMKAMP AUTO SERVICE, PIN# 19-1-08-12-00-000-009.006; THENCE SOUTH ALONG SAID LINE TO THE SAID SOUTH ROW LINE; THENCE CONTINUE SOUTH ALONG SAID WEST LINE AND THE SOUTHERLY EXTENSION APPROXIMATELY 390 FEET TO A POINT; THENCE WESTERLY APPROXIMATELY 855 FEET TO THE CENTERLINE OF A DITCH; THENCE NORTHEASTERLY ALONG SAID CENTERLINE APPROXIMATELY 370 FEET TO THE SOUTH ROW LINE OF SAID WEST BETHALTO DRIVE; THENCE WESTERLY ALONG SAID ROW LINE TO THE INTERSECTION WITH THE NORTHEAST CORNER OF OUTPARCEL B OF NORTHWEST BUSINESS PARK PC. 57, PG. 50; THENCE SOUTH, EAST, SOUTH AND NORTHWESTERLY ALONG THE PARCEL BOUNDARY OF SAID OUTPARCEL B TO THE INTERSECTION WITH THE EAST ROW LINE OF NORTH BELLWOOD DRIVE; THENCE NORTH AND EASTERLY ALONG SAID ROW LINE AND OUTPARCEL B TO THE NORTHWEST CORNER OF SAID OUTPARCEL B; THENCE WESTERLY ALONG THE SAID SOUTH ROW LINE OF WEST BETHALTO DRIVE AND EAST MACARTHUR DRIVE TO THE POINT OF BEGINNING.

PARCEL 2

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 7 IN BETHALTO BUSINESS PARK, PC 60, PG 169, PIN#19-2-08-11-20-401-013 THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 7 TO THE WEST ROW LINE OF MECHANICAL DRIVE; THENCE ALONG SAID ROW LINE NORTH TO THE INTERSECTION OF THE SOUTH ROW LINE OF BENDER AVENUE; THENCE EAST ALONG SAID ROW TO THE NORTHWEST CORNER OF LOT 8 IN SAID BETHALTO BUSINESS PARK; THENCE SOUTHERLY ALONG THE EAST ROW LINE OF SAID MECHANICAL DRIVE TO THE INTERSECTION WITH THE NORTHEASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 7; THENCE SOUTHWESTERLY ALONG SAID NORTHEASTERLY EXTENSION AND THE SOUTH LINE OF SAID LOT 7 TO THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 7 TO THE POINT OF BEGINNING.

PARCEL 3

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: LOT 37 IN THE CIVIC MEMORIAL AIRPORT AUTHORITY BUSINESS PARK, PC. 49, PG. 185, RECORDED: 21 NOVEMBER, 1979 IN THE MADISON COUNTY RECORDER OF DEEDS OFFICE, PIN# 19-2-08-13-01-101-001.

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PARCEL 4

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 11, NORTHWEST QUARTER OF SECTION 13 AND THE NORTHEAST QUARTER OF SECTION 14 ALL IN TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 34 IN CIVIC MEMORIAL AIRPORT AUTHORITY BUSINESS PARK, PC. 49, PG. 185, PIN#19-2-08-13-01-101-006, SAID POINT IS ALSO THE SOUTH ROW LINE OF CIVIC MEMORIAL DRIVE; THENCE EASTERLY ALONG THE SAID SOUTH ROW LINE TO THE INTERSECTION WITH THE WEST ROW LINE OF TERMINAL DRIVE; THENCE SOUTH ALONG SAID WEST ROW LINE TO A POINT 100 FEET NORTH OF THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 34; THENCE WEST ALONG SAID EASTERLY EXTENSION TO THE WEST ROW LINE OF NORTH BELLWOOD DRIVE, ALSO KNOWN AS THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BK. 3506, PG. 40, PIN# 19-1-08-14-02-204-027; THENCE NORTH ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF SAID TRACT; THENCE WESTERLY ALONG THE NORTH LINE OF SAID TRACT AND THE WESTERLY EXTENSION TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BK. 2365, PG. 297, PIN# 19-1-08-14-02-204-026; THENCE SOUTH ALONG THE WEST LINE OF SAID TRACT TO THE SOUTHWEST CORNER OF SAID TRACT, SAID POINT ALSO ON THE EAST ROW LINE OF STATE ROUTE 255; THENCE WEST ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE AND THE SOUTH LINE OF A 9.11 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT 2019R06461 TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH ALONG THE WEST LINE OF SAID TRACT AND THE NORTHERLY EXTENSION TO THE NORTHWEST CORNER OF LOT 3 OF BETHALTO BUSINESS PARK, PC. 60, PG. 169; THENCE CONTINUING NORTH ALONG THE WEST LINE OF LOT 4 TO THE INTERSECTION WITH THE WEST ROW LINE OF STATE ROUTE 255; THENCE SOUTHEASTERLY ALONG SAID ROW LINE AND THE SOUTHEASTERLY EXTENSION TO THE NORTH LINE OF SAID TRACT DESCRIBED IN DOCUMENT 2019R06461; THENCE EASTERLY ALONG SAID NORTH LINE AND THE EASTERLY EXTENSION TO THE INTERSECTION WITH THE WEST ROW LINE OF NORTH BELLWOOD DRIVE; THENCE SOUTH ALONG SAID ROW LINE TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 34 IN SAID CIVIC MEMORIAL AIRPORT AUTHORITY BUSINESS PARK; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND NORTH LINE OF SAID LOT 34 TO THE POINT OF BEGINNING.

PARCEL 5

A TRACT OF LAND IN THE WEST HALF OF SECTION 13 IN TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHERN CORNER OF LOT 1 OF WEST STAR A RESUBDIVISION OF PART OF CIVIC MEMORIAL AIRPORT AUTHORITY BUSINESS PARK, PC. 65, PG. 369, PIN# 19-2-08-13-00-000-029, SAID POINT IS ALSO ON THE SOUTH ROW LINE OF AIRLINE COURT; THENCE ALONG SAID LOT LINE SOUTHEASTERLY AND WESTERLY TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID SUBDIVISION TO THE SOUTHEAST CORNER OF LOT 8 IN THE CIVIC MEMORIAL AIRPORT AUTHORITY BUSINESS PARK, PC. 49, PG. 185; THENCE SOUTHWESTERLY ALONG SAID LOT LINE TO THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT AND THE WEST LINE OF LOT 9 IN SAID SUBDIVISION TO THE INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH ROW LINE OF SKYWAY COURT; THENCE WEST ALONG SAID EASTERLY EXTENSION TO THE INTERSECTION WITH THE WEST ROW LINE OF EAST AIRLINE DRIVE; THENCE NORTHERLY ALONG SAID WEST ROW LINE TO THE INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF OUTLOT B IN PRATT PROFESSIONAL PARK 1ST ADDITION, PC. 59, PG. 60, PIN# 19-2-08-13-01-101-023; THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF SAID OUTLOT B TO THE INTERSECTION OF THE EAST ROW LINE OF SOUTH BELLWOOD DRIVE; THENCE NORTH ALONG SAID EAST ROW LINE TO THE INTERSECTION WITH THE SOUTH ROW LINE OF AIRLINE COURT; THENCE EAST AND SOUTHEASTERLY ALONG SAID SOUTH ROW LINE TO THE POINT OF BEGINNING.

PARCEL 6

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 13 IN TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: LOT 16 IN THE CIVIC MEMORIAL AIRPORT AUTHORITY BUSINESS PARK, PC. 49, PG. 185, RECORDED: 21 NOVEMBER, 1979 IN THE MADISON COUNTY RECORDER OF DEEDS OFFICE EXCEPT THAT PART CONVEYED TO IDOT IN BK. 4481, PG. 5387, PIN# 19-2-08-13-01-101-001.

PARCEL 7

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 13 AND THE NORTHWEST QUARTER OF SECTION 24 IN TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 33 IN AUDUBON ACRES NO. 2, PB. 34, PG. 94, RECORDED: 3 JUNE, 1965 IN THE RECORDER OF DEEDS OFFICE, SAID POINT IS ALSO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BK. 3920, PG. 1664, PIN# 19-1-08-13-03-301-020; THENCE EAST ALONG THE NORTH LINE OF SAID TRACT OF LAND TO THE SOUTHWEST CORNER OF LOT 21 IN CIVIC MEMORIAL AIRPORT AUTHORITY BUSINESS PARK, PC. 49, PG. 185; THENCE NORTHEAST TO THE INTERSECTION WITH THE SOUTH ROW LINE OF EAST AIRLINE DRIVE; THENCE NORTHWESTERLY ALONG SAID ROW LINE TO

THE SOUTHEAST CORNER OF LOT 18 IN SAID SUBDIVISION; THENCE NORTHEASTERLY ACROSS SAID ROW TO THE SOUTHWEST CORNER OF LOT 8 IN SAID SUBDIVISION; THENCE EASTERLY AND SOUTHEASTERLY ALONG THE NORTH AND EAST ROW OF EAST AIRLINE DRIVE TO THE SOUTHWEST CORNER OF LOT 4 OF WEST STAR A RESUBDIVISION OF PART OF CIVIC MEMORIAL AIRPORT AUTHORITY BUSINESS PARK, PC. 65, PG. 369; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 4 TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH ALONG THE EAST LINE OF SAID LOT TO THE INTERSECTION WITH THE NORTH LINE OF LOT 23 OF CIVIC MEMORIAL AIRPORT AUTHORITY BUSINESS PARK, PC. 49, PG. 185; THENCE EAST ALONG SAID LOT LINE TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 23 AND 22 OF SAID SUBDIVISION TO THE SOUTHEAST CORNER OF SAID LOT 22, SAID POINT ON THE NORTH LINE OF A TRACT OF LAND LEASED TO APEX OIL PIN# 19-1-08-13-00-000-001.011; THENCE EAST ALONG SAID LINE TO THE NORTHEAST CORNER THEREOF; THENCE SOUTHEASTERLY ALONG SAID PARCEL LINE AND CURVE TO THE LEFT APPROXIMATELY 740 FEET; THENCE SOUTH ALONG SAID PARCEL LINE AND THE SOUTHERLY EXTENSION TO THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BK. 3345, PG. 808, CONTAINING 13.31 ACRES, PIN# 19-1-08-24-00-000-003.003; THENCE WEST ALONG SAID LINE APPROXIMATELY 100 FEET TO A POINT; THENCE SOUTH TO THE SOUTH LINE OF SAID TRACT; THENCE WEST ALONG SAID LINE TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH ALONG THE WEST LINE OF SAID TRACT TO THE INTERSECTION WITH THE SOUTH LINE OF TRACT OF LAND DESCRIBED IN BK. 1848, PG. 49, CONTAINING 25.21 ACRES, PIN# 19-1-08-24-00-000-002; THENCE WEST ALONG SAID LINE TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH ALONG THE WEST LINE OF SAID TRACT TO THE NORTHWEST CORNER OF SAID TRACT, SAID POINT IS ON THE SOUTH LINE OF SAID SECTION 13; THENCE WEST ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF AUDUBON ACRES NO. 3, PB. 35, PG. 111; THENCE NORTHERLY ALONG THE EAST LINE OF SAID SUBDIVISION TO THE NORTHEAST CORNER OF LOT 45 IN SAID SUBDIVISION; THENCE SOUTHWESTERLY ALONG THE NORTH LINE OF SAID LOT 45 AND THE SOUTHWESTERLY EXTENSION TO THE SOUTHEAST CORNER OF LOT 36 IN AUDUBON ACRES NO. 2, PB. 34, PG. 94; THENCE NORTHERLY ALONG THE EAST LINE OF SAID SUBDIVISION TO THE POINT OF BEGINNING.

DELETION – MARCH 2023

PARCEL 1

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 36 AND THE SOUTH HALF OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-25-00-000-007.001 LOCATED ON THE SOUTHWEST INTERSECTION OF ILLINOIS ROUTE 143 AND ILLINOIS ROUTE 255; THENCE EASTERLY ALONG THE NORTH LINE OF ASSESSOR'S PARCEL WITH PIN 19-1-08-36-00-000-002 A DISTANCE OF 127 FEET TO THE WEST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 255; THENCE SOUTHEASTERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 1,006 FEET; THENCE NORTHERLY A DISTANCE OF 576 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 255; THENCE NORTHERLY AND NORTHEASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 406 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 143; THENCE NORTHEASTERLY A DISTANCE OF 375 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-25-19-401-012; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 247 FEET TO THE WEST LINE OF LOT 23 IN THE KENDALL HILL SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-25-19-401-010; THENCE NORTHWESTERLY ALONG THE WEST LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 428 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-25-00-000-007.001; THENCE WESTERLY, NORTHWESTERLY, AND NORTHERLY ALONG THE SOUTH AND WEST LINES OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,613 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE WESTERLY A DISTANCE OF 202 FEET TO THE POINT OF INTERSECT WITH THE CENTERLINE OF THE SOUTHBOUND LANE OF ILLINOIS ROUTE 255; THENCE SOUTHERLY ALONG SAID CENTERLINE A DISTANCE OF APPROXIMATELY 612 FEET TO THE POINT OF INTERSECT WITH THE SOUTHEASTERLY EXTENSION OF THE NORTH LINE OF ASSESSOR'S PARCEL WITH PIN 19-1-08-25-00-000-009.001; THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY EXTENSION A DISTANCE OF APPROXIMATELY 479 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 864 FEET TO THE EAST LINE OF ASSESSOR'S PARCEL WITH PIN 19-1-08-25-00-000-007, ALSO THE WEST RIGHT-OF-WAY LINE OF THE ILLINOIS ROUTE 143 AND ILLINOIS ROUTE 255 INTERCHANGE; THENCE SOUTHEASTERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,176 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-25-00-000-007.001, AND THE POINT OF BEGINNING. CONTAINING 50.5 ACRES, MORE OR LESS.

ADDITION – MARCH 2023

PARCEL 1

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A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF PARK LANE AND THE NORTH RIGHT-OF-WAY LINE OF EAST EDWARDSVILLE ROAD; THENCE NORTHEASTERLY ALONG THE NORTH RIGHT-OF-WAY LINE OF PARK LANE A DISTANCE OF APPROXIMATELY 94 FEET TO THE SOUTHWEST CORNER OF LOT 87 IN THE EAST WOOD SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-22-09-102-030; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 795 FEET TO THE SOUTH LINE OF LOT 101 IN SAID SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-22-09-102-016; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 796 FEET TO THE EAST LINE OF LOT 5 IN CHESENS THIRD ADDITION SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-21-12-202-039; THENCE SOUTHERLY ALONG SAID EAST LINE A DISTANCE OF APPROXIMATELY 353 FEET TO THE NORTH RIGHT-OF-WAY LINE OF EAST EDWARDSVILLE ROAD; THENCE SOUTHEASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 899 FEET TO THE NORTH RIGHT-OF-WAY LINE OF PARK LANE, AND THE POINT OF BEGINNING. CONTAINING 11.4 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PINS: 19-1-08-22-09-102-031.

INCLUDING A SIX FOOT WIDE STRIP BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF PARK LANE AND THE NORTH RIGHT-OF-WAY LINE OF EAST EDWARDSVILLE ROAD; THENCE SOUTHWESTERLY A DISTANCE OF 29 FEET TO THE CENTERLINE OF EAST EDWARDSVILLE ROAD; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE A DISTANCE OF APPROXIMATELY 121 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF NORTH SECOND STREET; THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION A DISTANCE OF APPROXIMATELY 55 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF EAST EDWARDSVILLE ROAD.

PARCEL 2

A TRACT OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF EAST EDWARDSVILLE ROAD AND THE EAST RIGHT-OF-WAY LINE OF NORTH 2ND STREET; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 361 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-22-13-301-003; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 272 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-2-08-22-13-301-035; THENCE EASTERLY AND SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 92 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE NORTHEASTERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 120 FEET TO SAID SOUTH RIGHT-OF-WAY LINE; THENCE NORTHWESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 532 FEET TO SAID EAST RIGHT-OF-WAY LINE, AND POINT OF BEGINNING. CONTAINING 2.1 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PINS: 19-1-08-22-13-301-003, 19-2-08-22-13-301-035.

INCLUDING A SIX FOOT WIDE STRIP BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF EAST EDWARDSVILLE ROAD AND THE NORTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF NORTH SECOND STREET; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE A DISTANCE OF APPROXIMATELY 5,077 FEET TO THE INTERSECTION WITH THE CENTERLINE OF VAUGHN ROAD; THENCE NORTHEASTERLY ALONG SAID CENTERLINE A DISTANCE OF APPROXIMATELY 1,773 FEET TO THE POINT OF INTERSECT WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF ASSESSOR'S PARCEL WITH PIN 19-1-08-23-00-000-005.

PARCEL 3

A TRACT OF LAND IN THE EAST HALF OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION AND THE WEST RIGHT-OF-WAY LINE OF WESLEY DRIVE, ALSO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-23-00-000-029; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 740 FEET TO THE NORTHEAST CORNER OF LOT 15 IN THE ROSEWOOD MANOR & VALLEY HILL ESTATES SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-14-04-406-021; THENCE SOUTHWESTERLY, WESTERLY, AND NORTHERLY ALONG THE NORTH LINE OF ASSESSOR'S PARCEL WITH PIN 19-1-08-23-00-000-029 A DISTANCE OF APPROXIMATELY 2,478 FEET TO THE SOUTH LINE OF LOT 13 IN THE ROSEWOOD MANOR SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-14-04-406-019; THENCE WESTERLY ALONG SAID SOUTH LINE A DISTANCE OF APPROXIMATELY 693 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-23-00-000-029; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 2,055 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY AND NORTHEASTERLY ALONG THE

SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 430 FEET TO THE WEST LINE OF LOT 1 IN THE MOOSE HEIGHTS SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-23-00-000-028; THENCE SOUTHERLY ALONG SAID WEST LINE A DISTANCE OF APPROXIMATELY 197 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WESLEY DRIVE, ALSO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-23-00-000-006.005; THENCE SOUTHWESTERLY AND SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL, ALSO THE EAST RIGHT-OF-WAY LINE OF WESLEY DRIVE, A DISTANCE OF APPROXIMATELY 1,135 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-2-08-23-00-000-023; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 380 FEET TO THE SOUTHWEST CORNER OF LOT 6 IN THE VAUGHN HILLS SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-23-04-401-018; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 356 FEET TO THE NORTHWEST CORNER OF LOT 5 IN THE SAME SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-23-04-401-001; THENCE EASTERLY, NORTHEASTERLY, AND NORTHERLY ALONG THE SOUTH LINE OF ASSESSOR'S PARCEL WITH PIN 19-1-08-23-00-000-029 A DISTANCE OF APPROXIMATELY 1,641 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WESLEY DRIVE; THENCE NORTHWESTERLY A DISTANCE OF APPROXIMATELY 83 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WESLEY DRIVE; THENCE NORTHEASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,725 FEET TO THE NORTHEAST CORNER OF SAID PARCEL AND SAID NORTH SECTION LINE, AND POINT OF BEGINNING. CONTAINING 86.6 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PINS: 19-1-08-23-00-000-029, 19-2-08-23-00-000-023, 19-2-08-23-00-000-028.

INCLUDING A SIX FOOT WIDE STRIP BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF WESLEY DRIVE AND THE EAST LINE OF ASSESSOR'S PARCEL WITH PIN 19-1-08-23-00-000-006.005; THENCE SOUTHWESTERLY AND SOUTHERLY ALONG SAID CENTERLINE A DISTANCE OF APPROXIMATELY 1,561 FEET TO THE INTERSECTION WITH THE CENTERLINE OF MEMORIAL LANE; THENCE NORTHWESTERLY ALONG SAID CENTERLINE A DISTANCE OF APPROXIMATELY 32 FEET TO THE POINT OF INTERSECT WITH THE SOUTHWESTERLY EXTENSION OF THE EAST LINE OF ASSESSOR'S PARCEL WITH PIN 19-2-08-23-00-000-017.001.

PARCEL 4

A TRACT OF LAND IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 23, AND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, IN TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-14-04-409-051.001 LOCATED ON THE WEST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 111; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 91 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE NORTHBOUND LANES OF ILLINOIS ROUTE 255; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 2,071 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-23-00-000-001.001; THENCE NORTHEASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 420 FEET TO THE WEST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 111; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,713 FEET TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-14-04-409-051.001, AND POINT OF BEGINNING. CONTAINING 15.2 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PINS: 19-1-08-14-04-409-051.001, 19-1-08-23-00-000-001.001, 19-2-08-23-00-000-039, 19-2-08-23-00-000-040, 19-2-08-23-00-000-047, 19-2-08-23-00-000-048.

PARCEL 5

A TRACT OF LAND IN THE NORTH HALF OF SECTION 24 IN TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE EASTERNMOST SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-24-00-000-015.001 LOCATED ON THE EAST LINE OF TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN IN MADISON COUNTY, IL; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 419 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL 187 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF BUCHTA ROAD; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 919 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-24-00-000-013 LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF BUCHTA ROAD; THENCE WESTERLY AND SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 3,313 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-24-00-000-003.002; THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 444 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 793 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 440 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 503 FEET TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-24-00-000-003.001; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF

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APPROXIMATELY 370 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 593 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 242 FEET TO THE NORTH LINE OF ASSESSOR'S PARCEL WITH PIN 19-1-08-24-00-000-003; THENCE WESTERLY ALONG SAID NORTH LINE A DISTANCE OF APPROXIMATELY 72 FEET TO THE EAST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 111; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,573 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,470 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,279 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-24-00-000-003.005; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 3,524 FEET TO THE EAST LINE OF SAID SECTION, ALSO THE EAST LINE OF ASSESSOR'S PARCEL WITH PIN 19-1-08-24-00-000-015; THENCE NORTHERLY ALONG SAID EAST SECTION LINE A DISTANCE OF APPROXIMATELY 887 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-24-00-000-015.001, AND POINT OF BEGINNING. CONTAINING 131.4 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PINS: 19-1-08-24-00-000-003, 19-1-08-24-00-000-003.002, 19-1-08-24-00-000-003.005, 19-1-08-24-00-000-011 (PARTIAL), 19-1-08-24-00-000-011.001 (PARTIAL), 19-1-08-24-00-000-015 (PARTIAL)

PARCEL 6

A TRACT OF LAND IN THE SOUTH HALF OF SECTION 23 IN TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE WOOD RIVER CENTRE SUBDIVISION LEASE LOT, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-23-00-000-022, LOCATED ON THE WEST RIGHT-OF-WAY LINE OF WESLEY DRIVE; THENCE NORTHWESTERLY AND WESTERLY ALONG THE NORTH LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 174 FEET TO THE EAST LINE OF LOT 1 IN THE WOOD RIVER CENTRE SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-23-00-000-017; THENCE SOUTHERLY ALONG SAID EAST LINE A DISTANCE OF APPROXIMATELY 265 FEET TO THE SOUTHEAST CORNER OF SAID LOT AND PARCEL; THENCE NORTHWESTERLY AND WESTERLY ALONG THE SOUTH LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 1,017 FEET TO THE EAST LINE OF ASSESSOR'S PARCEL WITH PIN 19-1-08-23-00-000-005; THENCE NORTHERLY ALONG SAID EAST LINE A DISTANCE OF APPROXIMATELY 79 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 835 FEET TO THE EAST LINE OF LOT 5 IN THE MAL MANOR SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-23-13-302-006; THENCE SOUTHERLY ALONG SAID EAST LINE A DISTANCE OF APPROXIMATELY 1,142 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF VAUGHN ROAD; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 505 FEET TO THE EAST RIGHT-OF-WAY LINE OF HARRISON STREET; THENCE SOUTHEASTERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 118 FEET TO THE NORTH RIGHT-OF-WAY LINE OF HARRISON STREET; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 947 FEET TO THE CENTERLINE OF LOT 10 IN THE GATEWAY ACRES SUBDIVISION, ALSO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-2-08-23-17-301-003; THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 265 FEET TO THE NORTH RIGHT-OF-WAY LINE OF VAUGHN ROAD; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,896 FEET TO THE SOUTHEAST CORNER OF LOT 3 IN THE RESUBDIVISION OF LOT 4 OF THE WOOD RIVER CENTRE SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-23-00-000-025; THENCE NORTHWESTERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 407 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MEMORIAL LANE; THENCE NORTHWESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 40 FEET TO THE SOUTHEAST CORNER OF LOT 5 OF THE RESUBDIVISION OF LOT 4 OF THE WOOD RIVER CENTRE SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-23-00-000-027; THENCE SOUTHWESTERLY AND WESTERLY ALONG THE SOUTH LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 391 FEET TO THE WEST RIGHT-OF-WAY LINE OF WESLEY DRIVE; THENCE NORTHERLY AND NORTHEASTERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 683 FEET TO THE NORTHEAST CORNER OF THE WOOD RIVER CENTRE SUBDIVISION LEASE LOT, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-23-00-000-022, AND POINT OF BEGINNING. CONTAINING 51.4 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PINS: 19-1-08-23-00-000-005, 19-1-08-23-00-000-005.001, 19-1-08-23-00-000-006.004, 19-2-08-23-00-000-015, 19-2-08-23-00-000-022, 19-2-08-23-00-000-025, 19-2-08-23-00-000-030, 19-2-08-23-00-000-031, 19-2-08-23-00-000-032, 19-2-08-23-00-000-035, 19-2-08-23-00-000-036, 19-2-08-23-00-000-037, 19-2-08-23-00-000-043, 19-2-08-23-00-000-044, 19-2-08-23-17-301-003, 19-2-08-23-17-301-004, 19-2-08-23-17-301-005, 19-2-08-23-17-301-006, 19-2-08-23-17-301-007, 19-2-08-23-17-301-008, 19-2-08-23-17-301-008.001.

