

Planned District Narrative

AKG Collinsville Landing

Prepared for:

AKG Development
34 N. Brentwood Blvd., Suite 201
Clayton, MO 63105

Project information:

AKG Collinsville Landing
North Bluff Road
Collinsville, IL

Oates Project Number: 220122.002

Preliminary Report
September 2025



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1. Project Summary

Collinsville Landing is a proposed high quality commercial development consisting of three new lots for five new buildings. Lot 1 and 5 are each to consist of a fast food restaurant with a drive-through and parking. Lot 2 will host a sit-down restaurant; Lot 3 will host a personal service business and Lot 4 will host a drive-thru coffee service restaurant. Lot 2 and Lot 3 will share a combined parking lot. The project property is located between N. Bluff Road (Route 157) and Beverly Lane at 214 Beverly Lane, Collinsville IL, in Madison County. AKG Development is proposing to rezone Parcels: 13-1-21-29-15-401-020, 13-1-21-29-15-401-019, 13-1-21-29-15-401-003, 13-2-21-29-15-401-004, 13-2-21-29-15-401-005, 13-2-21-29-15-401-030, 13-2-21-29-15-401-005.001, 13-2-21-29-15-401-006, 13-2-21-29-15-401-007, 13-2-21-29-15-401-008, 13-2-21-29-15-401-009, 13-2-21-29-15-401-010, 13-2-21-29-15-401-011, 13-2-21-29-15-401-012, and 13-2-21-29-15-401-013 for a total subdivision area of 11.1 acres. The proposed development area is approximately 5.3 acres including ROW with the remaining 5.74 acres reserved as Outlot A.

The project includes construction of a new 5,215 sq ft fast food building on Lot 1 which is 1.51 acres, and a new 2,375 sq ft fast food building on Lot 5 which is 0.76 acres. Lot 2 includes construction of a new 3,870 sq ft restaurant and is 0.65 acres. Lot 3 is 0.53 acres and will consist of a new 3,530 sq ft building for personal services. Lot 4 will consist of a new 1025 sq ft building for drive thru coffee service and is 1.13 acres. Each lot will also include paved parking, entrances and access aisles. Lots 1 and 5 will include their own underground detention while Lots 2 and 3 will share an underground detention. Runoff from Lot 4 will be directed to the underground detention at Lots 2 and 3.

The current zoning is a combination of Limited Commercial District (B-2), Expressway Service District (B-3), and Single Family Residential (R-1). The purpose of this proposal is to request rezoning of the development to Planned District P-CP-1.

A location map has been included in **Attachment A**. A proposed site plan has been included in **Attachment D**.

2. Legal Description

County: Madison

Owner: AKG Collinsville Landing

Overall Subdivision Legal Description

Part of United States Survey 653, Claim 599 and 600 and part of Brinkhoff's First Addition to the Westview Subdivision, a subdivision of part of said United States Survey 653, Claim 599 and 600, reference being had to the plat thereof recorded in the Recorder's Office of Madison County, Illinois in Plat Book 27 on Page 8, Township 3 North, Range 8 West of the Third Principal Meridian, Madison County, Illinois, described as follows:

Beginning at the southwest corner of Lot 1 of said Brinkhoff's First Addition; thence on an assumed bearing of North 09 degrees 12 minutes 32 seconds East on the westerly line of said Brinkhoff's First Addition, 391.08 feet; thence northeasterly 44.36 feet on a curve to the right having a radius of 45.00 feet, the chord of said curve bears North 37 degrees 26 minutes 50 seconds East, 42.58 feet; thence easterly 38.01 feet on a curve to the right having a radius of 65.00 feet, the chord of said curve bears North 82 degrees 26 minutes 24 seconds East, 37.47 feet to the northerly line of a tract of land described as Parcel Four in the deed to Bijou Creek Capital, LLC, recorded in said Recorder's Office as Document 2022R13346; thence South 80 degrees 48 minutes 21 seconds East on said northerly line

and the northerly line of a tract of land described in the deed to the City of Collinsville, Illinois, recorded in said Recorder's Office as Document 2019R27212, a distance of 80.99 feet to the westerly line of a tract of land described as Parcel Five in said Document 2022R13346; thence North 09 degrees 12 minutes 32 seconds East on said westerly line and the westerly line of a tract of land described as Parcel Three in said Document 2022R13346, a distance of 187.71 feet to the northerly line of said Parcel Three tract; thence South 80 degrees 56 minutes 59 seconds East on said northerly line, 184.46 feet to the westerly line of a tract of land described as Parcel One in said Document 2022R13346; thence North 09 degrees 03 minutes 01 second East on said westerly line, 292.17 feet to the northerly line of said Parcel One tract; thence North 89 degrees 17 minutes 44 seconds East on said northerly line, 470.87 feet to the easterly line of said Parcel One tract; thence South 21 degrees 19 minutes 50 seconds West on said easterly line and the easterly line of a tract of land described as Parcel Two in said Document 2022R13346, a distance of 847.04 feet to the southerly line of said Parcel Two tract; thence North 68 degrees 15 minutes 45 seconds West on said southerly line, 208.69 feet; thence southerly 25.25 feet on a non-tangential curve to the left having a radius of 4,975.00 feet, the chord of said curve bears South 07 degrees 58 minutes 32 seconds West, 25.25 feet; thence North 82 degrees 10 minutes 12 seconds West, 45.00 feet to the easterly line of said Brinkhoff's First Addition; thence South 07 degrees 49 minutes 48 seconds West on said easterly line, 247.20 feet; thence southwesterly 36.26 feet continuing on said easterly line, being a curve to the right having a radius of 20.00 feet, the chord of said curve bears South 59 degrees 46 minutes 31 seconds West, 31.50 feet to the southerly line of said Brinkhoff's First Addition; thence North 68 degrees 16 minutes 47 seconds West on said southerly line, 348.37 feet to the Point of Beginning.

Said parcel contains 482,481 square feet or 11.0762 acres, more or less.

Legal Description is included as **Attachment B** and Preliminary Major Subdivision Plat is included as **Attachment C**.

3. Relationship to Surrounding Land Use and Zoning

The proposed P-CP-1 Planned Commercial Park District zoning is compatible with the existing adjacent uses.

The McDonalds and Denny's restaurants, Zoned B-3, are located along Ramada Blvd north of the subject property. Panera Bread, Dobbs Tire & Auto Center, Waffle House, and Walgreens property is located west of the subject property across N. Bluff Road (IL-157) and is Zoned P-CP-1. The project is adjacent to Single-Family Residential districts, Zoned R-1, to the south and east.

A list of properties and property owners within 250 feet of the subject property has been provided in **Attachment F**, and a zoning map has been provided in **Attachment G**.

4. Conformance to Comprehensive Plan and Future Land Use Map

The proposed use fits the City's Comprehensive Plan and Future Land Use.

5. Traffic Impacts and Parking

Oates Associated developed a full Traffic Impact Study to evaluate the traffic impact of the developments on adjacent intersections which is included as **Attachment H**. Key findings and data from the study are summarized below. Traffic flow was calculated in "build" and

"no build" conditions. The "build" condition accounts for the increased traffic expected from the proposed developments and the improved traffic flow resulting from intersection improvements. The "no build" condition assumes no developments or improvements and an average organic traffic growth of 0.5%.

Intersection of IL Route 157 and Ramada Blvd.

Table 5 from the Traffic Impact Study summarized the "no build" condition for the intersection. As Table 5 highlights, the total LOS for the intersection is expected to drop from LOS B to C regardless of any developments or improvements on the site.

Table 5: Future no-build conditions at the intersection of IL-157 & Ramada Blvd.

	2023-No Build		2043-No Build	
IL-157 & Ramada Blvd. Intersection HCS Summary	LOS AM(Mid- Day) [PM]	Approach Delay AM(Mid- Day) [PM]	LOS AM(Mid- Day) [PM]	Approach Delay AM(Mid- Day) [PM]
Southbound (IL-157)	A (A) [B]	9.0 (9.8) [16.1]	A (A) [B]	9.0 (9.8) [15.7]
Westbound (Ramada)	D (D) [D]	44.7 (43.4) [49.0]	D (D) [D]	47.1 (43.8) [50.8]
Northbound (IL-157)	B (B) [C]	16.4 (18.0) [23.9]	B (B) [C]	16.4 (18.0) [23.9]
Eastbound (I-55/70 Ramp)	D (D) [D]	37.5 (38.9) [37.9]	D (D) [D]	38.0 (40.2) [41.1]
Intersection LOS	B (C) [C]	19.6 (20.9) [27.7]	C (C) [C]	20.5 (21.8) [29.5]

Table 11 below, shows the build condition. The intersection is projected to have a LOS C from 2023-2043, which is equivalent to the 2043 no build condition of LOS C demonstrated in Table 5.

Table 11: Future build cond. with dual WBL, WBR, and NBR lanes at IL-157/Ramada Blvd.

	Build - With WBR, dual WBL, and NBR Lane			
	2023		2043	
IL-157 & Ramada Blvd. Intersection HCS Summary	LOS AM(Mid- Day) [PM]	Approach Delay AM(Mid- Day) [PM]	LOS AM(Mid- Day) [PM]	Approach Delay AM(Mid- Day) [PM]
Southbound (IL-157)	B (B) [C]	15.9 (16.8) [28.7]	B (B) [C]	16.0 (17.6) [28.9]
Westbound (Ramada)	D (D) [D]	41.4 (44.1) [48.3]	D (D) [D]	41.7 (42.6) [46.7]
Northbound (IL-157)	B (B) [C]	15.4 (18.4) [22.6]	B (B) [C]	15.3 (16.8) [22.6]
Eastbound (I-55/70 Ramp)	D (D) [D]	37.8 (40.4) [38.8]	D (D) [D]	38.5 (41.9) [42.1]
Intersection LOS	C (C) [C]	22.7 (26.0) [32.5]	C (C) [C]	23.3 (26.3) [33.9]

In summary, the intersection improvements at IL-157 and Ramada are expected to negate the expected traffic increase and maintain the project LOS C through 2043.

Intersection of Beverly Lane and Ostle Drive

Table 7 summarized the “no build” condition for the intersection. As table 7 highlights, the total LOS for the intersection is expected to remain LOS A regardless of any developments or improvements on the site.

Table 7: Future no-build conditions at the intersection of Beverly Ln. & Ostle Dr.

Beverly Ln. & Ostle Dr. Intersection HCS Summary	2023-No Build		2043-No Build	
	LOS AM(Mid- Day) [PM]	Approach Delay AM(Mid- Day) [PM]	LOS AM(Mid- Day) [PM]	Approach Delay AM(Mid- Day) [PM]
Southbound (Beverly Lane)	A (A) [A]	9.1 (9.3) [9.5]	A (A) [A]	9.1 (9.4) [9.7]
Westbound (Ostle Drive)	A (A) [A]	0.7 (1.7) [1.4]	A (A) [A]	0.7 (1.7) [1.4]
Northbound (Beverly Lane)	A (A) [A]	8.9 (8.9) [8.7]	A (A) [A]	8.9 (8.9) [8.8]
Eastbound (Ostle Drive)	A (A) [A]	0.0 (0.0) [0.0]	A (A) [A]	0.0 (0.0) [0.0]

Table 14 below, shows the build condition. This table accounts for an expected increase in traffic flow due to the new developments and the improved traffic flow resulting from the redesign of the intersection.

Table 14: Future operating conditions at the intersection of Beverly Ln. & Ostle Drive.

Beverly Ln. & Ostle Dr. Intersection HCS Summary	2023		2043	
	LOS AM(Mid- Day) [PM]	Approach Delay AM(Mid- Day) [PM]	LOS AM(Mid- Day) [PM]	Approach Delay AM(Mid- Day) [PM]
Southbound (Beverly Lane)	A (A) [A]	9.3 (9.6) [9.7]	A (A) [A]	9.3 (9.6) [9.8]
Westbound (Ostle Drive)	A (A) [A]	0.6 (1.6) [1.3]	A (A) [A]	0.7 (1.6) [1.3]
Northbound (Beverly Lane)	A (A) [A]	8.8 (8.8) [8.8]	A (A) [A]	8.8 (8.9) [8.8]
Eastbound (Ostle Drive)	A (A) [A]	0.0 (0.0) [0.0]	A (A) [A]	0.0 (0.0) [0.0]

As demonstrated by Tables 7 and 14 from the Traffic Impact Study, the proposed level of service in all travel directions is maintained.

Intersection of Beverly Lane and Ramada Blvd

Table 6 summarized the “no build” condition for the intersection. As Table 6 highlights, the LOS is expected to remain the same in all directions regardless of any developments or improvements on the site.

Table 6: Future no-build conditions at the intersection of Beverly Ln. & Ramada Blvd.

Beverly Ln. & Ramada Blvd. Intersection HCS Summary	2023-No Build		2043-No Build	
	LOS AM(Mid-Day) [PM]	Approach Delay AM(Mid-Day) [PM]	LOS AM(Mid-Day) [PM]	Approach Delay AM(Mid-Day) [PM]
Southbound (Ramada Blvd.)	A (A) [A]	9.1 (9.5) [9.1]	A (A) [A]	9.3 (9.8) [9.4]
Westbound (Pr. Beverly Lane)	N/A	N/A	N/A	N/A
Northbound (Ex. Beverly Lane)	B (B) [B]	11.8 (12.9) [12.9]	B (B) [B]	12.3 (13.8) [13.8]
Eastbound (Ramada Blvd.)	A (A) [A]	7.0 (6.7) [5.5]	A (A) [A]	7.0 (6.7) [5.5]

Table 13 below, shows the build condition. This table accounts for an expected increase in traffic flow due to the new developments and the improved traffic flow resulting from the redesign of the intersection.

Table 13: AWSC model for the intersection of Ramada Blvd. & Beverly Ln.

Ramada Blvd. & Beverly Ln. Intersection HCS Summary	2023		2043	
	LOS AM(Mid-Day) [PM]	Approach Delay AM(Mid-Day) [PM]	LOS AM(Mid-Day) [PM]	Approach Delay AM(Mid-Day) [PM]
Southbound (Ramada Blvd.)	A (A) [A]	8.5 (9.6) [8.8]	A (A) [A]	8.7 (10.0) [9.1]
Westbound (Beverly Lane)	A (A) [A]	8.5 (9.4) [8.8]	A (A) [A]	8.6 (9.5) [8.9]
Northbound (N/A)	N/A	N/A	N/A	N/A
Eastbound (Ramada Blvd.)	A (A) [A]	0.0 (0.0)	A (A) [A]	0.0 (0.0)

As demonstrated by Tables 6 and 13 from the Traffic Impact Study, the proposed level of service in all travel directions is maintained.

Intersection of IL Route 157 and Ostle Dr.

Table 8 summarized the “no build” condition for the intersection. As Table 8 highlights, the LOS is expected to remain the same in all directions regardless of any developments or improvements on the site.

Table 8: Future no-build conditions at the intersection of IL-157 & Ostle Dr.

IL-157 & Ostle Dr. Intersection HCS Summary	2023-No Build		2043-No Build	
	LOS AM(Mid- Day) [PM]	Approach Delay AM(Mid- Day) [PM]	LOS AM(Mid- Day) [PM]	Approach Delay AM(Mid- Day) [PM]
Southbound (IL-157)	-	-	-	-
Westbound (Ostle Drive)	B (B) [B]	12.2 (12.6) [13.8]	B (B) [B]	12.8 (13.4) [14.8]
Northbound (IL-157)	-	-	-	-
Eastbound (Ostle Drive)	-	-	-	-

Table 15 below, shows the build condition. This table accounts for an expected increase in traffic flow due to the new developments and the improved traffic flow resulting from the redesign of the intersection.

Table 15: Future operating conditions at the intersection of IL-157 & Ostle Drive.

IL-157 & Ostle Dr. Intersection HCS Summary	2023		2043	
	LOS AM(Mid- Day) [PM]	Approach Delay AM(Mid- Day) [PM]	LOS AM(Mid- Day) [PM]	Approach Delay AM(Mid- Day) [PM]
Southbound (Beverly Lane)	-	-	-	-
Westbound (Ostle Drive)	B (B) [B]	12.5 (13.2) [14.4]	B (B) [C]	13.2 (14.1) [15.6]
Northbound (Beverly Lane)	-	-	-	-
Eastbound (Ostle Drive)	-	-	-	-

As demonstrated by Tables 8 and 15 from the Traffic Impact Study, the proposed level of service in all travel directions is maintained.

Parking

The entrance for Lot 5 will be placed on the new roadway connection for Ramada Dr to Beverly Ln. Across the roadway connection will be a new entrance primarily for service to Lot 1, and directly south across the shared parking lot will be an entrance at Ostle Dr for primary access to Lot 2 through 4. Lots 1 through Lot 4 will also be served by a new entrance along IL-157.

The proposed site plan includes 209 parking spaces (including 10 ADA accessible spaces). See Table 1 below for a breakdown of Collinsville ordinance requirements and spaces provided in the proposed condition.

The development include ample parking for the proposed building uses. Additional parking is provided to allow for changes in building use in the event that the future tenants change. However, since the site will be broken into several smaller lots, Lot 2 will not be able to

meet the required spaces needed. A variance is being requested – see section 7. Reason and Justification for Deviations from Requirements of the Zoning District.

Table 1: Parking Requirements

Building Size	Parking Requirements	Spaces Required	Spaces Provided
LOT 1 Limited-Service Restaurant 5,024SF (Seats: 90)	1 space/2 persons max capacity	45	74
LOT 2 Restaurant 3,870SF (Seats: 154)	1 space/2 persons max capacity SF	77	52
LOT 3 Personal Services 3530SF	4 spaces/1000 SF	26	37
LOT 4 Limited-Service Restaurant 1025SF (Occupancy: 10)	1 space/2 persons max capacity	5	26
LOT 5 Limited-Service Restaurant 2370SF (Seats: 40 indoor, 20 patio)	1 space/2 persons max capacity	20	20

6. Impact on Infrastructure and Public Services

The proposed development is expected to have a minimal overall impact on infrastructure and public services.

Beverly Lane, and the intersection of Ramada and Beverly Lane at IL-157 is being realigned as a part of this project. A section of sanitary sewer and water main will be realigned to better accommodate the new roadway alignment and the development.

Utility usage and loading requirements are expected to be comparable to existing facilities in the area. Stormwater and drainage impacts are proposed to be minimized with the use of an underground detention basin for each Lot to mitigate additional runoff generated and mimic pre-development drainage conditions.

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

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

Section 17.040.170.F1

Minimum lot size – Three (3) acre minimum lot size. The site configuration backs up to a steep hill limiting the buildable space on the lot. Further dividing the development is

Beverly Lane. Five (5) lots and an outlot are proposed with the following approximate lot sizes:

Lot 1 – 1.510 Acre

Lot 2 – 0.652 Acre

Lot 3 – 0.533 Acre

Lot 4 – 1.129 Acre

Lot 5 – 0.758 Acre

Outlot A – 5.74 Acre

A variance is requested to reduce the minimum lot size to accommodate lots that fit the topographic limitations of the proposed site.

Section 17.040.170.F2

Minimum lot width – minimum two hundred fifty (250) feet in width at the established building line. Lots 1, 2, 3 and 4 are restricted to the areas established by the proposed roadway alignment and intersection design approved by IDOT. Proposed Lot 1 is approximately 192 feet wide at the 25 foot building setback line. Lot 2 is approximately 80 feet wide at 25 foot building setback line. Lot 3 is approximately 65 feet wide at the 25 foot building setback line and Lot 4 is approximately 101 feet wide at the 25 foot building setback line. The roadway configuration also causes Lot 5 to have more than 250 feet of combined frontage along the Beverly Lane/Ramada Drive ROW line, but at the building setback line the lot width is less than 250 feet. A variance is requested to allow for lots less than 250 feet wide.

Section 17.040.170.F3

Lot coverage – maximum total lot coverage by structures and parking shall be no greater than eighty-five (85) percent of lot area. Lot 1 will have coverage of 88.7%. This was to maximize parking and for the restaurant. This can be offset by the other lots that are less than the maximum lot coverage. A variance is requested to allow for lots with larger lot coverage.

Section 17.040.170.F4

Floor Area – The primary floor area of each principal building shall contain at least fifteen thousand (15,000) square feet. The proposed building sizes are significantly smaller than the requirement as these are standalone buildings rather than “strip mall” type buildings. The smaller buildings are more compatible with the site topography and entrance limitations. The building sizes range from approximately 1000 square feet to just over 5000 square feet. The total building area of the development is approximately 15,000 square feet. A variance is requested to allow buildings smaller than 15,000 square feet.

Section 17.040.170.G

Yard Regulations – minimum front, side and rear yard setbacks shall be not less than 50 feet. Each building was set within the front yard setback to maximize parking space and to allow for better circulation from the drive through lanes to the entrances.

A variance is requested to allow a 13-foot minimum setback for side yard for Lot 2 and a 6-foot minimum setback for Lot 3.

A variance is requested to allow all other setbacks for front, side and rear yard to be 25 foot minimum.

Section 17.050.010

Parking Use Table – Based on the Parking Requirement in Table 1, Lot 2 will not meet the required parking required for the building’s use. Lot 2 will require 77 parking spaces while only providing 52. The required parking for the entire development is 173 while the parking

being provided is 209, exceeding the required number of parking spaces. A variance is being requested to allow Lot 2 to provide under the required number of parking spaces.

Section 17.060.260

The architectural plans for Dutch Brothers and Chipotle do not meet the requirements for façade in Section 17.060.260. A variance is being requested to allow Dutch Brothers and Chipotle to use their national prototype to be in line with their brand and imaging.

Section 17.080.150

Landscape Buffer – a landscape buffer is required between properties zoned P-CP-1 and R-1. This requirement applies to the East and South sides of Lot 1 and Lot 2. There is a roadway and retaining wall which will separate the P-CP-1 zone from the R-1 zone on the east side of Lots 1-4. A variance is requested to omit the landscape buffer requirement along Beverly Lane, east of Lots 1-4. Four (4) shade trees, ten (10) flowering trees, and eight (8) evergreen trees are included to provide a buffer to the south of Lot 4.

Section 17.080.130

Parking lot tree requirements – A variance is requested to omit shade trees at parking lot islands with light poles, and shrubs are proposed between parking stalls and retail entries due to pedestrian traffic.

Section 17.070.040 A

Minimum parking sizes – Ninety-degree parking is required to be a minimum of 19' long, 10' wide with 24' aisles. Minimums are also provided for sixty-degree parking. Parking stall and aisles varying from the minimum code requirements are proposed. The smaller parking stalls are proposed to allow parking bays and access aisles to better align with the roadway and entrance configuration based on the IL-157 intersection configuration. Ninety-degree parking stalls which are 18' long and 9' wide are proposed. Aisles as narrow as 22' are proposed. Lot 5 consists of angled parking stalls to accommodate one way flow through the site and work with the location of retaining walls required due to the steep topography of the site. Angled stalls are proposed as 9' wide and 19' stall to curb. A variance is requested to allow for deviations to the parking stall size requirements.

8. Overview

AKG Development is proud to bring forward Collinsville Landing, a high-quality commercial development designed to enhance the city's economic strength, bring premier tenants, and support long-term community growth.

Collinsville Landing features five single-tenant buildings, thoughtfully master-planned to complement the surrounding area and create a lasting positive impact. Strategically located at the intersection of State 157 and Ramada Blvd, the site presents excellent visibility and access and is ideally positioned to capture both local and regional traffic - making it an ideal location for national retailers, quick-service restaurants, and essential service providers.

Our investment in Collinsville reflects confidence in the city's vision, leadership, and future. This development is expected to generate new jobs, increase local sales tax revenue, strengthen the retail corridor, and attract complementary development.

