



REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE

APPLICATION NUMBER(S)	TA 26-01
APPLICATION NAME:	Metal Building Materials (Text Amendment)
APPLICANT NAME:	City of Collinsville 125 South Center Street Collinsville, IL 62234
APPLICANT'S REQUEST:	A City-initiated request for approval of amendments to Title 17 (Zoning) as it relates to permissibility of exterior metal building materials. .
COMMISSION MEETING DATE:	April 9, 2026
CASE MANAGER:	Caitlin Rice, AICP, Senior Planner
RECOMMENDATION:	APPROVAL

REQUEST

The City of Collinsville has initiated a request to amend the following sections of *Title 17—Zoning of the City's Code of Ordinances* as it relates to exterior metal building materials. The intent of this amendment is to expand permissibility for quality metal building materials in the City. The following section is proposed to be amended:

Section 17.060.260.—Development guidelines; nonresidential uses in all districts

Section 17.040.050.—"R-1" Single Family Residential District

Section 17.040.060.—"R-1A" Single Family Residential District

Section 17.040.070—"R-2" One-and Two-Family Residential District

Section 17.060.060.—Garage, carport, or incidental accessory structure

BACKGROUND

The City is seeking to adopt a Text Amendment that will revise the Zoning ordinance to permit quality metal building materials for commercial and residential use to modernize the zoning ordinance and reflect past precedent of new development in the City.

This request is spurred due to the increase in industry use of steel siding and roofing and requests in the City of Collinsville. The City currently allows metal roofs, standing seam and/or high-ribbed metal 3/4" ribs spaced on center. Metal siding is not permitted by right as a primary material for any project in the City. Three (3) commercial projects have been approved in recent years with metal siding. Vermeer Midwest (2022), Dayton Freight (2022/2024) and Lerch Properties Headquarters (2025). Each project had a different type of metal (Exhibit A). Vermeer utilized smooth finish steel insulated metal panels as a primary material, Dayton Freight a Pac Clad ribbed aluminum metal panels as a secondary material on the office building and Lerch Properties a high-ribbed exposed fastener metal siding as a primary material. Dutch Bros, with the Collinsville Landing Development, was denied by the Planning Commission for a deviation to utilize metal siding in 2025 and require to follow the design guidelines.

Arguments from developers for metal building materials ranging from affordability, flexibility in design, express a specific aesthetic, energy efficiency and sustainability. Steel is highly recyclable, at a general rate in the United States of 71% to 75% since 2012 (American Iron & Steel Institute, 2021).

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BACKGROUND

During the March 12, 2026, Planning Commission meeting, staff requested the Commission discuss the permissibility of exposed fastener metal accessory buildings. The City currently permits exposed fastener metal roofing panels. Most metal building kits and building materials accessible for DIY projects, are exposed fastener metal. The Commission cited concerns for durability of exposed fastener metal as lack of maintenance and deterioration of the fastener seals can lead to rusting and compromising the structure. The Commission requested staff provide more information regarding the availability of different types of metal. Staff performed searches of local home improvement stores inventory.

- Home Depot was found to have 118 metal panel options. Three (3) options were classified as standing seam, which typically have concealed fasteners. Two (2) were special order only and the third had exposed fasteners. Fourteen (14) options were 3/4 inch rib heights as currently required by code. All have exposed fasteners. Prices range from \$40 to \$80 depending on length and gauge.
- Lowes was found to have twenty-six (26) metal panel options. It appears all are exposed fastener options.
- Menards has three (3) types of metal roof panels with different options for finishing. The Premium Pro-Snap panels are concealed fasteners that can be utilized as roofing or siding. This panel priced at approximately \$196 per 100 sq. ft., without rebate offer.
- Rural King and Ace Hardware were not found to have stock of metal panels.

Staff's research finds that hidden or concealed fastener panels are much less common for the average DIY project. Menards was the only option that was clearly described as concealed fasteners and easily purchased. Otherwise, concealed fastener panels must be ordered directly from a metal manufacturer. Ordering from a metal manufacturer or working through a contractor is easier for large projects, such as a single family home, larger accessory structure, multifamily building or commercial endeavor.

Staff finds the biggest concern for metal buildings, especially in residential areas, is the impact to curb appeal and property values. Today's metal building designs are far more modern, flexible and can be tailored to the home's exterior. There are no studies that prove metal buildings negatively impact property values, typically, any type of garage or improvement raises the appraised value of a property. Impacts to curb appeal depend on the neighborhood, preferences of a community, maintenance of the structure.



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BACKGROUND

The City currently only permits metal as an accent material for commercial developments (10% or less of façade), has no provisions for residential, except for recently passed multifamily design guidelines, and prohibits prefabricated metal accessory structures, as shown below. These kits are typically built with the ribbed metal panels the City currently permits for roofings. All building materials require maintenance and care. If the concern regarding metal as a building material is durability, longevity, maintenance issues, even exposed fastener metal panels far outcompete traditional vinyl siding the most common single family residential building material today.



