



# REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

<b>APPLICATION NUMBER(S)</b>	SUP 24-01 (Special Use Permit)
<b>APPLICATION NAME:</b>	Revocation of SUP 24-01
<b>APPLICANT NAME:</b>	City of Collinsville 125 South Center Street Collinsville, IL 62234
<b>PROPERTY OWNER NAME(S):</b>	Zach Yinger 1104 East Broadway Alton, Illinois, 62002
<b>APPLICANT'S REQUEST:</b>	A request to revoke Special Use Permit 24-01 in accordance with Section 17.100.080.D
<b>SITE ADDRESS:</b>	106 W. Main St.
<b>PARCEL ID NUMBER(S)</b>	13-2-21-33-08-204-016
<b>EXISTING ZONING DISTRICT(S):</b>	'UCD' Uptown Collinsville District
<b>TOTAL SITE AREA:</b>	0.133 acres (5,663 sq. ft)
<b>COMMISSION MEETING DATE:</b>	May 14, 2026
<b>CASE MANAGER:</b>	Travis Taylor, AICP, Community Development Director
<b>RECOMMENDATION:</b>	<b>SPECIAL USE PERMIT REVOCATION</b>



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# REPORT TO PLANNING COMMISSION

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## CITY OF COLLINSVILLE



### SITE HISTORY

The current property owner purchased both the State Bank Building and 106 W. Main St. at auction in early 2024. While the State Bank remains vacant, the owner obtained approval for a Special Use Permit (SUP 24-01) in 2024 for the operation of Studio 420 (Attachments A and B). Studio 420 required a Special Use Permit as the proposed business of a “smoke shop” was classified as a “Tobacco, Electronic Cigarette, and Other Smoking Supplies Retailer” (NAICS 459991). At the time of application, this use was permitted only via Special Use Permit in the Uptown Collinsville District.

Studio 420 operated out of 106 West Main Street from 2024 until its recent closure in April of 2026 as required via a Deferred Prosecution agreement entered into as a result of charges related to the possession and intent to distribute nitrous oxide, brought forward by the State of Illinois.

### REQUEST AND ANALYSIS.

Initiated by the Community Development Director, the City of Collinsville is seeking revocation of the Special Use Permit held by Mr. Zach Yinger, owner of Studio 420 as deemed eligible for revocation per Section 17.100.080.D of the Collinsville Municipal Code (cited below). Under this section, the City of Collinsville has the authority to revoke any issued Special Use Permit for any of the reasons noted.

#### **Section 17.100—Special Use Permits**

#### **Section 17.100.080—Transferability, lapse, expiration and revocation**

- D. *Revocation.* Any special use permit granted under authority of this section is subject to revocation for any or all of the following reasons:
1. Noncompliance with any applicable requirement as set forth in this section
  2. Noncompliance with any special conditions imposed at the time of approval or renewal of the special use permit
  3. Violation of any provisions of the Code f Ordinances pertaining to the use of the land, construction or uses of buildings or structures or activities conducted on the premises by the permit holder, agents of the permit holder, or tenants
  4. **Violation of any other applicable provisions of the Code of Ordinances or any state or federal law or regulation by the permit holder, agents of the permit holder, or tenants, provided that such violations relate to the conduct or activity authorized by the special use permit or the qualifications of such persons to engage in the permitted use**
  5. Attempted transfer of a permit in violation of this section
  6. **Revocation is necessary to preserve the public health, safety, and welfare.**

In this report, staff proposes revocation of Special Use Permit 24-01 per reasons #4 and #6, both relating to the violation of an Illinois law or regulation which poses risks to public health, safety, and welfare. Absent revocation of the Special Use Permit, the permit holder would be permitted to transfer the Special Use Permit to another entity, permitting said entity to operate a similar business out of the same location. This right would be available to the permit holder for 12 months, after which the permit would be deemed abandoned and expire upon a public hearing held by the Planning Commission.



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## REPORT TO PLANNING COMMISSION

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### CITY OF COLLINSVILLE

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#### REQUEST AND ANALYSIS (CONTINUED)

Per Section 17.100.080.E (cited below), staff initiated revocation of the Special Use Permit by sending via first class mail and certified mail notice to the applicant on April 15, 2026, (Attachment C) and caused for publication a notice of the public hearing in the Troy Times Tribune on Thursday, April 23, 2026, (Attachment D) and posted notice of the public hearing on the property the morning of April 29, 2026 (Attachment E). All completed at least 15 days prior to the May 14, 2026, hearing in compliance with Section 17.100.080.E.3.

#### **Section 17.100—Special Use Permits**

#### **Section 17.100.080—Transferability, lapse, expiration and revocation**

##### *E. Procedure for revocation.*

1. Revocation proceedings may be initiated by the Community Development Director, the Planning Commission or the City Council
2. Unless the permit holder and the landowner agree in writing that the permit may be revoked, the Planning Commission shall hold a public hearing to consider and recommend the revocation of the special use permit to the City Council.
3. The City shall give the permit holder and landowner notice of the scheduled revocation hearing at least fifteen (15) days prior to the date scheduled for such hearing by certified mail, return receipt requested. If such notice cannot be delivered or is not accepted, notice may be given by publishing a notice of hearing in a newspaper of general circulation in the City or by posting a notice of hearing on the property at least fifteen (15) days prior to the date scheduled for the hearing
4. The public hearing shall be conducted in accordance with the rules of procedure established by the City Council. At the conclusions of the public hearing the Planning Commission shall forward a recommendation to the City Council to either affirm or deny revocation of the special use permit. The City Council shall take final action regarding the revocation of the special use permit within thirty (30) days of the recommendation of the Planning Commission
5. No special use permit shall be revoked unless a majority of the City Council is satisfied by a preponderance of the evidence that grounds for revocation exist. Any motion for the revocation of a special use permit shall clearly state the grounds for revocation.

Per the Section above, the City of Collinsville Planning Commission shall consider evidence brought forward during a public hearing and make a recommendation regarding the revocation of the Special Use Permit to the City Council.

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# REPORT TO PLANNING COMMISSION

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## CITY OF COLLINSVILLE



### REQUEST AND ANALYSIS (CONTINUED)

Staff is seeking revocation of the Special Use Permit, as a result of violations of Illinois law which poses risks to public health, safety, and welfare. Staff believes this is the appropriate action due to investigations conducted by local law enforcement and resulting charges issued by the State of Illinois, summarized below and detailed within the “Evidence Package” Exhibits included with this report.

On August 18, 2025, the Metropolitan Enforcement Group of Southwestern Illinois (MEGSI) completed an investigation which resulted in the purchase, from 106 West Main/Studio 420, of one box of Nitro Whip Cream Chargers and one “cracker,” a device utilized for the purposes of extracting Nitrous oxide from containers to allow the user to inhale the gas to get high. Over the course of the investigation, MEGSI also seized additional nitrous oxide containers and crackers at the subject property. This investigation resulted in charges relating to violations of 720 ILCS 5/24.5-5, the unlawful possession of nitrous oxide with the intent to get high, and ILCS 5/24.5-10, a class 3 felony related to the intent to deliver nitrous oxide for the purposes of getting high. Following the investigation, the State of Illinois charged the permit holder Zachariah F. Yinger with “unlawful possession of nitrous oxide with intent to deliver.”

In February 2026, Mr. Yinger and the State of Illinois entered into an agreement of deferred prosecution staying proceedings of Mr. Yinger’s charges for a period of 24 months (February 18, 2028), with multiple terms and conditions, including the cessation of sales of any nitrous oxide products at any of his establishments in Madison County, and closure and cessation of all operations at Studio 420 within 90 days of the agreement. As of the date of this report, Studio 420 has closed and is no longer operating in the City of Collinsville. Should Mr. Yinger comply with the provisions of the agreement, the agreement states that the charges will be amended to the offense of “reckless conduct” (720 ILCS 5/12-5) and a conviction shall be entered with no additional sentence.

It is staff’s opinion that the work of the MEGSI unit, State charges, and the resulting agreement negotiated in conjunction with Mr. Yinger and his legal representation provide substantial evidence that Studio 420 has violated an Illinois law which poses risks to public health, safety, and welfare. Further, that law directly relates to the operations of Studio 420 as authorized by the City of Collinsville’s Special Use Permit (24-01), making the Special Use Permit eligible for revocation by the City of Collinsville as per Section 17.100.080.D (reasons 4 and 6).

### RECOMMENDATION

Staff recommends the City of Collinsville Planning Commission conduct a public hearing in accordance with Section 17.100.080.E of the Collinsville Municipal Code.

Staff further recommends the Planning Commission make a recommendation to revoke Special Use Permit 24-01 to the City Council, citing the evidence contained within this report that the Special Use Permit is eligible for revocation per Section 17.100.080.D, Reasons #4 and #6.



# ATTACHMENTS

**ATTACHMENT A: SPECIAL USE PERMIT APPLICATION**

**ATTACHMENT B: SPECIAL USE PERMIT APPROVAL LETTER**

**ATTACHMENT C: PROOF OF NOTICE (MAIL)**

**ATTACHMENT D: PROOF OF NOTICE (PUBLICATION)**

**ATTACHMENT E: PROOF OF NOTICE (POSTING)**

# EVIDENCE PACKAGE

**EXHIBIT 1: PROSECUTION AGREEMENT AND ORDER**

**EXHIBIT 2: INVESTIGATION REPORTS**

# REPORT TO PLANNING COMMISSION

## CITY OF COLLINSVILLE



### ATTACHMENT A: SPECIAL USE PERMIT APPLICATION



CITY OF COLLINSVILLE ~ DEPARTMENT OF COMMUNITY DEVELOPMENT  
125 SOUTH CENTER STREET, COLLINSVILLE, IL 62234  
TEL. (618) 346-5200, EXT. 3 [WWW.COLLINSVILLEIL.ORG](http://WWW.COLLINSVILLEIL.ORG)

Fee: \$250

#### APPLICATION TO REZONE OR ESTABLISH A SPECIAL USE PERMIT

The City of Collinsville Zoning Ordinance is intended to promote the health, safety, quality of life, comfort and general welfare of the City and its planning area, which includes the area within the City corporate limits and unincorporated territory lying outside the City forming the total community of which Collinsville is a part; preserve and protect property values throughout the City and its planning area; restrict and regulate the height, number of stories, and size of structures; the percentage of lot coverage; the size of yards, courts, and other open spaces; and the density of population; divide the City and its planning area into zones and districts; regulate and restrict the location and use of structures and land within each district or zone; provide adequate light, air, privacy and safe convenient access to property; lessen or avoid congestion in public streets and rights-of-way; provide for the elimination of incompatible and nonconforming uses of land, buildings and structures which are adversely affecting the character of desirable development in each district; and serve as a tool in the implementation of the Comprehensive Plan.

