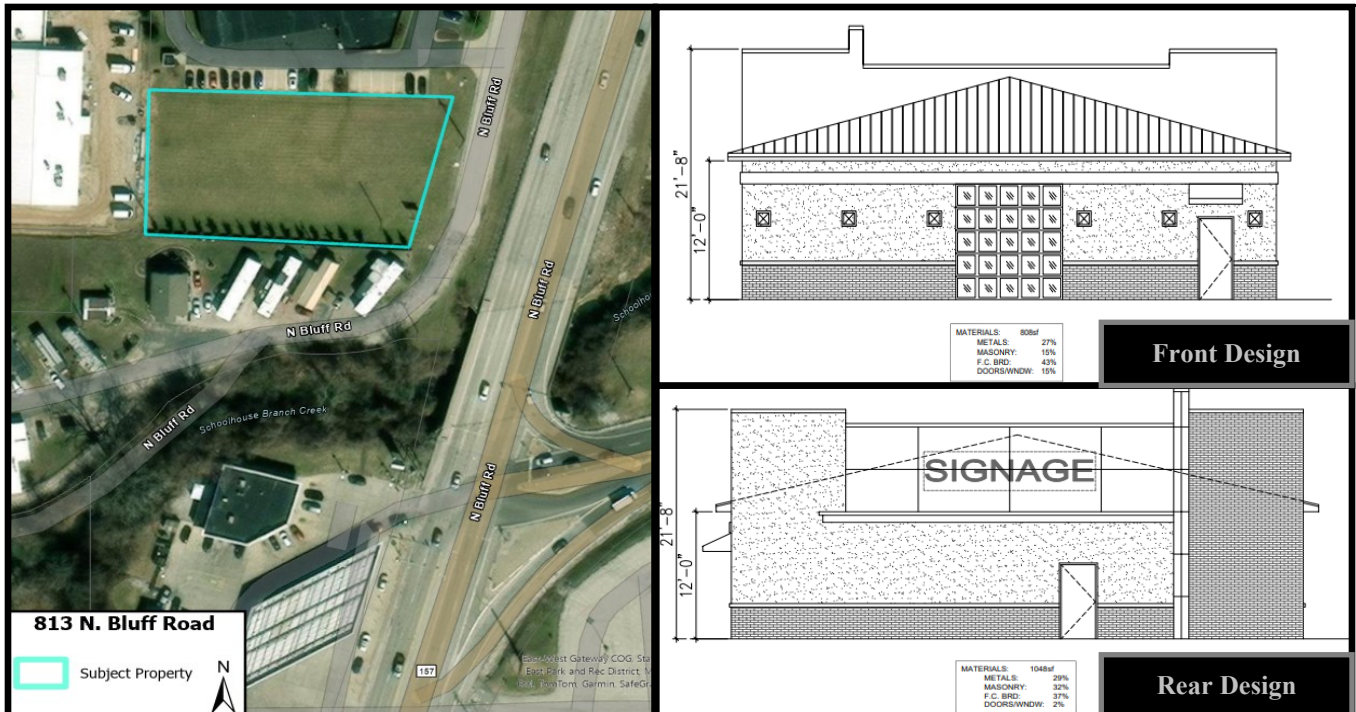




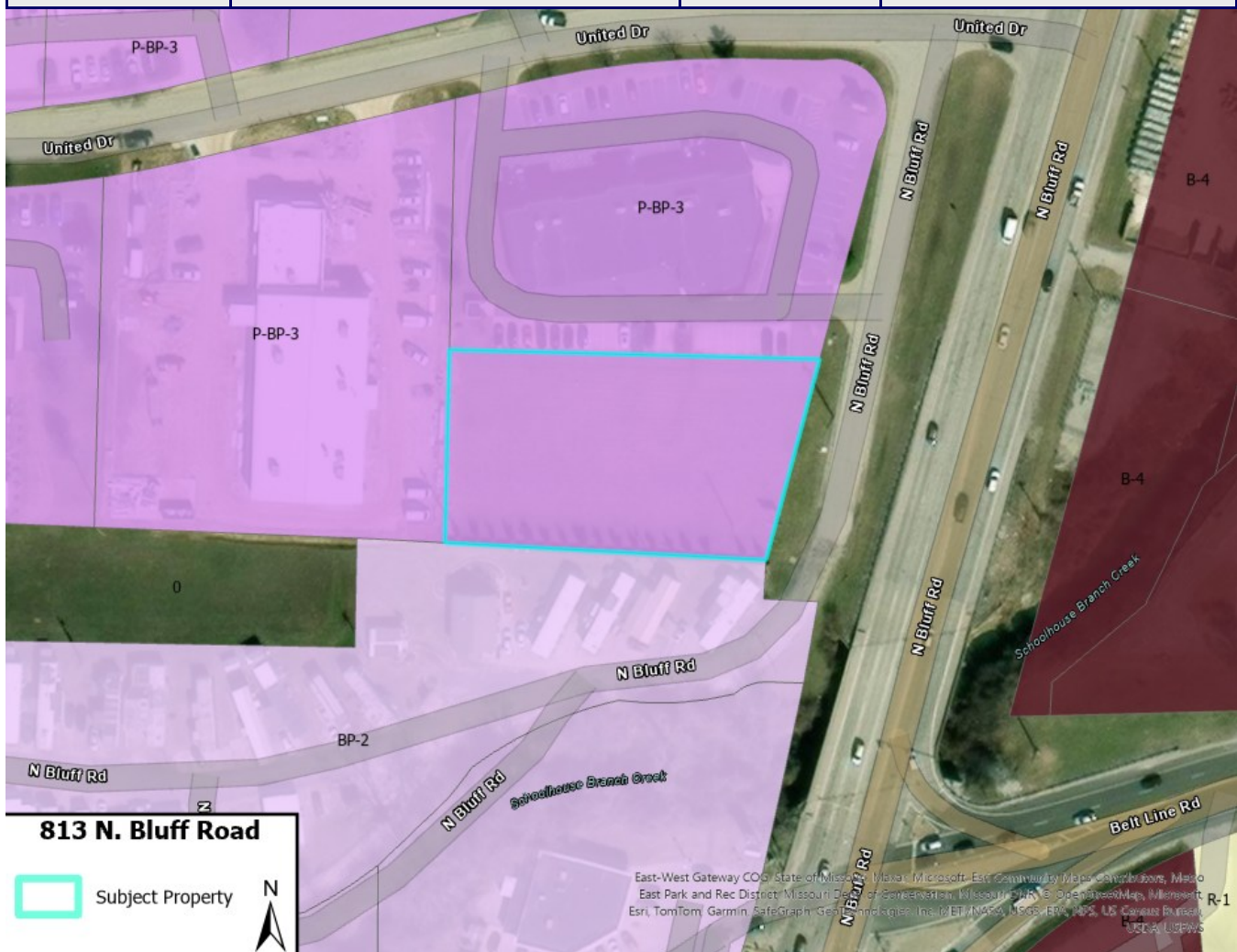
## REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

