

REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE



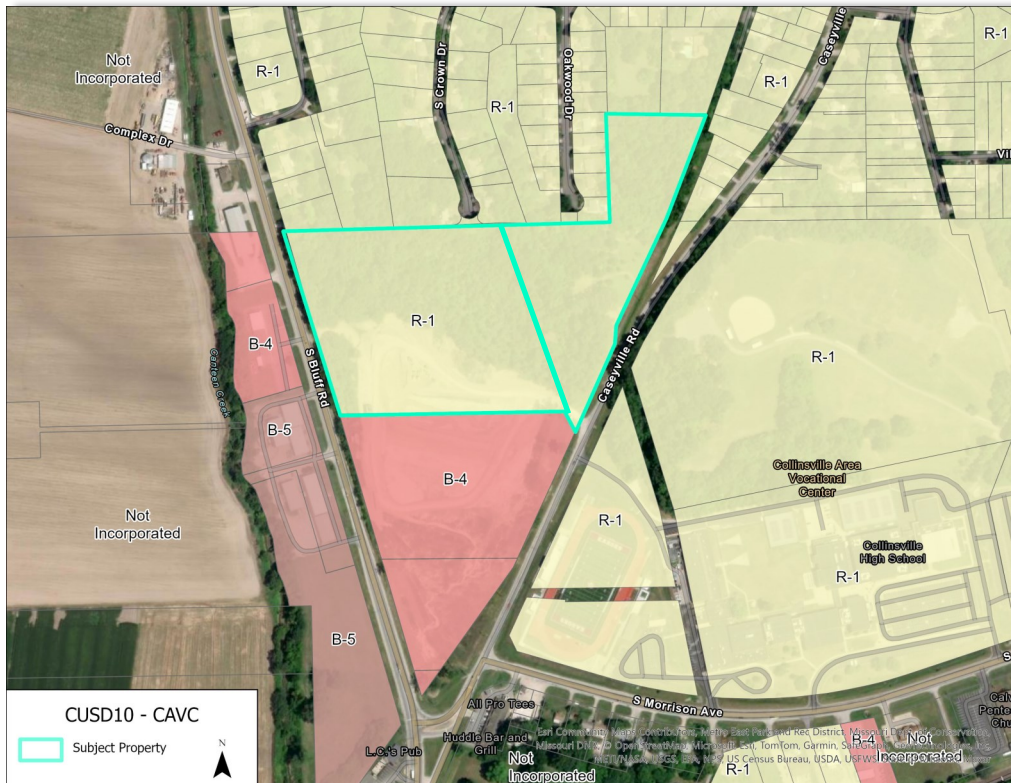
SITE HISTORY AND EXISTING CONDITIONS

The subject property is a total 20.93 acres and has historically been utilized for dirt excavation. Petroff has graded the site for the proposed development of the CAVC site. The Preliminary Plat for the CAVC subdivision was approved on September 24, 2024. The Preliminary Plat includes the consolidation the two (2) parcels, total 20.93 acres and for the vacation and relocation of an existing 20' public sewer easement and a new 20' public water main easement.

ZONING MAP

The site under consideration is zoned "R-1" *Single Family Residential District*. The intent of this district is to provide for low-density residential development, including those uses which reinforce residential neighborhoods, and to allow certain public facilities.

DIRECTION	ZONING DISTRICT DESIGNATION	EXISTING LAND USE
North	"R-1" Single Family Residential District	Single Family Homes
East	"R-1" Single Family Residential District	Collinsville High School
South	"B-4" Commercial District	Undeveloped
West	"B-4" Commercial District	Discovery Family Church, Keller Farms Commercial





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REQUEST

Collinsville Unit 10 is proposing a new building (45,000 sq. ft) for the Collinsville Area Vocation Center (CAVC) to the vacant property west of Caseyville Road and the high school. The new CAVC site will serve the industrial arts programs which include auto mechanics and autobody work, building trades, machining, welding, HVAC and electronics. The new location will provide CAVC with needed space to serve and expand these programs. A few deviations are requested for consideration on the proposed site plan for the new facility. Therefore a request for rezoning to a Planned District to accommodate these requests has been submitted. A more detailed breakdown of the requested deviations is provided further in this report and Exhibit A.

COMPREHENSIVE PLAN CONSISTENCY REVIEW

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

FUTURE LAND USE MAP (FLUM):



PLANNER'S COMMENTS

Satisfied:

The subject property is identified as 'Single Family' in the Comprehensive Plan's Future Land Use Map. The high school to the east is designated as 'Governmental-Institutional'. The subject property has historically been vacant and used for excavation of dirt by Petroff Company. Over time, the excavation and grading has created a more desirable and feasible property for development. The proposed development is an opportunity for the Collinsville High School to expand and sustain the CAVC vocational programs, which is an incredibly valuable resource for professional development of students in Collinsville, as well as surrounding communities.

APPLICABLE GOALS, OBJECTIVES, AND POLICIES:

Comprehensive Plan 2020:

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

- ⇒ Promotes the aesthetic quality of development through proposed improvements and landscaping.
- ⇒ Create attractive entry corridors to the City of Collinsville.

Strategic Plan:

Goal #1 Preserve and improvement existing neighborhoods

- ⇒ Development of the wedge property with a community and education focused use creates a more desirable environment for surrounding neighborhoods.

The potential for this property to be used by Collinsville Unit 10 School District may not have been fully realized at the development of the Future Land Use Map for the 2006 Comprehensive Plan. The location being immediately west of the high school will provide easy access for students to the CAVC programs and facility.

Overall, the proposed institutional use as a high school program is permitted by right within the 'R-1' Single Family District and suitable for the surrounding area.

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DEVIATION REQUESTS

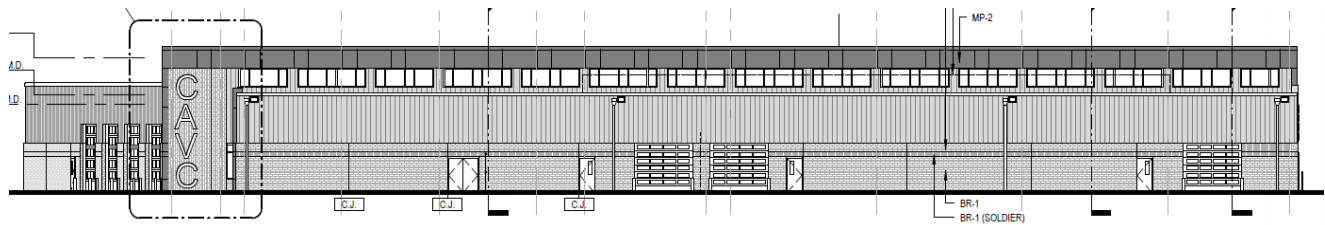
Collinsville Unit 10 is proposing a new building (45,000 sq. ft) for the Collinsville Area Vocation Center (CAVC) to the vacant property west of Caseyville Road and the high school. The new CAVC site will serve the industrial arts programs which include auto mechanics and autobody work, building trades, machining, welding, HVAC and electronics. The new location will provide CAVC with needed space to serve and expand these programs. A few deviations are requested for consideration on the proposed site plan for the new facility. Therefore a request for rezoning to a Planned District to accommodate these requests has been submitted. A summary proposed deviation requests are outlined below and identified in the project narrative.