PARCEL 7

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 23 IN TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE

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NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-23-00-000-007; THENCE WESTERLY AND NORTHWESTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,228 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF VAUGHN ROAD; THENCE SOUTHWESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 779 FEET TO THE WESTERNMOST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-23-00-000-008.001; THENCE SOUTHEASTERLY ALONG THE SOUTHWEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 983 FEET TO THE SOUTHERNMOST CORNER OF SAID PARCEL; THENCE NORTHEASTERLY ALONG THE SOUTHEAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 491 FEET TO THE SOUTH LINE OF ASSESSOR'S PARCEL WITH PIN 19-1-08-23-00-000-007; THENCE SOUTHEASTERLY ALONG SAID SOUTH LINE A DISTANCE OF APPROXIMATELY 406 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-23-00-000-007.002; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 123 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 85 FEET TO THE EASTERNMOST SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-23-00-000-007; THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 260 FEET TO THE NORTHEAST CORNER OF SAID PARCEL, AND POINT OF BEGINNING. CONTAINING 19.8 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PINS: 19-1-08-23-00-000-007, 19-1-08-23-00-000-008.001

PARCEL 8

A TRACT OF LAND IN THE SOUTH HALF OF SECTION 23, AND THE NORTH HALF OF SECTION 26, IN TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 2 IN THE ALDI WOOD RIVER SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-23-00-000-042; THENCE SOUTHWESTERLY ALONG THE NORTH LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 300 FEET TO THE WEST RIGHT-OF-WAY LINE OF WESLEY DRIVE; THENCE NORTHWESTERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 230 FEET TO THE EAST LINE OF ASSESSOR'S PARCEL WITH PIN 19-1-08-23-00-000-009; THENCE NORTHERLY ALONG SAID EAST LINE A DISTANCE OF APPROXIMATELY 230 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTHWESTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 158 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 2,025 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ROCK HILL ROAD; THENCE SOUTHEASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 126 FEET TO THE WEST RIGHT-OF-WAY LINE OF WESLEY DRIVE; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,870 FEET TO THE POINT OF INTERSECT WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 2 IN THE ALDI WOOD RIVER SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-23-00-000-042; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND SOUTH LINE A DISTANCE OF APPROXIMATELY 323 FEET TO THE NORTHEAST CORNER OF LOT 1 IN THE BOOS PLAZA SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-23-04-402-001; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 131 FEET TO THE SOUTHERNMOST SOUTHWEST CORNER OF LOT 2 IN THE ALDI WOOD RIVER SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-23-00-000-042; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 86 FEET TO THE SOUTHEAST CORNER OF SAID LOT AND PARCEL; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 462 FEET TO THE NORTHEAST CORNER OF SAID LOT AND PARCEL, AND POINT OF BEGINNING. CONTAINING 13.2 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PINS: 19-2-08-23-00-000-042, 19-1-08-23-00-000-009.C00, 19-1-08-23-00-000-009, .19-1-08-26-02-201-001

PARCEL 9

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 27, AND THE NORTHEAST QUARTER OF SECTION 28, IN TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 40 IN THE PENNINGS SECOND ADDITION SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-27-06-104-037, LOCATED ON THE WEST RIGHT-OF-WAY LINE OF SOUTH FOURTH STREET; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 1,671 FEET TO THE WEST RIGHT-OF-WAY LINE OF SOUTH FIRST STREET; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 140 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF EAST LORENA AVENUE; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,224 FEET TO THE WEST RIGHT-OF-WAY LINE OF HALLER STREET; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 23 FEET TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-2-08-28-08-204-020; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 201 FEET TO THE EAST RIGHT-OF-WAY LINE OF ASSESSOR'S PARCEL WITH PIN 19-1-08-28-08-204-906; THENCE WESTERLY A DISTANCE OF APPROXIMATELY 130 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTH OLD SAINT LOUIS ROAD; THENCE SOUTHEASTERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY

179 FEET TO THE NORTHEAST CORNER OF LOT 10 IN BLOCK 2 OF THE BENBOW CITY SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-28-07-201-040; THENCE SOUTHWESTERLY ALONG THE NORTH LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 130 FEET TO THE NORTHWEST CORNER OF SAID LOT AND PARCEL; THENCE SOUTHEASTERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 207 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WEST FERGUSON AVENUE; THENCE SOUTHWESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 157 FEET TO THE NORTHEAST CORNER OF LOT 1 OF THE BENBOW CITY SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-28-07-201-044; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 88 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WEST MADISON AVENUE; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 3,390 FEET TO THE WEST RIGHT-OF-WAY LINE OF SOUTH FOURTH STREET; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 444 FEET TO THE NORTHEAST CORNER OF LOT 40 IN THE PENNINGS SECOND ADDITION SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-27-06-104-037, AND POINT OF BEGINNING. CONTAINING 37.3 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PINS: 19-1-08-28-08-204-906 (PARTIAL), 19-1-08-28-08-205-004, 19-2-08-27-05-104-001, 19-2-08-27-05-104-002, 19-2-08-27-05-104-027, 19-2-08-27-05-104-028, 19-2-08-27-05-104-029, 19-2-08-27-05-104-030, 19-2-08-27-05-104-031, 19-2-08-27-05-104-032, 19-2-08-27-05-104-033, 19-2-08-27-05-104-034, 19-2-08-27-05-104-035, 19-2-08-27-05-104-037, 19-2-08-27-05-104-038, 19-2-08-27-05-104-039, 19-2-08-27-05-104-040, 19-2-08-27-05-104-041, 19-2-08-27-05-104-042, 19-2-08-27-05-104-043, 19-2-08-27-05-104-044, 19-2-08-27-05-104-045, 19-2-08-27-05-104-046, 19-2-08-27-05-104-047, 19-2-08-27-05-104-048, 19-2-08-27-05-104-049, 19-2-08-27-05-104-050, 19-2-08-27-05-105-001, 19-2-08-27-05-105-001.001, 19-2-08-27-05-105-002, 19-2-08-27-05-105-003, 19-2-08-27-05-105-004, 19-2-08-27-05-105-005, 19-2-08-27-05-105-006, 19-2-08-27-05-105-008, 19-2-08-27-05-105-009, 19-2-08-27-05-105-010, 19-2-08-27-05-105-011, 19-2-08-27-05-105-012, 19-2-08-27-05-105-012.001, 19-2-08-27-05-105-013, 19-2-08-27-05-105-014, 19-2-08-27-05-105-015, 19-2-08-27-05-105-016, 19-2-08-27-05-105-017, 19-2-08-27-05-105-018, 19-2-08-27-05-105-019, 19-2-08-27-05-105-020, 19-2-08-27-05-105-021, 19-2-08-27-05-105-022, 19-2-08-27-05-105-023, 19-2-08-27-05-105-024, 19-2-08-27-05-105-025, 19-2-08-27-05-105-026, 19-2-08-27-05-105-034, 19-2-08-27-05-105-036, 19-2-08-27-05-105-037, 19-2-08-27-05-105-038, 19-2-08-27-05-105-039, 19-2-08-27-05-105-040, 19-2-08-27-05-105-041, 19-2-08-27-05-105-042, 19-2-08-27-05-105-043, 19-2-08-27-05-105-044, 19-2-08-27-05-105-045, 19-2-08-27-05-105-046, 19-2-08-27-05-105-047, 19-2-08-27-05-105-048, 19-2-08-27-05-105-049, 19-2-08-27-05-105-050, 19-2-08-27-06-104-037, 19-2-08-27-06-104-038, 19-2-08-27-06-104-038.001, 19-2-08-27-06-104-039, 19-2-08-27-06-105-001, 19-2-08-27-06-105-002, 19-2-08-27-06-105-003, 19-2-08-27-06-105-004, 19-2-08-27-06-105-043, 19-2-08-27-06-105-045, 19-2-08-27-06-105-046, 19-2-08-28-07-201-040, 19-2-08-28-07-201-044, 19-2-08-28-08-203-015, 19-2-08-28-08-203-016, 19-2-08-28-08-203-017, 19-2-08-28-08-203-018, 19-2-08-28-08-203-019, 19-2-08-28-08-203-020, 19-2-08-28-08-203-021, 19-2-08-28-08-203-022, 19-2-08-28-08-203-023, 19-2-08-28-08-203-024, 19-2-08-28-08-203-025, 19-2-08-28-08-203-026, 19-2-08-28-08-203-027, 19-2-08-28-08-203-028, 19-2-08-28-08-203-029, 19-2-08-28-08-203-030, 19-2-08-28-08-203-031, 19-2-08-28-08-203-032, 19-2-08-28-08-203-033, 19-2-08-28-08-203-034, 19-2-08-28-08-203-035, 19-2-08-28-08-203-035.002, 19-2-08-28-08-203-035.003, 19-2-08-28-08-203-036, 19-2-08-28-08-203-037, 19-2-08-28-08-204-011, 19-2-08-28-08-204-012, 19-2-08-28-08-204-013, 19-2-08-28-08-204-014, 19-2-08-28-08-204-015, 19-2-08-28-08-204-016, 19-2-08-28-08-204-017, 19-2-08-28-08-204-018, 19-2-08-28-08-204-019, 19-2-08-28-08-204-020, 19-2-08-28-08-204-021, 19-2-08-28-08-204-022, 19-2-08-28-08-204-023, 19-2-08-28-08-204-024, 19-2-08-28-08-204-025, 19-2-08-28-08-204-026, 19-2-08-28-08-204-027, 19-2-08-28-08-204-029, 19-2-08-28-08-204-030, 19-2-08-28-08-204-031, 19-2-08-28-08-205-003.001, 19-2-08-28-08-205-008, 19-2-08-28-08-205-009, 19-2-08-28-08-205-009.001, 19-2-08-28-08-205-009.002, 19-2-08-28-08-205-010, 19-2-08-28-08-205-011, 19-2-08-28-08-205-012, 19-2-08-28-08-205-013, 19-2-08-28-08-205-014, 19-2-08-28-08-205-015, 19-2-08-28-08-205-015.001, 19-2-08-28-08-205-016, 19-2-08-28-08-205-017, 19-2-08-28-08-205-019, 19-2-08-28-08-205-020, 19-2-08-28-08-205-021, 19-2-08-28-08-205-022, 19-2-08-28-08-205-023, 19-2-08-28-08-205-024, 19-2-08-28-08-205-025, 19-2-08-28-08-205-026, 19-2-08-28-08-205-027, 19-2-08-28-08-205-028, 19-2-08-28-08-205-029, 19-2-08-28-08-205-030, 19-2-08-28-08-205-031, 19-2-08-28-08-205-032, 19-2-08-28-08-205-033, 19-2-08-28-08-205-034, 19-2-08-28-08-205-035, 19-2-08-28-08-205-036, 19-2-08-28-08-205-037,

PARCEL 10

A TRACT OF LAND IN THE WEST HALF OF SECTION 25, AND THE EAST HALF OF SECTION 26, IN TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 4 IN THE IVY HEIGHTS SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-25-01-101-025; THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 2,453 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF OLD ALTON EDWARDSVILLE ROAD; THENCE NORTHWESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 52 FEET TO THE NORTHERNMOST NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-26-02-201-025.001; THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 385 FEET TO THE EAST LINE OF ASSESSOR'S PARCEL WITH PIN 19-1-08-26-02-201-024.001; THENCE SOUTHWESTERLY ALONG SAID EAST LINE A DISTANCE OF APPROXIMATELY 556 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF EAST EDWARDSVILLE ROAD; THENCE NORTHWESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 369 FEET TO THE NORTHWEST CORNER OF 19-1-08-26-02-201-023.002; THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 244 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY

ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 456 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF EAST EDWARDSVILLE ROAD; THENCE NORTHEASTERLY A DISTANCE OF APPROXIMATELY 154 FEET TO THE NORTH RIGHT-OF-WAY LINE OF EAST EDWARDSVILLE ROAD; THENCE SOUTHEASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,853 FEET TO THE EAST LINE OF SECTION 26 IN SAID TOWNSHIP; THENCE NORTHERLY ALONG SAID EAST SECTION LINE A DISTANCE OF APPROXIMATELY 719 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF OLD ALTON EDWARDSVILLE ROAD; THENCE EASTERLY AND SOUTHEASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,441 FEET TO THE NORTH RIGHT-OF-WAY LINE OF EAST EDWARDSVILLE ROAD; THENCE SOUTHEASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 75 FEET TO THE NORTH RIGHT-OF-WAY LINE OF OLD ALTON EDWARDSVILLE ROAD; THENCE NORTHERLY AND NORTHWESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 409 FEET TO THE SOUTH LINE OF ASSESSOR'S PARCEL WITH PIN 19-1-08-25-00-000-005; THENCE NORTHEASTERLY AND SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 373 FEET TO THE WEST RIGHT-OF-WAY LINE OF THE SOUTHBOUND INTERCHANGE LANE OF ILLINOIS ROUTE 255 AND ILLINOIS ROUTE 143; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 2,123 FEET TO THE SOUTHERN CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-25-00-000-002; THENCE NORTHWESTERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 680 FEET TO THE SOUTHEAST CORNER OF LOT 4 IN THE IVY HEIGHTS SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-25-01-101-025, AND POINT OF BEGINNING. CONTAINING 125.5 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PINS: 19-1-08-25-00-000-001, 19-1-08-25-00-000-004.004, 19-1-08-25-00-000-005, 19-1-08-25-00-000-005.C00, 19-1-08-26-00-000-006.002, 19-1-08-26-00-000-006.003, 19-1-08-26-02-201-023.002, 19-1-08-26-02-201-024, 19-1-08-26-02-201-025, 19-1-08-26-02-201-025.001.

INCLUDING A SIX FOOT WIDE STRIP BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF WESLEY DRIVE AND ROCK HILL ROAD; THENCE EASTERLY ALONG THE CENTERLINE OF ROCK HILL ROAD A DISTANCE OF APPROXIMATELY 252 FEET TO THE INTERSECTION WITH THE CENTERLINE OF OLD ALTON EDWARDSVILLE ROAD; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE A DISTANCE OF APPROXIMATELY 1,303 FEET TO THE POINT OF INTERSECT WITH THE SOUTHWESTERLY EXTENSION OF THE NORTH LINE OF ASSESSOR'S PARCEL WITH PIN 19-1-08-26-02-201-025.

PARCEL 11

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 31 IN TOWNSHIP 5 NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SOUTH MORELAND ROAD AND THE NORTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 143; THENCE SOUTHEASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 485 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 15-1-09-31-00-000-001.002; THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,184 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 15-1-09-31-00-000-003; THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 300 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE NORTHWESTERLY ALONG THE EAST LINE OF ASSESSOR'S PARCEL WITH PIN 15-1-09-31-00-000-001.002 TO THE NORTHERN CORNER OF SAID PARCEL; THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,285 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH MORELAND ROAD; THENCE SOUTHWESTERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 330 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 143, AND POINT OF BEGINNING. CONTAINING 11.5 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PINS: 15-1-09-31-00-000-001.002, 15-1-09-31-00-000-002.

INCLUDING A SIX FOOT WIDE STRIP BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF THE ILLINOIS ROUTE 143 AND ILLINOIS ROUTE 255 INTERCHANGE AND THE CENTERLINE OF ILLINOIS ROUTE 143; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE A DISTANCE OF APPROXIMATELY 6,028 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH MORELAND ROAD; THENCE NORTHEASTERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 46 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 143.

PARCEL 12

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 31 IN TOWNSHIP 5 NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF WANDA ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 143; THENCE NORTHWESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 674 FEET TO THE WEST LINE OF SAID SECTION; THENCE SOUTHERLY ALONG SAID WEST SECTION LINE A DISTANCE OF APPROXIMATELY 1,014 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S

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PARCEL WITH PIN 15-1-09-31-00-000-001; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 147 FEET TO THE WEST RIGHT-OF-WAY LINE OF WANDA ROAD; THENCE NORTHEASTERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 819 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 143, AND POINT OF BEGINNING. CONTAINING 7.9 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PINS: 15-1-09-31-00-000-001.

INCLUDING A SIX FOOT WIDE STRIP BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF WANDA ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 143; THENCE NORTHEASTERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 84 FEET TO THE CENTERLINE OF ILLINOIS ROUTE 143.

PARCEL 13

A TRACT OF LAND IN THE EAST HALF OF SECTION 1 IN TOWNSHIP 4 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL, AND THE WEST HALF OF SECTION 6 IN TOWNSHIP 4 NORTH 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL, MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 14-1-15-06-00-000-002, LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF OLD ALTON EDWARDSVILLE ROAD; THENCE SOUTHWESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 416 FEET TO THE NORTHEAST CORNER OF 14-1-15-06-00-000-001; THENCE SOUTHEASTERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 796 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 14-1-15-06-00-000-008.005; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 910 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 741 FEET TO SAID SOUTH RIGHT-OF-WAY LINE; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 945 FEET TO THE EAST RIGHT-OF-WAY LINE OF WANDA ROAD; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 158 FEET TO THE POINT OF INTERSECT WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF ASSESSOR'S PARCEL WITH PIN 18-1-14-01-02-201-009; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND SOUTH LINE A DISTANCE OF APPROXIMATELY 326 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 205 FEET TO THE SOUTHEAST CORNER OF LOT 1 IN SHILDERS SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 18-2-14-01-02-201-008; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 101 FEET TO THE SOUTHWEST CORNER OF SAID LOT AND PARCEL; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 83 FEET TO SAID SOUTH RIGHT-OF-WAY LINE; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 362 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE ILLINOIS ROUTE 255 AND MADISON AVENUE INTERCHANGE; THENCE SOUTHERLY, SOUTHWESTERLY, AND SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 4,031 FEET TO THE NORTHWEST CORNER OF LOT 5 IN THE SIGNATURE INDUSTRIAL PARK SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 18-2-14-01-20-101-005; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 361 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 18-1-14-01-00-000-008.013; THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,039 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 18-1-14-01-00-000-008.006; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 580 FEET TO THE EAST RIGHT-OF-WAY LINE OF WANDA ROAD; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,337 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 14-1-15-06-00-000-006.005; THENCE NORTHEASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 4,006 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 14-1-15-06-00-000-002; THENCE NORTHWESTERLY, NORTHEASTERLY, AND NORTHWESTERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 929 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF OLD ALTON EDWARDSVILLE ROAD, AND POINT OF BEGINNING. CONTAINING 182.9 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PINS: 14-1-15-06-00-000-002, 14-1-15-06-00-000-003, 14-1-15-06-00-000-004, 14-1-15-06-00-000-004.001, 14-1-15-06-00-000-006.004, 14-1-15-06-00-000-006.005, 14-1-15-06-00-000-006.006, 14-1-15-06-00-000-006.007, 14-1-15-06-00-000-008, 14-1-15-06-00-000-008.001, 18-1-14-01-00-000-008.004 (PARTIAL), 18-1-14-01-00-000-008.013, 18-1-14-01-00-000-010, 18-2-14-01-02-201-006, 18-2-14-01-02-201-007.

INCLUDING A SIX FOOT WIDE STRIP BEGINNING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF THE ILLINOIS ROUTE 255 AND MADISON AVENUE INTERCHANGE AND THE SOUTH RIGHT-OF-WAY LINE OF MADISON AVENUE; THENCE NORTHERLY A DISTANCE OF APPROXIMATELY 224 FEET TO THE NORTH RIGHT-OF-WAY LINE OF MADISON AVENUE.

PARCEL 14

A TRACT OF LAND IN THE EAST HALF OF SECTION 1 IN TOWNSHIP 4 NORTH, RANGE 9 WEST OF THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL, MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 18-1-14-01-00-000-008.002, LOCATED ON THE WEST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 255; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,144 FEET TO THE EAST RIGHT-OF-WAY LINE OF HEDGE ROAD; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,183 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 18-1-14-01-00-000-006; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 149 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 137 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 145 FEET TO SAID EAST RIGHT-OF-WAY LINE; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 347 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 18-1-14-01-00-000-008.004; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,342 FEET TO THE WEST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 255; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,741 FEET TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 18-1-14-01-00-000-008.002, AND POINT OF BEGINNING. CONTAINING 182.9 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PINS: 18-1-14-01-00-000-008.002, 18-1-14-01-00-000-008.004 (PARTIAL).

INCLUDING A SIX FOOT WIDE STRIP BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF HEDGE ROAD AND THE EASTERLY EXTENSION OF THE SOUTH LINE OF ASSESSOR'S PARCEL WITH PIN 18-1-14-01-00-000-002.003; THENCE SOUTHERLY ALONG SAID CENTERLINE A DISTANCE OF APPROXIMATELY 323 FEET TO THE POINT OF INTERSECT WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF ASSESSOR'S PARCEL WITH PIN 18-1-14-01-00-000-008.002; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION A DISTANCE OF APPROXIMATELY 50 FEET TO THE EAST RIGHT-OF-WAY LINE OF HEDGE ROAD.

PARCEL 15

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 12 IN TOWNSHIP 4 NORTH, RANGE 9 WEST OF THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL, MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF HEDGE ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF WASMAN ROAD; THENCE NORTHWESTERLY AND WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 612 FEET TO THE EAST RIGHT-OF-WAY LINE OF INDUSTRIAL DRIVE; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 548 FEET TO THE POINT OF INTERSECT WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF ASSESSOR'S PARCEL WITH PIN 18-1-14-12-00-000-005; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND NORTH LINE A DISTANCE OF APPROXIMATELY 1,395 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 18-1-14-12-05-101-022; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 504 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 273 FEET TO THE WEST LINE OF ASSESSOR'S PARCEL WITH PIN 18-1-14-12-00-000-005; THENCE SOUTHERLY ALONG SAID WEST LINE A DISTANCE OF APPROXIMATELY 632 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 633 FEET TO THE WEST LINE OF ASSESSOR'S PARCEL WITH PIN 18-1-14-12-00-000-005.004; THENCE NORTHERLY ALONG SAID WEST LINE A DISTANCE OF APPROXIMATELY 212 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 373 FEET TO THE WEST RIGHT-OF-WAY LINE OF INDUSTRIAL DRIVE; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 306 FEET TO THE POINT OF INTERSECT WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF ASSESSOR'S PARCEL WITH PIN 18-1-14-12-00-000-004; THENCE SOUTHEASTERLY ALONG SAID WESTERLY EXTENSION AND SOUTH LINE A DISTANCE OF APPROXIMATELY 771 FEET TO THE WEST RIGHT-OF-WAY LINE OF HEDGE ROAD; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,007 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 18-1-14-12-00-000-003; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 250 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 333 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 18-1-14-12-00-000-002; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 244 FEET TO THE WEST RIGHT-OF-WAY LINE OF HEDGE ROAD; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 125 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WASMAN ROAD, AND POINT OF BEGINNING. CONTAINING 47.4 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PINS: 18-1-14-12-00-000-004, 18-1-14-12-00-000-005, 18-1-14-12-05-101-022.

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INCLUDING A SIX FOOT WIDE STRIP BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF WASMAN ROAD AND INDUSTRIAL DRIVE; THENCE SOUTHWESTERLY ALONG THE CENTERLINE OF INDUSTRIAL DRIVE A DISTANCE OF APPROXIMATELY 193 FEET TO THE NORTH LINE OF ASSESSOR'S PARCEL WITH PIN 18-1-14-12-00-000-004.

PARCEL 16

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 11 IN TOWNSHIP 4 NORTH, RANGE 9 WEST OF THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL, MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF CANAL ROAD AND THE WEST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 111; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 2,359 FEET TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 18-1-14-11-00-000-004.002; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,270 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 2,045 FEET TO THE NORTH RIGHT-OF-WAY LINE OF CANAL ROAD; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,253 FEET TO THE WEST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 111, AND POINT OF BEGINNING. CONTAINING 68.8 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PINS: 18-1-14-11-00-000-004.001 (PARTIAL), 18-1-14-11-00-000-004.002.

PARCEL 17

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 15, AND IN THE NORTHEAST QUARTER OF SECTION 16, IN TOWNSHIP 4 NORTH, RANGE 9 WEST OF THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL, MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST QUARTER OF ASSESSOR'S PARCEL WITH PIN 18-1-14-15-00-000-021; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 3,208 FEET TO THE EAST RAILROAD RIGHT-OF-WAY; THENCE SOUTHWESTERLY ALONG SAID EAST RAILROAD RIGHT-OF-WAY A DISTANCE OF APPROXIMATELY 986 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 18-1-14-16-00-000-008; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,143 FEET TO THE EAST LINE OF SECTION 16 IN SAID TOWNSHIP; THENCE SOUTHERLY ALONG SAID EAST SECTION LINE A DISTANCE OF APPROXIMATELY 413 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NEW POAG ROAD; THENCE SOUTHEASTERLY AND EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,126 FEET TO THE NORTH LINE OF ASSESSOR'S PARCEL WITH PIN 18-1-14-15-00-000-026; THENCE EASTERLY ALONG SAID NORTH LINE A DISTANCE OF APPROXIMATELY 1,709 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 18-1-14-15-00-000-021; THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,980 FEET TO THE NORTHEAST CORNER OF SAID PARCEL, AND POINT OF BEGINNING. CONTAINING 128.7 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PINS: 18-1-14-15-00-000-021, 18-1-14-15-00-000-022, 18-1-14-15-00-000-023, 18-1-14-15-00-000-024, 18-1-14-16-00-000-004, 18-1-14-16-00-000-005.

PARCEL 18

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 9 IN TOWNSHIP 4 NORTH, RANGE 9 WEST OF THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL, MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 IN THE 5 DIAMOND CAMP GROUNDS ADDITION SUBDIVISION, LOCATED ON THE WEST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 3; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,348 FEET TO THE NORTHEAST CORNER OF SAID LOT AND PARCEL; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 679 FEET TO THE NORTHWEST CORNER OF SAID LOT AND PARCEL; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 1,237 FEET TO THE SOUTHWEST CORNER OF SAID LOT AND PARCEL; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 690 FEET TO THE WEST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 3, AND POINT OF BEGINNING. CONTAINING 21.4 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PINS: 18-2-14-09-00-000-013.

DISTANCES REFERENCED ARE CALCULATED IN ACCORDANCE WITH THE ILLINOIS COORDINATE SYSTEM ACT (765 ILCS 225/1), MORE PRECISELY DEFINED AS THE ILLINOIS COORDINATE SYSTEM, WEST ZONE, BASED ON THE TRANSVERSE MERCATOR PROJECTION OF THE NORTH AMERICAN DATUM 1983. PROPERTY INFORMATION REFERENCED IS SOURCED FROM THE MADISON COUNTY, ILLINOIS, GEOGRAPHIC INFORMATION SYSTEM, 2023.

