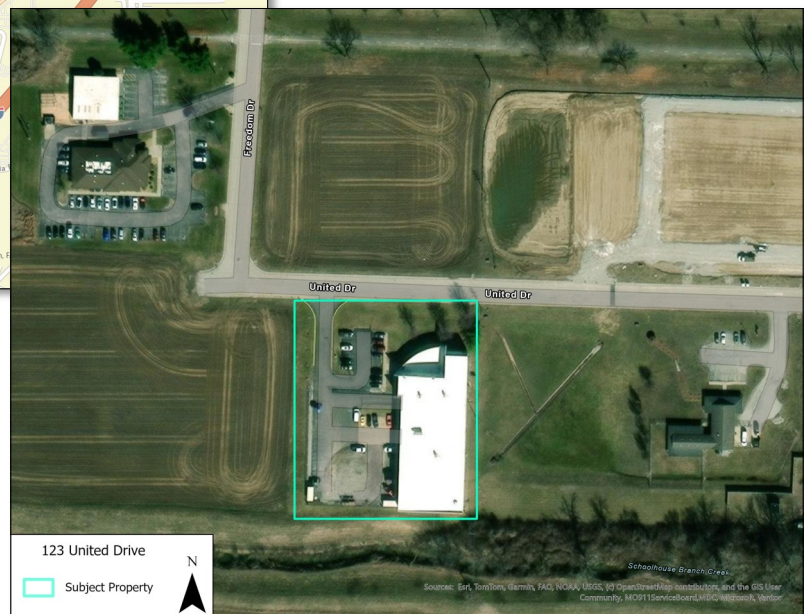
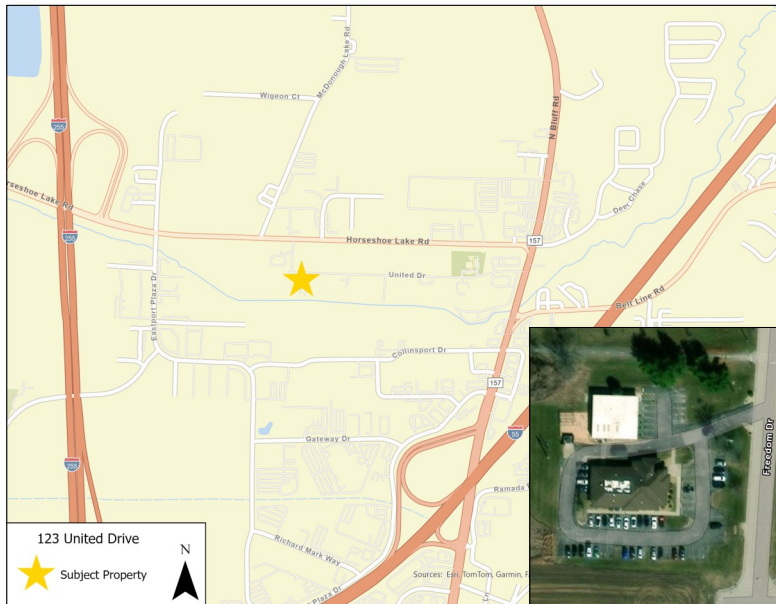




REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

APPLICATION NUMBER	SUP 26-02
APPLICATION NAME:	Laura Buick– GMC Inc.
APPLICANT/OWNER:	WAWA Properties 6 Warehouse, LLC 903 North Bluff Road Collinsville, Illinois 62234
APPLICANT'S REQUEST:	A request for Special Use Permit approval to permit the use as an automotive repair facility at 123 United Drive.
SITE ADDRESS:	123 United Drive, Collinsville, IL 62234
PARCEL ID NUMBER(S)	13-2-21-20-00-000-065
EXISTING ZONING DISTRICT(S):	"P-BP-3" Planned Business Park District
TOTAL SITE AREA:	~ 2 acres
COMMISSION MEETING DATE:	August 13th, 2026
CASE MANAGER:	Caitlin Rice, AICP, Senior Planner
RECOMMENDATION:	APPROVAL with Conditions