Below is a summary of the deviation request that require consideration. Please see Exhibit A: Applicant’s Deviation Request for applicant’s full disposition and reasoning for deviation requests.

1. VARIANCE #1: Section 17.060.260. Façade Design:

- a. Windows: All buildings other than distribution/industrial require no less than 40% of façade that front a street between 2 and 10 feet.

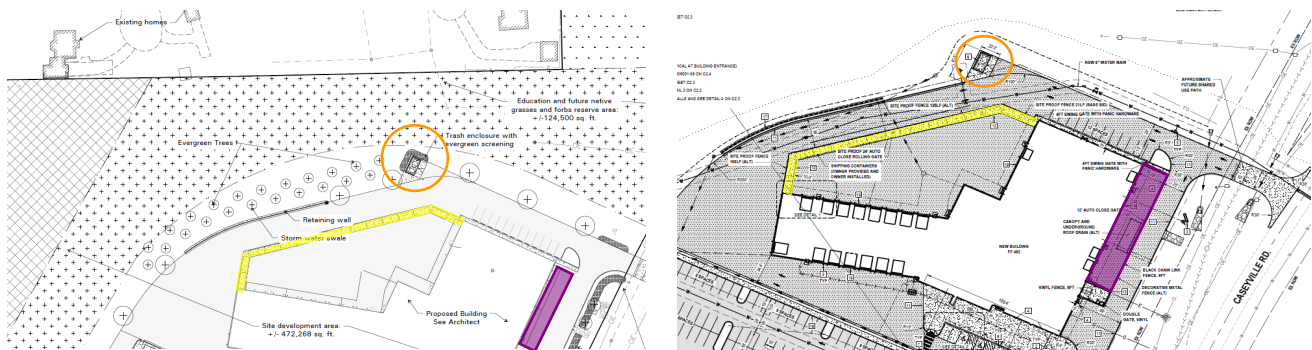
⇒ *The eastern façade is street facing, but not primary entrance. This area of the building is classroom & workshop space. Clerestory windows provided instead.*



Eastern façade elevation (fronting Caseyville Rd).

2. VARIANCE #2: Sec. 17.060.260.E.2.i: Situation & Screening of Functional Elements & Sec. 17.060.050.—Fence

- a. Dumpster Enclosure: Proposing coated chain link fence with landscaping and solid gates to screen from Caseyville Road.
- b. Rear Automotive Yard: Proposing shipping containers to act as fence/screen as well as functional element for storage in the outdoor classroom. Alternate proposal of sight proof fence to screen containers.
- c. Eastern Outdoor Workspace: Proposing 6’ black chain link fence adjacent to Caseyville Road. Alternate proposal of decorative metal fence.



Rear Automotive Yard Shipping Container Screen. Alternative is a sight proof fence to screen containers.

Dumpster Enclosure (chain link & evergreens)

Eastern Workspace: Proposed black coated chain link, alternative decorative metal fence



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DEVIATION REQUESTS

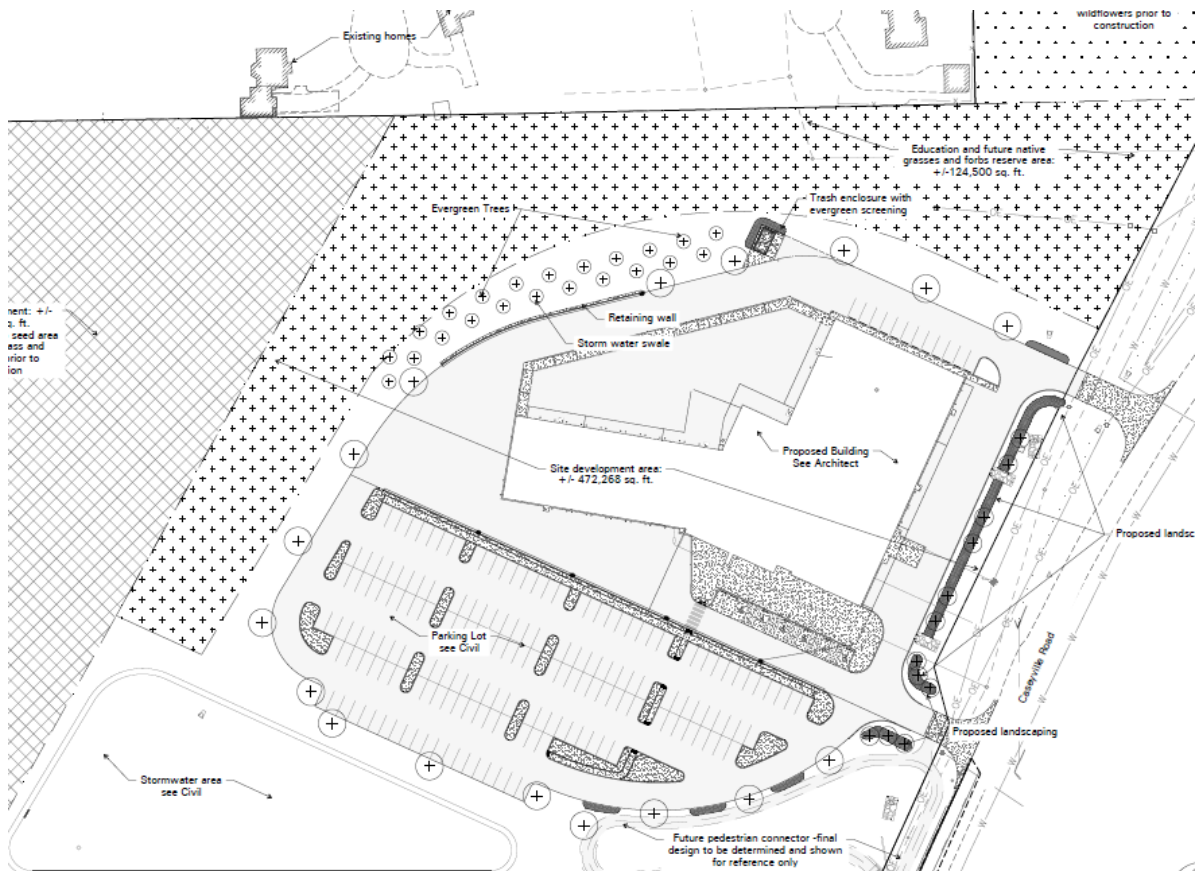
3. VARIANCE #3: Sec. 17.080: Landscaping

- a. Phasing: Landscaping proposed to be installed in stages. Initial portion by the contractor and the remainder by students.
- b. Irrigation: all proposed materials are native and drought tolerant. Hand watering is proposed instead of traditional inground irrigation system.