**AMENDMENT TO THE RIVERBEND ENTERPRISE ZONE
INTERGOVERNMENTAL AGREEMENT**

An Amending Intergovernmental Agreement by and among the County of Madison, Illinois (hereinafter referred to as “Madison County”); the City of Alton (hereinafter referred to as “Alton”); the Village of Bethalto (hereinafter referred to as “Bethalto”); the Village of East Alton (hereinafter referred to as “East Alton”); the Village of Hartford (hereinafter referred to as “Hartford”); the Village of Roxana (hereinafter referred to as “Roxana”); the Village of South Roxana (hereinafter referred to as “South Roxana”); and the City of Wood River (hereinafter referred to as “Wood River”) in respect to the Riverbend Enterprise Zone.

WHEREAS, the Illinois Enterprise Zone Act, 20 ILCS 655/1 et seq., as amended, requires a county or municipality, or any combination thereof, to designate by ordinance an area within its jurisdiction as an enterprise zone; and

WHEREAS, Madison County, Alton, Bethalto, East Alton, Hartford, Roxana, South Roxana, and Wood River have by separate ordinances and/or resolution designated an enterprise zone for establishment and have obtained approval of such zone; and

WHEREAS, the parties entered into an Intergovernmental Agreement in 2014, for the management and operation of the Enterprise Zone; and

WHEREAS, the parties have determined that it is in the best interest of the parties and public that the Riverbend Enterprise Zone expand the current enterprise zone boundaries for projects that will provide an immediate benefit to the zone area.

NOW, THEREFORE, it is agreed by the County of Madison, the City of Alton, the Village of Bethalto, the Village of East Alton, the Village of Hartford, the Village of Roxana, the Village of South Roxana, and the City of Wood River that the Intergovernmental Agreement, as agreed to by these parties, shall be amended in the following respects:

- (1) Subject to approval by the Illinois Department of Commerce and Economic Opportunity, the Riverbend Enterprise Zone shall be amended to include the property shown in Exhibit A attached hereto.
- (2) With the expansion of the enterprise zone, the new property will receive all the state and local amenities provided by the present enterprise zone.
- (3) Subject to approval by the Illinois Department of Commerce and Economic Opportunity, the Riverbend Enterprise Zone boundary shall be as described in Exhibit B attached hereto.
- (4) In all or other respects the Intergovernmental Agreement filed with Madison County on November 3, 2014, shall remain in full force and effect.
- (5) This Amendment may be executed in any number of counterparts and any party hereto may execute any such counterparts, each of which when executed and delivered shall be deemed to be an original and all of which counterparts taken together shall constitute one and the same instrument. This Amendment shall become binding when one or more counterparts taken together shall have been executed and delivered by the parties. It shall not be necessary in making proof of this Amendment or any counterpart hereof to produce or account for any other counterparts.

- (a) County of Madison
Amended Ordinance No. _____
Adopted and approved on _____
- (b) City of Alton
Amended Ordinance No. _____
Adopted and approved on _____
- (c) Village of Bethalto
Amended Ordinance No. _____
Adopted and approved on _____
- (d) Village of East Alton
Amended Ordinance No. _____
Adopted and approved on _____
- (e) Village of Hartford
Amended Ordinance No. _____
Adopted and approved on _____
- (f) Village of Roxana
Amended Ordinance No. _____
Adopted and approved on _____
- (g) Village of South Roxana
Amended Ordinance No. _____
Adopted and approved on _____
- (h) City of Wood River
Amended Ordinance No. _____
Adopted and approved on _____

COUNTY OF MADISON

BY: _____

TITLE: _____

DATE: _____

ATTEST: _____

CITY OF ALTON

BY: _____

TITLE: _____

DATE: _____

ATTEST: _____

VILLAGE OF BETHALTO

BY: _____

TITLE: _____

DATE: _____

ATTEST: _____

VILLAGE OF EAST ALTON

BY: _____

TITLE: _____

DATE: _____

ATTEST: _____

VILLAGE OF HARTFORD

BY: _____

TITLE: _____

DATE: _____

ATTEST: _____

VILLAGE OF ROXANA

BY: _____

TITLE: _____

DATE: _____

ATTEST: _____

VILLAGE OF SOUTH ROXANA

BY: _____

TITLE: _____

DATE: _____

ATTEST: _____

CITY OF WOOD RIVER

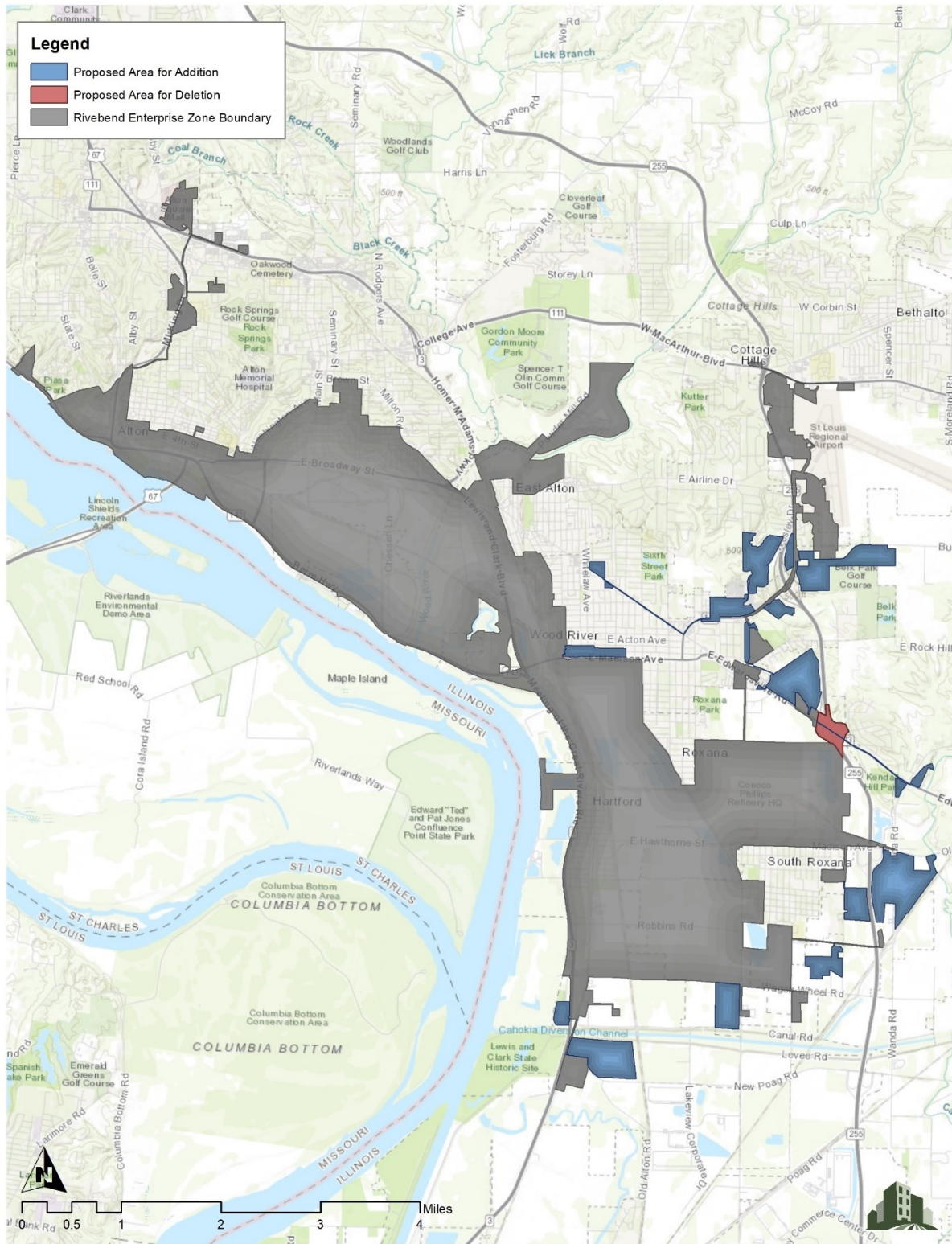
BY: _____

TITLE: _____

DATE: _____

ATTEST: _____

EXHIBIT A RIVERBEND ENTERPRISE ZONE BOUNDARY MAP



**EXHIBIT B
RIVERBEND ENTERPRISE ZONE
AMENDED LEGAL DESCRIPTION**

THE RIVERBEND ENTERPRISE ZONE BOUNDARY BEGINS AT A POINT OF INTERSECTION OF A LINE BETWEEN LOTS 3 AND 4 OF GAMBRILL'S SUBDIVISION OF DANFORTH'S PURCHASE (PLAT BOOK 6, PAGE 3), SAID LINE BEING THE WESTERLY CORPORATE LINE OF THE CITY OF ALTON, ILLINOIS AND THE EASTERLY HIGH BANK OF THE MISSISSIPPI RIVER; THENCE NORTHEAST ALONG SAID LINE 120 FEET TO A POINT OF INTERSECTION WITH THE SOUTH R.O.W. LINE OF ILLINOIS ROUTE 3 (MCADAMS HIGHWAY) THENCE SOUTHEAST TO A POINT 100 FEET SOUTHEAST OF SAID LINE BETWEEN LOTS 3 AND 4 OF GAMBRILL'S SUBDIVISION OF DANFORTH'S PURCHASE; THENCE 90 DEGREES NORTHEAST FOR A DISTANCE OF 514.56 FEET; THENCE TURNING 90 DEGREES NORTHWEST 100 FEET TO A POINT ON THE LINE BETWEEN GAMBRILL'S SUBDIVISION OF DANFORTH'S PURCHASE; THENCE 90 DEGREES NORTHEAST ALONG SAID LINE FOR A DISTANCE OF 1058.54 FEET TO A POINT ON THE WEST LINE OF THE MISSISSIPPI RIVER POWER COMPANY TRACT; THENCE TURNING SOUTH ALONG SAID WEST LINE A DISTANCE OF 790.98 FEET TO A POINT ON THE NORTHWESTERLY R.O.W. OF GRAND AVENUE AND CONTINUING SOUTH TO IT'S INTERSECTION WITH THE SOUTHEASTERLY R.O.W. LINE OF GRAND AVENUE; THENCE SOUTHERLY ALONG SAID R.O.W. LINE TO THE INTERSECTION OF THE NORTH R.O.W. LINE OF ILLINOIS ROUTE 3, A/K/A WEST BROADWAY; THENCE SOUTHEASTERLY ALONG SAID NORTH R.O.W. LINE TO THE INTERSECTION WITH THE CENTERLINE OF BLUFF STREET; THENCE NORTHEASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF WEST NINTH STREET; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF HAMILTON STREET; THENCE NORTHEASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF BELLE STREET; THENCE NORTHEASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF WEST 13TH STREET; THENCE SOUTHEASTERLY ALONG THE SOUTHEASTERLY PROLONGATION OF SAID CENTERLINE TO THE INTERSECTION WITH THE WEST R.O.W. LINE OF MARTIN LUTHER KING DRIVE (U.S. ROUTE 67); THENCE NORTHEASTERLY ALONG SAID WEST R.O.W. LINE TO THE INTERSECTION WITH THE CENTERLINE OF EAST 16TH STREET AND THE INTERSECTION WITH THE CENTERLINE OF ALBY STREET; THENCE SOUTH ALONG THE CENTERLINE OF ALBY STREET TO A POINT, 33 FEET NORTH OF THE INTERSECTION WITH THE CENTERLINE OF BLAIR AVENUE (66 FEET WIDE); THENCE EAST 33 FEET TO THE INTERSECTION WITH THE SOUTHEASTERLY R.O.W. LINE OF MARTIN LUTHER KING DRIVE (U.S. ROUTE 67); AT THIS POINT THE ENTERPRISE ZONE TURNS IN A NORTHEASTERLY DIRECTION ALONG AN 8 FEET WIDE STRIP, WEST OF AND PARALLEL TO THE EASTERLY R.O.W. LINE OF MARTIN LUTHER KING DRIVE (U.S. ROUTE 67) ALONG SAID EASTERLY R.O.W. TO THE INTERSECTION WITH THE NORTH R.O.W. LINE OF COLLEGE AVENUE. AT THIS POINT THE 8 FEET WIDE STRIP ENDS.

THENCE CONTINUING NORTHEASTERLY ALONG THE EAST R.O.W. LINE OF MARTIN LUTHER KING DRIVE (U.S. ROUTE 67) TO THE INTERSECTION WITH THE EASTERLY PROLONGATION OF THE NORTH LINE OF A TRACT OF LAND CONVEYED TO ROBERT C. BONNIWELL ET UX, AS RECORDED IN DEED BOOK 4141, PAGE 401 OF THE MADISON COUNTY RECORDS, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1, ALTON TOWNSHIP; THENCE WEST ALONG SAID EASTERLY PROLONGATION AND SAID NORTH LINE TO THE EAST R.O.W. LINE OF HENRY STREET, 60 FEET WIDE; THENCE NORTHERLY ALONG SAID R.O.W. LINE TO THE SOUTHWEST CORNER OF ELMHURST SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGE 35 OF SAID MADISON COUNTY RECORDS; THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID SUBDIVISION TO THE SOUTHWEST CORNER OF ALTON MANOR SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 34, PAGE 46 OF SAID MADISON COUNTY RECORDS; THENCE NORTHERLY AND EASTERLY ALONG SAID SUBDIVISION LINE TO THE SOUTHWEST R.O.W. LINE OF EAST ELM STREET, 60 FEET WIDE; THENCE SOUTHEASTERLY ALONG SAID R.O.W. TO THE EAST R.O.W. LINE OF DOOLEY AVENUE, 50 FEET WIDE; THENCE SOUTHWESTERLY ALONG SAID R.O.W. LINE TO THE NORTHEASTERLY LINE OF CURRAN'S FOURTH ADDITION TO BUCKMASTER HEIGHTS, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 23, PAGE 28 OF SAID MADISON COUNTY RECORDS; THENCE SOUTHEASTERLY AND NORTHEASTERLY ALONG SAID LINE TO THE WEST R.O.W. LINE OF SAID MARTIN LUTHER KING DRIVE; THENCE SOUTHWESTERLY ALONG SAID R.O.W. LINE TO A POINT THAT IS 8 FEET FROM THE NORTH LINE OF THE EASTERLY PROLONGATION OF THE NORTH LINE OF A TRACT OF LAND CONVEYED TO SAID ROBERT C. BONNIWELL ET UX, AS RECORDED IN DEED BOOK 4141, PAGE 401 OF THE MADISON COUNTY RECORDS; THENCE EAST ALONG A LINE THAT IS 8 FEET FROM AND PARALLEL TO SAID EASTERLY PROLONGATION OF THE NORTH LINE OF BONNIWELL TRACT TO A POINT THAT IS 8 FEET FROM THE EAST R.O.W. LINE OF SAID MARTIN LUTHER KING DRIVE; THENCE NORTHEASTERLY AND EASTERLY ALONG THE WEST LINE OF AN 8 FOOT STRIP THAT IS PARALLEL TO SAID R.O.W. LINE TO IT'S INTERSECTION WITH A POINT THAT IS 8 FEET WEST OF THE EAST LINE OF THE R.O.W. OF CENTRAL AVENUE; THENCE NORTHERLY ALONG THE WEST LINE OF AN 8 FOOT STRIP THAT IS PARALLEL TO THE EAST R.O.W. LINE OF CENTRAL AVENUE AND THE EAST R.O.W. LINE OF MARTIN LUTHER KING DRIVE AND THE EAST R.O.W. LINE OF ALTON SQUARE MALL DRIVE AND ITS NORTHEASTERLY PROLONGATION TO A POINT ON THE NORTH R.O.W. LINE OF HOMER ADAMS PARKWAY, SAID POINT IS ALSO THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DOCUMENT 2011R35934 AND RECORDED IN MADISON COUNTY RECORDS; THENCE NORTHWESTERLY ALONG THE NORTH R.O.W. LINE OF HOMER ADAMS PARKWAY TO THE SOUTHEAST CORNER OF TRACT 1 OF RED LOBSTER COURT SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN PLAT CABINET 51, PAGE 154 OF SAID MADISON COUNTY RECORDS; THENCE NORTHERLY, WESTERLY AND SOUTHWESTERLY ALONG SAID TRACT 1 TO THE SOUTHWEST CORNER THEREOF, SAID POINT IS ON THE SOUTHERLY R.O.W. LINE OF EAST CENTER DRIVE; THENCE NORTHWESTERLY ALONG SAID R.O.W. LINE TO THE EAST R.O.W. LINE OF ALBY STREET; THENCE NORTHEASTERLY ALONG SAID R.O.W. LINE TO THE NORTH R.O.W. LINE OF EAST CENTER DRIVE; THENCE SOUTHEASTERLY ALONG SAID R.O.W. LINE TO THE WEST R.O.W. LINE OF ALTON SQUARE ROAD; THENCE NORTHERLY ALONG SAID R.O.W. LINE TO THE SOUTH R.O.W. LINE OF INDUSTRIAL DRIVE; THENCE WESTERLY, NORTHERLY AND EASTERLY ALONG SAID R.O.W. LINE TO THE WEST R.O.W. LINE OF NORTH CENTER DRIVE; THENCE NORTH, NORTHEASTERLY AND EAST ALONG SAID R.O.W. TO THE WEST R.O.W. LINE OF EAST CENTER DRIVE; THENCE NORTH ALONG SAID R.O.W. TO THE SOUTH R.O.W. OF BIG ARCH ROAD; THENCE NORTHEASTERLY ALONG SAID R.O.W. TO THE EAST LINE OF A TRACT OF LAND DESCRIBED IN DOCUMENT 2011R35934 AND RECORDED IN MADISON COUNTY RECORDS; THENCE SOUTH, EASTERLY, SOUTH, WEST AND SOUTHERLY

[Agenda Top](#)

ALONG SAID TRACT TO THE NORTH R.O.W. OF HOMER M. ADAMS PARKWAY. SAID LEGAL TO EXCLUDE GROUND LEASE OF .86 ACRE PARCEL KNOW AS 23-1-01-36-00-000-030; THENCE SOUTHEASTERLY ALONG SAID R.O.W. TO THE INTERSECTION WITH THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 4152, PAGE 1311 OF SAID MADISON COUNTY RECORDS; THENCE NORTH, EAST AND SOUTHERLY ALONG SAID TRACT TO THE NORTH R.O.W. LINE OF HOMER M. ADAMS PARKWAY; THENCE SOUTHEASTERLY ALONG SAID R.O.W. TO THE SOUTHWEST CORNER OF LOT 1 IN CHAMPION HOTEL'S SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN PLAT CABINET 65, PAGE 318 OF SAID MADISON COUNTY RECORDS; THENCE NORTH, EAST, SOUTH AND SOUTHWESTERLY ALONG SAID SUBDIVISION TO THE NORTH R.O.W. OF HOMER M. ADAMS PARKWAY; THENCE SOUTHWESTERLY AND PERPENDICULAR TO SAID R.O.W. LINE A DISTANCE OF 8 FEET; THENCE NORTHWESTERLY AND PARALLEL TO SAID R.O.W. AT A DISTANCE OF 8 FEET TO THE INTERSECTION WITH THE NORTHEASTERLY PROLONGATION OF THE EAST R.O.W. OF ALTON SQUARE MALL DRIVE; THENCE SOUTHWESTERLY ALONG SAID R.O.W. AND THE EAST R.O.W. OF MARTIN LUTHER KING DRIVE TO THE NORTH R.O.W. OF RILEY AVENUE; THENCE EASTERLY ALONG SAID R.O.W. TO THE SOUTHWEST CORNER OF LOT 6 IN BLOCK 2 OF C. F. STELZEL'S ADDITION TO TONSOR PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 2 OF SAID MADISON COUNTY RECORDS; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SUBDIVISION TO THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO VASSER CALDWELL, JR. ET UX AS RECORDED IN DEED BOOK 2598, PAGE 356 OF SAID MADISON COUNTY RECORDS; THENCE EAST ALONG THE SOUTH LINE OF SAID CALDWELL TRACT TO THE SOUTHEAST CORNER THEREOF, SAID CORNER ALSO BEING ON THE WEST LINE OF A TRACT OF LAND CONVEYED TO MITCHELL E. HOLMES ET UX AS RECORDED IN DEED BOOK 3352, PAGE 2273 OF SAID MADISON COUNTY RECORDS; THENCE SOUTHERLY ALONG LAST SAID WEST LINE TO THE SOUTHWEST CORNER OF SAID HOLMES TRACT; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID HOLMES TRACT TO THE SOUTHEAST CORNER THEREOF; THENCE NORTHERLY ALONG THE EAST LINE OF SAID HOLMES TRACT TO THE SOUTH R.O.W. LINE OF TONSOR ROAD, 50 FEET WIDE; THENCE EAST ALONG SAID R.O.W. LINE TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO JOSEPH B. MCLEMORE ET UX AS RECORDED IN DEED BOOK 2465, PAGE 283 OF SAID MADISON COUNTY RECORDS; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID MCLEMORE TRACT TO THE SOUTHWEST CORNER THEREOF, SAID CORNER ALSO BEING ON A LINE THAT IS 425 FEET NORTH OF AND PARALLEL WITH THE NORTH R.O.W. LINE OF SAID RILEY AVENUE; THENCE EAST ALONG SAID LINE TO THE EAST LINE OF LOT 2 IN BLOCK 2 OF SAID C. F. STELZEL'S ADDITION TO TONSOR PARK; THENCE SOUTH ALONG SAID LINE TO THE NORTH R.O.W. OF RILEY AVENUE; THENCE EAST ALONG SAID R.O.W. AND THE EASTERLY PROLONGATION TO A POINT OF INTERSECTION WITH THE CENTERLINE OF CLARK STREET AND THE CENTERLINE OF LOCUST AVENUE; THENCE SOUTH TO THE INTERSECTION WITH THE CENTERLINE OF SALU STREET; THENCE EAST ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF ELIZABETH STREET; THENCE NORTH ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF LOCUST AVENUE; THENCE WEST ALONG SAID CENTERLINE AND THE WESTERLY PROLONGATION TO POINT THAT IS 8 FEET SOUTH OF THE SOUTHERLY PROLONGATION OF THE EAST LINE OF LOT 2 IN BLOCK 2 OF SAID C. F. STELZEL'S ADDITION TO TONSOR PARK; THENCE WEST ALONG A LINE THAT IS 8 FEET FROM AND PARALLEL WITH SAID R.O.W. LINE TO THE WEST R.O.W. OF SAID CENTRAL AVENUE; THENCE SOUTHERLY ALONG SAID R.O.W. TO A LINE THAT IS 5.00 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF STATE HOUSE SQUARE; THENCE WESTERLY ALONG SAID LINE BEING 5.00 FEET FROM AND PARALLEL WITH THE NORTH LINE OF SAID STATE HOUSE SQUARE AND THE DIRECT WESTERLY PROLONGATION THEREOF TO THE NORTHERLY R.O.W. LINE OF COLLEGE AVENUE; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG SAID R.O.W. LINE TO THE EAST R.O.W. LINE OF MARTIN LUTHER KING DRIVE (U.S. ROUTE 67); THENCE SOUTHERLY, WESTERLY AND SOUTHWESTERLY ALONG SAID R.O.W. AND ITS WESTERLY PROLONGATION TO THE INTERSECTION WITH THE CENTERLINE OF ALBY STREET; THENCE SOUTHERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF EAST 6TH STREET; THENCE EASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF SEMINARY SQUARE ROAD; THENCE SOUTHERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF EAST 5TH STREET; THENCE SOUTHERLY, EASTERLY, NORTHERLY, EASTERLY AND SOUTHEASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF OAK STREET; THENCE NORTHEASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF HUMBOLT COURT, A/K/A ALLEY BETWEEN 6TH AND 7TH STREET; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE TO THE EAST R.O.W. OF CENTRAL AVENUE; THENCE SOUTHWESTERLY ALONG SAID R.O.W. TO THE SOUTH R.O.W. OF 6TH STREET; THENCE NORTHWESTERLY ALONG SAID R.O.W. TO THE EAST R.O.W. OF OAK STREET; THENCE SOUTHWESTERLY ALONG SAID R.O.W. TO THE INTERSECTION WITH THE CENTERLINE OF 5TH STREET; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF PLUM STREET; THENCE SOUTHWESTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF EAST 4TH STREET; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF PEARL STREET; THENCE NORTHEASTERLY AND SOUTHEASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF WALKER STREET; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF WASHINGTON AVENUE; THENCE NORTHEASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF DONALD AVENUE; THENCE EAST ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF MAIN STREET; THENCE SOUTH ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF WATALEE STREET; THENCE EAST, NORTH AND EAST ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF SPAULDING STREET; THENCE NORTHERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF FERNWOOD AVENUE; THENCE WEST ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF SEMINARY STREET; THENCE NORTH ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF BROWN STREET; THENCE EAST ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF DOROTHY AVENUE; THENCE SOUTH ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF MAYFIELD AVENUE; THENCE EAST ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF WILLARD AVENUE; THENCE SOUTH ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF FRANOR STREET; THENCE EAST ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF RIXON STREET; THENCE SOUTHERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF HILLCREST AVENUE; THENCE EAST ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF MILTON ROAD; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE AND THE SOUTHEASTERLY PROLOGNATION TO THE INTERSECTION WITH THE CENTERLINE OF WEST SAINT LOUIS AVENUE; THENCE ALONG SAID

CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF ILLINOIS STREET; THENCE NORTHEASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF HOLT AVENUE; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF VIRGINIA STREET; THENCE NORTHEASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF AN ABANDON RAILROAD, A/K/A OLIN PROPERTY DESCRIBED IN BOOK 4242, PAGE 85, IN THE MADISON COUNTY RECORDS; THENCE EASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE WEST R.O.W. OF THE CHICAGO, MISSOURI AND WESTERN RAILROAD PROPERTY DESCRIBED IN BOOK 3418, PAGE 85, IN THE MADISON COUNTY RECORDS; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY PROLONGATION AND ALONG SAID WEST R.O.W. TO THE NORTH LINE OF THE SOUTHEAST QUARTER, OF THE NORTHEAST QUARTER OF SECTION 17 TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN; THENCE EAST ALONG SAID LINE TO THE SOUTHWEST CORNER OF HOMER M. ADAMS PARKWAY R.O.W.; THENCE NORTHEASTERLY ALONG SAID R.O.W. TO THE NORTHWEST CORNER OF A TRACT, OWNED BY OLIN DESCRIBED IN BOOK 4242, PAGE 85, IN THE MADISON COUNTY RECORDS, SAID POINT IS ALSO THE CENTERLINE OF THE EAST FORK OF WOOD RIVER; THENCE ALONG SAID CENTERLINE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY TO A POINT THAT IS APPROXIMATELY 338 FEET PERPENDICULAR TO THE CENTERLINE OF POWDER MILL ROAD; THENCE NORTHEASTERLY PARALLEL TO SAID CENTERLINE FOR APPROXIMATELY 1313 FEET; THENCE SOUTHEASTERLY FOR APPROXIMATELY 338 FEET TO THE INTERSECTION WITH THE CENTERLINE OF POWDER MILL ROAD; THENCE ALONG SAID CENTERLINE NORTHEASTERLY AND NORTHERLY FOR APPROXIMATELY 4,650 FEET TO A POINT; THENCE EAST FOR APPROXIMATELY 1538 FEET TO THE WEST R.O.W. LINE OF THE WOOD RIVER DRAINAGE AND LEVEE DISTRICT (WRD&LD) ALONG THE EAST FORK OF WOOD RIVER; THENCE ALONG SAID R.O.W. SOUTHERLY, WESTERLY AND SOUTHWESTERLY FOR APPROXIMATELY 8721 FEET (1.6 MILES) TO THE CENTERLINE OF POWDER MILL ROAD; THENCE SOUTHWESTERLY ALONG SAID CENTERLINE FOR 675 FEET TO THE SOUTHERN R.O.W. LINE OF THE WRD&LD; THENCE EASTERLY ALONG SAID R.O.W. APPROXIMATELY 1800 FEET TO CENTERLINE OF COOPER AVENUE; THENCE SOUTH ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF EAST MAIN STREET; THENCE SOUTHWESTERLY AND WESTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE IF NORTH PENCE STREET; THENCE NORTH ALONG SAID CENTERLINE AND THE NORTHERLY PROLONGATION TO THE INTERSECTION WITH THE NORTH R.O.W. LINE OF OLIN INDUSTRIAL DRIVE; THENCE WESTERLY ALONG SAID R.O.W. TO THE INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE EAST R.O.W. LINE OF THE CHICAGO, MISSOURI AND WESTERN RAILROAD AS DESCRIBED IN BOOK 3418, PAGE 85 IN THE MADISON COUNTY RECORDS; THENCE SOUTHEASTERLY ALONG SAID R.O.W. TO THE SOUTH R.O.W. OF BOYNTON AVENUE; THENCE EAST ALONG SAID R.O.W. TO THE WEST R.O.W. OF THE GATEWAY EASTERN RAILROAD AS DESCRIBED IN BOOK 3870, PAGE 1086 IN THE MADISON COUNTY RECORDS; THENCE NORTH ALONG SAID R.O.W. FOR APPROXIMATELY 181 FEET; THENCE EAST FOR APPROXIMATELY 688 FEET TO THE EAST R.O.W. OF EAST ALTON AVENUE; THENCE SOUTHEASTERLY ALONG SAID R.O.W. TO THE INTERSECTION WITH THEN NORTH R.O.W. OF GRAND AVENUE; THENCE NORTHEASTERLY ALONG SAID R.O.W. FOR APPROXIMATELY 138 FEET TO A POINT; THENCE SOUTHEASTERLY AND SOUTH RUNNING PARALLEL TO THE EAST R.O.W. OF EAST ALTON AVENUE A/K/A NORTH OLD ST. LOUIS ROAD TO A POINT ON THE SOUTH R.O.W. OF MANNING AVENUE, SAID POINT IS 138 FEET EAST OF THE EAST R.O.W. OF NORTH OLD ST. LOUIS ROAD; THENCE EAST ALONG SAID R.O.W. FOR APPROXIMATELY 91 FEET; THENC SOUTH TO THE NORTH R.O.W. OF HARNETT AVENUE; THENCE WEST ALONG SAID R.O.W. FOR APPROXIMATELY 84 FEET; THENCE SOUTH TO THE INTERSECTION WITH THE SOUTH R.O.W. OF ECKHARD AVENUE; THENCE EASTERLY ALONG SAID R.O.W. TO THE NORTHEAST CONER OF LOT 3 OF HELMKAMP INDUSTRIAL PARK SUBDIVISION, RECOREDED IN PLAT CABINET 54, PAGE 119, IN THE MADISON COUNTY RECORDS; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 3 AND IT'S SOUTHERLY PROLOGNATION TO THE INTERSECTION WITH THE EAST LINE OF THE CHICAGO, MISSOURI AND WESTERN RAILROAD PROPERTY DESCRIBED IN BOOK 3418, PAGE 85 OF THE MADISON COUNTY RECORDS, SAID INTERSECTION IS DUE WEST OF THE INTERSECTION OF HALLER STREET AND WEST LORENA AVENUE; THENCE WEST TO THE WESTERLY R.O.W. OF NORTH OLD ST. LOUIS ROAD; THENCE SOUTHEASTERLY ALONG SAID R.O.W. FOR APPROXIMATELY 213 FEET TO THE NORTHEAST CORNER OF A PARCEL DESCRIBED IN DOCUMENT 2007R48166 IN THE MADISON COUNTY RECORDS; THENCE SOUTHWEST AND SOUTHEAST ALONG SAID PARCEL LINE AND THE SOUTHEASTERLY PROLONGATION TO THE SOUTH R.O.W. OF WEST FERGUSON AVENUE; THENCE SOUTHWESTERLY AND SOUTH ALONG SAID R.O.W. AND THE SOUTHERN PROLONGATION TO THE INTERSECTION WITH THE CENTERLINE OF WEST MADISON AVENUE; THENCE EASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF SOUTH 6TH STREET; THENCE SOUTH ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF NORTH OLD EDWARDSVILLE ROAD; THENCE SOUTH AND SOUTHEASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF EAST 8TH STREET; THENCE EAST ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF SOUTH CHAFFER AVENUE; THENCE NORTH ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF EAST TYDEMAN AVENUE, SAID POINT IS ALSO ON THE NORTH LINE OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE 3RD PRINCIPAL MERIDIAN; THENCE EAST ALONG SAID NORTH LINE A DISTANCE OF 2632' TO A POINT 8' WEST OF THE EAST/WEST CENTERLINE OF SECTION 26 OF SAID TOWNSHIP; THENCE NORTH ALONG A LINE 8' WEST OF SAID CENTERLINE FOR A DISTANCE OF 2640' TO THE NORTH/SOUTH CENTERLINE OF SAID SECTION 26; THENCE WEST ALONG SAID CENTERLINE TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DOCUMENT 2013R24153 IN THE MADISON COUNTY RECORDS; THENCE NORTH ALONG THE WEST LINE OF SAID TRACT TO THE NORTH R.O.W LINE OF ILLINOIS ROUTE 143 (EAST EDWARDSVILLE ROAD), SAID POINT IS ALSO THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DOCUMENT 2008R51205 IN THE MADISON COUNTY RECORDS; THENCE ALONG SAID LINE NORTHWESTERLY, NORTHEASTERLY AND SOUTHEASTERLY TO THE INTERSECTION WITH THE WEST R.O.W. OF WESLEY DRIVE; THENCE ALONG SAID WEST R.O.W. LINE NORTHEASTERLY, NORTH AND NORTHWESTERLY AND THE NORTHWESTERLY PROLONGATION TO THE INTERSECTION WITH THE NORTH R.O.W. OF ILLINOIS ROUTE 111 (VAUGHN ROAD & BELLWOOD DRIVE); THENCE ALONG SAID R.O.W. NORTHEASTERLY AND NORTHERLY TO THE INTERSECTION WITH THE NORTH R.O.W. LINE OF AIRLINE DRIVE; THENCE EASTERLY ALONG SAID R.O.W. TO THE INTERSECTION WITH THE NORTHWEST R.O.W. OF TERMINAL DRIVE; THENCE NORTHEASTERLY AND NORTH ALONG SAID R.O.W. TO THE SOUTH R.O.W. OF CIVIC MEMORIAL DRIVE; THENCE SOUTHWESTERLY ALONG SAID R.O.W. AND THE SOUTHWESTERLY PROLONGATION TO THE WEST R.O.W. OF NORTH BELLWOOD DRIVE; THENCE NORTH ALONG SAID R.O.W. TO THE SOUTHEAST CORNER OF LOT 1 IN BETHALTO BUSINESS PARK, RECORDED IN PLAT CABINET 60, PAGE 169 IN THE MADISON COUNTY RECORDS; THENCE WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION TO THE EAST R.O.W. OF STATE ROUTE

255; THENCE NORTHWESTERLY ALONG SAID R.O.W. TO THE NORTH LINE OF LOT 6 IN SAID SUBDIVISION; THENCE NORTHEASTERLY ALONG SAID NORTH LINE AND THE NORTHEASTERLY PROLONGATION TO THE EAST R.O.W. OF MECHANICAL DRIVE; THENCE NORTHEASTERLY ALONG SAID R.O.W. TO THE SOUTH R.O.W. OF BENDER AVENUE; THENCE WEST ALONG SAID R.O.W. TO THE NORTHEAST CORNER OF LOT 1 OF SCOTT SUBDIVISION, PLAT BOOK 34, PAGE 146 OF THE MADISON COUNTY RECORDS; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT TO THE SOUTHEAST CORNER OF SAID LOT; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT AND THE WESTERLY PROLONGATION TO THE EAST LINE OF A TRACT OF LAND RECORDED IN BOOK 3907, PAGE 1211 OF THE MADISON COUNTY RECORDS; THENCE SOUTH TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE WEST ALONG THE SOUTH LINE OF SAID TRACT AND ITS WESTERLY PROLONGATION TO THE EAST R.O.W. LINE OF STATE ROUTE 255; THENCE NORTH ALONG SAID R.O.W. TO THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO IDOT IN BOOK 4370, PAGE 2876 IN THE MADISON COUNTY RECORDS; THENCE ALONG SAID TRACT EASTERLY AND NORTHERLY AND THE NORTHERLY PROLONGATION TO THE NORTH R.O.W. OF BENDER AVENUE; THENCE WEST ALONG SAID R.O.W. TO THE SOUTHEAST CORNER OF LOT 53 IN WAYSIDE ESTATES, PLAT BOOK 32, PAGE 83 OF THE MADISON COUNTY RECORDS; THENCE NORTH, NORTHWEST AND SOUTHWESTERLY ALONG SAID LOT LINES TO THE SOUTHEAST CORNER OF LOT 50 IN SAID SUBDIVISION; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 50 AND LOT 49 TO THE INTERSECTION WITH THE EAST R.O.W. OF STATE ROUTE 255; THENCE NORTHERLY ALONG SAID R.O.W. TO THE INTERSECTION WITH THE SOUTH R.O.W. LINE OF EAST MACARTHUR DRIVE; THENCE SOUTHEASTERLY ALONG SAID R.O.W. LINE TO THE INTERSECTION WITH THE NORTHWEST CORNER OF A TRACT OF LAND RECORDED IN DOCUMENT 2012R40640 OF THE MADISON COUNTY RECORDS; THENCE SOUTH AND EAST ALONG SAID TRACT TO THE INTERSECTION WITH THE NORTHEAST CORNER OF LOT 21 IN SAID WAYSIDE ESTATES SUBDIVISION; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 21 AND ALSO THE EAST LINE OF LOTS 20 AND 19 TO THE INTERSECTION WITH THE NORTHWEST CORNER OF A PARCEL DESCRIBED IN DOCUMENT 2011R07313 IN THE MADISON COUNTY RECORDS; THENCE EAST ALONG SAID NORTH LINE TO THE INTERSECTION WITH THE WEST R.O.W. LINE OF NORTH BELLWOOD DRIVE, A/K/A ILLINOIS STATE ROUTE 111; THENCE SOUTH ALONG SAID R.O.W. LINE TO THE INTERSECTION WITH THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DOCUMENT 2006R47142 IN THE MADISON COUNTY RECORDS; THENCE WEST, SOUTH AND EAST ALONG SAID TRACT TO THE INTERSECTION WITH THE EAST R.O.W. OF ILLINOIS ROUTE 111; THENCE SOUTH ALONG SAID R.O.W. TO THE NORTH R.O.W. OF CIVIC MEMORIAL DRIVE; THENCE NORTHEAST ALONG SAID R.O.W. TO THE INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE WEST R.O.W. LINE OF TERMINAL DRIVE; THENCE NORTHEASTERLY ALONG SAID R.O.W. FOR 350 FEET, MORE OR LESS TO A POINT; THENCE TURNING 90 DEGREES NORTHWEST FOR A DISTANCE OF 350 FEET, THENCE TURNING 90 DEGREES SOUTHWEST FOR A DISTANCE OF 142 FEET; THENCE TURNING 90 DEGREES NORTHWEST FOR A DISTANCE OF 150 FEET; THENCE TURNING 90 DEGREES NORTHEAST FOR A DISTANCE OF 150 FEET; THENCE TURNING 90 DEGREES SOUTHEAST FOR A DISTANCE OF 550 FEET TO A POINT OF INTERSECTION WITH THE SOUTH R.O.W. LINE OF TERMINAL DRIVE; THENCE SOUTHWEST ALONG SAID R.O.W. TO THE EAST R.O.W. LINE OF SAID TERMINAL DRIVE; THENCE SOUTH AND SOUTHWESTERLY ALONG SAID R.O.W. TO THE NORTH R.O.W. OF AIRLINE DRIVE; THENCE SOUTHEASTERLY ALONG SAID R.O.W. TO THE NORTH LINE OF LOT 2 OF WEST STAR SUBDIVISION, PLAT CABINET 65, PAGE 369 IN THE MADISON COUNTY RECORDS; THENCE TURNING 90 DEGREES NORTHEAST FOR A DISTANCE OF 304.35', THENCE TURNING SOUTH FOR A DISTANCE OF 155.06', THENCE 9 DEGREES WEST A DISTANCE OF 20', THENCE 90 DEGREES SOUTH A DISTANCE OF 50', THENCE 90 DEGREES EAST A DISTANCE OF 20', THENCE TURNING 90 DEGREES SOUTH A DISTANCE OF 100', THENCE TURNING 90 DEGREES WEST FOR A DISTANCE OF 180', THENCE TURNING 90 DEGREES SOUTH FOR A DISTANCE OF 187.5', THENCE TURNING 90 DEGREES EAST FOR A DISTANCE OF 105', THENCE TURNING 90 DEGREES SOUTH FOR A DISTANCE OF 671.95', THENCE TURNING DUE WEST FOR A DISTANCE OF 110', THENCE TURNING SOUTHEAST FOR A DISTANCE OF 677.05' TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13 TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE 3RD PRINCIPAL MERIDIAN; THENCE WEST ALONG SAID SOUTH LINE TO THE INTERSECTION WITH THE EAST R.O.W. OF EAST AIRLINE DRIVE; THENCE NORTHWESTERLY ALONG SAID R.O.W. TO THE SOUTHWEST CORNER OF LOT 8 IN CIVIC MEMORIAL AIRPORT AUTHORITY BUSINESS PARK, RECORDED IN PLAT CABINET 49, PAGE 185 IN THE MADISON COUNTY RECORDS; THENCE SOUTHWESTERLY ALONG THE NORTHEASTERLY PROLONGATION OF THE SOUTH LINE OF LOT 18 IN SAID SUBDIVISION AND THE SOUTH LINE OF SAID LOT 18 TO THE EAST R.O.W. LINE OF SKYWAY COURT; THENCE NORTHERLY AND EASTERLY ALONG SAID R.O.W. AND THE EASTERLY PROLONGATION TO THE EAST R.O.W. OF EAST AIRLINE DRIVE; THENCE SOUTHERLY ALONG SAID R.O.W. TO THE SOUTHWEST CORNER OF LOT 8 IN SAID SUBDIVISION; THENCE ALONG SAID LOT LINE NORTHEASTERLY, NORTH AND THE NORTHERLY PROLONGATION TO THE NORTHWEST CORNER OF LOT 4 IN SAID SUBDIVISION (NOW PART LOT 2 OF WEST STAR SUBDIVISION); THENCE NORTHEASTERLY TO THE MOST EASTERLY CORNER OF LOT 1 IN WEST STAR SUBDIVISION, RECORDED IN PLAT CABINET 65, PAGE 369 IN THE MADISON COUNTY RECORDS, SAID POINT IS ALSO ON THE SOUTHWEST R.O.W. OF AIRLINE COURT; THENCE NORTHWESTERLY ALONG SAID R.O.W. TO THE INTERSECTION WITH THE WEST R.O.W. OF SOUTH BELLWOOD DRIVE (ILLINOIS ROUTE 111); THENCE SOUTH AND SOUTHWEST ALONG SAID R.O.W. TO THE EAST R.O.W. OF WESLEY DRIVE; THENCE SOUTHEASTERLY ALONG SAID R.O.W. TO THE INTERSECTION WITH THE NORTHWEST CORNER OF LOT 1 OF BOOS PLAZA SUBDIVISION, PLAT CABINET 63, PAGE 363; THENCE ALONG SAID LOT LINE EAST, SOUTHEASTERLY AND THE SOUTHEASTERLY PROLONGATION TO THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DOCUMENT 2009R50992 IN MADISON COUNTY RECORDS; THENCE CONTINUING SOUTHEASTERLY ALONG THE EAST LINE OF SAID TRACT TO THE NORTH R.O.W. OF ROCK HILL ROAD; THENCE SOUTHWESTERLY AND WESTERLY ALONG SAID R.O.W. TO THE EAST R.O.W. OF WESLEY DRIVE; THENCE SOUTHWESTERLY ALONG SAID R.O.W. TO THE SOUTH R.O.W. OF OLD ALTON EDWARDSVILLE ROAD; THENCE SOUTHEASTERLY ALONG SAID R.O.W. TO THE NORTHEAST CORNER OF LOT 2 OF AUTO COURT SUBDIVISION, PLAT CABINET 65, PAGE 147 IN MADISON COUNTY RECORDS; THENCE SOUTHWESTERLY ALONG THE EAST LINE OF SAID LOT TO THE INTERSECTION WITH THE NORTH R.O.W. LINE OF EAST EDWARDSVILLE ROAD (ILLINOIS ROUTE 143); THENCE NORTHWESTERLY ALONG SAID R.O.W. TO THE INTERSECTION WITH THE EAST AND WEST CENTERLINE OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE 3RD PRINCIPAL MERIDIAN; THENCE SOUTH ALONG SAID CENTERLINE TO THE NORTH LINE OF SECTION 35 OF SAID TOWNSHIP; THENCE EAST ALONG SAID LINE TO THE INTERSECTION WITH THE CENTERLINE OF STATE ROUTE 255; THENCE NORTHWEST ALONG SAID CENTERLINE TO ITS INTERSECTION WITH THE SOUTH R.O.W. LINE OF STATE ROUTE 143 (EDWARDSVILLE ROAD); THENCE NORTHWEST ALONG SAID R.O.W. TO THE WEST LINE OF SECTION 25 IN SAID TOWNSHIP; THENCE NORTH ALONG SAID SECTION LINE TO THE

NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DOCUMENT 2008R53901 IN MADISON COUNTY RECORDS; THENCE ALONG SAID TRACT EAST, SOUTHEAST AND SOUTHWEST TO THE NORTH R.O.W. OF STATE ROUTE 143; THENCE SOUTHEASTERLY ALONG SAID R.O.W. TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 4275, PAGE 629 IN THE MADISON COUNTY RECORDS; THENCE NORTHERLY ALONG THE WEST LINE OF SAID TRACT AND ITS NORTHERLY PROLONGATION TO THE NORTHWEST CORNER OF A TRACT OF LAND ACQUIRED BY IDOT BY COURT CASE #94-ED-14, SIGNED 8-29-1994; THENCE SOUTHEASTERLY AT AN INTERIOR ANGLE OF 90 DEGREES TO THE CENTERLINE OF STATE ROUTE 255; THENCE NORTHWEST ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE WESTERLY PROLONGATION OF THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DOCUMENT 2008R40337; THENCE EAST ALONG SAID LINE TO THE EAST R.O.W. OF STATE ROUTE 255; THENCE SOUTHEAST ALONG SAID R.O.W. TO THE INTERSECTION WITH THE NORTH R.O.W. OF STATE ROUTE 143; THENCE SOUTHEAST ALONG SAID R.O.W. TO THE INTERSECTION WITH THE EAST/WEST CENTERLINE OF SECTION 25 IN SAID TOWNSHIP; THENCE SOUTH ALONG SAID LINE AND THE EAST/WEST CENTERLINE OF SECTION 36 IN SAID TOWNSHIP TO THE CENTER OF SECTION 36; THENCE EAST ALONG THE NORTH/SOUTH CENTERLINE OF SECTION 36 A DISTANCE OF 405 FEET TO A POINT; THENCE SOUTH A DISTANCE OF 1141.5 FEET; THENCE WEST A DISTANCE OF 405 FEET TO THE NORTH/SOUTH CENTERLINE OF SAID SECTION 36; THENCE SOUTH ALONG SAID CENTERLINE TO ITS INTERSECTION WITH THE CENTERLINE OF THE NORFOLK & WESTERN RAILROAD R.O.W. AS DESCRIBED IN BOOK 3202, PAGE 798 IN THE MADISON COUNTY RECORDS; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF WANDA ROAD; THENCE SOUTH ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF MADISON AVENUE; THENCE WEST ALONG SAID CENTERLINE TO THE EAST R.O.W. OF HEDGE ROAD; THENCE SOUTH ALONG SAID R.O.W. TO THE INTERSECTION WITH THE EASTERLY PROLONGATION OF THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DOCUMENT 2013R45010 IN THE MADISON COUNTY RECORDS; THENCE WEST ALONG SAID PROLONGATION AND SOUTH LINE OF SAID TRACT TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH AND EAST ALONG SAID TRACT TO THE INTERSECTION WITH THE WEST R.O.W. OF HEDGE ROAD; THENCE NORTH ALONG SAID R.O.W. TO THE INTERSECTION WITH THE CENTERLINE OF MADISON AVENUE; THENCE WEST ALONG SAID CENTERLINE TO A POINT OF INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE CENTERLINE OF MELROSE AVENUE; THENCE SOUTH ALONG SAID PROLONGATION TO THE INTERSECTION WITH THE NORTH R.O.W. OF SAID MELROSE AVENUE; THENCE WEST ALONG SAID R.O.W. TO THE INTERSECTION WITH THE CENTERLINE OF THE ALLEY BETWEEN MELROSE AVENUE AND VELMA AVENUE; THENCE SOUTH ALONG SAID CENTERLINE TO THE EAST PROLONGATION OF THE SOUTH LINE OF LOT 25 IN WAVERLY PLACE SUBDIVISION, RECORDED IN PLAT BOOK 14, PAGE 17 IN THE MADISON COUNTY RECORDS; THENCE WEST ALONG SAID PROLONGATION, SOUTH LINE AND WESTERLY PROLONGATION TO THE CENTERLINE OF VELMA AVENUE; THENCE SOUTH AND SOUTHWESTERLY ALONG SAID CENTERLINE TO A POINT OF INTERSECTION WITH THE CENTERLINE OF ILLINOIS ROUTE 111; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF DANIEL BOONE TRAIL; THENCE EASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF SINCLAIR AVENUE; THENCE SOUTH ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE EASTERLY PROLONGATION OF THE SOUTH LINE OF LOT 24, BLOCK 2, IN THE SECOND ADDITION TO GONTERMAN PLACE, RECORDED IN PLAT BOOK 16, PAGE 22 IN THE MADISON COUNTY RECORDS; THENCE WESTERLY ALONG SAID PROLONGATION AND THE SOUTH LOT LINE AND THE WESTERLY PROLONGATION TO THE INTERSECTION WITH THE EAST R.O.W. OF STATE ROUTE 111; THENCE SOUTH ALONG SAID R.O.W. TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 2472 PAGE 366 IN THE MADISON COUNTY RECORDS; THENCE ALONG SAID TRACT EAST, NORTH AND THE NORTHERLY PROLONGATION TO THE SOUTH LINE OF LOT 15, BLOCK 3 IN SAID SUBDIVISION; THENCE EASTERLY ALONG SAID LINE AND THE EASTERLY PROLONGATION TO THE WEST R.O.W. OF CEMETERY ROAD; THENCE SOUTH ALONG SAID R.O.W. TO A POINT 8 FEET NORTH OF THE SOUTH LINE OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 9 WEST OF THE 3RD PRINCIPAL MERIDIAN; THENCE EASTERLY AND PARALLEL TO SAID SOUTH LINE TO THE INTERSECTION WITH THE WEST LINE OF LOT 7 IN SIGNATURE INDUSTRIAL PARK SUBDIVISION RECORDED IN PLAT CABINET 65, PAGE 177 IN THE MADISON COUNTY RECORDS; THENCE ALONG SAID LOT LINE NORTH, NORTHEASTERLY, EASTERLY, SOUTHERLY AND WESTERLY TO THE SOUTHWEST CORNER THEREOF; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SECTION 1 TO THE INTERSECTION WITH THE WEST R.O.W. OF CEMETERY ROAD; THENCE SOUTH ALONG SAID R.O.W. TO THE NORTH R.O.W. OF WAGON WHEEL ROAD; THENCE SOUTHEASTERLY TO A POINT ON THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DOCUMENT 2008R35332 AND THE SOUTH R.O.W. OF WAGON WHEEL ROAD; THENCE EASTERLY ALONG SAID R.O.W. TO THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 4245, PAGE 257 IN THE MADISON COUNTY RECORDS; THENCE ALONG SAID TRACT SOUTH AND WEST TO THE EAST LINE OF SAID TRACT OF LAND DESCRIBED IN DOCUMENT 2008R35332; THENCE SOUTH ALONG THE EAST LINE OF SAID TRACT AND THE SOUTHERLY PROLONGATION TO THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DOCUMENT 2011R06831 RECORDED IN MADISON COUNTY RECORDS; THENCE WEST ALONG THE SOUTH LINE OF SAID TRACT AND THE WESTERLY PROLONGATION TO THE EAST R.O.W. OF CEMETERY ROAD; THENCE NORTH ALONG SAID R.O.W. TO THE INTERSECTION WITH THE NORTHWEST CORNER OF SAID TRACT OF LAND DESCRIBED IN DOCUMENT 2008R35332; THENCE NORTHWESTERLY TO THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DOCUMENT 2010R41959, SAID POINT IS ALSO ON THE SOUTH R.O.W. LINE OF WAGON WHEEL ROAD; THENCE WEST ALONG SAID R.O.W. TO THE EAST R.O.W. LINE OF ILLINOIS ROUTE 111; THENCE SOUTH ALONG SAID R.O.W. TO THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 3605, PAGE 282; THENCE ALONG SAID TRACT EAST, SOUTH AND WEST AND THE WESTERLY PROLONGATION TO THE WEST R.O.W. OF STATE ROUTE 111; THENCE NORTH ALONG SAID R.O.W. TO THE INTERSECTION WITH THE NORTH LINE OF THE SOUTH HALF OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 9 WEST OF THE 3RD PRINCIPAL MERIDIAN; THENCE WESTERLY ALONG SAID LINE AND ALONG THE NORTH LINE OF THE SOUTH HALF OF SECTION 10 IN SAID TOWNSHIP TO THE EAST R.O.W. OF THE NORFOLK & WESTERN RAILROAD AS DESCRIBED IN BOOK 3202, PAGE 798 IN THE MADISON COUNTY RECORDS; THENCE SOUTHWESTERLY ALONG SAID R.O.W. FOR APPROXIMATELY 605 FEET; THENCE EAST FOR APPROXIMATELY 440 FEET; THENCE SOUTH FOLLOWING THIS DIRECTION FOR APPROXIMATELY 600 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10 IN SAID TOWNSHIP; THENCE EAST ALONG SAID NORTH LINE APPROXIMATELY 1120 FEET; THENCE SOUTH APPROXIMATELY 295 FEET; THENCE EAST A DISTANCE OF 341.50 FEET; THENCE SOUTH A DISTANCE OF 361.50 FEET; THENCE WEST A DISTANCE OF 361.50 FEET; THENCE NORTH TO A POINT FALLING 20 FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE WEST FOR A DISTANCE OF APPROXIMATELY 1100 FEET TO A LINE 440 FEET EAST AND PARALLEL WITH THE EAST R.O.W. OF THE NORFOLK & WESTERN

