

Exhibit A - Applicant's Brief

Carbondale Elks #1243  
220 W Jackson Street  
Carbondale IL 62901  
November 16, 2016

City of Carbondale  
Planning Services Division  
200 South Illinois Avenue  
Carbondale IL 62902

To Whom It May Concern:

As per the Rezoning Application, the following brief is for the Carbondale Elks:

The Carbondale Elks Lodge #1243 recently reached its 105<sup>th</sup> anniversary as a Carbondale-area fraternal organization. Lodge #1243 is involved in the community through our many charitable endeavors. These include but are not limited to youth activities, veteran organizations, and local charities. A few of the organizations we have supported over the years are Carbondale High School, High School Boosters Club, Terriers Junior Football, Carbondale American Legion Baseball, Carbondale Soccer Inc., Special Olympics Southern Area 15, Boy Scout Troop #66, DeSoto Girl Scout Troop #8189, This Able Veteran, The Haven, Good Samaritan Ministries, The Women's Center, Shop With a Cop, and Hospice of Southern Illinois

To support these activities and the Lodge, current hours of operation are Monday – Thursday, 4 – 9 pm and Friday, 12 noon – 12 midnight. On weekends we open as needed for event schedules.

We appreciate your consideration of our rezoning request.

Sincerely,

Carbondale Elks Lodge #1243

**EGYPTIAN BOARD OF REALTORS®, INC.  
RESIDENTIAL SALES CONTRACT**

*THIS IS A LEGALLY BINDING CONTRACT. IF NOT FULLY UNDERSTOOD, SEEK THE ADVICE OF YOUR ATTORNEY PRIOR TO SIGNING.*  
 DISCRIMINATION: IT IS ILLEGAL FOR EITHER THE OWNER OR THE BROKER TO REFUSE TO DISPLAY OR SELL TO ANY PERSON BECAUSE OF ONE'S MEMBERSHIP IN A PROTECTED CLASS, E.G.: RACE, COLOR, RELIGION, NATIONAL ORIGIN, SEX, ANCESTRY, AGE, MARITAL STATUS, PHYSICAL OR MENTAL HANDICAP, FAMILIAL STATUS, OR ANY OTHER CLASS PROTECTED BY ARTICLE 3 OF THE ILLINOIS HUMAN RIGHTS ACT.

1. Buyer agrees to buy and Seller agrees to sell the property described in Paragraph 2 below, all according to the terms and provisions of this Residential Sales Contract. ETMC

Seller ILLINOIS DISTRICT COUNCIL

Buyer CHARBONDALE ECKS LODGE

Seller ASSEMBLIES OF GOD

Buyer 1243 MICHAEL BISHOP

Phone ( ) \_\_\_\_\_

Phone 618 457-6000

Street \_\_\_\_\_ Apt# \_\_\_\_\_

Street 220 W. JEFFERSON Apt# \_\_\_\_\_

City/State/Zip \_\_\_\_\_

City/State/Zip CHARBONDALE, IL 62901

Buyer directs title transfer, as (check one):  Sole Owner  Joint Tenancy with Right of Survivorship  Tenants in Common  Tenants by the Entirety  Other

2. LEGAL DESCRIPTION (Complete legal attached):  Or to follow on deed.

Located in the County of JACKSON, State of Illinois, Parcel Tax ID# 15-23-326-008

Commonly known as: 419 CANTON CITY RD. City of CHARBONDALE, Ill.

3. FIXTURES AND PERSONAL PROPERTY: Seller agrees to transfer to Buyer, all fixtures which are so attached or built in, the removal of which would leave the premises in an incomplete or unfinished condition as to exterior or interior decoration or internal or external appearance; together with the following items: KITCHEN APPLIANCES XRM

4. PURCHASE PRICE \$ [REDACTED]

Earnest money in the amount of \$ 5000 in the form of (Cash) (Check)

The balance of Purchase Price, adjusted by pro-rations, credits allowed by the parties, and closing costs shall be paid at closing by certified or cashier's check, or electronic wire transfer as required by law, the title agent or as may be required by the Lender.