The expected lifespan of metal siding is 40 to 70 years compared to vinyl's 20-40 years. Both are fairly low maintenance, requiring cleaning and checking seals. Metal may be more vulnerable to denting, however vinyl is susceptible to cracking from UV exposure, denting or breaking in hail or strong storms and melting or warping. Metal is also more sustainable, often made with high percentages of recycled material, and is 100% recyclable at the end of its life, with an average of 71% of steel building materials recycled since 2012 in the U.S. Vinyl is Polyvinyl Chloride (PVC) plastic, difficult to recycle and most often ends up in landfills. Vinyl is typically more affordable with average installation cost ranging from \$3.50 to \$8.00 per square foot for non insulated while metal averages between \$4.00 to \$18.00 per square foot (Engineer Fix, 2025).

Staff reviewed various design guidelines for different districts or land uses of neighboring communities and found only Edwardsville explicitly permits metal building materials. Edwardsville permits metal as a primary material in the M-1 Industrial District and B-2 Commercial/Business District. Belleville and Alton Illinois were not found to explicitly state permitted materials. O'Fallon, Illinois permits corrugated metal, metal siding or aluminum siding as accents only in their Commercial Design Handbook.

Based on these facts, staff requests the Planning Commission to consider the following amendments to the Zoning Ordinance to expand permissibility of metal building materials.

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PROPOSED TEXT AMENDMENTS

➤ Sec. 17.060.260. Development guidelines; nonresidential uses in all districts

Proposed amendment will permit insulated metal panels (IMPs) as a primary material for commercial buildings, tailored to zoning districts. Heavier industrial, warehousing, office, distribution districts, BP-3, BP-4 and M-1 would be permitted to utilize IMPs with any profile or finish provided they are concealed fastener and not corrugated or wavy profile. The general retail, office park and hospitality districts, B-2, B-3, B-4, HP-1, CP-1, CP-2, BP-1 and BP-2 will only be permitted IMPs that mimic traditional building materials in profile and finish, lending to masonry, stucco, siding, etc and compatibility with the area. A map of the City's zoning districts can be found [here](#). The building designs in all commercial districts will still be required to meet the three (3) varying materials, windows, design features and massing elements. Below is the proposed language in purple.

Sec. 17.060.260.D Design Guidelines:

3. Building Materials.

i. The exterior finish must include at least three (3) visible materials, including windows. The same material with a varying finish or treatment shall not meet this requirement.

ii. The following materials are permitted:

a. Primary materials (seventy-five (75) percent of façade or greater):

1. Brick or tile masonry.
2. Native stone or synthetic equivalent.
3. Pre-cast masonry.
4. Stucco or cementitious finish.

5. Insulated metal panels as per requirements of this section.

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

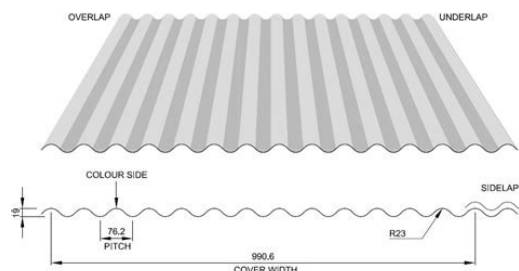
ii. Building surfaces shall not reflect light into residential areas or allow light from inside the building to intrude into residential areas.

iii. The use of highly reflective or glossy materials or coatings should be limited to building accents only.

iv. Insulated metal panels are permitted as a primary material as follows:

.a. BP-3, BP-4, M-1 Zoning Districts may utilize ribbed or smooth insulated metal panels with concealed fasteners. Corrugated metal or waved profile is not permitted.

.b. B-2, B-3, B-4, HP-1, CP-1, CP-2, BP-1 and BP-2 Zoning Districts may utilize insulated metal panels with concealed fasteners that mimic traditional building material profiles or finishes, such as masonry, stucco, siding, or similar, and complement the character of development in the surrounding area.



Corrugated or wavy profiles as shown would not be permitted for any districts with the proposed text amendment. Dayton Freight was permitted corrugated metal panels as a secondary material in a BP-4 District.

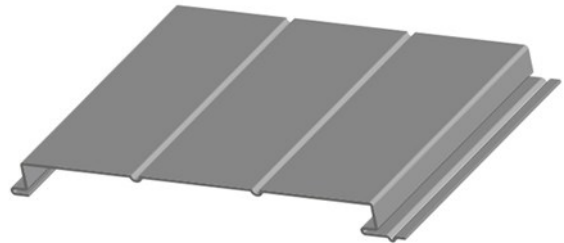
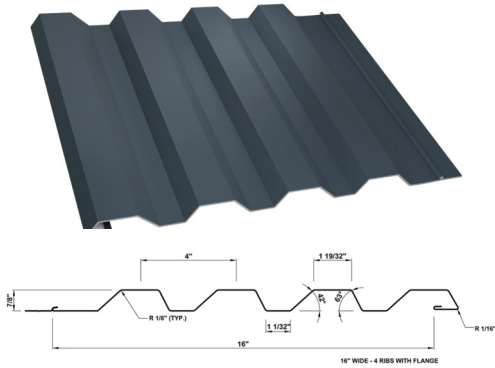


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PROPOSED TEXT AMENDMENTS

➤ Sec. 17.060.260. Development guidelines; nonresidential uses in all districts

Below are examples of profiles for insulated metal panels. Vermeer Midwest was permitted with a flat, smooth IMP in the BP-3 District. Dutch Bros was denied a ribbed panel in the CP-1 District, however, this style would be permitted in the Industrial Districts as proposed in this amendment.



