

VILLAGE PRESIDENT
Seth Speiser

VILLAGE CLERK
Jerry Menard

VILLAGE TRUSTEES
Mike Blaies
Ray Matchett, Jr.
Lisa Meehling
Denise Albers
Michael Heap
Bob Kaiser

VILLAGE TREASURER
Bryan A. Vogel

VILLAGE OF FREEBURG

FREEBURG MUNICIPAL CENTER
14 SOUTHGATE CENTER, FREEBURG, IL 62243
PHONE: (618) 539-5545 • FAX: (618) 539-5590
Web Site: www.freeburg.com

VILLAGE ADMINISTRATOR
Tony Funderburg

PUBLIC WORKS DIRECTOR
John Toian

POLICE CHIEF
Michael J. Schutzenhofer

ESDA COORDINATOR
Eugene Kramer

ZONING ADMINISTRATOR
Matt Trout

VILLAGE ATTORNEY
Weilmuenster Keck Brown, P.C.

August 4, 2020

COMBINED PLANNING/ZONING BOARD AGENDA Tuesday, August 11, 2020 6:00 p.m.

I. Items to be Reviewed

PLAN COMMISSION:

- A. Old Business
 - 1. Approval of July 21, 2020 Minutes

- B. New Business

BOARD OF APPEALS

- A. Old Business

- B. New Business

- 1. Jeff Levy Special Use Permit Hearing – 2219 E. State Route 15
 - 2. Sean McPeak Area Bulk Variance Hearing – 110 Westview Drive

- C. General Concerns

- D. Public Participation

- E. Adjourn

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Combined Planning and Zoning Board
Tuesday, July 21, 2020 at 6:00 p.m.

The meeting of the Combined Planning and Zoning Board was called to order at 6:00 p.m. on Tuesday, July 21, 2020 in the Municipal Center by Chairperson Steve Woodward. Members present were Chairperson Steve Woodward, Dirk Downen, Rita Green (absent), Kevin Groth (absent), Gary Henning, Gary Mack (absent), Lee Smith, Zoning Administrator Matt Trout, Village and Office Manager Julie Polson (absent). Guest present: Trustee Mike Heap.

PLAN COMMISSION:

A. Old Business:

1. Approval of July 7, 2020 Minutes: *Lee Smith motioned to approve the July 7, 2020 minutes and Dirk Downen seconded the motion. All voting yea, the motion carried.*
2. Review of Zoning Code:
 - 40-14-1, Flood Plain: Chairperson Woodward asked if the flood plain map has been redone, and Matt is unsure if that has been done. Matt heard the area behind Steve was redone. He had talked to an appraiser who said a bank has access to updated flood plain information. On the maps, "X" is a 500-year flood plain, and Matt commented most everything around here is zoned that way.
 - 40-15-1, Off-Street Parking and Loading: We have replaced the information in 40-15-13 where it was not very clear and created a table for that instead. Steve asked if the space requirements under 40-15-4 were standard, and Matt will check on that.
 - 40-15-7, Surfacing: Steve said people have come in and said if you have 6 inches of Portland cement, you don't need as much rock. Matt said what most are doing now is 12 inches of lime stabilization or 6-inch aggregate base for subdivision streets. Steve wants this in line with what other communities do. O'Fallon's parking space is 10 feet wide by 19 feet long. Their parking lot requirement is 6" rolled stone base overlaid with 2 or more inches asphalt, or a 4 inch asphalt base overlaid with a two-inch asphalt surface. Concrete parking areas and driving aisles shall be a minimum of 6 inches in thickness. Dirk said 2 inches of asphalt will not work in a parking lot and Matt agreed. Matt commented that Rita is in favor of concrete or hard surfaces for driveways in residential districts. Rita's email said we need to address maintenance of paved surfaces in parking lots, handicapped/disabled areas should be addressed, commercial offices don't mention employees, general statement that parking would be in addition to employee parking. Matt said he is not in favor of hard surface parking for residential but that is this board's decision.
 - 40-15-9, Landscaping: Steve asked if this needed to be more detailed, and Matt said if a project comes in with more than 20 parking spaces, it will probably come before this board. The board discussed the parking situations for Freeburg Market Place, O'Reillys, Imagination Station and Reifschneiders. Steve said if you only have a single aisle, it should be angled. Matt displayed the O'Fallon chart they have for their different types of parking. For a 90-degree parking angle, you would need an aisle width of 24 feet. Steve likes this idea and Dirk said it makes more sense. You also need to consider your fire lanes and emergency access, and Lee said these are typically found in the building code, not the zoning code.