<b>APPLICATION NUMBER</b>	RZ 25-10 & SUP 25-01
<b>APPLICATION NAME:</b>	JMB Calibrations Center
<b>APPLICANT/OWNER:</b>	JMB Calibrations Center 813 N. Bluff Road Collinsville, Illinois 62234
<b>APPLICANT'S REQUEST:</b>	<p>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 guidelines; nonresidential uses in all districts</p> <p>-----</p> <p>A request for Special Use Permit permitting the use of a Calibrations Center (Automotive Repair use) at the property (NAICS 8111)</p>
<b>SITE ADDRESS:</b>	813 N. Bluff Road, Collinsville, IL 62234
<b>PARCEL ID NUMBER(s)</b>	13-2-21-20-00-000-062
<b>EXISTING ZONING DISTRICT(s):</b>	"P-BP-3" Planned Business Park District
<b>PROPOSED ZONING DISTRICT(s):</b>	"P-BP-3" Planned Business Park District
<b>TOTAL SITE AREA:</b>	1.02 Acres
<b>COMMISSION MEETING DATE:</b>	October 9, 2025
<b>CASE MANAGER:</b>	Joseph Williamson, Associate Planner
<b>RECOMMENDATION:</b>	<b>APPROVAL</b>



The property located at 813 N. Bluff Road is approximately 1.02 acres in size. The property is currently vacant and has historically been utilized as agricultural land. It was annexed into City Limits with the rest of the property along United Drive and this small section of North Bluff Road. The site is surrounded by a mobile home park to the south, Route 157 (N. Bluff Road) to the direct east, and commercial properties to the north and west.

DIRECTION	EXISTING LAND USE	ZONING DISTRICT	COMMENTS
North	Commercial	P-BP-3	Edward Jones / Creating Smiles
East	Commercial	B-4	Vacant/Gorilla Car Wash
South	Residential (Commercially Zoned)	BP-2	Mobile Home Complex
West	Commercial	P-CP-1	Steve's Auto Body





## REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

### REQUESTS

The applicant is requesting a Special Use Permit to allow for the operation of an automotive calibration center. The applicant is proposing to constructing a new calibrations center with modern and state-of-the-art equipment. Please see Exhibit A for applicant narrative. Automotive repair uses such as this are not typically permitted as a planned district within the BP-3 zoning district, however, the Planned District Ordinance No. 3668 adopted for the United Drive Business Park permits vehicle sales, service, repair and storage through a Special Use Permit. Proposed is a mix of exterior materials including HardiePanel Stucco (fiber cement) panels as the primary material rather than the masonry requirement (Exhibit A & B). The material deviation is the main reasoning for the rezoning request.

### SUMMARY OF REQUESTS

⇒ **Planned District Rezoning:**

- ◇ Rezoning from P-BP-3 to P-BP-3 (same zoning) to approve proposed deviations from material requirements

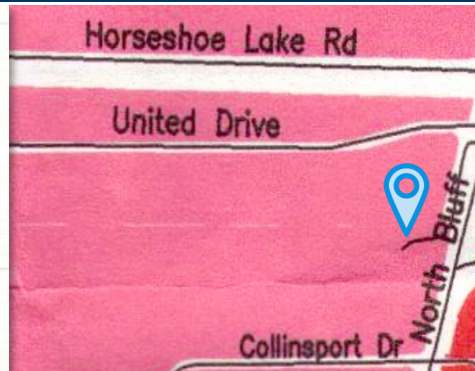
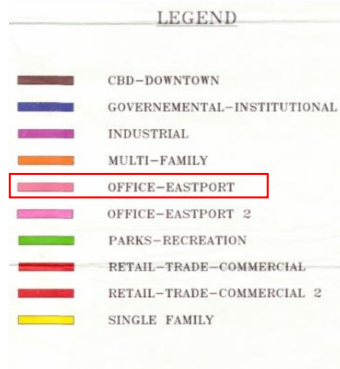
⇒ **Special Use Permit:**

- ◇ To permit the Automotive Repair Use (NAICS 8111) in this location/district set forth by Ordinance No. 3668

### COMPREHENSIVE PLAN CONSISTENCY REVIEW

A consistency review of the goals, objectives, and policies of the Comprehensive Plan, as they relate to the current request, follows:

### FUTURE LAND USE MAP (FLUM):



#### **Future Land Use Map (FLUM):**

##### **Satisfied:**

The proposed zoning amendment is located within an area identified within the Comprehensive Plan 2020 Future Land Use map as "Retail-Trade-Commercial." As the proposed Special Use Permit allows further potential retail and commercial uses, it is staff's opinion that the request is in line with the goals of the Comprehensive Plan.

### COMPREHENSIVE PLAN:

#### **Comprehensive Plan: Applicable Goals, Objectives, and Policies:**

*Comprehensive Plan 2020:*  
*Economic Development, Business Retention & Tourism.*

*Strategic Plan:*  
*Goal #1 Strong and Diverse Economy*

##### **Satisfied:**

It is staff's opinion that the proposal meets the intent of the City's Planning Documents by promoting this area as a regional retail destination.



# REPORT TO PLANNING COMMISSION

## CITY OF COLLINSVILLE



### ZONING ANALYSIS

*When reviewing applications for changes in zoning, or amendments thereto, the Planning Commission is required to hold a hearing, review, and make recommendations and report to the City Council.*

#### **Matters to be Considered for Zoning District Amendments (Section 17.150.080)**

*In order to recommend approval or disapproval of a proposed zoning district amendment the Planning Commission shall consider the following matters:*

##### A. Character of the Neighborhood.

The subject property is located on North Bluff Road (Illinois State Route 157), a prominent corridor in Collinsville. In the immediate surrounding area the currently vacant lot, there is residential housing to the south, with a business park to the north & west. Jordan Beshears, owner of JMB Calibration Center, also owns Steve's Auto Body; a similar auto repair business that is neighboring residential to the west. It is also worth mentioning that Steve's Auto Body and JMB Calibrations Center will have the same design style, using the same materials, and requesting the same deviation. **Exhibit 1** below shows the subject property, and gives an overview as to the neighborhood character as described above.



##### B. Whether the proposed amendment promotes the health, safety, quality of life, comfort, and general welfare of the City and its planning area.

The proposed amendment is not expected to create any substantial changes which would negatively impact the health, safety, quality of life, comfort, or general welfare of the surrounding neighborhood or the City generally. Steve's Auto Body, a similar design, is directly next door, which also necessitated a planned use rezoning to allow for the same material requirement deviations that are being requested for JMB Calibrations Center. Steve's Auto Body is owned by the Beshears Family that also owns JMB Calibrations Center.