Fluted Panels

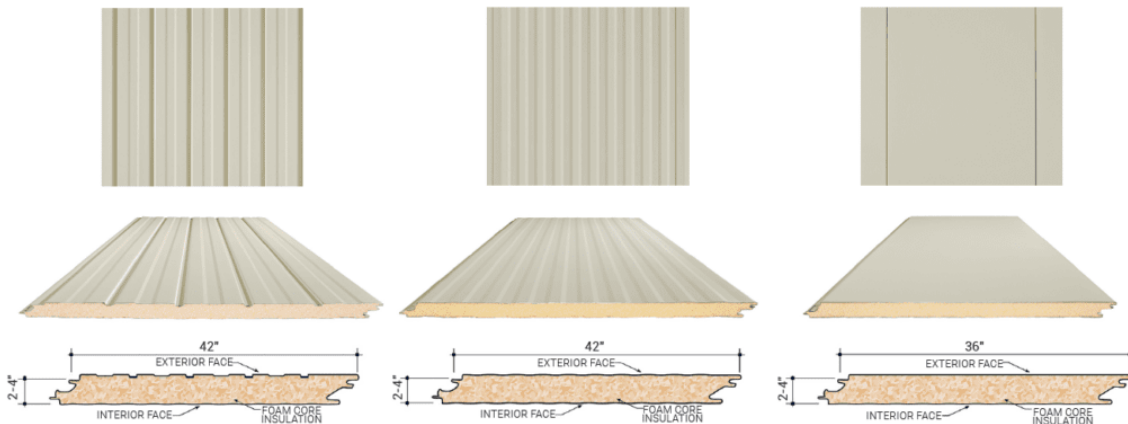
Butler Thermawall™ Fluted panels create an exterior surface with fluted (3/8" deep) corrugations.

Fineline Panels

Butler Thermawall™ Fineline panels create an exterior surface with fineline (1/8" shallow) corrugations.

Flat Panels

Butler Thermawall™ flat panels create a smooth, embossed exterior surface.



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PROPOSED TEXT AMENDMENTS

- **Sec. 17.040.050. "R-1" Single Family & Section 17.040.060 "R-1A" Single Family Residential District, and Sec. 17.040.070. "R-2" One-and Two-Family Residential District.**

Proposed amendment to add a new item to the guidelines of all three (3) districts to specify permissible types of metal building materials. Currently there are no single-family or two-family residential building design guidelines. Concealed fasteners are proposed to be required for siding and roofing. Profile types specified are common metal panel styles used for residential development and ensuring compatibility with typical residential design. Examples of metal panel styles that mimic traditional residential building materials are shown below.

Proposed language:

Design

Materials. Insulated steel metal panels with concealed fasteners may be permitted as primary building material. Panel profiles shall mimic traditional building materials such as plank, board and batten, siding, masonry or similar. Design shall complement surrounding area and include a minimum of two (2) varying materials. Metal shingles, standing seam or high-ribbed metal roofs with minimum ¾ inch rib heights are permitted metal roofing materials.

As proposed, metal roof panels on homes would not require concealed fasteners, only the siding. Metal panels used for siding will also be required to be insulated metal panels, increasing the quality and energy efficiency of the home.



Dutch Lap Siding Steel Panels (Best Buy Metals)



Board and Batten Steel Panels (Best Buy Metals)



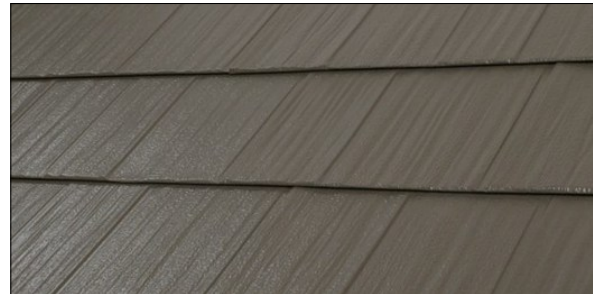
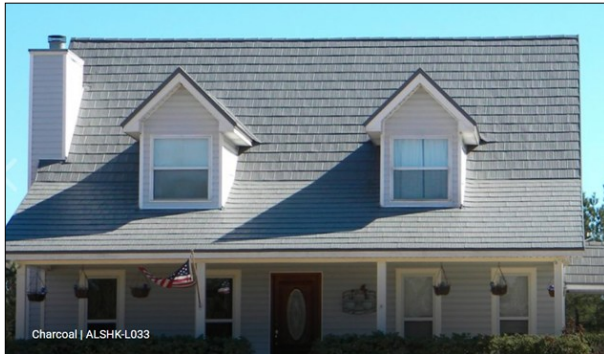