40-15-11, Design and location of off-street loading facilities. Steve had a question on buffer strips and asked why an agriculture district would be included in the restriction. Matt said with current agriculture districts close to residential districts, it is set up to protect them. The members discussed the 10-foot fence restriction and they felt it needs to be in line with the rest of our code and changed it to 6 feet. Dirk asked if a driveway is considered a parking space. That is discussed under 40-15-10, location of parking.

40-15-13, Number of Parking and Loading Spaces Required: Steve asked if there were any areas that needed to be updated. Matt felt the elementary school shouldn't be based by student. He felt it should be done by capacity.

Dirk brought up the parking at the ball diamonds and said it is a problem. How is that determined? Dirk said signs are needed on the north side of the road and believes there is more parking available out there. Mike Heap said this has been discussed several times, and we will bring it up again in our Police committee meeting. They also discussed some of the issues at the Market Place.

Additional Supplementary Regulations: Lee questioned the requirement under 40-17-3, Fences, Walls, where you need a special use permit to put up an electric fence in an agriculture district. The committee agreed to revise this to keep it in line with 40-17-2(A) Farm Animals. Steve asked Matt if he had a lot of complaints about fences on lot lines. With 40-17-3(B), Steve would like to add hedges, landscaping or other obstruction in the right-of-way.

B. New Business: None.

BOARD OF APPEALS:

A. Old Business: None.

B. New Business: None.

C. General Concerns: None.

D. Public Participation: None.

E. Adjourn: *Chairperson Woodward announced the meeting adjourned due to a lack of quorum at 7:26 p.m.*



Transcribed from tape by
Julie Polson
Office Manager

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NOTICE OF HEARING BEFORE THE COMBINED PLANNING AND ZONING BOARD

SPECIAL USE PERMIT 20-03

TO WHOM IT MAY CONCERN:

Notice is hereby given to all persons in the Village of Freeburg, St. Clair County, Illinois, that a public hearing will be held on **Tuesday, August 11, 2020, at 6:00 p.m.**, in the Freeburg Municipal Center, 14 Southgate Center, Freeburg, Illinois. Applicant is requesting a special use permit pursuant to Freeburg Zoning Ordinance 40-4-5(G) Agriculture Special Uses, Home Occupations 40-17-4, and 40-22 Special Use Permits. Applicant is requesting a special use permit to operate a wood shop business in the Agriculture (A) Zoning District.

2219 E. State Route 15
Belleville, IL 62221

As a result of the petition of Jeff Levy, which petition is on file and available for examination in the office of the below named Board, Freeburg Municipal Center, 14 Southgate Center, Freeburg, Illinois.

Dated at Freeburg, Illinois, this 16th day of July, 2020.

Steve Woodward, Chairman
Combined Planning and Zoning Board

APPLICATION FOR SPECIAL USE PERMIT

Zoning Board of Appeals
Municipal Center
14 Southgate Center
Freeburg, Illinois 62243

Special Use Permit No. 20-03

Date: July 16, 2020

(DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY)

Date set for hearing: 8/11/20
Date hearing held: _____
Notice published on: 7/16/20
Newspaper: Freeburg Tribune

Perm. Parcel No. 14-07.0-400-002
Fee Paid to Village Clerk:
\$ 125.00 DATE: 7/21/20 ck 1548

Action by Zoning Board of Appeals:
 Denied
 Approved
 Approved with modifications by Board

Comments: (indicate other actions, such as continuances):

Instructions to Applicants: Forms are to be typed when possible. All information required by this application must be completed and submitted herewith. Applicants are encouraged to visit the office of the Zoning Administrator for any assistance needed in completing this form.

