



## REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

<b>APPLICATION NUMBERS:</b>	RZ 25-02, SP 25-01
<b>APPLICATION NAME:</b>	McDonough Horseshoe Service Center (Rezoning & Site Plan)
<b>APPLICANT:</b>	Tom Helmkamp ZGSX, LLC 1177 Bella Vista Drive St. Louis, MO 63131
<b>PROPERTY OWNER:</b>	Lavern James Fournie 436 North Aurora Street Collinsville, IL 62234
<b>APPLICANT REQUEST:</b>	A request to rezone property located at PIN: 13-1-21-19-00-000-008.001 and PIN 13-1-21-20-00-000-013.001 from "BP-3" Business Park District to "P-BP-3" Planned Business Park District to permit the development of office/warehousing buildings.
<b>SITE ADDRESS:</b>	To be addressed: 1001 & 1003 McDonough Lake Road
<b>PARCEL ID NUMBER:</b>	13-1-21-19-00-000-008.001 & 13-1-21-20-00-000-013.001
<b>EXISTING ZONING DISTRICT:</b>	"BP-3" Business Park District
<b>PROPOSED ZONING DISTRICT:</b>	"P-BP-3" Planned Business Park District
<b>TOTAL SITE AREA:</b>	9.38 acres
<b>COMMISSION MEETING DATE:</b>	April 3, 2025
<b>CASE MANAGER:</b>	Caitlin Rice, AICP, Senior Planner
<b>RECOMMENDATION:</b>	<b>REZONING &amp; SITE PLAN : APPROVAL</b>



# REPORT TO PLANNING COMMISSION

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### EXISTING CONDITIONS AND SITE HISTORY

The subject property is a single parcel with a total area of 9.38 acres. The property is split by a section line, however remains one legal lot of record. Property is currently vacant and used for agriculture.

### REQUEST

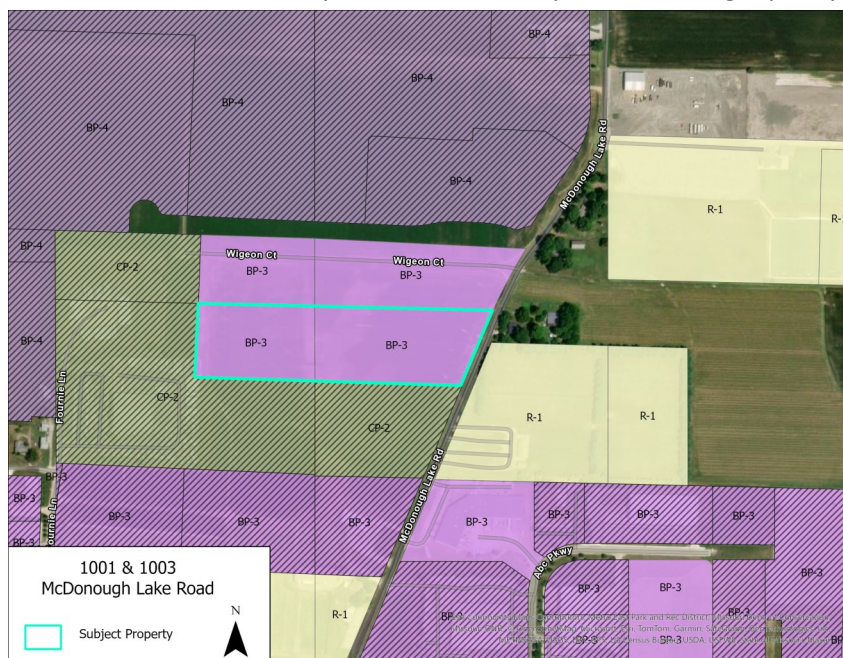
The applicant is requesting rezoning and site plan approval for to develop a flex warehouse with office space and service retail. The development is planned for two buildings, both 48,000 sq. ft in size with multiple tenant space. 16,800 sq. ft. of outdoor storage area is proposed between the two buildings. The primary use of the property is NAICS 493 Warehousing and Storage, with outdoor storage as an accessory use.

The zoning map amendment to "P-BP-3" Planned Business Park District will permit two primary structures on one lot and outdoor storage as an accessory use. The request also includes the following deviations to the underlying municipal code:

1. Total lot coverage of buildings and parking areas = 71.9%. Maximum lot coverage for underlying "BP-3" District is 65%. Total request for 6.9% increase in impervious area.
2. 29 gauge galvanized corrugated metal panel fence with wood grain texture to enclose outdoor storage area and dumpster enclosure.
3. The west façade of Building 1 (1001 McDonough Lake Road) and east façade of Building 2 (1003 McDonough Lake Road) shall be exempt from the full design requirements of Section 17.060.260 and are permitted as per approved site plan.
4. Increase graphic area allowance for a 120 sq. ft. office park monument sign and eighty (80) square feet of graphic area per tenant. With the ten (10) tenants, the total graphic area for the entire site will be 920 sq. ft. instead of a maximum of 300 square feet.