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PROPOSED TEXT AMENDMENT



Plank Style Steel Panels (Best Buy Metals)



Steel Shake Style Shingles (Best Buy Metals)

➤ **Section 17.060.060. Garage, carport, or incidental accessory structure—accessory use**

This section specifies design requirements for garages, carports, sheds, storage buildings or other similar accessory structures commonly found in residential districts.

Existing Language:

Design Regulations. In addition to the applicable design regulations of the underlying zoning district and Section 17.060.040.—Accessory Use Development and Operational Standards, accessory structures shall be in compliance with the following regulations, except as otherwise provided in the "UCD" Uptown Collinsville District:

Design Regulations. In addition to the applicable design regulations of the underlying zoning district and Section 17.060.040.—Accessory Use Development and Operational Standards, accessory structures shall be in compliance with the following regulations, except as otherwise provided in the "UCD" Uptown Collinsville District:

1. **Detached Garages and Covered Carports.** The design, construction, building material(s) and color of detached garages and covered carports shall be similar to or compatible with the design and construction of the primary structure as follows:
 - a. Roof pitch shall be constructed at a similar pitch as the majority of the roof pitch on the principal structure.
 - b. Any new construction, expansion, new placement, or relocation of a detached garage or covered carport shall require the construction of an approved driveway surface leading to the detached garage or covered carport. Such driveway surfaces shall be subject to the requirements and procedures of Section 17.070[080]—Off-street Parking/Loading Regulations.

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- c. Building materials shall be consistent with and complimentary to the principal structure, with primary emphasis on street-facing facades.
- d. **The following shall be strictly prohibited:**
 - i. All types of metal shall be prohibited as a building material for detached garages and covered carports.
 - (a) **Exceptions.** The use of metal as a building material for detached garages and covered carports shall be expressly limited as follows:
 - (i) "High-ribbed" metal roofing panels, of such design as to be durable, all-weather, rust-resistant and have a minimum of ¾" (inch) rib heights with ribs spaced on center, shall be allowed as an acceptable roofing material.
 - (ii) Ornamental accent materials; trim elements; soffit and fascia; gutters and downspouts; and other similar accent and functional elements may be allowed as acceptable metal building materials.
 - ii. Prefabricated metal garages and carports.
 - iii. Railroad cars, cargo containers, truck trailers, shipping/moving and other transitory-type containers.

The red section is under consideration by the proposed amendment. The rest of the design guidelines shall remain the same, including requiring similar pitch, driveway requirements, and materials complementary to primary structure.

Proposed Language:

D.1. (Design regulations for detached garages and covered carports)

- d. The use of metal as a building material for detached garages and covered carports shall be permitted for accessory structures in residential districts, except for "UCD" Uptown Collinsville District, as follows:
 - i. Steel panels utilized for roofing shall be high-ribbed with minimum ¾" rib heights, standing seam or mimic traditional roofing materials such as shingles.
 - ii. Steel panels utilized for siding shall be standing seam, board and batten, plank, or similar profile and color to complement the primary structure.
 - iii. Steel panels shall be of such design to be durable, all-weather, and rust resistant.
 - iv. Prefabricated metal carports or garages that do not meet this section are prohibited.
 - v. Railroad cars, cargo containers, truck trailers, shipping/moving and other transitory type containers are prohibited.

The proposed amendment would allow metal garages and carports but still require similar roof pitch and building materials consistent with and complimentary to the principal structure, emphasis on street facing facades. If the primary structure incorporates siding and brick, the garage may use metal siding at a similar profile and incorporate brick on street facing façade. The proposed amendment would not require hidden fasteners for accessory structures.



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PROPOSED AMENDMENTS



Steel Board and Batten Garage



Steel Dutch Lap Siding Garage



High-ribbed Steel Roof Carport



Above are some examples of common prefabricated metal structures. The ones in red would not be permitted for garages or carports as they would not meet the same pitch or metal profile requirements or likely not complement the primary structure. As the amendment is currently proposed, masonry elements or a secondary material would only be required in a manner such as the top right garage if the primary structure incorporates masonry.

