

***LEWIS AND CLARK
ENVIROTECH BUSINESS PARK
DESIGN and DEVELOPMENT GUIDELINES***

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LEWIS AND CLARK ENVIROTECH BUSINESS PARK

INTRODUCTION

THEME AND SCOPE

The location of the Lewis and Clark "EnviroTECH" Business Park is an area of natural woods and the former Wood River Creek channel which has ties to the Lewis and Clark Expedition of 1804. A historical marker on the east side of the business park along Illinois Route 3 states that the Camp Dubois site was the preparatory encampment during the winter of 1803-4 for a journey that was to change America. By careful planning and development, it is hoped that the feeling of genuine wilderness and pending adventure will remain forever with the site.

The purpose of the planning and design guidelines for the park is meant to create an attractive, efficient, and yet environmentally safe development for business and industry. To that end, the City of Wood River and future tenants of the park shall work together in preserving the natural characteristics of the site and protecting and enhancing the existing wetlands and woods so as to maintain the wilderness environment of the park.

The spirit and intent of these guidelines is intended to be considerate of both commercial and industrial development concerns. They seek to enhance the overall quality of the site, create a positive business image, and exhibit an aesthetically pleasing view for customers and visitors to the park. It is further intended that improvements to the site, present and future, whether made by developers or the City of Wood River, shall remain attractive with limited maintenance or disruption of the natural environment.

SECTION I - ARCHITECTURAL

A. Design Objectives

1. The Lewis and Clark EnviroTECH Business Park shall retain the existing image of natural woods and wetland areas by being sensitive to new design applications within the park. There will emerge a contrast between the existing nature of the park and the modern industrial uses of the land. The application of design sensitivity during the review process will attempt to blend these two opposites through landscaping and site planning techniques. Retaining the existing hardwood trees of good quality shall be strictly enforced wherever and whenever possible.
2. Access within the Lewis and Clark EnviroTECH Business Park will be along EnviroTECH Parkway. The Parkway will carry the highest level of traffic and therefore no parking will be allowed on the Parkway. EnviroTECH Parkway is the front door to all development, present and future, and is the most important street within the park.
3. Architectural design may consist of buildings that are modern as well as traditional in design and materials. Building materials used in the park shall be of a high quality. The design of all buildings and sites within the park shall respect the environmental theme of the park, the natural qualities of the land, and compliment the architecture of the entrance to the park. See Exhibit 2.
4. The scale of buildings, site elements and landscaping visible along EnviroTECH Parkway shall be coordinated so as to result in a consistent, cohesive appearance.
5. The massing, proportions and colors of new buildings shall be designed to provide visual continuity consistent with the natural setting of the park. The major color of all buildings and all architectural elements shall be from an approved palette of colors. Secondary or accent colors shall be of a contrasting nature to the major building color including the use of white and black. The approved palette of colors shall be available at the Planning and Zoning Department.
6. Wherever possible the developer is encouraged to retain natural undeveloped areas. These undeveloped areas are not to be thought of as spaces left over with no maintenance required, but will require maintenance of a different type. All unpaved areas shall be at all times kept clean of old brush, trash, stored articles, and equipment of any kind, etc.
7. There shall be no development (excluding approved signs or planting and maintenance of vegetation) within the required setbacks or easements. These areas shall not contain any development, impervious surfaces, or site features that do not function to meet the overall theme of the business park or that require removal of existing vegetation.
8. No grading, development, or land-disturbing activities shall occur within the fifty foot (50') buffer for wetland areas. The only exception to this is any city tree reforestation that may occur with the approval of the United States Army Corps of Engineers. The wetlands and the buffer areas are to remain in their natural state.

9. To assure the highest level of safety for all park tenants, all new buildings within the park shall meet the Life Safety Code and BOCA Code in effect at the time of the development as adopted by the City of Wood River.

B. Building Height

1. The maximum height of any building shall be approved by the Planning and Zoning Department. Buildings should not be visible above the treeline of the park subject to review as to specific company needs. All buildings must meet the BOCA and Life Safety Code requirements for floor levels in a building and building height.

C. Building Setbacks

1. Excluding street lighting and signs, no building/structure or pavement other than access drives shall be erected within the setbacks outlined below:
 - a. Landscaped easement along EnviroTECH Parkway.....fifty feet (50').
 - b. Setback from secondary public streets.....twenty-five feet (25').
 - c. Setback from rear property line..... fifty feet (50').
 - d. Setback from side property line.....fifty feet (50').