### ZONING MAP

The site under consideration is currently zoned "BP-3" Business Park District. The applicant is requesting a Zoning Map Amendment to rezone the subject property "P-BP-3" Planned Business Park District. The "BP-3" Business Park District is intended to accommodate a variety of office and warehousing uses on a smaller scale and their related activities at a scale and intensity of use that is compatible with high quality development.





## REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

### ZONING & LAND USE MATRIX

DIRECTION	ZONING DISTRICT DESIGNATION	EXISTING LAND USE
North	"BP-3" Business Park District & "P-BP-4" Planned Business Park District	Vacant, Dayton Freight
East	"R-1" Single Family Residential & Unincorporated	Soccer Field, Residential
South	"P-CP-2" Planned Commercial Park District, "P-BP-3" Planned Business Park District	Vacant, Residential
West	"P-CP-2" Planned Commercial Park District	Volvo, Gateway Refrigeration

### PLANNING ANALYSIS

The following section provides an overview of the goals, objectives, and policies of the Comprehensive Plan as it relates to the subject request.

### COMPREHENSIVE PLAN & FUTURE LANDUSE MAP (FLUM) CONSIDERATOINS



#### **Satisfied:**

The subject property is identified as Office-Eastport in the Comprehensive Plan's Future Land Use Map. The plan further identifies the development area along I-255 to be identified as different development neighborhoods. The subject property would lend into the Eastport Campus that serves as mixed offices, light warehousing and some retail/services. The proposed rezoning is located within the Comprehensive Plan 2020 Future Land Use category "Office-Eastport". Per the Land Management Plan for Eastport, this area is designated as Eastport Industrial Campus (Distribution/Assembly) and identified as BP-3 District. This follows the development trends of the Eastport area as small-medium scale office, warehousing and hospitality uses are to the South of Horseshoe Lake Road and higher intensity distribution or industrial uses to the North of Horseshoe Lake Road. The proposed development complements these development trends and the surrounding area.

Chapter 4 of the Comprehensive Plan, *Community Improvement Strategies*, encourages the annexation of property in the Eastport Development Area, enhancement of the office parks, and planned district developments to promote innovative, sustainable and mixed use development. The proposed zoning map amendment is consistent with the Future Land Use Map as well as the goals and objectives put forth in the City's Comprehensive Plan.

#### Comprehensive Plan 2020:

*"Sustainable Growth and Urban Image of the Community are Vital to the City of Collinsville's Economic Future."*

⇒ Contributes to economic development and the diversification of the City's economic base.

⇒ Promotes the aesthetic quality of development through proposed improvements and landscaping.

*"Development & Environmental Compliance ."*

⇒ The proposed development adheres to the stormwater ordinance, and the developers have provided engineering evidence that stormwater will be properly accommodated.

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### DEVIATION REQUEST ANALYSIS:

The zoning map amendment to “P-BP-3” Planned Business Park District (Exhibit B) will permit two primary structures on one lot and outdoor storage as an accessory use. The request also includes the following deviations to the underlying municipal code. Below is an analysis of each request:

#### 1. Lot Coverage:

The proposed Planned District states the total lot coverage of buildings and parking areas can equal 71.9%. The maximum lot coverage for underlying “BP-3” District is 65%. The request is for a 6.9% increase in impervious area. The applicant states that a 65% maximum lot coverage for this property would not make the project economically viable. In order to meet the requirement, the building’s and/or parking would need to be reduced an additional 28,000 sq. ft. or .64 acres. Each building is 48,000 sq. ft with ten (10) tenants with approximately 9,600 sq. ft. per tenant bay. Below is a parking table showing the required vs provided spaces. And a table showing the surrounding zoning districts and lot coverages.