RAILROAD; THENCE SOUTHWEST ALONG SAID PARALLEL LINE A DISTANCE OF APPROXIMATELY 700 FEET; THENCE NORTHWESTERLY FOR APPROXIMATELY 440 FEET TO THE EAST R.O.W. OF SAID NORFOLK & WESTERN RAILROAD; THENCE SOUTHWESTERLY ALONG SAID R.O.W. TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 4171, PAGE 2233 IN THE MADISON COUNTY RECORD; THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF SAID TRACT TO THE EAST LINE OF SECTION 16 IN SAID TOWNSHIP; THENCE SOUTH ALONG SAID LINE TO THE INTERSECTION WITH THE SOUTHWEST R.O.W. OF NEW POAG ROAD; THENCE SOUTHWESTERLY ALONG SAID TRACT APPROXIMATELY 1060 FEET; THENCE AT A 90 DEGREE TURN NORTHWESTERLY APPROXIMATELY 880 FEET; THENCE AT A 90 DEGREE TURN SOUTHWESTERLY APPROXIMATELY 440 FEET; THENCE AT A 90 DEGREE TURN NORTHWESTERLY APPROXIMATELY 413 FEET TO THE WEST LINE OF THE SAID NORFOLK & WESTERN RAILROAD R.O.W.; THENCE NORTHEASTERLY ALONG SAID R.O.W. FOR APPROXIMATELY 3960 FEET; THENCE WEST TO THE WEST R.O.W. OF STATE ROUTE 3; THENCE NORTHERLY ALONG SAID R.O.W. TO THE NORTH R.O.W. OF PIASA LANE; THENCE WEST ALONG SAID R.O.W. TO THE INTERSECTION WITH THE EAST R.O.W. OF THE LEVEE ROAD; THENCE NORTHERLY ALONG SAID R.O.W. TO THE INTERSECTION WITH THE WEST R.O.W. OF STATE ROUTE 3; THENCE NORTHERLY ALONG SAID R.O.W. TO THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DOCUMENT 2008R40337 IN THE MADISON COUNTY RECORDS; THENCE ALONG SAID TRACT WEST, SOUTH, WEST, NORTHERLY, EAST, SOUTH AND EAST TO THE WEST R.O.W. OF STATE ROUTE 3; THENCE NORTHERLY ALONG SAID R.O.W. TO THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 4450, PAGE 1761; THENCE NORTHWEST ALONG THE SOUTH LINE OF SAID TRACT TO THE SOUTHWEST CORNER THEREOF, SAID POINT IS ALSO ON THE SOUTH R.O.W. OF RIVER HERITAGE PARKWAY (STATE ROUTE 143); THENCE NORTHWESTERLY ALONG SAID R.O.W. TO THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 3537, PAGE 1586 IN THE MADISON COUNTY RECORDS; THENCE SOUTHERLY ALONG SAID TRACT TO THE EAST BANK OF THE MISSISSIPPI RIVER; THENCE NORTHERLY ALONG SAID EAST BANK TO THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 4480, PAGE 664; THENCE NORTHEASTERLY ALONG SAID TRACT TO THE WEST R.O.W. OF ILLINOIS ROUTE 3 (WEST BROADWAY); THENCE NORTHWESTERLY ALONG SAID R.O.W. TO THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DOCUMENT 2005R28850; THENCE ALONG SAID TRACT SOUTHWESTERLY, NORTHWESTERLY AND THE NORTHWEST PROLONGATION TO THE POINT OF BEGINNING.

EXCLUDING:

PARCEL NO.1

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN WITHIN THE CORPORATE LIMITS OF THE CITY OF WOOD RIVER, MADISON COUNTY, ILLINOIS, MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN ENVIROTECH BUSINESS PARK (PLAT CABINET 60, PAGE 47); THENCE MEASURE NORTH 88 DEGREES 31 MINUTES 19 SECONDS EAST FROM SAID BEGINNING POINT ALONG THE SOUTH RIGHT-OF-WAY LINE OF DUBOIS TRAIL A DISTANCE OF 50.63 FEET TO A POINT OF CURVE; THENCE EASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 41 DEGREES 24 MINUTES 35 SECONDS AND AN ARC DISTANCE OF 43.36 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 109 DEGREES 58 MINUTES 51 SECONDS AND AN ARC DISTANCE OF 115.17 FEET; THENCE SOUTH 70 DEGREES 02 MINUTES 58 SECONDS EAST A DISTANCE OF 370.91 FEET; THENCE SOUTH 0 DEGREES 58 MINUTES 18 SECONDS EAST A DISTANCE OF 286.58 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 143 (BERM HIGHWAY); THENCE WESTERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3 719.72 FEET, A CENTRAL ANGLE OF 8 DEGREES 13 MINUTES 07 SECONDS AND AN ARC DISTANCE OF 533.56 FEET; THENCE NORTH 1 DEGREE 28 MINUTES 41 SECONDS WEST A DISTANCE OF 483.25 FEET TO THE POINT OF BEGINNING. CONTAINING 5.01 ACRES.

PARCEL NO.2

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN WITHIN THE CORPORATE LIMITS OF THE CITY OF WOOD RIVER, MADISON COUNTY, ILLINOIS, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 28; THENCE MEASURE NORTH 87 DEGREES 19 MINUTES 10 SECONDS EAST (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID QUARTER SECTION A DISTANCE OF 1111.03 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT: THENCE CONTINUING NORTH 87 DEGREES 19 MINUTES 10 SECONDS EAST ALONG SAID NORTH LINE FROM SAID BEGINNING POINT A DISTANCE OF 30.41 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 3 (F.A. ROUTE 4); THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 5819.65 FEET, A CENTRAL ANGLE OF 1 DEGREE 48 MINUTES 43 SECONDS AND AN ARC DISTANCE OF 184.04 FEET; THENCE SOUTH 75 DEGREES 58 MINUTES 50 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 69.25 FEET; THENCE SOUTH 24 DEGREES 01 MINUTES 00 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 84.62 FEET; THENCE SOUTH 2 DEGREES 09 MINUTES 00 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 91.84 FEET; THENCE SOUTH 27 DEGREES 57 MINUTES 00 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 263.31 FEET; THENCE SOUTH 7 DEGREES 55 MINUTES 00 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 167.66 FEET; THENCE SOUTH 29 DEGREES 07 MINUTES 00 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 120.01 FEET; THENCE SOUTH 59 DEGREES 13 MINUTES 00 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 105.94 FEET; THENCE SOUTH 76 DEGREES 28 MINUTES 00 SECONDS EAST A DISTANCE OF 254.08 FEET; THENCE SOUTH 24 DEGREES 20 MINUTES 58 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 442.00 FEET; THENCE SOUTH 22 DEGREES 55 MINUTES 11 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 54.62 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 143 (BERM HIGHWAY); THENCE SOUTH 69 DEGREES 31 MINUTES 04 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 82.66 FEET TO A POINT OF CURVE; THENCE WESTERLY ALONG SAID RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3719.72 FEET, A CENTRAL ANGLE OF 8 DEGREES 06 MINUTES 05 SECONDS AND AN ARC DISTANCE OF 525.96 FEET; THENCE NORTH 0 DEGREES 58 MINUTES 18 SECONDS WEST A DISTANCE OF 690.58 FEET; THENCE NORTH 22 DEGREES 26 MINUTES 16 SECONDS WEST A DISTANCE OF 327.29 FEET; THENCE NORTH 1 DEGREE 13 MINUTES 53 SECONDS WEST A DISTANCE OF 446.45 FEET; THENCE NORTH 10 DEGREES 17

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MINUTES 20 SECONDS EAST A DISTANCE OF 235.00 FEET; THENCE NORTH 22 DEGREES 37 MINUTES 12 SECONDS EAST A DISTANCE OF 375.17 FEET TO THE POINT OF BEGINNING. CONTAINING 13.53 ACRES.

PARCEL NO.3

A TRACT OF LAND LOCATED IN SECTIONS 20,21 AND 29, TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN WITHIN THE CORPORATE LIMITS OF THE CITY OF WOOD RIVER, MADISON COUNTY, ILLINOIS, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 21; THENCE MEASURE NORTH 87 DEGREES 19 MINUTES 10 SECONDS EAST (ASSUMED BEARING) ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 21 A DISTANCE OF 344.82 FEET; THENCE NORTH A DISTANCE OF 30.06 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT:

THENCE NORTH 62 DEGREES 58 MINUTES 22 SECONDS WEST FROM SAID BEGINNING POINT A DISTANCE OF 225.04 FEET; THENCE SOUTH 48 DEGREES 01 MINUTES 25 SECONDS WEST A DISTANCE OF 111.83 FEET; THENCE SOUTH 75 DEGREES 29 MINUTES 33 SECONDS WEST A DISTANCE OF 75.11 FEET; THENCE NORTH 79 DEGREES 02 MINUTES 49 SECONDS WEST A DISTANCE OF 319.05 FEET; THENCE NORTH 38 DEGREES 19 MINUTES 40 SECONDS WEST A DISTANCE OF 108.90 FEET; THENCE SOUTH 88 DEGREES 07 MINUTES 43 SECONDS WEST A DISTANCE OF 243.11 FEET; THENCE SOUTH 47 DEGREES 02 MINUTES 32 SECONDS WEST A DISTANCE OF 670.84 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 79.10 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 262.80 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 00 SECONDS EAST A DISTANCE OF 112.80 FEET; THENCE NORTH 51 DEGREES 35 MINUTES 30 SECONDS EAST A DISTANCE OF 351.20 FEET; THENCE NORTH 09 DEGREES 44 MINUTES 30 SECONDS WEST A DISTANCE OF 202.72 FEET; THENCE NORTH 12 DEGREES 39 MINUTES 30 SECONDS EAST A DISTANCE OF 189.93 FEET; THENCE NORTH 29 DEGREES 27 MINUTES 30 SECONDS EAST A DISTANCE OF 515.63 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 30 SECONDS WEST A DISTANCE OF 911.28 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE NORFOLK & WESTERN RAILROAD; THENCE SOUTH 55 DEGREES 22 MINUTES 50 SECONDS EAST A DISTANCE OF 1093.66 FEET; THENCE SOUTH 40 DEGREES 50 MINUTES 22 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 113.74 FEET; THENCE SOUTH 35 DEGREES 53 MINUTES 14 SECONDS EAST A DISTANCE OF 120 FEET TO A POINT OF CURVE; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 95 DEGREES 10 MINUTES 29 SECONDS, AND AN ARC DISTANCE OF 614.61 FEET; THENCE SOUTH 59 DEGREES 17 MINUTES 15 SECONDS WEST A DISTANCE OF 225.00 FEET; THENCE SOUTH 41 DEGREES 55 MINUTES 23 SECONDS EAST A DISTANCE OF 140.00 FEET; THENCE SOUTH 56 DEGREES 37 MINUTES 59 SECONDS EAST A DISTANCE OF 260.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 214.41 FEET TO THE POINT OF BEGINNING. CONTAINING 36.60 ACRES.

ADDITION – APRIL 2019

PARCEL 1

BEGINNING AT THE INTERSECTION WITH THE SOUTH ROW LINE OF EAST MACARTHUR DRIVE AND THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED IN DOCUMENT 2006R32899 OF THE MADISON COUNTY RECORDER OF DEEDS, PIN# 19-1-08-11-12-202-008, LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL; THENCE WESTERLY ALONG SAID ROW LINE AND THE WESTERLY EXTENSION TO THE INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST ROW LINE OF NORTH LINCOLN AVENUE; THENCE NORTH ALONG SAID EXTENSION TO THE INTERSECTION WITH THE SOUTHWEST CORNER OF PART LOT 85 IN THE 1ST ADDITION TO FAIRFIELD ANNEX, PB. 17, PG. 44, PIN# 19-2-08-11-11-201-027, SAID POINT ALSO THE NORTH ROW LINE OF EAST MACARTHUR DRIVE; THENCE WESTERLY ALONG SAID ROW LINE TO THE INTERSECTION WITH THE EAST ROW LINE OF NORTH WILLIAM STREET; THENCE NORTHERLY ALONG SAID ROW LINE TO THE NORTHWEST CORNER OF A TRACT CONVEYED IN DOCUMENT 2016R24914, PIN# 19-2-08-11-11-201-036; THENCE ALONG SAID PARCEL LINE EAST AND NORTH TO THE INTERSECTION WITH THE SOUTH ROW LINE OF SERVICE DRIVE; THENCE EASTERLY ALONG SAID ROW AND THE EASTERLY EXTENSION TO THE WEST LINE OF SAID LOT 85; THENCE NORTH AND EAST ALONG SAID LOT 85 TO THE INTERSECTION WITH THE WEST ROW LINE OF STATE ROUTE 255; THENCE SOUTH ALONG SAID LOT LINE TO THE INTERSECTION WITH THE NORTH ROW LINE OF EAST MACARTHUR DRIVE; THENCE WESTERLY ALONG SAID ROW LINE TO A POINT 8 FEET EAST OF THE SOUTHERLY EXTENSION OF THE EAST ROW LINE OF NORTH LINCOLN AVENUE; THENCE SOUTH ALONG SAID SOUTHERLY EXTENSION TO A POINT 8 FEET NORTH OF THE AFOREMENTIONED WESTERLY EXTENSION OF THE SOUTH ROW LINE OF EAST MACARTHUR DRIVE; THENCE SOUTHEASTERLY AND EASTERLY 8 FEET NORTH OF SAID ROW LINE AND THE SOUTH ROW LINE OF WEST BETHALTO DRIVE TO THE INTERSECTION OF THE NORTHERLY EXTENSION OF THE WEST LINE OF A 1.65 ACRE TRACT OF LAND LEASED TO HELMKAMP AUTO SERVICE, PIN# 19-1-08-12-00-000-009.006; THENCE SOUTH ALONG SAID LINE TO THE SAID SOUTH ROW LINE; THENCE CONTINUE SOUTH ALONG SAID WEST LINE AND THE SOUTHERLY EXTENSION APPROXIMATELY 390 FEET TO A POINT; THENCE WESTERLY APPROXIMATELY 855 FEET TO THE CENTERLINE OF A DITCH; THENCE NORTHEASTERLY ALONG SAID CENTERLINE APPROXIMATELY 370 FEET TO THE SOUTH ROW LINE OF SAID WEST BETHALTO DRIVE; THENCE WESTERLY ALONG SAID ROW LINE TO THE INTERSECTION WITH THE NORTHEAST CORNER OF OUTPARCEL B OF NORTHWEST BUSINESS PARK PC. 57, PG. 50; THENCE SOUTH, EAST, SOUTH AND NORTHWESTERLY ALONG THE PARCEL BOUNDARY OF SAID OUTPARCEL B TO THE INTERSECTION WITH THE EAST ROW LINE OF NORTH BELLWOOD DRIVE; THENCE NORTH AND EASTERLY ALONG SAID ROW LINE AND OUTPARCEL B TO THE NORTHWEST CORNER OF SAID OUTPARCEL B; THENCE WESTERLY ALONG THE SAID SOUTH ROW LINE OF WEST BETHALTO DRIVE AND EAST MACARTHUR DRIVE TO THE POINT OF BEGINNING.

PARCEL 2

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 7 IN BETHALTO BUSINESS PARK, PC 60, PG 169, PIN#19-2-08-11-20-401-013 THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 7 TO THE WEST ROW LINE OF MECHANICAL DRIVE; THENCE ALONG SAID ROW LINE NORTH TO THE INTERSECTION OF THE SOUTH ROW LINE OF BENDER AVENUE; THENCE EAST ALONG SAID ROW TO THE NORTHWEST

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CORNER OF LOT 8 IN SAID BETHALTO BUSINESS PARK; THENCE SOUTHERLY ALONG THE EAST ROW LINE OF SAID MECHANICAL DRIVE TO THE INTERSECTION WITH THE NORTHEASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 7; THENCE SOUTHWESTERLY ALONG SAID NORTHEASTERLY EXTENSION AND THE SOUTH LINE OF SAID LOT 7 TO THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 7 TO THE POINT OF BEGINNING.

PARCEL 3

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: LOT 37 IN THE CIVIC MEMORIAL AIRPORT AUTHORITY BUSINESS PARK, PC. 49, PG. 185, RECORDED: 21 NOVEMBER, 1979 IN THE MADISON COUNTY RECORDER OF DEEDS OFFICE, PIN# 19-2-08-13-01-101-001.

PARCEL 4

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 11, NORTHWEST QUARTER OF SECTION 13 AND THE NORTHEAST QUARTER OF SECTION 14 ALL IN TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 34 IN CIVIC MEMORIAL AIRPORT AUTHORITY BUSINESS PARK, PC. 49, PG. 185, PIN#19-2-08-13-01-101-006, SAID POINT IS ALSO THE SOUTH ROW LINE OF CIVIC MEMORIAL DRIVE; THENCE EASTERLY ALONG THE SAID SOUTH ROW LINE TO THE INTERSECTION WITH THE WEST ROW LINE OF TERMINAL DRIVE; THENCE SOUTH ALONG SAID WEST ROW LINE TO A POINT 100 FEET NORTH OF THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 34; THENCE WEST ALONG SAID EASTERLY EXTENSION TO THE WEST ROW LINE OF NORTH BELLWOOD DRIVE, ALSO KNOWN AS THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BK. 3506, PG. 40, PIN# 19-1-08-14-02-204-027; THENCE NORTH ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF SAID TRACT; THENCE WESTERLY ALONG THE NORTH LINE OF SAID TRACT AND THE WESTERLY EXTENSION TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BK. 2365, PG. 297, PIN# 19-1-08-14-02-204-026; THENCE SOUTH ALONG THE WEST LINE OF SAID TRACT TO THE SOUTHWEST CORNER OF SAID TRACT, SAID POINT ALSO ON THE EAST ROW LINE OF STATE ROUTE 255; THENCE WEST ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE AND THE SOUTH LINE OF A 9.11 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT 2019R06461 TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH ALONG THE WEST LINE OF SAID TRACT AND THE NORTHERLY EXTENSION TO THE NORTHWEST CORNER OF LOT 3 OF BETHALTO BUSINESS PARK, PC. 60, PG. 169; THENCE CONTINUING NORTH ALONG THE WEST LINE OF LOT 4 TO THE INTERSECTION WITH THE WEST ROW LINE OF STATE ROUTE 255; THENCE SOUTHEASTERLY ALONG SAID ROW LINE AND THE SOUTHEASTERLY EXTENSION TO THE NORTH LINE OF SAID TRACT DESCRIBED IN DOCUMENT 2019R06461; THENCE EASTERLY ALONG SAID NORTH LINE AND THE EASTERLY EXTENSION TO THE INTERSECTION WITH THE WEST ROW LINE OF NORTH BELLWOOD DRIVE; THENCE SOUTH ALONG SAID ROW LINE TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 34 IN SAID CIVIC MEMORIAL AIRPORT AUTHORITY BUSINESS PARK; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND NORTH LINE OF SAID LOT 34 TO THE POINT OF BEGINNING.

PARCEL 5

A TRACT OF LAND IN THE WEST HALF OF SECTION 13 IN TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHERN CORNER OF LOT 1 OF WEST STAR A RESUBDIVISION OF PART OF CIVIC MEMORIAL AIRPORT AUTHORITY BUSINESS PARK, PC. 65, PG. 369, PIN# 19-2-08-13-00-000-029, SAID POINT IS ALSO ON THE SOUTH ROW LINE OF AIRLINE COURT; THENCE ALONG SAID LOT LINE SOUTHEASTERLY AND WESTERLY TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID SUBDIVISION TO THE SOUTHEAST CORNER OF LOT 8 IN THE CIVIC MEMORIAL AIRPORT AUTHORITY BUSINESS PARK, PC. 49, PG. 185; THENCE SOUTHWESTERLY ALONG SAID LOT LINE TO THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT AND THE WEST LINE OF LOT 9 IN SAID SUBDIVISION TO THE INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH ROW LINE OF SKYWAY COURT; THENCE WEST ALONG SAID EASTERLY EXTENSION TO THE INTERSECTION WITH THE WEST ROW LINE OF EAST AIRLINE DRIVE; THENCE NORTHERLY ALONG SAID WEST ROW LINE TO THE INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF OUTLOT B IN PRATT PROFESSIONAL PARK 1ST ADDITION, PC. 59, PG. 60, PIN# 19-2-08-13-01-101-023; THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF SAID OUTLOT B TO THE INTERSECTION OF THE EAST ROW LINE OF SOUTH BELLWOOD DRIVE; THENCE NORTH ALONG SAID EAST ROW LINE TO THE INTERSECTION WITH THE SOUTH ROW LINE OF AIRLINE COURT; THENCE EAST AND SOUTHEASTERLY ALONG SAID SOUTH ROW LINE TO THE POINT OF BEGINNING.

PARCEL 6

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 13 IN TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: LOT 16 IN THE CIVIC MEMORIAL AIRPORT AUTHORITY BUSINESS PARK, PC. 49, PG. 185, RECORDED: 21 NOVEMBER, 1979 IN THE MADISON COUNTY RECORDER OF DEEDS OFFICE EXCEPT THAT PART CONVEYED TO IDOT IN BK. 4481, PG. 5387, PIN# 19-2-08-13-01-101-001.

PARCEL 7

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 13 AND THE NORTHWEST QUARTER OF SECTION 24 IN TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 33 IN AUDUBON ACRES NO. 2, PB. 34, PG. 94, RECORDED: 3 JUNE, 1965 IN THE RECORDER OF DEEDS OFFICE, SAID POINT IS ALSO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BK. 3920, PG. 1664, PIN# 19-1-08-13-03-301-020; THENCE EAST ALONG THE NORTH LINE OF SAID TRACT OF LAND TO THE SOUTHWEST CORNER OF LOT 21 IN CIVIC MEMORIAL AIRPORT AUTHORITY BUSINESS PARK, PC. 49, PG. 185; THENCE NORTHEAST TO THE INTERSECTION WITH THE SOUTH ROW LINE OF EAST AIRLINE DRIVE; THENCE NORTHWESTERLY ALONG SAID ROW LINE TO THE SOUTHEAST CORNER OF LOT 18 IN SAID SUBDIVISION; THENCE NORTHEASTERLY ACROSS SAID ROW TO THE SOUTHWEST CORNER OF LOT 8 IN SAID SUBDIVISION; THENCE EASTERLY AND SOUTHEASTERLY ALONG

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THE NORTH AND EAST ROW OF EAST AIRLINE DRIVE TO THE SOUTHWEST CORNER OF LOT 4 OF WEST STAR A RESUBDIVISION OF PART OF CIVIC MEMORIAL AIRPORT AUTHORITY BUSINESS PARK, PC. 65, PG. 369; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 4 TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH ALONG THE EAST LINE OF SAID LOT TO THE INTERSECTION WITH THE NORTH LINE OF LOT 23 OF CIVIC MEMORIAL AIRPORT AUTHORITY BUSINESS PARK, PC. 49, PG. 185; THENCE EAST ALONG SAID LOT LINE TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 23 AND 22 OF SAID SUBDIVISION TO THE SOUTHEAST CORNER OF SAID LOT 22, SAID POINT ON THE NORTH LINE OF A TRACT OF LAND LEASED TO APEX OIL PIN# 19-1-08-13-00-000-001.011; THENCE EAST ALONG SAID LINE TO THE NORTHEAST CORNER THEREOF; THENCE SOUTHEASTERLY ALONG SAID PARCEL LINE AND CURVE TO THE LEFT APPROXIMATELY 740 FEET; THENCE SOUTH ALONG SAID PARCEL LINE AND THE SOUTHERLY EXTENSION TO THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BK. 3345, PG. 808, CONTAINING 13.31 ACRES, PIN# 19-1-08-24-00-000-003.003; THENCE WEST ALONG SAID LINE APPROXIMATELY 100 FEET TO A POINT; THENCE SOUTH TO THE SOUTH LINE OF SAID TRACT; THENCE WEST ALONG SAID LINE TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH ALONG THE WEST LINE OF SAID TRACT TO THE INTERSECTION WITH THE SOUTH LINE OF TRACT OF LAND DESCRIBED IN BK. 1848, PG. 49, CONTAINING 25.21 ACRES, PIN# 19-1-08-24-00-000-002; THENCE WEST ALONG SAID LINE TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH ALONG THE WEST LINE OF SAID TRACT TO THE NORTHWEST CORNER OF SAID TRACT, SAID POINT IS ON THE SOUTH LINE OF SAID SECTION 13; THENCE WEST ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF AUDUBON ACRES NO. 3, PB. 35, PG. 111; THENCE NORTHERLY ALONG THE EAST LINE OF SAID SUBDIVISION TO THE NORTHEAST CORNER OF LOT 45 IN SAID SUBDIVISION; THENCE SOUTHWESTERLY ALONG THE NORTH LINE OF SAID LOT 45 AND THE SOUTHWESTERLY EXTENSION TO THE SOUTHEAST CORNER OF LOT 36 IN AUDUBON ACRES NO. 2, PB. 34, PG. 94; THENCE NORTHERLY ALONG THE EAST LINE OF SAID SUBDIVISION TO THE POINT OF BEGINNING.