**All setbacks are measured from the owner's property line toward the center.
Amendment of the City of Wood River Zoning Ordinance 1993.**

2. The distance between detached buildings on the same developmental site shall not be less than..... twenty-five feet (25').
and
the distance between a principal building and an accessory building on the same site shall not be less than..... ten feet (10').
3. The distance between principle buildings on adjacent developmental sites shall not be less than..... one hundred feet (100')

Exceptions may be granted for specific industry needs that have been examined for safety and approved by the Planning and Zoning Department.

The property line along streets runs along the back of the curb.

Amendment of the City of Wood River Zoning Ordinance 1993.

Terms

- Property line = line of ownership encircling a specific piece of real estate.
Building line = line corresponding to a building facade.
Setback = perpendicular distance between two lines. As used in this ordinance the distance extends in from the property line toward the center of the piece of real estate. This distance may or may not be from the property building line.

D. Placement of Building on Site

1. Buildings shall be placed on a site in a manner that meets the needs of the company while trying to preserve the maximum natural site possible.
2. Buildings shall be located on their sites with their most attractive facades facing the EnviroTECH Parkway or the Berm Highway (Illinois 143). Buildings shall not present their backs or loading dock areas to the Berm Highway or to EnviroTECH Parkway.

E. Building and Pavement Coverage

1. A three acre (130,680 SF) tract of land shall be the minimum sized parcel developed.
2. The maximum building and pavement coverage to lot area shall not exceed 75% of the lot area for all land uses or less depending on building setback requirements.
3. Percent (%) landscaping in parking areas adjacent to and/or along EnviroTECH Parkway shall meet the parking lot guidelines of 5% as stated in the City River Zoning Ordinance 1993. See Article 6-6.6.

F. Building Materials

1. New buildings shall be of an approved architectural style. The building materials may be a combination of brick, split-face concrete block, architectural concrete panel and metal. No building exterior shall be entirely of metal. Office and corporate areas shall be of the higher quality materials and face onto and/or be visible from EnviroTECH Parkway. Building design shall be reviewed and approved by the Planning and Zoning Department. Creative architectural and use of materials is encouraged.

G. Building Colors

1. The exterior facade colors of the building shall be from the approved palette of colors available at the Planning and Zoning Department. The building color approval shall be reviewed at the time of site plan approval. Changes or additions to the approved palette of colors shall be reviewed by the Planning and Zoning Department.

H. Signs

1. All signs within the park shall be of the same style and materials as the sign program designed and approved for the park or an approved style similar to and compatible with the approved park signs. The only exception shall be for corporate or company logos which may be placed on a building facade or a detached sign placed within a ten foot (10') wide perimeter strip around the building edge. See Exhibit 3.
2. Signs may be located along EnviroTECH Parkway within the fifty foot (50') landscaped easement at the corners of entrance drives into private business areas or at intersecting streets. The signs may not be closer than twenty-five feet to the back of the curb and shall be approved by the Planning and Zoning Department.
3. Detached signs of any style shall not be located within fifteen (15') of the property line. Signs at the rear of the property or signs facing any secondary streets shall be the approved sign program for the park.
4. Businesses with buildings having a frontage visible from the Berm Highway (Illinois 143) may have the corporate or company logo on the building face seen from the highway. The total sign area on this building face shall not exceed eighty square feet (80 sf).
5. Sign lighting shall be approved at the time of sign permitting by the Planning and Zoning Department.
6. All signs shall be restricted to the corporate or company name or logo, identification or type of business, hours of operation, products and services of the business at the site.
7. Signs shall be permitted on principle structures not exceeding one hundred and fifty square feet (150 sf) in total sign area or 15% of the first floor facade area, whichever is lesser. No more than two wall signs shall be permitted on any one building and not more than one detached free standing sign shall be permitted on one building site. All wall signs shall be placed parallel and attached to the building facade.

8. All signs are to be kept in a state of good condition, free of unsightly and hazardous conditions. Sign maintenance shall be enforced in accordance with the City of Wood River Zoning Ordinance 1993, Article 5-5.15.
9. The following permanent signs are prohibited:
 - a. Signs projecting above any vertical building surface, (i.e. above a building roofline).
 - b. Signs painted on any wall of a primary building or any accessory structure.
 - c. Signs using unshielded (bare bulb) type lighting.
 - d. Billboard signs.
 - e. Signs projecting more than two feet (2') out from a building wall.
 - f. Temporary banner signs or other signs not of a permanent nature.

Temporary signs as described in the City of Wood River Zoning Ordinance 1993, Article 5 will be permitted.