#### I. APPLICATION TYPE

MAR 14 2024

Check (v) one:

- Rezoning to a General District     Rezoning to a Planned District     Amend a Planned District  
 Establish a Special Use Permit     Amend a Special Use Permit

BY: \_\_\_\_\_

Note: Site Plan review requires a separate application and fee

#### II. PROPERTY INFORMATION

Project Name: Studio 420  
Street Address: 102 W Main St Collinsville IL, 62002  
Locator Number(s): Correct Address - 106 W Main (revised 3/26/2024 - CR    Total Acreage: \_\_\_\_\_  
PIN: 13-2-21-33-08-204-016

#### III. APPLICANT INFORMATION

Owner(s) of record of the hereinafter described property according to St. Clair/Madison County Tax Assessor's Office:

Name: Zach Yinger    Telephone/Email: ZFY122887@gmail.com  
Address: 1104 East Broadway  
City: Alton    State: IL    Zip: 62002  
(Attach additional sheets as necessary)

Applicant/Agent: Zach Yinger    Telephone/Email: 618-531-3362

Interest in Project:  Contract Purchaser     Lessee     Other (Specify): \_\_\_\_\_

Address: 1104 East Broadway  
City: Alton IL    State: IL    Zip: 62002

I hereby certify that the above information and accompanying documents are true and accurate to the best of my knowledge and acknowledge that the processing of this application may require additional fees for the reimbursement of costs incurred by the City for consultation with engineers, attorneys, or other professionals related to plan review. APPLICATION WILL NOT BE ACCEPTED WITHOUT SIGNATURE OF LEGAL OWNER OR AUTHORIZED APPLICANT/AGENT.

Zach Yinger



# REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

## ATTACHMENT A: SPECIAL USE PERMIT APPLICATION (NARRATIVE)

### Special Use Permit Proposal

The purpose of this proposal is to request a Special Use Permit for the operation of a smoke shop on Main Street in Collinsville, IL. The shop will offer a variety of tobacco products and smoking accessories to adult consumers in a responsible and legal manner.

The proposed Smoke Shop is in alignment with the current zoning regulations and land use in the area. The shop will be located in a commercial zone, surrounded by other retail businesses. It will not disrupt the existing land use pattern and will contribute to the diversity of services available on Main Street.

The Smoke Shop conforms to the city's comprehensive plan policies and future land use map. The shop aligns with the City's goal of promoting economic development and diversifying local businesses.

The shop is not expected to significantly increase traffic in the area. The shop's customer base will primarily consist of local residents who already frequent the area. Any increase in traffic will be within the capacity of the existing road network.

The operation of the smoke shop will not place an undue burden on public services or infrastructure. The shop will utilize existing utilities and services and will not require significant additional resources.

At this time, we do not anticipate any deviations from the requirements of the zoning district. If any deviations become necessary in the future, we will provide a detailed justification and seek the necessary approvals.

We look forward to being a part of the growing City of Collinsville and are happy to answer any further questions you have of us. Thank you.

Zach Yinger

(618) 797-8804

Studio 420

102 W Main St.

Collinsville IL, 62234

Additional Contact -  
Ben Adams 618-531-3362  
peteybananas26@gmail.com

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# REPORT TO PLANNING COMMISSION

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## CITY OF COLLINSVILLE



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### ATTACHMENT B: SPECIAL USE PERMIT APPROVAL LETTER

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#### DEPARTMENT OF COMMUNITY DEVELOPMENT

May 13, 2024

Zach Yinger  
Studio 420  
1104 East Broadway  
Alton, IL 62002

RE: Planning & Zoning Application:  
SUP 24-01 Studio 420 (Special Use Permit)  
106 W. Main St.  
PIN: 13-2-21-33-08-204-016

Dear Mr. Yinger,

On May 9<sup>th</sup>, 2024, the Planning Commission considered your application for Special Use Permit approval for the proposed use as a tobacco, electronic cigarette, "smoke shop" at 106 W. Main St. Please find below the final determination:

The determination of the Planning Commission regarding application SUP 24-01 Special Use Permit (Smoke Shop):  
**APPROVED**

Next Steps:

1. Per Section 17.100.050.F., the City Council may exercise the power of administrative review. Staff requested to be notified no later than Thursday, May 23, 2024, of the Council's desire to exercise its right to review.
2. Other applications that will be required prior to opening are below. These are not required at this time; however, they can apply for whenever you are ready.
  - [Sign Permit Application](#) (Permanent & Temporary)
    - The City permits new businesses up to thirty (30) days of free temporary signage. However, we still require the submittal of a temporary sign permit application for review.

Please feel free to contact me at anytime with questions regarding this letter.

Sincerely,

A handwritten signature in black ink that reads "Joseph Williamson".

Joseph Williamson  
Associate Planner  
618.346.5200 x1163  
[JWilliamson@collinsvilleil.org](mailto:JWilliamson@collinsvilleil.org)

City of Collinsville  
125 South Center Street | Collinsville, IL 62234 | (618) 346-5200 | [www.collinsvilleil.org](http://www.collinsvilleil.org)



# REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

## ATTACHMENT C: PROOF OF NOTICE (MAIL)



DEPARTMENT OF COMMUNITY DEVELOPMENT

### NOTICE OF INTENT TO REVOKE SPECIAL USE PERMIT 24-01

(106 W. Main Street – Studio 420 – PPIN: 13-2-21-33-08-204-016)

**To:**

Mr. Zach Yinger  
Studio 420  
1104 East Broadway  
Alton, IL 62002

Mr. Zach Yinger  
Studio 420  
106 West Main Street  
Collinsville, IL 62234

First Class Mail and Certified Mail

First Class Mail and Certified Mail

**PLEASE TAKE NOTICE**, that, pursuant to Section 17.100.080 of the Collinsville Municipal Code, the City of Collinsville hereby initiates proceedings to revoke Special Use Permit SUP 24-01 (the "SUP") as described in this Notice.

**Grounds for Revocation:**

1. Criminal activity occurring on the premises of the SUP, including felony conduct involving unlawful possession and distribution of nitrous oxide.
2. Use of the premises in a manner inconsistent with public health, safety, and welfare.
3. Entry into a Deferred Prosecution Agreement requiring cessation of unlawful conduct and closure of the business.
4. Material deviation from the approved use.
5. Violations of other applicable laws and City ordinances.

A Public Hearing shall be heard before the Plan Commission of the City of Collinsville as follows:

Date: May 14, 2026  
Time: 6:30 PM  
Location: 125 South Center Street  
Collinsville, IL 62234

**You may appear and be heard at the Public Hearing if you so desire.**

# REPORT TO PLANNING COMMISSION

## CITY OF COLLINSVILLE



### ATTACHMENT C: PROOF OF NOTICE (MAIL)



DEPARTMENT OF COMMUNITY DEVELOPMENT

#### NOTICE OF INTENT TO REVOKE

(106 W. Main Street – Studio 420 –

To:

Mr. Zach Yinger  
Studio 420  
1104 East Broadway  
Alton, IL 62002

First Class Mail and Certified Mail

**PLEASE TAKE NOTICE**, that, pursuant to Section 17.1C of Collinsville hereby initiates proceedings to revoke described in this Notice.

#### **Grounds for Revocation:**

1. Criminal activity occurring on the premises of the possession and distribution of nitrous oxide.
2. Use of the premises in a manner inconsistent with
3. Entry into a Deferred Prosecution Agreement requ the business.
4. Material deviation from the approved use.
5. Violations of other applicable laws and City ordina

A Public Hearing shall be heard before the Plan Comm

Date: May 14, 2026  
Time: 6:30 PM  
Location: 125 South Center Street  
Collinsville, IL 62234

You may appear and be heard at the Public Hearing if

City of Collir  
125 South Center Street | Collinsville, IL 62234

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	\$
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage	\$

Sent to: Mr. Zach Yinger  
Studio 420  
Street and #: 1104 East Broadway  
City, State, Z: Alton, IL 62002

Postmark Here

PS Form 3800, January 2025. Visit [www.usps.com](http://www.usps.com) for restrictions and fees. See Reverse for instructions.

Mr. Zach Yinger  
Studio 420  
1104 East Broadway  
Alton, IL 62002





# REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

## ATTACHMENT C: PROOF OF NOTICE (MAIL)



DEPARTMENT OF COMMUNITY DEVELOPMENT

### NOTICE OF INTENT TO REVOKE

(106 W. Main Street – Studio 420 –

To:

Mr. Zach Yinger  
Studio 420  
1104 East Broadway  
Alton, IL 62002

Mr.  
Stur  
106  
Coll

First Class Mail and Certified Mail

First

**PLEASE TAKE NOTICE**, that, pursuant to Section 17.1C of Collinsville hereby initiates proceedings to revoke described in this Notice.

#### **Grounds for Revocation:**

1. Criminal activity occurring on the premises of the possession and distribution of nitrous oxide.
2. Use of the premises in a manner inconsistent with
3. Entry into a Deferred Prosecution Agreement require the business.
4. Material deviation from the approved use.
5. Violations of other applicable laws and City ordinance

A Public Hearing shall be heard before the Planning Commission

Date: May 14, 2026  
Time: 6:30 PM  
Location: 125 South Center Street  
Collinsville, IL 62234

You may appear and be heard at the Public Hearing if

9589 0730 5270 0064 2733 17

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Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$

Sent To: Mr. Zach Yinger  
Studio 420  
Street and Apt./106 West Main Street  
City, State, ZIP+4: Collinsville, IL 62234

Postmark Here

PS Form 3800, January 2006 (with changes) PSN 7530-02-000-9000

Mr. Zach Yinger  
Studio 420  
106 West Main Street  
Collinsville, IL 62234



City of Collinsville

125 South Center Street | Collinsville, IL 62234

# REPORT TO PLANNING COMMISSION

## CITY OF COLLINSVILLE



### ATTACHMENT C: PROOF OF NOTICE (MAIL)

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"><li>■ Complete items 1, 2, and 3.</li><li>■ Print your name and address on the reverse so that we can return the card to you.</li><li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li></ul>	A. Signature <b>X</b> <i>Robert Sues</i> <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee	
1. Article Addressed to:  Mr. Zach Yinger Studio 420 106 West Main Street Collinsville, IL 62234   9590 9402 9525 5069 4085 71	B. Received by (Printed Name)	C. Date of Delivery
2. Article Number (Transfer from service label) 9589 0710 5270 0064 2733 17	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
PS Form 3811, July 2020 PSN 7530-02-000-9053	3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery Mail Restricted Delivery (.00)	



REPORT TO PLANNING COMMISSION  
CITY OF COLLINSVILLE

ATTACHMENT D: PROOF OF NOTICE (PUBLICATION)

CERTIFICATE OF PUBLICATION

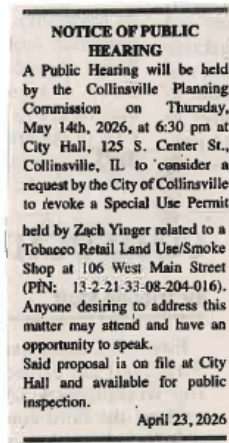
State of Illinois )  
County of Madison )

THIS IS TO CERTIFY, that the notice of which a printed copy is hereto annexed, was published once a week for 1 successive weeks in the TIMES-TRIBUNE, a newspaper of general circulation, published in the City of Highland, in said County and State, by Scott J. Hoskins, its publisher, and that the first insertion was made in the paper published on the 23 day of April, 2026 A.D., and said newspaper was regularly published for six months prior to date of first publication of said notice.

Printer's Fee - \$ 16.00

TIMES-TRIBUNE

By: [Signature]  
Highland, IL April 23, 2026 A.D.