##### C. Consistency with the comprehensive plan and regulations of the City of Collinsville.

Staff believes that the material will stay consistent to the Comprehensive Plan by encouraging



## REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

### ZONING ANALYSIS (CONTINUED)

economic development, aligning with the City's Strategic Plan Goal #3 of "encouraging economic development"

#### D. Adequacy of public utilities and other needed public services.

There is currently connection to City water & sewer services

#### E. Suitability of the uses to which the property has been restricted under its existing zoning.

The subject property is currently zoned "P-BP-3" which does not permit Auto Repair Centers (NAICS 8111) such as JMB Calibrations Center by right. A similar auto repair use (Steve's Auto Body) is neighboring the property on United Drive that was approved for a special use permit in 2024. Steve's Auto Body is a similarly designed, similar use property.

#### F. Compatibility of the proposed district classification with nearby properties.

The proposed district reclassification will not change the underlying zoning classification, and is required for this construction due to the proposed material choice. Staff finds that the proposed district reclassification will be compatible with nearby and neighboring properties, as defined in "Criteria E" above.

#### G. The extent to which the zoning amendment may detrimentally affect nearby property.

Staff finds that the rezoning of this property will not detrimentally affect any other nearby properties. The subject property is screened from any neighboring residential properties enough to not cause any adverse traffic conditions upon ingress/egress, and shall not make substantial noise as to disturb the peace for the surrounding area with the routine work done in the shop. This will be the exact same situation as the neighboring property, Steve's Auto Body, which is also an automotive repair use (NAICS 8111) also owned by the applicant.

#### H. Whether the proposed amendment provides a disproportionately great loss to the individual landowner nearby relative to the public gain.

The driving force behind the request is due to the cost of construction based upon the material requirements within the existing district. All properties within United Business Plaza are required to be primarily constructed of either brick, masonry, stone block or textured concrete block, split-faced block or concrete tilt-up with incidental portions of siding, EIFS, dryvit etc. except for metal siding as approved in 2005. The proposed building design is primarily fiber cement panels with accents of masonry and metal siding. **It is also worth mentioning that the design of this building would otherwise meet the requirements for "Sec. 17.060.260. - Development guidelines; nonresidential uses in all districts" if not for the overlay of Planned District for United Drive.**

### ZONING ANALYSIS - MATERIAL DEVIATIONS

#### Zoning Regulation Consistency

The applicant is requesting a zoning map amendment to rezone the subject property to "P-BP-3" from "P-BP-3". This request requires the Planning Commission to review and analyze both the existing and proposed zoning district designations as they relate to the proposed material used. The proposed building design is primarily fiber cement panels with accents of masonry and metal siding.

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# REPORT TO PLANNING COMMISSION

## CITY OF COLLINSVILLE



### PLANNED DISTRICT ANALYSIS

#### **Purpose of the Planned Development District (Section 17.040.230)**

*Intent. One of the principal objectives of the Zoning Ordinance is to provide for a compatible arrangement of uses of land and buildings that is consistent with the requirements and welfare of the City. To accomplish this objective, most uses are classified as permitted or special uses in one (1) or more of the districts established by the Zoning Ordinance. However, it is recognized that there are certain uses that, because of their scope, location or specific characteristics, give rise to a need for a more comprehensive consideration of their impact, both with regard to the neighboring land and the City in general. Such uses fall within the provisions of this section and shall only be permitted if authorized as a planned development.*

**Objective:** *The objective of the Planned District Procedure is to enable the granting of certain allowances or modifications from the basic provisions of the Zoning Ordinance to achieve attractive and timely development in furtherance of the City of Collinsville's objectives and proposed land uses as stated in the Comprehensive Plan. Through the flexibility of the planned development process, the City seeks to achieve one (1) or more of the following specific objectives:*

*1. Creation of a more desirable environment than may be possible through the strict application of other City land use regulations.*

*2. Promotion of a creative approach to the use of and related physical facilities resulting in better design and development implementation, including aesthetic amenities.*

***3. Combination and coordination of the character, the form and the relationship of structures to one another.***

*4. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features.*

***5. The beneficial use of open space.***

***6. Encouragement of land use or combination of uses that maintain the existing character and property values of the City and promote the public health, safety, comfort, and general welfare of its residents.***

*7. Promotion of long-term planning pursuant to a site plan that will allow harmonious and compatible land uses or combination of uses with surrounding areas.*

***8. Promotion of economic development within the City***

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The intent of the City's Zoning Ordinance is to promote development and land uses that are consistent with and contribute to the quality of development within the surrounding area. It is staff's opinion that the requested material deviations from the City's requirements are reasonable due to the characteristics of the proposed development and land uses, which are compatible with the surrounding area, promote economic development, and will have a positive impact on development of the area. This proposal will be almost identical to the neighboring 103 United Drive property of Steve's Auto Body.

**Staff finds that the proposed development meets the intent of a Planned District to promote economic development.**



## REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

### REZONING RECOMMENDATION

Staff ultimately finds that the proposed rezoning request meets or exceeds the review criteria and advances the intent of the Comprehensive Plan, Future Land Use Map (FLUM), Zoning Ordinance and other City Plans. ***Based on this finding, staff recommends that the Planning Commission 'Approve' the Rezoning Application RZ 25-10 - Planned "BP-3" Commercial District to allow for material deviations requested.***

### SPECIAL USE PERMIT ANALYSIS

#### STANDARDS FOR CONSIDERING APPLICATIONS (17.100.050.C)

*"A special use may be permitted only upon the applicant presenting evidence and bearing the burden of proof, that such use meets the standards and requirements established for such classification in this section, and the granting of the permit may be subject to such conditions necessary to meet such standards. No special use permit may be granted unless the Planning Commission finds:"*

*"That the special use is necessary for the public convenience at that location:"*

The special use permit would allow for a commercial development in a undeveloped parcel along United Drive. Staff finds that development in this area would increase property values and overall investment into the United Drive Business Park, potentially encouraging more growth in this area. As auto service repair is a common need of the public, staff finds it necessary for public convenience.

*"That the special use is not injurious to the use and enjoyment of neighboring properties, nor detrimental to the public health, safety, morals or general welfare:"*

Staff finds that the use will not be injurious to the surrounding area. The majority of surrounding properties are commercial in nature and located within a Business Park District. The mobile home park to the South is neighboring the subject property, but all of work (noise, odor, etc.) will be controlled inside. For these reasons, staff finds no reason to believe that the use will be injurious to surrounding property owners.

*"That adequate utilities, access roads, drainage and other necessary supporting facilities have been provided for:"*

Staff finds all utilities and infrastructure to be adequate for the proposed use.

*"That adequate measures have been provided to accommodate ingress and egress so as to avoid congestion, not unduly impede surrounding traffic flows, or create hazardous or unsafe conditions:"*

The proposed site plan provides adequate ingress and egress and meets the City's parking minimums. Staff will continue to work with the developers to ensure that any changes comply with the City's access codes.