I. Exterior Building Lighting

1. Exterior building lighting shall be designed to enhance the overall appearance of the EnviroTECH Park. Ground lighting pointed upward at the building or landscaping is encouraged. Other types of lighting may be approved with application to the Planning and Zoning Department.
2. The source for exterior lighting shall be concealed (i.e., shielded, shaded, or well type) and be appropriate in intensity for the surface being illuminated.

J. Mechanical Systems

1. All rooftop mechanical systems and units shall be visually screened, exceeding the height of the equipment, in a manner appropriate for the architectural style and quality of each building using the same or compatible materials of the building.
2. Ground mechanical units shall be visually screened from views along EnviroTECH Parkway and/or the Berm Highway (Illinois 143).

K. Service and Off-Street Loading Areas

1. Service loading areas shall be carefully planned and positioned on the site to minimize and wherever possible hide their visibility from the EnviroTECH Parkway, the Berm Highway and/or Illinois Route 3.
2. Access drives and loading areas shall be carefully planned and positioned within the site according to the company's needs, however there should be equal emphasis as to the importance of the architectural design and appearance of these drives.
3. The number of access cuts shall be minimized so as to encourage the most optimum traffic movement and circulation pattern within the park. Site specific traffic circulation shall be approved by The Planning and Zoning Department at the time of site plan approval.

L. Storage of Goods, Stock, and Equipment.

1. Outside storage of goods, stock and equipment shall not be permitted except for those items which by necessity are required to have outside storage. This storage is to be of a temporary nature or a rotating supply, and is not to be permanent storage of goods, stock or equipment not being used by the company as a necessity of daily business. Equipment includes all types of motorized vehicles and machinery.
2. Hazardous materials needed on site for specific businesses shall be in separate, clearly marked storage areas. All EP A rules and regulations will be enforced at the business park.
3. Outside repair, service and maintenance of motorized vehicles, painting and body work, storage of wrecked or abandoned vehicles or storage of any vehicle parts is prohibited in the industrial park.
4. Goods, stock and equipment that are permitted outside storage shall be screened from view from EnviroTECH Parkway, Illinois Route 3 and The Berm Highway (Illinois 143).

M. Easements

1. Nothing shall be planted or installed within an underground or overhead utility easement or a drainage easement without the consent of the City of Wood River and the easement holder at the time of site plan approval.

SECTION II - SITE ELEMENTS

A. Entrance Drive to Park - "Enviro TECH Parkway"

1. The landscaped entrance into the EnviroTECH Business Park shall be lighted with entrance markers displaying the name Lewis and Clark EnviroTECH Business Park and the parkway drive shall be landscaped with a median containing street lighting. These areas are to be maintained by the City of Wood River. No parking shall be allowed along the parkway and curb cuts are to be minimized along the parkway. Entrances onto sites will be encouraged from secondary streets whenever possible.
2. Medians are allowed only on EnviroTECH Parkway and shall not be placed on secondary public streets within the park. Medians may be placed on private sites as part of private drives.
3. EnviroTECH Parkway shall include one sheltered bus stop along the east side of the parkway to enable employees of the business park to have access to public transportation.
4. Entrance drives to individual parcels shall be designed to provide two-way access with a minimum pavement width of thirty feet (30'). The exception is when there is also a side frontage that may allow for one way access to and from the parcel. All site plans shall be approved by the Planning and Zoning Department according to the needs of the individual business involved and the overall plan for the park.

B. Utilities

1. All new utilities shall be underground along EnviroTECH Parkway and at the entrance to the park. Equipment associated with utilities shall be screened from view as seen from EnviroTECH Parkway, Illinois Route 3 and The Berm Highway (Illinois 143). The screen shall be either a site approved landscape treatment, a barrier wall or a fence that is consistent with the architectural treatment of the main building in order to minimize negative visual impacts.

The exception to this will be the service lines from Illinois Power which are overhead lines.
2. The on site location of above ground utility boxes shall not be sited at locations under the following conditions:
 - a. Where sight visibility is critical to property access and safety, (i.e., vehicular entries and intersections).
 - b. Within the fifty foot (50') buffer around any wetland areas.
 - c. Within the fifty foot (50') landscaped easement along EnviroTECH Parkway, unless approved as necessary by the Planning and Zoning Department as a specific need for a property owner.