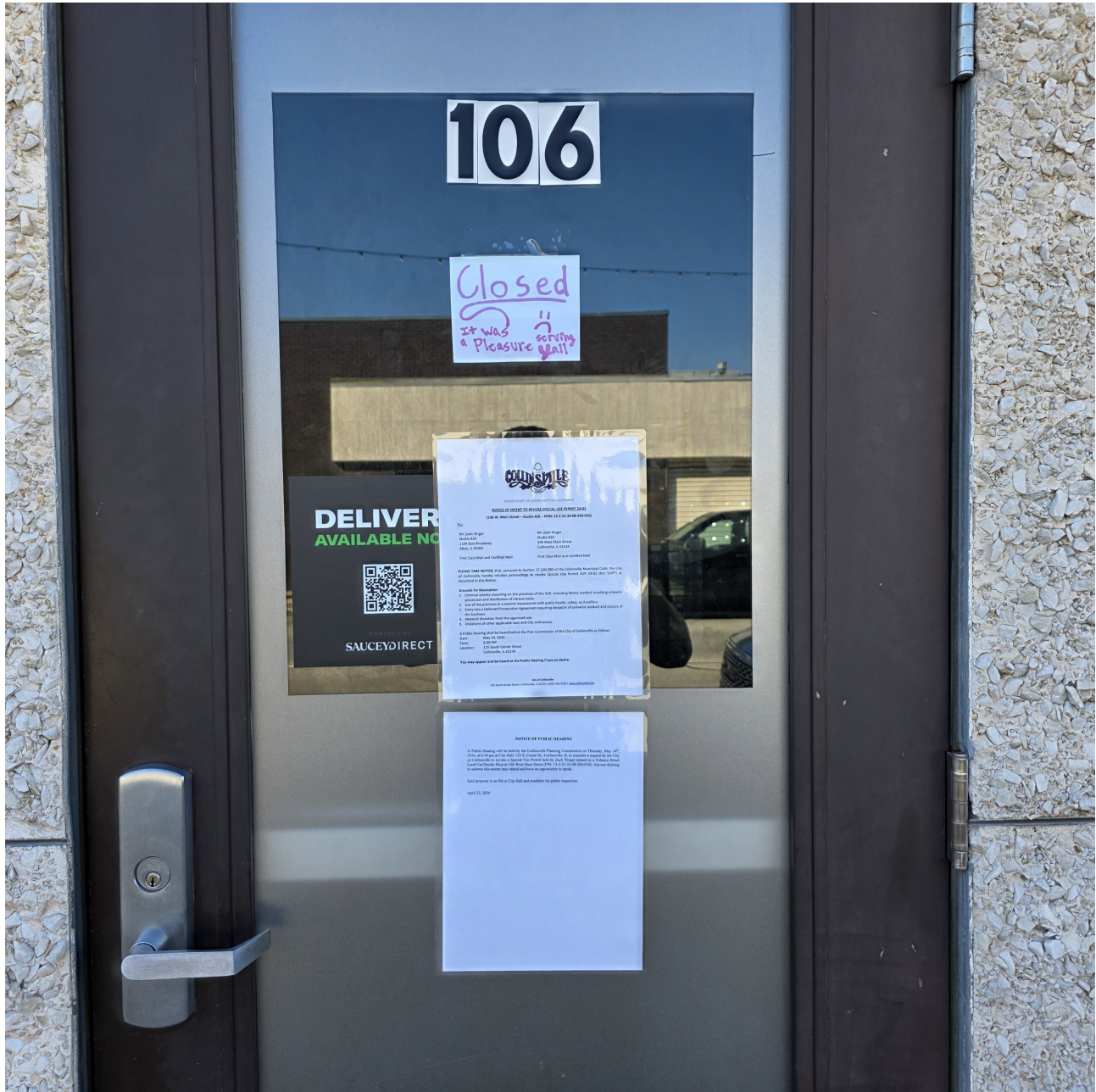


# REPORT TO PLANNING COMMISSION

## CITY OF COLLINSVILLE



### ATTACHMENT E: PROOF OF NOTICE (POSTING)





REPORT TO PLANNING COMMISSION  
CITY OF COLLINSVILLE

ATTACHMENT E: PROOF OF NOTICE (POSTING)



**REPORT TO PLANNING COMMISSION**

**CITY OF COLLINSVILLE**



**ATTACHMENT E: PROOF OF NOTICE (POSTING)**





REPORT TO PLANNING COMMISSION  
CITY OF COLLINSVILLE

EXHIBIT 1: DEFERRED PROSECUTION AGREEMENT AND ORDER

THIRD JUDICIAL CIRCUIT  
MADISON COUNTY, ILLINOIS

People  
 Plaintiff/Petitioner  
 vs.  
 Zachariah Kinger  
 Defendant/Respondent

No. 25CF2379  
 Div. \_\_\_\_\_  
**FILED**  
 FEB 18 2026  
 CLERK OF CIRCUIT COURT #65  
 THIRD JUDICIAL CIRCUIT  
 MADISON COUNTY, ILLINOIS

ORDER

By agreement of the parties:  
 Clerk is directed to accept restitution payment  
 of \$20,000.00. Upon receipt sum to be disbursed  
 to:

Friends of MCTAC  
 c/o Mike Wilkinson  
 Probation Department  
 509 Ramsey St.  
 Edwardsville, IL 62025

Clerk to cancel scheduled settings and reset  
 matter on trial docket at Dec. 7, 2026, at  
 1:00 pm

Clerk to send copies to attorneys.

DATE

18 Feb 2026

CML-MSA  
 All shall  
 via email.

Judge

**REPORT TO PLANNING COMMISSION**

**CITY OF COLLINSVILLE**



**EXHIBIT 1: DEFERRED PROSECUTION AGREEMENT AND ORDER**

\*\*\*FILED\*\*\*  
Case Number 2025CF002319  
Date: 2/20/2026 3:20 PM  
Patrick McRae  
Clerk of Circuit Court  
Third Judicial Circuit, Madison County Illinois

STATE OF ILLINOIS  
IN THE CIRCUIT COURT OF THE THIRD JUDICIAL CIRCUIT  
COUNTY OF MADISON

THE PEOPLE OF THE STATE OF ILLINOIS, )  
Plaintiff, )  
vs. )  
ZACHARIAH F. YINGER, )  
Defendant. )

2319  
No. 25-CF-~~2319~~

**AGREEMENT OF DEFERRED PROSECUTION**

NOW COME THE PEOPLE OF THE STATE OF ILLINOIS, by their attorney, Thomas A. Haine, State's Attorney of Madison County, Illinois, and hereby sets forth the following agreement of deferred prosecution regarding the above-captioned case and pursuant to the terms of said agreement, shall stay proceeding in the matter for a period of twenty-four (24) months, based on the agreed upon terms and conditions stated in this document.

I. Statement of Understanding

This agreement of deferred prosecution is the result of, and based on, the following mutual understanding of all parties as listed below:

1. The Defendant, Zachariah F. Yinger, is 38 years of age;
2. That since the Defendant was charged with Unlawful Possession of Nitrous Oxide with Intent to Deliver, in the above-captioned case;
3. That Edward Unsell is attorney for Defendant and has participated in negotiation of this agreement;
4. That it is in the best interest of the People of the State of Illinois and the citizens of Madison County that this agreement be entered and Zachariah Yinger proceeds to lead a law-abiding life from this day forward.



# REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

## EXHIBIT 1: DEFERRED PROSECUTION AGREEMENT AND ORDER

### II. Agreement

Based on the above Statement of Understanding, it is the agreement of all parties that the above captioned case will be stayed until February 18, 2028. The case will remain on the "Jury Trial Docket" for purposes of status. Should defendant fully comply with the terms of the agreement, at the conclusion of the 24-month period the charge shall be amended to the offense of Reckless Conduct (720 ILCS 5/12-5) and a conviction shall be entered with no additional sentence. Defendant shall be responsible for paying any court costs associated with a misdemeanor conviction. Should the Defendant violate the additional terms and conditions of the agreement listed below the State may proceed with the case as charged subject to no agreements on disposition.

### III. Additional Terms and Conditions of Agreement

The above stated agreement shall be subject to the following terms and conditions:

1. Mr. Yinger agrees to not violate any criminal statutes or municipal ordinances of any jurisdictions within the United States of America;
2. Mr. Yinger agrees to permanently cease sales of any nitrous oxide products at any of his business establishments in Madison County, Illinois. Mr. Yinger will further abide by all sales restrictions related to hemp-derived products per his previous agreement with the People;
3. Mr. Yinger shall close the business and cease all operations at the store known as Studio 420, located at 106 Main Street, Collinsville, Illinois, within 90 days of this date;

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# REPORT TO PLANNING COMMISSION

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## CITY OF COLLINSVILLE



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### EXHIBIT 1: DEFERRED PROSECUTION AGREEMENT AND ORDER

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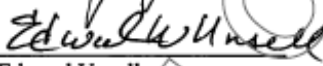
4. Mr. Yinger has provided the People with a list of all businesses he currently operates in Madison County, Illinois. Mr. Yinger shall provide notice to the People if he opens or intends to open any additional businesses in Madison County, Illinois, at least 30 days prior to the opening of any new business;
5. Mr. Yinger shall pay a sum of \$20,000.00 in restitution payable to the "Friends of MCTAC" Madison County Problem Solving Courts and he agrees to pay said sum on today's date.

Upon Mr. Yinger's full compliance with all above-referenced conditions for the period of twenty-four (24) months, on February 18, 2028, a conviction shall be entered for the offense of Reckless Conduct.

Agreement is finalized on this date February 18, 2026.

  
Chad M. Loughrey  
First Assistant State's Attorney

  
Zachariah F. Yinger, Defendant

  
Edward Unsell  
Attorney for the Defendant



REPORT TO PLANNING COMMISSION
CITY OF COLLINSVILLE

EXHIBIT 2: INVESTIGATION REPORTS



Illinois State Police
Division of Criminal Investigation
801 South 7th Street
Springfield, Illinois 62703

ISP Case #: ISP25-017645
Lead Investigator: Inspector Corey Martin #9506
Work Unit: DCI, Zone 6, Metropolitan Enforcement Group of Southern Illinois (MEGSI)

DRAFT - Investigative Report

Drug Purchase

Author: Inspector Corey Martin #9506
Location of Operation: 106 West Main Street, Collinsville, IL 62234

Event Date: 08/18/25 at 12:30 PM
Narrative:

The following is a summary of a drug investigation conducted at Studio 420, located at 106 W. Main Street, Collinsville, Madison County, Illinois at approximately 1218 hours on Monday, August 18, 2025. The investigation resulted in the purchase of Exhibit #1A, one box of a Nitro Whip Cream Chargers (24 count)(nitrous oxide), and Exhibit #1B, one orange/black cracker, by Undercover Agent (UC) #1005, who is a member of the Metropolitan Enforcement Group of Southwestern Illinois (MEGSI).