Notice to Applicant: Applicants are also instructed to read the "Information for Applicants of a Special Use Permit" on the front page. An application for "Building and Zoning Occupancy Permit" must accompany this application.

1. Name of Owner or Owners, and other interested parties or stockholders: (attach additional sheets, if necessary)

JEFF LEVY (PENDING SALE OF PROPERTY)

Address: ~~1233~~ 2219 E SR 15 BELLEVUE, IL 62221 Phone: _____
(zip code)

2. Applicant's name: JEFF LEVY

Address: 2219 E SR 15, BELLEVUE, IL 62221 Phone: _____
(zip code)

3. Property interest of applicant: OWNER (PROPERTY SALE)

4. With respect to any portion of these premises, a previous appeal or petition for a variance was made:

No () Yes (If "yes", list all previous appeals, and/or petitions, giving dates):

5. Address of property: 2219 E SR 15 ~~1000~~ BELLEVUE, IL 62221

6. Present use of property: AG, HOME SHED, ACCESSORY BUILDING

7. Present zoning district of property: AG

8. Check one of the following where applicable:
- Public service building, specify type: _____
 - Public utility building or structure, specify type: _____
 - Planned multiple-family residential development
 - Planned mobile home park development
 - Planned business center development
 - Other planned development; specify ~~USE BARN FOR HOME~~
BUSINESS (WOOD SHOP)

Use variance; specify type of use proposed: USE BARN FOR HOME SHOP

9. All applications for special use permit shall file a site plan in accordance with Division IV, 40-10-25, of the Zoning Ordinance. The following additional information shall be provided:

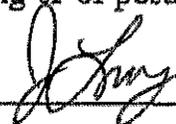
- a) Number of proposed dwelling units, if any _____
Number of proposed structures _____
- b) Number of existing dwelling units, if any 1
Number of existing structures 1 HOME, 1 ACCESSORY BUILDING TOTAL OF 2
- c) Number of proposed dwelling units per structure, if any _____
- d) Number of existing dwelling units per structure, if any _____
- e) Acreage proposed to be devoted to each type use _____
- f) Existing acreage devoted to each type use _____
- g) Number of proposed off-street parking spaces _____. Provide other describe proposed development. (Attachments may be used.)
- h) Number of existing off-street parking spaces _____. Provide other such pertinent information as may be reasonably required to fully describe proposed development. (Attachments may be used.) TOP VIEW PROVIDED

10. A special use permit is requested in conformity with the powers vested in the Board of Appeals by the Village Board to permit the development on the property described above, and in conformity with the plans, statements, and other documents submitted with this application.

I certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and accurate.

I consent to the entry in or upon the premises described in this application by any authorized official of the Village for the purpose of inspecting or of posting, maintaining, and removing such notices as may be required by law.

Date: 7/1/2020
Date: _____

Applicant: 
Owner(s): _____

(PENDING SALE, CONTRACT CONTINGENT)

