

**TMEG, Inc.**

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To Whom It May Concern:

At the Village of Maryville public hearing held April 22<sup>nd</sup>, 2019 for the rezoning of the former Stonebridge Golf Course property, it was determined by both the Village of Maryville Planning Commission and the developer that the zoning recommendation vote should be postponed until a preliminary concept plan was distributed to the members of the community that provided their contact information at the meeting.

Given the unique nature and sheer size of the project, it is our belief that the highest and best use for the large rolling tracts of land is for single family homes similar to the surrounding uses in the area. We believe that the lots should blend well with the existing homeowners while also granting the new homeowners enough space to maintain the natural vegetation, rolling topography and greenspace.

Please see the attached zoning map presented at the April 22<sup>nd</sup> meeting with an overlay concept plan of proposed lot lines for the area in grey that is requested to be rezoned from Agricultural to SR2 (Single Family Residential). Each proposed grey lot with a number on it would accommodate one single family home in accordance with zoning restrictions.

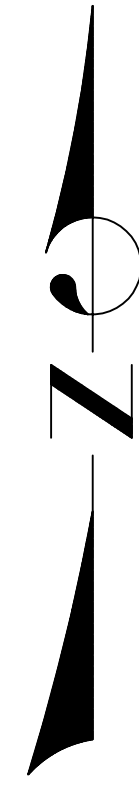
We ask that you please review the concept plans and exhibit while keeping in mind that the lot lines and subdivided parcels presented are not final, as they are subject to the standard subdivision planning processes in place with the Village of Maryville. While we understand it is difficult to make all stakeholders happy, our hope is that this proposed rezoning exhibit eases some concerns from the community about the project.

Thank you very much,

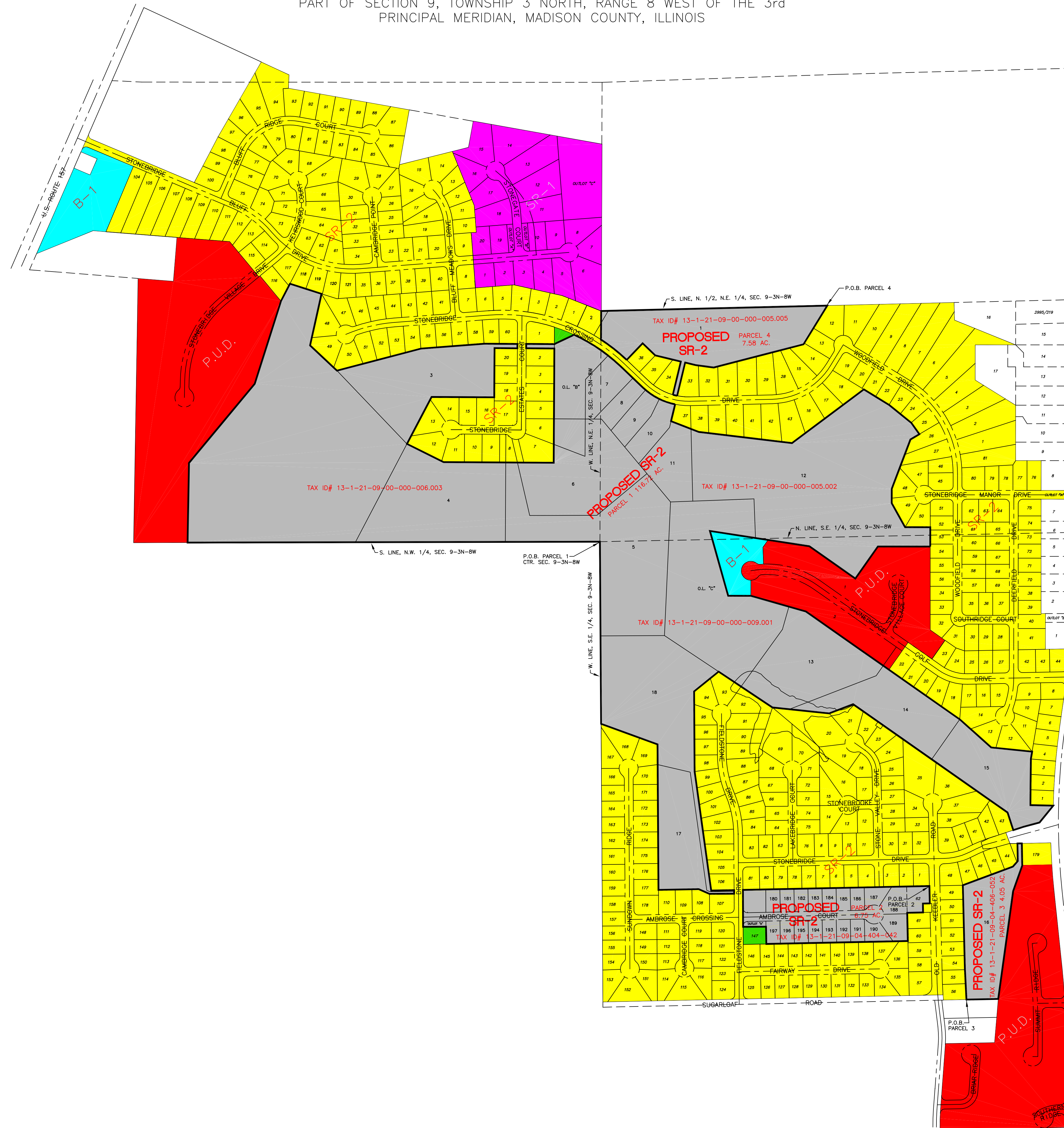
TMEG, Inc

# PROPOSED RE-ZONING EXHIBIT

PART OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 8 WEST OF THE 3rd  
PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS



SCALE: 1"=300'



LEGEND	
<span style="display:inline-block; width:15px; height:15px; background-color:yellow;"></span>	AG
<span style="display:inline-block; width:15px; height:15px; background-color:yellow;"></span>	EXISTING SR-2
<span style="display:inline-block; width:15px; height:15px; background-color:red;"></span>	P.U.D.
<span style="display:inline-block; width:15px; height:15px; background-color:cyan;"></span>	B-1
<span style="display:inline-block; width:15px; height:15px; background-color:grey;"></span>	EXISTING AG TO BE REZONED SR-2
<span style="display:inline-block; width:15px; height:15px; background-color:magenta;"></span>	SR-1

<b>PROPOSED RE-ZONING EXHIBIT</b> STONEBRIDGE MARYVILLE, ILLINOIS	PROJECT NO. 1570
	SCALE: 1"=300'
SHERBUT-CARSON-CLAXTON, LLC #4 MEADOW HEIGHTS PROFESSIONAL PARK COLLINSVILLE, ILLINOIS 62234 PH. (618) 345-5454	DATE: NOV. 2, 2018
	DRAWN BY: K.M.C.
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	DATE CHECKED:
	REVISIONS: 3/1/19 4/25/19 4/26/19
SHEET 1 OF 1	