5. CLOSING DATE: The parties shall close this transaction (choose one of the following)

on or before APRIL 10 2017 (insert date); or [REDACTED]  
 within [REDACTED] calendar days from final acceptance. XRM

The parties may mutually agree in writing to close upon such other time and place as is convenient.

6. METHOD OF PAYMENT (check one):

CASH SALE (check one) A.  Written verification of deposit required. B.  Verified deposit of funds in escrow at title agent or other.

FINANCING CONTINGENCY: This contract is contingent upon Buyer obtaining a written mortgage loan commitment of \_\_\_\_\_% of the Purchase Price for a \_\_\_\_\_ Conventional or \_\_\_\_\_ mortgage loan with an initial \_\_\_\_\_ Fixed Rate, \_\_\_\_\_ Adjustable rate of interest not to exceed \_\_\_\_\_ percent, to be amortized in monthly installments for \_\_\_\_\_ years.

A. Buyer shall make written loan application no later than \_\_\_\_\_ or \_\_\_\_\_ calendar days after final acceptance date, and Buyer will diligently pursue obtaining a written commitment for such financing, including, but not limited to, providing Lender with all pertinent information deemed necessary by the Lender and correcting erroneous credit reports. Failure to do so shall constitute default of this Contract.

B. Buyer shall return the Letter of Intent to Proceed to the lender on or before: \_\_\_\_\_

C. Buyer shall provide a letter of loan rejection to Seller no later than \_\_\_\_\_ or \_\_\_\_\_ calendar days after final acceptance date. Failure to do so shall constitute default of this contract.

Buyer [Signature] Buyer \_\_\_\_\_ Seller [Signature] Seller \_\_\_\_\_

THIS IS A LEGALLY BINDING CONTRACT. IF NOT FULLY UNDERSTOOD, SEEK THE ADVICE OF YOUR ATTORNEY PRIOR TO SIGNING

46. OFFER: This offer shall become null and void unless a written acceptance is received by the BUYER of the BUYER'S DESIGNATED AGENT

ON OR BEFORE 4 P. M. on 10/18, 2016

Michael J. ... Buyer Date/Time 10/14/16 x Buyer Date/Time

46. SELLER: Accepts the foregoing offer. Rejects the foregoing offer. X Counter offers the foregoing offer.

Seller's Counter Offer to be accepted by Buyer no later than 7:00 P.M. on Oct. 24, 2016

10-17-16 9:00 AM Seller Date/Time

BUYER: X Accepts the foregoing counter offer. Rejects the foregoing counter offer. Counter offers the foregoing counter-offer.

Buyer's Counter Offer to be accepted by Seller no later than M. on 201

Michael J. ... Buyer Date/Time 11-11-16 9:30 AM Buyer Date/Time

SELLER: Accepts the foregoing counter offer. Rejects the foregoing counter offer. Counter offers the foregoing counter-offer.

Seller's Counter Offer to be accepted by Buyer no later than M. on 201

Seller Date/Time Seller Date/Time

BUYER: Accepts the foregoing counter offer. Rejects the foregoing counter offer. Counter offers the foregoing counter-offer.

Buyer's Counter Offer to be accepted by Seller no later than M. on 201

Buyer Date/Time Buyer Date/Time

SELLER: Accepts the foregoing counter offer. Rejects the foregoing counter offer. Counter offers the foregoing counter-offer.

Seller's Counter Offer to be accepted by Buyer no later than M. on 201

Seller Date/Time Seller Date/Time

FINAL ACCEPTANCE DATE: Acknowledged by Initialed by last party to agree.

RECEIPT FOR EARNEST MONEY: The undersigned Agent acknowledges receipt of the aforementioned earnest money to be held and disbursed according to the terms and conditions of the foregoing contract. Broker Escrowee

Selling Agency REALTOR ASSOCIATION PROFESSIONALS License # 481.02289 Selling Broker ROSE SCHILLING License # 471.012048 Agency Address 635 E. WALNUT ST. CHICAGO, IL 60601

Listing Agency C21 HOUSE OF REALTY License # 477.012071 Listing Broker THOMAS NELSON License # 475.127799 Agency Address 108 West Plaza Drive Carterville, IL 62918