The following MEGSI agents were a part of the operation: Sergeant (Sgt.) Woodiel #6186, Special Agent (S/A) Vahle #7394, S/A Cerentano #9604, S/A Luther #9829, UC #1005, and I, S/A Martin #9506. On August 18, 2025, at approximately 1130 hours, the aforementioned Agents attended an operational briefing at a predetermined location where assignments were made, and intelligence/photographs were shared. During the briefing, Agents were advised that UC #1005 would drive to Studio 420, located at 106 W. Main Street, Collinsville, Madison County, Illinois in an Undercover Vehicle (UCV). Once at Studio 420, UC #1005 would enter the store and attempt to purchase and start a conversation with the employee about the use of the cream chargers/nitrous oxide. UC #1005 would then purchase the cream chargers using Official Advanced Funds (OAF) provided by MEGSI, and a cracker (which is a metal container that pierces the nitrous oxide canister to release the nitrous oxide). During this operation, UC #1005 would also be utilizing a covert recording device. It should be noted that I acquired a Petition for a 30 Day Overhear from Madison County on August 15, 2025, that is valid until September 14, 2025.

The following is a summary of the approximate times and observations made by the surveillance agents and myself during the attempted purchase of the above Exhibits:

- 1207 hours: Agents in the area. The following vehicle is observed parked behind Studio 420:

WHITE 2010 FORD SUV
VIN: 1FMCU0EG3AKD22396
ILLINOIS REGISTRATION: FD39895
REGISTERED OWNER: THOMAS S. SHARDAN
REGISTERED ADDRESS: 102 ECHO VALLEY DR COLLINSVILLE IL 62234

- 1209 hours: Sgt. Woodiel, UC #1005, and I met at the predetermined location. UC #1005 was provided with \$40.00 United States Currency (USC) OAF and a covert recording device.
1215 hours: UC #1005 left the predetermined location in the UCV and began traveling to Studio 420. UC #1005 was kept under constant surveillance.
1216 hours: UC #1005 arrived at Studio 420 and parked in the street to the west of the business.
1217 hours: UC #1005 exited the UCV and walked toward the entrance of Studio 420.
1218 hours: UC #1005 entered the front door of the business. Once inside the store, UC #1005 contacted a white male employee with short brown hair, a beard, and glasses. UC #1005 inquired about the nitrous oxide cream chargers. The employee was later identified as the following subject:

SHARDAN, THOMAS S.
W/M DOB: 11/29/2001
216 S. MORRISON AVE.,

# REPORT TO PLANNING COMMISSION

## CITY OF COLLINSVILLE



### EXHIBIT 2: INVESTIGATION REPORTS



Illinois State Police  
Division of Criminal Investigation  
801 South 7<sup>th</sup> Street  
Springfield, Illinois 62703

ISP Case #: ISP25-017645  
Lead Investigator: Inspector Corey Martin #9506  
Work Unit: DCI, Zone 6, Metropolitan Enforcement  
Group of Southern Illinois (MEGSI)

## DRAFT - Investigative Report

COLLINSVILLE, IL 62234

### UNKNOWN PHONE NUMBER

- **1218 hours – 1230 hours:** SCHARDAN advised UC #1005 where the Nitrous Oxide cream chargers were. SCHARDAN walked toward the eastern wall of the store and showed UC #1005 where they were located. SCHARDAN told UC #1005 that he recommends against doing it but if UC #1005 wanted to get something smaller, he recommended the whip cream dispenser. SCHARDAN further advised that they sell single Nitrous Oxide canisters for \$.50 but they are only one hits. SCHARDAN pointed out the crackers to UC #1005. SCHARDAN told UC #1005 to not be "a goofy goober" and use the cracker with their bare lips due to the cracker freezing and the potential for it to freeze to their lips. SCHARDAN told UC #1005 that someone previously came into the store, and he told them not to put their bare lips on the cracker. That person did not listen, and the next time SCHARDAN saw him, a chunk of his lip was missing because it froze to the cracker. SCHARDAN explained to UC #1005 how to use the cracker to inhale Nitrous Oxide. SCHARDAN stated, "put a balloon on the other side, hold it tight, crack it, and then you'll have the balloon for ya". SCHARDAN stated that Studio 420 does not sell balloons but recommended Planet Overstock, where they sell 4 for \$1.00. SCHARDAN advised that the crackers are \$10.00 U.S. Currency.

SCHARDAN showed UC #1005 larger tanks of nitrous oxide (cost \$40.00 U.S. Currency) that come with a nozzle that you can put your lips on when you use. SCHARDAN told UC #1005 that if they had self-control, getting a larger tank would be a cheaper way of going about it. SCHARDAN also stated, with the larger tanks, you don't need balloons, which could be considered paraphernalia if you get pulled over with it. SCHARDAN advised that if police see crackers on your floorboard of a vehicle, "they will try get you with a DUI". SCHARDAN told UC #1005 that he was at High Life in Fairview Heights (at their old location), when a guy came to the store driving a BMW and wearing a suit. The guy purchased nitrous oxide and left the store. He passed out from the nitrous oxide and got into an accident right in front of the store.

SCHARDAN described inhaling nitrous oxide like a nicotine high that "you can do over and over". SCHARDAN again stated the best, cheapest, and least messy way to go about inhaling nitrous oxide would be with the \$40.00 USC tank. SCHARDAN stated most people purchase the Nitro brand, but they also sell flavored brands. SCHARDAN unlocked the case and got Exhibit #1A and Exhibit #1B out for UC #1005.

SCHARDAN walked Exhibit #1A and Exhibit #1B to the front counter. SCHARDAN opened the cracker (Exhibit #1B) and showed UC #1005 the "needle" on the inside of the cracker. SCHARDAN advised UC #1005 to put a nitrous oxide canister inside the cracker, put the lid back on, attached a balloon, begin to screw the lid of the cracker closed, and it will crack into the balloon. SCHARDAN told UC #1005 that the entire canister will be released into the balloon.

SCHARDAN told UC #1005 that anything the store sells that alters your mind frame, they require people to be 21 years because one of their other stores got "raided" a couple of years ago (believed to be Studio 420 in Alton, Illinois). SCHARDAN advised that store was selling the THC-A. SCHARDAN advised that THC-A is legal but there is a loophole. SCHARDAN advised that the plants are tested early so it test low but by the time it arrives to the store the THC-A has increased. SCHARDAN advised when the other store got raided, the police took all "our weed" put it into a "hot ass van" which "cured it" and by the time it was tested it was "so illegal".

UC #1005 purchased one box of the Nitro Whip cream chargers/nitrous oxide tanks (Exhibit #1A) and one orange/black cracker (Exhibit #1B) for \$21.00 USC. SCHARDAN placed the USC/OAF (two \$20.00 Bills) into the register drawer and gave UC #1005 \$19.00 USC in change. Exhibit #1A and Exhibit #1B were placed into a black plastic bag (Exhibit #1).

- **1231 hours:** UC #1005 exited Studio 420 and got into the UCV. UC #1005 left the area and traveled back to the predetermined location. UC #1005 was kept under constant surveillance while doing so.
- **1233 hours:** Sgt. Woodiel, UC #1005, and I met back at the predetermined location. UC #1005 provided me with Exhibit #1-Exhibit #1B, as well as the remaining OAF money, being \$19.00 USC.

All items of evidence were transported back to MEGSI Headquarters. I properly packaged, placed identifiers on the seal, and submitted the items of evidence into MEGSI evidence lockers as follows:

- Exhibit #1: Black plastic bag
- Exhibit #1A: One box of Nitro Whip Cream Chargers (24 count) nitrous oxide cannisters

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# REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

## EXHIBIT 2: INVESTIGATION REPORTS



Illinois State Police  
Division of Criminal Investigation  
801 South 7<sup>th</sup> Street  
Springfield, Illinois 62703

ISP Case #: ISP25-017645  
Lead Investigator: Inspector Corey Martin #9506  
Work Unit: DCI, Zone 6, Metropolitan Enforcement Group of Southern Illinois (MEGSI)

### DRAFT - Investigative Report

- Exhibit #1B: One orange/black metal cracker

I later reviewed the video from the covert recording devices and verified the above statements were true and accurate. See UC #1005's report for additional information.

**Attachments:**

- Copy of OAF
- Photograph of Exhibits #1-#1B
- Driver's License image of SCHARDAN
- Still image of SCHARDAN from covert recording

**Photo Attachments:**

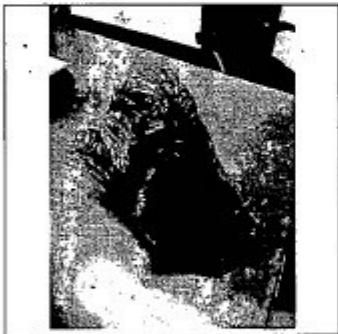


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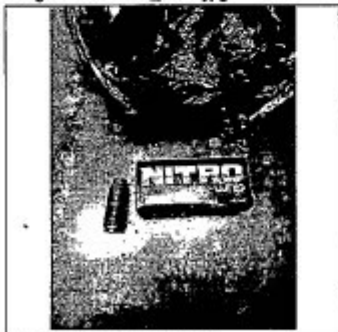


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# REPORT TO PLANNING COMMISSION

## CITY OF COLLINSVILLE



### EXHIBIT 2: INVESTIGATION REPORTS



Illinois State Police  
Division of Criminal Investigation  
801 South 7<sup>th</sup> Street  
Springfield, Illinois 62703

ISP Case #: ISP25-017645  
Lead Investigator: Inspector Corey Martin #9506  
Work Unit: DCI, Zone 6, Metropolitan Enforcement Group of Southern Illinois (MEGSI)

## DRAFT - Investigative Report

### Drug Purchase

Author: Inspector Corey Martin #9506

Location of Operation: 106 West Main Street, Collinsville, IL 62234

Event Date: 08/19/25 at 01:45 PM

#### Narrative:

The following is a summary of a drug investigation conducted at Studio 420, located at 106 W. Main Street, Collinsville, Madison County, Illinois at approximately 1225 hours on Tuesday, August 19, 2025. The investigation resulted in the purchase of Exhibit #3A, an Exotic Whip Nitrous Oxide Tank (670 Grams), by Undercover Agent (UC) #1005, who is a member of the Metropolitan Enforcement Group of Southwestern Illinois (MEGSI).

The following MEGSI agents were a part of the operation: Sergeant (Sgt.) Woodiel #6186, Special Agent (S/A) Craig #9734, S/A Flake, S/A Luther #9829, UC #1005, and I, S/A Martin #9506. On August 19, 2025, at approximately 1145 hours, the aforementioned Agents attended an operational briefing at a predetermined location where assignments were made, and intelligence/photographs were shared. During the briefing, Agents were advised that UC #1005 would drive to Studio 420, located at 106 W. Main Street, Collinsville, Madison County, Illinois in an Undercover Vehicle (UCV). Once at Studio 420, UC #1005 would enter the store and attempt to purchase and start a conversation with the employee about the use of the nitrous oxide tanks. UC #1005 would then purchase the nitrous oxide tank using Official Advanced Funds (OAF) provided by MEGSI. During this operation, UC #1005 would also be utilizing covert recording devices. It should be noted that I acquired a Petition for a 30 Day Overhear from Madison County on August 15, 2025, that is valid until September 14, 2025.