*Table 1: Parking Requirements*

Building Size	Parking Requirement	Use Area	Spaces Required	Spaces Provided
96,000 SF	4 spaces / 1000 SF Office	10% or 9,600 SF	82	129
	0.5 spaces / 1000 SF Warehouse	90% or 86,400 SF		

Development	Zoning District	Maximum Lot Coverage
Dayton Freight	P-BP-4	75%
Trans Merge	P-BP-4	75%
Vermeer Midwest	P-BP-3	65%
Volvo/Gateway Refrigeration	P-CP-2	85%

The applicant states that the layout and needs of the site have been analyzed several times and the current configuration is the lowest acceptable level to provide economic return on the project and efficiently and effectively serve the future tenants. Four (4) 10’Wx15’H green wall trellis’s have been included on the east elevation of Building 1 (facing McDonough Lake Road). A wet detention basin is located to the rear of the property designed to mitigate additional runoff and mimic predevelopment drainage conditions as outlined in the attached Drainage Report. A water quality basin has also been provided on the east end of the site to provide treatment for all the proposed impervious area.

The property is adjacent to Volvo to the west, zoned P-CP-2 which is permitted up to 85% lot coverage and near Dayton Freight, zoned P-BP-4 which is permitted up to 75% lot coverage. The site plan has been reviewed by the City Engineer to ensure that stormwater management and water quality design standards are met.

The applicant has worked extensively with staff to reduce lot coverage where feasible and has reduced up to 10-15 percent from what was originally proposed.

**Staff finds that the applicant has provided sufficient evidence that the increased lot coverage will not negatively impact the quality of life, public health or general welfare and therefore staff recommends approval of this deviation.**



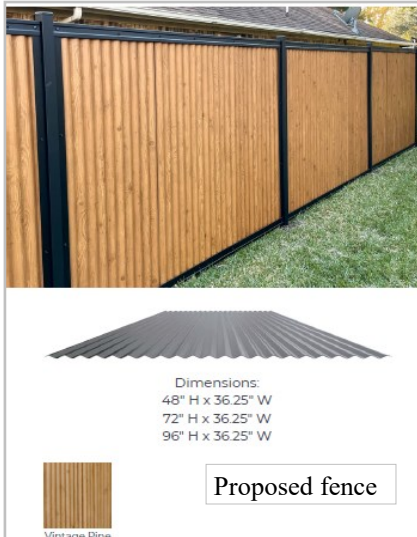


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### DEVIATION REQUEST ANALYSIS:

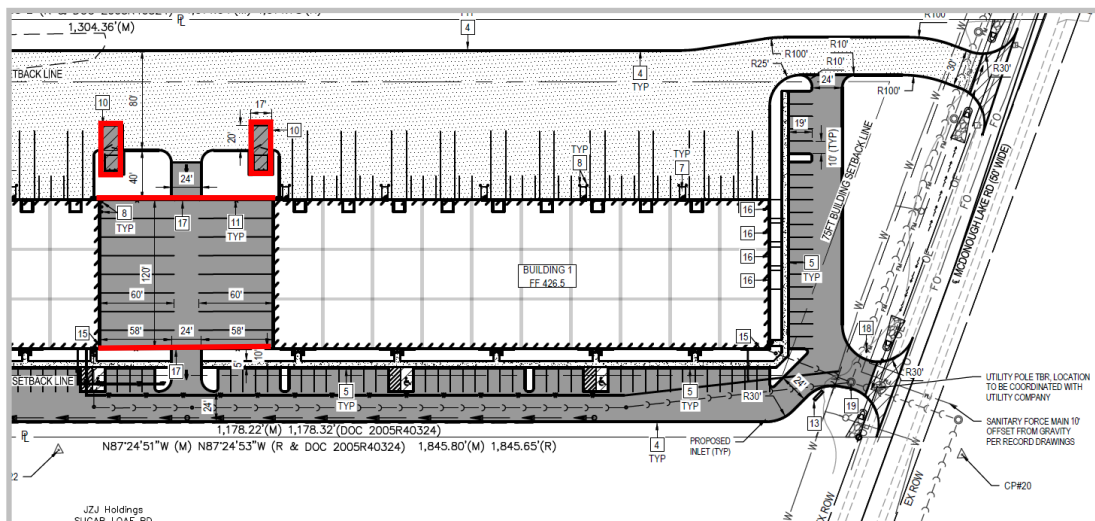
#### 2. Fence Material:

The applicant is requesting a 29 gauge galvanized corrugated metal panel fence to enclose outdoor storage area and dumpster enclosure.



The City typically does not permit corrugated metal in any facet, however, architectural corrugated metal panels were permitted as an accent material on the office façade for Dayton Freight, and shipping containers have been approved to be repurposed for commercial use in Uptown. Currently staff interprets that some metal fencing may be permitted, provided it is flush panels and mimic more Hardie plank or vinyl aesthetic as shown in the image above to the right. The proposed request is for a corrugated panel in a finish that will complement the building colors, and mostly a stylistic choice by the developer.