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## REPORT TO PLANNING COMMISSION

### CITY OF COLLINSVILLE



#### SPECIAL USE PERMIT ANALYSIS (CONTINUED)

*"That the special use will not adversely impact property values in the neighborhood:"*

It is staff's opinion that the direct western neighbor's use is of similar nature and impact, and is ultimately appropriate for the area. The existence of a similar use next door leads staff to anticipate little to no adverse impacts to surrounding property that cannot be mitigated through application of the City's codes.

*"That the special use will conform to all other requirements of the district:"*

It is staff's opinion that all other requirements are proposed to be fulfilled or are currently in conformance.

#### **ADDITIONAL CRITERIA**

*"In considering any special use application, the Planning Commission and the City Council may give consideration to the criteria stated below, to the extent they are pertinent to the particular application:"*

*"Satisfaction of any and all conditions and requirements applicable to the requested special use, as set forth in supplementary use regulations."*

The City does not have supplemental zoning regulations for general automotive repair uses with the exception of parking minimums, which the proposed site plan satisfies.

*"The existing uses and zoning of nearby property:"*

The zoning of the surrounding commercial properties is governed by the same planned district ordinance and there is currently a similar automotive repair directly to the west of this site. While the mobile home park to the South is a residential use, it exists on a "BP-2" Business Park district, which does not encourage residential uses by its nature. For these reasons, staff believes the Special Use Permit request is compatible with neighboring uses and zoning.

*"The extent to which property values are diminished by the proposed use:"*

It is staff's opinion that proposed Special Use will not diminish nearby property values. Staff has no evidence of diminished property values for properties adjacent to the existing repair shop, or the existing shop next to that. Further, staff finds that investment into undeveloped property will ultimately increase property values and future investment into United Drive.

*"The extent to which the destruction of property values, if any, of the subject property or nearby property promotes the health, safety, morals or general welfare of the public:"*

Staff finds no destruction of property values anticipated.

*"The relative gain to the public as compared to the hardship imposed on the individual property owner:"*

Staff believes that that the Special Use Permit request will not impose hardship on any individual property owner and constitutes a public economic development gain.





## REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

### SPECIAL USE PERMIT ANALYSIS (CONTINUED)

*"The suitability of the property for the zoned purpose:"*

Planned District Ordinance No. 3668, passed in 2005, specifically calls out this use as appropriate for the Special Use Permit review process.

*"The length of time the property has remained vacant as zoned considered in the context of land development in the area in the vicinity of the subject property:"*

The subject commercial structure is proposed on an undeveloped parcel per all records available.

*"The public need for the proposed use:"*

Staff does suspect a level of local demand for repair services that could sustain the proposed business. The proposed business will supplement the existing Steve's Auto Body with a Calibrations Center for more opportunities for customer repair and satisfaction at a one-stop-shop corridor of town this is creating at one of our most utilized intersections.

*"The extent to which the proposed use will adversely affect the capacity or safety of that portion of the street network impacted by the use, or present parking problems in the vicinity of the property:"*

Staff believes no substantial adverse impacts to the street network will occur based on the expected level of traffic generated by the use, the means of ingress and egress to the site, and the number of parking spaces available.

*"The extent to which the proposed use will create excessive stormwater runoff, air pollution, water pollution, noise pollution or other environmental harm:"*

The proposed use is not expected to create any excessive stormwater runoff, air or water pollution, noise pollution or any other environmental harm that will not be mitigated or resolved through the Site Plan Review process and compliance with all City ordinances.

*"The extent to which public facilities and services are available, and adequate to meet the demand for facilities and services generated by the proposed use:"*

Staff finds the existing public infrastructure to be adequate for the proposed use.

*"The conformance of the proposed use to the Comprehensive Plan, the Major Street Plan, the Capital Improvements Plan, and other adopted planning policies:"*

Staff finds the proposed use to be in substantial conformance as noted earlier within this report.

*"The accessibility of the property to police, fire, refuse collection and other municipal services:"*

Accessibility to the site for police, fire, and refuse services are found to be adequate.

# REPORT TO PLANNING COMMISSION

## CITY OF COLLINSVILLE



### SPECIAL USE PERMIT ANALYSIS (CONTINUED)

*"The adequacy of ingress and egress to and within the site; traffic flow and control; and the adequacy of off-street parking and loading areas:"*

Staff finds ingress, egress, and circulation per the preliminary site plan to be adequate for the proposed use.

### RECOMMENDATION

#### SPECIAL USE PERMIT

Staff finds that the proposed Special Use Permit meets or exceeds the review criteria for Special Use Permits and meets the intent and goals of the zoning ordinance and Comprehensive Plan.

Based on this finding, staff recommends **approval** of the application for a Special Use Permit to permit an Automotive Repair use (NAICS 8111) at 813 N. Bluff Road.

### SUMMARY OF RECOMMENDATIONS

- ✓ **REZONING 25-10: APPROVAL**
- ✓ **SPECIAL USE PERMIT 25-01: APPROVAL**

**STAFF RECOMMENDS APPROVAL OF BOTH RZ 25-10 & SUP 25-01**



## **EXHIBITS**

- A. APPLICANT NARRATIVE**
- B. ORD. NO. 3668 UNITED BUSINESS PLAZA**
- C. (DRAFT) PLANNED DISTRICT ORDINANCE**
- D. ARCHITECTURAL ELEVATIONS (REFERENCE ONLY)**
- E. SITE PLAN (REFERENCE ONLY)**

**JMB CALIBRATIONS, LLC /COLLINSVILLE**  
**813 N. Bluff Road**

**Rezoning to a General District**

The Beshears family currently owns and operates Steve's Auto Body, Inc., O'Fallon, Illinois, established in 1975, Steve's Auto Body, Inc., Belleville, Illinois established in 1964 and Steve's Auto Body, Inc., Collinsville, Illinois established in 2025.

The Beshears want to establish a new automotive service business (**JMB Calibrations, LLC.**) in Collinsville, Illinois at 813 N. Bluff Road and are requesting it be rezoned to a general district. The business will operate from 7:30 AM through 5:30 PM Monday through Friday. There is no expected impact on traffic conditions, infrastructure or public services. All customer visits will be scheduled by appointment and are limited to the production schedule. This new business will generate additional tax revenue for Collinsville.

**Establish or Amend a Special Use Permit (SUP)**

The planning department informed us that a special use permit was necessary to construct the new facility. All of Steve's Auto Body existing facilities in O'Fallon, Belleville and Collinsville, Illinois coexist in mixed use neighborhoods that include residential homes. Our architect, engineers and general contractor will work closely with Collinsville to insure that any and all concerns are addressed. The new facility (**JMB Calibrations, LLC.**) will increase property values in the neighborhood. In addition, the special use will conform to all other requirements in the district and plans shall satisfy requirements contained in Section 17.100.050.





## REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

EXHIBIT B: ORD. NO. 3668 UNITED BUSINESS PLAZA

### ORDINANCE NO. 3668

#### APPROVING A PLANNED DEVELOPMENT DISTRICT PLANNED "P-BP-3" BUSINESS PARK DISTRICT ORDINANCE (*United Business Plaza*)

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF COLLINSVILLE, IL BY CHANGING THE BOUNDARIES OF THE "B-4" COMMERCIAL DISTRICT AND "B-5" WAREHOUSE COMMERCIAL DISTRICT; APPROVING AN APPLICATION, AND SITE PLAN FOR THE DEVELOPMENT IN THE PLANNED DEVELOPMENT DISTRICT, SUBJECT TO CONDITIONS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLINSVILLE, ILLINOIS, AS FOLLOWS:

The City of Collinsville Municipal Code, Zoning Regulations, Chapter 17, and the Official Zoning District Map which are a part thereof are amended by transferring from the "B-4" Commercial District and "B-5" Warehouse Commercial District to the Planned Development District, or herein after referred to, as Planned "P-BP-3" Business Park District on such maps, the real property located in City of Collinsville, Illinois and described on Exhibit A, attached hereto, and incorporated herein by reference (the "Property"). Approval of the application is hereby granted for the Property.

The authority and approval provided in this Ordinance is granted subject to all ordinances, rules and regulations and the following conditions:

#### 1. PERMITTED AND SPECIAL USES

- a) **This Planned "P-BP-3" Business Park District shall authorize the following Permitted Use(s):**

Air Conditioning, Heating and Plumbing Warehousing, Servicing and Wholesaling; Appliance and Furniture Sales; Book & Stationary Stores; Building Product Sales; Carpenter Shops & Power Woodworking; Ceramic Products; Cold Storage; Commercial Bakeries; Corporate Office Centers; Clinics, Hospitals and Kennels for Animals; Cleaning and Dry Cleaning Plants; Civic or Fraternal Organization and Private Clubs & Lodges; Data Processing Centers; Distribution Warehouses; Distribution Industries; Day Care, Commercial; Facility Electrical Equipment Assembly; Financial Institutions; Fraternal and Social Organizations; Furniture Repair and Services; Furniture Sales; Government Facilities; Hardware Sales; Kennels; Insurance Offices; Medical Facilities; Municipal Buildings; Office, General; Office Supply Stores; Paint, Interiors and Wallpaper Stores; Paper and Paper Products Warehousing and Storage; Pharmaceutical Products (Manufacturing Storage); Professional and Science Laboratories

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# REPORT TO PLANNING COMMISSION

## CITY OF COLLINSVILLE

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### EXHIBIT B: ORD. NO. 3668 UNITED BUSINESS PLAZA

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and Research Facilities; Public & Private Office and Office Buildings; Public & Private or Parochial Schools, Public Utility Facilities; Rental Storage Warehousing; Rental Equipment Servicing and Repair; Retail – General; Service Offices and Organizations; Sporting Goods, Sales; Warehousing; Warehouse-Public Retail Centers.

- b) **This Planned "P-BP-3" Business Park District shall authorize the following Permitted Use(s), exclusively on Lots 1 & 23:**

All the above Permitted Uses; Automotive Service Stations; Gasoline Service Stations; restaurants (fast food); restaurant.

- c) **This Planned "P-BP-3" Business Park District shall authorize the following Special Use(s):**

Apparel and other Products Manufactured from Textiles; Boat Sales and Service; Boat Product Sales; Building Material Warehousing, Wholesaling and Service; Contractors Equipment and Material Storage; Entertainment Facilities; Light Industrial Uses; Machine Shops for Tool, Die and Pattern Making; Rental Equipment Servicing and Repair; Utility Stations and Transmission Facilities; Vehicle Sales, Service, Repair and Storage.

## 2. PERMITTED ACCESSORY STRUCTURES AND USES

Accessory uses clearly associated with and supplementary to the principal use of the lot or tract of land shall be permitted as approved by the Planning Commission and in accordance with City Collinsville Zoning Ordinance: Section 5. Requested accessory uses must be specified on the Site Plan.

## 3. PERFORMANCE / BULK STANDARDS

This Planned "P-BP-3" Business Park District shall be consistent with the general standards for use of land, and the use, type, bulk, design, and location of buildings, the density for intensity of use, open space and public facilities as set out in the underlying District Regulations and other applicable Sections of these regulations.

Minimum lot size, minimum lot width, floor area, floor area ratios, lot coverage and building height shall be approved by the Planning Commission under Site Plan Review and shall adhere to the following regulations:

- a) Minimum Lot Size: One (1) acre.
- b) Minimum Lot Width: One hundred fifty feet (150) in width at the established building line.



## REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

### EXHIBIT B: ORD. NO. 3668 UNITED BUSINESS PLAZA

- c) Lot Coverage: Maximum total lot coverage by structures and parking shall be no greater than eighty five (85%) percent of lot area.
- d) The primary floor area of each principal building shall contain at least three thousand (3,000) square feet.

Yard regulations shall comply for all buildings or structures constructed or enlarged by the following standards:

- a) Minimum Front Yard: Each lot upon which a building is constructed shall have a front yard of not less than fifty (50) feet in depth, measured from the street, front or side street, right-of-way line.
- b) Minimum Side Yard: Each lot upon which a building is constructed shall have a side yard of not less than twenty five (25) feet from the side street, or adjoining property line.
- c) Minimum Rear Yard: There shall be rear yard of not less than twenty five (25) feet. A one story accessory building may be located in the rear yard provided the accessory building is not located closer to the rear lot line than either: twenty (20) feet adjacent or parallel to the rear lot line; or the width of a utility easement on or adjacent to the rear lot line, whichever is greater.
- d) Height Regulations: Subject to plan review.
- e) Use Limitations: Accessory commercial sales of goods or services that are subordinate to primary use of structure of offices shall not exceed fifteen (15%) of the structure area.

#### 4. CONDITIONS OF USE

- a) Unified Contract: This Planned "P-BP-3" Business Park District shall include such provisions for the ownership and maintenance of detention basins and/or common open spaces as are reasonably necessary to insure its continuity, care, conservation and maintenance, and to insure that remedial measures will be available to the City Council, if the common open space is permitted to deteriorate, or is not maintained in a condition consistent with the best interests of the Planned "P-BP-3" Business Park District, or of the entire community.
- b) Miscellaneous:  

Any modification of the underlying zoning or other regulations that would otherwise be applicable to the site may be permitted, providing the design of the modification and the amenities

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# REPORT TO PLANNING COMMISSION

## CITY OF COLLINSVILLE

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### EXHIBIT B: ORD. NO. 3668 UNITED BUSINESS PLAZA

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incorporated in it is consistent with the City of Collinsville Vision 20/11 Comprehensive Plan and the interest of the general public.