The following is a summary of the approximate times and observations made by the surveillance agents and myself during the attempted purchase of the above Exhibits:

- **1215 hours:** Sgt. Woodiel, UC #1005, and I met at the predetermined location. UC #1005 was provided with \$60.00 United States Currency (USC) OAF and covert recording devices.
- **1222 hours:** UC #1005 left the predetermined location in the UCV and began traveling to Studio 420. UC #1005 was kept under constant surveillance.
- **1223 hours:** UC #1005 arrived at Studio 420 and parked in the street to the west of the business.
- **1224 hours:** UC #1005 exited the UCV and walked toward the entrance of Studio 420.
- **1225 hours:** UC #1005 entered the front door of the business. Once inside the store, UC #1005 contacted THOMAS S. SHARDAN (previously indexed), who was working.
- **1226 hours – 1240 hours:** UC #1005 advised SHARDAN that he was wanting a nitrous oxide tank. SHARDAN began looking at various nitrous oxide tanks. An unknown male, who later identified himself as "Jason" was sitting on the ground inside the business and appeared to be working on something. "Jason" advised that he is 47 years old and he used to do whippets but they would have to go into Missouri to purchase them. "Jason" told UC #1005 that you can take hit after hit on the tanks, and you'll have a good trip. SHARDAN began comparing the prices/grams of the tanks for sale at Studio 420 and explaining it to UC #1005. SHARDAN explained that with the tanks, it is a lot simpler to share it with other people who want to inhale it. SHARDAN warned that if your buddy uses your tank, and they don't close it all the way, the nitrous oxide will leak out. "Jason" told UC #1005 that the nozzle for the tanks just screw on all the way to the valve and then you can push it side to side to let the air out. SHARDAN told UC #1005 that he has a customer who comes in two or three times a week to re-up on his nitrous oxide. SHARDAN unlocked the glass cabinet and removed a Exotic Whip Nitrous Oxide Tank (670 grams) (Exhibit #3A) from the shelf. SHARDAN walked Exhibit #3A to the front counter. "Jason" told UC #1005 that he works for the company. SHARDAN told UC #1005 that "Jason" works installment/delivery. SHARDAN told UC #1005 that he has only been with the company since January. SHARDAN advised that it cost \$43.84 for Exhibit #3A. UC #1005 provided SHARDAN with \$60.00 USC OAF. SHARDAN placed the USC OAF into the cash register and provided UC #1005 with \$16.16 in change. SHARDAN removed



# REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

## EXHIBIT 2: INVESTIGATION REPORTS



Illinois State Police  
Division of Criminal Investigation  
801 South 7<sup>th</sup> Street  
Springfield, Illinois 62703

ISP Case #: ISP25-017645  
Lead Investigator: Inspector Corey Martin #9506  
Work Unit: DCI, Zone 6, Metropolitan Enforcement Group of Southern Illinois (MEGSI)

### DRAFT - Investigative Report

the cap of Exhibit #3A and a plastic nozzle that came with the tank. SCHARDAN began to screw on the nozzle to Exhibit #3A. SCHARDAN explained that you screw the nozzle on tight and then from that point you slowly open it and then air comes out. SCHARDAN then took the plastic nozzle off Exhibit #3A and placed it back into the plastic bag. SCHARDAN told UC #1005 that it is legal unless they catch you inhaling it. SCHARDAN then placed Exhibit #3A into a black plastic bag (Exhibit #3). After the transaction, SCHARDAN advised UC #1005 that his name was "Tommy".

- 1241 hours: UC #1005 exited Studio 420 and got into the UCV. UC #1005 left the area and traveled back to the predetermined location. UC #1005 was kept under constant surveillance while doing so.
- 1244 hours: Sgt. Woodiel, UC #1005, and I met back at the predetermined location. UC #1005 provided me with Exhibit #3 and Exhibit #3A, as well as the remaining OAF money, being \$16.16 USC, and the covert recording devices.

All items of evidence were transported back to MEGSI Headquarters. I properly packaged, placed identifiers on the seal, and submitted the items of evidence into MEGSI evidence lockers as follows:

- o Exhibit #3: Black plastic bag
- o Exhibit #3A: Exotic Whip Nitrous Oxide Tank (670 Grams),

I later reviewed the video from the covert recording devices and verified the above statements were true and accurate. The videos will be placed onto digital evidence storage as Exhibit #4 and Exhibit #5. See UC #1005's report for additional information.

**Attachments:**

- Copy of OAF
- Photograph of Exhibit #3 and Exhibit #3A

**Photo Attachments:**



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# REPORT TO PLANNING COMMISSION

## CITY OF COLLINSVILLE



### EXHIBIT 2: INVESTIGATION REPORTS



Illinois State Police  
Division of Criminal Investigation  
801 South 7<sup>th</sup> Street  
Springfield, Illinois 62703

ISP Case #: ISP25-017645  
Lead Investigator: Inspector Corey Martin #9506  
Work Unit: DCI, Zone 6, Metropolitan Enforcement  
Group of Southern Illinois (MEGSI)

## DRAFT - Investigative Report



Image Label: IMG\_6789.jpg

#### Attachments:

- OAF (J).pdf (See Appendix)

Date of Activity: 08/19/25 at 12:25 PM  
Date Approved: 08/26/25 at 08:29 AM

Authored By: Inspector Corey Martin #9506  
Approved By: M/Sgt. Robert Patterson #5230

#### Related:

- Evidence 7: Digital File
- Evidence 6: NITROUS-OXIDE
- Evidence 5: Plastic Bag
- Evidence 8: Digital File



REPORT TO PLANNING COMMISSION
CITY OF COLLINSVILLE

EXHIBIT 2: INVESTIGATION REPORTS



Illinois State Police
Division of Criminal Investigation
801 South 7th Street
Springfield, Illinois 62703

ISP Case #: ISP25-017645
Lead Investigator: Inspector Corey Martin #9506
Work Unit: DCI, Zone 6, Metropolitan Enforcement Group of Southern Illinois (MEGSI)

DRAFT - Investigative Report

Search Warrant Execution

Author: Inspector Corey Martin #9506
Location of Operation: 106 West Main Street, Collinsville, IL 62234

Event Date: 08/20/25 at 11:48 AM

Narrative:

On 08/20/2025, at approximately 0900 hours, Special Agent (S/A) Corey Martin #9506, an agent of the Metropolitan Enforcement Group of Southwestern Illinois (MEGSI), held an operational briefing at MEGSI headquarters. Master Sergeant (M/Sgt) Robert Patterson #5230, S/A Michael Adamson #9512, S/A Gary Craig #9734, S/A Brennan Vahle #7394, and I, S/A Nicholas Fruit #9523, agents of MEGSI, and two agents of Illinois State Police (ISP) Special Weapons and Tactics (SWAT) unit attended the briefing. Agents were given assignments, and intelligence and photographs were shared. Upon completion of the briefing, agents departed for their assignment locations.

At approximately 0955 hours, MEGSI agents executed a Madison County search warrant at Studio 420, 106 West Main Street, Collinsville, Madison County, Illinois. Agents announced search warrant as they entered the business. During the execution THOMAS S. SCHARDAN (previously indexed) and the following employees of Studio 420 were detained:

HARTWEGER, TIMOTHY M.
M/W, DOB:11/09/1984
516 TAYLOR AVENUE
BETHALTO, ILLINOIS 62010
PHONE: UNKNOWN

TUCKER, JASON A.
M/W, DOB:04/25/1978
609 LAMPERT STREET
ALTON, ILLINOIS 62002
PHONE: UNKNOWN

ATIMALALA, AMOURE D.
B/M, DOB:11/30/2001
3304 DOVERSHIRE DRIVE
BELLEVILLE, ILLINOIS 62221
PHONE: UNKNOWN

KLEEB, LOGAN T.

# REPORT TO PLANNING COMMISSION

## CITY OF COLLINSVILLE



### EXHIBIT 2: INVESTIGATION REPORTS



Illinois State Police  
Division of Criminal Investigation  
801 South 7<sup>th</sup> Street  
Springfield, Illinois 62703

ISP Case #: ISP25-017645  
Lead Investigator: Inspector Corey Martin #9506  
Work Unit: DCI, Zone 6, Metropolitan Enforcement  
Group of Southern Illinois (MEGSI)

## DRAFT - Investigative Report

W/M, DOB: 02/29/2004  
423 WADSWORTH STREET  
COLLINSVILLE, ILLINOIS 62234  
PHONE: UNKNOWN

JONES, RILEY A.  
W/M, DOB: 12/08/2003  
618 EAST GREET STREET  
MASCOUTAH, ILLINOIS 62258  
PHONE: UNKNOWN

S/A Vahle photographed the exterior and interior of the business before a search of the business began. During the search of the business, the following items were located, photographed by S/A Vahle and seized from display cases in the business's showroom:

- Ex #100 – 20 exotic whip tanks, approximately 40,000 grams of Nitrous Oxide (NO<sub>2</sub>)
- Ex #101 – 8 whip cream dispensers
- Ex# 102 – 87 boxes of Erotica NO<sub>2</sub> chargers, 24 count, approximately 16,704 grams of NO<sub>2</sub>
- Ex# 102A – 34 boxes of Erotica NO<sub>2</sub> chargers, 50 count, approximately 13,600 grams of NO<sub>2</sub>
- Ex# 103 – 34 NO<sub>2</sub> chargers, approximately 432 grams of NO<sub>2</sub>
- Ex# 104 – 25 boxes of ZUES NO<sub>2</sub> chargers, 24 count, approximately 4800 grams of NO<sub>2</sub>
- Ex# 105 – 46 boxes of Best Whip NO<sub>2</sub> chargers, 24 count, approximately 8,832 grams of NO<sub>2</sub>
- Ex# 105A – 27 boxes of Best Whip NO<sub>2</sub> chargers, 50 count, approximately 10,800 grams of NO<sub>2</sub>
- Ex# 106 – 24 boxes of Nitrox NO<sub>2</sub> chargers, 50 count, approximately 9,600 grams of NO<sub>2</sub>
- Ex# 107 – 74 boxes of Nitro Whip NO<sub>2</sub> chargers, 24 count, approximately 14,208 grams of NO<sub>2</sub>
- Ex# 107A – 39 boxes of Nitro Whip NO<sub>2</sub> chargers, 50 count, approximately 15,600 grams of NO<sub>2</sub>
- Ex#108 – 192 boxes of Great Whip NO<sub>2</sub> chargers, 50 count, approximately 76,800 grams of NO<sub>2</sub>
- Ex# 109 – 46 boxes of Whip-It NO<sub>2</sub> chargers, 24 count, approximately 8,832 grams of NO<sub>2</sub>
- Ex# 109A – 15 boxes of Whip-It NO<sub>2</sub> chargers, 50 count, approximately 6,000 grams of NO<sub>2</sub>
- Ex# 110 – 6 GG solutions regulators
- Ex# 111 – 4 boxes of Special Blue NO<sub>2</sub> chargers, 24 count, approximately 768 grams of NO<sub>2</sub>
- Ex# 112 – 25 NO<sub>2</sub> crackers
- Ex# 113 – box of rubber gaskets
- Ex# 114 – bulk whip cream nozzles
- Ex# 115 – 11 Exotic Whip NO<sub>2</sub> tanks, approximately 7040 grams of NO<sub>2</sub>
- Ex# 115A – 13 Exotic Whip NO<sub>2</sub> tanks, approximately 8710 grams of NO<sub>2</sub>

The following items were located in the back room safe:

- Ex# 116A – Black bank bag

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# REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

## EXHIBIT 2: INVESTIGATION REPORTS



Illinois State Police  
Division of Criminal Investigation  
801 South 7<sup>th</sup> Street  
Springfield, Illinois 62703