This property is located within the Eastport Industrial Complex and will be over 500 feet from public right-of-way and in between the two 48,000 sq. ft. buildings. With those factors in mind, staff recognizes the impact from permitting this material will be minimal, and at such distance, the corrugation will be difficult, or unable to distinguish. **Staff asks the Planning Commission to consider precedent and site factors.** Below in red are the proposed fence locations.



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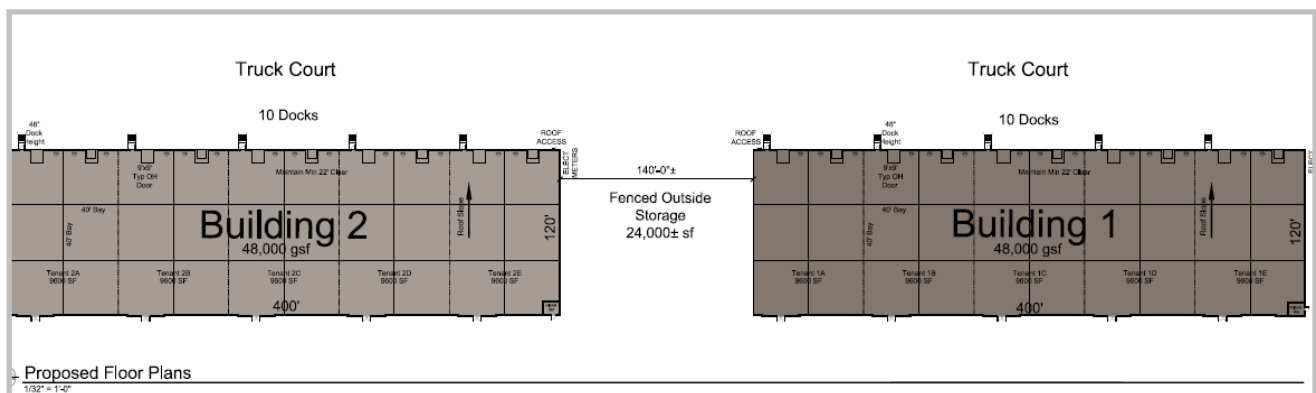
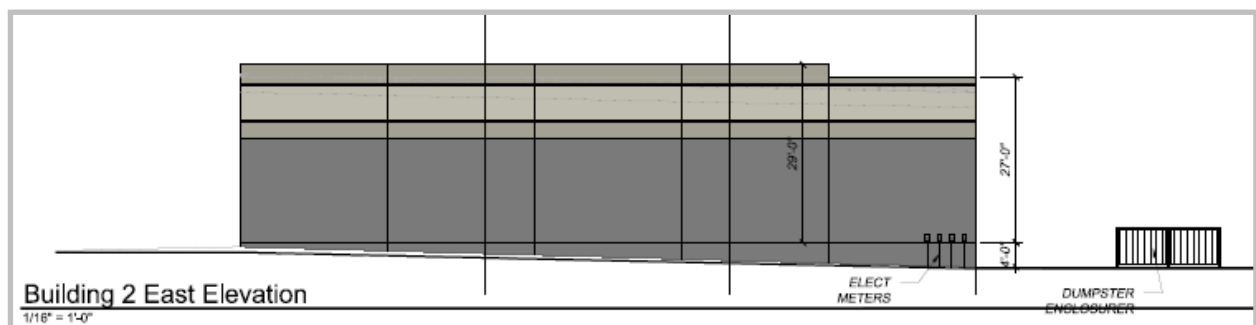
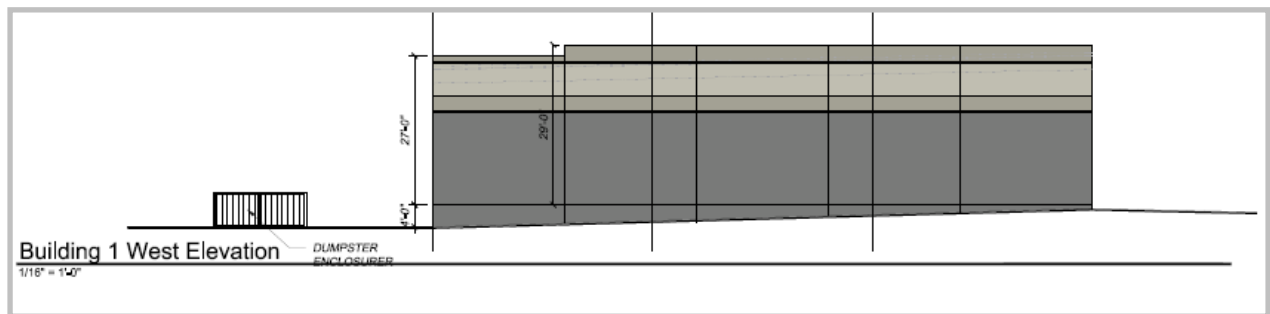
### DEVIATION REQUEST ANALYSIS:

#### 3. Design Requirements:

The proposed Planned District states, the west façade of Building 1 (1001 McDonough Lake Road) and east façade of Building 2 (1003 McDonough Lake Road) shall be exempt from the full design requirements of Section 17.060.260 and are permitted as per approved site plan.

These two façades are interior, facing the outdoor storage area which is screened by a 6' fence and the buildings themselves. Staff finds that since these two façades are screened and facing outdoor storage, it is a reasonable request to lessen design requirements for façades that are not public facing and allowing the developer to reduce development costs. Below are the proposed elevations for both façades.

**Staff recommends approval of this request.**





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### DEVIATION REQUEST ANALYSIS:

#### 4. Signage

The proposed Planned district will increase the total graphic area allowance for the office park and is proposing a 120 sq. ft. office park monument sign and eighty (80) square feet of graphic area per tenant. With the ten (10) tenants, the total graphic area for the entire site will be 920 sq. ft. instead of a maximum of 300 square feet.

The City's graphic area allowance is based upon street frontage with a maximum graphic area per frontage of 300 sq. ft. The subject property has approximately 370 feet of frontage along McDonough Lake Road. There are no other public roads planned to access this development, limiting the property to 300 sq. feet for both buildings. With ten (10) separate tenants and on a building of this scale, that is simply not enough graphic area allowance to successfully promote each business. Staff recommends that an increase in graphic area allowance is permitted through the Planned District Ordinance to simplify sign permit requests as tenants occupy. With the existing allowance, each tenant would be allowed 30 sq. ft, not accounting for any office park sign.

The current shopping center/office park sign code restricts shopping /office center signs to 100 sq. ft. for just the center itself, and 200 sq. ft for all tenant spaces and limits one (1) freestanding sign per center. The proposed office center sign will be a total area of 120 sq. ft with 32 sq. ft. being an electronic message center sign rather than a traditional panel for each tenant. The 80 sq. ft. per tenant would be allowed to be split and shared among front, rear or side facades, as the tenant decides. Below are some examples of signs close to 80 sq. ft. to help provide some context and scale.



Valvoline, 1491 Vandalia—~87 sq. ft.



Club Car Wash, 333 N Bluff—70 sq. ft



Club Car Wash, 333 N Bluff—108 sq. ft.

Overall, staff finds that based on the limiting site factors, including only one (1) frontage and multiple tenant spaces, the signage requests are reasonable a suitable for the character of the area and recommends approval.

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### 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 a recommendation to the City Council.

#### **Matters to be Considered for Zoning District Amendments (Sec. 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.***

Considering the subject property's location on McDonough Lake Road, straddled by Interstate I-255 and industrial uses to the north and east, staff finds that the proposed development is consistent with the character of the surrounding area.

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

Staff finds that the proposed amendment allows only minor variations from the underlying zoning district regulations, which are consistent with the surrounding area within the Eastport Industrial Complex and that the development will further promote the health, safety, quality of life, comfort, and general welfare of the City.

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

As outlined previously in this report, the proposed rezoning will further the Comprehensive Plan's future land use goals in this area. The subject property is designated Office Eastport in the Comprehensive Plan FLUM. Staff finds that the proposed rezoning and site plan are consistent with the Comprehensive Plan and regulations of the City with minor deviations.

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

All necessary public utilities are available to the site from McDonough Lake Road. Staff has verified through the Site Plan review process that said utilities and services are adequate to serve the proposed use.

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

The proposed use of distribution and warehousing and outdoor storage are suitable for the proposed zoning district and surrounding area.

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

The properties immediately to the north and east of the subject property are zoned "BP-3" Business Park, "P-BP-4" Business Park District and "P-CP-2" Planned Commercial Park District and are developed with similar developments and land uses as the proposed development. The proposed underlying "BP-3" District is intended to accommodate a variety of flex office and smaller scale warehousing developments. Staff finds that the proposed zoning district is compatible with the surrounding area.