AKG Development's proposed site will be compatible with the developments in the area and complement Collinsville's overall comprehensive plan.

The 5.3 acre site provides sufficient space for the proposed building and required stormwater management as well as adequate parking to serve the facility.

Lighting for the development will adhere to the requirements of Collinsville's ordinances. A combination billboard and digital sign is expected at each lot. Underground detention is proposed to meet the stormwater requirements.

Buildings on each lot will complement the existing architecture in the area in design. Preliminary Architectural Elevations have been included in **Attachment D**.

AKG is committed to working closely with city officials to ensure this project aligns with Collinsville's broader goals for smart growth, community appeal, and economic development.

Together, we believe this development will serve as a catalyst—bringing new energy, new opportunities, and long-term value to Collinsville's residents, businesses, and future.

Attachment A

Project Location Map

Attachment A

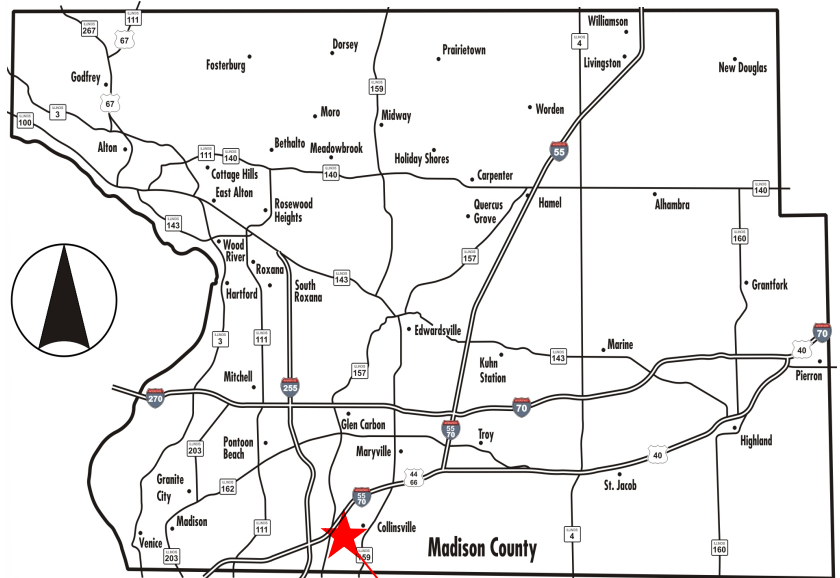
Project Location Map



PARCEL INFORMATION

Parcel #'s

13-1-21-29-15-401-003,
 13-2-21-29-15-401-005.001,
 13-2-21-29-15-401-004,
 13-2-21-29-15-401-005,
 13-2-21-29-15-401-006,
 13-2-21-29-15-401-007,
 13-2-21-29-15-401-008,
 13-2-21-29-15-401-009,
 13-2-21-29-15-401-010,
 13-2-21-29-15-401-011,
 13-2-21-29-15-401-012,
 13-2-21-29-15-401-013,
 13-2-21-29-15-401-030



Project Location Map

PROJECT LOCATION

Attachment B

Legal Description

Overall Subdivision Legal Description

Part of United States Survey 653, Claim 599 and 600 and part of Brinkhoff's First Addition to the Westview Subdivision, a subdivision of part of said United States Survey 653, Claim 599 and 600, reference being had to the plat thereof recorded in the Recorder's Office of Madison County, Illinois in Plat Book 27 on Page 8 , Township 3 North, Range 8 West of the Third Principal Meridian, Madison County, Illinois, described as follows:

Beginning at the southwest corner of Lot 1 of said Brinkhoff's First Addition; thence on an assumed bearing of North 09 degrees 12 minutes 32 seconds East on the westerly line of said Brinkhoff's First Addition, 391.08 feet; thence northeasterly 44.36 feet on a curve to the right having a radius of 45.00 feet, the chord of said curve bears North 37 degrees 26 minutes 50 seconds East, 42.58 feet; thence easterly 38.01 feet on a curve to the right having a radius of 65.00 feet, the chord of said curve bears North 82 degrees 26 minutes 24 seconds East, 37.47 feet to the northerly line of a tract of land described as Parcel Four in the deed to Bijou Creek Capital, LLC, recorded in said Recorder's Office as Document 2022R13346; thence South 80 degrees 48 minutes 21 seconds East on said northerly line and the northerly line of a tract of land described in the deed to the City of Collinsville, Illinois, recorded in said Recorder's Office as Document 2019R27212, a distance of 80.99 feet to the westerly line of a tract of land described as Parcel Five in said Document 2022R13346; thence North 09 degrees 12 minutes 32 seconds East on said westerly line and the westerly line of a tract of land described as Parcel Three in said Document 2022R13346, a distance of 187.71 feet to the northerly line of said Parcel Three tract; thence South 80 degrees 56 minutes 59 seconds East on said northerly line, 184.46 feet to the westerly line of a tract of land described as Parcel One in said Document 2022R13346; thence North 09 degrees 03 minutes 01 second East on said westerly line, 292.17 feet to the northerly line of said Parcel One tract; thence North 89 degrees 17 minutes 44 seconds East on said northerly line, 470.87 feet to the easterly line of said Parcel One tract; thence South 21 degrees 19 minutes 50 seconds West on said easterly line and the easterly line of a tract of land described as Parcel Two in said Document 2022R13346, a distance of 847.04 feet to the southerly line of said Parcel Two tract; thence North 68 degrees 15 minutes 45 seconds West on said southerly line, 208.69 feet; thence southerly 25.25 feet on a non-tangential curve to the left having a radius of 4,975.00 feet, the chord of said curve bears South 07 degrees 58 minutes 32 seconds West, 25.25 feet; thence North 82 degrees 10 minutes 12 seconds West, 45.00 feet to the easterly line of said Brinkhoff's First Addition; thence South 07 degrees 49 minutes 48 seconds West on said easterly line, 247.20 feet; thence southwesterly 36.26 feet continuing on said easterly line, being a curve to the right having a radius of 20.00 feet, the chord of said curve bears South 59 degrees 46 minutes 31 seconds West, 31.50 feet to the southerly line of said Brinkhoff's First Addition; thence North 68 degrees 16 minutes 47 seconds West on said southerly line, 348.37 feet to the Point of Beginning.

Said parcel contains 482,481 square feet or 11.0762 acres, more or less.

Attachment C

Preliminary Minor Subdivision Plat

COLLINSVILLE LANDING SUBDIVISION
PART OF U.S. SURVEY 653, CLAIM 599 AND 600
AND PART OF BRINKHOFF'S FIRST ADDITION TO THE WESTVIEW SUBDIVISION
SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 8 WEST OF THE THIRD
PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS

LEGAL DESCRIPTION:

PART OF UNITED STATES SURVEY 653, CLAIM 599 AND 600 AND PART OF BRINKHOFF’S FIRST ADDITION TO THE WESTVIEW SUBDIVISION, A SUBDIVISION OF PART OF SAID UNITED STATES SURVEY 653, CLAIM 599 AND 600, REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER’S OFFICE OF MADISON COUNTY, ILLINOIS IN PLAT BOOK 27 ON PAGE 8 , TOWNSHIP 3 NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 OF SAID BRINKHOFF’S FIRST ADDITION; THENCE ON AN ASSUMED BEARING OF NORTH 09 DEGREES 12 MINUTES 32 SECONDS EAST ON THE WESTERLY LINE OF SAID BRINKHOFF’S FIRST ADDITION, 391.08 FEET; THENCE NORTHEASTERLY 44.36 FEET ON A CURVE TO THE RIGHT HAVING A RADIUS OF 45.00 FEET, THE CHORD OF SAID CURVE BEARS NORTH 37 DEGREES 26 MINUTES 50 SECONDS EAST, 42.58 FEET; THENCE EASTERLY 38.01 FEET ON A CURVE TO THE RIGHT HAVING A RADIUS OF 65.00 FEET, THE CHORD OF SAID CURVE BEARS NORTH 82 DEGREES 26 MINUTES 24 SECONDS EAST, 37.47 FEET TO THE NORTHERLY LINE OF A TRACT OF LAND DESCRIBED AS PARCEL FOUR IN THE DEED TO BIJOU CREEK CAPITAL, LLC, RECORDED IN SAID RECORDER’S OFFICE AS DOCUMENT 2022R13346; THENCE SOUTH 80 DEGREES 48 MINUTES 21 SECONDS EAST ON SAID NORTHERLY LINE AND THE NORTHERLY LINE OF A TRACT OF LAND DESCRIBED IN THE DEED TO THE CITY OF COLLINSVILLE, ILLINOIS, RECORDED IN SAID RECORDER’S OFFICE AS DOCUMENT 2019R27212, A DISTANCE OF 80.99 FEET TO THE WESTERLY LINE OF A TRACT OF LAND DESCRIBED AS PARCEL FIVE IN SAID DOCUMENT 2022R13346; THENCE NORTH 09 DEGREES 12 MINUTES 32 SECONDS EAST ON SAID WESTERLY LINE AND THE WESTERLY LINE OF A TRACT OF LAND DESCRIBED AS PARCEL THREE IN SAID DOCUMENT 2022R13346, A DISTANCE OF 187.71 FEET TO THE NORTHERLY LINE OF SAID PARCEL THREE TRACT; THENCE SOUTH 80 DEGREES 56 MINUTES 59 SECONDS EAST ON SAID NORTHERLY LINE, 184.46 FEET TO THE WESTERLY LINE OF A TRACT OF LAND DESCRIBED AS PARCEL ONE IN SAID DOCUMENT 2022R13346; THENCE NORTH 09 DEGREES 03 MINUTES 01 SECOND EAST ON SAID WESTERLY LINE, 292.17 FEET TO THE NORTHERLY LINE OF SAID PARCEL ONE TRACT; THENCE NORTH 89 DEGREES 17 MINUTES 44 SECONDS EAST ON SAID NORTHERLY LINE, 470.87 FEET TO THE EASTERLY LINE OF SAID PARCEL ONE TRACT; THENCE SOUTH 21 DEGREES 19 MINUTES 50 SECONDS WEST ON SAID EASTERLY LINE AND THE EASTERLY LINE OF A TRACT OF LAND DESCRIBED AS PARCEL TWO IN SAID DOCUMENT 2022R13346, A DISTANCE OF 847.04 FEET TO THE SOUTHERLY LINE OF SAID PARCEL TWO TRACT; THENCE NORTH 68 DEGREES 15 MINUTES 45 SECONDS WEST ON SAID SOUTHERLY LINE, 208.69 FEET; THENCE SOUTHERLY 25.25 FEET ON A NON–TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 4,975.00 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 07 DEGREES 58 MINUTES 32 SECONDS WEST, 25.25 FEET; THENCE NORTH 82 DEGREES 10 MINUTES 12 SECONDS WEST, 45.00 FEET TO THE EASTERLY LINE OF SAID BRINKHOFF’S FIRST ADDITION; THENCE SOUTH 07 DEGREES 49 MINUTES 48 SECONDS WEST ON SAID EASTERLY LINE, 247.20 FEET; THENCE SOUTHWESTERLY 36.26 FEET CONTINUING ON SAID EASTERLY LINE, BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 59 DEGREES 46 MINUTES 31 SECONDS WEST, 31.50 FEET TO THE SOUTHERLY LINE OF SAID BRINKHOFF’S FIRST ADDITION; THENCE NORTH 68 DEGREES 16 MINUTES 47 SECONDS WEST ON SAID SOUTHERLY LINE, 348.37 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 482,481 SQUARE FEET OR 11.076 ACRES, MORE OR LESS.

NOTES:

- FIELD WORK COMPLETED DECEMBER 2021.
- FIELD BOOK NUMBER 407 & 415.
- BEARINGS SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), WEST ZONE (GPS OBSERVATIONS).
- THE LAND PLOTTED HEREON IS ZONED "R–1" SINGLE FAMILY RESIDENTIAL, "BP–2" BUSINESS PARK DISTRICT, (GENERAL / PROFESSIONAL OFFICE) AND "BP–3" BUSINESS PARK DISTRICT (GENERAL OFFICE / SMALL WAREHOUSE). PROPOSED ZONING IS "P–CP–1" PLANNED COMMERCIAL PARK DISTRICT.
- ALL ADJACENT LAND IS ZONED "BP–3" BUSINESS PARK DISTRICT (GENERAL OFFICE / SMALL WAREHOUSE), "BP–4" BUSINESS PARK DISTRICT (DISTRIBUTION / ASSEMBLY / WAREHOUSING), AND "R–1" SINGLE FAMILY RESIDENTIAL.
- THIS PROPERTY LIES WITHIN ZONE "C" (AREAS OF MINIMAL FLOODING) AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 170439 0002B AND 170439 0003B, EFFECTIVE DATE: FEBRUARY 18, 1981 AS PUBLISHED BY THE NATIONAL FLOOD INSURANCE PROGRAM.
- IT IS NOT WARRANTED THAT THIS PLAT CONTAINS COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, RIGHTS OF WAY, BUILDING LINES AND OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION, A TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED.
- EXISTING UTILITY EASEMENTS NOTED AS TO BE VACATED ARE BEING COORDINATED WITH UTILITY COMPANIES AND ARE INTENDED TO BE VACATED AT THE TIME OF FINAL PLAT RECORDING.

LOT AREAS

LOT 1 = 65,783 SF OR 1.510 AC ±
LOT 2 = 28,419 SF OR 0.652 AC ±
LOT 3 = 23,238 SF OR 0.533 AC ±
LOT 4 = 49,195 SF OR 1.129 AC ±
LOT 5 = 33,037 SF OR 0.758 AC ±
OUTLOT A = 250,013 SF OR 5.740 AC ±
EXISTING ROW = 2,410 SF OR 0.055 AC ±
NEW ROW = 30,386 SF OR 0.698 AC ±
SUBDIVISION = 482,481 SF OR 11.076 AC ±

GREEN SPACE AREAS

LOT 1 = 7,415 SF OR 0.170 AC ±
LOT 2 = 6,035 SF OR 0.139 AC ±
LOT 3 = 5,651 SF OR 0.130 AC ±
LOT 4 = 22,732 SF OR 0.522 AC ±
LOT 5 = 13,715 SF OR 0.315 AC ±
OUTLOT A = 250,013 SF OR 5.740 AC ±

BENCHMARK A

CUT "□" ON MAST ARM BASE
SE QUAD RT 157 & OSTLE DR
ELEVATION: 440.63

BENCHMARK C

CUT "□" ON MAST ARM BASE
NE QUAD RT 157 & RAMADA BLVD
ELEVATION: 446.27

OWNER

ALBERT L. HAMILTON &
AMEANNA V. HAMILTON
205 BEVERLY LANE
COLLINSVILLE, IL 62234
1–618–250–6434

OWNER

BIJOU CREEK CAPITAL, LLC
34 NORTH BRENTWOOD
BOULEVARD, SUITE 201
CLAYTON, MO 63105
1–3134–280–2540

OWNER

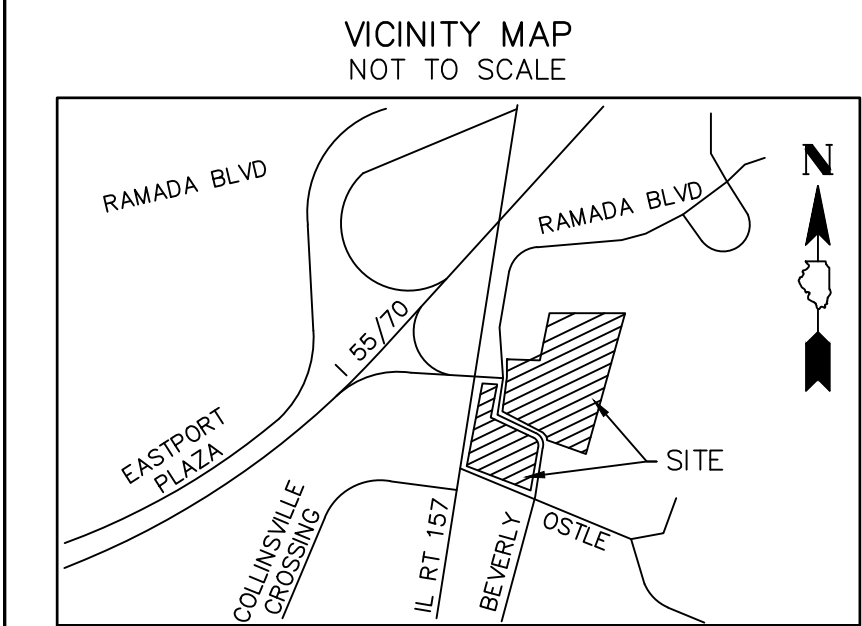
CITY OF COLLINSVILLE
125 SOUTH CENTER STREET
COLLINSVILLE, IL 62234
1–618–346–5200

SUBDIVIDER

AKG DEVELOPMENT
34 NORTH BRENTWOOD
BOULEVARD, SUITE 201
CLAYTON, MO 63105
1–314–280–2540



William A. Mueller
09/24/2025
WILLIAM A. MUELLER
ILLINOIS PROFESSIONAL LAND SURVEYOR # 035–004060
EXPIRES: 11–30–2026



LEGEND			
	EXISTING RIGHT OF WAY LINE		FOUND IRON REBAR
	EXISTING PROPERTY LINE		FOUND IRON PIPE
	EASEMENT LINE		FOUND IRON PINCHED PIPE
	BUILDING SETBACK LINE		FOUND STONE
	PAVEMENT, SIDEWALK, OR CURB		NOW OR FORMERLY
	PROPOSED RIGHT OF WAY LINE		MANHOLE
	OVERHEAD UTILITY LINE		POWER POLE
	OVERHEAD ELECTRIC LINE		GUY WIRE
	BURIED WATER LINE MARK		WATER VALVE
	SANITARY SEWER LINE		WATER METER
	UNDERGROUND PIPE OR CULVERT		GAS METER
	DITCH FLOWLINE		FIRE HYDRANT
	FENCE LINE		
	TREE LINE		
			TRAFFIC SIGN
			ADVERTISEMENT SIGN
			AREA INLET
			HANDHOLE
			TELEPHONE/CABLE BOX
			ELECTRIC BOX/METER
			GAS METER
			LIGHT STANDARD
			MAILBOX
			AIR CONDITION

PRELIMINARY PLAT
COVER SHEET



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ASSOCIATES

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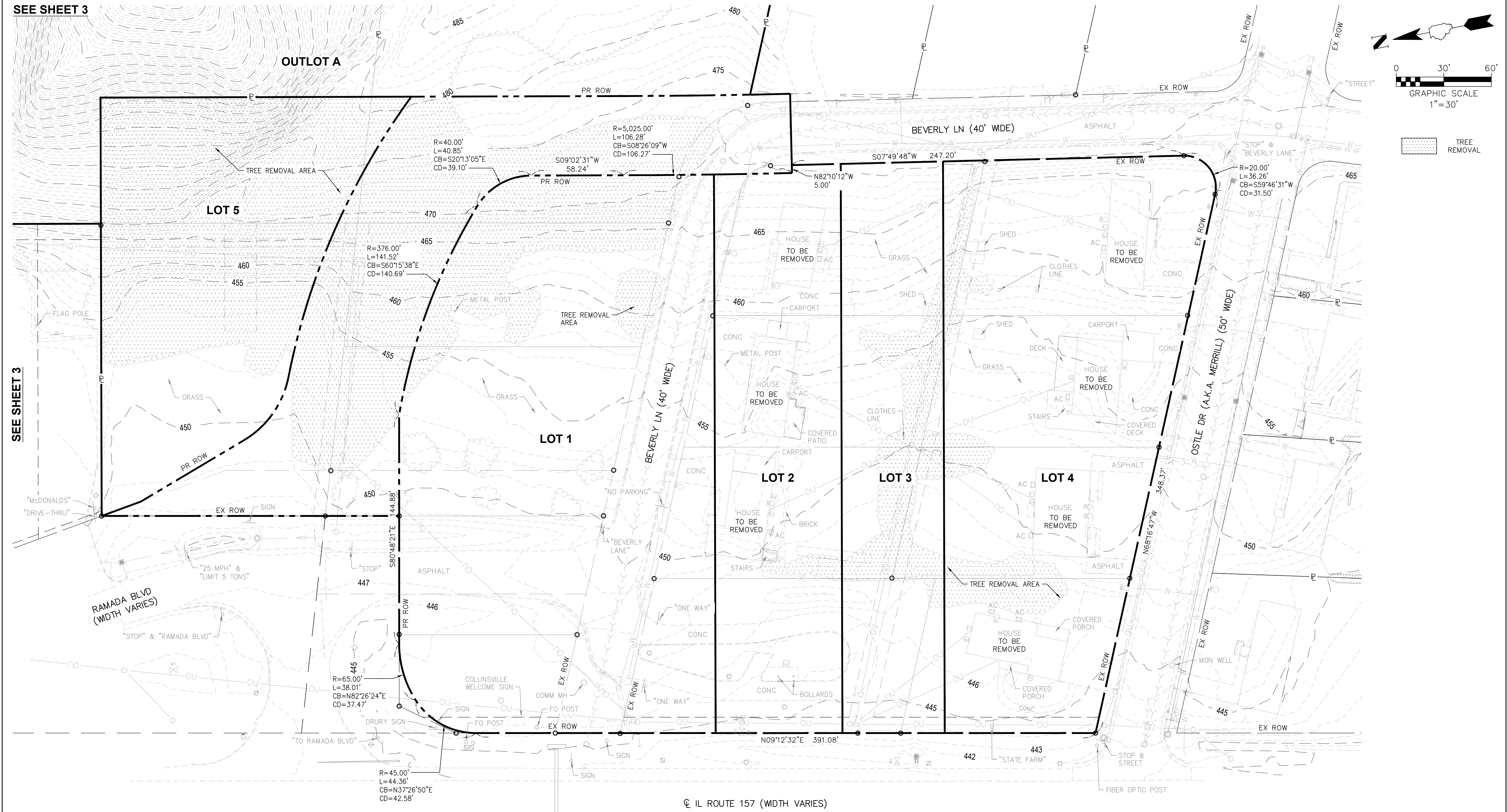
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DRAWN BY: SW3
CHKD BY: WAM
DATE: 09/24/2025

JOB NO.: 220122.002
SHEET 1 OF 6 SHEETS

SEE SHEET 3

SEE SHEET 3



PRELIMINARY PLAT
EXISTING CONDITIONS



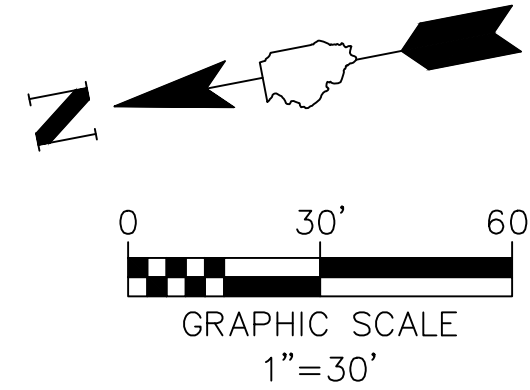
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ILLINOIS DESIGN FIRM LICENSE NO. 184.001115