ISP Case #: ISP25-017645  
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Work Unit: DCI, Zone 6, Metropolitan Enforcement Group of Southern Illinois (MEGSI)

### DRAFT - Investigative Report

- Ex# 116A1 – \$720 of United States Currency (USC)
- Ex# 116B – Black bank bag
- Ex# 116B1 – \$451 of USC
- Ex# 116B1A – \$40 of USC/recovered Official Advanced Funds (OAF)
- Ex# 116C – Black bank bag
- Ex# 116C1 – \$295 of USC
- Ex# 116D – Black bank bag
- Ex# 116D1 – \$408 of USC
- Ex# 116E – Black bank bag
- Ex# 116E1 – \$170 of USC
- Ex# 116F – Black bank bag
- Ex# 116F1 – \$425 of USC
- Ex# 116G – White bank bag
- Ex# 116G1 – \$994 of USC
- Ex# 116H – White bank bag
- Ex# 116H1 – \$135 of USC
- Ex# 116I – Black bank bag
- Ex# 116I1 – \$700 of USC
- Ex# 117A – Pay statement
- Ex# 117A1 – \$906 of USC
- Ex# 117B – Pay statement
- Ex# 117B1 – \$923 of USC
- Ex# 117C – Pay statement
- Ex# 117C1 – \$975 of USC
- Ex# 117D – Pay statement
- Ex# 117D1 – \$882 of USC
- Ex# 117E – Pay statement
- Ex# 117E1 – \$945 of USC

The following items were located in the closet on the top shelf, near the safe:

- Ex# 118 – Black bank bag
- Ex# 118A – \$300 of USC

The following items were located in the cash register:

- Ex# 119 – \$565 of USC

I logged all evidence onto an evidence log. At the completion of the search of the Studio 420, a copy of the search warrant and a copy of the evidence log were left with Studio 420 employees. S/A Vahle photographed the interior and exterior of Studio 420 at the conclusion of the search warrant. Studio 420 was turned over to its employees at approximately 1148hours.

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# REPORT TO PLANNING COMMISSION

## CITY OF COLLINSVILLE



### EXHIBIT 2: INVESTIGATION REPORTS



Illinois State Police  
Division of Criminal Investigation  
801 South 7<sup>th</sup> Street  
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ISP Case #: ISP25-017645  
Lead Investigator: Inspector Corey Martin #9506  
Work Unit: DCI, Zone 6, Metropolitan Enforcement  
Group of Southern Illinois (MEGSI)

## DRAFT - Investigative Report

I transported all evidence to MEGSI headquarters. I properly packaged and labeled all evidence. Exhibits# 100, 102, 102A, 103, 104, 105, 105A, 106, 107, 107A, 108, 109, 109A, 111, 115, and 115A were transported and stored in a hazardous material container at Illinois State Police Troop 8 Collinsville headquarters. All other evidence was secured in a temporary evidence locker at MEGSI headquarters at MEGSI headquarters.

On 08/21/2025, an official count was conducted on all exhibits of evidence that included USC. All exhibits were properly packaged, labeled, and entered into evidence.

#### Attachments

Photographs

Evidence log

Illinois State Police Cash Inventory Record

#### Photo Attachments:



Image Label: IMG\_1046.JPG



REPORT TO PLANNING COMMISSION
CITY OF COLLINSVILLE

EXHIBIT 2: INVESTIGATION REPORTS



Illinois State Police
Division of Criminal Investigation
801 South 7th Street
Springfield, Illinois 62703

ISP Case #: ISP25-017645
Lead Investigator: Inspector Corey Martin #9506
Work Unit: DCI, Zone 6, Metropolitan Enforcement Group of Southern Illinois (MEGSI)

DRAFT - Investigative Report

- Evidence 59: Bills/Change
Evidence 60: Bills/Change
Evidence 61: Bills/Change
Evidence 62: Bills/Change
Evidence 63: Bills/Change

Interview of RILEY JONES

Author: Inspector Corey Martin #9506
Date and Time of Interview: 08/20/25 at 10:12 AM
Location: undefined

Narrative:

On Wednesday, August 20, 2025, I, Special Agent (S/A) Corey Martin #9506, along with S/A Gary Craig #9734, both members of the Metropolitan Enforcement Group of Southwestern Illinois (MEGSI), conducted an audio and video recorded interview with RILEY A. JONES (previously indexed) inside of a MEGSI vehicle in front of Studio 420, located at 106 W. Main Street, Collinsville, Illinois.

JONES was escorted to a MEGSI vehicle and allowed to sit in the front seat. I activated the audio/video camera and advised JONES that it was being recorded. The interview began at approximately 1012 hours. JONES was advised of his Miranda Rights, stating he understood them. JONES initialed and signed the Miranda form. I completed the Video Statement Checklist and then began the interview. The following is a synopsis, and in no way verbatim, of what was stated by JONES. For a full and complete understanding, the video of the interview should be viewed, in its entirety. JONES stated the following:

- JONES advised that since he is the manager at Studio 420 in Collinsville, he is aware of nitrous oxide being for sale at the business.
JONES advised since he has worked for the company (High Life and Studio 420) they have sold nitrous oxide.
JONES agreed he was aware people are using nitrous oxide to get high.
JONES advised he has never been asked by a customer on how to use nitrous oxide to get high.
JONES advised he is told what he is allowed to order, and he completes orders based on the needs of the store.
JONES advised a guy named "Zach" owns the store (ZACHARIAH F. YINGER (previously indexed)).
JONES advised he was unaware that selling nitrous oxide for the purposes of getting high was a Felony in the State of Illinois.
JONES advised his boss is Cody Wagner (General Manager).
JONES advised he knows nitrous oxide as whippets.
JONES advised there is a nozzle that comes with the nitrous oxide, and he assumes that is how people are inhaling it.
JONES advised the bigger tanks of nitrous oxide come with a specific nozzle but the smaller cans of nitrous oxide needs a cracker to be used.

# REPORT TO PLANNING COMMISSION

## CITY OF COLLINSVILLE



### EXHIBIT 2: INVESTIGATION REPORTS



Illinois State Police  
Division of Criminal Investigation  
801 South 7<sup>th</sup> Street  
Springfield, Illinois 62703

ISP Case #:	ISP25-017645
Lead Investigator:	Inspector Corey Martin #9506
Work Unit:	DCI, Zone 6, Metropolitan Enforcement Group of Southern Illinois (MEGSI)

## DRAFT - Investigative Report

JONES advised he has heard of people putting the nitrous oxide in a balloon before inhaling it.

JONES advised he has heard the high from nitrous oxide is a fleeting, real quick high.

The interview ended at approximately 1020 hours. After the interview, JONES exited the MEGSI vehicle and went back into Studio 420. The Miranda Rights Form and Video Statement Checklist will be entered into evidence as Exhibit #200. The video of the interview will be stored on Motorola evidencelibrary.com.

**Attachments:**

- Copy of Miranda Rights Form
- Copy of Video Statement Checklist

**Attachments:**

- JONES Miranda and Checklist.pdf (See Appendix)

**Date of Activity:** 08/20/25 at 10:12 AM  
**Date Approved:** 08/26/25 at 08:31 AM

**Authored By:** Inspector Corey Martin #9506  
**Approved By:** M/Sgt. Robert Patterson #5230



# REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

## EXHIBIT 2: INVESTIGATION REPORTS



Illinois State Police  
Division of Criminal Investigation  
801 South 7<sup>th</sup> Street  
Springfield, Illinois 62703

ISP Case #: ISP25-017645  
Lead Investigator: Inspector Corey Martin #9506  
Work Unit: DCI, Zone 6, Metropolitan Enforcement Group of Southern Illinois (MEGSI)

# DRAFT - Investigative Report

### Interview of THOMAS SCHARDAN

Author: Inspector Corey Martin #9506  
Date and Time of Interview: 08/20/25 at 10:22 AM  
Location: 106 West Main Street, Collinsville, IL 62234

#### Narrative:

On Wednesday, August 20, 2025, I, Special Agent (S/A) Corey Martin #9506, along with S/A Gary Craig #9734, both members of the Metropolitan Enforcement Group of Southwestern Illinois (MEGSI), conducted an audio and video recorded interview with THOMAS S. SCHARDAN (previously indexed) inside of a MEGSI vehicle in front of Studio 420, located at 106 W. Main Street, Collinsville, Illinois.

SCHARDAN was escorted to a MEGSI vehicle and allowed to sit in the front seat. I activated the audio/video camera and advised SCHARDAN that it was being recorded. The interview began at approximately 1022 hours. SCHARDAN was advised of his Miranda Rights, stating he understood them. SCHARDAN initialed and signed the Miranda form. I completed the Video Statement Checklist and then began the interview. The following is a synopsis, and in no way verbatim, of what was stated by SCHARDAN. For a full and complete understanding, the video of the interview should be viewed, in its entirety. SCHARDAN stated the following:

- SCHARDAN advised he has been employed at Studio 420 since January of 2025. SCHARDAN advised since his employment at Studio 420, there has always been nitrous oxide for sale.
- SCHARDAN advised he just sold his first big tank of nitrous oxide the other day.
- SCHARDAN advised during his shifts; he has maybe sold 3 cans of nitrous oxide in total.
- SCHARDAN advised his boss at Studio 420 is RILEY A. JONES (previously indexed).
- SCHARDAN advised the big cans of nitrous oxide come with a nozzle.
- SCHARDAN advised he understood what people were doing with the nitrous oxide. SCHARDAN further stated that if people were using it to get high, they never openly said it to him.
- SCHARDAN stated "we all know what it's used for" but they don't say it like that.
- SCHARDAN advised that he has never told someone how to use it to get high.
- o SCHARDAN explained to UC #1005 how to use the nitrous oxide to get high on August 18 and August 19, 2025.
- SCHARDAN advised if people come in asking how to inhale nitrous oxide, they are not allowed to sell it to them.
- SCHARDAN advised the other purpose to carry nitrous oxide is for making whipped cream.
- SCHARDAN advised when he first started working, AMURE D. ATIMALALA (previously indexed), told him that they can sell it to people but just to let them know they don't sell balloons.
- SCHARDAN stated he is aware of nitrous oxide being referred to as whippets.

The interview ended at approximately 1031 hours. After the interview, SCHARDAN exited the MEGSI vehicle and went back into Studio 420: The Miranda Rights Form and Video Statement Checklist will be entered into evidence as Exhibit #201. The video of the interview will be stored on Motorola evidencelibrary.com.