REPORT TO PLANNING COMMISSION

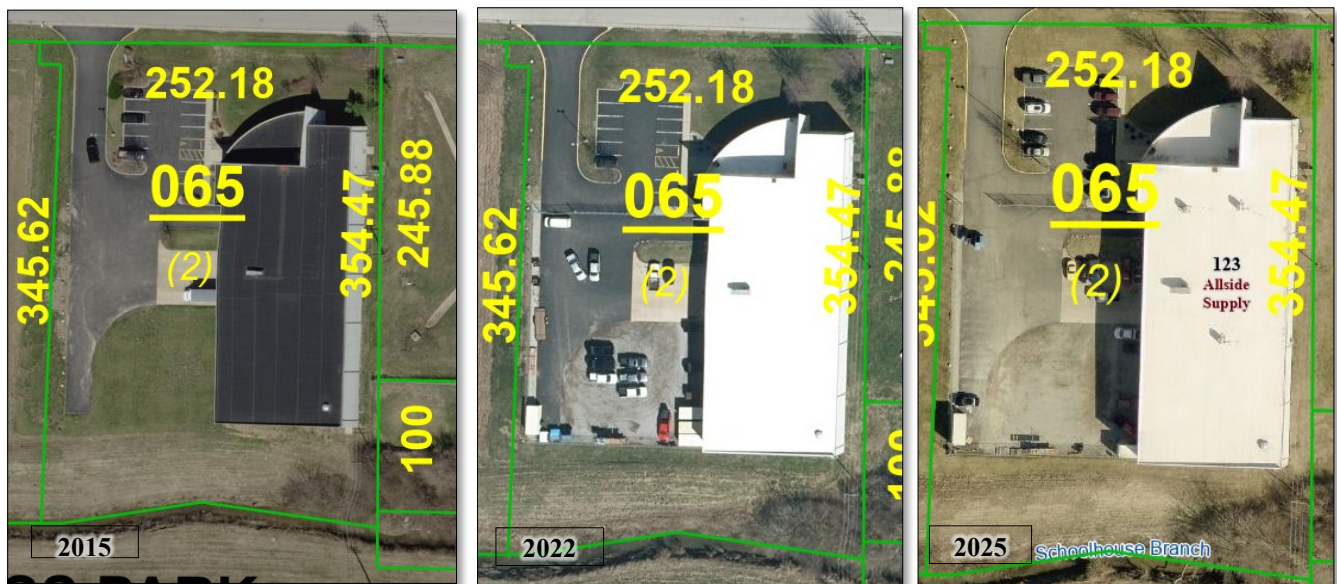
CITY OF COLLINSVILLE



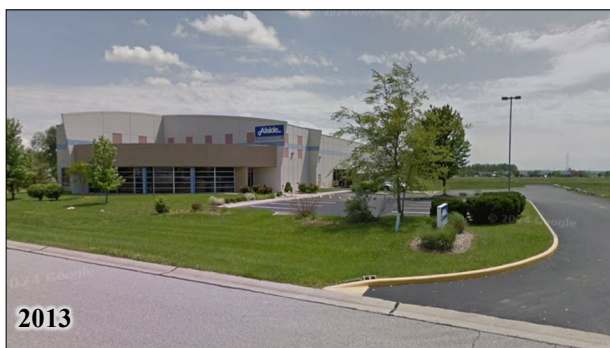
SITE HISTORY AND EXISTING CONDITIONS

123 United Drive is developed with a 18,600 sq. ft. warehouse and 1,700 front office built in 2003. The property was sold to WAWA Properties 6 Warehouse LLC in 2017. A building permit was approved in 2018 for an eight (8) foot tall chain-link fence with barbed wire in the side yard (Exhibit A). This permit application did not include any parking area expansions, did not include any outdoor storage and noted that trash receptacles would be inside the building. The permit approval noted that trees were to be installed along United Drive in spring, however, no trees were on the submitted plans and it appears none were installed. Staff notes that approximately 8,000 sq. ft. of gravel was placed to the rear of the property for vehicle storage between 2017 and 2022. The property currently has two (2) dumpsters on site and storage containers. Staff also notes that the majority of landscaping on the property prior to purchase in 2017 was removed by WAWA Properties. .

Below are satellite images of the property from Madison County GIS between 2015-2025.



Below are images from Google Street view from United Drive showing the changes in landscaping before WAWA Properties purchased the property (2013) and more recently since acquisition (2025).





REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

SITE HISTORY AND EXISTING CONDITIONS

The property is located within the United Business Plaza Planned District Ordinance No. 3668 (Exhibit D) that permits vehicle sales, service, repair and storage through a Special Use Permit. The City's business license records show the property was occupied by Alside Supply Center (exterior building materials distributor) from 2007 to 2015 with Laura Buick purchasing and occupying from 2017-2019. The property was most recently occupied by Freedom Installations LLC, a company owned by Laura Buick-GMC, starting in 2019, as an automotive repair shop. No previous Special Use Permit is on file for an automotive repair facility at this location and the use by Freedom Installations was permitted to occupy as a continued legally nonconforming use. In 2023, Freedom Installations relocated to 105 United Drive and Laura Buick-GMC Inc. returned to the larger facility at 123 United Drive. A building permit was approved in 2023 for plumbing work including installation of a floor drain and oil interceptor. The property has received annual commercial occupancy inspections since 2024 for the existing sprinkler system. A business license application for Laura Buick GMC Inc. was not submitted until 2026, triggering the property to come into zoning compliance.

LAND USE AND ZONING CONTEXT MATRIX

DIRECTION	EXISTING LAND USE	ZONING DISTRICT	COMMENTS
North	Agriculture, Commercial	P-BP-3	TekLab
East	Institutional	P-BP-3	Animal Control Office, Regional Detention Basin
South	Agriculture	BP-2	
West	Agriculture, Commercial	P-BP-3	Horseshoe Lake Animal Hospital



REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE



REQUESTS

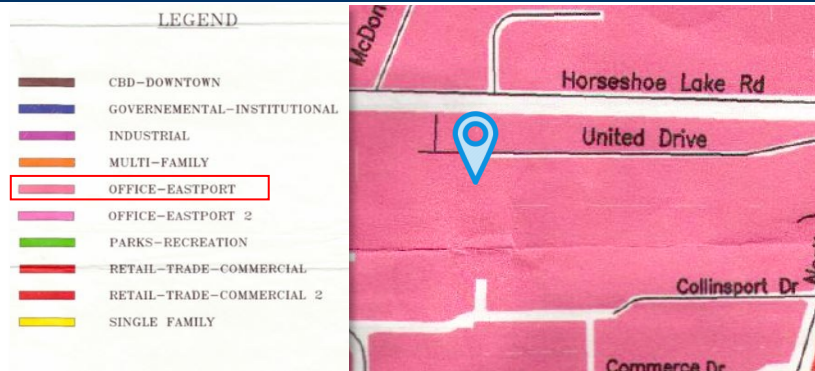
The applicant is requesting a Special Use Permit to allow for the continued operation of a non-customer facing automotive repair facility for Laura Buick GMC Inc. The applicant states the service center will continue to support the retail operation of Laura Buick GMC Inc.'s on North Bluff Road.

The facility's operation hours are 7:00 AM to 5:00 PM and all work is performed inside the existing structure. The facility is entirely non-customer facing with no retail traffic or visits from customers. Please see Exhibit B for the applicant's full narrative.

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 "Office-Eastport." As the proposed Special Use Permit allows for the reuse of warehouse space for automotive repair, staff finds the proposed use satisfies the FLUM.

COMPREHENSIVE & STRATEGIC 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:

Although the proposed use is not public facing, it is staff's opinion that the proposal meets the intent of the City's Planning Documents by providing support services for the Collinsville automotive dealer, Laura Buick on North Bluff Road.



REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

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 continuation of a previous historic automotive use by Laura Buick on United Drive since 2017. Laura Buick operates an automotive dealership at 901 and 903 North Bluff Road and owns 105 United Drive and adjacent lot for Freedom Installations, performing automotive part installation for Laura Buick. The proposed use is not directly open to the public, however, will support the larger business operations in this area for the Laura Buick automotive dealership.

"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 or agricultural. The United Drive Business Plaza has a history of automotive uses and newer additions of public facing automotive repair with Steve's Auto Body to the far east of the district. 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.

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

It is staff's opinion that as the property has been utilized for automotive services since 2017, little to no adverse impacts to surrounding property are anticipated.

"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.

REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE



SPECIAL USE PERMIT ANALYSIS (CONTINUED)

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.

"The existing uses and zoning of nearby property:"

The zoning of the surrounding commercial properties is governed by the same planned district ordinance, United Business Plaza. 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 as property has historically been utilized for automotive uses since 2017. Staff is recommending several conditions for approval to bring the property into compliance with the Zoning Ordinance, anticipated to increase property values.