C. Fences

1. Fencing along EnviroTECH Parkway shall not be placed within the fifty foot (50') landscaped easement. When the building is placed on the fifty foot (50') landscape easement line the fence shall follow the building facade line starting at the building corners. The fencing along the parkway shall be low wall fencing of a material compatible with the architecture of the entrance to the park and consistent with the architectural treatment of the main building. The low wall may have wrought iron on top of it to a maximum height of six feet (6") or a similar fencing style. Chain link and white vinyl fencing is not acceptable along the parkway.
2. Proposed fencing shall be reviewed and approved by the Planning and Zoning Department at the time of site plan approval or later through the City's fence permitting process. Fencing that does not block vision is encouraged.
3. Security style fencing shall not exceed a height of eight feet (8') measured from the ground to the top of the top rail or highest point excluding posts. Chain link is acceptable along rear property setback lines and property side lines depending upon the layout of the parcel, the building site plan and according to external visibility of the fencing on the property from external roads.
4. Fencing shall not be placed within the fifty foot (50') buffer for wetland areas.
5. Fencing shall not be placed within the twenty-five (25') setback from secondary streets.

D. Loading Areas

1. Direct access to loading areas from streets or entrance drives (not through automobile parking lots) shall be encouraged. The Planning and Zoning Department at the time of site development approval will assess the company's needs and the concerns for overall park planning.
2. Off street loading areas shall be located on the same parcel of land as the use served and not closer than fifty feet to the intersection of the rights-of-way of two streets.
3. Curb cuts for access to loading areas shall provide a minimum width of thirty feet (30') for two way drives and the number of curb cuts shall be limited to only those that are necessary for adequate ingress and egress, consistent with good traffic planning.
4. Area surfaces shall be paved with concrete or paved with bituminous binder and surface course and have provisions for internal and subgrade drainage. The pavement design shall be approved by the City Engineer at the time of site plan approval by the Planning and Zoning Department.
5. Signs designating loading area entrance and exit shall be limited to one sign for each such entrance and exit with a maximum area of two square feet (2 sf) each not extending more than four feet (4') above ground level. Any such signs along EnviroTECH Parkway shall be the same or an approved similar style as the sign program that has been designed and approved for the business park. When necessary these signs may be placed in the setback areas if sign placement has been approved along with site plans by the Planning and Zoning Department.
6. A continuous concrete or bituminous curb at least six inches (6") in height shall be provided on the perimeter of loading areas to prevent encroachment on adjacent property, wetland buffer areas and landscape treatment.

E. Exterior Lighting

1. Street lighting along EnviroTECH Parkway and secondary public streets shall be Sterner Classics area roadway lighting, the Executive style on twenty-five foot (25') poles and shall be maintained by the City of Wood River. See Exhibit 5.
2. All building entrances, private drives, parking lots and loading areas must be well lighted for safety of employees and automobile traffic.
3. All freestanding, in ground and building mounted lighting on individual parcels visible from and along EnviroTECH Parkway or the Berm Highway (Illinois 143) shall be the approved fixtures for the park or similar fixtures approved by the Planning and Zoning Department and must be consistent with the overall lighting program for the park. Site lighting will be approved by the Planning and Zoning Department at time of site plan approval. See Exhibit 5.
4. Accent lighting for building facades, landscaping and special exterior features is encouraged with approval by the Planning and Zoning Department. Permits are required.
5. No lighting shall be closer than six feet (6') to the back of the curb along public streets.
6. Pedestrian walkways, plazas, courts and building entrances shall be considered on an individual basis taking into account the individual needs of the business. This approval should be given by Planning and Zoning at the time of permitting the site plan.

F. Site Furnishings

1. A trash receptacle of adequate size with a tight fitting lid is required at building entrances and parking areas consistent with the overall design of the park.
2. Site furnishings shall not be placed within the landscaped easement along EnviroTECH Parkway.

G. Dumpsters and Compactors

1. All dumpsters and compactors shall be screened from view as seen from EnviroTECH Parkway, Illinois Route 3 and The Berm Highway.(Illinois 143). The screen shall be either a site approved landscape treatment or a structural barrier such as a solid masonry wall or fence and be consistent with the architectural treatment of the main building and the overall park design in order to minimize negative visual impacts.

H. Stormwater and Water Discharge Management

The Clean Water Act requires that the State of Illinois regulate stormwater runoff through the National Pollution Discharge Elimination System (NPDES) permitting process. The State sets standards and criteria with which a developer must comply. The State allows for the flexibility to invoke standards, require specific management practices and schedule compliance for each facility and will do so dependent on what significant materials may be present on the site.