#### 5. DESIGN CRITERIA

This Planned "P-BP-3" Business Park District shall be permitted as approved by the Planning Commission and in accordance with City Collinsville Zoning Ordinance: Section 5. Requested accessory uses must be specified on the Site Plan

- a) **Access and Roadway Improvements:** All access and roadway improvements, as built per plat, shall conform to the requirements and/or recommendations of the City of Collinsville Street Director and the Illinois Department of Transportation (IDOT).
- b) **Landscaping, Screening and Buffering:** Landscaping shall comply with the provisions set forth in the City of Collinsville Zoning Ordinance: Section 17.080, as approved by the Planning Commission on the Site Plan, except for the following:
  - i. Sodding and irrigation shall not be required. In lieu of sodding and irrigation, hydro seeding shall be required.
- c) **Parking Regulations:** Parking shall comply with the provisions set forth in the City of Collinsville Zoning Ordinance: Section 17.070, except as follows:
  - i. All non-handicapped parking spaces shall be a minimum of 9' x 18' in size.
- d) **Lighting Requirements:** Lighting standards shall comply with the provisions set forth in the City of Collinsville Zoning Ordinance: Section 17.060.230, as approved on the Site Plan by the Planning Commission, except for the following:
- e) **Signage Requirements:** All sign standards shall comply with the provisions set forth in the City of Collinsville Sign Ordinance 15.36 as approved by the City Building Department, except for the following:
  - i. All freestanding business signs shall be monument in design and shall not exceed one hundred (100) square feet in total area or exceed eight (8) feet in total height.
  - ii. A project identification sign shall be permitted on either Lot 1 or 23 at the intersection of United Drive and State Highway 157. The sign shall not exceed two hundred fifty (250) square feet in total area or twenty (20) feet in height.





## REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

EXHIBIT B: ORD. NO. 3668 UNITED BUSINESS PLAZA

- f) **Storm Water Improvements:** The developer shall provide an engineering plan showing that adequate handling of the stormwater drainage, per plat, of the site is provided for City approval. If required, it shall be provided in permanent detention facilities, such as: dry reservoirs, ponds, or another acceptable alternative. The detention facilities shall be completed and in operation prior to paving of any driveways or parking areas.
- g) **Subdivision of Property:** All properties shall be subdivided in compliance with City of Collinsville Subdivision Regulations; Section 16, per plat.
- h) **Sidewalks:** Sidewalks shall be installed along the northern right-of-way of United Drive and meet City of Collinsville standards.
- i) **Building Materials:** The Developer shall only construct, or permit construction by any other person, any building in this Planned "P-BP-3" Business Park District that consist solely of one or more of the following: brick, masonry, stone block or textured concrete block, split-faced block concrete tilt up. Incidental portions of a building may consist of aluminum siding, EIFS, dryvit, etc... No metal siding shall be permitted.
- j) **Outdoor Storage:** Outdoor storage of building materials, equipment, etc. shall be screened from public view as permitted on the Site Plan.

PASSED by the Council and Approved by the Mayor on July 25, 2005.

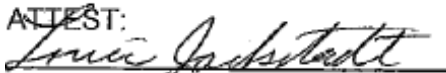
Ayes: Miller, Moss, Pulley, Springer, Schaeffer

Nays: None

Absent: None

Approved: July 25, 2005.

  
Stan Schaeffer, Mayor

ATTEST:  
  
Louis Jackstadt, City Clerk

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# REPORT TO PLANNING COMMISSION

## CITY OF COLLINSVILLE

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### EXHIBIT C: PLANNED DISTRICT ORDINANCE

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ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE REZONING 813 NORTH BLUFF ROAD OWNED BY JMB  
CALIBRATIONS LLC TO "P-BP-3" PLANNED BUSINESS PARK DISTRICT  
(JMB Calibrations Center)**

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WHEREAS, JMB Calibrations LLC, property owner, has filed with the City of Collinsville, Illinois (hereinafter "the City") an application for real estate located at 813 North Bluff Road (PIN: 13-2-21-20-00-000-062) to rezone the property "P-BP-3" Planned Business Park District; and

WHEREAS, prior to the presentation of this ordinance to the City Council, all hearings required to be held before agencies of the city took place pursuant to proper legal notice and all petitions, documents and other necessary legal requirements were fulfilled in compliance with the law in such cases made and provided, including Title 17 of the Collinsville Municipal Code and Section 5/11-13-14 of the Illinois Municipal Code (65 ILCS 5/11-13-14).

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF COLLINSVILLE AS FOLLOWS:

SECTION 1: That the following legally described land located in the City of Collinsville, Illinois, and further described on Exhibit A, attached hereto and incorporated herein by reference, is hereby zoned "P-BP-3" Planned Business Park District, to wit:

**813 North Bluff Road, Collinsville, Illinois 62234**  
**Parcel ID#s: 13-2-21-20-00-000-062**  
**Current Owner: JMB Calibrations LCC**

**LEGAL DESCRIPTION:**

Legal Description

Lot 24 of "United Business Plaza", a tract of land in the South ½ of Section 20, Township 3 North, Range 8 West of the Third Principal Meridian, City of Collinsville, Madison County, Illinois; reference being had to the plat thereof recorded in the Recorder's Office of Madison County, Illinois, in Plat Cabinet "63" on page 64, as Document No. 2002R58517.

Excepting the coal, oil, gas and other minerals underlying said premises and the right to mine and remove same.

PIN: 13-2-21-20-00-000-062  
Common Address: 813 Bluff Road, Collinsville, IL 62234



## REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

### EXHIBIT C: PLANNED DISTRICT ORDINANCE

SECTION 2: That the authority and approval provided in this Ordinance is granted subject to all ordinances, rules, and regulations of the city of Collinsville and the following conditions:

#### 1. PERMITTED AND SPECIAL USES

- a) This Planned "P-BP-3" Business Park District shall permit uses as per Section 17.050.010. – Use Table and authorize the following Permitted Use(s):

Air Conditioning, Heating and Plumbing Warehousing, Servicing and Wholesaling; Appliance and Furniture Sales; Book & Stationary Stores; Building Product Sales; Carpenter Shops & Power Woodworking; Ceramic Products; Cold Storage; Commercial Bakeries; Corporate Office Centers; Clinics, Hospitals and Kennels for Animals; Cleaning and Dry Cleaning Plants; Civic or Fraternal Organization and Private Clubs & Lodges; Data Processing Centers; Distribution Warehouses; Distribution Industries; Day Care, Commercial; Facility Electrical Equipment Assembly; Financial Institutions; Fraternal and Social Organizations; Furniture Repair and Services; Furniture Sales; Government Facilities; Hardware Sales; Kennels; Insurance Offices; Medical Facilities; Municipal Buildings; Office, General; Office Supply Stores; Paint, Interiors and Wallpaper Stores; Paper and Paper Products Warehousing and Storage; Pharmaceutical Products (Manufacturing Storage); Professional and Science Laboratories and Research Facilities; Public & Private Office and Office Buildings; Public & Private or Parochial Schools, Public Utility Facilities; Rental Storage Warehousing; Rental Equipment Servicing and Repair; Retail -General; Service Offices and Organizations; Sporting Goods, Sales; Warehousing; Warehouse-Public Retail Centers.