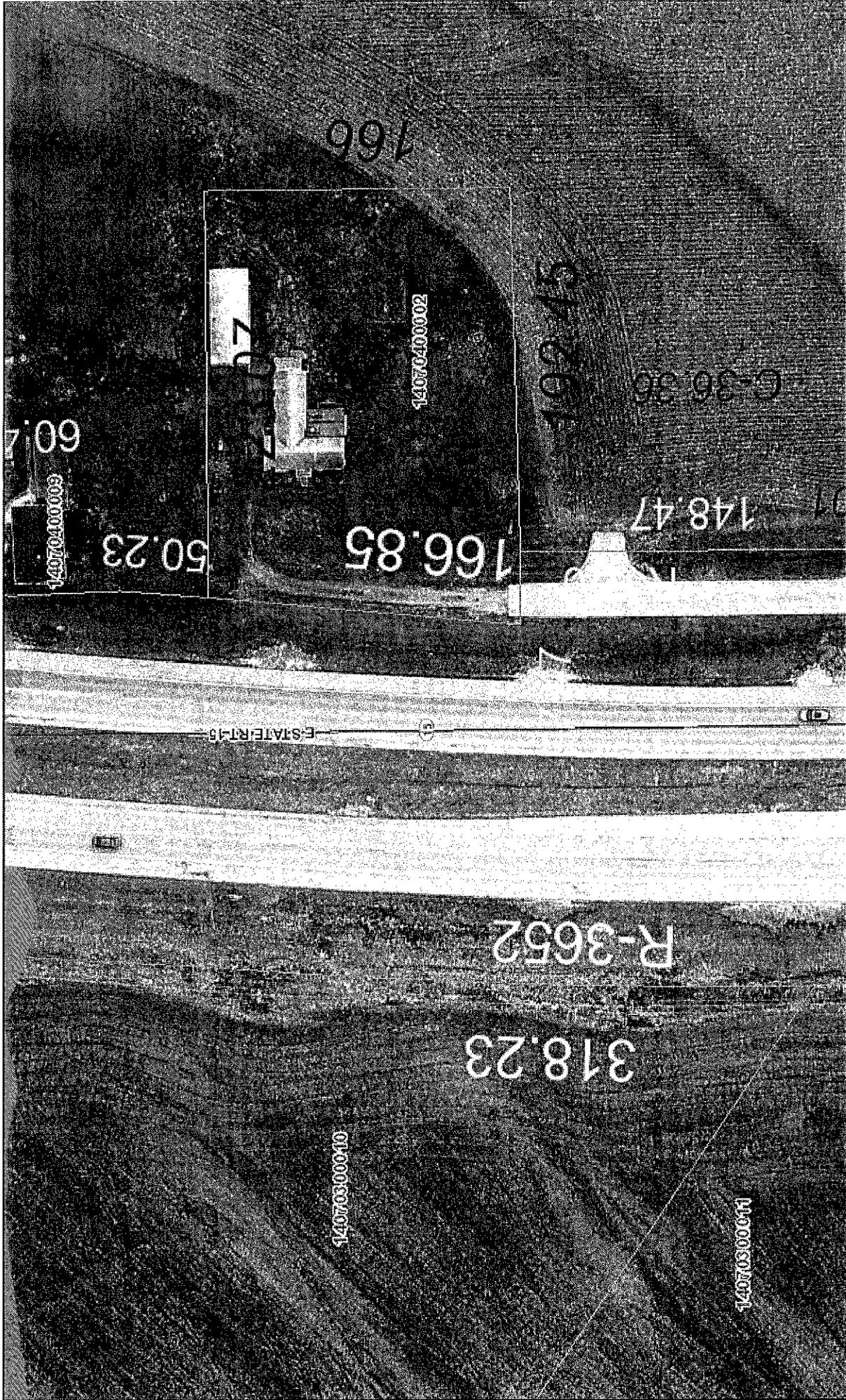
Property Owners that abut 2219 E. State Route 15
Applicant: Jeff Levy
14-07.0-400-002

Recker & Seger Farm
Arden Weiss

2201 State Route 15
14-07.0-300-010

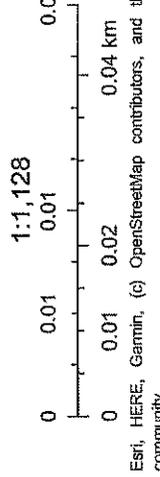
14-07.0-400-009
14-07.0-300-010

2219 E. State Route 15



7/14/2020, 10:43:28 AM

- Major Highways
- 20
- 30
- MidAmerica Flight Line
- Scott Flight Line
- Railroads
- Township Boundary
- Imagery2020
- Blue: Band_3
- Roads
- Red: Band_1
- Green: Band_2
- Parcels