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

The proposed zoning district and land use is appropriate within the context of the surrounding area and for the property's location in the Eastport Industrial Campus and proximity to the interstate. Staff finds that the proposed zoning designation will not have a detrimental impact on nearby property.

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

Staff finds that the proposed map amendment, zoning upon annexation to "P-BP-3" Planned Business Park District will result in a relative public gain for the area and the City. Staff finds that the rezoning does not result in a disproportionate loss to nearby landowners. The proposed planned zoning district is designed in a manner that recognizes adjacent commercial uses and infrastructure plans for McDonough Lake Road and Horseshoe Lake Road, while enabling a commercial development that is fitting with the location along McDonough Lake Road, proximity to I-255, and surrounding industrial uses.

### **Zoning Regulation Consistency**

The applicant is requesting a zoning map amendment to rezone the subject property to "P-BP-3" upon annexation. This request requires the Planning Commission to review and analyze both the existing and proposed zoning district designations as they relate to the proposed land use.

#### ***Existing Zoning District:***

*"BP-3" Business Park District*

#### ***Proposed Zoning District:***

*"P-BP-3" Planned Business Park District*

*Intent. The "BP-3" Business Park District provides for the development of professional offices, general office space, and small size warehousing and distribution. The uses are for a hybrid development of businesses in a planned setting. The intent of this district is to accommodate a variety of office and warehousing uses on a smaller scale and their related activities at a scale and intensity of use that is compatible with high quality development. The location factors of the formation of this district relate to present and past land use and development trends and the proximity to major transportation routes.*

The "BP-3" Business Park District is intended for small to medium intensity office and warehousing uses that benefit from or require proximity to interstate highway system and related businesses. The proposed flex warehouse/office development complements similar uses to the Eastport Industrial area. Staff finds that the proposed underlying "BP-3" Business Park District is the most suitable zoning designation for the subject property due to future land use plans, existing development and zoning within the surrounding area, the location of the site with proximity to the interstate.

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

*A. 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.*

*B. 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.**

#### **Planner's Comments**

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. The proposed development and land use is compatible with the surrounding area, promotes economic development, and provides a site design that is complementary with the surrounding area. It is staff's opinion that the requested deviations from the underlying district's requirements are reasonable and meet the purpose and intent of the "Planned Development District" and site characteristics.



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### REZONING RECOMMENDATION

Staff 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 25-02 McDonough Horseshoe Service Center (MHSC) rezone "BP-3" Business Park District to "P-BP-3" Planned Business Park District Ordinance pending Site Plan Approval with the following deviations noted within the proposed Planned District Ordinance and Site Plan Analysis:***

1. Maximum lot coverage of building and parking areas shall be 71.9%.
2. 29 gauge galvanized corrugated metal fence shall be permitted to enclose the outdoor storage area and dumpster enclosure.
3. The west façade of Building 1 (1001 McDonough Lake Road) and east façade of Building 2 (1003 McDonough Lake Road) shall be exempt from the full design requirements of Section 17.060.260 and are permitted as per approved site plan.
4. Increase graphic area allowance for the entire site as 920 sq. ft.

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### SITE PLAN ANALYSIS

Site Plan review is required for this site per Section 17.120.030.A.1 which indicate that “the grading of any site for development or the issuance of any building permit for the construction of any principal structure other than a single-family detached structure ” and Planned Use Procedures are each cause for site plan review.

#### **REVIEW CRITERIA (SECTION 17.120.070.A)**

##### ***1. Extent to which the proposal conforms to the previous sections of these regulations.***

The plan submitted substantially conforms to the requirements of the Zoning Ordinance with the exceptions of the deviations analyzed in pages 4 through 7 of this report and as per the proposed Planned District Ordinance.

##### ***2. Extent to which the development would be compatible with the surrounding area and the Development Guidelines of this section.***

The subject property is bordered by commercial uses of similar scale and intensity such as Vermeer Midwest and higher intensity such as Dayton Freight and Volvo. The proposed development of this property will conform with the city’s development guidelines in a manner that is consistent with the proposed zoning district, location within the Eastport Industrial Complex and surrounding commercial uses. The proposed use and site plan adhere to the City’s plans for this area and are compatible and consistent with the surrounding area and development guidelines.

##### ***3. Extent to which the proposal conforms to the provisions of the City’s Subdivision Regulations.***

The proposal is for a single lot of record. No subdivision of lots, public utilities or right-of-way is being dedication with the project, therefore subdivision review or process is not required.

##### ***4. Extent to which the proposal conforms to customary engineering standards used in the City.***

The City Engineer has reviewed the Site Plan and finds the Site Plan conforms with customary engineering standards used within the City of Collinsville.