The NPDES permit application should have detailed and specific data to address the effect a proposed development may have on waters of the State. The Illinois EPA will make a decision as to whether or not a sedimentation basin will be necessary or required to control stormwater quantity and quality. Investigation of the Illinois statutes relevant to the NPDES permit shows that the EP A can require best management practices such as the construction of a sedimentation basin to reduce potential water pollution.

The developer shall work with the City of Wood River to develop, implement and maintain a stormwater runoff program. This shall include a system or plan to provide for oil-water separation, storm water detention facility and a sedimentation basin, if required. This plan may include the construction of a low-permeability liner dependent on the materials present. Where no specific design standards are required by the IEPA the developer of sites within the EnviroTECH Business Park will use the following guidelines for water management:

1. Stormwater runoff calculations:

Estimate the total volume of discharge based on Run-Off Coefficient Methods. Calculations based on methods described in USEP A Document 833-B- 92-001, NPDES Stormwater Sampling Guidance Document, July 1992.

Procedure for calculations shall be as follows:

- a. Calculate rainfall volumes for the site with the subject property in an unimproved condition
- b. Calculate rainfall volumes for the site in an improved condition.
- c. The difference in the calculated volumes will be the estimated excess rainfall volume that must be accommodated for a 25 year, 24 hour storm event.

2. Sedimentation Basin:

When materials deemed potentially harmful to the City's wetlands are present, construction of a sedimentation basin may be necessary. The City shall not presume to be the final authority for defining or qualifying the degree of potential danger to the waters of the State.

Furthermore, the developer is ultimately responsible for preventing pollution to such waters. The City does however maintain the right to require best management practices and sedimentation basin construction where it determines the risk of pollution exists.

- a. The design of the sedimentation basin shall be based upon the 25 year, 24 hour storm event.
- b. A minimum of one hour will be required to allow for settlement of particulate or solids before water is released from the basin.
- c. The City of Wood River shall be allowed to randomly sample effluent from the basin.

(Foth and Van Dyke Engineers-Architects, April 21, 1995, John L. Bognar, C.P .G., Senior Hydrogeologist)

Note: Current data from Illinois State Water Survey (1989) Table 13 of "Frequency Distributions of Heavy Rainfall in Illinois" shows that this area borders Zones 7 and 8. An average of these zones will be yield 5.7" of rainfall for the 25 year, 24 hour event. This value of 5.7 inches will be used for design calculations.

SECTION III - LANDSCAPING Objectives

1. The objectives of the landscape design guidelines are to retain the wilderness identity of the existing land while developing the Lewis and Clark EnviroTECH business Park and providing for reforestation as the existing trees on the property are aging and have a limited life span. This is especially true of the large cottonwood trees on the park site. Reforestation is important because there has been no management of the underbrush in the area and new trees are not present. The approved list of trees from the United States Army Corps of Engineers and the City of Wood River list of trees will be the approved lists for tree planting/reforestation in the business park. The tree type will depend upon the area of the business park where the tree is planted.
See Exhibit 4.
2. The approved list for accent tree and shrubbery planting along EnviroTECH, Parkway, within the medians and the secondary public streets is to be with the Corps of Engineers' tree planting list for the overall business wetland areas. The objective is to add color to enhance the experience along the drives while retaining the wilderness identity of the existing land. See Exhibit 4.
3. No street trees or other vegetation shall be planted in any location that obstructs vehicular traffic visibility.
4. Tree planting is required within the park to provide reforestation of the area. Any acreage cleared for development containing trees measuring four (4)inches diameter breast height (DBH), shall be replaced at a 10 tree per acre, with trees having a minimum of a 3 ½ inch caliber trunk on the same development site when possible. The trees may be planted within the setback requirements however not within utility easements or over any utilities in the ground. In specific circumstances when planting on the same site is not possible the trees may be placed elsewhere in the business park as approved by the Planning and Zoning Department.
5. The reforestation of lands within the business park may take place over a period of time with a tree planting plan that has been approved by the Planning and Zoning Department. All companies developing within the park are to provide twenty (20) trees per acre of development. The trees shall have at least 1 ½ inch caliber trunk and be from the Army Corps of Engineers

6. Wherever possible the developer is encouraged to retain natural unpaved areas. These undeveloped areas are not to be thought of as spaces left over with no maintenance required, but will require maintenance of a different type. All unpaved areas shall be at all times kept clean of old brush, trash, stored articles/equipment of any kind, etc.

B. Street Trees

1. Street trees are to be planted in a manner representing the existing wilderness character of the area, usually grouped together at intervals along the streetscape. The goal is to attain variety and visual interest within the natural setting.