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NOTICE OF HEARING BEFORE THE COMBINED PLANNING AND ZONING BOARD

AREA BULK VARIANCE REQUEST 20-04

TO WHOM IT MAY CONCERN:

Notice is hereby given to all persons in the Village of Freeburg, St. Clair County, Illinois, that a public hearing will be held on **Tuesday, August 11, 2020, at 6:15 p.m.**, in the Freeburg Municipal Center, 14 Southgate Center, Freeburg, Illinois. Applicant is requesting an area bulk variance pursuant to Freeburg Zoning Ordinance 40-2-16(A, Accessory Use Restrictions, General Limitations and (E) Materials. Applicant is requesting a variance to place an accessory building on the property and also vary the structure materials.

P.I.N. 14-19.0-301-005
110 Westview Drive
Freeburg, IL 62243

As a result of the petition of the Sean McPeak, which petition is on file and available for examination in the office of the below named Board, Freeburg Municipal Center, 14 Southgate Center, Freeburg, Illinois.

Dated at Freeburg, Illinois, this 30th day of July, 2020.

Steve Woodward, Chairman
Combined Planning and Zoning Board

VILLAGE OF FREEBURG
PETITION FOR AREA/BULK VARIANCE

Combined Planning and Zoning Board
Freeburg Municipal Center
14 Southgate Center
Freeburg, IL 62243

Variance Request No. 20-04
Date: 7/22/20

(DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY)

Date set for hearing: 8-11-20
Date hearing held: _____
Notice published on: 7-30-20
Newspaper: Freeburg Tribune

Permanent Parcel No. 11-19.0-301-005
Fee Paid to Village of Freeburg
\$ 125.00 Date: 7/22/20

Action by Combined Planning and Zoning Board:
() Denied
() Approved
() Approved with modifications
Date: _____

Comments: (Indicate other actions, such as
continuances): _____

Instructions to Applicants: All information required by this application must be completed and submitted herewith. Applicants are encouraged to visit the office of the Zoning Administrator for any assistance needed in filling out this form.

=====

1. Name of Owner(s)/Email: Sean McPeak /
Address: 110 Westview Dr Phone: _____

2. Name of Applicant(s)/Email: Same
Address: Same Phone: Same

3. Property interest of applicant: 110 Westview Dr

4. With respect to any portion of these premises, a previous appeal or petition for variance was made:
 No () Yes (If "yes," list all previous appeals and/or petitions, giving dates):

5. Address of property: 110 Westview Dr

6. Present use of property: Residence

7. Proposed use of property: Storage for Camper, Truck, Property, & other vehicles

8. Does the present use of the property conform to all use regulations for the zone district in which it is located? Yes () No
If "No," specify each non-conforming use:

9. Do the existing structures comply with all area and bulk regulations for the zone district in which it is located? Yes () No If "No," specify each non-conforming condition.

10. Which unique physical characteristics prevent reasonable use for any of the uses permitted in that zoning district?

- | | | |
|--------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> Too narrow | <input type="checkbox"/> Topography | <input type="checkbox"/> Soil |
| <input type="checkbox"/> Too small | <input type="checkbox"/> Drainage | <input type="checkbox"/> Sub-surface |
| <input type="checkbox"/> Too shallow | <input type="checkbox"/> Shape | <input checked="" type="checkbox"/> Other: <u>None</u> |

11. What is the "minimum" modification (variance) from the area-bulk regulations that will permit you to make use of your land? (Specify, using maps, site plans with dimensions, and written explanation. Attach additional sheets if necessary).

clear floor plan attached to this request.