Planting Schedule								
Key	Qty	Common Name	Botanical Name	Size	Comment	Culture		
A	12	Sugar Maple	Acer saccharum 'Green Mountain'	2.5" Cal.		Illinois Native Cultivar	Shade Tree	
B	5	Red Oak	Quercus rubra	2.5" Cal.		Illinois Native Cultivar	Shade Tree	
C	6	Redbud	Cercis canadensis 'Pink Pom Poms'	2" Cal.	Multi-stem (3-5 canes)	Illinois Native Cultivar	Ornamental Tree	
D	6	White Redbud	Cercis canadensis f. alba	2" Cal.	Multi-stem (3-5 canes)	Illinois Native Cultivar	Ornamental Tree	
E	22	Juniper Tree	Juniperus virginiana	6-7' Tall	Branched to ground	Illinois Native Cultivar	Evergreen Tree	
a	33	Gold Leaf Juniper	Juniperus chinensis 'Gold Lace'	3 Gal.	install by students	Drought Tolerant	Evergreen Shrub	
b	14	Bayberry	Myrica pensylvanica	3 Gal.	install by students	Illinois Native Cultivar	Evergreen Shrub	
c	15	St. John's Wort	Hypericum kalmianum 'Cobalt-N-Gold'	3 Gal.	install by students	Drought Tolerant	Flowering Shrub	
f	65	Little Blue Stem	Schizachyrium scoparium 'Standing Ovation'	1 Gal.	install by students	Illinois Native Cultivar	Ornamental Grass	
g	44	Muhly Grass	Muhlenbergia reverchonii 'Undaunted'	1 Gal.	install by students	Illinois Native Cultivar	Ornamental Grass	
h	38	Red Switch Grass	Panicum virgatum 'Rotstrahlbusch'	1 Gal.	install by students	Illinois Native Cultivar	Ornamental Grass	
aa	30	Aster	Aster novae-angliae	1 Gal.	install by students	Illinois Native Cultivar	Perennial	
bb	63	Purple Cone Flower	Echinacea purpurea 'Pow Wow Berry'	1 Gal.	install by students	Illinois Native Cultivar	Perennial	
cc	47	White Cone Flower	E. purpurea 'Pow Wow White'	1 Gal.	install by students	Illinois Native Cultivar	Perennial	
203,000		+/- sq. ft. drought tolerant seed mix with straw blanket -see Civil sheets for erosion control						
4,000		+/- sq. ft. double ground hardwood bark mulch -to be field approved by owner						
7,500		+/- sq. ft. decorative landscape rock with 8 oz. non-woven weed fabric -to be field approved by owner						

NOTE: Plant and landscape material to be installed by students shall be supplied by landscape contractor

- c. Parking Lot Landscaping: Requesting that required trees in parking lot islands is waived, and instead install trees along perimeter of lot and in larger islands.



Overview of Landscape Plan

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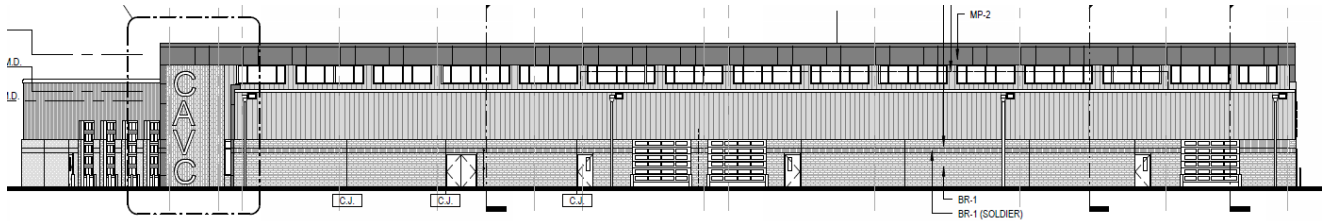
DEVIATION REQUEST ANALYSIS

This section is an analysis of each deviation request against municipal code and staff's recommendations.

1. VARIANCE #1: Section 17.060.260. Façade Design:

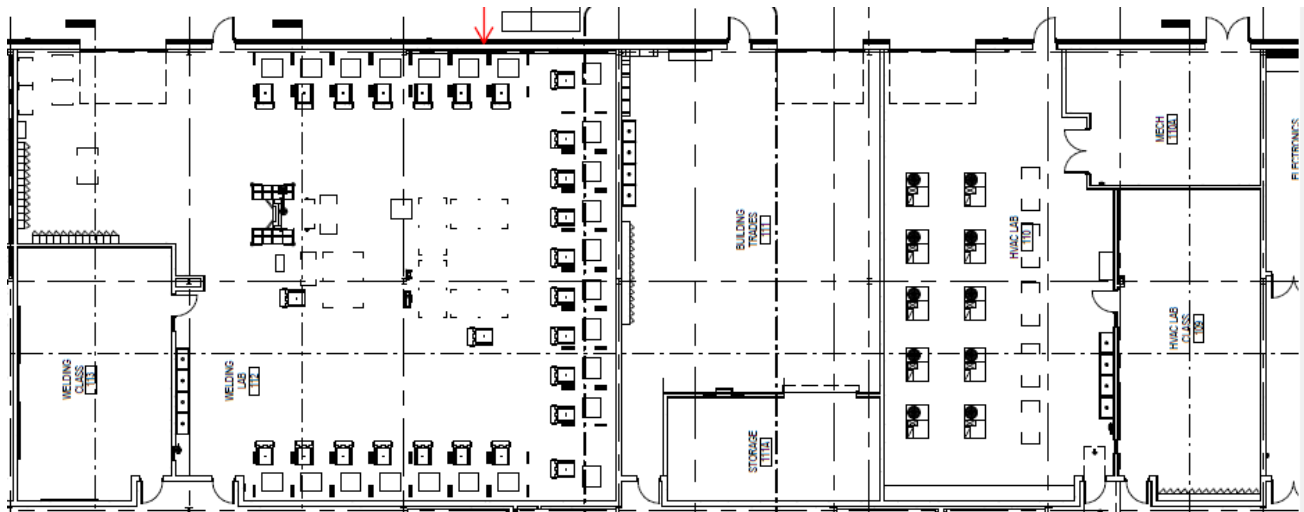
- a. **Windows:** All buildings other than distribution/industrial require no less than 40% of façade that front a street between 2 and 10 feet.

⇒ Eastern façade is street facing, but not primary entrance. This area of the building is classroom & workshop space with bay doors. Clerestory windows provided instead.



Eastern façade elevation (fronting Caseyville Rd).