2. Trees within the fifty foot (50') landscaped easement along the EnviroTECH Parkway may initially be planted by the City or by the developer of the parcel after sale of that parcel. Tree planting shall follow the approved landscaping plan for the parkway. These trees shall be a minimum of 3 ½ inch caliper. The maintenance of the vegetation within the landscaped easement shall be the responsibility of the parcel owner.
3. The medians shall contain a minimal amount of street trees to assure good visibility for traffic.

C. Ground Cover

1. Ground cover within the fifty foot (50') landscaped easement along the EnviroTECH Parkway may initially be planted by the City or by the developer of the parcel after sale of that parcel by the City. Ground cover planting shall follow the approved landscaping plan for the parkway. The vegetation shall be native grasses and plantings requiring minimal maintenance.
2. The medians along the parkway are to be planted and maintained by the City and shall be native and other grasses with low shrubbery requiring minimal maintenance.

D. Parking Lots

1. All parking lots shall be governed by the City of Wood River Zoning Ordinance 1993, Article 6 for the EnviroTECH Business Park, however some development sites will be considered to have specific company needs which will be examined at the time of site approval by the Planning and Zoning Department.
2. The pavement design shall be approved by the City Engineer at the time of site plan approval by the Planning and Zoning Department.

SECTION IV - *Maintenance Objectives*

1. All improvements to the Lewis and Clark EnviroTECH Business Park completed through the Design Development Guidelines and any other improvements by the owner/developer shall be continually maintained in a state of good repair and condition, including all architectural features, site elements and landscaping.
2. The City of Wood River shall inspect the improvements to the park periodically and notify property owners about violations to ensure that the EnviroTECH Business Park is kept in a safe and attractive condition. Property owners will be notified of violations in writing by mail or hand-delivered to them.
3. All broken, deteriorated or missing site improvements including landscaping shall be replaced and/or repaired within a reasonable amount of time, which shall be sixty (60) days from the notification date unless a different plan of action is approved by the Planning and Zoning Department.

4. Failure to comply with the Design Development Guidelines and maintenance of improvements to the park will result in fines to the maximum amount allowable by law admissible by city ordinances.

SECTION V – TIME LIMITS FOR CONSTRUCTION REQUIREMENTS and INSTALLATION of REQUIRED LANDSCAPING

A. Time Limits

1. The time limit for construction and landscaping shall be determined at the time of site plan approval. The Planning and Zoning Department may grant exceptions or extensions to the agreed on time limit in the following circumstances:
 - a. Exceptions may be granted due to unusual environmental conditions that make compliance with the given time frame impossible to achieve.
 - b. Exceptions may be granted due to the substitution or unavailability of building materials and landscaping plant species.
 - c. Exceptions may be granted due to circumstances beyond the developer's or property owner's control determined on an individual basis.

SECTION VI - PENALTIES

A. Injunctions

1. The Design Development Guidelines set forth herein are restrictions that are considered necessary to preserve the essential elements of this business park and its environmentally controlled features. The owners and tenants of this park understand such to be necessary and agree that a violation of any provision herein shall cause damages resulting in irreparable harm and that the City, or any affected owner, shall have the right to seek relief therefrom by requesting injunctive relief from the appropriate courts in addition to any fines or stop work orders that may be permitted herein. Such relief shall be cumulative and not mutually exclusive.

B. Fines and Stop Work Orders

1. All development and improvements within the park shall obtain approval and all necessary permits prior to implementation and/or construction from the Planning and Zoning Department.
2. Fines and stop work orders shall apply for damaging and/or destroying significant vegetation on the site not approved for removal as stated in the development plans approved by the Planning and Zoning Department.

EXHIBIT 1



SCALE 1" = 200'