12. Are the conditions of hardship for which you request a variance peculiar only to the property described by this petition?

Yes No If "No," how many other properties are similar affected?

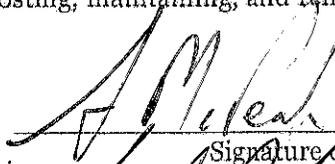
13. An area/bulk variance is requested for the property described above in conformity with the documents submitted herewith.

I certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and accurate.

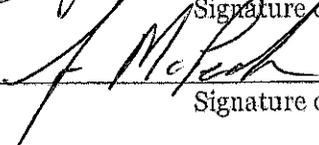
I consent to the entry in or upon the premises described in this application by any authorized official of the Village for the purpose of inspecting or posting, maintaining, and removing such notices as may be required by law.

Date: 7-20-20

Date: 7-20-20



Signature of Applicant



Signature of Owner

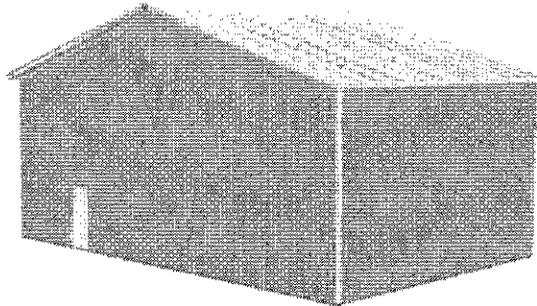
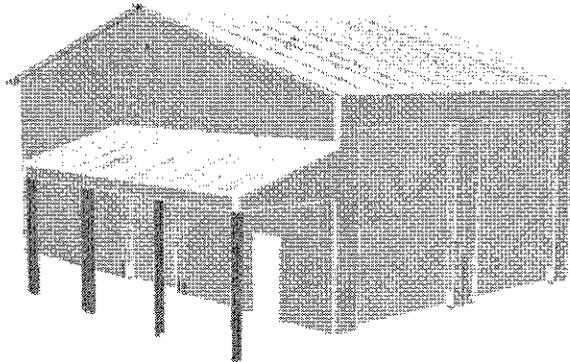


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Phone Number: (618) 526-7612
Email: ETHOMAS@Clearybuilding.com

7/10/2020
MCPEAK, SEAN
Doc ID: 8150420200710165113

Cleary Buildings Project Estimate Client Proposal - Erected

Project Name: MCPEAK, SEAN
Site Address: 110 WESTVIEW DRIVE FREEBURG, ILLINOIS 62243
Email: :
Cell Phone:





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MCPEAK, SEAN
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Energy Miser 50' 0"x32' 0"x19' 8" with 18' 0" truss clearance from 100'-0" mark. (4 Bays at 8' o.c.)

Details:

Truss (Standard Lower Chord) with 3.5/12 roof pitch.
Default Ceiling Design: Designed to Support a Future Drywall Ceiling
Purlin Blocking: Both Endwalls are purlin blocked
Type Foundation: In Ground
Concrete Floor: Yes - Supplied by Purchaser
20 psf Ground Snow Load with 2"x4" Standard 2' 0" inch on center purlins.

Exterior Finishes:

Roof/Siding: Grand Rib Galvalume
- 40 year Limited Film Integrity Warranty, 30 Year Chalk and Fade prorated after 10 years, and galvalume substrate.
Galvalume is not recommended for animal confinement and will void warranty.