- b) This Planned "P-BP-3" Business Park District shall authorize the following Special Use(s):

Apparel and other Products Manufactured from Textiles; Boat Sales and Service; Boat Product Sales; Building Material Warehousing, Wholesaling and Service; Contractors Equipment and Material Storage; Entertainment Facilities; Light Industrial Uses; Machine Shops for Tool, Die and Pattern Making; Rental Equipment Servicing and Repair; Utility Stations and Transmission Facilities; Vehicle Sales, Service, Repair and Storage.

- c) This Planned "P-BP-3" Business Park District shall authorize the following Special Use(s):

This planned development district shall comply with the planned development district requirements in Section 17.040.230, Planned Development Districts, as well as the requirements of Section 17.120, Site Plan Review with the exception of those provisions specifically stated herein.

#### 2. ACCESSORY STRUCTURES AND USES

Accessory uses clearly associated with and supplementary to the principal use of the lot or tract of land shall be permitted in accordance with site plan approved by the Planning Commission and Section 17.040.220.D. Accessory Uses.

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# REPORT TO PLANNING COMMISSION

## CITY OF COLLINSVILLE

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### EXHIBIT C: PLANNED DISTRICT ORDINANCE

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#### 3. PERFORMANCE / BULK STANDARDS

This Planned "P-BP-3" Business Park District shall be consistent with the general standards for use of land, and the use, type, bulk, design, and location of buildings, the density for intensity of use, open space and public facilities as set out in the underlying District Regulations and other applicable Sections of these regulations.

Minimum lot size, minimum lot width, floor area, floor area ratios, lot coverage and building height shall be approved under Site Plan Review and shall adhere to the following regulations:

- a) Minimum Lot Size: One (1) acre.
- b) Minimum Lot Width: One hundred fifty feet (150) in width at the established building line.
- c) Lot Coverage: Maximum total lot coverage by structures and parking shall be no greater than eighty-five (85%) percent of lot area.
- d) The primary floor area of each principal building shall contain at least three thousand (3,000) square feet.

Yard regulations shall comply for all buildings or structures constructed or enlarged by the following standards:

- a) Minimum Front Yard: Each lot upon which a building is constructed shall have a front yard of not less than fifty (50) feet in depth, measured from the street, front or side street, right-of-way line.
- b) Minimum Side Yard: Each lot upon which a building is constructed shall have a side yard of not less than twenty-five (25) feet from the side street, or adjoining property line.
- c) Minimum Rear Yard: There shall be a rear yard of not less than twenty-five (25) feet. A one-story accessory building may be located in the rear yard provided the accessory building is not located closer to the rear lot line than either; twenty (20) feet adjacent or parallel to the rear lot line; or the width of a utility easement on or adjacent to the rear lot line, whichever is greater.
- d) Height Regulations: Subject to plan review.
- e) Use Limitations: Accessory commercial sales of goods or services that are subordinate to primary use of structure of offices shall not exceed fifteen (15%) percent of the structure area.

#### 4. CONDITIONS OF USE

- a) Unified Contract: This Planned "P-BP-3" Business Park District shall include such provisions for the ownership and maintenance of detention basins and/or common open spaces as are reasonably necessary to insure its continuity, care, conservation and maintenance, and to insure that remedial measures will be available to the City Council, if the common open space is permitted to deteriorate, or is not maintained in a condition consistent with the best interests of the Planned "P-BP-3" Business Park District, or of the entire community.





## REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

### EXHIBIT C: PLANNED DISTRICT ORDINANCE

- b) Miscellaneous: Any modification of the underlying zoning or other regulations that would otherwise be applicable to the site may be permitted, providing the design of the modification and the amenities incorporated in it is consistent with the City of Collinsville's Comprehensive Plan and the interest of the general public.

#### 5. DESIGN CRITERIA

This Planned "P-BP-3" Business Park District shall be permitted as approved by the Site Plan and City of Collinsville Zoning Ordinance (Title 17). Requested accessory uses must be specified on the Site Plan.

- a) Access and Roadway Improvements: All access and roadway improvements, as built per plat, shall conform to the requirements and/or recommendations of the City of Collinsville Street Director and the Illinois Department of Transportation (IDOT).
- b) Landscaping, Screening and Buffering: Landscaping shall comply with the provisions set forth in the City of Collinsville Zoning Ordinance: Section 17.080 as approved by the Planning Commission on the Site Plan, except for the following:
- c) Parking Regulations: Parking shall comply with the provisions set forth in the City of Collinsville Zoning Ordinance: Section 17.070, except as follows:
- i. All non-handicapped parking spaces shall be a minimum of 9' x 18' in size.
- d) Lighting Requirements: Lighting standards shall comply with the provisions set forth in the City of Collinsville Zoning Ordinance: Section 17.060.230.
- e) Signage Requirements: All sign standards shall comply with the provisions set forth in the City of Collinsville Sign Ordinance 17.190., except for the following:
- i. All freestanding business signs shall be monument in design and shall not exceed one hundred (100) square feet in total area or exceed eight (8) feet in total height.
  - ii. A project identification sign shall be permitted on either Lot 1 or 23 at the intersection of United Drive and State Highway 157. The sign shall not exceed two hundred fifty (250) square feet in total area or twenty (20) feet in height.
- f) Storm Water Improvements: The developer shall provide an engineering plan showing that adequate handling of the stormwater drainage, per plat, of the site is provided for City approval. If required, it shall be provided in permanent detention facilities, such as: dry reservoirs, ponds, or another acceptable alternative. The detention facilities shall be completed and in operation prior to paving of any driveways or parking areas.
- g) Subdivision of Property: All properties shall be subdivided in compliance with City of Collinsville Subdivision Regulations; Title 16, per plat.
- h) Sidewalks: Sidewalks shall be installed along the northern right-of-way of United Drive and meet City of Collinsville standards.
- i) Building Materials: All building and design shall be in conformance with the City of Collinsville nonresidential design guidelines established in Section 17.060.260.
- j) Outdoor Storage: Outdoor storage of building materials, equipment, etc. shall be screened from public view as permitted on the Site Plan.

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## REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

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### EXHIBIT C: PLANNED DISTRICT ORDINANCE

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SECTION 3: That the City Clerk is hereby authorized to note the zoning grant made by this Ordinance upon the official map of the City.

SECTION 4: That this ordinance shall take effect upon its passage, approval, and publication in pamphlet form, as provided by law.

PASSED by the Council and Approved by the Mayor on \_\_, 2025.

Ayes:

Nays:

Absent:

Approved: \_\_\_\_\_, 2025.