##### ***5. Extent to which the location of streets, paths, walkways, and driveways are located so as to enhance safety and minimize any adverse traffic impact on the surrounding area.***

The development does not include any public streets, paths, walkways or driveways. The property will be accessed by two separate entrances/exits on McDonough Lake Road. The southern drive is constructed of asphalt and intended for passenger vehicles to access the site. The northern drive is constructed of concrete and intended for truck traffic. The site is connected and allows for full fire apparatus access around the entire building. The outdoor storage area as gates to the north and south, allowing full access. Sidewalks are provided along the entirety of the passenger vehicle parking spaces to access each tenant space.





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### SITE PLAN RECOMMENDATION

Staff finds that the Site Plan proposed for Eastport Commerce Center substantially meets or exceeds the review criteria and advances the intent of the Zoning Ordinance. ***Staff recommends that the Planning Commission 'Approve' the Site Plan Application SP 25-01 McDonough Horseshoe Service Center (1001 & 1003 McDonough Lake Road),*** subject to the proposed Planned District Ordinance as included in the Zoning Analysis section of this staff report.



## **EXHIBITS**

- A. DRAFT PLANNED DISTRICT ORDINANCE**
- B. SITE PHOTOS**

## **ATTACHMENTS**

- A. SITE PLAN**
- B. APPLICANT NARRATIVE—INCLUDES THE  
FOLLOWING:**
  - TURNING MOVEMENTS**
  - ARCHITECTURAL ELEVATIONS**



## REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

### EXHIBIT A: DRAFT PLANNED DISTRICT ORDINANCE

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

**AN ORDINANCE REZONING CERTAIN PROPERTY  
OWNED BY LAVERN JAMES FOURNIE FROM "BP-3" BUSINESS PARK DISTRICT  
TO A "P-BP-3" PLANNED BUSINESS PARK DISTRICT  
(1001 & 1003 McDonough Lake Road)**

WHEREAS, Tom Helmkampf, on behalf of property owner, Lavern James Fournie, has filed with the City of Collinsville, Illinois (hereinafter "the City") an application for rezoning of real estate located at 1001 & 1003 McDonough Lake Road (PIN: 13-2-21-19-00-000-008.001 & 13-1-21-20-00-000-013.001) from "BP-3" Business Park District to "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 will be zoned "P-BP-3" Planned Business Park District, to wit:

**1001 & 1003 McDonough Lake Road, Collinsville, Illinois 62234  
Parcel ID# 13-2-21-19-00-000-008.001 & 13-1-21-20-00-000-013.001  
Current Owner: Lavern James Fournie**

The land referred to herein below is situated in the County of Madison, State of Illinois, and is described as follows:

A tract of land in U.S. Survey 509, Claim 1653, Township 3 North, Range 8 West of the Third Principal Meridian, Madison County Illinois, being more particularly described as follows, to wit:

Commencing at the northeast corner of U.S. Survey 509, Claim 1653; thence north 87 degrees 24 minutes 53 seconds west (based on Grid North, Illinois State Plane Coordinate System West Zone) along the north line of said U.S. Survey 64.99 feet to a railroad spike set on the centerline of Sugar Loaf Road; thence south 22 degrees 40 minutes 07 seconds west along the centerline of said road 336.68 feet to the point of beginning of the tract herein described; thence continuing south 22 degrees 40 minutes 07 seconds west along said centerline 358.25 feet; thence north 87 degrees 24 minutes 53 seconds west and parallel with the north line of said U.S. Survey 1845.65 feet to an iron rod on the west line of the east half of said U.S. Survey; thence north 2 degrees 03 minutes 18 seconds east 336.48 feet to

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### EXHIBIT A: DRAFT PLANNED DISTRICT ORDINANCE

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an iron rod; thence south 87 degrees 24 minutes 53 seconds east and parallel with the north line of said U.S. Survey 1971.78 feet to the point of beginning.

EXCEPT THEREFROM that portion conveyed to JZI Holdings, L.L.C. by deed recorded July 21, 2005 as document 2005R40324, described as follows, to-wit:

Commencing at the northeast corner of U.S. Survey 509, Claim 1653; thence on an assumed bearing of north 87 degrees 24 minutes 53 seconds west on the north line of said U.S. Survey 509, Claim 1653 a distance of 64.99 feet to the centerline of Sugar Loaf Road; thence south 22 degrees 40 minutes 47 seconds west on said centerline of Sugar Loaf Road a distance of 694.93 feet; thence north 87 degrees 24 minutes 53 seconds west parallel to said northerly line of U.S. Survey 509 Claim 1653 a distance of 1178.32 feet to the point of beginning.