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Existing Language: (Storage buildings, sheds and other incidental accessory structures)

2. *Storage Buildings, Sheds, and Other Incidental Accessory Structures.* The design, construction, building material(s) and color of storage buildings, sheds, and other incidental accessory structures shall be similar to or compatible with the design and construction of the primary structure as follows:

- a. The following shall be strictly prohibited:
 - i. All types of metal shall be prohibited as a building material for storage buildings, sheds, and other incidental accessory structures.
 - (a) *Exceptions.* The use of metal as a building material for storage buildings, sheds, and other incidental accessory structures shall be expressly limited as follows:
 - (i) "High-ribbed" metal roofing panels, of such design as to be durable, all-weather, rust-resistant and have a minimum of ¾" (inch) rib heights with ribs spaced on center, shall be allowed as an acceptable roofing material.
 - (ii) Ornamental accent materials; trim elements; soffit and fascia; gutters and downspouts; and other similar accent and functional elements may be allowed as acceptable metal building materials.
 - (iii) Pergolas, gazebos, arbors, patio canopies, freestanding solar panels, greenhouses, and other similar incidental accessory structures, at the discretion of the City, consisting of metal columns or framing supporting a metal roofing grid of beams and rafters being fifty (50) percent or more transparent, or a roof constructed of permitted high-ribbed metal roofing panels, or a roof constructed primarily of glass and similar transparent roofing material, or a roof constructed of fire-resistant canvas and similar durable fabrics, or a wooden roof, or a shingled roof; and metals having power-coated or other rust-resistant finish; and being of such design as to be unenclosed may be allowed as an acceptable design.
 - ii. Prefabricated metal storage buildings, sheds, and other incidental accessory structures.
 - iii. Railroad cars, cargo containers, truck trailers, shipping/moving and other transitory-type containers.

D.2 (Design regulations for storage buildings, sheds, and other accessory structures)

a. The use of metal as a building material for storage buildings, sheds and other accessory structures shall be permitted for accessory structures in residential districts, except for "UCD" Uptown Collinsville District, as follows:

- i. Steel panels utilized for roofing shall be high-ribbed with minimum ¾" rib heights, standing seam or mimic traditional roofing materials such as shingles.
 - ii. Steel panels utilized for siding shall be high-ribbed with a minimum 3/4" rib heights, standing seam, board and batten, plank, or similar profile.
 - iii. Steel panels shall be of such design to be durable, all-weather, and rust resistant.
 - iv. Prefabricated metal sheds or incidental accessory structures that do not meet these requirements are prohibited.
 - v. Railroad cars, cargo containers, truck trailers, shipping/moving and other transitory type containers are prohibited.
- b. Pergolas, gazebos, arbors, patio canopies, freestanding solar panels, greenhouses, and other similar



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incidental accessory structures, at the discretion of the City, consisting of metal columns or framing supporting a metal roofing grid of beams and rafters being fifty (50) percent or more transparent, or a roof constructed of permitted high-ribbed metal roofing panels, or a roof constructed primarily of glass and similar transparent roofing material, or a roof constructed of fire-resistant canvas and similar durable fabrics, or a wooden roof, or a shingled roof; and metals having power-coated or other rust-resistant finish; and being of such design as to be unenclosed may be allowed as an acceptable design.

Key Differences between Garages, carports and sheds:

Garages and carports would be held to stricter standards for metal building materials than sheds or other incidental storage buildings. Garages and carports would not be allowed high-ribbed metal panels as siding seen in typical metal building kits, however, the proposed amendment preserves the use as roofing panels as currently permitted. Garages and carports would be permitted similar metal panel profiles such as primary residential structures such as board and batten, plank, siding etc. Garages and carports are also required to constructed with a roof pitch similar to the primary structure as well as be constructed of complimentary building materials, emphasis on street facing facades. For example, if the primary structure is masonry, masonry would need to be incorporated into the garage, however, specific percentages are not required.

Garages are defined in the Zoning Ordinance as *“Garage, private residential means a structure that is accessory to the primary residential building or structure, located on the same lot, and that is used for the parking and storage of vehicles owned and operated by the residents thereof and that is not a separate commercial enterprise available to the general public.”* The accessory structures section 17.060.060.—Garage, carport or other incidental accessory structure, also states that *a storage building or shed or other incidental accessory structure that is 200 sq. ft. or larger, may be considered a garage or carport and subject to the same requirements at the discretion of the City.* This allows some protection in distinguishing the difference in standards for a garage versus a small storage shed not intended for vehicles.

Sheds and other incidental structures, that cannot be classified as garages, are held to less strict standards currently, and proposed with the incorporation of metal. As proposed, sheds would be permitted to use the high-ribbed metal roofing and siding that is typically seen in metal building kits. Examples of these sheds that can be purchased at Home Depot are shown below.



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Below are photos of metal structures near City Hall. The large metal garage and carport would not be permitted by the proposed text amendment as garages and carports must be standing seam, board and batten or siding profiles of metal panels, and these are the standard exposed fastener high-ribbed panels that would be permitted for roofing.

The sheds shown below would be permitted by the proposed amendment as sheds are not required to have the same or similar roof pitch or compatible materials to primary structure.

An alternative to the current proposed designated between garages, carports and sheds, would be to hold them all to the same standard, allowing standard high-ribbed metal roof panels, but stricter profile requirements for siding. Staff asks the Planning Commission to determine which option is suitable for Collinsville.