Below is the building floor plan for the eastern section of the building. This section is split between several work spaces including a welding lab, building trades, HVAC lab, and electronics lab.



The intent of this section is to ensure health and quality of life in commercial development as well as encourage pedestrian scale development by requiring window standards. The proposed development is primarily educational workshop space, with industrial needs such as automotive workspace and bay doors. Staff's interpretation is that although the use of the building is education, the type of education and design of the building complements the standards required for traditional industrial buildings. These developments in Collinsville focus windows in office space, and utilize clerestory windows in warehouses or workspace, meeting the intent of the ordinance. Staff recommends approval of this deviation request.



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DEVIATION REQUEST ANALYSIS

VARIANCE #2: Sec. 17.060.260.E.2.i: Situation & Screening of Functional Elements & Sec. 17.060.050.— Fence

- a. **Dumpster Enclosure: Proposing coated chain link fence with landscaping and solid gates to screen from Caseyville Road.**

Sec. 17.060.260. -Trash Receptacles, Dumpsters, and Recycling Areas.

1. If visible from any public right-of way (ROW), screening shall consist of a minimum of six (6) foot-high sight-proof enclosure which meets the following requirements:
 - a. Shall be constructed of durable materials that are visually compatible with the architecture of the main building.
 - b. Materials may include wood, composite wood, vinyl, masonry, or stone and shall be subject to the review and approval of the City.
2. If not visible from any public right-of-way, screening shall consist of a minimum six (6) foot-high enclosure which meets the following requirements:
 - a. The enclosure shall be a minimum of seventy-five (75) percent opaque.
 - b. Materials may include of wood, composite wood, vinyl, masonry, or stone.

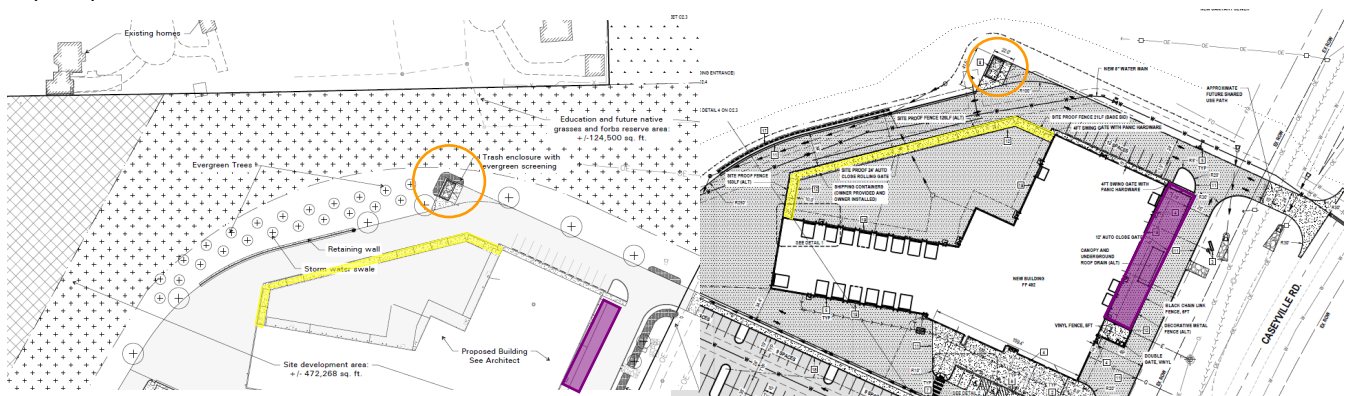
The enclosure is setback behind the building. The visible part of the enclosure from Caseyville Road is the gates, which will be 100% opaque. The combination of coated chain-link and evergreen planting screen meets the minimum 75% opaque requirement for enclosures not visible from the right-of-way. Staff finds that the proposed dumpster enclosure meets the intent of the Zoning Ordinance and recommends approval of this request.

- b. **Rear Automotive Yard: Proposing shipping containers to act as fence/screen as well as functional element for storage in the outdoor classroom. Alternate proposal of sight proof fence to screen containers.**

Sec. 17.060.100. Outdoor Material and Equipment Storage (Commercial). Within the HP1, BP1, BP2, BP3, BP4, CP1 and CP2 Districts, any refuse or dumpsters must be screened and totally enclosed prohibiting visibility from the street or neighboring property and be compatible in material and color with the principal structure on the lot. For all commercial or industrial districts, the following regulations shall apply, and

A. Except as otherwise permitted by these regulations or during permitted construction on any tract, all exterior storage of equipment, raw materials or finished products shall be fully screened from the view of adjacent parcels and streets by a sight-proof fence at least six (6) feet in height.

B. Screening and enclosure required for permitted outdoor storage shall be by means of a fence, wall or berm, in combination with landscaping, designed to create a minimum of seventy-five (75) percent opacity. Crates, boxes, trailers or other temporary storage facilities shall not be considered appropriate screening materials. Outdoor storage shall not interfere with the required and/or approved operation of the site, including, but not limited to, traffic circulation, parking, open space or aesthetics.



Yellow Box: Rear Automotive Yard Shipping Container Screen. Alternative is a sight proof fence to screen containers.

Orange Box: Dumpster Enclosure (chain link & evergreens)

Purple Box: Eastern Workspace: Proposed black coated chain link, alternative decorative metal fence

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VARIANCE #2B. CONTINUED:

The Zoning Ordinance considers shipping/storage containers as outdoor storage, which is only permitted in specific commercial zoning districts and is required to be screened. Shipping containers have been approved in other areas of the city for special commercial projects such as Cold Herald and Uptown Scoops. These containers were both approved through the Planned District process. Staff finds the key difference between these projects is the shipping containers were converted to an occupiable commercial space, meeting building and life safety codes, and are utilized for the retail/business space rather than only storage as is the intent for most shipping containers.

The applicant requests the Planning Commission to favorably consider the request for storage containers without screening for the following reasons (Exhibit A):

1. *Functional Extension of Classroom Space: The containers will serve as essential storage and workspace for our automotive programs, enhancing our students' practical learning experiences. By incorporating these containers, we can provide a safe and organized environment that directly supports our curriculum.*
2. *High-Quality, Uniform Aesthetic: We plan to use high-quality, single-use shipping containers, painted a uniform white color to create a visually appealing backdrop. While the ordinance allows shipping containers if shielded by an opaque fence, the visual difference between a well-placed shipping container and a traditional fence is minimal, especially given our planned enhancements, including evergreen trees to further obscure the containers from public view.*
3. *Strategic Placement: The shipping containers will be positioned in a manner that minimizes visibility from the right-of-way and public streets. This ensures that they will not detract from the overall aesthetic of the area while still fulfilling their functional purpose.*

In conclusion, we believe these variances are essential for creating a facility that is not only functional but also beneficial to our students and the community at large. This project represents a significant economic driver for Collinsville and the larger St. Louis Metro East area. As a vocational school, the CAVC building will not only prepare local high school students for successful careers but also attract students from neighboring communities, contributing to a skilled workforce that can stimulate local businesses and industries. By investing in education and vocational training, we are investing in the economic future of our region, fostering growth and opportunity for all. We are committed to maintaining a harmonious relationship with our neighbors and ensuring that our development enhances the quality of life in Collinsville.