DELETION – MARCH 2023

PARCEL 1

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 36 AND THE SOUTH HALF OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-25-00-000-007.001 LOCATED ON THE SOUTHWEST INTERSECTION OF ILLINOIS ROUTE 143 AND ILLINOIS ROUTE 255; THENCE EASTERLY ALONG THE NORTH LINE OF ASSESSOR'S PARCEL WITH PIN 19-1-08-36-00-000-002 A DISTANCE OF 127 FEET TO THE WEST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 255; THENCE SOUTHEASTERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 1,006 FEET; THENCE NORTHERLY A DISTANCE OF 576 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 255; THENCE NORTHERLY AND NORTHEASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 406 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 143; THENCE NORTHEASTERLY A DISTANCE OF 375 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-25-19-401-012; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 247 FEET TO THE WEST LINE OF LOT 23 IN THE KENDALL HILL SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-25-19-401-010; THENCE NORTHWESTERLY ALONG THE WEST LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 428 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-25-00-000-007.001; THENCE WESTERLY, NORTHWESTERLY, AND NORTHERLY ALONG THE SOUTH AND WEST LINES OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,613 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE WESTERLY A DISTANCE OF 202 FEET TO THE POINT OF INTERSECT WITH THE CENTERLINE OF THE SOUTHBOUND LANE OF ILLINOIS ROUTE 255; THENCE SOUTHERLY ALONG SAID CENTERLINE A DISTANCE OF APPROXIMATELY 612 FEET TO THE POINT OF INTERSECT WITH THE SOUTHEASTERLY EXTENSION OF THE NORTH LINE OF ASSESSOR'S PARCEL WITH PIN 19-1-08-25-00-000-009.001; THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY EXTENSION A DISTANCE OF APPROXIMATELY 479 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 864 FEET TO THE EAST LINE OF ASSESSOR'S PARCEL WITH PIN 19-1-08-25-00-000-007, ALSO THE WEST RIGHT-OF-WAY LINE OF THE ILLINOIS ROUTE 143 AND ILLINOIS ROUTE 255 INTERCHANGE; THENCE SOUTHEASTERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,176 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-25-00-000-007.001, AND THE POINT OF BEGINNING. CONTAINING 50.5 ACRES, MORE OR LESS.

ADDITION – MARCH 2023

PARCEL 1

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF PARK LANE AND THE NORTH RIGHT-OF-WAY LINE OF EAST EDWARDSVILLE ROAD; THENCE NORTHEASTERLY ALONG THE NORTH RIGHT-OF-WAY LINE OF PARK LANE A DISTANCE OF APPROXIMATELY 94 FEET TO THE SOUTHWEST CORNER OF LOT 87 IN THE EAST WOOD SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-22-09-102-030; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 795 FEET TO THE SOUTH LINE OF LOT 101 IN SAID SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-22-09-102-016; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 796 FEET TO THE EAST LINE OF LOT 5 IN CHESSENS THIRD ADDITION SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-21-12-202-039; THENCE SOUTHERLY ALONG SAID EAST LINE A DISTANCE OF APPROXIMATELY 353 FEET TO THE NORTH RIGHT-OF-WAY LINE OF EAST EDWARDSVILLE ROAD; THENCE SOUTHEASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 899 FEET TO THE NORTH RIGHT-OF-WAY LINE OF PARK LANE, AND THE POINT OF BEGINNING. CONTAINING 11.4 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PINS: 19-1-08-22-09-102-031.

INCLUDING A SIX FOOT WIDE STRIP BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF PARK LANE AND THE NORTH RIGHT-OF-WAY LINE OF EAST EDWARDSVILLE ROAD; THENCE SOUTHWESTERLY A DISTANCE OF 29 FEET

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TO THE CENTERLINE OF EAST EDWARDSVILLE ROAD; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE A DISTANCE OF APPROXIMATELY 121 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF NORTH SECOND STREET; THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION A DISTANCE OF APPROXIMATELY 55 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF EAST EDWARDSVILLE ROAD.

PARCEL 2

A TRACT OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF EAST EDWARDSVILLE ROAD AND THE EAST RIGHT-OF-WAY LINE OF NORTH 2ND STREET; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 361 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-22-13-301-003; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 272 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-2-08-22-13-301-035; THENCE EASTERLY AND SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 92 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE NORTHEASTERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 120 FEET TO SAID SOUTH RIGHT-OF-WAY LINE; THENCE NORTHWESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 532 FEET TO SAID EAST RIGHT-OF-WAY LINE, AND POINT OF BEGINNING. CONTAINING 2.1 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PINS: 19-1-08-22-13-301-003, 19-2-08-22-13-301-035.

INCLUDING A SIX FOOT WIDE STRIP BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF EAST EDWARDSVILLE ROAD AND THE NORTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF NORTH SECOND STREET; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE A DISTANCE OF APPROXIMATELY 5,077 FEET TO THE INTERSECTION WITH THE CENTERLINE OF VAUGHN ROAD; THENCE NORTHEASTERLY ALONG SAID CENTERLINE A DISTANCE OF APPROXIMATELY 1,773 FEET TO THE POINT OF INTERSECT WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF ASSESSOR'S PARCEL WITH PIN 19-1-08-23-00-000-005.

PARCEL 3

A TRACT OF LAND IN THE EAST HALF OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION AND THE WEST RIGHT-OF-WAY LINE OF WESLEY DRIVE, ALSO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-23-00-000-029; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 740 FEET TO THE NORTHEAST CORNER OF LOT 15 IN THE ROSEWOOD MANOR & VALLEY HILL ESTATES SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-14-04-406-021; THENCE SOUTHWESTERLY, WESTERLY, AND NORTHERLY ALONG THE NORTH LINE OF ASSESSOR'S PARCEL WITH PIN 19-1-08-23-00-000-029 A DISTANCE OF APPROXIMATELY 2,478 FEET TO THE SOUTH LINE OF LOT 13 IN THE ROSEWOOD MANOR SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-14-04-406-019; THENCE WESTERLY ALONG SAID SOUTH LINE A DISTANCE OF APPROXIMATELY 693 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-23-00-000-029; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 2,055 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY AND NORTHEASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 430 FEET TO THE WEST LINE OF LOT 1 IN THE MOOSE HEIGHTS SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-23-00-000-028; THENCE SOUTHERLY ALONG SAID WEST LINE A DISTANCE OF APPROXIMATELY 197 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WESLEY DRIVE, ALSO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-23-00-000-006.005; THENCE SOUTHWESTERLY AND SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL, ALSO THE EAST RIGHT-OF-WAY LINE OF WESLEY DRIVE, A DISTANCE OF APPROXIMATELY 1,135 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-2-08-23-00-000-023; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 380 FEET TO THE SOUTHWEST CORNER OF LOT 6 IN THE VAUGHN HILLS SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-23-04-401-018; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 356 FEET TO THE NORTHWEST CORNER OF LOT 5 IN THE SAME SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-23-04-401-001; THENCE EASTERLY, NORTHEASTERLY, AND NORTHERLY ALONG THE SOUTH LINE OF ASSESSOR'S PARCEL WITH PIN 19-1-08-23-00-000-029 A DISTANCE OF APPROXIMATELY 1,641 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WESLEY DRIVE; THENCE NORTHWESTERLY A DISTANCE OF APPROXIMATELY 83 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WESLEY DRIVE; THENCE NORTHEASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,725 FEET TO THE NORTHEAST CORNER OF SAID PARCEL AND SAID NORTH SECTION LINE, AND POINT OF BEGINNING. CONTAINING 86.6 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PINS: 19-1-08-23-00-000-029, 19-2-08-23-00-000-023, 19-2-08-23-00-000-028.

INCLUDING A SIX FOOT WIDE STRIP BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF WESLEY DRIVE AND THE EAST LINE OF ASSESSOR'S PARCEL WITH PIN 19-1-08-23-00-000-006.005; THENCE SOUTHWESTERLY AND SOUTHERLY ALONG SAID CENTERLINE A DISTANCE OF APPROXIMATELY 1,561 FEET TO THE INTERSECTION WITH THE CENTERLINE OF MEMORIAL LANE; THENCE NORTHWESTERLY ALONG SAID CENTERLINE A DISTANCE OF APPROXIMATELY 32 FEET TO THE POINT OF INTERSECT WITH THE SOUTHWESTERLY EXTENSION OF THE EAST LINE OF ASSESSOR'S PARCEL WITH PIN 19-2-08-23-00-000-017.001.

PARCEL 4

A TRACT OF LAND IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 23, AND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, IN TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-14-04-409-051.001 LOCATED ON THE WEST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 111; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 91 FEET TO THE EAST RIGHT-OF-WAY LINE OF

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THE NORTHBOUND LANES OF ILLINOIS ROUTE 255; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 2,071 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-23-00-000-001.001; THENCE NORTHEASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 420 FEET TO THE WEST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 111; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,713 FEET TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-14-04-409-051.001, AND POINT OF BEGINNING. CONTAINING 15.2 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PINS: 19-1-08-14-04-409-051.001, 19-1-08-23-00-000-001.001, 19-2-08-23-00-000-039, 19-2-08-23-00-000-040, 19-2-08-23-00-000-047, 19-2-08-23-00-000-048.

PARCEL 5

A TRACT OF LAND IN THE NORTH HALF OF SECTION 24 IN TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE EASTERNMOST SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-24-00-000-015.001 LOCATED ON THE EAST LINE OF TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN IN MADISON COUNTY, IL; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 419 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL 187 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF BUCHTA ROAD; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 919 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-24-00-000-013 LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF BUCHTA ROAD; THENCE WESTERLY AND SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 3,313 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-24-00-000-003.002; THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 444 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 793 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 440 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 503 FEET TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-24-00-000-003.001; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 370 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 593 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 242 FEET TO THE NORTH LINE OF ASSESSOR'S PARCEL WITH PIN 19-1-08-24-00-000-003; THENCE WESTERLY ALONG SAID NORTH LINE A DISTANCE OF APPROXIMATELY 72 FEET TO THE EAST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 111; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,573 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,470 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,279 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-24-00-000-003.005; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 3,524 FEET TO THE EAST LINE OF SAID SECTION, ALSO THE EAST LINE OF ASSESSOR'S PARCEL WITH PIN 19-1-08-24-00-000-015; THENCE NORTHERLY ALONG SAID EAST SECTION LINE A DISTANCE OF APPROXIMATELY 887 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-24-00-000-015.001, AND POINT OF BEGINNING. CONTAINING 131.4 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PINS: 19-1-08-24-00-000-003, 19-1-08-24-00-000-003.002, 19-1-08-24-00-000-003.005, 19-1-08-24-00-000-011 (PARTIAL), 19-1-08-24-00-000-011.001 (PARTIAL), 19-1-08-24-00-000-015 (PARTIAL)

PARCEL 6

A TRACT OF LAND IN THE SOUTH HALF OF SECTION 23 IN TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE WOOD RIVER CENTRE SUBDIVISION LEASE LOT, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-23-00-000-022, LOCATED ON THE WEST RIGHT-OF-WAY LINE OF WESLEY DRIVE; THENCE NORTHWESTERLY AND WESTERLY ALONG THE NORTH LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 174 FEET TO THE EAST LINE OF LOT 1 IN THE WOOD RIVER CENTRE SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-23-00-000-017; THENCE SOUTHERLY ALONG SAID EAST LINE A DISTANCE OF APPROXIMATELY 265 FEET TO THE SOUTHEAST CORNER OF SAID LOT AND PARCEL; THENCE NORTHWESTERLY AND WESTERLY ALONG THE SOUTH LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 1,017 FEET TO THE EAST LINE OF ASSESSOR'S PARCEL WITH PIN 19-1-08-23-00-000-005; THENCE NORTHERLY ALONG SAID EAST LINE A DISTANCE OF APPROXIMATELY 79 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 835 FEET TO THE EAST LINE OF LOT 5 IN THE MAL MANOR SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-23-13-302-006; THENCE SOUTHERLY ALONG SAID EAST LINE A DISTANCE OF APPROXIMATELY 1,142 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF

VAUGHN ROAD; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 505 FEET TO THE EAST RIGHT-OF-WAY LINE OF HARRISON STREET; THENCE SOUTHEASTERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 118 FEET TO THE NORTH RIGHT-OF-WAY LINE OF HARRISON STREET; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 947 FEET TO THE CENTERLINE OF LOT 10 IN THE GATEWAY ACRES SUBDIVISION, ALSO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-2-08-23-17-301-003; THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 265 FEET TO THE NORTH RIGHT-OF-WAY LINE OF VAUGHN ROAD; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,896 FEET TO THE SOUTHEAST CORNER OF LOT 3 IN THE RESUBDIVISION OF LOT 4 OF THE WOOD RIVER CENTRE SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-23-00-000-025; THENCE NORTHWESTERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 407 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MEMORIAL LANE; THENCE NORTHWESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 40 FEET TO THE SOUTHEAST CORNER OF LOT 5 OF THE RESUBDIVISION OF LOT 4 OF THE WOOD RIVER CENTRE SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-23-00-000-027; THENCE SOUTHWESTERLY AND WESTERLY ALONG THE SOUTH

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LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 391 FEET TO THE WEST RIGHT-OF-WAY LINE OF WESLEY DRIVE; THENCE NORTHERLY AND NORTHEASTERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 683 FEET TO THE NORTHEAST CORNER OF THE WOOD RIVER CENTRE SUBDIVISION LEASE LOT, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-23-00-000-022, AND POINT OF BEGINNING. CONTAINING 51.4 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PINS: 19-1-08-23-00-000-005, 19-1-08-23-00-000-005.001, 19-1-08-23-00-000-006.004, 19-2-08-23-00-000-015, 19-2-08-23-00-000-022, 19-2-08-23-00-000-025, 19-2-08-23-00-000-030, 19-2-08-23-00-000-031, 19-2-08-23-00-000-032, 19-2-08-23-00-000-035, 19-2-08-23-00-000-036, 19-2-08-23-00-000-037, 19-2-08-23-00-000-043, 19-2-08-23-00-000-044, 19-2-08-23-17-301-003, 19-2-08-23-17-301-004, 19-2-08-23-17-301-005, 19-2-08-23-17-301-006, 19-2-08-23-17-301-007, 19-2-08-23-17-301-008, 19-2-08-23-17-301-008.001.

PARCEL 7

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 23 IN TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-23-00-000-007; THENCE WESTERLY AND NORTHWESTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,228 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF VAUGHN ROAD; THENCE SOUTHWESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 779 FEET TO THE WESTERNMOST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-23-00-000-008.001; THENCE SOUTHEASTERLY ALONG THE SOUTHWEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 983 FEET TO THE SOUTHERNMOST CORNER OF SAID PARCEL; THENCE NORTHEASTERLY ALONG THE SOUTHEAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 491 FEET TO THE SOUTH LINE OF ASSESSOR'S PARCEL WITH PIN 19-1-08-23-00-000-007; THENCE SOUTHEASTERLY ALONG SAID SOUTH LINE A DISTANCE OF APPROXIMATELY 406 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-23-00-000-007.002; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 123 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 85 FEET TO THE EASTERNMOST SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-23-00-000-007; THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 260 FEET TO THE NORTHEAST CORNER OF SAID PARCEL, AND POINT OF BEGINNING. CONTAINING 19.8 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PINS: 19-1-08-23-00-000-007, 19-1-08-23-00-000-008.001

PARCEL 8

A TRACT OF LAND IN THE SOUTH HALF OF SECTION 23, AND THE NORTH HALF OF SECTION 26, IN TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 2 IN THE ALDI WOOD RIVER SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-23-00-000-042; THENCE SOUTHWESTERLY ALONG THE NORTH LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 300 FEET TO THE WEST RIGHT-OF-WAY LINE OF WESLEY DRIVE; THENCE NORTHWESTERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 230 FEET TO THE EAST LINE OF ASSESSOR'S PARCEL WITH PIN 19-1-08-23-00-000-009; THENCE NORTHERLY ALONG SAID EAST LINE A DISTANCE OF APPROXIMATELY 230 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTHWESTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 158 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 2,025 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ROCK HILL ROAD; THENCE SOUTHEASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 126 FEET TO THE WEST RIGHT-OF-WAY LINE OF WESLEY DRIVE; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,870 FEET TO THE POINT OF INTERSECT WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 2 IN THE ALDI WOOD RIVER SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-23-00-000-042; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND SOUTH LINE A DISTANCE OF APPROXIMATELY 323 FEET TO THE NORTHEAST CORNER OF LOT 1 IN THE BOOS PLAZA SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-23-04-402-001; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 131 FEET TO THE SOUTHERNMOST SOUTHWEST CORNER OF LOT 2 IN THE ALDI WOOD RIVER SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-23-00-000-042; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 86 FEET TO THE SOUTHEAST CORNER OF SAID LOT AND PARCEL; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 462 FEET TO THE NORTHEAST CORNER OF SAID LOT AND PARCEL, AND POINT OF BEGINNING. CONTAINING 13.2 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PINS: 19-2-08-23-00-000-042, 19-1-08-23-00-000-009.C00, 19-1-08-23-00-000-009, .19-1-08-26-02-201-001

PARCEL 9

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 27, AND THE NORTHEAST QUARTER OF SECTION 28, IN TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 40 IN THE PENNINGS SECOND ADDITION SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-27-06-104-037, LOCATED ON THE WEST RIGHT-OF-WAY LINE OF SOUTH FOURTH STREET; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 1,671 FEET TO THE WEST RIGHT-OF-WAY LINE OF SOUTH FIRST STREET; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 140 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF EAST LORENA AVENUE; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,224 FEET TO THE WEST RIGHT-OF-WAY LINE OF HALLER STREET; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 23 FEET TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-2-08-28-08-204-020; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 201 FEET TO THE EAST RIGHT-OF-WAY LINE OF ASSESSOR'S PARCEL WITH PIN 19-1-08-28-08-204-906; THENCE WESTERLY A DISTANCE OF APPROXIMATELY 130 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTH OLD SAINT LOUIS ROAD; THENCE SOUTHEASTERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 179 FEET TO THE NORTHEAST CORNER OF LOT 10 IN BLOCK 2 OF THE BENBOW CITY SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-28-07-201-040; THENCE SOUTHWESTERLY ALONG THE NORTH LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 130 FEET TO THE NORTHWEST

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CORNER OF SAID LOT AND PARCEL; THENCE SOUTHEASTERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 207 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WEST FERGUSON AVENUE; THENCE SOUTHWESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 157 FEET TO THE NORTHEAST CORNER OF LOT 1 OF THE BENBOW CITY SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-28-07-201-044; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 88 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WEST MADISON AVENUE; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 3,390 FEET TO THE WEST RIGHT-OF-WAY LINE OF SOUTH FOURTH STREET; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 444 FEET TO THE NORTHEAST CORNER OF LOT 40 IN THE PENNINGS SECOND ADDITION SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-27-06-104-037, AND POINT OF BEGINNING. CONTAINING 37.3 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PINS: 19-1-08-28-08-204-906 (PARTIAL), 19-1-08-28-08-205-004, 19-2-08-27-05-104-001, 19-2-08-27-05-104-002, 19-2-08-27-05-104-027, 19-2-08-27-05-104-028, 19-2-08-27-05-104-029, 19-2-08-27-05-104-030, 19-2-08-27-05-104-031, 19-2-08-27-05-104-032, 19-2-08-27-05-104-033, 19-2-08-27-05-104-034, 19-2-08-27-05-104-035, 19-2-08-27-05-104-037, 19-2-08-27-05-104-038, 19-2-08-27-05-104-039, 19-2-08-27-05-104-040, 19-2-08-27-05-104-041, 19-2-08-27-05-104-042, 19-2-08-27-05-104-043, 19-2-08-27-05-104-044, 19-2-08-27-05-104-045, 19-2-08-27-05-104-046, 19-2-08-27-05-104-047, 19-2-08-27-05-104-048, 19-2-08-27-05-104-049, 19-2-08-27-05-104-050, 19-2-08-27-05-105-001, 19-2-08-27-05-105-001.001, 19-2-08-27-05-105-002, 19-2-08-27-05-105-003, 19-2-08-27-05-105-004, 19-2-08-27-05-105-005, 19-2-08-27-05-105-006, 19-2-08-27-05-105-008, 19-2-08-27-05-105-009, 19-2-08-27-05-105-010, 19-2-08-27-05-105-011, 19-2-08-27-05-105-012, 19-2-08-27-05-105-012.001, 19-2-08-27-05-105-013, 19-2-08-27-05-105-014, 19-2-08-27-05-105-015, 19-2-08-27-05-105-016, 19-2-08-27-05-105-017, 19-2-08-27-05-105-018, 19-2-08-27-05-105-019, 19-2-08-27-05-105-020, 19-2-08-27-05-105-021, 19-2-08-27-05-105-022, 19-2-08-27-05-105-023, 19-2-08-27-05-105-024, 19-2-08-27-05-105-025, 19-2-08-27-05-105-026, 19-2-08-27-05-105-034, 19-2-08-27-05-105-036, 19-2-08-27-05-105-037, 19-2-08-27-05-105-038, 19-2-08-27-05-105-039, 19-2-08-27-05-105-040, 19-2-08-27-05-105-041, 19-2-08-27-05-105-042, 19-2-08-27-05-105-043, 19-2-08-27-05-105-044, 19-2-08-27-05-105-045, 19-2-08-27-05-105-046, 19-2-08-27-05-105-047, 19-2-08-27-05-105-048, 19-2-08-27-05-105-049, 19-2-08-27-05-105-050, 19-2-08-27-06-104-037, 19-2-08-27-06-104-038, 19-2-08-27-06-104-038.001, 19-2-08-27-06-104-039, 19-2-08-27-06-105-001, 19-2-08-27-06-105-002, 19-2-08-27-06-105-003, 19-2-08-27-06-105-004, 19-2-08-27-06-105-043, 19-2-08-27-06-105-045, 19-2-08-27-06-105-046, 19-2-08-28-07-201-040, 19-2-08-28-07-201-044, 19-2-08-28-08-203-015, 19-2-08-28-08-203-016, 19-2-08-28-08-203-017, 19-2-08-28-08-203-018, 19-2-08-28-08-203-019, 19-2-08-28-08-203-020, 19-2-08-28-08-203-021, 19-2-08-28-08-203-022, 19-2-08-28-08-203-023, 19-2-08-28-08-203-024, 19-2-08-28-08-203-025, 19-2-08-28-08-203-026, 19-2-08-28-08-203-027, 19-2-08-28-08-203-028, 19-2-08-28-08-203-029, 19-2-08-28-08-203-030, 19-2-08-28-08-203-031, 19-2-08-28-08-203-032, 19-2-08-28-08-203-033, 19-2-08-28-08-203-034, 19-2-08-28-08-203-035, 19-2-08-28-08-203-035.002, 19-2-08-28-08-203-035.003, 19-2-08-28-08-203-036, 19-2-08-28-08-203-037, 19-2-08-28-08-204-011, 19-2-08-28-08-204-012, 19-2-08-28-08-204-013, 19-2-08-28-08-204-014, 19-2-08-28-08-204-015, 19-2-08-28-08-204-016, 19-2-08-28-08-204-017, 19-2-08-28-08-204-018, 19-2-08-28-08-204-019, 19-2-08-28-08-204-020, 19-2-08-28-08-204-021, 19-2-08-28-08-204-022, 19-2-08-28-08-204-023, 19-2-08-28-08-204-024, 19-2-08-28-08-204-025, 19-2-08-28-08-204-026, 19-2-08-28-08-204-027, 19-2-08-28-08-204-029, 19-2-08-28-08-204-030, 19-2-08-28-08-204-031, 19-2-08-28-08-205-003.001, 19-2-08-28-08-205-008, 19-2-08-28-08-205-009, 19-2-08-28-08-205-009.001, 19-2-08-28-08-205-009.002, 19-2-08-28-08-205-010, 19-2-08-28-08-205-011, 19-2-08-28-08-205-012, 19-2-08-28-08-205-013, 19-2-08-28-08-205-014, 19-2-08-28-08-205-015, 19-2-08-28-08-205-015.001, 19-2-08-28-08-205-016, 19-2-08-28-08-205-017, 19-2-08-28-08-205-019, 19-2-08-28-08-205-020, 19-2-08-28-08-205-021, 19-2-08-28-08-205-022, 19-2-08-28-08-205-023, 19-2-08-28-08-205-024, 19-2-08-28-08-205-025, 19-2-08-28-08-205-026, 19-2-08-28-08-205-027, 19-2-08-28-08-205-028, 19-2-08-28-08-205-029, 19-2-08-28-08-205-030, 19-2-08-28-08-205-031, 19-2-08-28-08-205-032, 19-2-08-28-08-205-033, 19-2-08-28-08-205-034, 19-2-08-28-08-205-035, 19-2-08-28-08-205-036, 19-2-08-28-08-205-037,

PARCEL 10

A TRACT OF LAND IN THE WEST HALF OF SECTION 25, AND THE EAST HALF OF SECTION 26, IN TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 4 IN THE IVY HEIGHTS SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-25-01-101-025; THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 2,453 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF OLD ALTON EDWARDSVILLE ROAD; THENCE NORTHWESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 52 FEET TO THE NORTHERNMOST NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-26-02-201-025.001; THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 385 FEET TO THE EAST LINE OF ASSESSOR'S PARCEL WITH PIN 19-1-08-26-02-201-024.001; THENCE SOUTHWESTERLY ALONG SAID EAST LINE A DISTANCE OF APPROXIMATELY 556 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF EAST EDWARDSVILLE ROAD; THENCE NORTHWESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 369 FEET TO THE NORTHWEST CORNER OF 19-1-08-26-02-201-023.002; THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 244 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 456 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF EAST EDWARDSVILLE ROAD; THENCE NORTHEASTERLY A DISTANCE OF APPROXIMATELY 154 FEET TO THE NORTH RIGHT-OF-WAY LINE OF EAST EDWARDSVILLE ROAD; THENCE SOUTHEASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,853 FEET TO THE EAST LINE OF SECTION 26 IN SAID TOWNSHIP; THENCE NORTHERLY ALONG SAID EAST SECTION LINE A DISTANCE OF APPROXIMATELY 719 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF OLD ALTON EDWARDSVILLE ROAD; THENCE EASTERLY AND SOUTHEASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,441 FEET TO THE NORTH RIGHT-OF-WAY LINE OF EAST EDWARDSVILLE ROAD; THENCE SOUTHEASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 75 FEET TO THE NORTH RIGHT-OF-WAY LINE OF OLD ALTON EDWARDSVILLE ROAD; THENCE NORTHERLY AND NORTHWESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 409 FEET TO THE SOUTH LINE OF ASSESSOR'S PARCEL WITH PIN 19-1-08-25-00-000-005; THENCE NORTHEASTERLY AND SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 373 FEET TO THE WEST RIGHT-OF-WAY LINE OF THE SOUTHBOUND INTERCHANGE LANE OF ILLINOIS ROUTE 255 AND ILLINOIS ROUTE 143; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 2,123 FEET TO THE SOUTHERN CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-25-00-000-002; THENCE NORTHWESTERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 680 FEET TO THE SOUTHEAST CORNER OF LOT 4 IN THE IVY HEIGHTS SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-25-01-101-025, AND POINT OF BEGINNING. CONTAINING 125.5

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ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PINS: 19-1-08-25-00-000-001, 19-1-08-25-00-000-004.004, 19-1-08-25-00-000-005, 19-1-08-25-00-000-005.C00, 19-1-08-26-00-000-006.002, 19-1-08-26-00-000-006.003, 19-1-08-26-02-201-023.002, 19-1-08-26-02-201-024, 19-1-08-26-02-201-025, 19-1-08-26-02-201-025.001.