DRAWN BY: SW3
CHKD BY: WAM
DATE: 09/24/2025

JOB NO.: 220122.002
SHEET 2 OF 6 SHEETS

5/8" IB
NW CORNER LOT 3
SURVEY 653 CLAIM 599 & 600



TREE
REMOVAL

OUTLOT A

LOT 5

LOT 1

SEE SHEET 2

SEE SHEET 2

PRELIMINARY PLAT
EXISTING CONDITIONS



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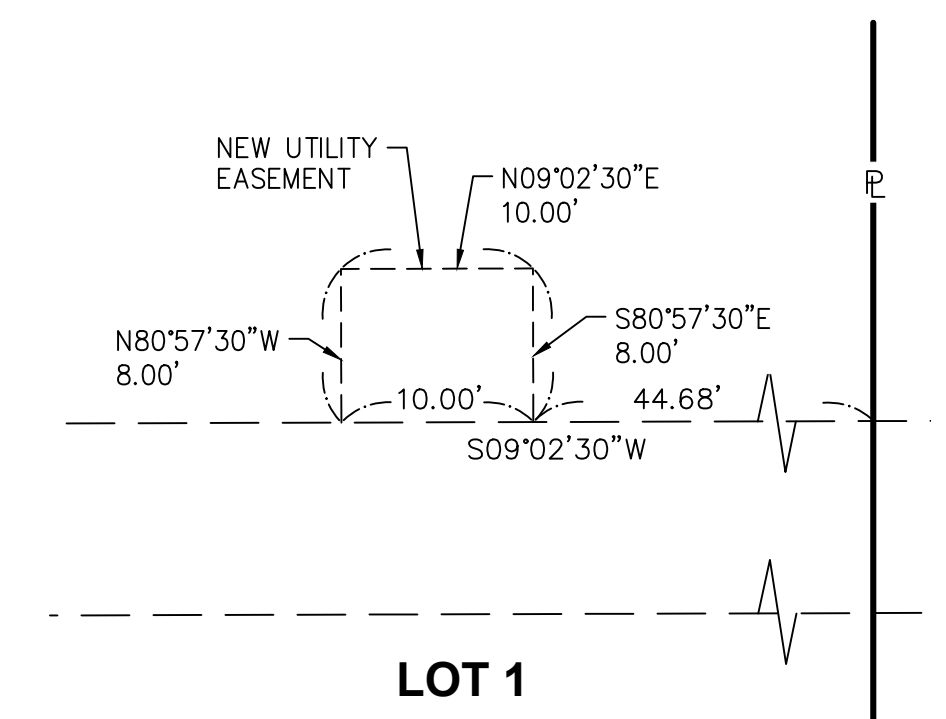
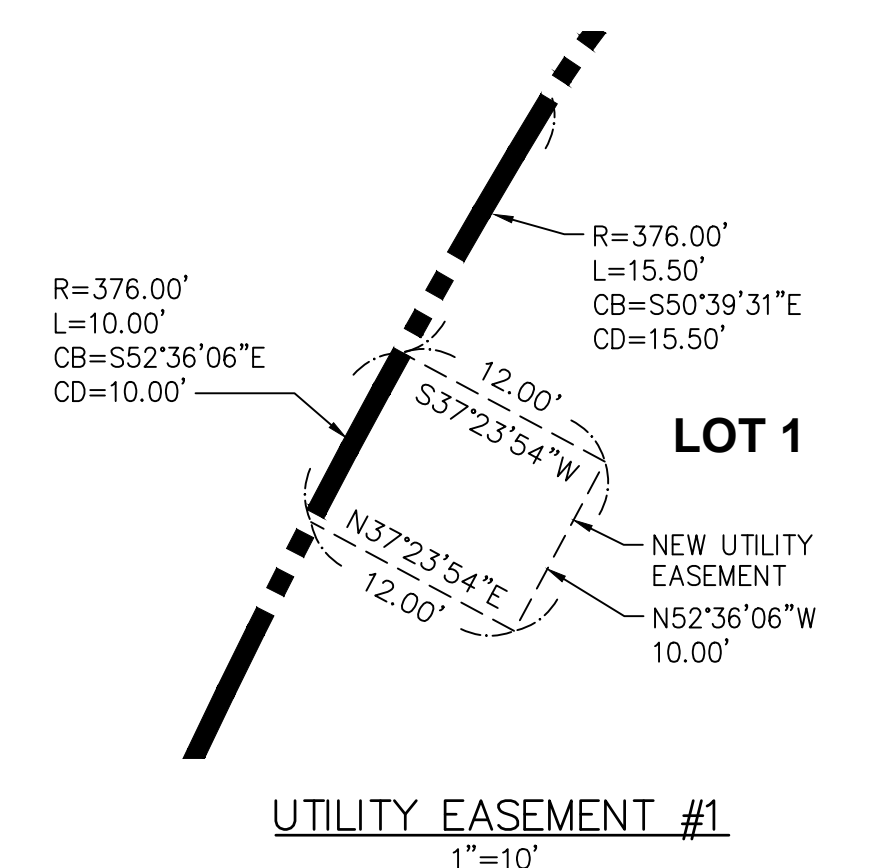
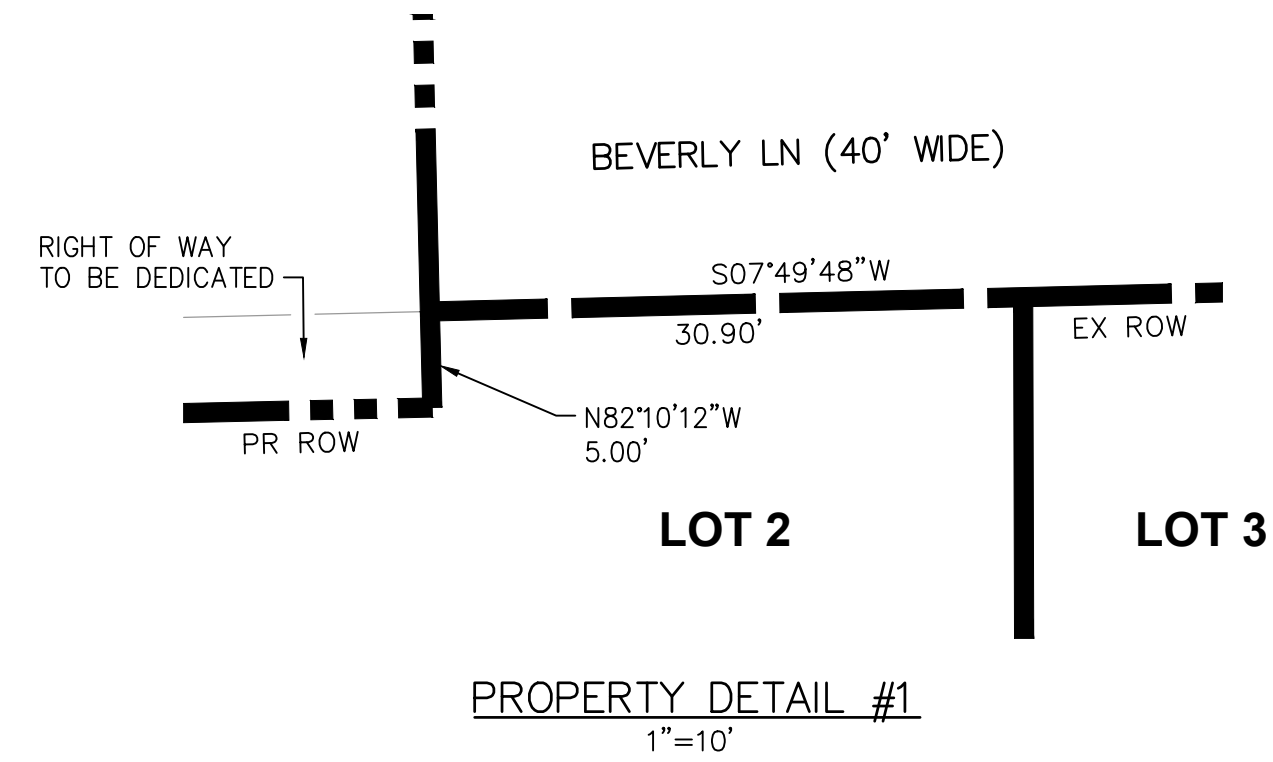
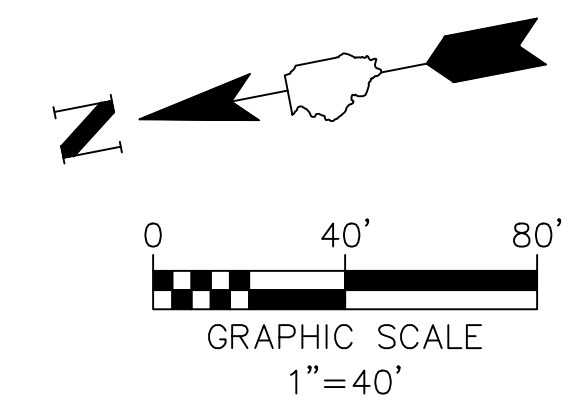
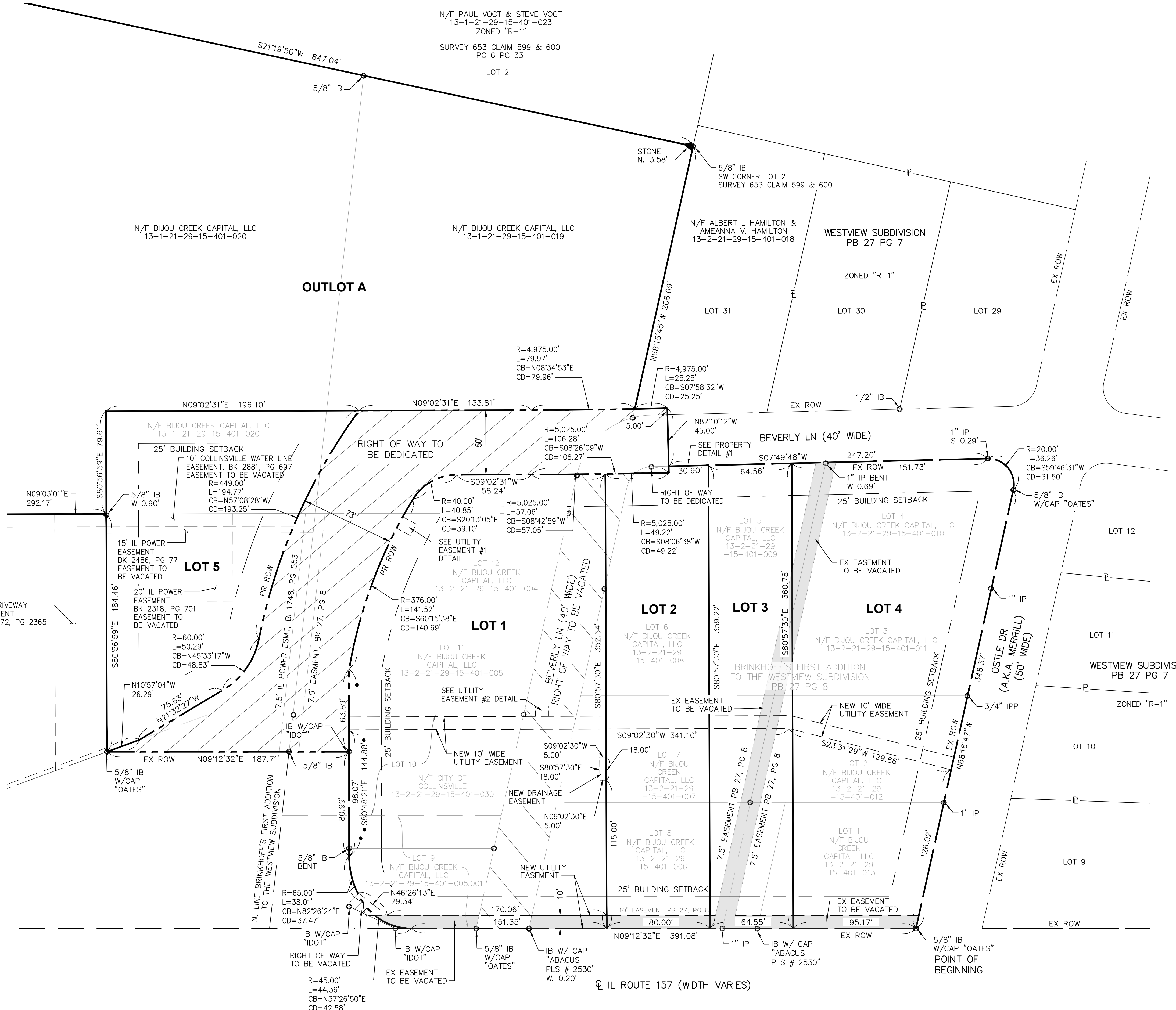
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DATE: 09/24/2025

JOB NO.: 220122.002
SHEET 3 OF 6 SHEETS

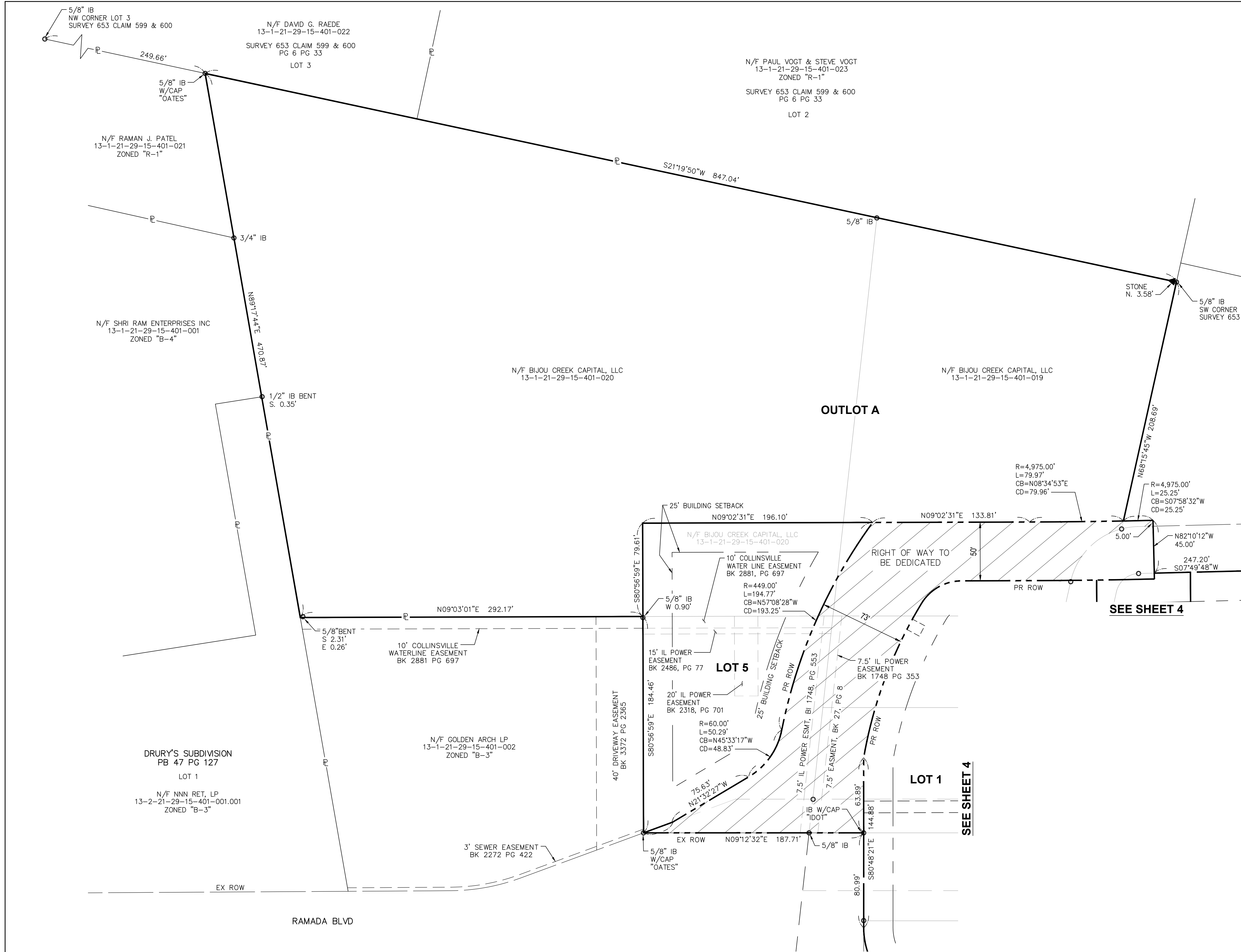



SEE SHEET 5

SEE SHEET 5

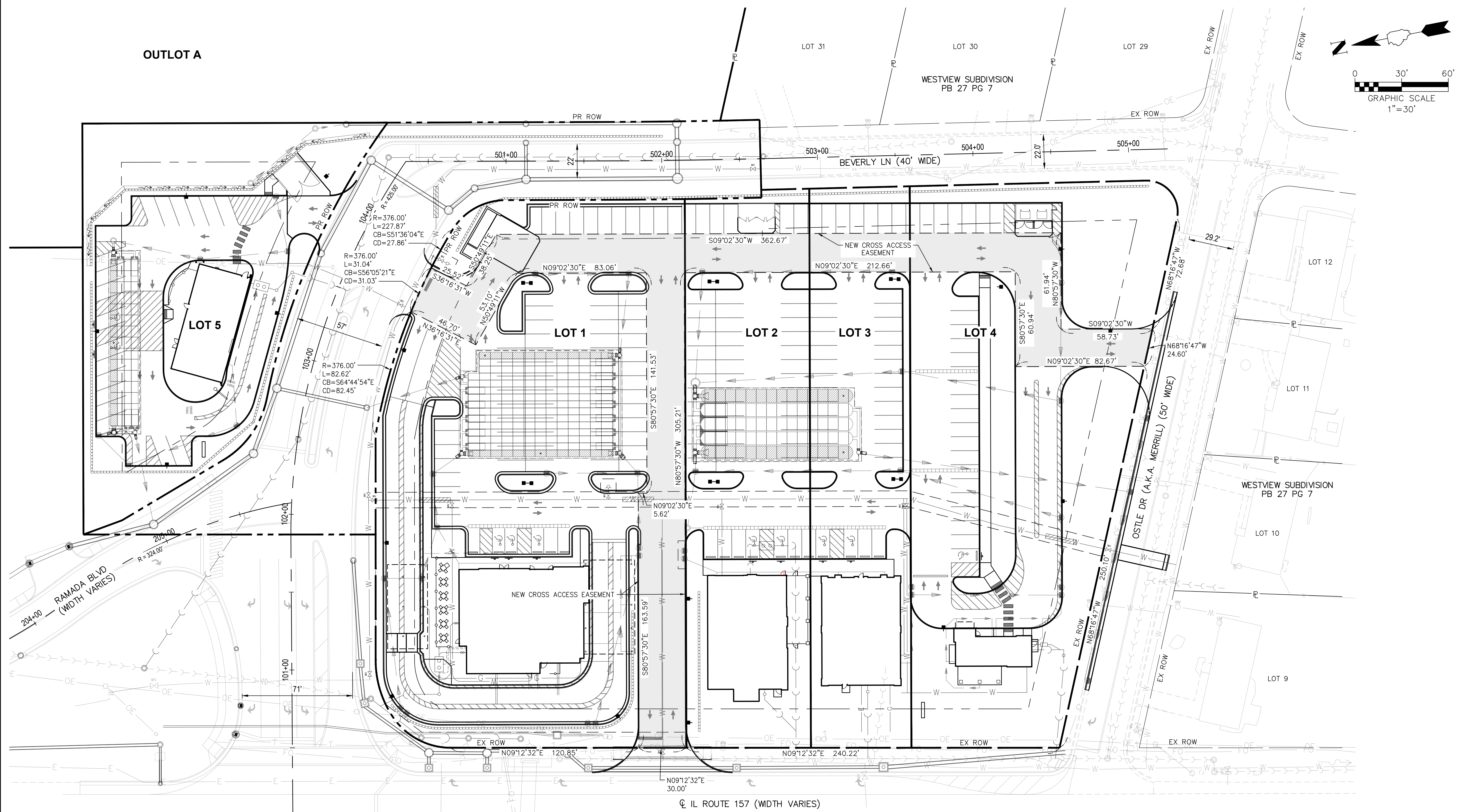


PRELIMINARY PLAT LOT LAYOUT		
		100 Lanter Court, Suite 1 Collinsville, IL 62234 618.345.2200 www.oatesassociates.com
		Collinsville St. Louis Belleville St. Charles ILLINOIS DESIGN FIRM LICENSE NO. 184.001115
DRAWN BY: SW3	CHKD BY: WAM	JOB NO.: 220122.002
DATE: 09/24/2025		SHEET 4 OF 6 SHEETS



<p align="center">PRELIMINARY PLAT LOT LAYOUT</p>	
 <p align="center">O A T E S ASSOCIATES</p>	<p>100 Lanter Court, Suite 1 Collinsville, IL 62234 618.345.2200 www.oatesassociates.com</p> <hr/> <p>Collinsville St. Louis Belleville St. Charles</p> <div style="border: 1px solid black; padding: 2px; text-align: center;"> <small>ILLINOIS DESIGN FIRM LICENSE NO. 18-007110</small> </div>
<p>DRAWN BY: <u>SW3</u></p> <p>CHKD BY: <u>WAM</u></p> <p>DATE: <u>09/24/2025</u></p>	<p>JOB NO.: <u>220122.002</u></p> <p align="center">SHEET 5 OF 6 SHEETS</p>

OUTLOT A

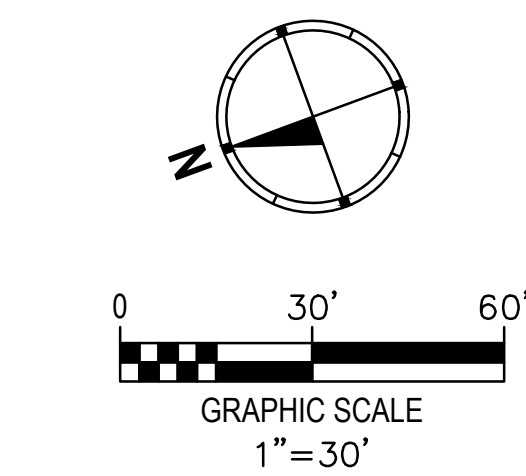
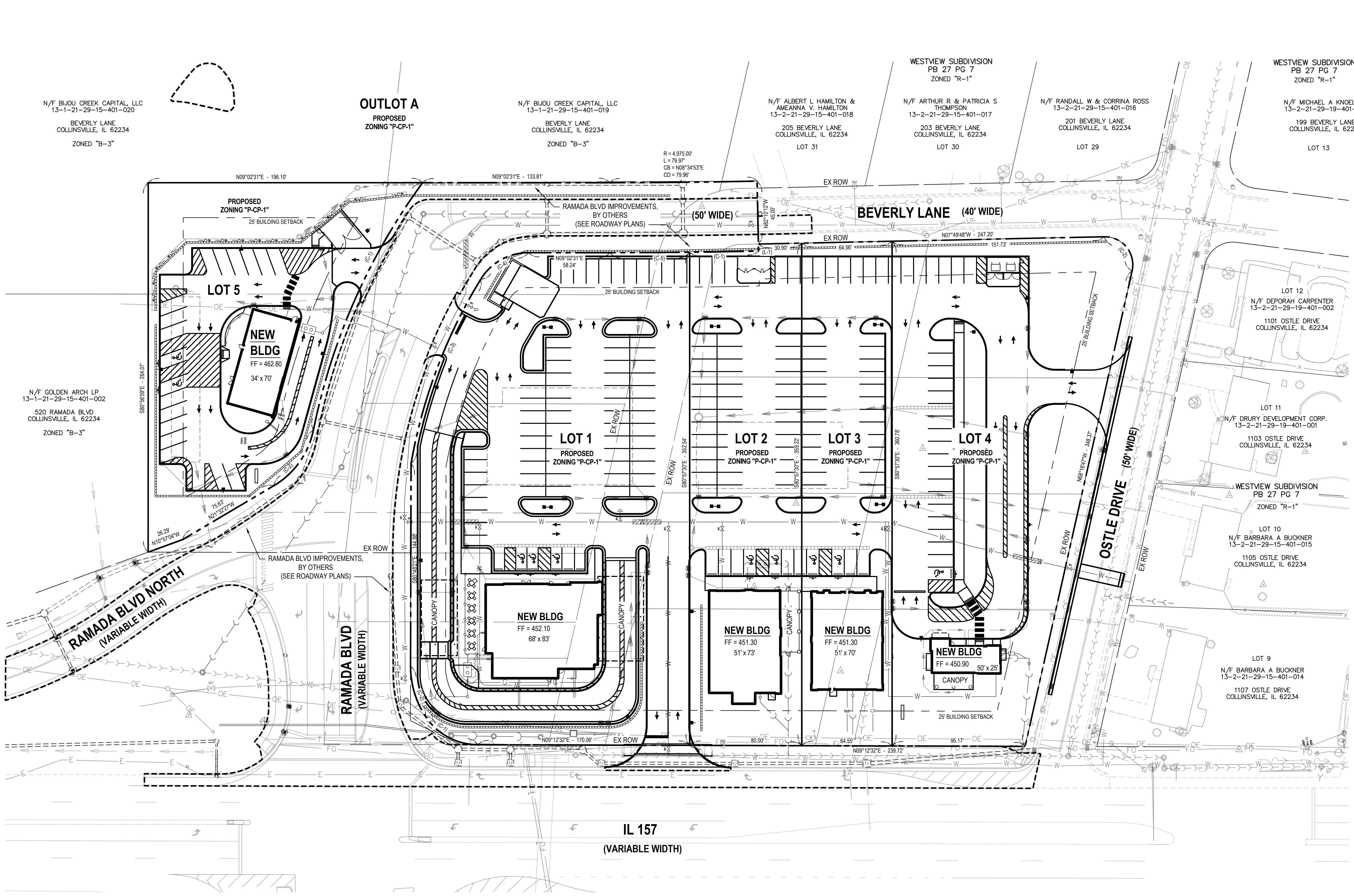