The storage containers are approximately 180 feet from the property line of the residential subdivision to the north, and there is an approximate 60 foot elevation gain from the edge of the CAVC site to the residential subdivision. The containers are located behind the building and are approximately 200 feet from Caseyville Road right-of-way. Evergreen trees are proposed to help shield the containers from the neighboring residential properties as well. The applicant's argument hinges on the limited visual impact from the right-of-way and neighboring properties. Staff recognizes that approval of this request sets a precedent for future requests of a similar nature, where containers that are interpreted as outdoor storage, would be approved on a development without screening or used as a fence to enclose spaces.

Staff finds that the use of shipping containers in the rear of CAVC for storage of the automotive yard is permissible if screened as required by code, as such is the requirement for all other areas of the City. Staff recommends a sight proof fence or a minimum of 75% coverage by evergreen landscaping or similar screening method.



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DEVIATION REQUEST ANALYSIS

VARIANCE #2C:

- c. Eastern Outdoor Workspace: Proposing 6' black chain link fence adjacent to Caseyville Road. Alternate proposal of decorative metal fence.

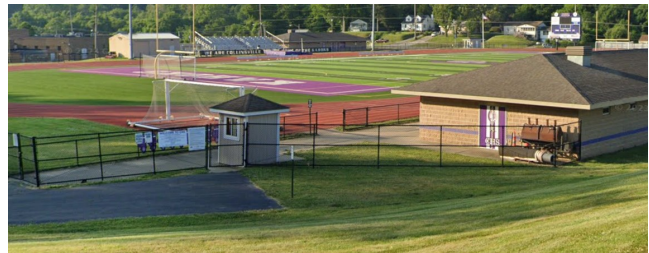
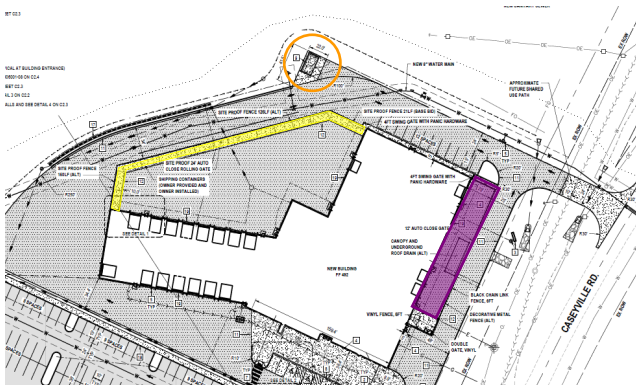
Sec. 17.060.050. – Fence or wall; accessory use

1. Permitted fence materials. Permitted fence materials include decorative masonry, brick, stone, pre-cast concrete, rigid composite, treated or naturally resistant wood, vinyl, wrought iron, aluminum, square tubing and/or metal tubing, or similar material, as approved by the City, with the following exception(s):
 - a. Vinyl or powder coated chain-link fencing is permitted in side or rear yards. If the property is a corner lot, vinyl or powder coated chain-link fencing is permitted to extend into the secondary front yard.


The primary front yard is along Caseyville Road, however, the building is oriented facing an interior parking lot, with the frontage of Caseyville Road functioning as a side yard.

The applicant is requesting a deviation for black vinyl coated chain-link fencing in the front yard for the following reasons (Exhibit A):

1. A variance is requested to use black chain link fencing in the front yard. This choice is motivated by cost considerations and the desire for visual cohesion, as it mirrors the fencing found across the street. The fence is needed on the side of the building facing Caseyville Road to provide an enclosed, secure area for outdoor learning for the building trades class. By opting for this style of fencing, we maintain a consistent appearance within the neighborhood. A black chain-link fence will match all other fencing at Collinsville High School Campus.



Chain-link fence at high school

 Eastern Workspace: Proposed black coated chain link, alternative decorative metal fence

The proposed chain-link fence will be setback approximately 56' feet from the right-of-way of Caseyville Road. In the existing code, coated chain-link fencing is permitted by right in the secondary front yards, side yards, and rear yards on commercial and residential properties. Staff finds that due to the unique layout and design of the facility, proposed distance from Caseyville Road, and the consistency of the fencing to the high school, the proposed coated chain-link fencing will not negatively impact the surrounding area. Therefore, staff recommends favorable consideration of this deviation request.

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DEVIATION REQUEST ANALYSIS

3. VARIANCE #3: Sec. 17.080: Landscaping

- a. **Phasing: Landscaping proposed to be installed in stages. Initial portion by the contractor and the remainder by students.**

The applicant is requesting a deviation for landscaping to be phased for the following reasons (Exhibit A):

1. *The owner proposes to construct the full landscaping plan in stages with a portion to be contractor install and the remainder to be owner installed in the future. This will allow for students to gain hands on experience with the design and construction of the owner installed landscape items.*

Staff finds that the requested deviation is reasonable as it is intended to provide valuable hands on experience to the students as an outdoor classroom. Staff recommends a maximum one (1) year time frame for complete installation of plant material.

- b. **Irrigation: all proposed materials are native and drought tolerant. Hand watering is proposed instead of traditional inground irrigation system.**

The applicant is requesting a deviation for irrigation for the following reasons (Exhibit A):

1. *All proposed landscape materials are native and drought tolerant. "Hand watering" landscape is proposed instead of installing an inground automatic irrigation system. We respectfully request to forego the implementation of irrigation systems in our landscaping. The prohibitive costs an ongoing maintenance associated with irrigation present a significant challenge, particularly for our institution, which is not profit-driven. Furthermore, a substantial portion of our landscape plan incorporates native grasses, which are naturally adapted to our local climate and should not require additional watering, as advised by our landscape architect. By allowing students to engage in the development and care of the landscaping, we promote environmental stewardship and practical skills, aligning with our educational mission.*

Staff finds that typically, hand watering the landscape is unreliable and inconsistent. Traditional irrigation systems are necessary for most large scale landscaping projects. However, staff recognizes that native plants, once established and installed in proper conditions, do not need regular watering. In many cases, too much water is detrimental depending on the species, especially drought tolerant species. The City of Collinsville has made efforts of the past several years to promote native landscaping practices as native plants require less maintenance, less water, increase biodiversity, and support our local ecosystem. Sixty (60) percent of land in the United States is privately owned which sixty-three (63) percent of that land being agriculture (USDA). It is long discussed in Horticulture professions that reestablishing biodiversity in plant material is addressing landscaping on private land, commercial and residential, will have greater results cumulatively, than simply relying on public lands (~28% of land in US).