INCLUDING A SIX FOOT WIDE STRIP BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF WESLEY DRIVE AND ROCK HILL ROAD; THENCE EASTERLY ALONG THE CENTERLINE OF ROCK HILL ROAD A DISTANCE OF APPROXIMATELY 252 FEET TO THE INTERSECTION WITH THE CENTERLINE OF OLD ALTON EDWARDSVILLE ROAD; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE A DISTANCE OF APPROXIMATELY 1,303 FEET TO THE POINT OF INTERSECT WITH THE SOUTHWESTERLY EXTENSION OF THE NORTH LINE OF ASSESSOR'S PARCEL WITH PIN 19-1-08-26-02-201-025.

PARCEL 11

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 31 IN TOWNSHIP 5 NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SOUTH MORELAND ROAD AND THE NORTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 143; THENCE SOUTHEASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 485 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 15-1-09-31-00-000-001.002; THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,184 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 15-1-09-31-00-000-003; THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 300 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE NORTHWESTERLY ALONG THE EAST LINE OF ASSESSOR'S PARCEL WITH PIN 15-1-09-31-00-000-001.002 TO THE NORTHERN CORNER OF SAID PARCEL; THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,285 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH MORELAND ROAD; THENCE SOUTHWESTERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 330 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 143, AND POINT OF BEGINNING. CONTAINING 11.5 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PINS: 15-1-09-31-00-000-001.002, 15-1-09-31-00-000-002.

INCLUDING A SIX FOOT WIDE STRIP BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF THE ILLINOIS ROUTE 143 AND ILLINOIS ROUTE 255 INTERCHANGE AND THE CENTERLINE OF ILLINOIS ROUTE 143; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE A DISTANCE OF APPROXIMATELY 6,028 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH MORELAND ROAD; THENCE NORTHEASTERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 46 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 143.

PARCEL 12

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 31 IN TOWNSHIP 5 NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF WANDA ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 143; THENCE NORTHWESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 674 FEET TO THE WEST LINE OF SAID SECTION; THENCE SOUTHERLY ALONG SAID WEST SECTION LINE A DISTANCE OF APPROXIMATELY 1,014 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 15-1-09-31-00-000-001; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 147 FEET TO THE WEST RIGHT-OF-WAY LINE OF WANDA ROAD; THENCE NORTHEASTERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 819 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 143, AND POINT OF BEGINNING. CONTAINING 7.9 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PINS: 15-1-09-31-00-000-001.

INCLUDING A SIX FOOT WIDE STRIP BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF WANDA ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 143; THENCE NORTHEASTERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 84 FEET TO THE CENTERLINE OF ILLINOIS ROUTE 143.

PARCEL 13

A TRACT OF LAND IN THE EAST HALF OF SECTION 1 IN TOWNSHIP 4 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL, AND THE WEST HALF OF SECTION 6 IN TOWNSHIP 4 NORTH 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL, MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 14-1-15-06-00-000-002, LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF OLD ALTON EDWARDSVILLE ROAD; THENCE SOUTHWESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 416 FEET TO THE NORTHEAST CORNER OF 14-1-15-06-00-000-001; THENCE SOUTHEASTERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 796 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 14-1-15-06-00-000-008.005; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 910 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 741 FEET TO SAID SOUTH RIGHT-OF-WAY LINE; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 945 FEET TO THE EAST RIGHT-OF-WAY LINE OF WANDA ROAD; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 158 FEET TO THE POINT OF INTERSECT WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF ASSESSOR'S PARCEL WITH PIN 18-1-14-01-02-201-009; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND SOUTH LINE A DISTANCE OF APPROXIMATELY 326 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 205 FEET TO THE SOUTHEAST CORNER OF LOT 1 IN SHILDERS SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 18-2-14-01-02-201-008; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 101 FEET TO THE SOUTHWEST CORNER OF SAID LOT AND PARCEL; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 83 FEET TO SAID SOUTH RIGHT-OF-WAY LINE; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 362 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE ILLINOIS ROUTE 255 AND MADISON AVENUE

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INTERCHANGE; THENCE SOUTHERLY, SOUTHWESTERLY, AND SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 4,031 FEET TO THE NORTHWEST CORNER OF LOT 5 IN THE SIGNATURE INDUSTRIAL PARK SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 18-2-14-01-20-101-005; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 361 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 18-1-14-01-00-000-008.013; THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,039 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 18-1-14-01-00-000-008.006; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 580 FEET TO THE EAST RIGHT-OF-WAY LINE OF WANDA ROAD; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,337 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 14-1-15-06-00-000-006.005; THENCE NORTHEASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 4,006 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 14-1-15-06-00-000-002; THENCE NORTHWESTERLY, NORTHEASTERLY, AND NORTHWESTERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 929 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF OLD ALTON EDWARDSVILLE ROAD, AND POINT OF BEGINNING. CONTAINING 182.9 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PINS: 14-1-15-06-00-000-002, 14-1-15-06-00-000-003, 14-1-15-06-00-000-004, 14-1-15-06-00-000-004.001, 14-1-15-06-00-000-006.004, 14-1-15-06-00-000-006.005, 14-1-15-06-00-000-006.006, 14-1-15-06-00-000-006.007, 14-1-15-06-00-000-008, 14-1-15-06-00-000-008.001, 18-1-14-01-00-000-008.004 (PARTIAL), 18-1-14-01-00-000-008.013, 18-1-14-01-00-000-010, 18-2-14-01-02-201-006, 18-2-14-01-02-201-007.

INCLUDING A SIX FOOT WIDE STRIP BEGINNING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF THE ILLINOIS ROUTE 255 AND MADISON AVENUE INTERCHANGE AND THE SOUTH RIGHT-OF-WAY LINE OF MADISON AVENUE; THENCE NORTHERLY A DISTANCE OF APPROXIMATELY 224 FEET TO THE NORTH RIGHT-OF-WAY LINE OF MADISON AVENUE.

PARCEL 14

A TRACT OF LAND IN THE EAST HALF OF SECTION 1 IN TOWNSHIP 4 NORTH, RANGE 9 WEST OF THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL, MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 18-1-14-01-00-000-008.002, LOCATED ON THE WEST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 255; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,144 FEET TO THE EAST RIGHT-OF-WAY LINE OF HEDGE ROAD; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,183 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 18-1-14-01-00-000-006; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 149 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 137 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 145 FEET TO SAID EAST RIGHT-OF-WAY LINE; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 347 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 18-1-14-01-00-000-008.004; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,342 FEET TO THE WEST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 255; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,741 FEET TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 18-1-14-01-00-000-008.002, AND POINT OF BEGINNING. CONTAINING 182.9 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PINS: 18-1-14-01-00-000-008.002, 18-1-14-01-00-000-008.004 (PARTIAL).

INCLUDING A SIX FOOT WIDE STRIP BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF HEDGE ROAD AND THE EASTERLY EXTENSION OF THE SOUTH LINE OF ASSESSOR'S PARCEL WITH PIN 18-1-14-01-00-000-002.003; THENCE SOUTHERLY ALONG SAID CENTERLINE A DISTANCE OF APPROXIMATELY 323 FEET TO THE POINT OF INTERSECT WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF ASSESSOR'S PARCEL WITH PIN 18-1-14-01-00-000-008.002; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION A DISTANCE OF APPROXIMATELY 50 FEET TO THE EAST RIGHT-OF-WAY LINE OF HEDGE ROAD.

PARCEL 15

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 12 IN TOWNSHIP 4 NORTH, RANGE 9 WEST OF THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL, MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF HEDGE ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF WASMAN ROAD; THENCE NORTHWESTERLY AND WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 612 FEET TO THE EAST RIGHT-OF-WAY LINE OF INDUSTRIAL DRIVE; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 548 FEET TO THE POINT OF INTERSECT WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF ASSESSOR'S PARCEL WITH PIN 18-1-14-12-00-000-005; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND NORTH LINE A DISTANCE OF APPROXIMATELY 1,395 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 18-1-14-12-05-101-022; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 504 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 273 FEET TO THE WEST LINE OF ASSESSOR'S PARCEL WITH PIN 18-1-14-12-00-000-005; THENCE SOUTHERLY ALONG SAID WEST LINE A DISTANCE OF APPROXIMATELY 632 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 633 FEET TO THE WEST LINE OF ASSESSOR'S PARCEL WITH PIN 18-1-14-12-00-000-005.004; THENCE NORTHERLY ALONG SAID WEST LINE A DISTANCE OF APPROXIMATELY 212 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 373 FEET TO THE WEST RIGHT-OF-WAY LINE OF INDUSTRIAL DRIVE; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 306 FEET TO THE POINT OF INTERSECT WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF ASSESSOR'S PARCEL WITH PIN 18-1-14-12-00-000-004; THENCE SOUTHEASTERLY ALONG SAID WESTERLY EXTENSION AND SOUTH LINE A DISTANCE OF APPROXIMATELY 771 FEET TO THE WEST RIGHT-OF-WAY LINE OF HEDGE ROAD; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,007 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 18-1-14-12-00-000-003; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF

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APPROXIMATELY 250 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 333 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 18-1-14-12-00-000-002; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 244 FEET TO THE WEST RIGHT-OF-WAY LINE OF HEDGE ROAD; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 125 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WASMAN ROAD, AND POINT OF BEGINNING. CONTAINING 47.4 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PINS: 18-1-14-12-00-000-004, 18-1-14-12-00-000-005, 18-1-14-12-05-101-022.

INCLUDING A SIX FOOT WIDE STRIP BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF WASMAN ROAD AND INDUSTRIAL DRIVE; THENCE SOUTHWESTERLY ALONG THE CENTERLINE OF INDUSTRIAL DRIVE A DISTANCE OF APPROXIMATELY 193 FEET TO THE NORTH LINE OF ASSESSOR'S PARCEL WITH PIN 18-1-14-12-00-000-004.

PARCEL 16

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 11 IN TOWNSHIP 4 NORTH, RANGE 9 WEST OF THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL, MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF CANAL ROAD AND THE WEST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 111; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 2,359 FEET TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 18-1-14-11-00-000-004.002; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,270 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 2,045 FEET TO THE NORTH RIGHT-OF-WAY LINE OF CANAL ROAD; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,253 FEET TO THE WEST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 111, AND POINT OF BEGINNING. CONTAINING 68.8 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PINS: 18-1-14-11-00-000-004.001 (PARTIAL), 18-1-14-11-00-000-004.002.

PARCEL 17

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 15, AND IN THE NORTHEAST QUARTER OF SECTION 16, IN TOWNSHIP 4 NORTH, RANGE 9 WEST OF THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL, MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST QUARTER OF ASSESSOR'S PARCEL WITH PIN 18-1-14-15-00-000-021; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 3,208 FEET TO THE EAST RAILROAD RIGHT-OF-WAY; THENCE SOUTHWESTERLY ALONG SAID EAST RAILROAD RIGHT-OF-WAY A DISTANCE OF APPROXIMATELY 986 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 18-1-14-16-00-000-008; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,143 FEET TO THE EAST LINE OF SECTION 16 IN SAID TOWNSHIP; THENCE SOUTHERLY ALONG SAID EAST SECTION LINE A DISTANCE OF APPROXIMATELY 413 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NEW POAG ROAD; THENCE SOUTHEASTERLY AND EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,126 FEET TO THE NORTH LINE OF ASSESSOR'S PARCEL WITH PIN 18-1-14-15-00-000-026; THENCE EASTERLY ALONG SAID NORTH LINE A DISTANCE OF APPROXIMATELY 1,709 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 18-1-14-15-00-000-021; THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,980 FEET TO THE NORTHEAST CORNER OF SAID PARCEL, AND POINT OF BEGINNING. CONTAINING 128.7 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PINS: 18-1-14-15-00-000-021, 18-1-14-15-00-000-022, 18-1-14-15-00-000-023, 18-1-14-15-00-000-024, 18-1-14-16-00-000-004, 18-1-14-16-00-000-005.

PARCEL 18

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 9 IN TOWNSHIP 4 NORTH, RANGE 9 WEST OF THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL, MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 IN THE 5 DIAMOND CAMP GROUNDS ADDITION SUBDIVISION, LOCATED ON THE WEST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 3; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,348 FEET TO THE NORTHEAST CORNER OF SAID LOT AND PARCEL; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 679 FEET TO THE NORTHWEST CORNER OF SAID LOT AND PARCEL; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 1,237 FEET TO THE SOUTHWEST CORNER OF SAID LOT AND PARCEL; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 690 FEET TO THE WEST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 3, AND POINT OF BEGINNING. CONTAINING 21.4 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PINS: 18-2-14-09-00-000-013.

DISTANCES REFERENCED ARE CALCULATED IN ACCORDANCE WITH THE ILLINOIS COORDINATE SYSTEM ACT (765 ILCS 225/1), MORE PRECISELY DEFINED AS THE ILLINOIS COORDINATE SYSTEM, WEST ZONE, BASED ON THE TRANSVERSE MERCATOR PROJECTION OF THE NORTH AMERICAN DATUM 1983. PROPERTY INFORMATION REFERENCED IS SOURCED FROM THE MADISON COUNTY, ILLINOIS, GEOGRAPHIC INFORMATION SYSTEM, 2023.

**RESOLUTION AUTHORIZING APPROVAL OF A CONTRACT TO PROVIDE A
COMMUNICATIONS AND MARKETING STRATEGY SERVICES FOR THE
GATEWAY APPRENTICESHIP HUB FOR THE MADISON COUNTY
EMPLOYMENT AND TRAINING DEPARTMENT**

WHEREAS, The Madison County Employment and Training Department wishes to enter into a three year contract to provide a communications and marketing strategy services for the Gateway Apprenticeship HUB and ,

WHEREAS, proposals were advertised and received; and,

Cork Tree Creative, Inc..... \$99,000.00
105 Plaza Court
Edwardsville, IL 62025

WHEREAS, Cork Tree Creative, Inc. as the sole bidder met all specifications at a total contract price of Ninety-nine thousand dollars (\$99,000.00); and,

WHEREAS, it is the recommendation of the Employment & Training Department to contract with Cork Tree Creative for the aforementioned services; and,

WHEREAS, these services will be paid using the Employment & Training Apprenticeship Building America Grant funds.

NOW THEREFORE, BE IT RESOLVED by the County Board of Madison County that the Madison County Employment and Training Department is hereby authorized to negotiate and execute a contract with Cork Tree Creative, Inc. of Edwardsville, IL for the afore mentioned Communications and Marketing Strategy Services.

Respectfully Submitted,

s/ Denise Wichardt
Denise Wichardt, Chair

s/ Valerie Doucleff
Valerie Doucleff

s/ Stacey Pace
Stacey Pace

Shawndell Williams

s/ Bill Stoutenborough
Bill Stoutenborough

s/ Victor Valentine
Victor Valentine

s/ Frank Dickerson
Frank Dickerson

**GRANTS COMMITTEE
MAY 2, 2023**

Chris Guy

s/ Robert Pollard
Robert Pollard

s/ Ryan Kneedler
Ryan Kneedler

s/ Mike Babcock
Mike Babcock

Mike Turner

s/ Bob Meyer
Robert Meyer

Mick Madison

s/ Dalton Gray
Dalton Gray

s/ John Janek
John Janek

**FINANCE AND GOVERNMENT OPERATIONS
MAY 11, 2023**

ORDINANCE _____

**AN ORDINANCE ADDING A FEE FOR PASSPORT PHOTO SERVICES FOR THE
MADISON COUNTY CIRCUIT CLERK**

WHEREAS, the Madison County Circuit Clerk wishes to provide passport photo services; and,

WHEREAS, the fee for this service will be set at twelve dollars (\$12.00); and,

WHEREAS, the fees collected are deposited in the Circuit Clerk Operation Admin. Fund; and,

APPROVED AND ADOPTED at the regular meeting the County Board of Madison County in Illinois the 17th day of May 2023.

Chairman Pro Tem of the Board

ATTEST:

County Clerk

Respectfully submitted,

s/ Mike Babcock
Mike Babcock

s/ Chris Guy
Chris Guy

Michael Holliday, Sr.

s/ Terry Eaker
Terry Eaker

s/ Nick Petrillo
Nick Petrillo

s/ Robert Pollard
Robert Pollard

s/ Frank Dickerson
Frank Dickerson

**JUDICIARY COMMITTEE
MAY 4, 2023**

Chris Guy

s/ Robert Pollard
Robert Pollard

s/ Ryan Kneedler
Ryan Kneedler

s/ Mike Babcock
Mike Babcock

Mike Turner

s/ Bob Meyer
Robert Meyer

Mick Madison

s/ Dalton Gray
Dalton Gray

s/ John Janek
John Janek

**FINANCE AND GOVERNMENT OPERATIONS
MAY 11, 2023**

**A RESOLUTION TO AMEND THE MADISON COUNTY
PERSONNEL POLICY HANDBOOK (2022)**

Mr. Chairman and Members of the County Board:

WHEREAS, the Madison County Board recognizes the need to review and update periodically and incorporate changes in laws and business practices to the Madison County Personnel Policy Handbook adopted in 2022; and,

WHEREAS, revisions and additions for the Madison County Personnel Policy Handbook will be available to all employees on the Madison County Intranet: and

WHEREAS, a copy of the proposed revisions for the Madison County Personnel Policy Handbook is on file in the offices of the County Board and County Clerk.

NOW, THEREFORE, BE IT RESOLVED by the County Board of Madison County Illinois, that the amendment to the Madison County Personnel Policy Handbook dated May 17, 2023 are hereby adopted. All previous handbooks, policies and procedures which address the matters herein are hereby replaced with these proposed revisions for the Madison County Personnel Policy Handbook to the extent there is a conflict.

Respectfully Submitted.

s/ Dalton Gray
Dalton Gray

s/ Michael Holliday
Michael "Doc" Holliday

s/ Victor Valentine
Victor Valentine, Jr.

s/ Valerie Doucleff
Valerie Doucleff

s/ John Janek
John Janek

s/ Mike Turner
Mike Turner

s/ Chris Guy
Chris Guy

**PERSONNEL & LABOR RELATIONS COMMITTEE
MAY 12, 2023**

VI. Miscellaneous

P.I. County Board Job Descriptions

All new County Board job descriptions must be approved by the Personnel and Labor Relations Committee. Additionally, any job description edits that change the salary range, grade and step, or hourly range of a position, must also be approved by the Personnel and Labor Relations Committee prior to being implemented.

Madison County Human Resources will have the authority to make language and format changes to job descriptions that have already been created via approval from the Personnel and Labor Relations Committee. This would include changing the job title, summary of the position, duties and responsibilities, qualifications and physical requirements.

Official copies of all Madison County Board job descriptions will be kept on file with Human Resources.

j. Job Audits

All employees whom are members of a bargaining unit please consult your Collective Bargaining Agreement for instructions regarding Job Audits.

At the request of the employer or employee(s), an audit shall be made to determine the proper classification of a position. Such request shall be made in writing to the Department Head or Appointed Official, who shall immediately submit the request to Human Resources, who will conduct the audit. The request must be made by filling out the "Job Audit Request Form" which can be picked up from Human Resources and is available on the Madison County Intranet. When filling out the form, the requestor must document what substantive changes have been made to their job that require reclassification; if the requestor fails to document any changes, the audit will immediately be denied.

An employee requested job audit can only be made after an employee has held his or her current position continuously for a 24-months. Additionally, after an employee receives a job audit, they must wait 48 months before they can request a new job audit.

Such audit shall be based on the duties currently being performed, and shall determine which position title is most appropriate for classification of the position, by reference to the job descriptions, duties actually performed, and review of other employees' positions who perform essentially the same job at the same level of difficulty. Job audits are only done in regards to a position and its proper classification, the person in the position will not be taken into consideration.

If the position is reclassified to a higher pay grade or salary/hourly range, the incumbent shall be moved with the position, shall receive an increase in pay as if promoted, and shall receive retroactive pay, at the higher rate, from the date of the request for a job audit.

Employees, whose position is, as a result of a job audit, reclassified to a lower pay grade or salary/hourly range, shall retain their current rate of pay but shall not receive any increase in pay until the general county increases catch them up to what they are being paid. ~~and continue to receive general increases and any other adjustment as provided for by the County Board for a period of two years.~~

Reclassification may not be implemented when the duties being performed result from temporary assignment. The job audit process may not be used as subterfuge for promotion.

The results of an audit shall be made known to the parties no later than one-hundred and eighty (180) days from the date the request was made.

The employee may appeal the results of the audit decision by Human Resources, to the Personnel and Labor Relations Committee. Such appeal shall be commenced by the employee filing with Human Resources a notice of appeal of said decision in writing within ten (10) working days after receipt of notice of the decision. Employees may appeal the job title, job description, or the grade/salary/hourly range. The employee may not appeal their salary/hourly designation as this decision is not made by Human Resources and is based solely on the employee's qualifications and the department's budgetary constraints.

The Personnel and Labor Relations Committee shall meet with the employee within sixty (60) days after receipt of notice of appeal and shall issue a decision in writing within thirty (30) working days after such meeting.

If a Department Head or Appointed official wants to reclassify a position on the step plan as exempt or merit based, s/he must submit a job audit request to Human Resources. Human Resources will treat the

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request as a regular job audit (described herein) and shall determine whether the position can be made exempt and recommend a salary range based upon comparable positions.

IX. Travel Regulations

§ 31.30 Applicability and Policy.

- A. These travel regulations apply to all County officials and employees of the County.
- B. The purpose of these regulations is to insure that County officials and employees who travel on official business will be treated fairly and be reimbursed at rates which are reasonable; which are consistent with actual, necessary costs; and which will insure the promotion of economy in County government. The purpose is not to create any additional source of income beyond the official's or employee's compensation. If an official or employee chooses to take accommodations somewhat more luxurious than necessary, he/she must expect to pay the additional cost personally.

§ 31.31 Authority for Travel.

- A. In-County travel.
 - 1. All County officials and employees shall be entitled to reimbursement for authorized in-County travel by privately owned conveyance in the furtherance of their duties at the official Internal Revenue Service published rate for each mile traveled.
 - 2. Authorized in-county travel for County Board members shall be as defined by statute or county ordinance, or shall be as approved by the County ~~Board Chairman Pro Tem~~ Administrator, but shall not include travel necessary to attend Committee or Board meetings listed on the official schedule of meetings maintained by the County Clerk's office.
 - 3. In-County travel for County officials and employees shall be defined by statute or County ordinance, or shall be approved by an appropriate supervisor.
- B. Out-of-County travel.
 - 1. All travel outside the St. Louis metropolitan area shall be approved by the ~~Chairperson of the County Board~~ Administrator for all employees in departments under the Board and by the appropriate County official for employees in other departments prior to the beginning of travel. For the purposes of these regulations, the St. Louis metropolitan area are those counties defined by the U.S. Office of Management and Budget as being within the St. Louis Metropolitan Statistical Area (MSA).

Requests for approval for travel outside the St. Louis Metropolitan area shall be submitted by written memorandum. Approval by the County ~~Board Chairman Pro Tem~~ Administrator or appropriate County official shall be indicated on a copy for attachment to the travel voucher. No travel voucher will be approved for reimbursement unless accompanied by an approval request.
 - 2. Trips made outside the county but within the St. Louis Metropolitan Area require advance oral authorization by the Department Head for those departments under the County Board or from the appropriate County Official for employees in other departments.

§ 31.32 Allowable Transportation Expenses.