PRELIMINARY PLAT PROPOSED IMPROVEMENTS	
 OATES ASSOCIATES	
100 Lanter Court, Suite 1 Collinsville, IL 62234 618.345.2200 www.oatesassociates.com <small>Collinsville St. Louis Belleville St. Charles ILLINOIS DESIGN FIRM LICENSE NO. 184.001115</small>	
DRAWN BY: SW3	JOB NO.: 220122.002
CHKD BY: WAM	
DATE: 09/24/2025	SHEET 6 OF 6 SHEETS

Attachment D

Site Plan and Architectural Elevations

H:\P\201212.002 - AKG COLLINSVILLE LANDING\STEDWG\201212.002 - DESIGN.DWG - 9/25/2025



PARKING SPACES

STANDARD SPACE REQUIREMENTS:

LOT 1
1 SPACE / 2 PERSONS MAX CAPACITY
90 SEATS = 45 SPACES

LOT 2
1 SPACE / 2 PERSONS MAX CAPACITY
154 SEATS = 77 SPACES

LOT 3
4 SPACES / 1000 SQ FT OF FLOOR AREA
6,500 SQ FT = 26 SPACES

LOT 4
1 SPACE / 2 PERSONS MAX CAPACITY
10 OCCUPANTS = 5 SPACES

LOT 5
1 SPACE / 2 PERSONS MAX CAPACITY
40 SEATS = 20 SPACES

STANDARD SPACES PROVIDED 199
ADA ACCESSIBLE SPACES PROVIDED 10
ELECTRIC VEHICLE PARKING PROVIDED 0
TOTAL PARKING SPACES PROVIDED 209

ADA ACCESSIBLE SPACE REQUIREMENTS:
PARKING OF SIZE 201 TO 300 REQUIRES 7 SPACES
10 ADA ACCESSIBLE SPACES PROVIDED

LOT COVERAGE

Lot 1		
Area	%	Description
65,783	100.00%	+/- Site Area (excluding ROW)
5,215	7.93%	+/- Building
53,153	80.80%	+/- Parking Lot/ Walkways
7,415	11.27%	+/- Landscape Areas

Lot 2		
Area	%	Description
28,419	100.00%	+/- Site Area (excluding ROW)
3,870	13.62%	+/- Building
18,514	65.15%	+/- Parking Lot/ Walkways
6,035	21.24%	+/- Landscape Areas

Lot 3		
Area	%	Description
23,238	100.00%	+/- Site Area (excluding ROW)
3,530	15.19%	+/- Building
14,057	60.49%	+/- Parking Lot/ Walkways
5,651	24.32%	+/- Landscape Areas

Lot 4		
Area	%	Description
49,195	100.00%	+/- Site Area (excluding ROW)
1,025	2.08%	+/- Building
25,438	51.71%	+/- Parking Lot/ Walkways
22,732	46.21%	+/- Landscape Areas

Lot 5		
Area	%	Description
33,037	100.00%	+/- Site Area (excluding ROW)
2,375	7.19%	+/- Building
16,947	51.30%	+/- Parking Lot/ Walkways
13,715	41.51%	+/- Landscape Areas

Landscape Area Totals		
Area	%	Description
199,672	100.00%	+/- Site Area (excluding ROW)
16,015	8.02%	+/- Building
128,109	64.16%	+/- Parking Lot/ Walkways
55,548	27.82%	+/- Landscape Areas

LOT 1 - CURVE DATA

(C-1)	R = 45.00' L = 44.36' CB = N37°26'50"E CD = 42.56'	(C-4)	R = 40.00' L = 40.85' CB = S20°13'05"E CD = 39.10'
(C-2)	R = 65.00' L = 38.01' CB = N82°26'24"E CD = 37.47'	(C-5)	R = 5.025'00" L = 57.68' CB = S98°42'59"W CD = 57.05'
(C-3)	R = 376.00' L = 141.52' CB = S60°15'38"E CD = 140.69'		

LOT 2 - CURVE DATA

(C-1)	R = 5.025'00" L = 49.22' CB = S08°06'38"W CD = 49.22'	(C-2)	R = 20.00' L = 36.26' CB = S98°46'31"W CD = 31.50'
-------	--	-------	---

LOT 3 - CURVE DATA

(C-1)	R = 449.00' L = 194.77' CB = N57°08'28"W CD = 193.25'	(C-2)	R = 60.00' L = 50.29' CB = N45°33'17"W CD = 48.83'
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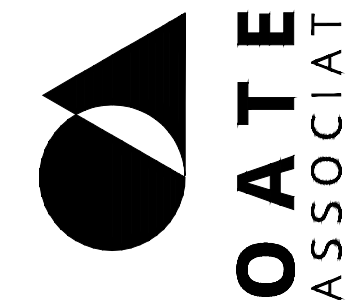
(L-1) N82°10'12"W - 5.00'

NOTE:

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS. THEIR LOCATIONS MUST BE CONSIDERED TO BE APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS NOT PRESENTLY KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO.

REVISIONS:	DATE:	REMARKS:
NO.		

100 Lanter Court, Suite 1
Collinsville, IL 62234
618.345.2200
www.oatesassociates.com
Collinsville St. Louis Baltimore St. Charles
ILLINOIS DESIGN PROFESSIONAL LICENSE NO. 164.001115



AKG - COLLINSVILLE LANDING
SITE PLAN - OVERALL



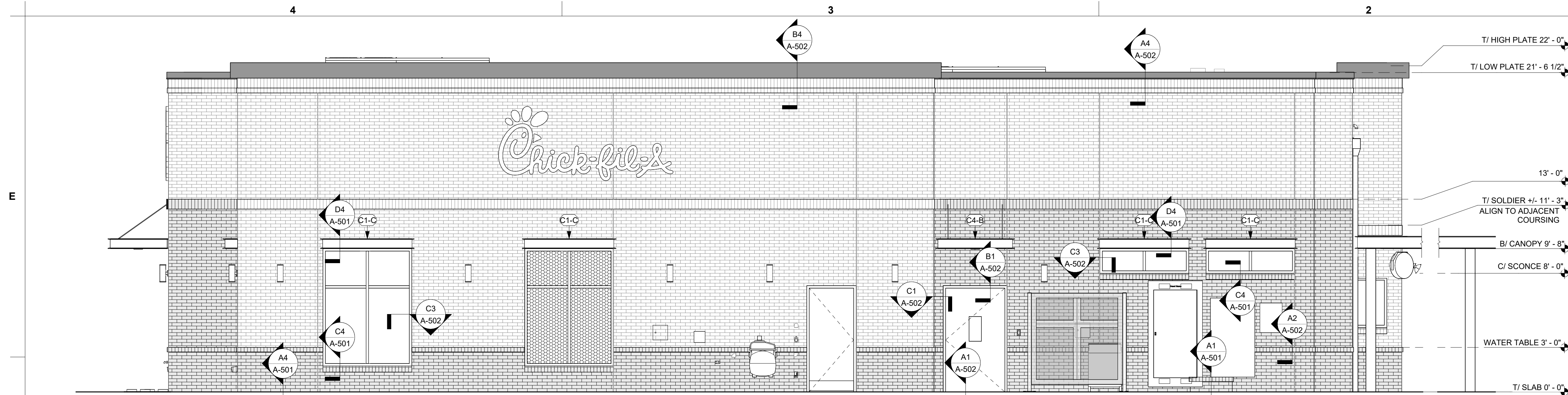
PROJECT NO.:
220122.002
DATE:
09/24/2025
SHEET NO.:

NOT FOR CONSTRUCTION
09 / 24 / 2025 - 100% DESIGN DEVELOPMENT PLANS

C2.0

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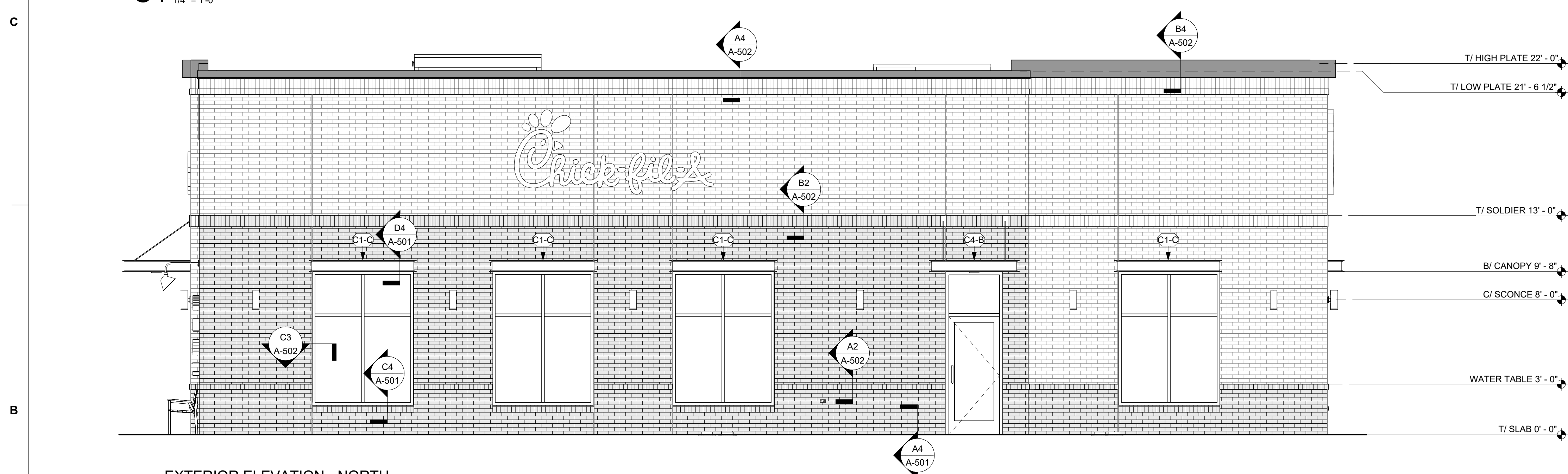
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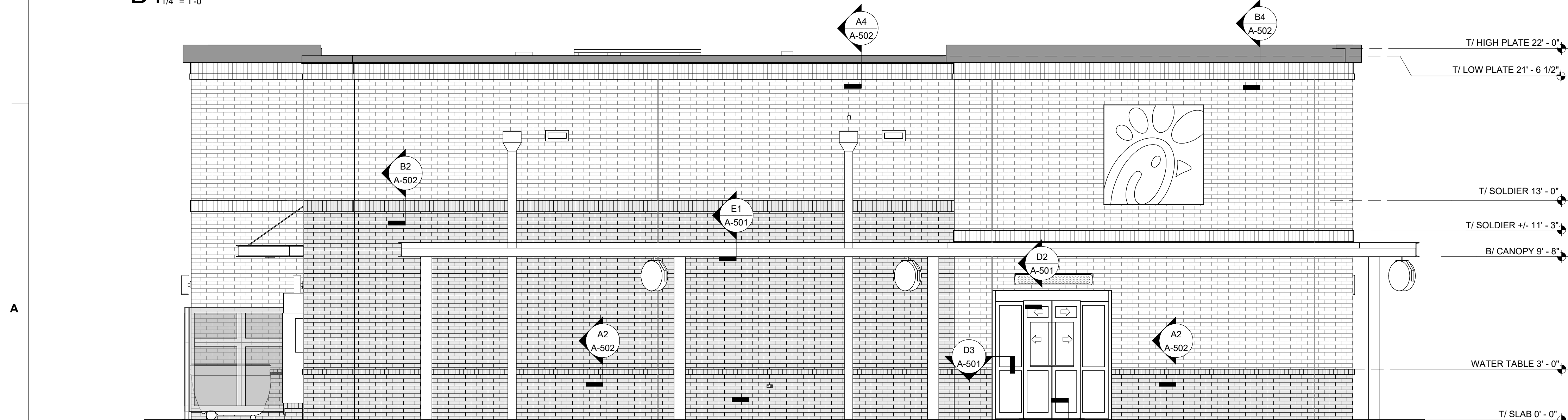
D4 EXTERIOR ELEVATION - WEST
1/4" = 1'-0"



C4 EXTERIOR ELEVATION - EAST
1/4" = 1'-0"



B4 EXTERIOR ELEVATION - NORTH
1/4" = 1'-0"



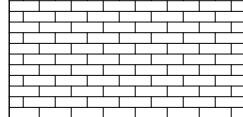

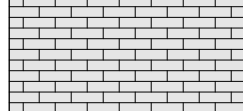



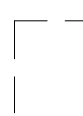
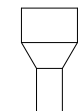

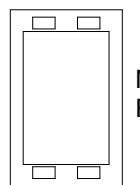


A4 EXTERIOR ELEVATION - SOUTH
1/4" = 1'-0"

APPROVED BRICK ALTERNATES (SEE NATIONAL ACCOUNTS LIST FOR CONTACT INFORMATION)					
FINISH	MANUFACTURER	MODEL	MORTAR	PLANT LOCATION	PREFERRED REGION(S)
BR-A (PRIMARY BRICK)					
BR-02	ACME BRICK	PALOMA GRAY	ARGOS, SAN TAN	ELGIN, TX	SOUTHWEST
BR-18	MUTUAL MATERIALS	IMPERIAL GRAY	ARGOS, SAN TAN	MICA, WA	WEST
BR-20	GLEN-GERY	KHAKI MATT	ARGOS, SAN TAN	CHESWICK, PA	ATLANTIC, NORTHEAST, MIDWEST
BR-30	CHEROKEE BRICK	LIGHT GRAY SMOOTH	ARGOS, SAN TAN	MACON, GA	SOUTHEAST
BR-B (ACCENT BRICK)					
BR-03	ACME BRICK	RUSTIC WHITE	ARGOS, SAN TAN	MALVERN, AR	SOUTHWEST
BR-19	MUTUAL MATERIALS	DESERT WHITE	ARGOS, SAN TAN	MICA, WA	WEST
BR-26	GLEN-GERY	WHITEHALL	ARGOS, SAN TAN	CHESWICK, PA	ATLANTIC, NORTHEAST, MIDWEST
BR-31	CHEROKEE BRICK	OATMEAL SMOOTH	ARGOS, SAN TAN	MACON, GA	SOUTHEAST

FINISH SCHEDULE - EXTERIOR								
MARK	DESCRIPTION	MANUFACTURER	MODEL NAME	MODEL NUMBER	COLOR	SIZE	NOTE	
BR-A	BRICK VENEER (PRIMARY)	*	MODULAR	*	*	MODULAR	*SEE APPROVED BRICK ALTERNATES	
BR-B	BRICK VENEER (ACCENT)	*	MODULAR	*	*	MODULAR	*SEE APPROVED BRICK ALTERNATES	
CM-1	WOOD COMPOSITE MATERIAL	RESYSTA INTERNATIONAL	FACADE CLADDING 7CH	RESP340812	CO2, PALE GOLDEN			
CP-1	CANOPY METAL FASCIA		DURA COAT	DC19ST-2703	DARK BRONZE		OIL RUBBED BRONZE METALLIC TEXTURE PVD	
CP-2	CANOPY METAL DECK				WHITE		SMOOTH WHITE, HIGH GLOSS	
EC-1	PARAPET WALL COPING	DUROLAST / EXCEPTIONAL METALS			MIDNIGHT BRONZE			
PT-100	EXTERIOR PAINT	SHERWIN WILLIAMS	SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350	SW 2807	ROCKWOOD		REFUSE ENCLOSURE. FINISH: SEMI-GLOSS ON DOOR FRAMES, SATIN ON WALLS	
PT-113	EXTERIOR PAINT	SHERWIN WILLIAMS	SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350	SW BRONZETONE	DARK BRONZE		FINISH: SEMI-GLOSS EXTERIOR METALS	
SC-1	STUCCO	STO	POWERWALL		STO WHITE		FINISH: SAND MEDIUM	
SC-2	STUCCO	STO	POWERWALL		ADOBE BROWN		FINISH: SAND MEDIUM	
ST-1	STOREFRONT	YKK	YES 45		DARK BRONZE (MATTE)			

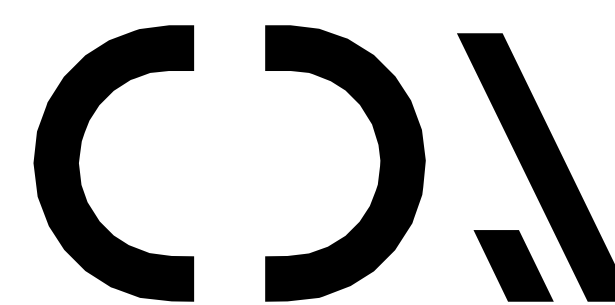
GENERAL NOTES
1. ALL SIGNAGE PROVIDED BY OTHERS
2. REF FLOOR PLAN AND WINDOW LEGEND FOR STOREFRONT INFORMATION

ATTACHED CANOPY SCHEDULE SE					
Mark	Description	Count	Overall Width	Overall Depth	Tie Back Mounting (Offset From Top)
C1-C	Exterior Canopy	10	6' - 4"	1' - 0"	0' - 0"
C3-C	Exterior Canopy	1	15' - 4"	2' - 6"	0' - 0"
C4-B	Exterior Canopy	2	5' - 4"	4' - 0"	2' - 4"
C4-L	Exterior Canopy	1	28' - 4"	4' - 0"	2' - 4"
Grand total		14			
CANOPY NOTES:					
BUILDING MOUNTED CANOPIES - 8" THICK CANOPY - KYNAR FINISH OF STRUCTURE, FASCIA, & DECKING TO MATCH (CP-1)					
COLUMN MOUNTED CANOPIES - 10" THICK CANOPY - FINISH OF STRUCTURE TO BE (CP-1) - FINISH OF DECKING TO BE (CP-2)					

LEGEND						
	(BR-B)		EXPANSION JOINT, SEALANT COLOR TO MATCH MORTAR COLOR, RE: SPECIFICATIONS	 OIL EXTRACTION PORT ACCESS BOX		
	(BR-A)		■	CARD READER BY SECURITY VENDOR - RE: ELEC	 CO2 FILL BOX - RE: KITCHEN	
	(EC-1)		BRONZE SCUPPER - SEE A2 / A-503	(PT-113)		CT CABINET - (PT-113) RE: ELECTRICAL
			BRONZE DOWNSPOUT - SEE A4 / A-503	(PT-113)		 LIGHT FIXTURE - RE: ELECTRICAL
			MDP - (PT-113) RE: ELECTRICAL		 KNOCK BOX - RE: FIRE PROTECTION	
				■ ■ ■	 HOSE BIB - RE: PLUMBING	



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998



CHIPMAN DESIGN
ARCHITECTURE INC
1350 E TOUHY AVE
FIRST FLOOR EAST
DES PLAINES, IL 60018
TEL : 847.298.6900

PROTOTYPICAL SET

NOT FOR
REGULATORY
APPROVAL,
BIDDING, OR
CONSTRUCTION

CHICK-FIL-A
Collinsville (IL) FSU

211 Beverly Ln
Collinsville, IL 62234

FSR#05257
BUILDING TYPE / SIZE: P14 SE BASE
RELEASE: 25.06
PRINTED FOR

REVISION SCHEDULE
NO. DATE DESCRIPTION

CONSULTANT PROJECT #
DATE

DRAWN BY
Author
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EXTERIOR ELEVATIONS

SHEET NUMBER

A-301B_SE



PERSPECTIVE VIEW - SOUTHEAST



PERSPECTIVE VIEW - SOUTHEWEST



PERSPECTIVE VIEW - NORTHWEST



PERSPECTIVE VIEW - NORTHEAST



EXTERIOR ELEVATION - NORTH

3/16" = 1'-0"



EXTERIOR ELEVATION - SOUTH

3/16" = 1'-0"



EXTERIOR ELEVATION - WEST

3/16" = 1'-0"



EXTERIOR ELEVATION - EAST

3/16" = 1'-0"

REFER TO A-100 SHEETS FOR THE SITE & PATIO LAYOUTS

EXTERIOR FINISHES

 (BR-A) BRICK VENEER COLOR: DARK BROWN SIZE: MODULAR	 (EC-1) PREFINISHED METAL COPING COLOR: MIDNIGHT BRONZE
 (BR-B) BRICK VENEER COLOR: LIGHT BROWN SIZE: MODULAR	 (ET-113) EXTERIOR PAINT COLOR: DARK BRONZE FINISH: SEMI-GLOSS
	 (ST-1) STOREFRONT COLOR: DARK BRONZE

ATTACHED CANOPY SCHEDULE SE

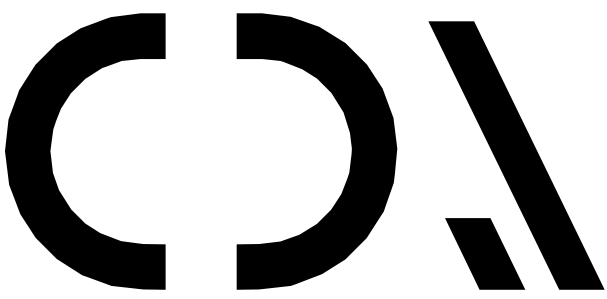
Mark	Description	Count	Overall Width	Overall Depth	Tie Back Mounting (Offset From Top)	Integral Lighting
C1-C	Exterior Canopy	10	6' - 4"	1' - 0"	0' - 0"	No
C3-C	Exterior Canopy	1	15' - 4"	2' - 0"	0' - 0"	Yes
C4-B	Exterior Canopy	2	5' - 4"	4' - 0"	2' - 4"	Yes
C4-L	Exterior Canopy	1	28' - 4"	4' - 0"	2' - 4"	Yes
Grand total		14				



DISCLAIMER:
THIS PANORAMA IS FOR THE PROTOTYPICAL TEMPLATE AND MAY NOT REPRESENT SITE SPECIFIC CHANGES.