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ZONING ANALYSIS

Summary of Substantive Amendments Proposed for Title 17:

1. **Commercial:** Permit Insulated Metal Panels with concealed fasteners as a primary material in commercial and industrial districts. Design and profile varies between intensity of districts.
2. **Residential:** Permit Insulated Metal Panels with concealed fasteners as a primary material in the R-1 and R-1A Single Family Districts and R-2 One-and Two-Family Districts. Panel profiles must mimic traditional building materials such as siding, board and batten, plank etc. Two (2) varying materials are required.
3. **Residential Carports & Garages:** Permit concealed fastener metal panels as a primary material. Profiles must mimic traditional building materials. Buildings must still complement the primary structure in materials, roof pitch and colors.
4. **Residential Sheds and Incidental Accessory Structures:** Sheds may be high-ribbed metal panels, or similar profile types as garages/homes. Exposed fasteners and prefabricated metal shed kits would be permitted. Sheds over 200 sq. ft. or used to store vehicles be interpreted as a garage by the City.

Sec. 17.150.090. - Amendments to text.

When a proposed amendment would result in a change in the text of these regulations, but would not result in a change of zoning classification of any specific property, the recommendation of the Planning Commission shall contain a statement as to the nature and effect of such proposed amendment and determination as to the following items:

A. Whether such change is consistent with the intent and purpose of these regulations.

The proposed text amendment furthers the intent and purpose of the City's Zoning Ordinance ([Section 17.010—Title and Intent](#)), specifically:

- *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;*
- *To preserve and protect property values throughout the City and its planning area;*
- *To 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.*

Staff finds that based on the above criteria, the proposed amendments to Title 17 Zoning will further the intent of the City's Zoning Ordinance.

B. The areas which are most likely to be directly affected by such change and in what way they will be affected.

The proposed text amendment to Title 17 impacts all new and existing single family, one-and two-family residential districts and all commercial districts except for "UCD" Uptown Collinsville District in the City in the manners described earlier in this report.

C. Whether the proposed amendment is made necessary because of changed or changing conditions in the areas and zoning districts affected, or in the area of jurisdiction of such changed or changing conditions.

Staff is pursuing the proposed text amendment to amend the City's Code of Ordinance to align the Zoning with past precedent for new commercial development and to adapt to the changing architectural landscape by permitting more flexibility for durable, quality and sustainable design materials.

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ZONING ANALYSIS

Strategic Plan Goals Achieved by the Proposed Text Amendment:

Achieve Strategic Plan Goal #1: Preserve and improve existing neighborhoods.

Achieve Strategic Plan Goal #7: Support excellent municipal services

The proposed amendment will achieve these Strategic Plan goals by updating the zoning ordinance to make more contemporary, effective, and efficient and allowing more flexibility in design materials without sacrificing quality or durability.

RECOMMENDATION

Staff finds that the proposed text amendments meets or exceeds the review criteria for zoning text amendments. Further, staff finds that the proposed text amendment advances the intent of the City's Zoning Ordinance. Based on these findings and research from surrounding municipalities, staff recommends **'Approval'** of Text Amendment Application *TA 26-01 Metal Building Materials*.



EXHIBITS

A. COLLINSVILLE METAL BUILDING DEVELOPMENTS

B. DRAFT ORDINANCES

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EXHIBIT A: COLLINSVILLE METAL BUILDING DEVELOPMENTS

Vermeer Midwest (2022)

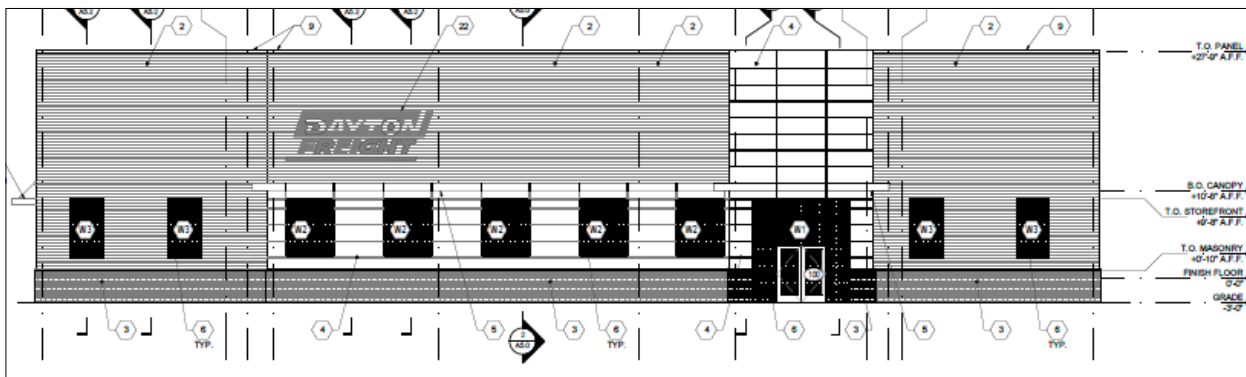
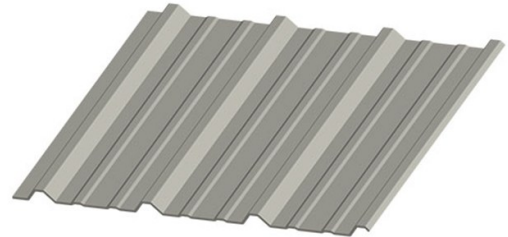
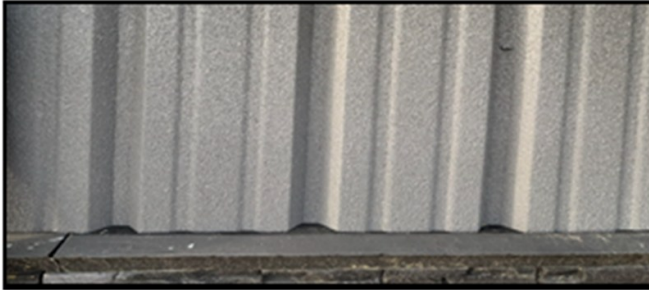