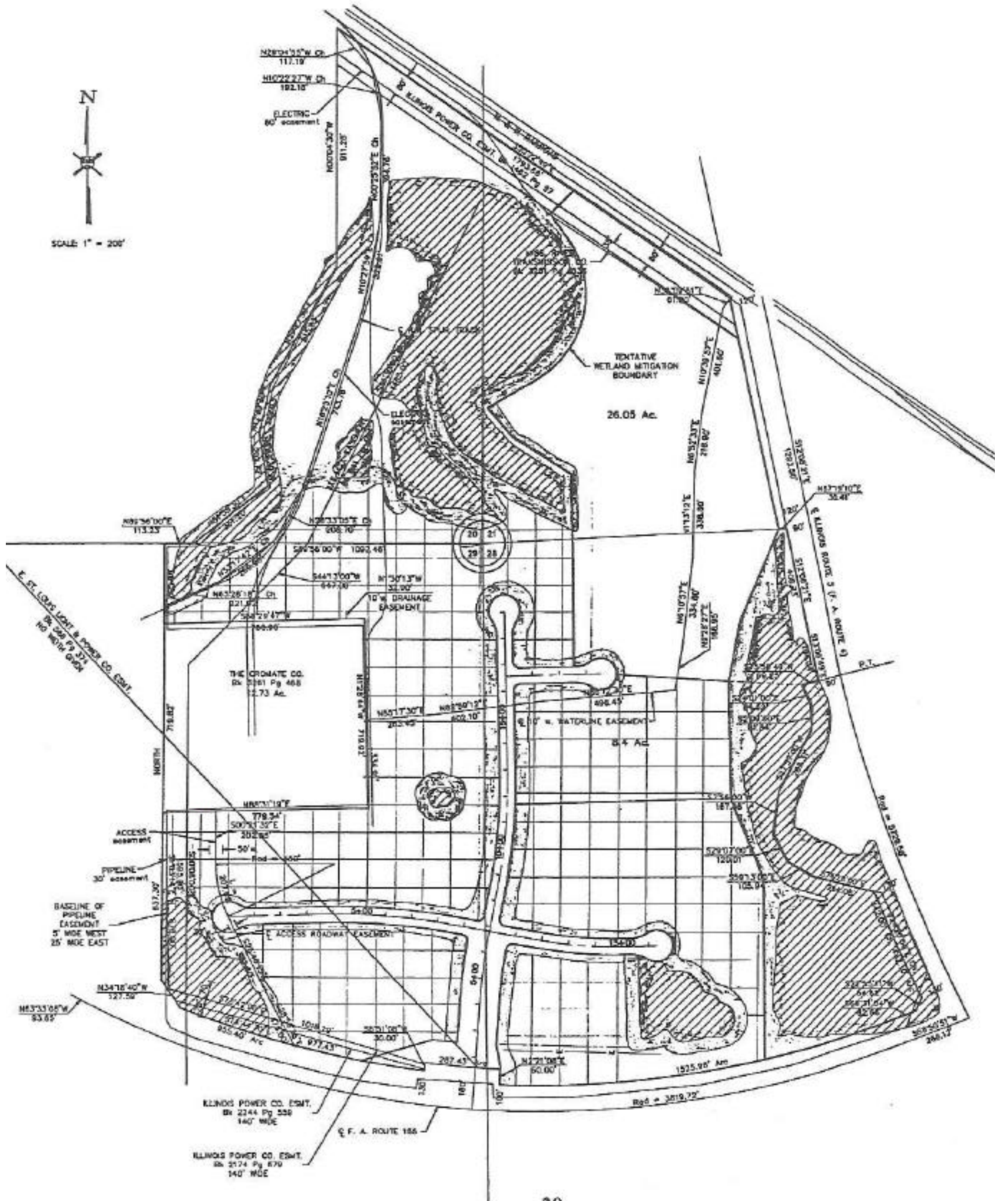


EXHIBIT 2

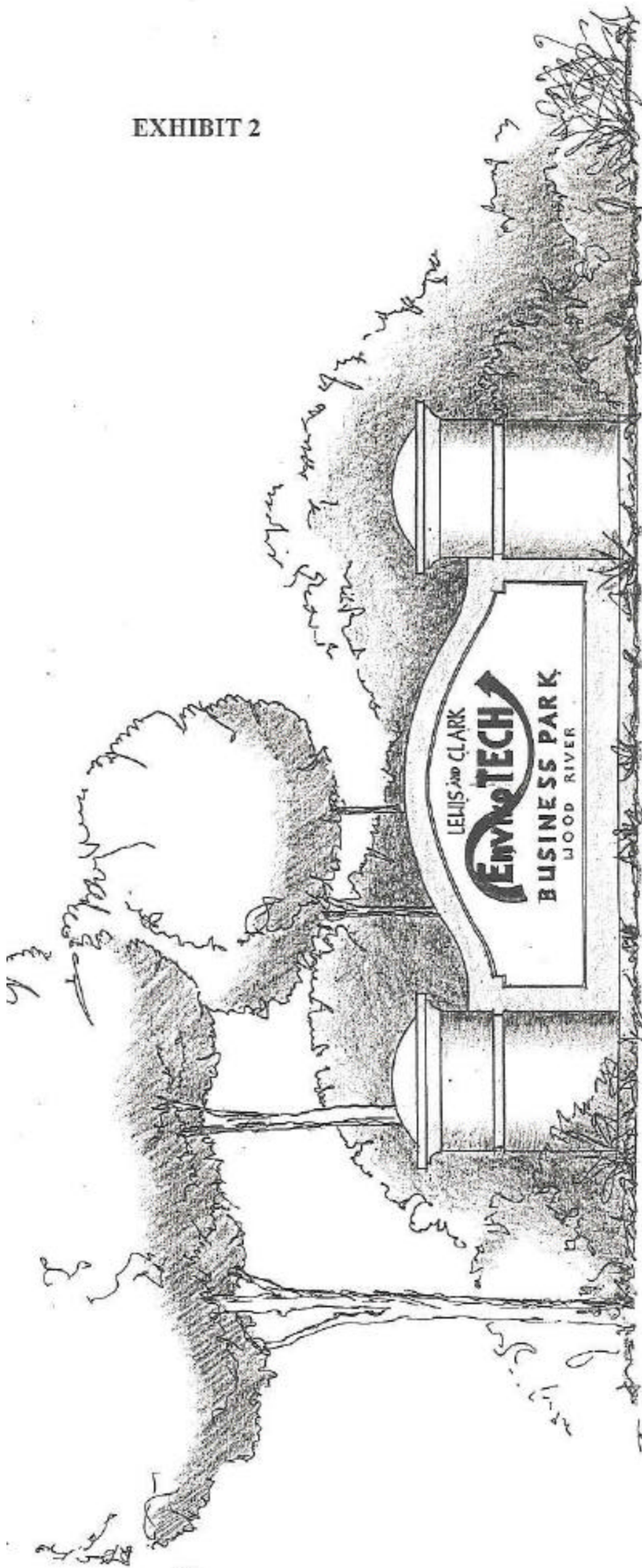


EXHIBIT 3

LANDSCAPING LISTS

City of Wood River Tree and Shrub List

TREE

Red Bud-Western
Dog Wood-Cornus florida
Little Leaf Linden
Golden Raintree
Swamp Holly
Bradford Pear
Shadbrush
Dwarf Flowering Cherry
White Poplar
Scarlet Oak
Red Oak
Black Oak
Sawtooth Oak
Bald Cypress
Red Maple
River Birch
Hackberry
Green Ash-Marshall seedless

SHRUB

Burning Bush
Forsythia
Barberry-American
Choke Berry
Euonymus
China Boy & China Girl Holly
Pivot Hedge
Yews Global and Upright
Prairie Grass-Pampas

GROUND COVERS

Monkey Grass
English Ivy
Periwinkle
Creeping Juniper
Asarum
Dead Nettle
Vinca rosea

Army Corps of Engineers List

75% of TREES

Pin Oak
Pecan
Swamp White Oak
Shagbark Hickory
Bitternut Hickory
Black Walnut
Shingle Oak
Bur Oak

25% of TREES

Green Ash
Hackberry
Boxelder
American Elm
Sycamore

EXHIBIT 4

BUSINESS PARK LIGHTING STANDARDS

EnviroTECH Parkway Lighting

Lighting within the islands of the roadway shall be:

Sterner Lighting Systems Inc.