#### Attachments:

- Copy of Miranda Rights Form
- Copy of Video Statement Checklist

# REPORT TO PLANNING COMMISSION

## CITY OF COLLINSVILLE



### EXHIBIT 2: INVESTIGATION REPORTS



Illinois State Police  
Division of Criminal Investigation  
801 South 7<sup>th</sup> Street  
Springfield, Illinois 62703

ISP Case #:	ISP25-017645
Lead Investigator:	Inspector Corey Martin #9506
Work Unit:	DCL, Zone 6, Metropolitan Enforcement Group of Southern Illinois (MEGSI)

## DRAFT - Investigative Report

#### Attachments:

- SCHARDAN Miranda and Checklist.pdf (See Appendix)

Date of Activity: 08/20/25 at 10:22 AM  
Date Approved: 08/26/25 at 08:32 AM

Authored By: Inspector Corey Martin #9506  
Approved By: M/Sgt. Robert Patterson #5230



# REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

## EXHIBIT 2: INVESTIGATION REPORTS



Illinois State Police  
Division of Criminal Investigation  
801 South 7<sup>th</sup> Street  
Springfield, Illinois 62703

ISP Case #: ISP25-017645  
Lead Investigator: Inspector Corey Martin #9506  
Work Unit: DCI, Zone 6, Metropolitan Enforcement Group of Southern Illinois (MEGSI)

# DRAFT - Investigative Report

### UC Report Buy #1

Author: Corey Martin  
Location: undefined

#### Narrative:

The following is a summary of a drug investigation conducted at Studio 420, located at 106 W. Main Street, Collinsville, Madison County, Illinois at approximately 1218 hours on Monday, August 18, 2025. The investigation resulted in the purchase of Exhibit #1A, one box of a Nitro Whip Cream Chargers (24 count) (nitrous oxide), and Exhibit #1B, one orange/black cracker, by I, Undercover Agent (UC) #1005, who is a member of the Metropolitan Enforcement Group of Southwestern Illinois (MEGSI).

The following MEGSI agents were a part of the operation: Sergeant (Sgt.) Woodiel #6186, Special Agent (S/A) Vahle #7394, S/A Cerentano #9604, S/A Lufner #9829, S/A Martin #9506 and I, UC #1005. On August 18, 2025, at approximately 1130 hours, the aforementioned Agents attended an operational briefing at a predetermined location where assignments were made, and intelligence/photographs were shared. During the briefing, S/A Martin advised that I would drive to Studio 420, located at 106 W. Main Street, Collinsville, Madison County, Illinois in an Undercover Vehicle (UCV). Once at Studio 420, I would enter the store and attempt to purchase and start a conversation with the employee about the use of the cream chargers/nitrous oxide. I would then purchase the cream chargers (nitrous oxide) using Official Advanced Funds (OAF) provided by MEGSI, and a cracker (which is a metal container that pierces the nitrous oxide canister to release the nitrous oxide). During this operation, I would also be utilizing covert recording devices.

At approximately 1209 hours, I met with Sgt Woodiel and S/A Martin at a predetermined location. I was provided with a covert recording device to wear during the drug transaction, as well as \$40.00 USC OAF by S/A Martin. At approximately 1215 hours, I departed the predetermined location in the UCV and, while under constant surveillance, traveled to Studio 420, located at 106 W. Main Street, Collinsville, Madison County, Illinois, arriving at approximately 1216 hours. I parked the UCV in the street to the west of the business. I got out of the UCV, walked to the front door of Studio 420, and entered at approximately 1218 hours.

Upon entering the store, I greeted an employee at the store who was behind the counter. I learned later that the employee was THOMAS S. SCHARDAN (previously indexed). I asked SCHARDAN about nitrous oxide, AKA Whippets. SCHARDAN escorted me to a glass case on the eastern wall of the business. SCHARDAN told me they sell single Nitrous Oxide canisters for \$.50 but they are only one hits. SCHARDAN showed me the cracker device to use with the single nitrous oxide chargers. SCHARDAN warned me to not put my lips directly onto the cracker because it would freeze to my lips. SCHARDAN told me that I'd need to put the nitrous oxide into a balloon, but that Studio 420 did not sell them. SCHARDAN recommended getting a balloon from Planit Overstock, as they sell them 4 balloons for \$1.00 USC. SCHARDAN also showed me larger tanks of nitrous oxide that come with nozzles that are screwed on and allow you to inhale the nitrous oxide without the use of a balloon. SCHARDAN told me that if I had self-control, purchasing a larger tank of nitrous oxide would be a cheaper way of doing it. SCHARDAN warned me that balloons and crackers could be considered paraphernalia and if police saw them in my vehicle, "they will try get you with a DUI". SCHARDAN showed me how to use the cracker with a nitrous oxide charger and told me that the air would flow into a balloon if the balloon were attached to the cracker device. I purchased Exhibit #1A, one box of a Nitro Whip Cream Chargers (24 count) (nitrous oxide), and Exhibit #1B, one orange/black cracker for \$21.00 USC/OAF. I observed SCHARDAN place the USC/OAF into the cash register drawer.

At approximately 1231 hours, I exited Studio 420 and entered the UCV. I traveled back to the predetermined location and was kept under constant surveillance. At approximately 1233 hours, I arrived at the predetermined location and met with Sgt. Woodiel and S/A Martin.

# REPORT TO PLANNING COMMISSION

## CITY OF COLLINSVILLE



### EXHIBIT 2: INVESTIGATION REPORTS



Illinois State Police  
Division of Criminal Investigation  
801 South 7<sup>th</sup> Street  
Springfield, Illinois 62703

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Work Unit:	DCI, Zone 6, Metropolitan Enforcement Group of Southern Illinois (MEGSI)

## DRAFT - Investigative Report

I provided S/A Martin with Exhibit #1A and Exhibit #1B, the covert recording device worn during the drug transaction, and the remaining \$19.00 USC. For additional information, refer to S/A Martin's report.

This report was typed by S/A Martin #9506 under the direction and dictation of UC #1005.

**Date of Activity:** 08/22/25 at 10:19 AM  
**Date Approved:** Not Completed

**Authorized By:** Inspector Corey Martin #9506  
**Approved By:** N/A



# REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

## EXHIBIT 2: INVESTIGATION REPORTS



Illinois State Police  
Division of Criminal Investigation  
801 South 7<sup>th</sup> Street  
Springfield, Illinois 62703

ISP Case #: ISP25-017645  
Lead Investigator: Inspector Corey Martin #9506  
Work Unit: DCI, Zone 6, Metropolitan Enforcement Group of Southern Illinois (MEGSI)

# DRAFT - Investigative Report

### UC Report Buy #2

Author: Corey Martin  
Location: undefined

#### Narrative:

The following is a summary of a drug investigation conducted at Studio 420, located at 106 W. Main Street, Collinsville, Madison County, Illinois at approximately 1225 hours on Tuesday, August 19, 2025. The investigation resulted in the purchase of Exhibit #3A, an Exotic Whip Nitrous Oxide Tank, by I, Undercover Agent (UC) #1005, who is a member of the Metropolitan Enforcement Group of Southwestern Illinois (MEGSI).

The following MEGSI agents were a part of the operation: Sergeant (Sgt.) Woodiel #6186, Special Agent (S/A) Craig #9734, S/A Flake, S/A Luther #9829, S/A Martin #9506, and I, UC #1005. On August 19, 2025, at approximately 1145 hours, the aforementioned Agents attended an operational briefing at a predetermined location where assignments were made, and intelligence/photographs were shared. During the briefing, Agents were advised that I would drive to Studio 420, located at 106 W. Main Street, Collinsville, Madison County, Illinois in an Undercover Vehicle (UCV). Once at Studio 420, I would enter the store and attempt to purchase and start a conversation with the employee about the use of the nitrous oxide tanks. I would then purchase the nitrous oxide tank using Official Advanced Funds (OAF) provided by MEGSI. During this operation, I would also be utilizing covert recording devices.

At approximately 1215 hours, I met with Sgt Woodiel and S/A Martin at a predetermined location. I was provided with covert recording devices to wear during the drug transaction, as well as \$60.00 USC/OAF by S/A Martin. At approximately 1222 hours, I departed the predetermined location in the UCV and, while under constant surveillance, traveled to Studio 420, located at 106 W. Main Street, Collinsville, Madison County, Illinois, arriving at approximately 1223 hours. I parked the UCV in the street to the west of the business. I got out of the UCV, walked to the front door of Studio 420, and entered at approximately 1225 hours.

Upon entering the store, I greeted an employee at the store who was behind the counter. I recognized the employee to be the same employee from the previous day, who was identified THOMAS S. SCHARDAN (previously indexed). I told SCHARDAN that I was interested in purchasing a nitrous oxide tank. An additional employee was inside the store who was only identified as "Jason". "Jason" told me that I could take hit after hit on the tanks and it would be a good "trip". SCHARDAN then began comparing prices/grams of the tanks for sale at Studio 420. SCHARDAN told me that with tanks, it is a lot simpler to share it with other people who want to inhale it. "Jason" told me that the nozzles just screw onto the top of the tanks. SCHARDAN told me that he has a customer who comes in two or three times a week to re-up on their nitrous oxide. SCHARDAN grabbed Exhibit #3A from the glass case and walked it to the front counter. SCHARDAN advised me that "Jason" works with the company and does installments and deliveries. SCHARDAN removed the plastic nozzle that was rubber banded to Exhibit #3A and began to screw it onto the tank to show me how to attach it. SCHARDAN told me that the nitrous oxide is legal unless they catch you inhaling it. I provided SCHARDAN with \$60.00 USC/OAF, which was secured into the cash register drawer, and SCHARDAN provided me with \$16.16 USC in change. Prior to leaving the business, SCHARDAN advised me his name was "Tommy".

At approximately 1241 hours, I exited Studio 420 and entered the UCV. I traveled back to the predetermined location and was kept under constant surveillance. At approximately 1244 hours, I arrived at the predetermined location and met with Sgt. Woodiel and S/A Martin. I provided S/A Martin with Exhibit #3A, the covert recording devices worn during the drug transaction, and the remaining \$16.16 USC. For additional information, refer to S/A Martin's report.

This report was typed by S/A Martin #9506 under the direction and dictation of UC #1005.

# REPORT TO PLANNING COMMISSION

## CITY OF COLLINSVILLE



### EXHIBIT 2: INVESTIGATION REPORTS

IN THE CIRCUIT COURT FOR  
THE THIRD JUDICIAL CIRCUIT  
MADISON COUNTY, ILLINOIS

In the Matter of the Seizure of:

\$9,794.00 U.S. Currency  
(Property seized)

Case No. 25-139ML

Seizure no. \_\_\_\_\_

#### AFFIDAVIT IN SUPPORT OF FORFEITURE

I, Special Agent (S/A) Corey Martin #9506, being duly sworn depose and state as follows:

1. I am a(n) Special Agent with the

Metropolitan Enforcement Group of Southwestern Illinois

2. That on the 20<sup>th</sup> day of August, 2025, I seized the following

described property from ZACHARIAH F. YINGER (M/W DOB: 11/28/1987) at:

106 W. Main Street, Madison County, Illinois;

Property Seized: \$9,794.00 U.S. Currency

3. That I furnished written **Notice of Seizure For Forfeiture** to such interest holder(s) as were known to me at the time of seizure; said notice included the date, time and place of the judicial preliminary review, as follows:

**Thursday at 11:00 A.M.**

August 28<sup>th</sup>, 2025

**DATE**

AT: The Madison County Criminal Justice Center  
509 Ramey St  
Edwardsville, IL 62025  
Courtroom #144

4. I have reasons to believe that the above-described property(s) is subject to forfeiture to the State of Illinois, based one or more of the following facts:

In August 2025, I received information from MEGSI Special Agent Nicholas Cerentano of possible Nitrous Oxide sales, with the intent of getting high, occurring at Studio 420, located at 106 West Main Street, Collinsville, Madison County, Illinois.



## REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

### EXHIBIT 2: INVESTIGATION REPORTS

On August 13, 2025, I requested MEGSI Special Agent Michael Flake go into Studio 420 to determine if they were selling nitrous oxide. Special Agent Flake observed nitrous oxide inside of a glass case on the eastern wall of the store for sale. I know that Studio 420 is owned by ZACHARIAH F. YINGER (M/W DOB: 12/28/1987) based on receiving the business records from the City of Collinsville.

On August 15, 2025, I obtained a 30 Day Overhear from Madison County States Attorney's Office.

On August 18, 2025, I held an operational briefing at a secured location. During the briefing, I briefed MEGSI agents that Undercover (UC) Agent #1005 would be provided \$40.00 United States Currency (USC) Official Advanced Funds (OAF) to attempt to purchase nitrous oxide and a cracker (which is a metal container that pierces the nitrous oxide canister to release the nitrous oxide) from Studio 420, located at 106 West Main Street, Collinsville, Madison County, Illinois. UC #1005 would also be equipped with a covert recording device during the operation. After the briefing, Agents went to their assigned positions. Agents observed a white Ford SUV parked in the rear of the business which was registered to THOMAS S. SCHARDAN (M/W DOB: 11/29/2001). I and MEGSI Sergeant (Sgt.) Matthew Woodiel #6186 met with UC #1005 at a predetermined location. UC #1005 was provided with \$40.00 USC OAF and a covert recording device. UC #1005 drove to Studio 420. UC #1005 entered Studio 420 via front door. Inside the business, UC #1005 contacted a white male employee with short brown hair, a beard, and glasses (later identified as SCHARDAN). UC #1005 inquired about the nitrous oxide cream chargers. SCHARDAN walked toward the eastern wall of the store and showed UC #1005 where they were located. SCHARDAN told UC #1005 that he recommends against doing it but if UC #1005 wanted to get something smaller, he recommended the whip cream dispenser. SCHARDAN further advised that they sell single Nitrous Oxide canisters for \$.50 but they are only one hits. SCHARDAN pointed out the crackers to UC #1005. SCHARDAN told UC #1005 to not be "a goofy goober" and use the cracker with their bare lips due to the cracker freezing and the potential for it to freeze to their lips. SCHARDAN told UC #1005 that someone previously came into the store, and he told them not to put their bare lips on the cracker. That person did not listen, and the next time SCHARDAN saw him, a chunk of his lip was missing because it froze to the cracker. SCHARDAN explained to UC #1005 how to use the cracker to inhale Nitrous Oxide. SCHARDAN stated, "put a balloon on the other side, hold it tight, crack it, and then you'll have the balloon for ya". SCHARDAN stated that Studio 420 does not sell balloons but recommended Planet Overstock, where they sell 4 for \$1.00. SCHARDAN advised that the crackers are \$10.00 U.S. Currency. SCHARDAN showed UC #1005 larger tanks of nitrous oxide (cost \$40.00 U.S. Currency) that come with a nozzle that you can put your lips on when you use. SCHARDAN told UC #1005 that if they had self-control, getting a larger tank would be a cheaper way of going about it. SCHARDAN also stated, with the larger tanks, you don't need balloons, which could be considered paraphernalia if you get pulled over with it. SCHARDAN advised that if police see crackers on your floorboard of a vehicle, "they will try get you with a DUF". SCHARDAN told UC #1005 that he was at High Life in Fairview Heights (at their old location), when a guy came to the store driving a BMW and wearing a suit. The guy purchased nitrous oxide and left the store. He passed out from the nitrous oxide and got into an accident right in front of the store. SCHARDAN described inhaling nitrous oxide like a nicotine high that "you can do over and over". SCHARDAN again stated the best, cheapest, and least messy way to go about inhaling nitrous oxide would be with the \$40.00 USC tank. SCHARDAN stated most people purchase the Nitro brand, but they also sell flavored brands. SCHARDAN unlocked the case and got One box of Nitro Whip Cream Chargers (24 count) nitrous oxide canisters (Exhibit #1A) and an

# REPORT TO PLANNING COMMISSION

## CITY OF COLLINSVILLE



### EXHIBIT 2: INVESTIGATION REPORTS

orange/black metal cracker (Exhibit #1B) out for UC #1005. SCHARDAN walked Exhibit #1A and Exhibit #1B to the front counter. SCHARDAN opened the cracker (Exhibit #1B) and showed UC #1005 the "needle" on the inside of the cracker. SCHARDAN advised UC #1005 to put a nitrous oxide canister inside the cracker, put the lid back on, attached a balloon, begin to screw the lid of the cracker closed, and it will crack into the balloon. SCHARDAN told UC #1005 that the entire canister will be released into the balloon. SCHARDAN told UC #1005 that anything the store sells that alters your mind frame, they require people to be 21 years because one of their other stores got "raided" a couple of years ago (believed to be Studio 420 in Alton, Illinois). SCHARDAN advised that store was selling the THC-A. SCHARDAN advised that THC-A is legal but there is a loophole. SCHARDAN advised that the plants are tested early so it test low but by the time it arrives to the store the THC-A has increased. SCHARDAN advised when the other store got raided, the police took all "our weed" put it into a "hot ass van" which "cured it" and by the time it was tested it was "so illegal". UC #1005 completed the purchase of Exhibit #1A and Exhibit #1B for \$21.00 USC. SCHARDAN placed the USC/OAF (two \$20.00 Bills) into the register drawer and gave UC #1005 \$19.00 USC in change. Exhibit #1A and Exhibit #1B were placed into a black plastic bag (Exhibit #1). UC #1005 exited Studio 420 and got into the UCV. UC #1005 left the area and traveled back to the predetermined location. UC #1005 was kept under constant surveillance while doing so. Sgt. Woodiel, UC #1005, and I met back at the predetermined location. UC #1005 provided me with Exhibit #1-Exhibit #1B, as well as the remaining OAF money, being \$19.00 USC. The following OAF was used during the purchase: two twenty-dollar bills (Serial #: PL23403387E AND MB57863303J).

On August 19, 2025, I held an operational briefing at a secured location. During the briefing, I briefed MEGSI agents that Undercover (UC) Agent #1005 would be provided \$60.00 United States Currency (USC) Official Advanced Funds (OAF) to attempt to purchase a tank of nitrous oxide from Studio 420, located at 106 West Main Street, Collinsville, Madison County, Illinois. UC #1005 would also be equipped with covert recording devices during the operation. After the briefing, Agents went to their assigned positions. I and MEGSI Sergeant (Sgt.) Matthew Woodiel #6186 met with UC #1005 at a predetermined location. UC #1005 was provided with \$60.00 USC OAF and covert recording devices. UC #1005 drove to Studio 420. UC #1005 entered Studio 420 via front door. Inside the business, UC #1005 contacted a THOMAS S. SCHARDAN (M/W DOB: 11/29/2001). UC #1005 advised SCHARDAN that he was wanting a nitrous oxide tank. SCHARDAN began looking at various nitrous oxide tanks. An unknown male, who later identified himself as "Jason" was sitting on the ground inside the business and appeared to be working on something. "Jason" advised that he is 47 years old and he used to do whippets but they would have to go into Missouri to purchase them. "Jason" told UC #1005 that you can take hit after hit on the tanks, and you'll have a good trip. SCHARDAN began comparing the prices/grams of the tanks for sale at Studio 420 and explaining it to UC #1005. SCHARDAN explained that with the tanks, it is a lot simpler to share it with other people who want to inhale it. SCHARDAN warned that if your-buddy uses your tank, and they don't close it all the way, the nitrous oxide will leak out. "Jason" told UC #1005 that the nozzle for the tanks just screw on all the way to the valve and then you can push it side to side to let the air out. SCHARDAN told UC #1005 that he has a customer who comes in two or three times a week to re-up on his nitrous oxide. SCHARDAN unlocked the glass cabinet and removed an Exotic Whip Nitrous Oxide Tank (670 grams) (Exhibit #3A) from the shelf. SCHARDAN walked Exhibit #3A to the front counter. "Jason" told UC #1005 that he works for the company. SCHARDAN told UC #1005 that "Jason" works installment/delivery. SCHARDAN told UC #1005 that he has only been with the company since January. SCHARDAN advised that it cost \$43.84 for Exhibit #3A. UC #1005



REPORT TO PLANNING COMMISSION
CITY OF COLLINSVILLE

EXHIBIT 2: INVESTIGATION REPORTS

provided SCHARDAN with \$60.00 USC OAF. SCHARDAN placed the USC OAF into the cash register and provided UC #1005 with \$16.16 in change. SCHARDAN removed the cap of Exhibit #3A and a plastic nozzle that came with the tank. SCHARDAN began to screw on the nozzle to Exhibit #3A. SCHARDAN explained that you screw the nozzle on tight and then from that point you slowly open it and then air comes out. SCHARDAN then took the plastic nozzle off Exhibit #3A and placed it back into the plastic bag. SCHARDAN told UC #1005 that it is legal unless they catch you inhaling it. SCHARDAN then placed Exhibit #3A into a black plastic bag (Exhibit #3). After the transaction, SCHARDAN advised UC #1005 that his name was "Tommy". UC #1005 exited Studio 420 and got into the UCV. UC #1005 left the area and was kept under constant surveillance while doing so. Sgt. Woodiel, UC #1005, and I met back at the predetermined location. UC #1005 provided me with Exhibit #3 and Exhibit #3A, as well as the remaining OAF money, being \$16.16 USC, and the covert recording devices. The following OAF was used during the purchase: three twenty-dollar bills (Serial #: NG01506607A, MG41287644G, and MB93950507I).

On August 19, 2025, I obtained a search warrant for Studio 420 from Madison County States Attorney's Office.

On August 20, 2025, agents with MEGSI executed the search warrant on Studio 420 and located the following items of evidence:

- 20 Nitrous Oxide Tanks full of 2,000 grams of Nitrous Oxide per tank.
- 11 Nitrous Oxide Tanks full of 640 grams of Nitrous Oxide per tank.
- 13 Nitrous Oxide Tanks full of 670 grams of Nitrous Oxide per tank.
- Approximately 633 boxes of Nitrous Oxide Chargers (approximately 23,372 Nitrous Oxide Chargers total) 8 grams of Nitrous Oxide per charger.
- Metal crackers (device used for breaking Nitrous Oxide Chargers)
- Plastic valves used to attach to the larger tanks of Nitrous Oxide
- \$9,794.00 U.S. Currency
- \$40.00 U.S. Currency of recovered Official Advanced Funds from the purchase conducted on August 19, 2025.

On August 21, 2025, I mailed, via certified letter, a NOTICE OF PRELIMINARY REVIEW AND RECEIPT OF PROPERTY SEIZED FOR FORFEITURE to ZACHARIAH F. YINGER at his registered address of 2626 Watalee Street, Alton, Illinois and the address listed on his Collinsville Business License, 1104 E. Broadway, Alton, Illinois.

[ ] See addendum for additional facts.

Further your Affiant sayeth naught.

S/A Corey Martin #9506
Name of affiant and Official capacity

Under penalties of perjury, as provided by law pursuant to Section 1-109, of the Code of Civil Procedure, the undersigned certifies that the statements set forth in this instrument are true.

**REPORT TO PLANNING COMMISSION**

**CITY OF COLLINSVILLE**



**EXHIBIT 2: INVESTIGATION REPORTS**

SIA *[Handwritten Signature]* #950W  
Signature of affiant

08/21/2025  
Date

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