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EXHIBIT A: COLLINSVILLE METAL BUILDING DEVELOPMENTS

Lerch Headquarters (2025)



HWP

PRECISION SERIES WALL PANELS

MATERIALS

.032 aluminum 24 gauge steel
.040 aluminum 22 gauge steel
.050 aluminum

SPECS

12" or 16" Wide 7/8" High



AVAILABLE WITH OR WITHOUT CLIP



Dayton Freight

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EXHIBIT B: DRAFT ORDINANCE

ORDINANCE NO. _____

**AN ORDINANCE AMENDING TITLE 17 (ZONING)
OF THE CODE OF ORDINANCES
OF THE CITY OF COLLINSVILLE, ILLINOIS AS IT RELATES TO METAL
BUILDING MATERIALS**

WHEREAS, the City of Collinsville, Illinois, a home rule municipality (hereinafter the "City"), has enacted Municipal Code regulations for the purpose of improving and protecting the public health, safety, comfort, convenience, and general welfare of the people.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLINSVILLE as follows:

Section 1. Section 17.060.260. – Development guidelines: nonresidential uses in all districts of Title 17 (Zoning) of the Code of Ordinances of the City of Collinsville, Illinois, shall be amended as follows:

"Section 17.060.260.D. Design Guidelines

3. *Building materials.* The exterior finish must include at least three (3) visible materials, including windows. The same material with a varying finish or treatment shall not meet this requirement.

i. The following materials are permitted:

a. Primary materials (seventy-five (75) percent of façade or greater):

- 1. Brick or tile masonry**
- 2. Native stone or synthetic equivalent**
- 3. Pre-cast masonry**
- 4. Stucco or cementitious finish**
- 5. Insulated metal panels (as per requirements of this section)**

b. Secondary materials (no greater than twenty-five (25) percent of façade):

- 1. Siding (wood, composite, or HardiePlank)**
- 2. Curtain wall systems should only be used for limited areas, such as connections between buildings, entrance lobbies, etc.**
- 3. Concrete block (split faced block only).**



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EXHIBIT B: DRAFT ORDINANCE

4. Poured-in-place concrete: options in terms of formwork, pigments and aggregates should be explored to create rich surfaces.
- c. Accent materials (no greater than ten (10) percent of façade):
 1. Gypsum reinforced fiber concrete (for trim elements only)
 2. Metal (for beams, lintels, trim elements and ornamentation)
 3. Split-faced block (only for piers, foundation walls and chimneys)
 4. Ceramic tile
- ii. Insulated metal panels are permitted as a primary material as follows:
 - a. BP-3, BP-4, M-1 Zoning Districts may utilize ribbed or smooth insulated metal panels with concealed fasteners. Corrugated metal or waved profile is not permitted.
 - b. B-2, B-3, B-4, HP-1, CP-1, CP-2, BP-1 and BP-2 Zoning Districts may utilize insulated metal panels with concealed fasteners that mimic traditional building material profiles or finishes, such as masonry, stucco, siding, or similar, and complement the character of development in the surrounding area.
- iii. Other high-quality and durable materials may be approved by the City, that meet the intent of this section.
- iv. Building surfaces shall not reflect light into residential areas or allow light from inside the building to intrude into residential areas.
- v. The use of highly reflective or glossy materials or coatings should be limited to building accents only.”

Section 2. Section 17.040.050. – “R-1” Single Family Residential District of Title 17 (Zoning) of the Code of Ordinances of the City of Collinsville, Illinois, shall be amended as follows:

“Section 17.040.050.K. *In-fill design regulations.*

8. **Materials.** Insulated steel metal panels with concealed fasteners may be permitted as primary building material. Panel profiles shall mimic traditional building materials such as plank, board and batten, siding, masonry or similar. Design shall complement surrounding area and include a minimum of two (2) varying materials. Metal shingles,

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standing seam or high-ribbed metal roofs with minimum $\frac{3}{4}$ inch rib heights are permitted metal roofing materials.”