"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.

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

Planned District Ordinance No. 3668, passed in 2005, specifically calls out automotive repair services 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 property has not been vacant since purchase of the property by WAWA Properties 6 Warehouse LLC in 2017, however, the property lost legal nonconforming status as businesses licenses were not maintained.



REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

SPECIAL USE PERMIT ANALYSIS (CONTINUED)

"The public need for the proposed use:"

Staff finds that as the proposed use is not open to the public, determining the public need is difficult to quantify. The use will continue to support the current operations of the Laura Buick GMC dealership in the City of Collinsville.

"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 proposed use, the means of ingress and egress to the site, and the existing parking on site 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 property has illegally placed gravel parking area that staff is recommending to be removed or paved as a condition to the Special Use Permit approval. The paving of this area would trigger Site Plan review and stormwater management.

"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.

"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 the existing ingress, egress and traffic flow is adequate for the site. The site has fourteen (14) striped parking spaces including one (1) ADA space with extensive storage area for overflow vehicles and storage for repairs. Automotive repair facilities require one (1) space for every employee on the maximum shift plus three (3) spaces for every service bay and one (1) space for every vehicle customarily used in operation or stored on the premises. The building has one bay with a ramp and three (3) loading semi trailer loading bays not accessible for vehicles as shown in Exhibit C. Staff finds that as the site is not open to the public, with sufficient storage, that the off-street parking area is adequate.

REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE



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 123 United Drive, with the following conditions:

1. All dumpsters and waste disposal containers shall be completely enclosed with a material that complements the primary structure.
2. All outdoor storage, including storage/shipping containers shall be in compliance with Section 17.060.100. and fully screened from adjacent parcels and streets.
3. A Site Plan shall be submitted to pave the gravel parking area, or the gravel shall be removed.
4. Landscape plan shall be submitted and installed meeting the requirements of Section 17.080.



EXHIBITS

- A. U PERMIT #18-15U (01/10/2018)**
- B. APPLICANT NARRATIVE**
- C. SITE PHOTOS**
- D. ORD. NO. 3668 UNITED BUSINESS PLAZA**

REPORT TO PLANNING COMMISSION
CITY OF COLLINSVILLE



EXHIBIT A: U PERMIT #18-15U (01/10/2018)



City of Collinsville
LIMITED BUILDING PERMIT APPLICATION
Department of Community Development
Building Division (618) 346-5200 Ext. 1143
Type 'U'

PERMIT NO.: 18-15U

FOR ROOFING, SIDING, WINDOWS, SWIMMING POOLS, FENCES, SHEDS, OR OTHER WORK OVER \$500
Not for improvements over \$10,000 (except roofing & siding) or improvements involving electric, plumbing, drywall, structure, or total rehab

PROPERTY OWNER

TYPE OF IMPROVEMENT

ADDRESS OF IMPROVEMENT

COST OF IMPROVEMENT

CONTRACTOR

LICENSE NO. (Required for Roofing)

CONTRACTOR ADDRESS

CONTRACTOR PHONE

CERTIFICATION: By signing below, applicant certifies the following:

☒ WORK SHALL COMPLY WITH ALL APPLICABLE CITY OF COLLINSVILLE BUILDING CODES, WHICH MAY INCLUDE, BUT ARE NOT LIMITED TO:

- 2006 International Building, Residential, & Property Maintenance Codes
- 1997 Illinois Accessibility Code
- All City Ordinances

☒ I have received a copy of the code requirements related to my project. RB Initial Here

☐ WHERE APPLICABLE, SKETCH OF IMPROVEMENT REFERENCING LOCATION, SIZE AND DISTANCES FROM PROPERTY LINES SHALL BE ATTACHED.

☐ THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE UPTOWN COLLINSVILLE ZONING DISTRICT, IS NOT LOCATED WITHIN THE HISTORIC DISTRICT, AND IS NOT A DESIGNATED HISTORIC LANDMARK

☐ The subject property is located within the Historic District or Uptown District or is a Historic Landmark; I have received an application for Certificate of Appropriateness and understand a copy of this application for building permit will be forwarded to the Historic Preservation Commission for review, and that the permit will not be issued until approved.