Current methods to increase native landscaping in Collinsville has been to increase point allowance for native plants instead of exotic species. This method has been very successful, however, in most cases of full proposed native landscapes, it is coupled with a request to lax irrigation and staff must turn down the request. Relaxing irrigation requirements for certain native landscapes may further accomplish the City's Sustainably plan & goals.

Ultimately, regardless of irrigation, if plant material fails, the property owner must replace and maintain and the City has the capability to enforce through the Zoning and property maintenance codes. Therefore, staff recommends favorable consideration of this request. However, acceptance of this deviation would result in a precedent set for all future new development and staff would recommend an ordinance update if favored by the Planning Commission and City Council.



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DEVIATION REQUESTS

3. VARIANCE #3: Sec. 17.080: Landscaping

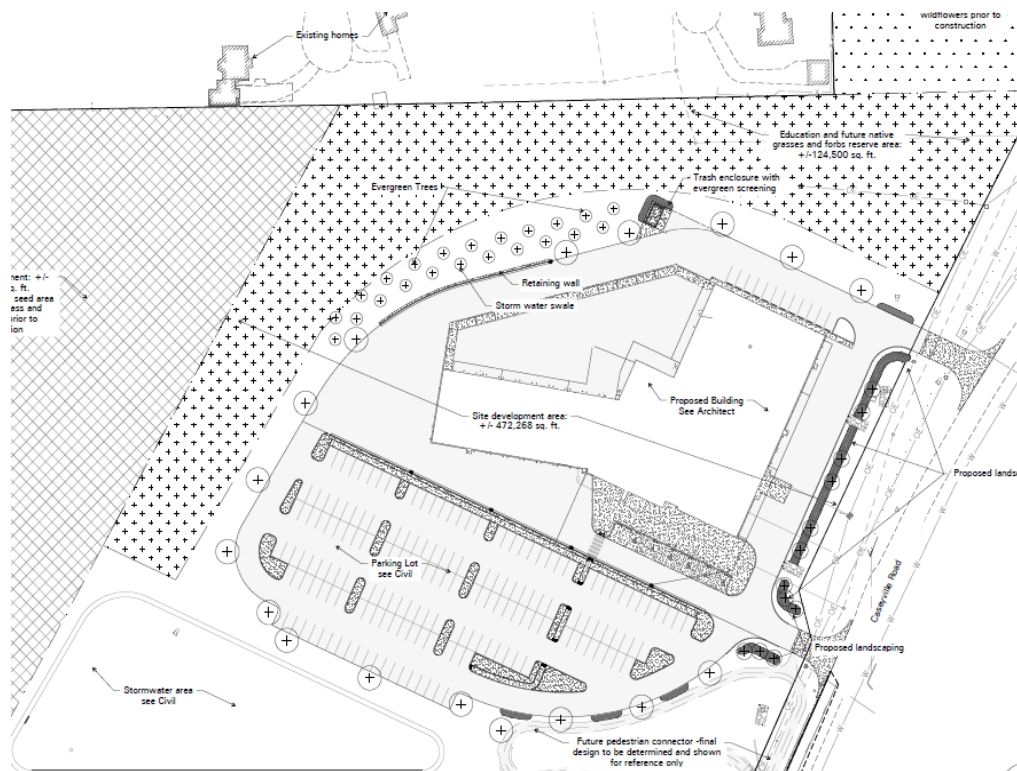
- c. **Parking Lot Landscaping:** Requesting that required trees in parking lot islands is waived, and instead install trees along perimeter of lot and in larger islands.

The applicant is requesting a deviation for trees in islands for the following reasons (Exhibit A):

We request a variance to the tree requirements for interior islands within the parking lot and instead propose to install trees along the perimeter and in larger islands. Trees planted in small interior islands often struggle to thrive, leading to maintenance issues that do not support our educational goals. By concentrating our tree planting efforts in more suitable areas, we can ensure their health and longevity while creating a more aesthetically pleasing environment.

Staff recognizes that trees planted in parking lot islands can have high rates of failure. Trees in landscaped islands need to be a species that can tolerate salt, sun, heat, soil compaction and drought. Historically, islands in parking lots have not been designed to properly support tree life. Islands can be too small and not have enough soil volume to support the tree. While staff recognizes this, there are methods to ensure a more successful tree, such as selecting a species that can withstand these conditions, and properly designing the landscaped island to support the tree, even if it exceeds the minimum standards the City requires.

Tree islands are required in the code to help provide shade to parking lots as well as decrease stormwater runoff, increasing quality of life in new developments. Acceptance of this deviation would result in a precedent set for all future new development. Therefore, staff does not recommend approval of this deviation request.



Overview of Landscape Plan

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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 to the City Council.

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 raise 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.*

The Zoning Analysis which follows provides a discussion of staff's findings regarding the requested deviations and the compatibility and consistency of those deviations with the Comprehensive Plan, Future Land Use Map, Zoning Ordinance and other City Plans. With regard to the purpose and intent the "Planned Development District", staff's zoning analysis concludes that the proposed Planned R-1 District with conditions is reasonable for this development, consistent with the surrounding area, and generally supported by City staff.



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ZONING ANALYSIS

Matters to be Considered for Zoning District Amendments

A. Character of the neighborhood.

The proposed development of the CAVC center is an extension of Collinsville High School programming. Education uses such as the high school and CAVC center is permitted by right in the "R-1" Single Family District. The property is in a unique location, straddled by a major corridor (N Bluff) and Caseyville Road. The high school is to the east, commercial to the west, and single family residential to the north. The residential to the north is considerable distance from the proposed development. The closest edge of the building is 184.5' from the nearest residential property line, and a large grade change from 490' at edge of the development to 550' elevation to the residential neighborhood. Overall, the code is designed to permit educational uses in residential and commercial areas. Staff does recognize that the CAVC is a vocational center, which has an industrial feel and the new facility is designed to cater to the industrial trades such as automotive, engineering, landscaping etc. With proper design and screening, the impact of this development can be mitigated act as a transition from institutional to residential.

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 zoning map amendment is in character with the surrounding area as it is continuing with the underlying zoning district of R-1 Single Family. The site design and layout includes adequate parking needs, open space and is constructed of high quality and durable materials. The development also supports a future shared use path along Caseyville Road. Staff has created a planned district ordinance that accommodates deviation requests with conditions based on analysis of the requests, the Zoning Ordinance and adopted plans. Therefore, staff finds that the proposed zoning amendment promotes the health, safety, quality of life, comfort and general welfare of the City and its planning area.

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

The proposed request is for deviations from regulations in Title 17 (Zoning) as described in the report and Exhibit A. Staff finds that with some modifications to the request, the Planned District Ordinance will remain consistent with the comprehensive plan and intent of the Zoning Ordinance.

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

There is adequate access to all necessary public utilities and public services.