Accessories:

Standard Ridge Cap.
Marco LP2 Weather-Tite Ridge Vent "Low Profile" (Add ventilation to ridge).
Side Wall Overhang: 12" Aluminum soffit (Sidewall) with vented soffit on S1 & S2
End Wall Overhang: 12" Aluminum soffit (Endwall) with non-vented soffit on E1 & E2

(2) - Overhead frame out. Size: 12' 0" Width x 16' 0" Height (Door not included unless shown in Additional Building Components or Clopay Building Products)

(1) - Overhead frame out. Size: 8' 0" Width x 8' 0" Height (Door not included unless shown in Additional Building Components or Clopay Building Products)

(1) - Plyco Series 20 Blocked 3'-0"x6'-8" with 2x6 frame

(1) - Plyco Series 20 Blocked 3'-0"x6'-8" with 2x6 frame

Porch - 10' 0"x 30' 0"x 12' 4" Clearance Height: 11' 0"

Vented Soffit Ceiling on the porch

Interior Finish / Insulation



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7/10/2020
 MCPEAK, SEAN
 Doc ID: 8150420200710165113

Additional Building Components

Overhead Doors

(02_12 X 16, C.H.I Overhead Door Model 3285, 2" Insulated With Steel Back, Commercial Micro Groove Door, Standard Color, No Windows, Weather Seal Included, 15" Standard Radius Track, 10,000 Cycle Torsion Life, R-Value 10.29

(02) Liftmaster Model MJ5011U 1/2 HP Medium Duty Commercial Side Jackshaft Opener, (1) 893 Vehicle Remote Included

(01)8 X 8, C.H.I Overhead Door Model 3285, 2" Insulated With Steel Back, Commercial Micro Groove Door, Standard Color, No Windows, Weather Seal Included, 15" Standard Radius Track, 10,000 Cycle Torsion Life, R-Value 10.29

(03)Interior Slide Lock

(03)Install Purlins

Gutter

6" SEAMLESS GUTTERS AND FOUR DOWN SPOUTS

Excavating/Site Prep

5" CONCRETE, VAPOR MIL, 1/2" REBAR ON 2' CENTERS INSIDE BUILDING

5" CONCRETE, VAPOR MIL, 1/2" REBAR ON 2' CENTERS OUTSIDE APRON 10'X30'

Responsibilities

Temporary Services:

Purchaser will provide electric power during construction.

Portable toilet rental not included with this proposal.

Seller to pile scrap for Purchaser use or disposal.

Permit

Purchaser shall timely obtain at Purchaser's cost all necessary and required permits and licenses for the construction contemplated by this Agreement.

Site

If Seller is unable to proceed with normal digging procedures (concrete, rocks, etc.), then the extra expense resulting from such condition(s) will be the obligation of the Purchaser and shall be paid to Seller upon request.

Access must be provided for unloading materials to the building material placement area which must be within 75 feet of the building pad – If greater than 75 feet, additional charges will be applied

Total Building Proposal Investment: \$59,291

- Includes material, labor, tax, delivery, warranties and builder's risk insurance.
- Please note this price is subject to change without notice after 8/1/2020.

Dumpster Option - NOT included in the project investment price above

Seller to place scrap in the dumpster and remove from site (Price subject to change based upon delivery and travel charges for the dumpster) \$800

Note: If Dumpster Option is not selected, Seller will pile scraps and packaging near building for Purchaser use or disposal.



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7/10/2020
 MCPEAK, SEAN
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1. Cleary Trained Crews
2. Workers Compensation and Builders Risk Insurance
3. Only National Builder debt free since 1985.
4. SteelWood University® - through our best-in-class in-house curriculum, we invest in our employees' education to have the premier team to provide you the best solution and the best service.
5. 99.0% Customer Satisfaction
6. Fully staffed for concept, engineering and construction with just one point of contact for you.
7. Dedicated to your design with personal service specialized by our unique Shamrock Service Guarantee.
8. Best warranties in the industry with the financial strength to stand behind them.