☐ YOU ARE REQUIRED TO NOTIFY THE BUILDING DEPARTMENT FOR INSPECTIONS AS IMPROVEMENTS PROGRESS AND WHEN THE WORK IS COMPLETED. Building Division (618) 346-5200 Ext. 1143

☐ I UNDERSTAND THAT FAILURE TO OBTAIN THE REQUIRED BUILDING PERMITS, AS WELL AS FALSIFYING INFORMATION ON A BUILDING PERMIT APPLICATION WILL RESULT IN CITATION, FINES OF UP TO \$750 PER DAY PER OCCURRENCE, AND POSSIBLE MANDATORY COURT APPEARANCE.

SIGNATURE

☐ Owner ☒ Representative

PRINTED NAME (if Representative)

TYPE "U" PERMIT FEE.....\$50.00

For Office Use Only

ISSUED BY: R05

DATE: 1-10-18

NOTES: TREES TO BE PLANTED BY SPRING 2018 ALONG UNITED DRIVE

BY: BH 3/2/18

REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE



EXHIBIT B: APPLICANT NARRATIVE

(618) 344-0121 PHONE
(618) 344-1295 FAX



903 NORTH BLUFF ROAD
COLLINSVILLE, IL 62234
www.LauraAutoGroup.com

June 11, 2026

City of Collinsville
Department of Community Development
Planning & Zoning Division
125 South Center Street
Collinsville, IL 62234

SUBJECT: Special Use Permit Narrative – 123 United Drive, Collinsville, IL 62234

Introduction

The applicant, Laura Buick GMC, Inc., is formally requesting a Special Use Permit for the property located at 123 United Drive in Collinsville, IL 62234. The property is located within the United Business Plaza, which is zoned for commercial/industrial use.

The purpose of this permit is to legally authorize the continued operation of an automotive service center specifically dedicated to the reconditioning of used vehicles. Crucially, this is not a new use for the site. This specific building has been operated continuously for years as a non-customer-facing automotive repair and customization shop under a separate business entity, which primarily lifted and accessorized trucks for our sales department. This application is being submitted to rectify an administrative lapse in the business license exceeding 12 months, thereby ensuring full code compliance moving forward.

In accordance with Section 17.100 of the Collinsville Municipal Code, the established use satisfies the necessary standards for approval:

1. Public Convenience:

The automotive service center is necessary for public convenience because it expands Laura Buick GMC, Inc.'s operational capacity to prepare and deliver high-quality used vehicles to the market. By bringing this building back into licensed operation at 123 United Drive, we can efficiently recondition used vehicles and streamline inventory preparation. This directly supports our main retail operations, which generate a substantial amount of sales tax revenue to benefit the City of Collinsville's general fund, infrastructure projects, and public services.

2. Impact on Neighboring Properties:

The continuation of this use will not be injurious to the use and enjoyment of neighboring properties, nor detrimental to public health, morals, or general welfare. Because this facility has already functioned in this exact capacity for years without incident or neighborhood disruption, its ongoing operation introduces zero novel impacts. The facility remains entirely non-customer-facing with no retail foot traffic or customer parking congestion. Planned operating hours will remain strictly limited to daytime business hours from 7:00 AM to 5:00 PM. All mechanical and reconditioning work takes place entirely within the enclosed building. Furthermore, existing landscaping will be utilized to prevent any visual or noise disruptions to adjacent properties.

3. Utilities and Infrastructure:

The site is fully equipped and already proven to handle this use. Existing municipal water, sanitary sewer, and electrical infrastructure at 123 United Drive have successfully serviced these exact specialized automotive repair needs for years. No new strain will be placed on public utilities. All automotive fluids, waste materials,



REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

EXHIBIT B: APPLICANT NARRATIVE

and scrap parts generated during the reconditioning process will continue to be handled, contained, and safely disposed of in strict accordance with environmental safety standards.

4. Traffic, Ingress, and Egress:

Measures have long been in place to manage traffic flow and avoid congestion. Because this remains a non-customer-facing facility, vehicular movement is limited primarily to staff members.

5. Compliance with District Requirements:

The established use will comply with all other bulk, dimensional, landscaping, and off-street parking regulations set forth in the City of Collinsville Zoning Ordinance.