Chick-fil-A
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Atlanta, Georgia
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CHIPMAN DESIGN
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PROTOTYPICAL SET

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APPROVAL,
BIDDING, OR
CONSTRUCTION

CHICK-FIL-A
Collinsville (IL) FSU

211 Beverly Ln
Collinsville, IL 62234

FSR#05257

BUILDING TYPE / SIZE: P14 SE BASE
RELEASE: 25.06
PRINTED FOR

REVISION SCHEDULE
NO. DATE DESCRIPTION

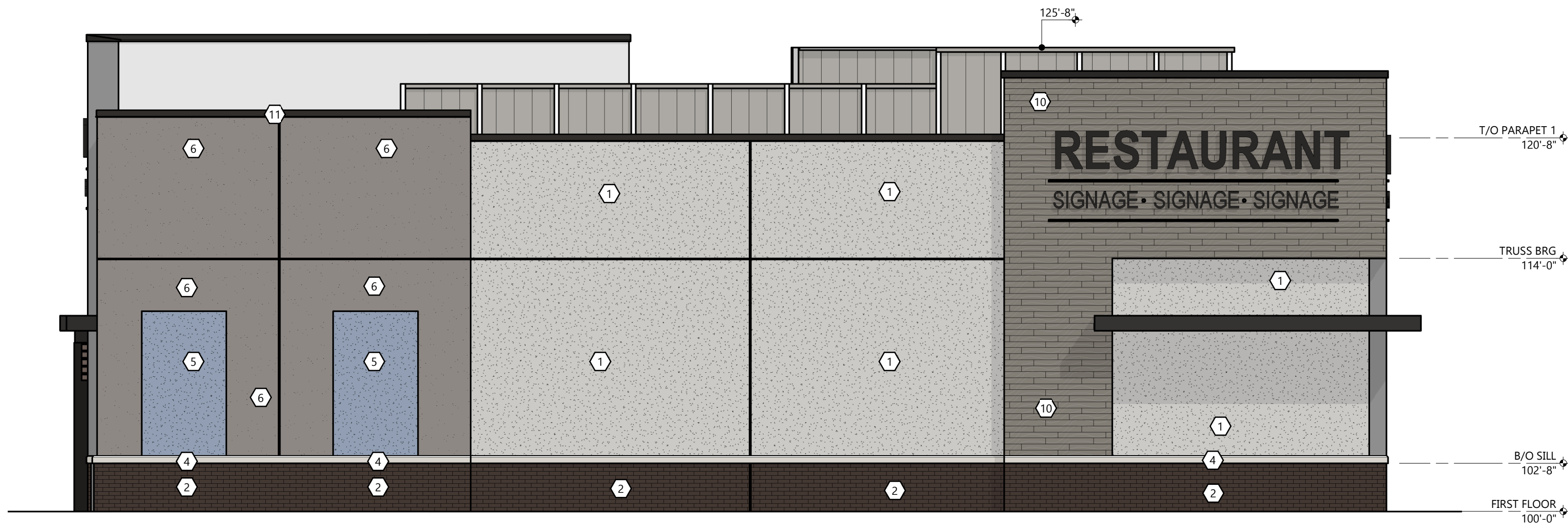
CONSULTANT PROJECT #
DATE

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SHEET
DESIGN OVERVIEW

SHEET NUMBER

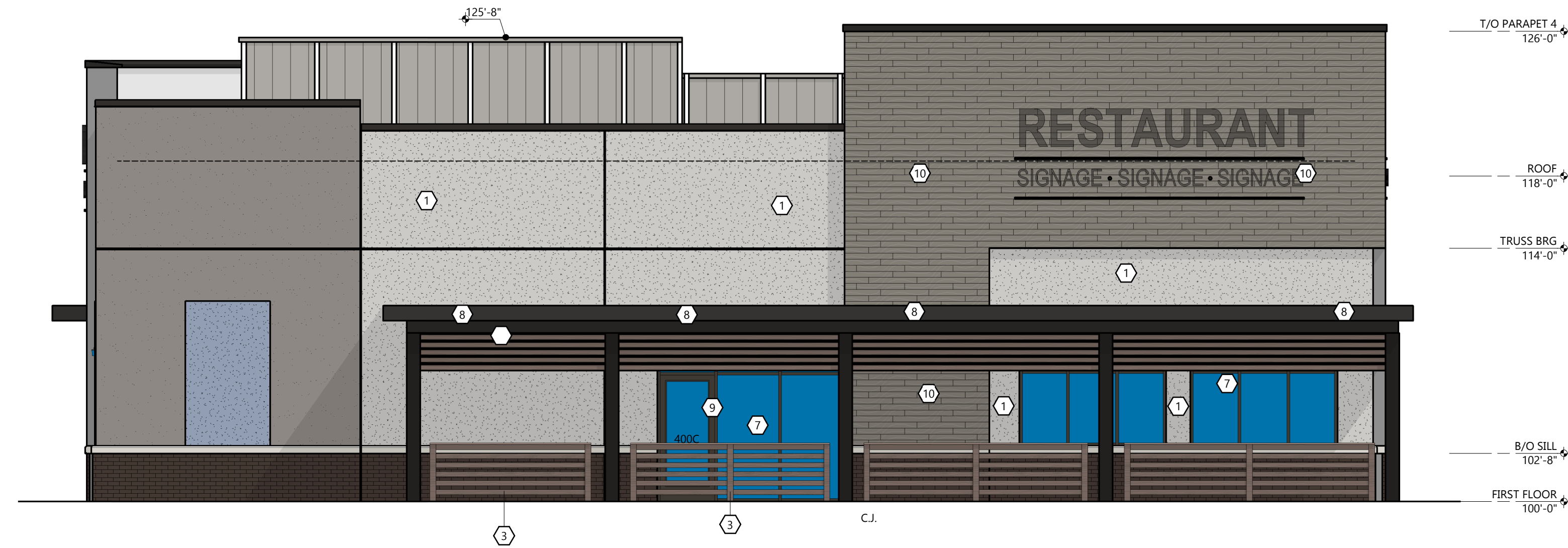
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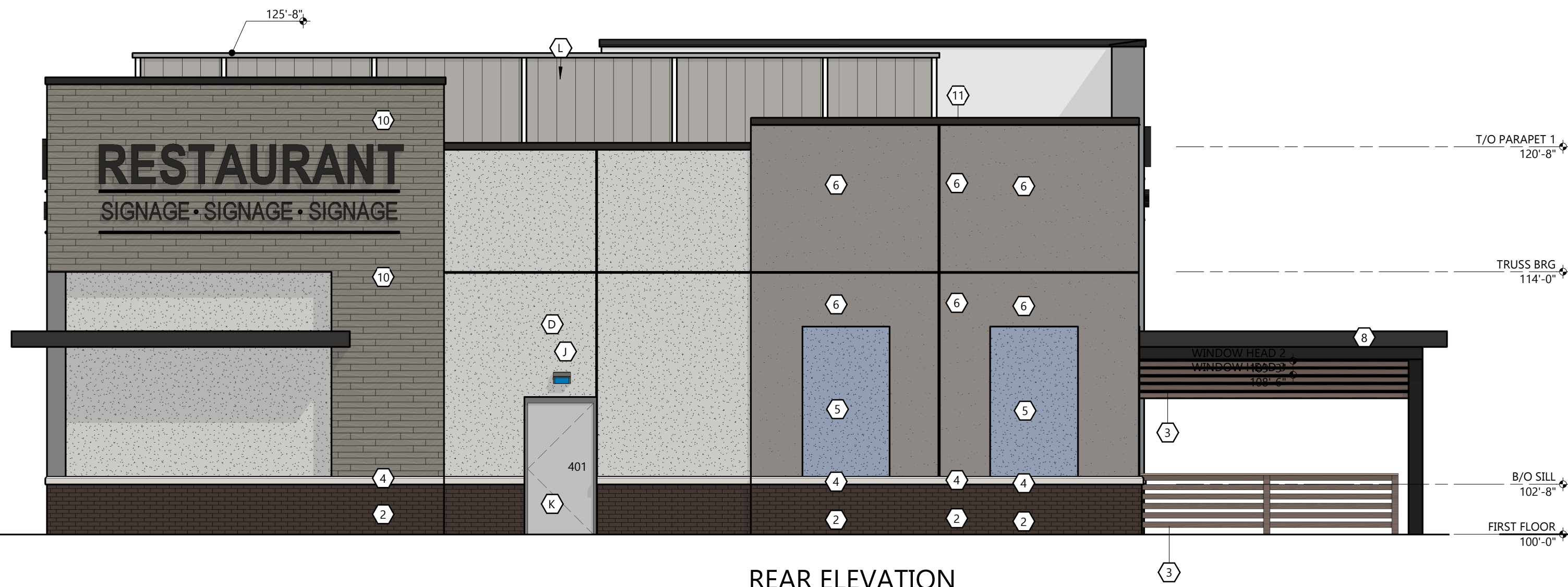
RIGHT ELEVATION

SCALE: 3/16" = 1'-0"



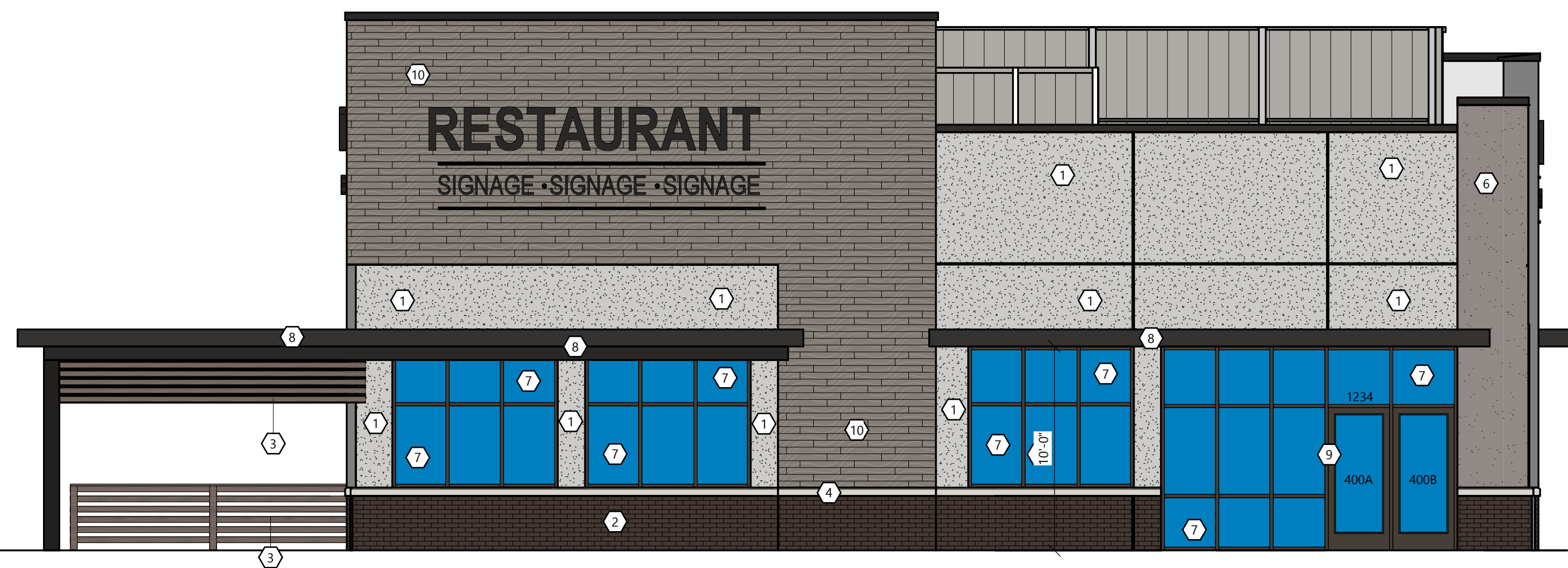
LEFT ELEVATION

SCALE: 3/16" = 1'-0"



REAR ELEVATION

SCALE: 3/16" = 1'-0"



FRONT ELEVATION

SCALE: 3/16" = 1'-0"

EXTERIOR FINISH KEY

1	EIFS SIDING SYSTEM MFR: DRYVIT STYLE: OUTSULATION PLUS MD TEXTURE: SANDBLAST COLOR: DOVER SKY
2	BRICK MFR: MUTUAL MATERIALS CO TEXTURE: MISSION TEXTURE COLOR: MAUNA LOA
3	WOOD FENCE MFR: COLOR:
4	PRECAST STONE SILL MFR: STONECAST COLOR: LIMESTONE
5	EIFS SIDING SYSTEM MFR: DRYVIT STYLE: OUTSULATION PLUS MD TEXTURE: SANDBLAST COLOR: NEW ENGLAND BLUE
6	EIFS SIDING SYSTEM MFR: DRYVIT STYLE: OUTSULATION PLUS MD TEXTURE: SANDBLAST COLOR: SMOKE SIGNAL
7	ALUMINUM STOREFRONT SYSTEM SEE SHEET A6 FRAME COLOR TO BE DARK BRONZE
8	METAL FASCIA MATERIAL: PAC CLAD 24 GAUGE STEEL COLOR: BLACK
9	PRE-FINISHED ALUMINUM COLOR: MATCH STOREFRONT
10	CEMENT SIDING MATERIAL: NICHHA VINTAGE WOOD COLOR: ASH
11	METAL COPING MATERIAL: PAC CLAD 24 GAUGE STEEL COLOR: BLACK



Always a Better Plan

100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

COLLABORATION

PROJECT INFORMATION

PROPOSED RESTAURANT TENANT BUILDING FOR:
AKG DEVELOPMENT
I-55 & NORTH BLUFF ROAD • COLLINSVILLE, IL 62234

PROFESSIONAL SEAL

PRELIMINARY DATES

AUG. 25, 2025

JOB NUMBER

250203300

SHEET NUMBER

A2.0

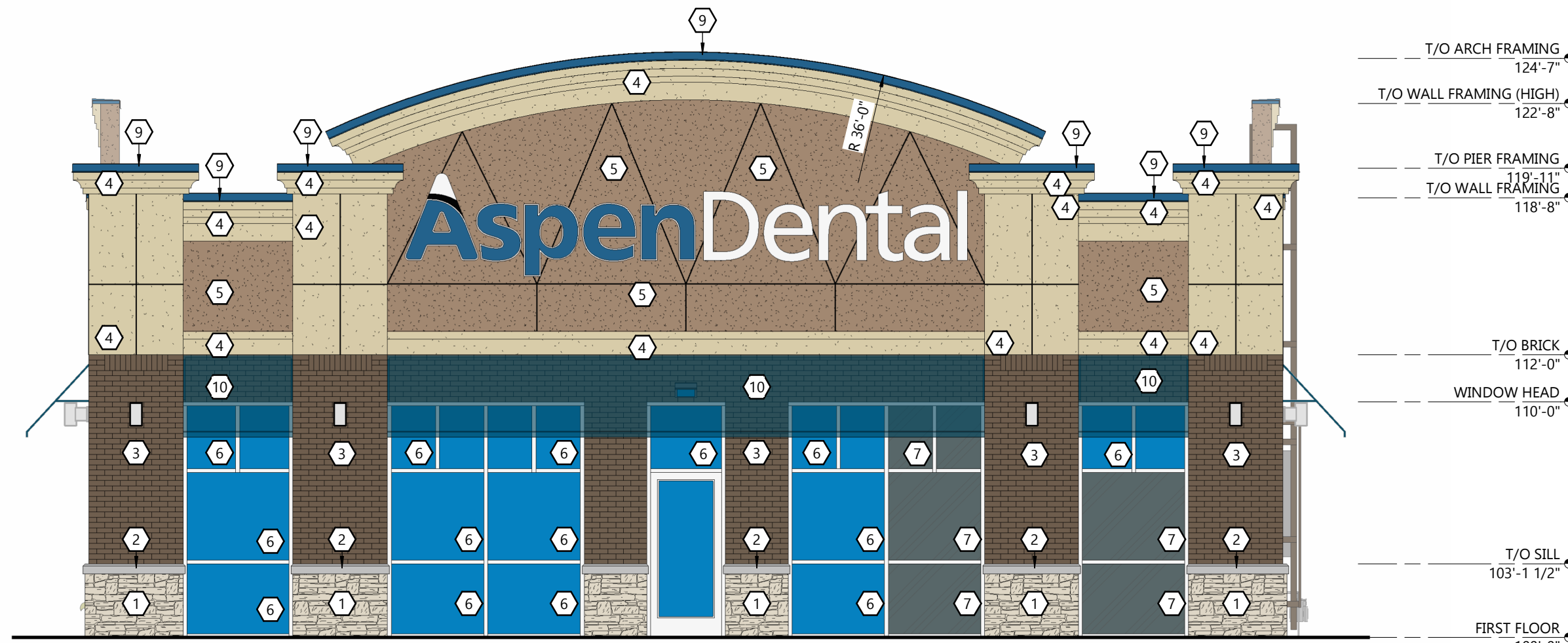
ARCHITECTURAL EXTERIOR ELEVATIONS

NOT FOR CONSTRUCTION



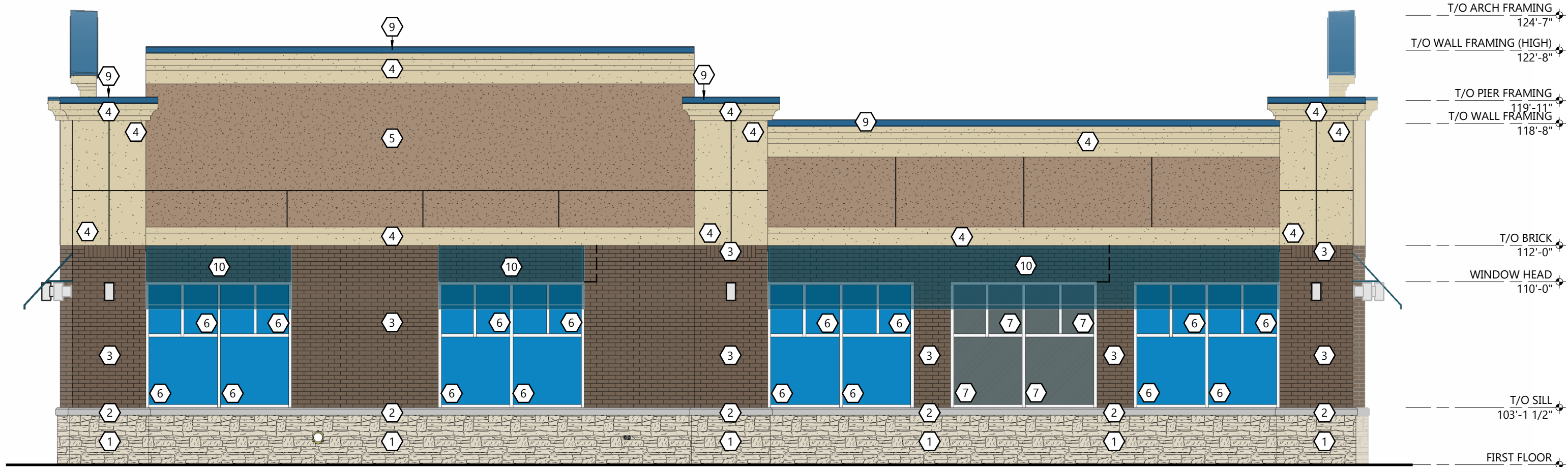
WEST ELEVATION - FACES HIGHWAY 157

SCALE: 3/16" = 1'-0"



EAST ELEVATION - FACES PARKING LOT

SCALE: 3/16" = 1'-0"



SOUTH ELEVATION - FACES OSTLE DRIVE

SCALE: 3/16" = 1'-0"



NORTH ELEVATION - FACES ADJACENT BUILDING

SCALE: 3/16" = 1'-0"

EXTERIOR MATERIAL KEY

10	METAL paneled, ALUMINUM FRAME AWNING BY TENANT AS SEPARATE SUBMITAL COLOR: RAL 5001 OR MATCH SW 6510 'LOYAL BLUE' • COORD. BLOCKING REQUIREMENTS w/ VENDOR
9	PREFINISHED METAL COPING MANUF: ELEVATE UNA-CLAD COLOR: REGAL BLUE
8	PAINTED ELEMENT COLOR: SW6068 'BREVITY BROWN'
7	THERMALLY BROKEN ALUMINIUM FRAME w/ INSULATED GLAZING • IG-3 - SEE SHEET A6.0 • CONFIRM FINAL LOCATIONS w/ TENANT • INTERIOR DOCUMENTS PRIOR TO ORDERING
6	THERMALLY BROKEN ALUMINIUM FRAME w/ INSULATED GLAZING • SEE SHEET A6.0
5	EIFS 2 MANUF: DRYVIT STYLE: OUTSULATION LCMD-3 TEXTURE: SANDPEBBLE FINE COLOR: 382 TAMALE
4	EIFS 1 MANUF: DRYVIT STYLE: OUTSULATION LCMD-3 TEXTURE: SANDPEBBLE FINE COLOR: 110 VAN DYKE
3	MODULAR BRICK VENEER MANUF: PINE HALL BRICK COLOR: BROWNS FERRY MORTAR: 'SPEC MIX' (QUICKCRETE) SM200
2	PRECAST CONCRETE SILL MANUF: STONECAST COLOR: LIMESTONE MORTAR: 'SPEC MIX' (QUICKCRETE) SM200
1	THIN MANUFACTURED STONE VENEER MANUF: DUTCH QUALITY COLOR: SIENNA DRYSTACK (OR EQUIVALENT)

NOTE:
FUTURE RTUs TO BE SCREENED BY PARAPETS.