Payment Terms

Payment Terms

Amount	Type	Percent	Description
\$11,858	Down Payment	20%	Upon the signing of the contract with CLEARY BUILDING CORP.
\$23,716	Delivery Payment	40%	Payment due upon first load of building materials. In the event that multiple loads of materials are required, due to the size of the building, the remaining materials will be shipped to the site as needed while the building is under construction
\$17,787	Truss Payment	30%	When all trusses are installed on the building. In the event that there is more than one building on a contract, the truss in place payment is due upon installing the trusses in one of the buildings.
\$5,930	Final Payment	10%	Paid upon Completion and such payment to be delivered to the crew foreman of CLEARY BUILDING CORP.
\$59,291	Total Amount	100%	

TERMS OF PAYMENT: (1) If Contract Amount is \$35,000.00 or less, the terms of payment shall be as provided in the payment terms section above. (2) If Contract Amount is over \$35,000.00, the terms of payment shall be pursuant to the Bank Reference Form which is made a part of this Contract.

If the Purchaser fails to make a payment when due, Purchaser agrees to pay Cleary, upon demand, a delinquency charge equal to the lesser of three-quarter percent (.75%), or the highest rate allowed by law, of the delinquent amount per fifteen (15) days, from the date the delinquent amount is due, until the date it is paid.

Purchaser agrees not to send Seller payments marked "paid in full", "without recourse", or similar language. If Purchaser sends such a payment, Seller may accept it without losing any of Seller's rights under this Contract, and Purchaser will remain obligated to pay any further amount owed to Seller.

License numbers by state: VA #2705 123094A, MI #2102150963, MN #20076522, IL #104.002640, AZ # ROC212050 Limit \$250,000, NM #86107 Limit \$1,000,000, NV #0042464 Limit \$2,000,000, OR # CCB 115247, WA # CLEARBC044NE, PA120833, WV # WV034562

This contract has not been reviewed for energy code compliance. Conformance to the International Energy Conservation Code (IECC) may necessitate additional costs not included in this contract.



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Phone Number: (618) 526-7612
Email: ETHOMAS@Clearybuilding.com

7/10/2020
MCPEAK, SEAN
Doc ID: 8150420200710165113

This proposal and similar work hereunder are predicated on non-union (non-prevailing wage) labor. If union (prevailing wage) is required, the additional costs will be covered by the purchaser.

Building Proposal Investment is based upon paying with cash or check. If credit card payment is requested (MasterCard, Visa, Discover, or American Express), the purchaser waives the 3% cash or check discount that would be applied to the contract amount.

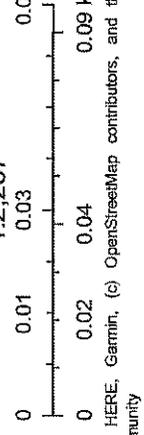
McPeak Property



7/23/2020, 7:20:43 AM

- Major Highways
- 20
- 30
- Railroads
- MidAmerica Flight Line
- Scott Flight Line
- Railroads
- Township Boundary
- Imagery2020
- Red: Band_1
- Green: Band_2
- Blue: Band_3
- Roads
- Parcels

1:2,257



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the community

St. Clair, Esri

Property Owners within 250 feet of 110 Westview Dr.
Applicant: Sean McPeak
14-19.0-301-005

Jeff/Alicia Carmack	112 Westview Dr.	14-19.0-301-049
Carolyn Borton	305 Pine Tree Ln.	14-19.0-301-031
And		14-19.0-301-025
Jeffrey/Mary Downen	207 Pine Tree Ln.	14-19.0-301-032
Christopher/Cora Farmer	108 Westview Dr.	14-19.0-301-048
Michael Braun	W. Apple	14-19.0-300-014
John/Kathy Harryman	114 Westview Dr.	14-19.0-301-003
Dwight/Peggy Tinney	6 Westbrook Ln.	14-19.0-301-041
Kristen Schaufler	715 Pine Tree Ln.	14-19.0-301-026
Ronald/Nancy Humphries	712 Pine Tree Ln.	14-19.0-304-001
Thomas/Donna Tebeau	205 Pine Tree Ln.	14-19.0-301-033
Ronald/Jodi Diecker	203 Pine Tree Ln.	14-19.0-301-034
Ronald/Cynthia Amos	104 Westview Dr.	14-19.0-301-008