Conclusion

We respectfully request that the Planning Commission and City Council approve this Special Use Permit for the automotive service center at 123 United Drive. This approval simply reinstates a historically quiet, compliant, and highly productive operational use that allows Laura Buick GMC, Inc. to continue generating significant retail sales tax revenue for the City of Collinsville.

Respectfully submitted,

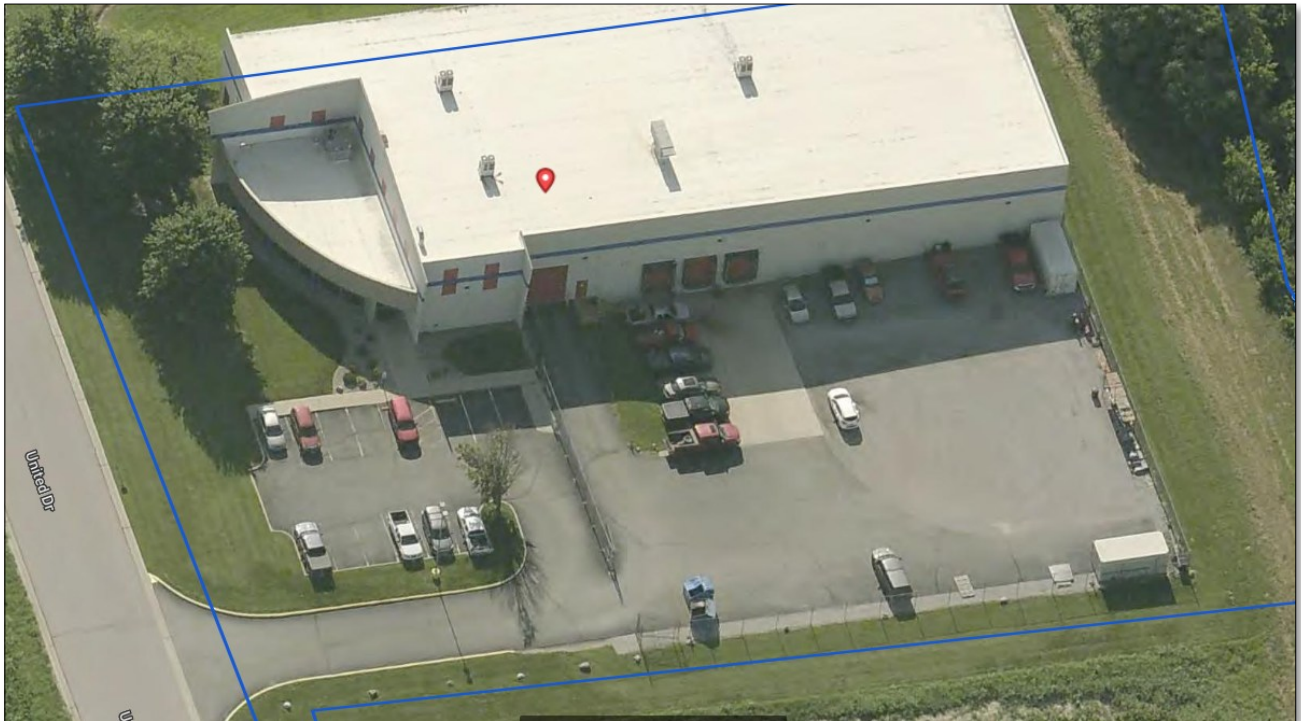
Jared Miller
General Manager
Laura Buick GMC

REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE



EXHIBIT C: SITE PHOTOS





REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

EXHIBIT D: 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

REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE



EXHIBIT D: ORD. NO. 3668 UNITED BUSINESS PLAZA

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 D: 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

REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE



EXHIBIT D: ORD. NO. 3668 UNITED BUSINESS PLAZA

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 D: 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.

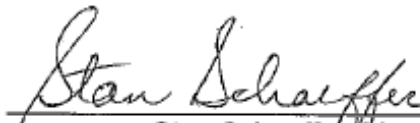
PASSED by the Council and Approved by the Mayor on July 25, 2005.

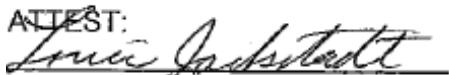
Ayes: Miller, Moss, Pulley, Springer, Schaeffer

Nays: None

Absent: None

Approved: July 25, 2005.


Stan Schaeffer, Mayor

ATTEST:

Louis Jackstadt, City Clerk