- A. General. Modes of transportation authorized for official travel include automobiles, railroads, airlines, buses, taxicabs and other usual means of conveyance. Transportation may include fares and expenses incidental to transportation such as baggage transfer, official telephone messages in connection with items classed as transportation and reasonable tips.
- B. Taxicabs and limousines. Reimbursement for taxicab fares incurred in the efficient and economical pursuit of the County's business will be allowed. All taxicab fares in excess of \$7.00 must be accompanied by a receipt indicating the amount paid. When transportation by airport limousine is available and convenient, it shall be used in lieu of a taxicab.
- C. Travel at temporary location. Where the nature and location of the County business at a temporary location, such as, but not limited to, a convention, seminar, and the like, is such that suitable meals cannot be procured there, the expenses of daily travel required to procure meals at the nearest available place will be considered necessary transportation. Also, transportation between place of lodging and place of business (meeting, convention, seminar and the like) will be allowed as a transportation expense. The use of a rental car for this purpose must be approved in advance by the County ~~Board Chairman Pro Tem~~ Administrator for all employees in departments under the Board or by the appropriate County official for employees in other departments, prior to the beginning of travel.
- D. Routing of travel. All travel shall be by the most direct route. Travel by other routes may be allowed when the official necessity therefore is satisfactory established. If an individual, for his or her own convenience, travels by an indirect route, he or she shall bear the extra expense. Reimbursement for expenses will be based only on such charges as would have been incurred by the most direct and economical route.
- E. Airplane accommodations. Travel on airplanes shall ordinarily be coach class. Reimbursement for first-class accommodations on commercial air carriers shall be permitted only when:
 - 1. Regularly scheduled flights between authorized origin and destination points provide only first-class accommodations;
 - 2. Space is not available in less than first-class accommodations in time to carry out the purpose of travel;
 - 3. The ~~Chairperson of the~~ County ~~Board~~ Administrator or the appropriate County official authorizes or approves the use of first-class accommodations as necessary for the conduct of the mission or other extenuating circumstances. Excursion and economy class accommodations should be used whenever warranted.
- F. Train accommodations. One standard sleeping car roomette is allowable when overnight travel is involved. When adequate coach accommodations are available, such accommodations are to be used to the maximum extent possible, on the basis of advantage to the County, suitability and convenience to the traveler and nature of the business involved. Otherwise, one seat in a sleeping or parlor car will be allowed.

- G. Use of privately-owned conveyance. The use of privately-owned motor vehicles for County business is not permitted for out-of-state travel except when such use is necessary or desirable due to lack of other convenient means of transportation or is otherwise advantageous to the County.
- H. Use of rental vehicles as the principal mode of transportation. The use of a rental vehicle for County business travel is permitted only when it can be demonstrated the total rental and fuel costs are advantageous to the County both in terms of the cost being less than the mileage payment if a private vehicle were used and less than public transportation, if a reasonable alternative exists. The use of a rental vehicle shall be approved by the County ~~Board Chairman Pro Tem~~ Administrator for all employees in departments under the Board, or by the appropriate County official for employees in other departments, prior to the beginning of travel.
- I. Mileage determinations. Distances between points traveled will be shown in official highway mileage guides or on official state maps. Substantial deviations from distances shown in the standard highway mileage guides shall be verified.

Where no guides or maps are available, odometer readings may be used;

- 1. Travel within, and in the near vicinity of a city may be reported as mileage in and around such city;
- 2. When the use of public transportation is a reasonable alternative, the mileage payment shall not exceed the cost of using public transportation. A reasonable alternative exists when the cost of the travel, taking into account both time and costs, would be less if public transportation were used.
- 3. Mileage will be payable to only one of two or more individuals traveling in the same vehicle. The names of individuals so traveling shall be stated on the travel voucher.

§ 31.33 Other Allowable Expenses.

- A. Per Diem expenses. Meal and Incidental Expenses (M&IE) allowances shall be provided in accordance with the published rates by U.S. General Services Administration (GSA). A list of these published rates by locality shall be maintained by the County Auditor.
 - 1. A per diem allowance is allowed when the travel period is overnight or exceeds 18 hours.
 - 2. An allowance equal to the M&IE rate for the locality shall be allowed to cover the cost of meals, telegrams, telephone calls, reserving hotel accommodations, laundry, dry cleaning, tips and gratuities. Receipts need not be submitted to support this allowance.
 - 3. The M&IE rate shall be paid for each travel day except that employees are only eligible for only 75% of the total M&IE rate for the first day and last day of travel.
- B. Meal expense. For travel of less than 18 hours, but more than 12 hours, during the same calendar day when a night's lodging is not required, an allowance of 75% of the total M&IE rate shall be provided.

C. Lodging.

1. The employee shall be reimbursed for the actual lodging cost, not to exceed the maximum lodging rate by locality, plus tax, as published by the GSA.
2. Notwithstanding the above and forgoing, if there is a “convention rate” for lodging at the meeting(s) being attended by persons traveling, then and in that event the “convention rate” shall be allowed, and the amount over the sum of the GSA lodging rate per day for the locality shall be paid. A copy of the meeting brochure must be submitted with the travel voucher at the time of request for reimbursement.

D. Memorandum of expenses. A memorandum of all travel expenditures chargeable to the County should be kept by individuals subject to these regulations. The information thus accumulated provides a basis for the proper preparation of travel vouchers.

§ 31.34 Travel Vouchers.

- A. Frequency of submission. Travel vouchers should be submitted no later than seven days from the end of the month in which travel expense was incurred, and preferably before the end of the month in which travel expense was incurred. Individuals submitting travel vouchers are personally responsible for their accuracy and propriety.
- B. Preparation of travel vouchers. Travel vouchers may be typed or handwritten in ink. All copies must be legible and each page must be signed by traveler.
- C. Receipts. Travel vouchers shall be supported in all instances by receipts for railroad and airplane transportation, lodging, and all other individual items in excess of \$5, except for meals and incidental items covered by the per diem expense allowance.

**A RESOLUTION TO AMEND THE MADISON COUNTY PERSONNEL POLICIES
FOR COUNTY BOARD SUPERVISORY, PROFESSIONAL, CONFIDENTIAL
AND NON-UNION EMPLOYEES**

Mr. Chairman and Members of the County Board:

WHEREAS, the Madison County Board recognizes the need to review and update periodically and incorporate changes in laws and business practices to the Madison County Personnel Policies for County Board Supervisory, Professional, Confidential and Non-Union Employees adopted by the County Board in November 2022; and,

WHEREAS, revisions and additions for the Madison County Personnel Policies for County Board Supervisory, Professional, Confidential and Non-Union Employees will be available to all employees on the Madison County Intranet: and

WHEREAS, a copy of the proposed revisions for the Madison County Personnel Policies for County Board, Supervisory, Professional, Confidential and Non-Union Employees is on file in the offices of the County Board and County Clerk.

NOW, THEREFORE, BE IT RESOLVED by the County Board of Madison County Illinois, that the amendment to the Madison County Personnel Policies for County Board Supervisory, Professional, Confidential and Non-Union Employees, dated May 17, 2023 are hereby adopted. All previous handbooks, policies and procedures which address the matters herein are hereby replaced with these proposed revisions for the Madison County Personnel Policies for County Board Supervisory, Professional, Confidential and Non-Union Employees, to the extent there is a conflict.

Respectfully Submitted.

s/ Dalton Gray
Dalton Gray

s/ Michael Holliday
Michael "Doc" Holliday

s/ Victor Valentine
Victor Valentine, Jr.

s/ Valerie Doucleff
Valerie Doucleff

s/ John Janek
John Janek

s/ Mike Turner
Mike Turner

s/ Chris Guy
Chris Guy

**PERSONNEL & LABOR RELATIONS COMMITTEE
MAY 12, 2023**

II. JOB CLASSIFICATION/PAY GRADE SYSTEM

A. ~~NON-EXEMPT~~ STEP PLAN POSITIONS

The Madison County Pay Step Plan was put into effect for all employees not on the merit system ~~non-exempt employees~~ as of April 4, 1992. The classification of all non-union job titles and the Madison County Pay Step Plan are included in Appendix A. The classification of particular job titles may be modified according to the procedures described below or as directed by the Personnel and Labor Relations Committee of the Madison County Board. The ~~Pay Step Plan~~ step plan will be updated to reflect annual increases. The Executive Committee in cooperation with the County Board Chairman Pro Tem will review ~~increase amounts~~ the general county increase prior to being acted upon by the full Board.

~~Non-exempt e~~Employees on the step plan will be ~~are~~ paid on an hourly basis for all hours worked, based upon their position's assigned grade and step, on a regularly scheduled payday. This hourly wage is reflected on a projected annual salary calculation, assuming a forty (40) hour work week, and shown on the ~~Pay S~~step ~~P~~plan; however, actual wages will vary based on the amount of hours actually worked. Overtime pay or compensatory time-off at the rate of time and one-half may be allowed for any work performed in excess of forty hours per week subsequent to pre-approval by the Department Head or Appointed Official. Holiday hours will count as time worked. ~~Non-exempt e~~Employees on the step plan must track their time, recording it daily. Falsification of a time card is grounds for dismissal.

When a non-union ~~non-exempt~~ step plan employee is promoted, a promotion step is incorporated into the 2005 pay step plan. This step is referred to as a promotion step. When a non-union employee hired after 8/17/2005 is promoted into a position which has a higher pay grade assignment than his/her present position, the employee will be moved to the step in the new grade that is at least as large as the next promotion step in the current grade. The employee will be eligible to be moved to the next promotion step or regular step, whichever is first, in the new grade at the appropriate number of years. After that increase, future step increases will be based on the actual step increases in the new non-union step plan.

When an employee bids on and is promoted into a step plan ~~non-exempt~~ position which has a higher pay grade assignment than his/her present position, the base wage rate that the employee will receive will be the first step on the new pay grade which represents a pay increase at least as large as the next scheduled step increase under the employee's old pay grade. Employees whose wage rate is at step 7 shall be placed on the first step on the new pay grade which represents a pay increase at least as large as one full step under the employee's old pay grade. The employee's step date will change to the date (day and month) the new wage rate begins and reflect the year that represents the first year of the new step. The new step date will only be used for the purpose of movement within the step pay system and will not affect any other benefits. Employees whose wage rate is above step 7 shall, for the purposes of promotion, be treated as if their current wage rate is at step 7 when determining the proper step at the new pay grade, except in those instances when their current wage rate is greater than the appropriate step on the new pay grade, in which case the employees wage rate shall remain unchanged until their next step or general pay increase is due.

To A Lower Position - When an employee bids or bumps into a position which has a lower grade assignment than his/her present position, the base wage rate that the employee will receive for the new position will be the step closest to but not greater than the employee's current wage rate. The employee's step date will change to reflect the date which begins the new wage rate. The new step date will only be used for the purpose of movement within the step pay system and will not affect any other benefits.

To An Equal Position - When an employee bids or bumps into a position which has the same grade assignment as his/her current position, the employee's base wage and step date will remain the same for the new position.

Part-time employees would receive step increases based on the relation of hours worked to 2080. For example: a part-time employee must have 10,400 life-to-date hours (5x 2080) to move to the five year step. This provision applies to employees hired after 11/30/05.

B. MERIT BASED HOURLY, AND EXEMPT POSITIONS

Certain positions, by virtue of how they are paid and their job duties, are classified as “exempt” under the Fair Labor Standards Act (FLSA). In order to be considered exempt, a position must be paid on a salary basis, be paid a minimum annual salary (set by federal regulations), and perform exempt duties. Certain administrative, professional, and supervisory positions are exempt, and such exemption shall be noted on the applicable job description. Exempt positions are exempt from timekeeping requirements, overtime compensation, and compensatory time.

Additionally, those positions which are not on the Madison County Step Plan, and not eligible to be “exempt” under FLSA are covered under this section as Merit Based hourly employees. These employees will be paid on an hourly basis for all hours worked based upon their assigned hourly rate. Though ~~this~~ hourly wage is reflected on a projected annual salary calculation, assuming a forty (40) hour work week, actual wages will vary based on the amount of hours actually worked. Overtime pay or compensatory time-off at the rate of time and one-half may be allowed for any work performed in excess of forty hours per week subsequent to pre-approval by the Department Head or Appointed Official. Holiday hours will count as time worked. Merit based hourly employees must track their time, recording it daily. Falsification of a time card is grounds for dismissal.

For exempt employees, an annual salary shall be paid to the employee in equal installments on a regularly-scheduled payday.

Exempt and merit based hourly positions shall be assigned a salary/hourly range based upon the requirements of that position and the ~~salary~~ ranges of similar positions inside and outside the county. Each position shall have a minimum, ~~median~~ and maximum salary/hourly rate, this ~~salary~~ range shall be established by the Personnel and Labor Relations Committee for each exempt/merit based hourly position. These ranges will be updated to reflect the general county increase ~~annual increases~~. The Executive Committee in cooperation with the County Board Chairman Pro Tem will review the general county increase ~~increase amounts~~ prior to being acted upon by the full board.

When and ~~a non-union~~ exempt/merit based hourly employee is hired, promoted, moved to an equal position or demoted the Department Head or Appointed Official shall recommend a salary/hourly rate that is commensurate with their skills/experience and is within the salary/hourly range established by the Personnel and Labor Relations Committee for that position. All ~~exempt~~ salary/hourly assignments must be approved by the County Board Chairman Pro Tem or the County Administrator before being implemented by payroll.

~~For exempt employees, This annual salary shall be paid to the employee in equal installments on a regularly-scheduled payday.~~

Aside from general County increases and merit increases, an exempt/merit based hourly employee’s salary/hourly range cannot be increased without a job audit being performed.

In addition to the general county ~~annual~~ increase determined by the County Board, in lieu of the step plan ~~system in place for union and non-union non-exempt positions~~, exempt and merit based employees shall be eligible for an annual merit increase not to exceed 1.5% of their current salary or hourly rate ~~of their current~~

[Agenda Top](#)

~~yearly salary.~~ This merit increase will be based on a performance evaluation of the employee and their success in meeting major work objectives and goals during the previous year. ~~Exempt~~ Merit based employees will receive their first annual performance review after the anniversary of their first year of employment. Subsequent performance evaluations will be conducted on an annual basis thereafter. Annual performance evaluations shall be conducted by the employee's direct supervisor or Department Head/Appointed Official.

~~C. RECLASSIFICATION OF A POSITION~~[APE1]

~~At the request of the employer or employee(s), an audit shall be made to determine the proper classification of a position. Such request shall be made in writing to the Department Head or Appointed Official, who shall immediately submit the request to Human Resources, who will conduct the audit.~~

~~Such audit shall be based on the duties currently being performed, and shall determine which position title is most appropriate for classification of the position, by reference to the job descriptions, duties actually performed, and review of other employees' positions who perform essentially the same job at the same level of difficulty.~~

~~If the position is reclassified to a higher pay grade or salary range, the incumbent shall be moved with the position, shall receive an increase in pay as if promoted, and shall receive retroactive pay, at the higher rate, from the date of the request for a job audit.~~

~~Employees, whose position is, as a result of a job audit, reclassified to a lower pay grade, shall retain their current rate of pay and continue to receive general increases and any other adjustment as provided for by the County Board for a period of four years.~~

~~Reclassification may not be implemented when the duties being performed result from temporary assignment.~~

~~The results of an audit shall be made known to the parties no later than ninety (90) days from the date the request was made.~~

~~The employee may appeal the results of the audit decision by Human Resources, to the Personnel Committee. Such appeal shall be commenced by the employee filing with Human Resources a notice of appeal of said decision in writing within ten (10) working days after receipt of notice of the decision.~~

~~The Personnel Committee shall meet with the employee within sixty (60) days after receipt of notice of appeal and shall issue a decision in writing within ten (10) working days after such meeting.~~

~~If a Department Head or Appointed official wants to reclassify a non-exempt position as exempt, s/he must submit a job audit request to Human Resources. Human Resources will treat the request as a regular job audit (described herein) and shall determine whether the position can be made exempt and recommend a salary range based upon comparable positions.~~

~~C~~D. PAY DIFFERENTIAL

In addition to the regular base wage, a pay differential will be paid to all continuous-operations employees for worked hours as follows:

4:00 P.M. to Midnight45 cents per hour
Midnight to 8:00 A.M.55 cents per hour

**RESOLUTION TO PURCHASE ONE (1) NEW MODEL YEAR 2023 FORD POLICE
INTERCEPTOR UTILITY VEHICLE WITH POLICE VEHICLE EQUIPMENT PACKAGES
FOR THE MADISON COUNTY CORONER'S OFFICE**

WHEREAS, the Madison County Coroner's Office wishes to purchase one (1) new model year 2023 Ford Police Interceptor All Wheel Drive Replacement Vehicle with Police Vehicle Equipment Packages; and,

WHEREAS, this vehicle and equipment is available for purchase under the State of Illinois Contract; and,

Morrow Brothers Ford, Inc.
1242 Main Street
Greenfield, IL 62044..... \$48,680.00

CONTRACT TOTAL \$48,680.00

WHEREAS, it is the recommendation of the Coroner's Office for purchase of said vehicle under the present State of Illinois Contract: and,

WHEREAS, the total price for these vehicles will be Forty-eight thousand six hundred eighty dollars (\$48,680.00); and,

WHEREAS, this project will be paid for with FY 2023 Coroner's Capital Fee Funds.

NOW, THEREFORE BE IT RESOLVED by the County Board of the County of Madison Illinois, that the County Board Chairman Pro Tem be hereby directed and designated to execute said contract with Morrow Brothers Ford, Inc. of Greenfield, IL for the aforementioned vehicle.

Respectfully submitted,

s/ Terry Eaker
Terry Eaker

s/ Stacey Pace
Stacey Pace

s/ Bob Meyer
Robert Meyer

s/ Bill Stoutenborough
Bill Stoutenborough

s/ Alison Lamothe
Alison Lamothe

s/ John Janek
John Janek

s/ Valerie Doucleff
Valerie Doucleff

**PUBLIC SAFETY
MAY 4, 2023**

Chris Guy

s/ Robert Pollard
Robert Pollard

s/ Ryan Kneedler
Ryan Kneedler

s/ Mike Babcock
Mike Babcock

Mike Turner

s/ Bob Meyer
Robert Meyer

Mick Madison

s/ Dalton Gray
Dalton Gray

s/ John Janek
John Janek

**FINANCE AND GOVERNMENT OPERATIONS
MAY 11, 2023**

**RESOLUTION TO AWARD CONTRACT FOR BUILDING ADDITION FOR THE
MADISON COUNTY SPECIAL SERVICE AREA #1**

WHEREAS, the Madison County Special Service Area #1 wishes to award a contract for a Building Addition at 301 E. Chain of rocks Road, Granite city, IL; and,

WHEREAS, bids were advertised and received; and,

R. W. Boeker, Inc.
8719 state Rt. 140
Hamel, IL 62046 (includes \$2,000.00 Builder's Risk Insurance)..... \$206,000.00

Tindall Construction, Inc.
5240 Namioki Rd.
Granite City, IL 62040..... \$260,752.00

WHEREAS, the bids reviewed and R. W. Boeker, Inc. of Hamel, Illinois, is the lowest responsible bidder; and,

WHEREAS, cost of this contract will be: Two hundred six thousand dollars (\$206,000.00); and,

WHEREAS, this expenditure will be paid for with monies from the FY 2023 SSA #1 Funds

NOW, THEREFORE, BE IT RESOLVED by the County Board of Madison County, Illinois, that this purchase is hereby approved and that the County Board Chairman Pro Tem be authorized to enter into and execute a contract with, R.W. Boeker, Inc. of Hamel Illinois for the aforementioned building addition.

Respectfully submitted by,

s/ Matt King
Matt King

s/ Denise Wichardt
Denise Wichardt

Shawndell Williams

s/ Robert Meyer
Robert Meyer

s/ Nick Petrillo
Nick Petrillo

**SEWER FACILITIES
MAY 3, 2023**

Chris Guy

s/ Robert Pollard
Robert Pollard

s/ Ryan Kneedler
Ryan Kneedler

s/ Mike Babcock
Mike Babcock

Mike Turner

s/ Bob Meyer
Robert Meyer

Mick Madison

s/ Dalton Gray
Dalton Gray

s/ John Janek
John Janek

**FINANCE AND GOVERNMENT OPERATIONS
MAY 11, 2023**

**AGREEMENT FOR PRELIMINARY ENGINEERING SERVICES
OLD CARPENTER ROAD (TR172) OVER UNION PACIFIC RAILROAD
PILLA BRIDGE 060-9919, SECTION 23-10114-00-BR
SECTION 18, HAMEL TOWNSHIP, MADISON COUNTY, ILLINOIS**

Mr. Chairman and Members of the Madison County Board

Ladies and Gentlemen:

WHEREAS, the County of Madison is desirous to replace an existing structure carrying Old Carpenter Road over Union Pacific Railroad located with Section 18 of Hamel Township, a project known as Pilla Bridge; and

WHEREAS, the Madison County Highway Department request that the preliminary engineering services for this project be contracted to a qualified engineering firm; and

WHEREAS, the engineering firm of Oates Associates, Inc. of Collinsville, Illinois agrees to contract necessary preliminary engineering services for said bridge project.

NOW, THEREFORE BE IT RESOLVED that the County Board of Madison County does hereby authorize and empower the Chairman Pro Tem of the Board to execute the Preliminary Engineering Services Agreement between Oates Associates, Inc. and the County of Madison in behalf of the County Board.

BE IT FURTHER RESOLVED that sufficient funds be appropriated in the sum of Three Hundred Fifty Thousand (\$350,000.00) dollars from the County Bridge Fund to finance said services.

All of which is respectfully submitted.

s/ Bobby Ross
Bobby Ross

s/ Victor Valentine
Victor Valentine

s/ Fred Michael
Fred Michael

Mike Turner

Charles Schmidt

s/ Matt King
Matt King

s/ Jason Palmero
Jason Palmero

s/ Paul Nicolussi
Paul Nicolussi

TRANSPORTATION COMMITTEE

**AGREEMENT FOR PRELIMINARY ENGINEERING SERVICES
ALHAMBRA ROAD (CH27) OVER SILVER CREEK
ALHAMBRA-LIVINGSTON BRIDGE 060-3190, SECTION 23-00118-05-BR
SECTION 2, ALHAMBRA TOWNSHIP, MADISON COUNTY, ILLINOIS**

Mr. Chairman and Members of the Madison County Board

Ladies and Gentlemen:

WHEREAS, the County of Madison is desirous to replace the existing deck of the structure carrying Alhambra Road over Silver Creek located with Section 2 of Alhambra Township, a project known as Alhambra-Livingston Bridge; and

WHEREAS, the Madison County Highway Department request that the preliminary engineering services for this project be contracted to a qualified engineering firm; and

WHEREAS, the engineering firm of Henry, Meisenheimer, & Gende, Inc. of Breese, Illinois agrees to contract necessary preliminary engineering services for said bridge project.

NOW, THEREFORE BE IT RESOLVED that the County Board of Madison County does hereby authorize and empower the Chairman Pro Tem of the Board to execute the Preliminary Engineering Services Agreement between Henry, Meisenheimer, & Gende, Inc. and the County of Madison in behalf of the County Board.

BE IT FURTHER RESOLVED that sufficient funds be appropriated in the sum of One Hundred Fifty Thousand (\$150,000.00) dollars from the Motor Fuel Tax Fund to finance said services.

All of which is respectfully submitted.

s/ Bobby Ross
Bobby Ross

s/ Victor Valentine
Victor Valentine

s/ Fred Michael
Fred Michael

Mike Turner

Charles Schmidt

s/ Matt King
Matt King

s/ Jason Palmero
Jason Palmero

s/ Paul Nicolussi
Paul Nicolussi

TRANSPORTATION COMMITTEE

**SUPPLEMENTAL FUNDING AGREEMENT - CSX TRANSPORTATION INC.
LEBANON ROAD PROJECT, SECTION 10-04106-00-BR
COLLINSVILLE TOWNSHIP
MADISON COUNTY, ILLINOIS**

Mr. Chairman and Members of the Madison County Board

Ladies and Gentlemen:

WHEREAS, the County of Madison and the Township of Collinsville are desirous to relocate a portion of Lebanon Road over CSX Railroad located in the Northwest Quarter of Section 26, Collinsville Township; and

WHEREAS, the Preliminary Engineering plans for the Lebanon Road Project are subject to review and approval by CSX Transportation Inc. at the expense of the County of Madison; and

WHEREAS, the County of Madison has previously entered into a Preliminary Engineering Agreement with CSX Transportation Inc. for review and approval process; and

WHEREAS, the County of Madison by Resolution passed by the County Board, dated June 20, 2012 appropriated the sum of Fifteen Thousand (\$15,000.00) dollars from the County Bridge Fund and by approved Purchase Order #2044 dated January 8, 2020 appropriated the sum of Nine Thousand Two Hundred (\$9,200.00) dollars from the County Highway Fund.

NOW, THEREFORE BE IT RESOLVED by the County Board of Madison County that it is necessary to appropriate additional funds in the sum of Seven Thousand Eight Hundred (\$7,800.00) dollars from the County Bridge Fund to complete said services.

All of which is respectfully submitted.

s/ Bobby Ross
Bobby Ross

s/ Victor Valentine
Victor Valentine

s/ Fred Michael
Fred Michael

Mike Turner

Charles Schmidt

s/ Matt King
Matt King

s/ Jason Palmero
Jason Palmero

s/ Paul Nicolussi
Paul Nicolussi

TRANSPORTATION COMMITTEE

**RESOLUTION TO PURCHASE YELLOW AND WHITE TRAFFIC MARKING PAINT
FOR THE MADISON COUNTY HIGHWAY DEPARTMENT**

Mr. Chairman and Members of the County Board:

WHEREAS, the Madison County Highway Department wishes to purchase 3300 white and 3575 yellow traffic marking paint in 55 gallon drums; and

WHEREAS, this paint is available for purchase under the State of Illinois contract from Ozark Materials, LLC of Greenville, AL; and

Ozark Materials, LLC \$91,421.00
591 Glendale Avenue
Greenville, AL 36037

WHEREAS, Ozark Materials, LLC, met all specifications at a total contract price of Ninety-one thousand four hundred twenty-one (\$91,421.00); and,

WHEREAS, it is the recommendation of the Madison County Highway Department to purchase said traffic marking paint from Ozark Materials, LLC; and,

WHEREAS, the total cost for this expenditure will be paid from the Madison County Motor Fuel Tax Fund.

NOW, THEREFORE, BE IT RESOLVED by the County Board of Madison County Illinois, that the County Board Chairman be hereby directed and designated to execute said contract with Ozark Materials, LLC of Greenville, AL for the above mentioned traffic marking paint.

All of which is respectfully submitted.

s/ Bobby Ross
Bobby Ross

s/ Victor Valentine
Victor Valentine

s/ Fred Michael
Fred Michael

Mike Turner

Charles Schmidt

s/ Matt King
Matt King

s/ Jason Palmero
Jason Palmero

s/ Paul Nicolussi
Paul Nicolussi

TRANSPORTATION COMMITTEE