

City of Collinsville

*125 S. Center Street
Collinsville, IL 62234*



Agenda

Thursday, October 9, 2025

6:30 PM

City Hall

Planning Commission

A. CALL TO ORDER**B. ROLL CALL****C. SPEAKERS FROM THE FLOOR****D. APPROVAL OF MINUTES**

1. Motion to Approve the September 11, 2025, Planning Commission Meeting Minutes

Attachments: [Minutes](#)

E. PUBLIC HEARINGS:

1. RZ 25-10, SUP 25-01 JMB Calibrations Center (Rezoning, Special Use Permit) - A request by JMB Calibrations Center to rezone property at 813 N. Bluff Road from P-BP-3, Planned Business Park District, to Planned Business Park District (P-BP-3) to allow for deviations in material from the Collinsville Code of Ordinances as it pertains to Sec. 17.060.260. - Development; nonresidential uses in all districts and accompanying a request for a Special Use Permit permitting the use of a Calibrations Center at this property.

- A. Motion to Open Public Hearing
- B. Staff Report
- C. Public Input
- D. Motion to Close Public Hearing
- E. Motion to Recommend Rezoning Approval

Attachments: [Staff Report](#)

2. RZ 25-05, SP 25-05, MAJ SD 25-02 Collinsville Landing (Rezoning, Site Plan and Preliminary Plat) - A request by Bijou Creek Capital, LLC, to rezone property location along N Bluff Road, Beverly Lane and Ostle Drive from "R-1", "B-2" and "B-3" Districts to "P-CP-1" Planned Commercial Park District coupled with Site Plan and Preliminary Plat approval to permit the development of Collinsville Landing, five (5) building commercial development of restaurants and personal services.

- A. Motion to Reopen Public Hearing
- B. Staff Report
- C. Public Input
- D. Motion to Close Public Hearing
- E. Motion to Recommend Approval of Rezoning
- F. Motion to Approve Site Plan
- G. Motion to Recommend Approval of Preliminary Plat

Attachments: [Staff Report](#)
[Draft Ordinance](#)
[Site Plan](#)
[Preliminary Plat](#)
[Planned District Narrative and Arch Elevations](#)
[Drainage Report](#)
[Traffic Flow and Loading Exhibit](#)
[Intersection Design Study](#)
[IDOT Design Variance Application 09/2025](#)

3. RZ 25-08, SP 25-08, MAJ SD 25-03 Collinsville Truck Stop & McDonough Lake Rd Subdivision (Rezoning, Site Plan & Preliminary Plat) - A request to rezone property 5215 Horseshoe Lake Road from "R-1" Single Family Residential to "P-BP-3" Planned Business Park District coupled with Site Plan and Preliminary Plat approval to permit the development of Collinsville Truck Stop, a 9,078 sq. ft. convenience store and gas station.
A. Motion to Open Public Hearing
B. Motion to Continue Public Hearing

Attachments: [Memo to Planning Commission](#)

4. RZ 25-09 Dairy Freeze Parking Lot (Rezoning) - A request by owner to rezone property at 250 & 248 St. Louis Road from "B-4" Commercial District and "R-1" Single Family Residential District to "B-2" Limited Commercial District to construct a parking lot for Dairy Freeze.
A. Motion to Open Public Hearing
B. Motion to Continue Public Hearing

Attachments: [Memo to Planning Commission](#)

F. NEW BUSINESS

G. OLD BUSINESS

H. STAFF REPORT

1. Zoning Practice - October 2025

Attachments: [Zoning Practice - The Physical Footprint of AI](#)

I. COMMENTS FROM COMMISSION MEMBERS

J. ITEMS FOR NEXT AGENDA

K. ADJOURNMENT

ADDRESSING THE COMMISSION DURING SPEAKERS FROM THE FLOOR

Below are the rules for input during Board/Commission/Sub-Body meetings as set out in Ordinance No. 4765 entitled “Ordinance Governing Speakers From the Floor During Meetings of the City Council and the Commission, Boards, and Sub-Bodies of Collinsville, Illinois”. Speakers may address the Board/Commission during the time designated as Speakers From the Floor on the agenda.

RULE 1: Speakers shall be allowed only during “Speakers from the Floor,” or at any other time if requested by the meeting Chairman of the governing board.

RULE 2: Input must relate to a matter under the authority of the commission, board, or sub-body.

RULE 3: Upon request by the meeting Chairman for speakers from the floor, a prospective speaker shall express the desire to speak, be recognized by the meeting Chairman, approach the designated podium, and state their name and general subject matter to which they will address the Board/Commission.

RULE 4: After establishing their identity, prospective speakers shall immediately address the governing board.

RULE 5: Each speaker is limited to four (4) minutes to address the governing board. No extensions will be granted and no time shall be compensated to the speaker resulting from interruptions by or discussion with the governing board or any other City officer or employee.

RULE 6: Speakers shall address only the governing board collectively or its members individually. Speakers shall speak to issues and shall refrain from personal attacks on the governing board or City appointed officials and employees. Speakers may not address issues related to pending litigation in which the City or its subsidiary bodies, officers, agents, employees, boards or commissions is a party.

RULE 7: Speakers shall not be permitted to advertise, solicit, request, urge, summon, or cajole the governing board or the general public, except as otherwise provided for herein, with regard to any products, goods, services, information, gains, losses, advantages, consequences, or any other similar matter, notwithstanding that there may or may not be any pecuniary, monetary, financial or property gain, loss, or benefit to the speaker or any other person or entity.

RULE 8: Speakers shall act and speak with decorum and conform to conventional social manners in speech, writing, dress, and behavior. The audience shall refrain from conduct that disrupts the meeting in any way such as clapping, booing, loud talking or outbursts. A speaker may be immediately terminated at the meeting Chairman’s discretion.

RULE 9: Determination of breaches of this Ordinance shall be made by the meeting Chairman. The meeting Chairman customarily will warn the speaker or members of the audience of inappropriate behavior through one warning use of the gavel. Subsequent inappropriate behavior shall result in the immediate removal of the responsible parties at the discretion of the meeting Chairman.