From said point of beginning thence north 87 degrees 24 minutes 53 seconds west on the northerly line of a tract of land described in deed book 4359 page 2704 a distance of 667.38 feet to the westerly line of a tract of land described in deed book 3222 on page 2318; thence north 02 degrees 03 minutes 18 seconds east on said westerly line of a tract of land described in deed book 3222 on page 2318 a distance of 336.46 feet; thence south 87 degrees 24 minutes 53 seconds east a distance of 667.38 feet; thence south 02 degrees 03 minutes 18 seconds west a distance of 336.46 feet to the point of beginning.

Except the coal, oil, gas and other minerals as may have been heretofore excepted, reserved or conveyed and all rights and easements in favor of said mineral estate.  
Situating in Madison County, Illinois.

**SECTION 2:** 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:

#### **A. PERMITTED USES**

Permitted Uses for this planned development district shall be in accordance with the corresponding use permissibility of the BP-3 Business Park Zoning District per Section 17.050, *Use Regulations* of the City of Collinsville Zoning Ordinance.

#### **B. SPECIAL USES**

Special Uses for this planned development district shall be in accordance with the corresponding use permissibility of the BP-3 Business Park Zoning District per Section 17.050, *Use Regulations* and 17.100, *Special Uses* of the City of Collinsville Zoning Ordinance.

#### **C. ACCESSORY 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 Section 17.050, *Use*





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### EXHIBIT A: DRAFT PLANNED DISTRICT ORDINANCE

Regulations, and per the requirements contained in Section 17.060, Supplementary District Regulations.

1. Outdoor storage area of 16,800 sq. ft. shall be permitted as accessory use as per approved site plan.

#### D. PLANNED USES

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.

#### E. INTENSITY OF USE REGULATIONS

Intensity of Use for this planned district shall comply with the corresponding Intensity of Use Regulations in the BP-3 Business Park Zoning District per Section 17.040.210.F., with the following exception(s):

1. Lot coverage: maximum total coverage by structures and parking shall be no greater than seventy-one and nine (71.9) percent.
2. Two (2) 48,000 sq. foot primary structures on one legal lot of record is permitted by adoption of this ordinance.

#### F. YARD REGULATIONS

Yard Regulations for this planned district shall be in accordance with the corresponding Yard Regulations in the BP-3 Zoning District per Section 17.040.210.G.

#### G. HEIGHT REGULATIONS

Subject to plan review.

#### H. USE LIMITATIONS

This planned development district shall comply with the provisions set forth in Section 17.040.210.I, *Use Limitations* of the City of Collinsville Zoning Ordinance.

#### I. SITE PLAN REVIEW

All development plans shall be in accordance with Section 17.120, *Site Plan Review*.

#### J. PARKING REGULATIONS

Parking shall be in accordance with Section 17.070, *Off-street Parking and Loading Requirements*, and Section 17.050.010, *Use Table* of the City of Collinsville Zoning Ordinance.

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# REPORT TO PLANNING COMMISSION

## CITY OF COLLINSVILLE

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### EXHIBIT A: DRAFT PLANNED DISTRICT ORDINANCE

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#### K. LANDSCAPE REGULATIONS

Landscaping shall be in accordance with Section 17.080, *Landscaping, Screening and Buffering*.

#### L. STREET AND ROADWAY STANDARDS

All streets and roads shall comply with the City's Subdivision Control Ordinance except where established roads are provided, any road improvements or right-of-way widths shall be approved by the City's Street Director.

#### M. DESIGN GUIDELINES

This planned development shall comply with all design requirements from Section 17.060.260. – Development guidelines; nonresidential uses in all districts with the following exception(s):

1. 29 gauge galvanized corrugated metal panel fence with wood grain texture shall be permitted to screen outdoor storage area and dumpster enclosure.
2. The west façade of Building 1 (1001 McDonough Lake Road) and east façade of Building 2 (1003 McDonough Lake Road) shall be exempt from the full design requirements of Section 17.060.260 and are permitted as per approved site plan.

#### N. SIGNAGE

This planned development shall comply with all signage requirements from Section 17.190. – Signage; districts with the following exception(s):

1. One (1) 10'x12' (120 sq. ft) office park identification sign is permitted.
2. Each tenant shall be permitted a total of eighty (80) square feet of graphic area for the entire building.

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.



## REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

### EXHIBIT B: SITE PHOTOS