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

The proposed use is permitted by right within the underlying "R-1" Single Family Residential District.

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

Proposed district classification as a "P-R-1" Planned Single Family Residential District. The surrounding area is "R-1" Single Family and "B-4" Commercial District. The proposed CAVC development and proposed "P-R-1" District acts as a transitional zone between zoning classifications and development.

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

As the surrounding area is zoned "R-1" Single Family and "B-4" Commercial District and the proposed use and density complements the existing area, staff finds that the proposed zoning amendment is not anticipated to detrimentally affect nearby property.

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

Staff finds the proposed development of a vacant parcel and related public improvements are anticipated to be a relative public gain to nearby landowners and the Collinsville community.

REZONING RECOMMENDATION

Below is a table summarizing staff’s recommendations and proposed conditions of approval for each variance request. The proposed planned district ordinance is designed by staff’s recommendations.

Variance #	Request	Staff's Recommendation	Conditions
1A	Industrial Window Requirements	Approval	Clerestory windows supplement lack of windows from 2-10 ft of facade
2A	Coated Chain-link & Evergreen Dumpster Enclosure	Approval	Gate facing Caseyville Road must be 100% opaque of permitted material
2B	Shipping Container Fence	Approval with Conditions	Must be screened with landscaping to 75% of fence enclosure
2C	Coated Chain-link Fence in Front Yard	Approval	Only approved workshop space along Caseyville Rd. frontage
3A	Phased Landscaping Installation	Approval with Conditions	Must be completed within one year of occupancy
3B	Handwatering in Lieu of Irrigation	Approval	Only approved for native landscaping
3C	No Trees in Parking Lot Islands	Denial	

Per staff’s Zoning Analysis, staff finds the proposed Planned Single Family Zoning District is compatible and consistent with the Comprehensive Plan, Future Land Use Map, Zoning Ordinance and other City Plans. With regard to the criteria for the objectives of a planned district, staff’s zoning analysis concludes that the proposed Planned R-1 District is reasonable for this development, consistent with the surrounding area, and generally supported by City staff.

Based on this finding, staff recommends that the Planning Commission ‘Approve’ Rezoning Application RZ 24-06 CAVC rezone “R-1” to “P-R-1” to rezone property located at 1050 Caseyville Road.



EXHIBITS

- A. APPLICANT DEVIATION REQUEST**
- B. SITE PHOTOS**
- C. DRAFT ORDINANCE**

ATTACHMENTS

- A. SITE PLAN**
- B. ARCHITECTURAL ELEVATIONS**

**REPORT TO PLANNING COMMISSION
CITY OF COLLINSVILLE**



EXHIBIT A: APPLICANT DEVIATION REQUEST

7. Reason and Justification for Deviations from Requirements of the Zoning District

The proposed development will largely adhere to the R-1 zoning requirements; however, the following deviations are proposed:

Sec. 17.060.260 - ii. Windows: All other buildings No Less than 40 percent

This requirement would greatly limit the amount of usable classroom and shop space within the functional area of the building.

-3. Building Materials.

This section states that metal may only be used for beams, lintels, trim elements and ornamentation only. However, we proposed to use metal cladding on the top 1/3 portion of the building to fit the industrial nature of the building.

-Subsection i. does state: "Other high-quality and durable materials may be approved by the City, that meet the intent of this section."

We believe that the proposed metal cladding would fall under this.

Staff agrees that the proposed material fits the intent of "Other high-quality and durable materials" and does not need a deviation.

Sec. 17.080: Landscaping

See landscaping plans

-The owner proposes to construct the full landscaping plan in stages with a portion to be contractor install and the remainder to be owner installed in the future. This will allow for students to gain hands on experience with the design and construction of the owner installed landscape items.

-17.080.080 Seed is proposed rather than sod.

Seed & sod is permitted in landscaping code. No deviation required.

-17.080.120 - Irrigation

All proposed landscape materials are native and drought tolerant. "Hand watering" landscape is proposed instead of installing an inground automatic irrigation system. We respectfully request to forego the implementation of irrigation systems in our landscaping. The prohibitive costs and ongoing maintenance associated with irrigation present a significant challenge, particularly for our institution, which is not profit-driven. Furthermore, a substantial portion of our landscape plan incorporates native grasses, which are naturally adapted to our local climate and should not require additional watering, as advised by our landscape architect. By allowing students to engage in the development and care of the landscaping, we promote environmental stewardship and practical skills, aligning with our educational mission.

17.080.130 E - Tree Requirements in Parking Lot Islands

We request a variance to the tree requirements for interior islands within the parking lot and instead propose to install trees along the perimeter and in larger islands. Trees planted in small interior islands often struggle to thrive, leading to maintenance issues that do not support our educational goals. By concentrating our tree planting efforts in more suitable areas, we can ensure their health and longevity while creating a more aesthetically pleasing environment.

Items highlighted in red were determined by staff to meet the relevant ordinances and not require deviations.



REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

EXHIBIT A: APPLICANT DEVIATION REQUEST

17.060.260-E2i – Front Yard Fencing

A variance is requested to use black chain link fencing in the front yard. This choice is motivated by cost considerations and the desire for visual cohesion, as it mirrors the fencing found across the street. The fence is needed on the side of the building facing Caseyville Road to provide an enclosed, secure area for outdoor learning for the building trades class. By opting for this style of fencing, we maintain a consistent appearance within the neighborhood. A black chainlink fence will match all other fencing at Collinsville High School Campus.

Sec. 17.060.260-E2i

Screening of Outdoor Storage, Mechanical Equipment, and Utilities is required to be constructed of materials including wood, composite wood, vinyl, masonry, or stone compatible with the main building. A variance is requested to allow for dumpster and front construction yard enclosure to be composed of color coated black chain link fence. The black chainlink fence at the front construction yard will match all of the fencing at Collinsville High School Campus.

The dumpster enclosure is located north of the building and will have limited visibility from other properties. Landscaping is proposed to screen the enclosure and solid gates are proposed to screen the enclosure from Collinsville Road.

At the rear of the building an automotive outdoor classroom is proposed with the enclosure around the yard to be composed of high quality shipping containers. These containers are proposed to provide for in "industrial" feel while providing both storage and visual screening of the automotive area. This area is located behind the building with limited visibility from right of way.

The most critical aspect of our request pertains to the use of shipping containers as both fencing and storage around the automotive outdoor classroom in the rear of the school. We recognize that shipping containers typically require screening; however, we believe our case merits special consideration due to the following reasons:

Functional Extension of Classroom Space: The containers will serve as essential storage and workspace for our automotive programs, enhancing our students' practical learning experiences. By incorporating these containers, we can provide a safe and organized environment that directly supports our curriculum.

High-Quality, Uniform Aesthetic: We plan to use high-quality, single-use shipping containers, painted a uniform white color to create a visually appealing backdrop. While the ordinance allows shipping containers if shielded by an opaque fence, the visual difference between a well-placed shipping container and a traditional fence is minimal, especially given our planned enhancements, including evergreen trees to further obscure the containers from public view.