Always a Better Plan

100 Camelot Drive
Fond du Lac, WI 54935
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excelengineer.com

PROJECT INFORMATION

PROPOSED BUILDING SHELL FOR:
ASPEN DENTAL
I-55 & NORTH BLUFF RD • COLLINSVILLE, IL 62234

PROFESSIONAL SEAL

PRELIMINARY DATES

JUNE 24, 2025
JULY 1, 2025
JULY 7, 2025
JULY 9, 2025
SEPT. 29, 2025

JOB NUMBER

250203300

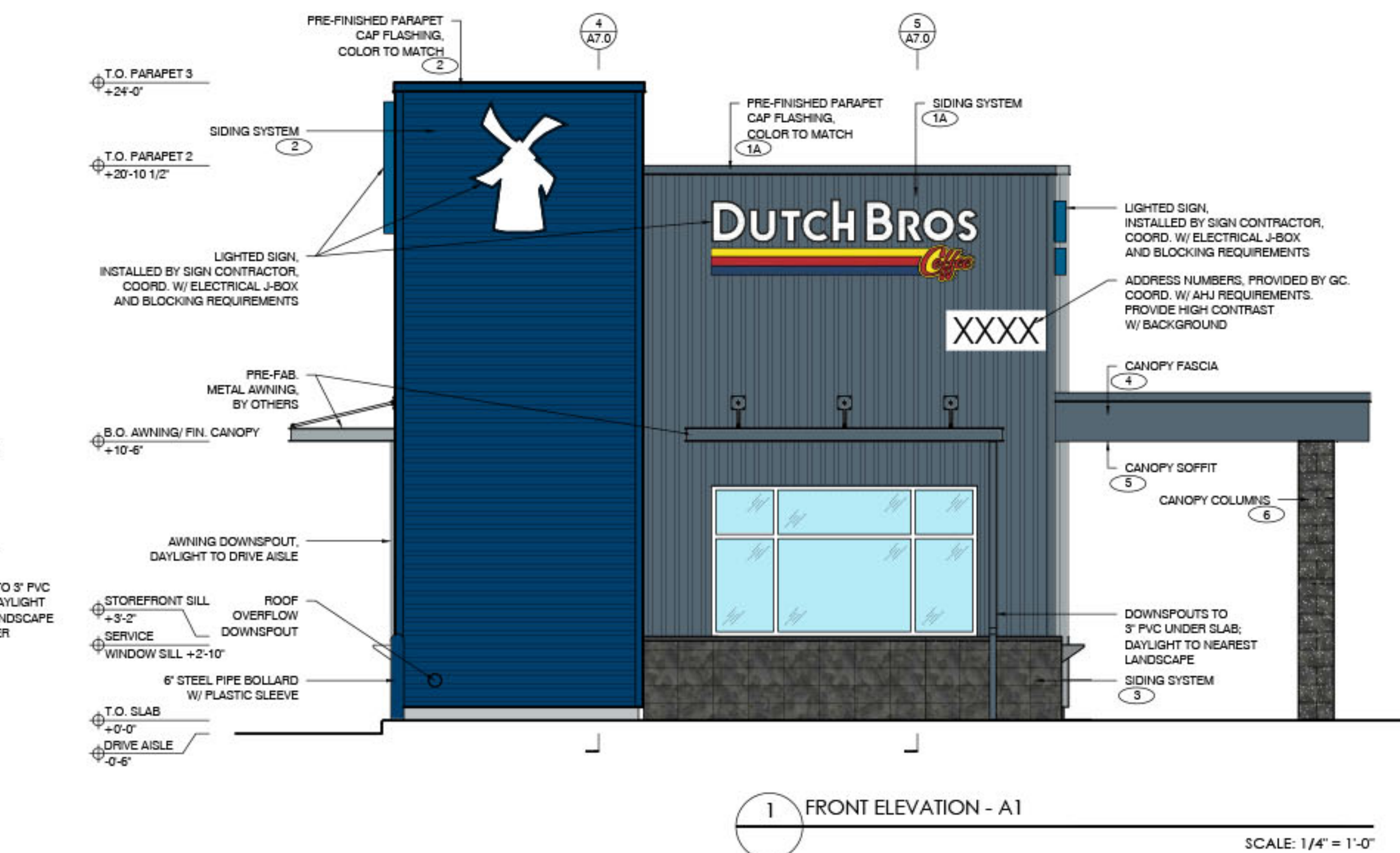
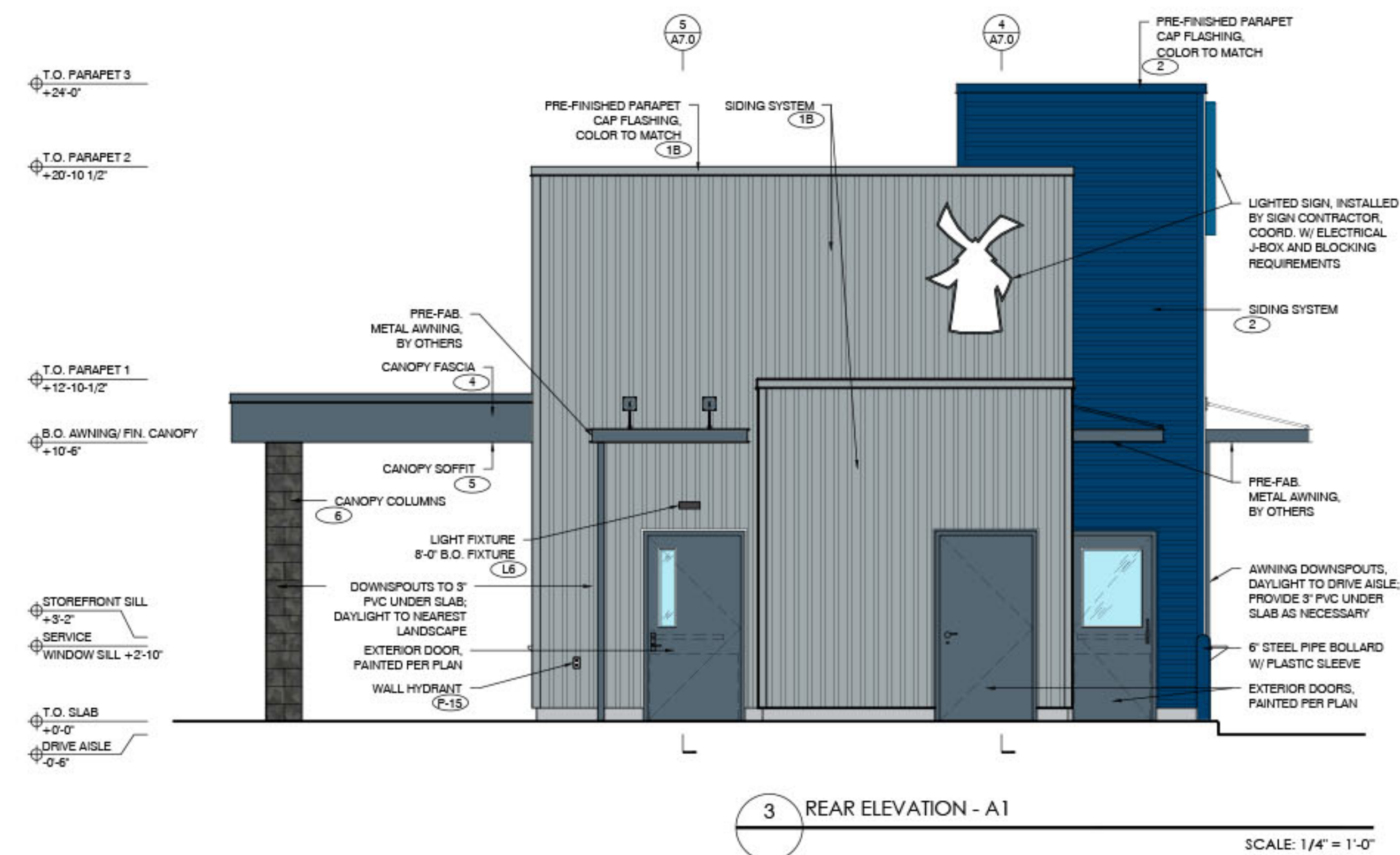
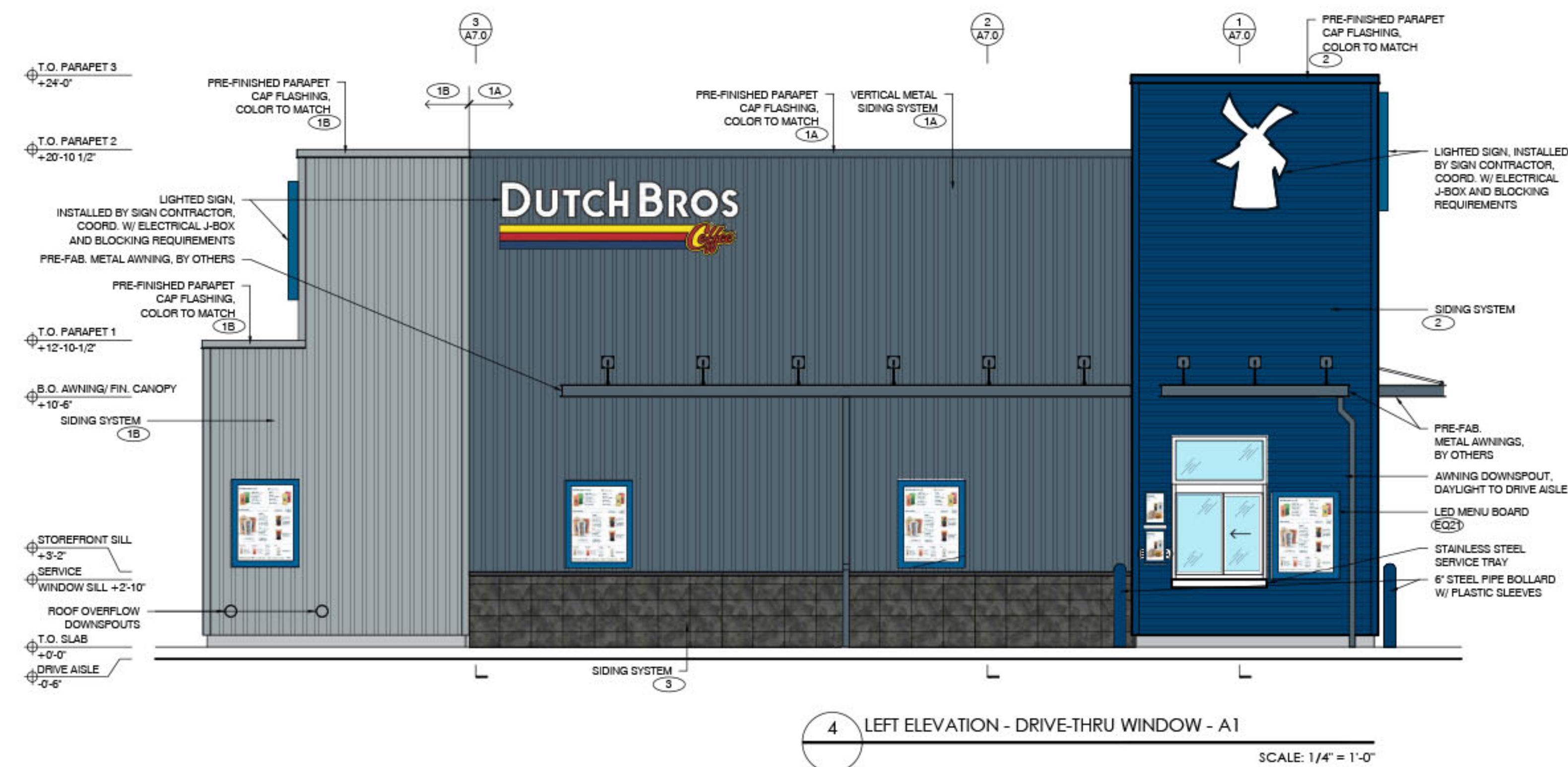
SHEET NUMBER

A21

PRELIM ASPEN ELEVATIONS

SIDING SCHEDULE - PROTOTYPICAL w/ CANOPY

ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY)				
1A	METAL PANEL	FIRESTONE BUILDING PRODUCTS	CFP-16F, 24 ga.	ORIENTATION: VERTICAL; COLOR: BLDG DB DARK GRAY
1B	METAL PANEL	FIRESTONE BUILDING PRODUCTS	CFP-16F, 24 ga.	ORIENTATION: VERTICAL; COLOR: BLDG DB LIGHT GRAY
ZONE 2 (TOWER)				
2	METAL PANEL	FIRESTONE BUILDING PRODUCTS	CFP-16F, 24 ga.	ORIENTATION: HORIZONTAL; COLOR: BLDG DB BLUE
ZONE 3 (BASE)				
3	CMU VENEER AND SILL	WILLAMETTE GRAYSTONE	4-8-16, SPLIT FACE	COLOR: CHARCOAL - REVIEW FINAL COLOR SELECTION W/ DB
ZONE 4 (FRAMED CANOPY)				
4	FASCIA	FIRESTONE BUILDING PRODUCTS	METAL FASCIA - FLAT	3 SIDES; COLOR: BLDG DB DARK GRAY
5	SOFFIT	HEWN ELEMENTS	NATURAL NORTHWESTERN SPRUCE	1x8, T&G, 1/8" REVEAL, SEALED
6	COLUMNS	WILLAMETTE GRAYSTONE	8-8-16, SPLIT FACE, 3-SIDES	COLOR: CHARCOAL - REVIEW FINAL COLOR SELECTION W/ DB
NOTE: PROVIDE 3"x2" SMOOTH DOWNSPOUTS, AND ALL NECESSARY ADAPTORS, AT AWNING AND CANOPY LOCATIONS; COLOR: BLDG DB DARK GRAY				



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Project No: TX---
Dutch Bros Coffee - New Freestanding Store
S. Collins Street, Arlington, Texas 76018
for: Dutch Bros Coffee
110 SW 4th St.
Grants Pass, OR 97526

ISSUED FOR XXXX:
XX.XX.2021

REV: DATE: DESCRIPTION:

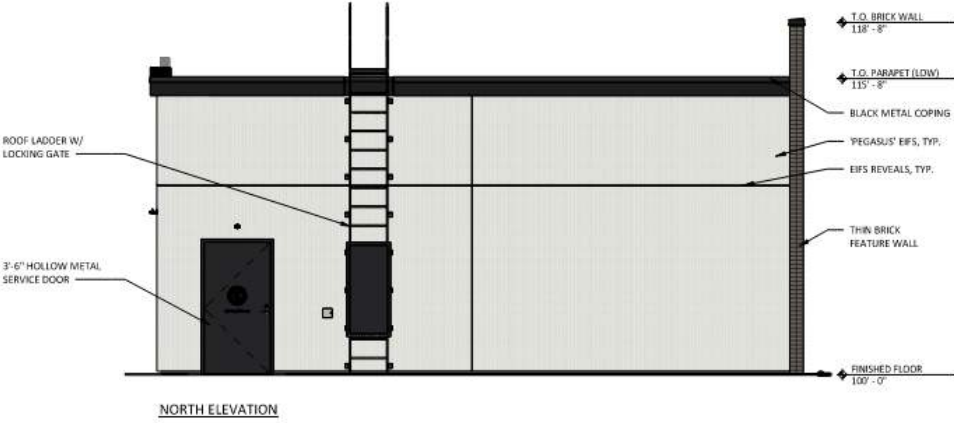
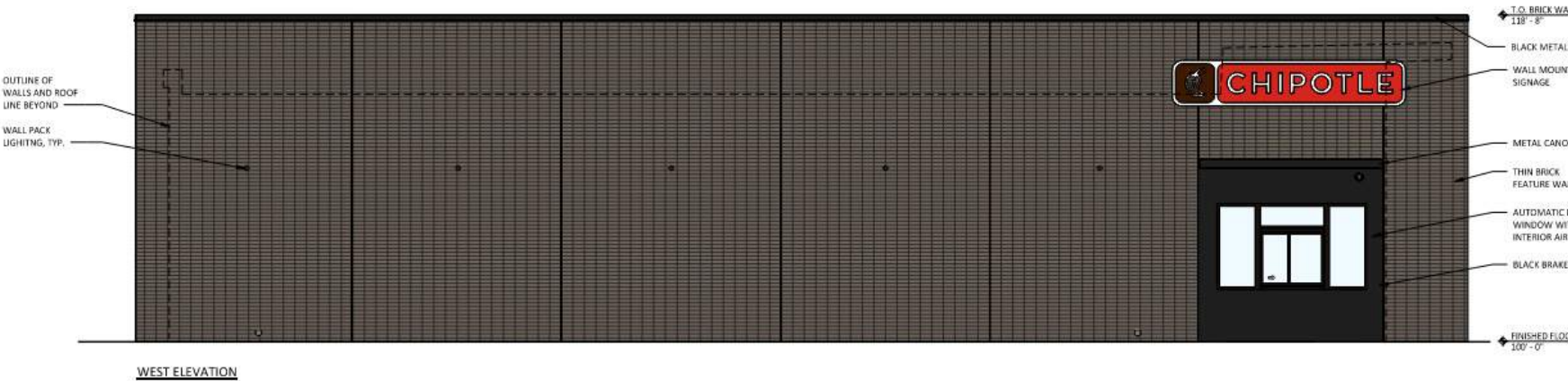
SHEET NAME:

BUILDING ELEVATIONS

SHEET NUMBER:

A6.0

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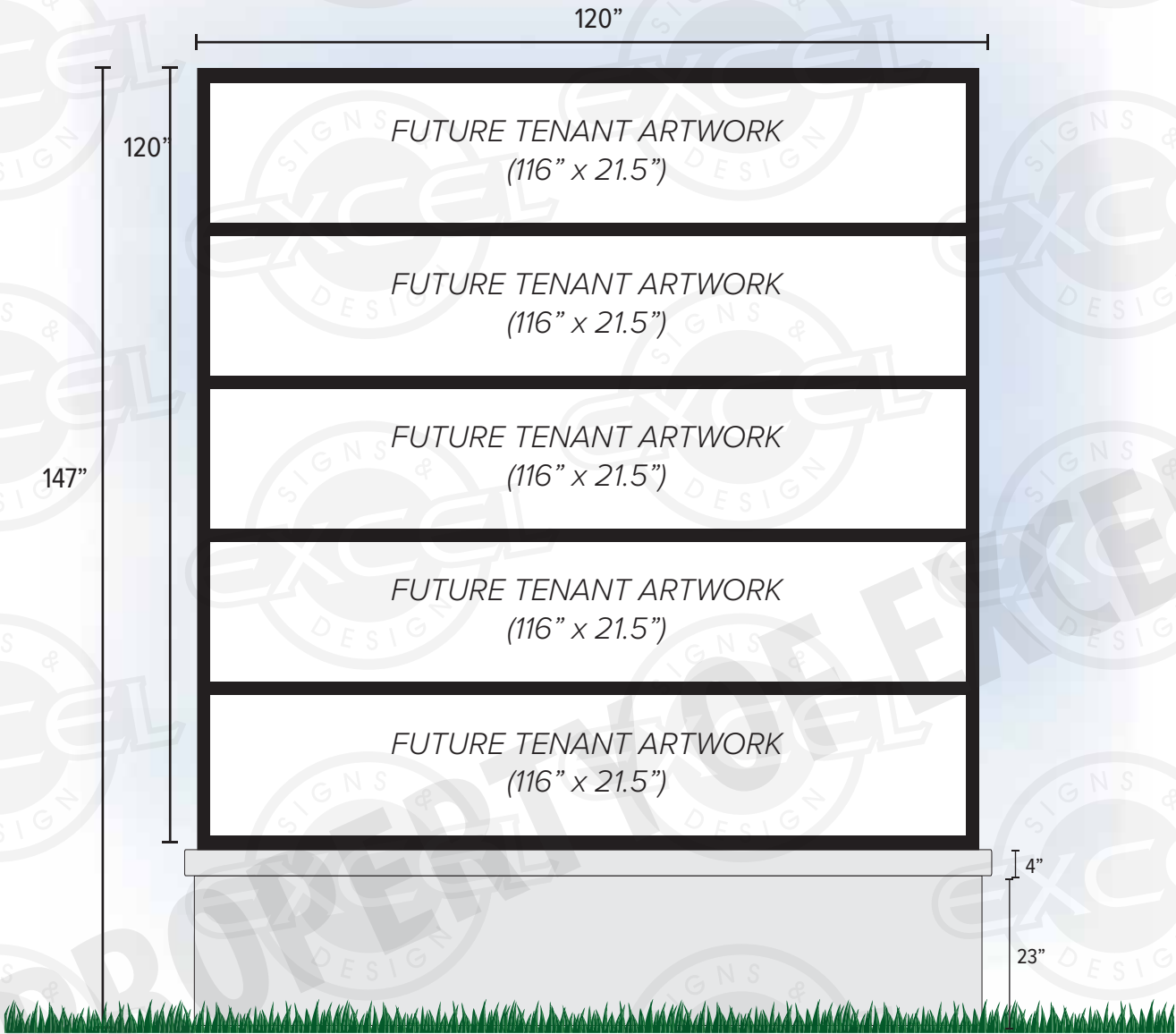


Attachment E

Architectural Dumpster and Signage Details

MONUMENT SIGN

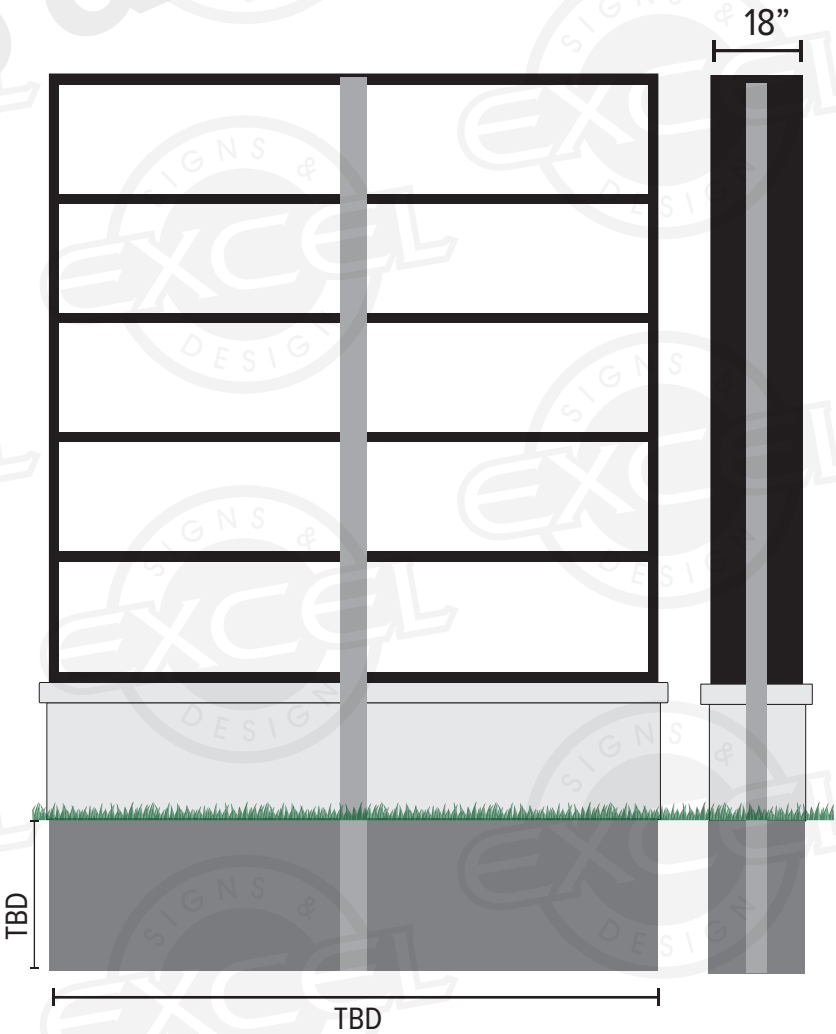
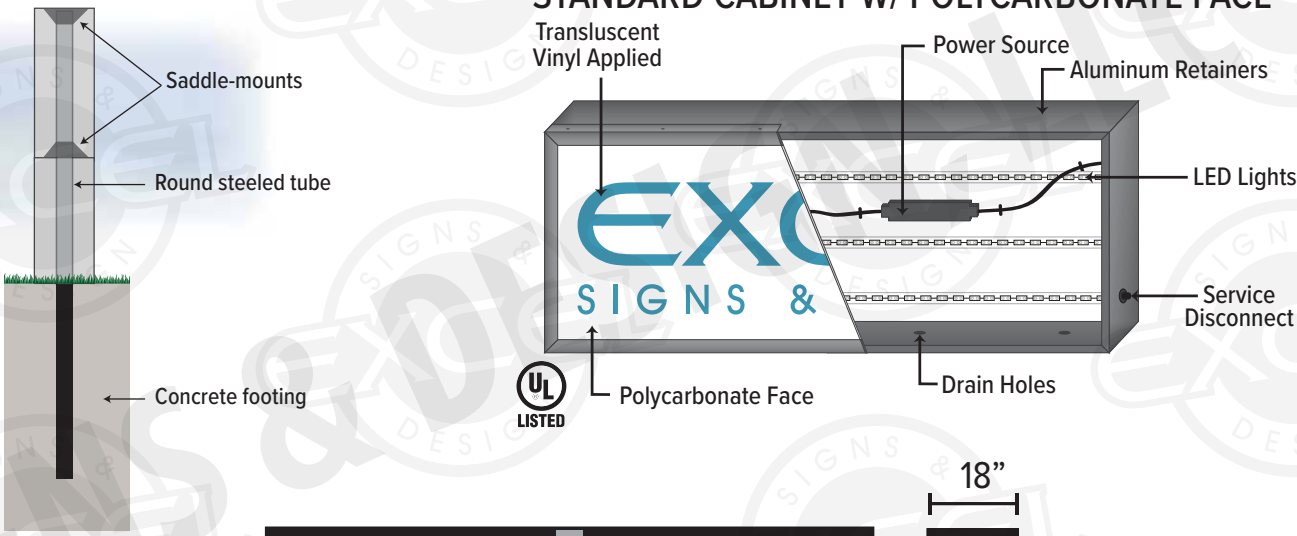
CONCRETE FOOTING & POLE INSTALLATION



*Masonry base to be done by others. Top cap sizing must be 124" x 22" to accommodate cabinet.