Section 3. Section 17.040.060. – “R-1A” Single Family Residential District of Title 17 (Zoning) of the Code of Ordinances of the City of Collinsville, Illinois, shall be amended as follows:

“Section 17.040.060.J. In-fill design regulations.

8. Materials. Insulated steel metal panels with concealed fasteners may be permitted as primary building material. Panel profiles shall mimic traditional building materials such as plank, board and batten, siding, masonry or similar. Design shall complement surrounding area and include a minimum of two (2) varying materials. Metal shingles, standing seam or high-ribbed metal roofs with minimum $\frac{3}{4}$ inch rib heights are permitted metal roofing materials.”

Section 4. Section 17.040.070. – “R-2” One-and Two- Family Residential District of Title 17 (Zoning) of the Code of Ordinances of the City of Collinsville, Illinois, shall be amended as follows:

“Section 17.040.070.K. Design guidelines.

7. Materials. Insulated steel metal panels with concealed fasteners may be permitted as primary building material. Panel profiles shall mimic traditional building materials such as plank, board and batten, siding, masonry or similar. Design shall complement surrounding area and include a minimum of two (2) varying materials. Metal shingles, standing seam or high-ribbed metal roofs with minimum $\frac{3}{4}$ inch rib heights are permitted metal roofing materials.”

Section 5. Section 17.060.060. – Garage, carport, or incidental accessory structure – Accessory use (single family and one- and two-family residential) of Title 17 (Zoning) of the Code of Ordinances of the City of Collinsville, Illinois, shall be amended as follows:

“Section 17.060.060.D.1. Detached Garages and Covered Carports.



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- d. The use of metal as a building material for detached garages and covered carports shall be permitted for accessory structures in residential districts, except for “UCD” Uptown Collinsville District, as follows:
 - i. Steel panels utilized for roofing shall be high-ribbed with minimum $\frac{3}{4}$ ” rib heights, standing seam or mimic traditional roofing materials such as shingles.
 - ii. Steel panels utilized for siding shall be standing seam, board and batten, plank, or similar profile and color to complement the primary structure.
 - iii. Steel panels shall be of such design to be durable, all-weather, and rust resistant.
 - iv. Prefabricated metal carports or garages that do not meet this section are prohibited.
 - v. Railroad cars, cargo containers, truck trailers, shipping/moving and other transitory type containers are prohibited.”

“Section 17.060.060.D.2. Storage Buildings, Sheds and Other Incidental Accessory Structures. The design, construction, building material(s) and color of storage buildings, sheds, and other incidental accessory structures shall be similar to or compatible with the design and construction of the primary structure as follows:

- a. The use of metal as a building material for storage buildings, sheds and other accessory structures shall be permitted for accessory structures in residential districts, except for “UCD” Uptown Collinsville District, as follows:
 - i. Steel panels utilized for roofing shall be high-ribbed with minimum $\frac{3}{4}$ ” rib heights, standing seam or mimic traditional roofing materials such as shingles.
 - ii. Steel panels utilized for siding shall be high-ribbed with a minimum $\frac{3}{4}$ ” rib heights, standing seam, board and batten, plank, or similar profile.
 - iii. Steel panels shall be of such design to be durable, all-weather, and rust resistant.
 - iv. Prefabricated metal sheds or incidental accessory structures that do not meet these requirements are prohibited.
 - v. Railroad cars, cargo containers, truck trailers, shipping/moving and other transitory type containers are prohibited.

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- b. Pergolas, gazebos, arbors, patio canopies, freestanding solar panels, greenhouses, and other similar incidental accessory structures, at the discretion of the City, consisting of metal columns or framing supporting a metal roofing grid of beams and rafters being fifty (50) percent or more transparent, or a roof constructed of permitted high-ribbed metal roofing panels, or a roof constructed primarily of glass and similar transparent roofing material, or a roof constructed of fire-resistant canvas and similar durable fabrics, or a wooden roof, or a shingled roof, and metals having power-coated or other rust-resistant finish; and being of such design as to be unenclosed may be allowed as an acceptable design.

Section 6. In the event any section or provision of this Ordinance shall be held unconstitutional or invalid by any Court, in whole or in part, such holding shall not affect the validity of this Ordinance or any remaining part of this Ordinance, other than the part held unconstitutional or invalid.

Section 7. All ordinances, or parts thereof, which are inconsistent with the provisions of this Ordinance, are hereby repealed to the extent of their inconsistencies.

Section 8. Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant, or otherwise nullify any other ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

Section 9. This Ordinance is effective upon its passage by the City Council, approval by the Mayor, and publication according to law.

PASSED by the City Council and Approved by the Mayor this ____ day of _____ 2026.

Ayes: _____

Nays: _____

Absent: _____