\_\_\_\_\_  
Jeff Stehman, Mayor

ATTEST:

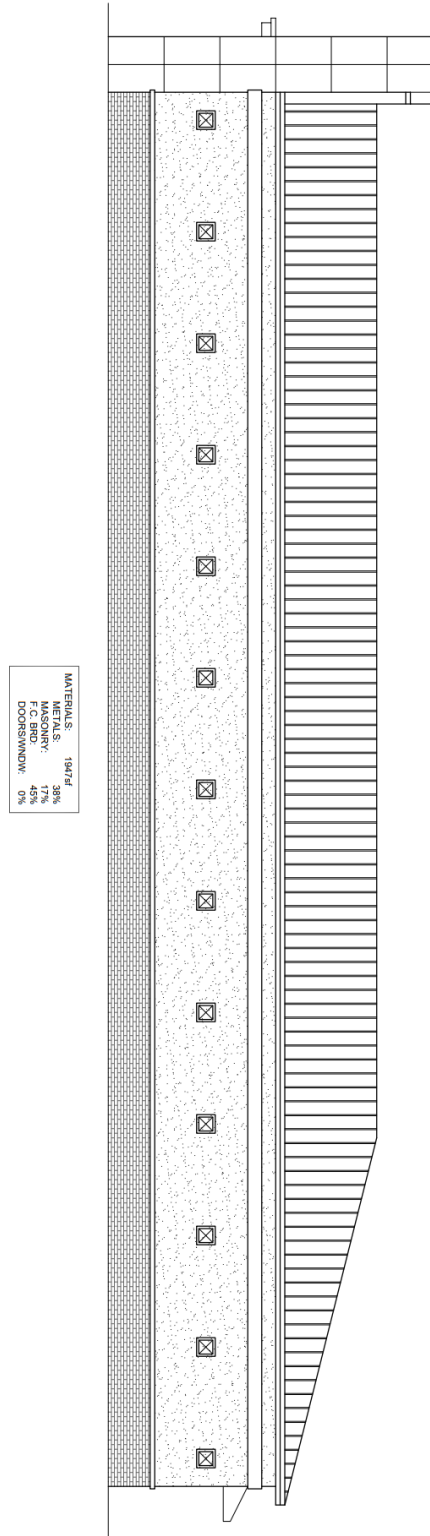
\_\_\_\_\_  
Kimberly Wasser, City Clerk



# REPORT TO PLANNING COMMISSION

## CITY OF COLLINSVILLE

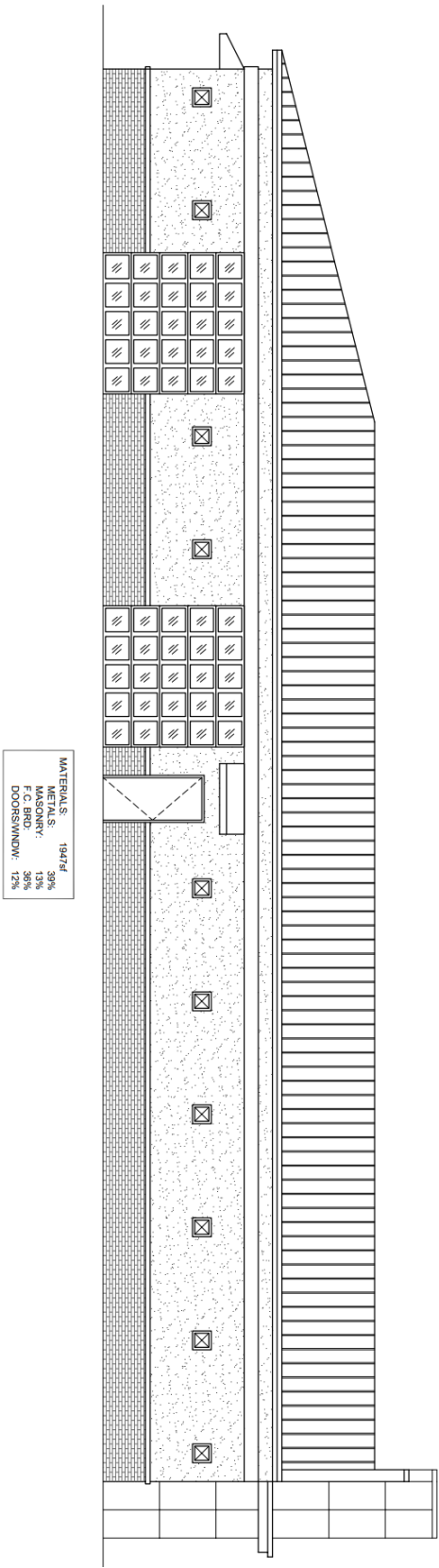
### EXHIBIT D: ELEVATIONS (WESTERN)



REPORT TO PLANNING COMMISSION  
CITY OF COLLINSVILLE



EXHIBIT D: ELEVATIONS (EASTERN)

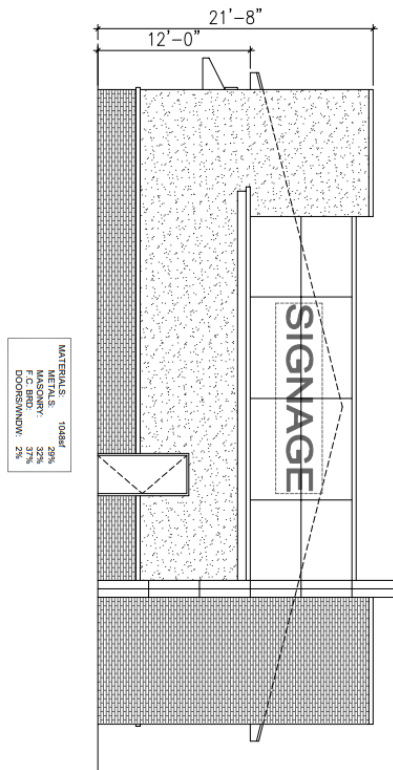
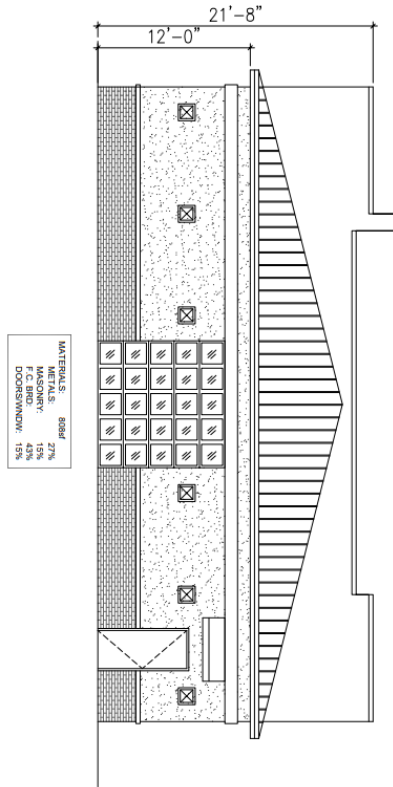






# REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

## EXHIBIT D: ELEVATIONS (NORTHERN & SOUTHERN)



[illegible]