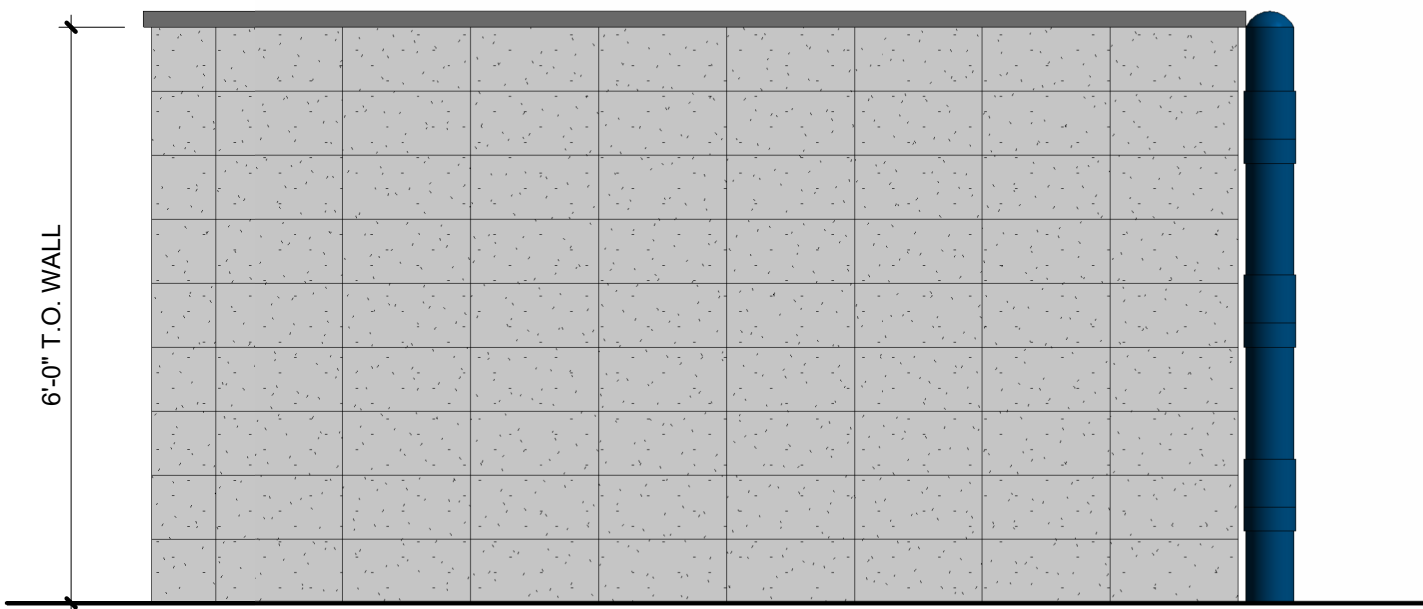
ILLUMINATED CABINET SIGN

STANDARD CABINET W/ POLYCARBONATE FACE

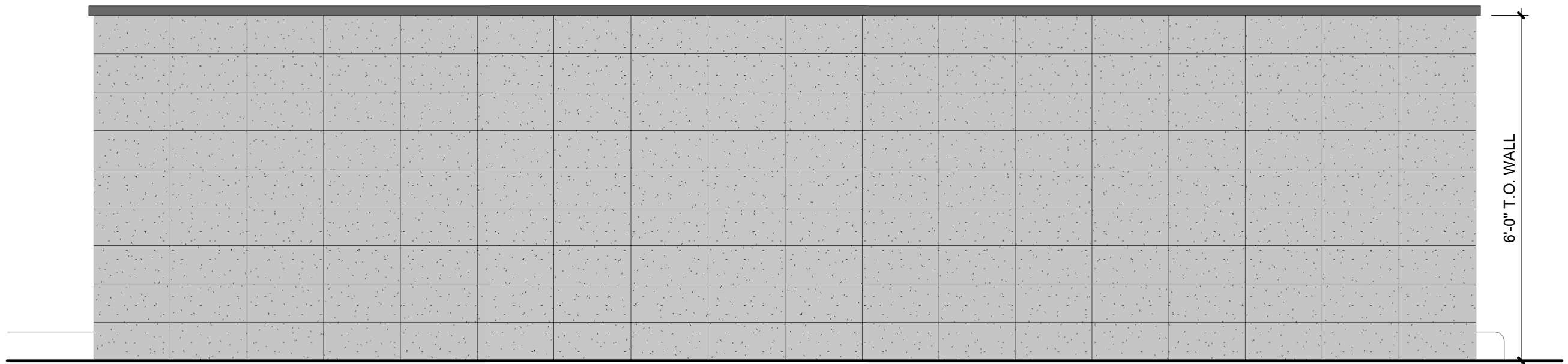


*Footing details to be determined by structural engineer if awarded

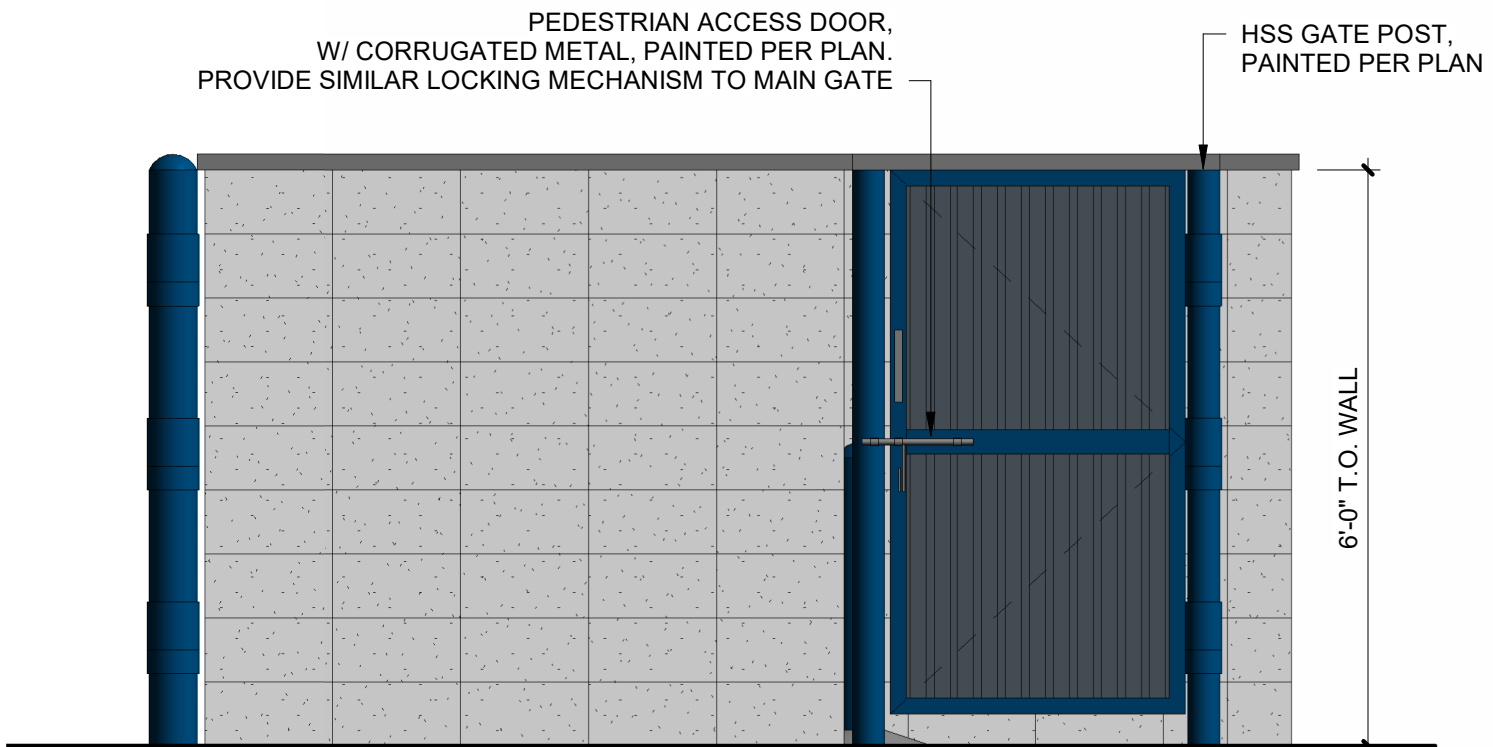
*The name DUTCH BROS. and all associated logos, distinctive designs, content, information, and other materials featured, contained herein, and made available by Dutch Bros., including but not limited to, the "look and feel" of the establishments and products, all text, images, colors, configurations, graphics, designs, illustrations, photographs, and pictures (collectively, the "Materials") are owned by and/or licensed by DB Franchising USA, LLC and are protected by copyright, trademark, trade dress, patent, and/or other intellectual property rights and unfair competition laws under the United States and foreign laws.



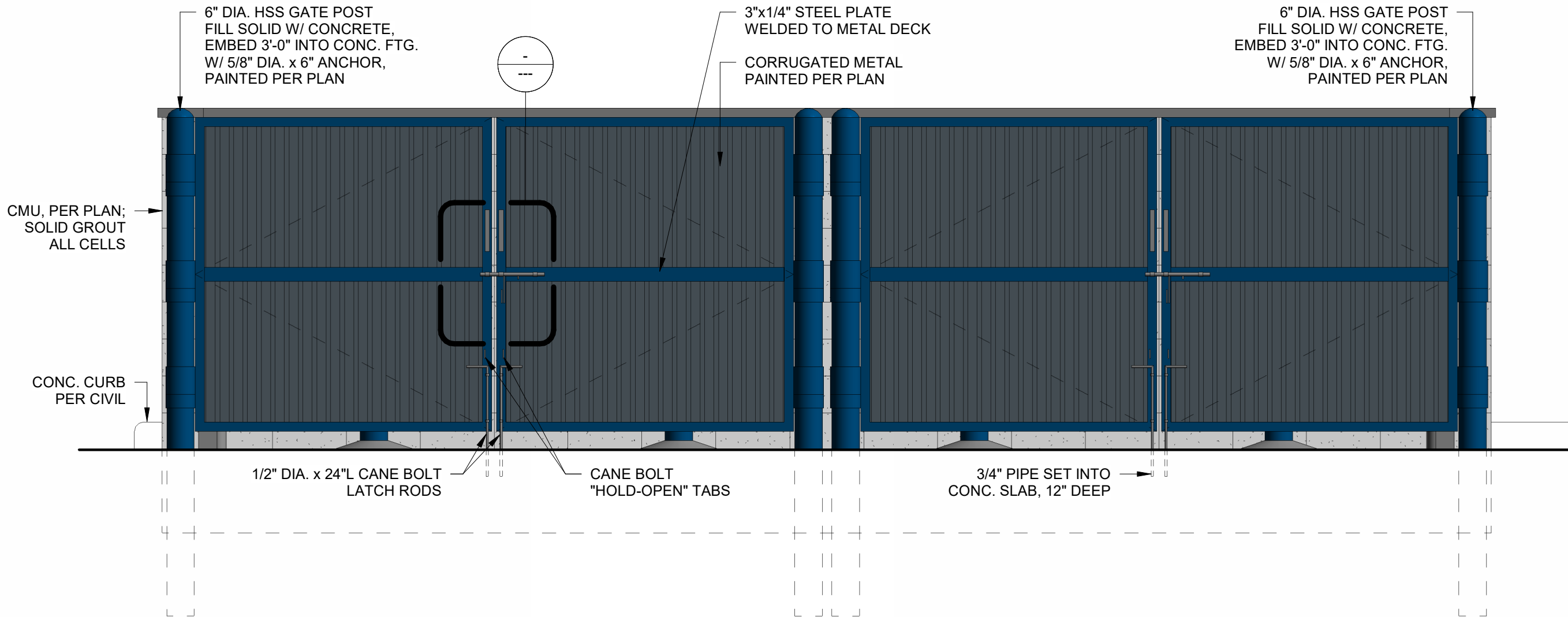
5 TRASH ENCLOSURE RIGHT ELEVATION
1/2" = 1'-0"



4 TRASH ENCLOSURE REAR ELEVATION
1/2" = 1'-0"



3 TRASH ENCLOSURE LEFT ELEVATION
1/2" = 1'-0"

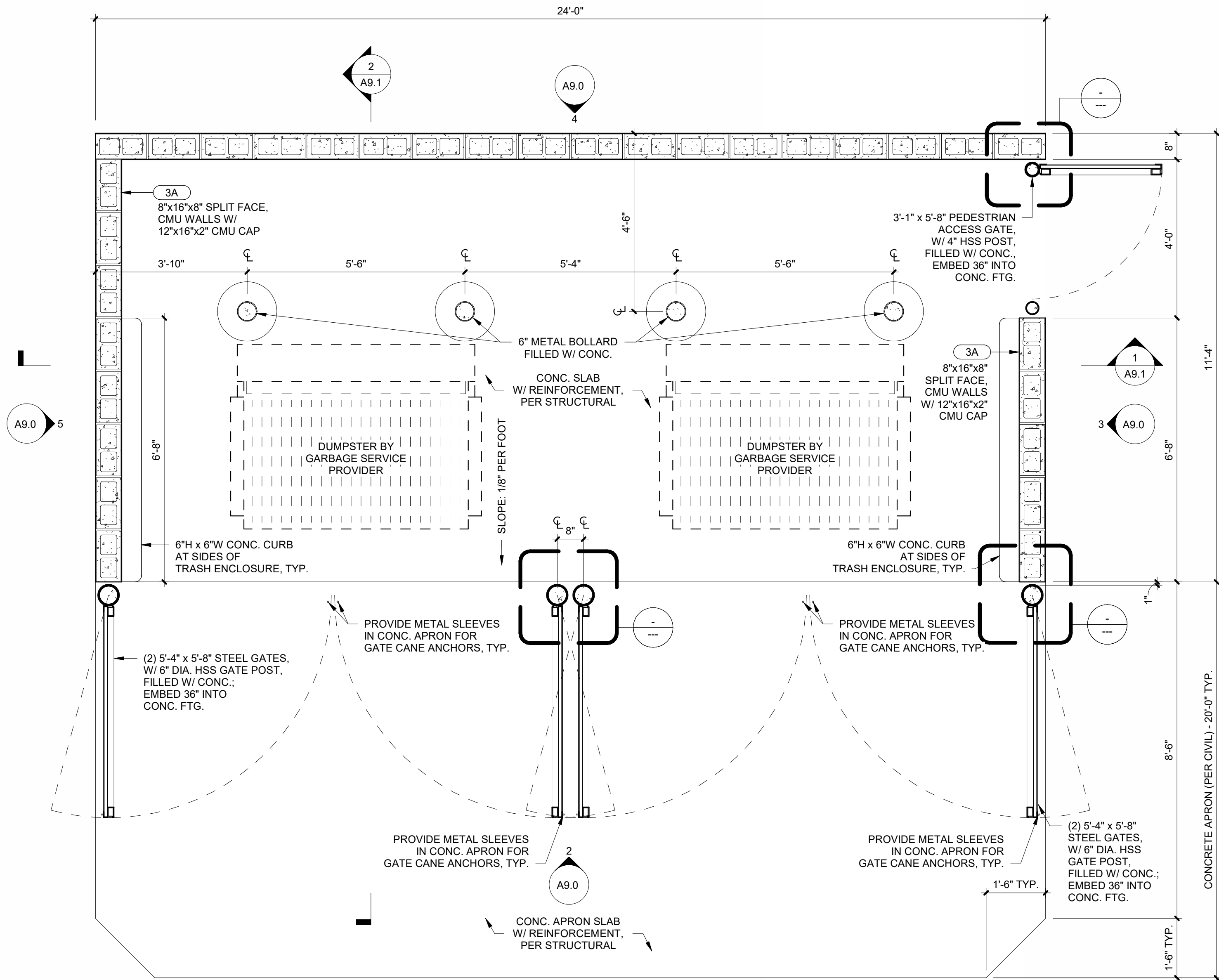


2 TRASH ENCLOSURE FRONT ELEVATION
1/2" = 1'-0"

TRASH ENCLOSURE GENERAL NOTES:

1. REFER TO STRUCTURAL FOR MASONRY, CONCRETE, STRUCTURAL STEEL AND REINFORCING STEEL FOR SPECIFICATIONS.
2. PROVIDE LOCKING MECHANISM ON GATES AND PEDESTRIAN GATE.
3. PROVIDE SITE LIGHTING AT TRASH ENCLOSURE. MIN. 5 FOOT CANDLE.
4. GATES TO BE BUILT WITH 3"x2" SQUARE STEEL TUBING WITH ALL JOINTS FULLY WELDED TOGETHER AND 1 CROSS MEMBER PER GATE. FRAME TO BE PRIMED AND PAINTED PER PLAN.

ID	MATERIAL	MANUFACTURER	COLOR	NOTES
3A	CMU BLOCK	BASALITE	490	SPLIT FACE, 8x16x8; 8x8x8 AS NECESSARY
3B	CMU CAP	CONCRETE PRODUCTS GROUP	490	12x16x2
PT-1	PAINT	SHERWIN-WILLIAMS	GP-0624	DUTCH BROS GRAY, GATES BODY
PT-2	PAINT	SHERWIN-WILLIAMS	GP-0642	DUTCH BROS BLUE, GATE FRAMES & POSTS



1 TRASH ENCLOSURE PLAN
1/2" = 1'-0"



Dutch Bros
Coffee



ARCHITECT
CORALIC, LLC
9700 MACKENZIE ROAD, STE. 222
ST. LOUIS, MO 63125

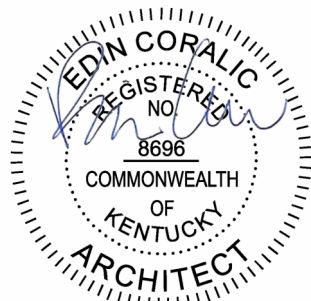
TJ 314.578.4953
EDIN@CORALICARCHITECTURE.COM

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MEP ENGINEER
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796 MERUS CT.
FENTON, MO 63026

TJ 636.349.1600
MCASE@CASEENGINEERINGINC.COM



08.21.2025

Project No: KY0601

Dutch Bros Coffee - New Freestanding Store
10611 Fischer Park Dr.
Louisville, KY 40241
For: Dutch Bros Coffee
1930 W. Rio Salado Parkway
Tempe, AZ 85281

ISSUED FOR PERMIT:

08.21.2025

REV:	DATE:	DESCRIPTION:

SHEET NAME:

TRASH ENCLOSURE
PLAN/ ELEVATIONS ALT.

SHEET NUMBER:

A9.0

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DB2550SQ-A2

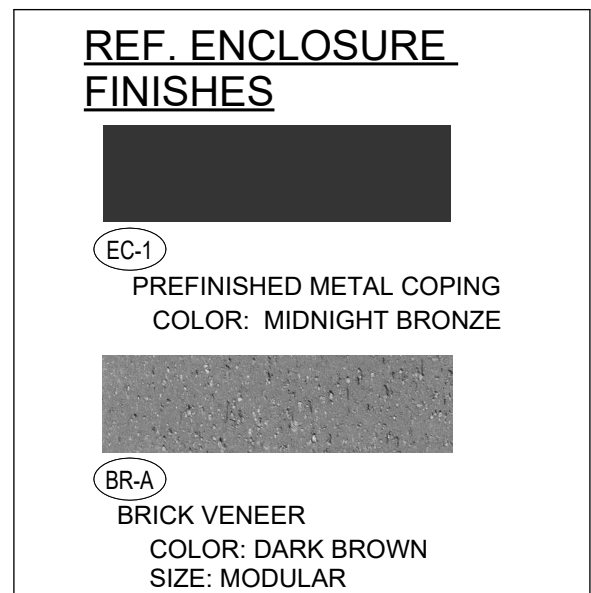
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E



PERSPECTIVE VIEW - REFUSE ENCLOSURE

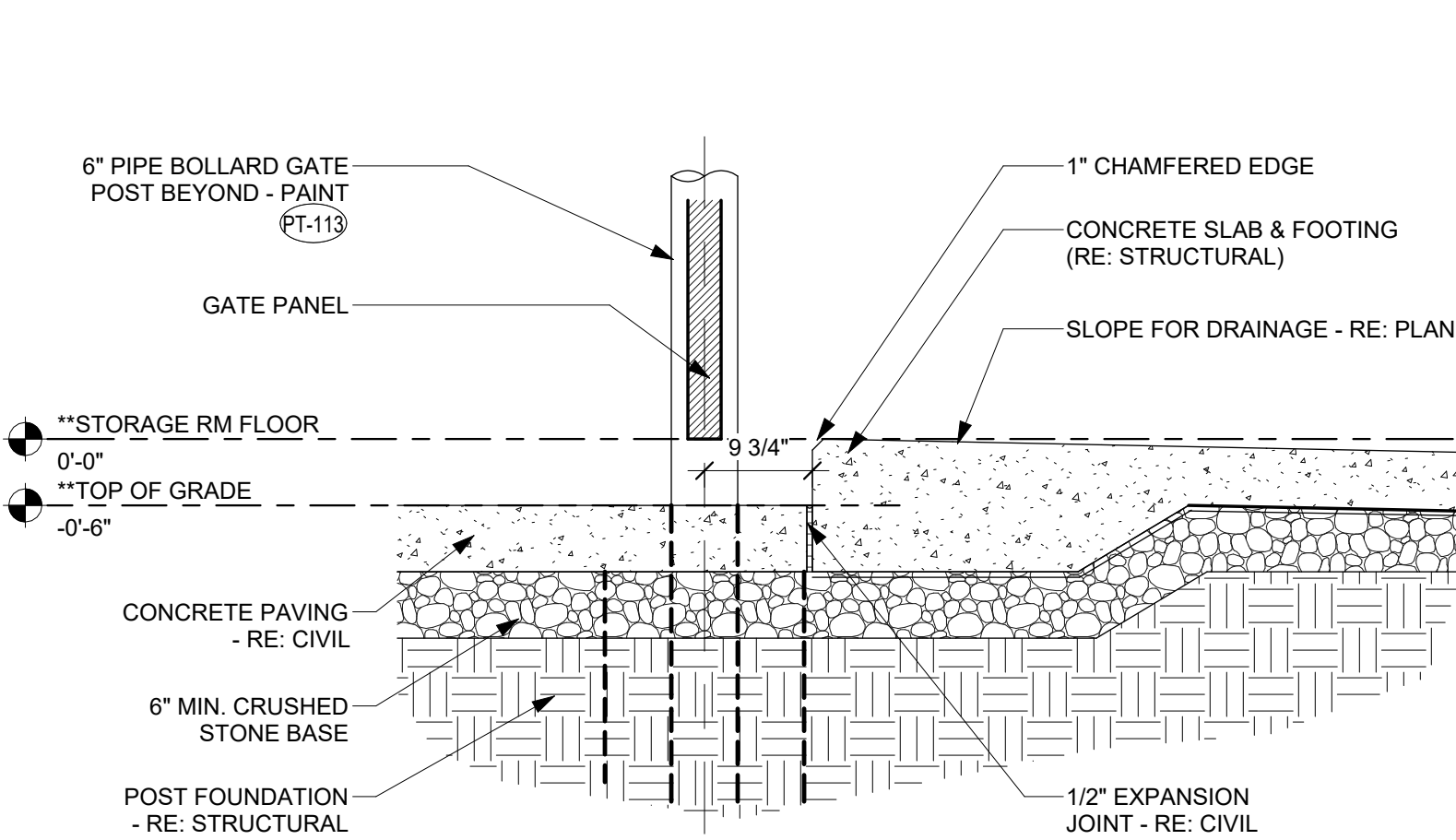
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REFUSE ENCLOSURE NOTES