Area Roadway Lighting -

Classics Edition - Executive Model
Bronze Aluminum Frame
Mounted 2 @ 180 degrees
Fiberglass Light Poles-Bronze Color

W. J. Whatley Inc.

Lighting along roadway with no islands shall be:

Sterner Lighting Systems Inc.
Area Roadway Lighting -

Classics Edition - Executive Model
Bronze Aluminum Frame
Mounted 1 single
Fiberglass Light Poles-Bronze Color

W. J. Whatley Inc.

Lighting for Parking lots within the Business Park shall be:

Sterner Lighting Systems Inc.
Area Roadway Lighting -

Classics Edition - Executive Model
Bronze Aluminum Frame
Mounted single or
2 @ 180 degrees as needed
Fiberglass Light Poles-Bronze Color

W. J. Whatley Inc.

Or:

Sterner Lighting Systems Inc.
High Performance Compact

LeBox - Area Roadway
Bronze Aluminum Frame
Mounted single or
2 @ 180 degrees as needed
Fiberglass Light Poles-Bronze Color

W. J. Whatley Inc.

Or:

A Roadway Lighting Fixture of:

Equal Quality
Similar Design
Bronze Color
Fiberglass Light Poles-Bronze Color

W. J. Whatley Inc.

These fixtures must be approved by the Planning Department.