Strategic Placement: The shipping containers will be positioned in a manner that minimizes visibility from the right-of-way and public streets. This ensures that they will not detract from the overall aesthetic of the area while still fulfilling their functional purpose.

In conclusion, we believe these variances are essential for creating a facility that is not only functional but also beneficial to our students and the community at large. This project represents a significant economic driver for Collinsville and the larger St. Louis Metro East area. As a vocational school, the CAVC building will not only prepare local high school students for successful careers but also attract students from neighboring communities, contributing to a skilled workforce that can stimulate local businesses and industries. By investing in education and vocational training, we are investing in the economic future of our region, fostering growth and opportunity for all. We are committed to maintaining a harmonious relationship with our neighbors and ensuring that our development enhances the quality of life in Collinsville.

REPORT TO PLANNING COMMISSION
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EXHIBIT B: PHOTOS OF SUBJECT PROPERTY





REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

EXHIBIT C: DRAFT PLANNED DISTRICT ORDINANCE

ORDINANCE NO. _____

AN ORDINANCE REZONING CERTAIN PROPERTY OWNED BY COLLINSVILLE CUSD10 FROM "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "P-R-1" PLANNED SINGLE FAMILY RESIDENTIAL DISTRICT (1050 CASEYVILLE ROAD)

WHEREAS, has filed with the City of Collinsville, Illinois (hereinafter "the City") an application for rezoning of real estate located at 1050 Caseyville Road (PIN: 03-05.0-300-018 & 03-05.0-300-026) from "R-1" Single Family Residential District to "P-R-1" Planned Single Family Residential 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-R-1" Planned Single Family Residential District, to wit:

Address: 1050 Caseyville Road

Parcel ID# 03-05.0-300-018 & 03-05.0-300-026

Current Owner: Collinsville Community Unit School District 10

Part of Lots 3 and 4 in the North Half of Section 5, reference being had to the plat thereof recorded in the Recorder's Office of St. Clair County, Illinois in Plat Book B on Page 86 and part of Lots 6, 7 and 11 in the South Half of Section 5, reference being had to the plat thereof recorded in said Recorder's Office in Plat Book B on Page 67, all in Township 2 North, Range 8 West of the Third Principal Meridian, St. Clair County, Illinois, described as follows:

Beginning at the northeast corner of Lot 2 of "Kahok Commons Minor Subdivision Plat", reference being had to the plat thereof recorded in said Recorder's Office as Document A02645411; thence on an assumed bearing of South 89 degrees 09 minutes 30 seconds West on the north line of said Lot 2, a distance of 892.46 feet to the easterly right of way line of IL Route 157 (a.k.a. South Bluff Road); thence North 16 degrees 21 minutes 16 seconds West on said easterly right of way line, 726.90 feet to the north line of said South Half; thence North 89 degrees 08 minutes 24 seconds East on said north line, 794.22 feet; thence North 88 degrees 45 minutes 53 seconds East continuing on said north line, 400.78 feet to the east line of the "Resubdivision of Part of Second Addition to Morris Hills"

REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE



EXHIBIT C: DRAFT PLANNED DISTRICT ORDINANCE

reference being had to the plat thereof recorded in said Recorder's Office in Plat Book 46 on Page 87; thence North 01 degree 14 minutes 45 seconds West on said east line and the east line of the "Second Addition to Morris Hills", reference being had to the plat thereof recorded in said Recorder's Office in Plat Book 43 on Page 77 a distance of, 407.78 feet to the south line of a tract of land described as Tract 2 in the deed to Mary Claire Mooney, recorded in said Recorder's Office as Document A02651945; thence North 88 degrees 40 minutes 22 seconds East on said south line and the south line of a tract of land described in the deed to James L. Morrison and Caryl C. Morrison, recorded in said Recorder's Office in Book 2441 on Page 1453, a distance of 359.64 feet to the westerly right of way line of Old Caseyville Collinsville Road; thence South 19 degrees 24 minutes 53 seconds West on said westerly right of way line, 475.04 feet; thence South 27 degrees 30 minutes 45 seconds West continuing on said westerly right of way line, 227.34 feet; thence South 25 degrees 49 minutes 11 seconds West continuing on said westerly right of way line, 284.15 feet; thence South 14 degrees 51 minutes 18 seconds East continuing on said westerly right of way line, 52.36 feet to the westerly right of way line of Caseyville Road; thence South 24 degrees 30 minutes 45 seconds West on said westerly right of way line, 181.24 feet to the Point of Beginning.

Said parcel contains 911,717 square feet or 20.930 acres, more or less.

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:

A. PERMITTED USES

Permitted uses for this planned development district shall be in accordance with the corresponding use permissibility of the R-1 Single Family Residential 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 R-1 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 Regulations, and per the requirements contained in Section 17.060, Supplementary District Regulations, with the following exceptions:

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.



REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

EXHIBIT C: DRAFT PLANNED DISTRICT ORDINANCE

E. INTENSITY OF USE REGULATIONS

Intensity of Use for this planned district shall comply with the corresponding Intensity of Use Regulations in the R-1 Zoning District per Section 17.040.050.

F. YARD REGULATIONS

Yard Regulations for this planned district shall be in accordance with the approved Site Plan and the "R-1" Zoning District per Section 17.040.050.

G. HEIGHT REGULATIONS

Height Regulations for this planned district shall be in accordance with the approved Site Plan and the "R-1" Zoning District per Section 17.040.050.

H. SITE PLAN REVIEW

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

I. 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.

J. LANDSCAPE REGULATIONS

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

1. Automatic irrigation shall not be required for native landscaping materials. Plant material shall be hand watered as required per species selection.
2. Landscape materials shall be installed in phases to provide educational training to students. All required landscape materials shall be completed in one (1) year after issuance of occupancy.

K. 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 Public Works Director or their designee.

L. DESIGN GUIDELINES

Design shall be in accordance with Section 17.060.260, *Development Guidelines; nonresidential uses in all districts* with the following exception(s):

1. Clerestory windows shall be accepted as an alternative to Section 17.060.260.D.2.ii. window requirements.

REPORT TO PLANNING COMMISSION
CITY OF COLLINSVILLE



EXHIBIT C: DRAFT PLANNED DISTRICT ORDINANCE

2. Dumpster enclosures not visible from public right-of-way shall be permitted to be screened by coated chain-link fencing with evergreen trees at a minimum seventy-five (75) percent opacity. Solid gates facing Caseyville Road are required.
3. Shipping/storage containers shall be permitted as outdoor storage in the rear automotive yard and shall meet the requirements of Section 17.060.100. Outdoor Material and Equipment Storage.
4. Coated chain-link fencing shall be permitted to enclose the eastern outdoor workspace.

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