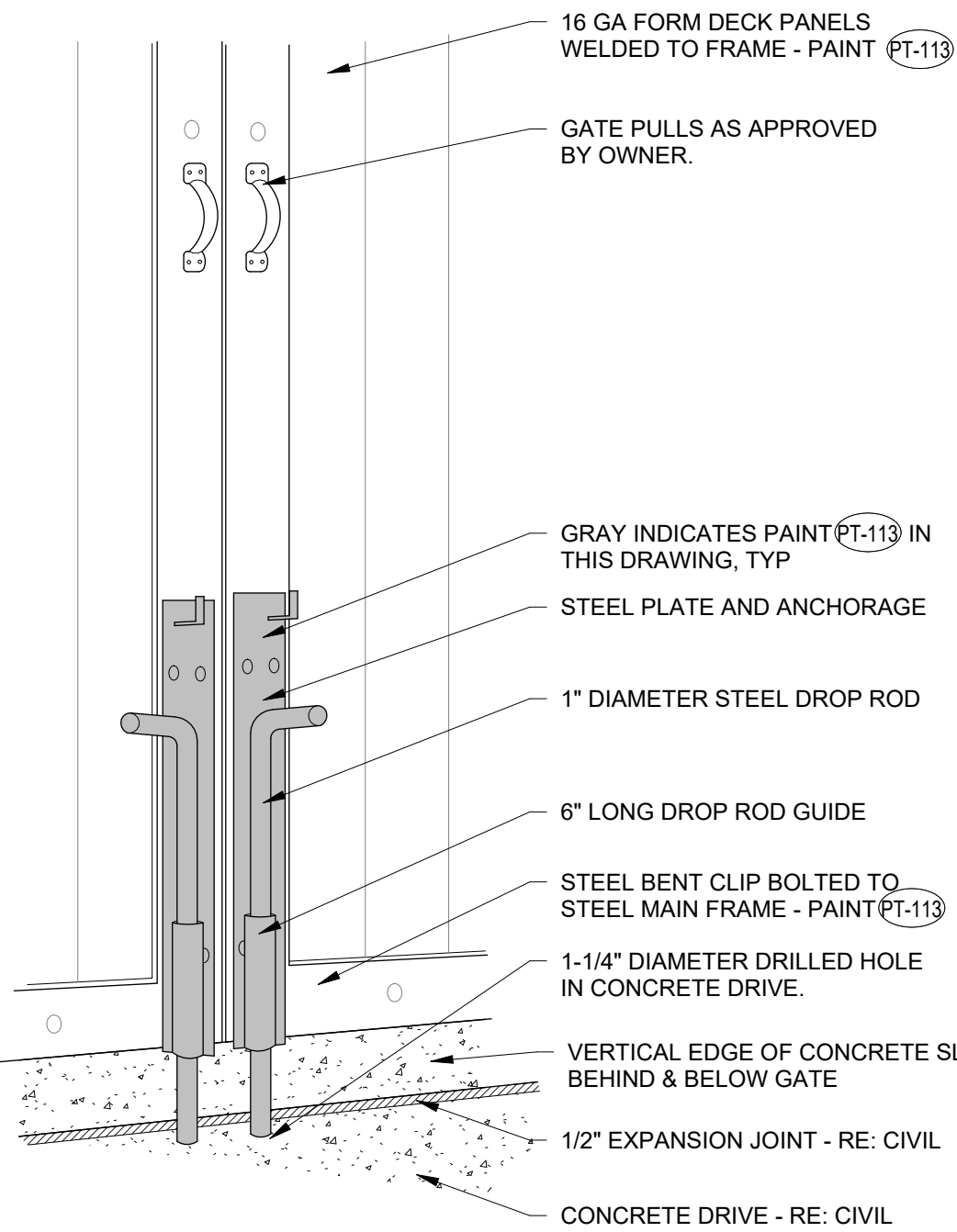
- ** IN THE ARCHITECTURAL DRAWINGS, REFUSE ENCLOSURE AND MAIN BUILDING ARE BOTH NOTED WITH FINISH SLAB AT 0'-0". ACTUAL FINISH SLAB HEIGHTS WILL VARY BETWEEN MAIN BUILDING AND REFUSE ENCLOSURE. REFER TO CIVIL FOR ALL FINISH SLAB HEIGHTS.

C



C4 REFUSE PAD AT CONCRETE PAVING DETAIL

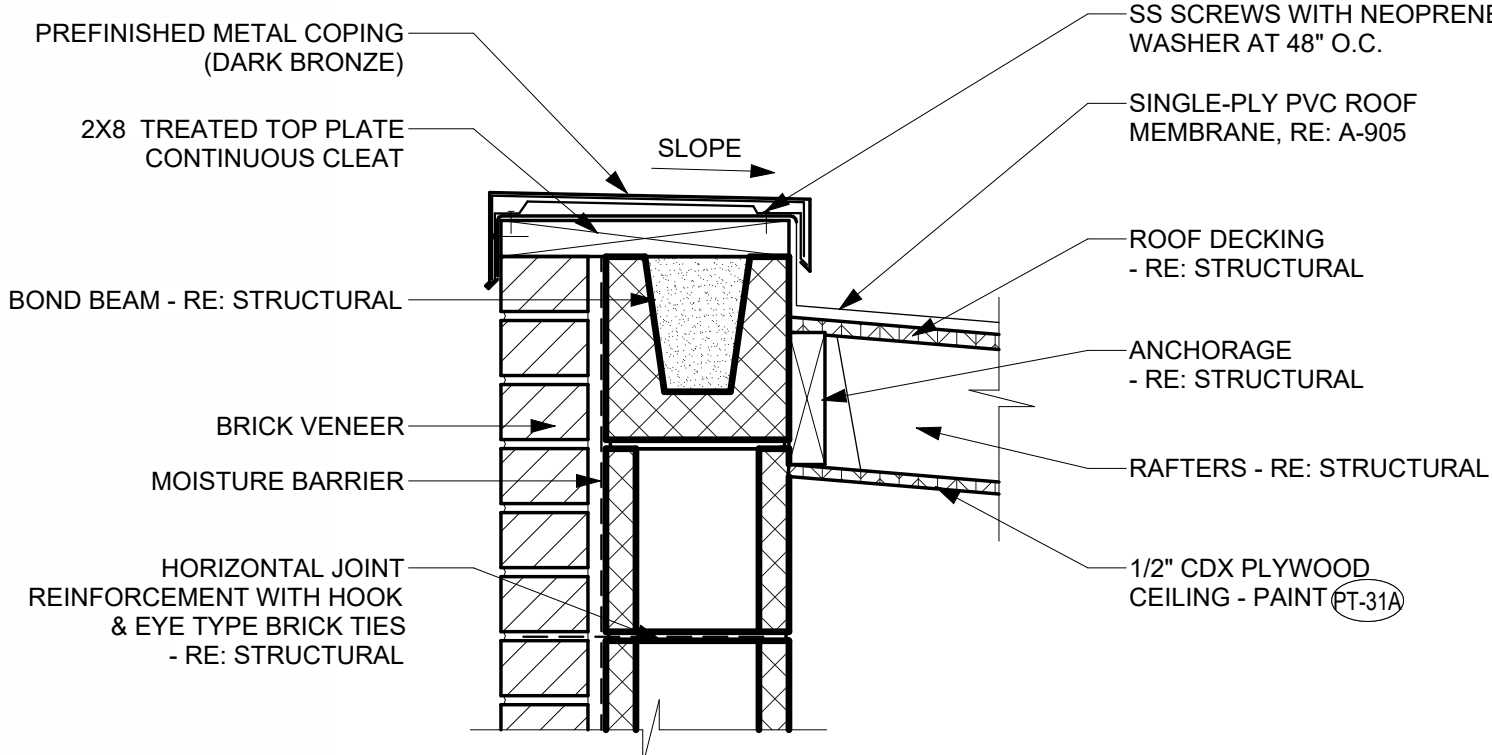
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A3 REFUSE ENCLOSURE DROP ROD 3-D DECK PANEL DETAIL

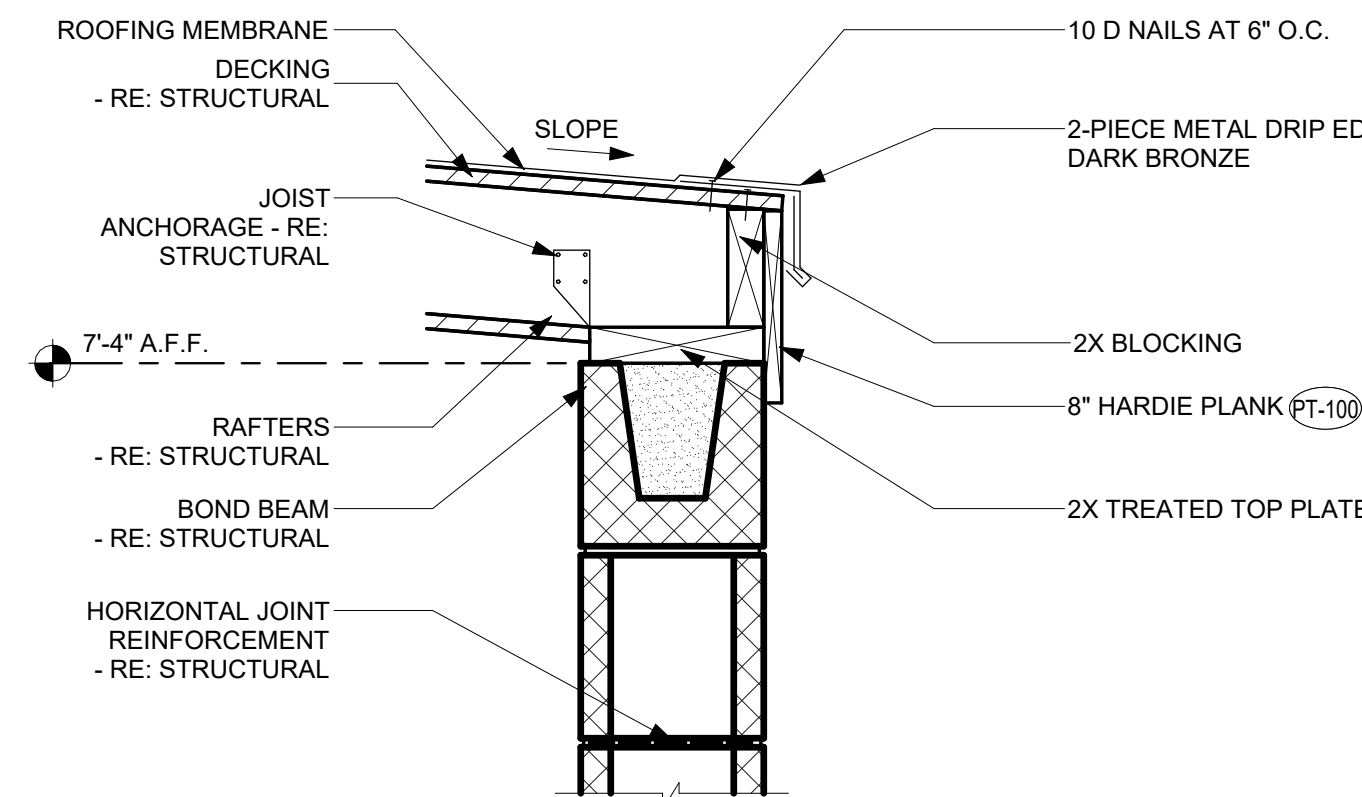
A

3



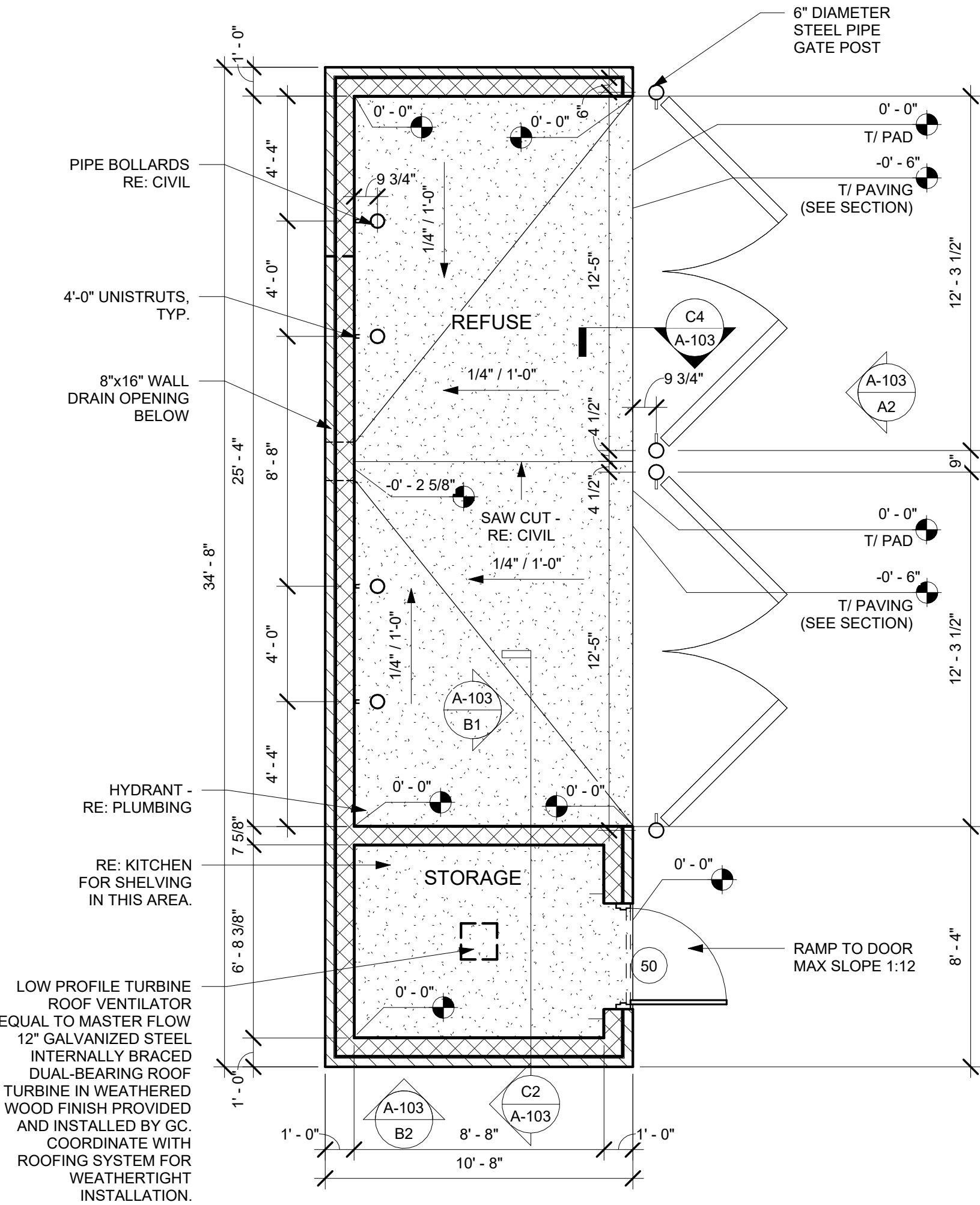
E3 REFUSE ENCLOSURE ROOF EDGE DETAIL

2

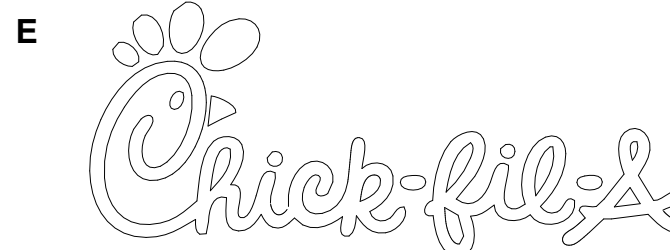


E2 REFUSE ENCLOSURE DRIP EDGE

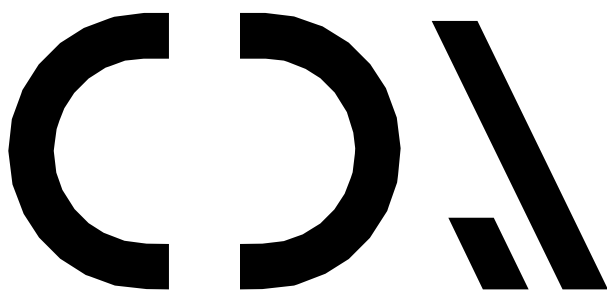
1



D1 REFUSE ENCLOSURE PLAN



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998



CHIPMAN DESIGN
ARCHITECTURE INC
1350 E TOUHY AVE
FIRST FLOOR EAST
DES PLAINES, IL 60018
TEL : 847.298.6900

PROTOTYPICAL SET

NOT FOR
REGULATORY
APPROVAL,
BIDDING, OR
CONSTRUCTION

C

CHICK-FIL-A
Collinsville (IL) FSU

211 Beverly Ln
Collinsville, IL 62234

FSR#05257

BUILDING TYPE / SIZE: P14 SE BASE
RELEASE: 25.06
PRINTED FOR

REVISION SCHEDULE
NO. DATE DESCRIPTION

CONSULTANT PROJECT #
DATE

DRAWN BY: Author
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authorized project representatives.

REFUSE ENCLOSURE

SHEET NUMBER

A-103

B2 REFUSE ENCLOSURE ELEVATION

B1 REFUSE ENCLOSURE GATE REAR ELEVATION

A2 REFUSE ENCLOSURE ELEVATION

Attachment F

Adjacent Property Owners within 250ft

Madison County

Properties With 250 ft Buffer of Project Scope Parcels:

PARCEL ID	SITEADR1	SITEADR2	OWNER	ADDRESS	CITYST	ZIPCODE
13-1-21-29-03-302-003.002	505 N BLUFF RD	COLLINSVILLE, IL 62234	WAFFLE HOUSE INC	ATTN PROPERT TAX DEPT PO BOX 6450	NORCROSS, GA	30091
13-1-21-29-15-401-002	520 RAMADA BLVD	COLLINSVILLE, IL 62234	GOLDEN, ARCH	520 RAMADA BLVD	COLLINSVILLE, IL	62234
13-1-21-29-15-401-019	BEVERLY LN	COLLINSVILLE, IL 62234	BIJOU CREEK CAPITAL LLC	34 N BRENTWOOD BLVD STE 201	ST. LOUIS, MO	63105
13-1-21-29-15-401-020	BEVERLY LN	COLLINSVILLE, IL 62234	BIJOU CREEK CAPITAL LLC	34 N BRENTWOOD BLVD STE 201	ST. LOUIS, MO	63105
13-2-21-29-03-302-051	525 STATE ROUTE 157	COLLINSVILLE, IL 62234	OHM SHREE LLC	3630 S GEYER RD SUITE 100	ST. LOUIS, MO	63127
13-2-21-29-03-302-055	1190 COLLINSVILLE CROSSING BLVD	COLLINSVILLE, IL 62234	2456 SOUTH GROVE LLC	899 GREEN PL	WOODMERE, NY	11598
13-2-21-29-03-302-057	401 N BLUFF RD	COLLINSVILLE, IL 62234	COLLINSVILLE BLUFF DST	1401 BROAD ST	CLIFTON, NJ	07013
13-2-21-29-15-401-014	1107 OSTLE DR	COLLINSVILLE, IL 62234	WEINACHT, KEVIN AND DEBORAH	2 KINGSLEY COURT	COLLINSVILLE, IL	62234
13-2-21-29-15-401-015	1105 OSTLE DR	COLLINSVILLE, IL 62234	BUCKNER, BARBARA A	PO BOX 91	COLLINSVILLE, IL	62234
13-2-21-29-15-401-016	201 BEVERLY LN	COLLINSVILLE, IL 62234	ROSS, RANDALL W AND CORRINA	201 BEVERLY LN	COLLINSVILLE, IL	62234
13-2-21-29-15-401-017	203 BEVERLY LN	COLLINSVILLE, IL 62234	THOMPSON, ARTHUR AND PATRICIA S	203 BEVERLY LN	COLLINSVILLE, IL	62234
13-2-21-29-15-401-018	205 BEVERLY LN	COLLINSVILLE, IL 62234	HAMILTON, ALBERT L AND AMEANNA V	205 BEVERLY LN	COLLINSVILLE, IL	62234
13-2-21-29-15-401-024	204 LOCKWOOD DR	COLLINSVILLE, IL 62234	HUBER, ANDREW L AND SCOTT R	204 LOCKWOOD DR	COLLINSVILLE, IL	62234
13-2-21-29-15-401-025	202 LOCKWOOD DR	COLLINSVILLE, IL 62234	HERMSMEYER, GARY AND KELLI	202 LOCKWOOD DR	COLLINSVILLE, IL	62234
13-2-21-29-15-401-026	1004 OSTLE DR	COLLINSVILLE, IL 62234	NGUYEN, ANH TAI	1004 OSTLE DR	COLLINSVILLE, IL	62234
13-2-21-29-19-401-001	1103 OSTLE DR	COLLINSVILLE, IL 62234	DURY DEVELOPMENT CORPORATION	721 EMERSON RD STE 200	ST. LOUIS, MO	63141
13-2-21-29-19-401-002	1101 OSTLE DR	COLLINSVILLE, IL 62234	CARPENTER, DEBORAH	1101 OSTLE DR	COLLINSVILLE, IL	62234
13-2-21-29-19-401-003	1100 PLAINVIEW DR	COLLINSVILLE, IL 62234	WASELL, JOSEPH L	1100 PLAINVIEW DR	COLLINSVILLE, IL	62234
13-2-21-29-19-401-004	1102 PLAINVIEW DR	COLLINSVILLE, IL 62234	SAPIENZA, JO ANN	1102 PLAINVIEW DR	COLLINSVILLE, IL	62234
13-2-21-29-19-401-005	1104 PLAINVIEW DR	COLLINSVILLE, IL 62234	DURY DEVELOPMENT CORPORATION	1104 PLAINVIEW DR	COLLINSVILLE, IL	62234
13-2-21-29-19-401-006	400 N BLUFF RD	COLLINSVILLE, IL 62234	WEINACHT, KEVIN S	2 KINGSLEY COURT	GLEN CARBON, IL	62034
13-2-21-29-19-401-030	612 BEVERLY LN	COLLINSVILLE, IL 62234	PRICE, BYRON L AND KATHY L	612 BEVERLY LN	COLLINSVILLE, IL	62234
13-2-21-29-19-401-031	199 BEVERLY LN	COLLINSVILLE, IL 62234	KNOBELOCH, MICHEAL A	199 BEVERLY LN	COLLINSVILLE, IL	62234
13-2-21-29-19-401-032	1007 OSTLE DR	COLLINSVILLE, IL 62234	DANG, STEVE	1007 OSTLE DR	COLLINSVILLE, IL	62234

250 ft Collinsville Buffer

Attachment G

Zoning Map

City of Collinsville, Illinois 2024 Official Zoning Map

On March 26, 2024, the City of Collinsville Adopted *Ordinance No. 24-48 Adopting the Official Zoning Map of the City of Collinsville*. This Zoning Map is current as of March 26, 2024.

