

Planned District Narrative

Master Auto Parking Lot Design

Prepared for:

Starns Properties LLC
206 Vandalia St
Collinsville, IL 62234

Project information:

Master Auto Parking Lot for Starns Properties LLC
206 Vandalia St
Collinsville, Illinois 62234
Oates Project Number: 225073

Final Report
December 2025



Table of Contents

1. Project Summary.....	1
2. Legal Description.....	1
3. Relationship to Surrounding Land Use and Zoning	1
4. Conformance to Comprehensive Plan and Future Land Use Map.....	2
5. Traffic Impacts and Parking	2
6. Impact on Infrastructure and Public Services	2
7. Reason and Justification for Deviations from Requirements of the Zoning District	2

Attachments

- A. Project Location Map
- B. Legal Description
- C. Site Plan
- D. Property Owners within 250 ft
- E. Zoning Map

1. Project Summary

Starns Properties, LLC is proposing to expand the existing parking lot for use at Master Auto Repair. The new parking lot expansion will service the existing business as additional customer vehicle storage and employee parking. This facility will allow Master Auto the much-needed space it requires for growth to meet consumer demand. The project will also include new lighting, landscaping, and a dumpster enclosure.

The project is located at 206 Vandalia Street, Collinsville, Illinois in Madison County. The property area is approximately 1.34 acres (Parcel ID 13-2-21-34-05-101-002, 13-2-21-34-05-101-001, and 13-2-21-27-17-301-020). This project includes the expansion of the existing parking lot at the north side of the existing building along with corresponding drainage improvements, a new dumpster enclosure, site lighting, and landscaping improvements.

A minor subdivision plat will be provided to consolidate the existing parcels within the site.

The property is currently zoned B-2. As part of Collinsville's Uptown Master Plan, the City has requested that the site be rezoned to UCD. In light of the current legal non conformity of the business within the B-2 district and proposed UCD district, rezoning to a Planned District (P-UCD) is requested to allow for Automotive Repair and Maintenance services as a permitted use.

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

2. Legal Description

County: Madison

Owner: Starns Properties LLC

Parcel: 13-2-21-34-05-101-002, 13-2-21-34-05-101-001, 13-2-21-27-17-301-020

Legal Description is included as **Attachment B**.

3. Relationship to Surrounding Land Use and Zoning

The proposed project is centrally located in Collinsville, at the corner of East Clay Street and IL-159. The site consists of three parcels, all zoned B-2 (Commercial District). Surrounding the site, several neighboring properties also share the B-2 zoning, including SS. Peter and Paul Catholic School to the west across IL-157, Terry's Appliance Center to the south across Clay Street, and residential homes to the east. To the north of the project site lies a residential area zoned R-1.

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

4. Conformance to Comprehensive Plan and Future Land Use Map

The proposed development aims to conform to the City's Comprehensive Plan and Future Land use map to the maximum extent while preserving the ability of Master Auto to continue their business within the Zoned District.

5. Traffic Impacts and Parking

The proposed development is expected to have no impact on existing traffic conditions. The additional parking is intended only to reduce congestion within the existing Master Auto property and is not expected to generate additional trip volume. No changes to entrances or movements are planned. The proposed improvements add 11 parking spaces to provide additional space on site for customer and employee vehicles. One striped ADA parking space will be added adjacent to the existing ADA space to provide the required accessible parking for a lot containing over 25 spaces.

6. Impact on Infrastructure and Public Services

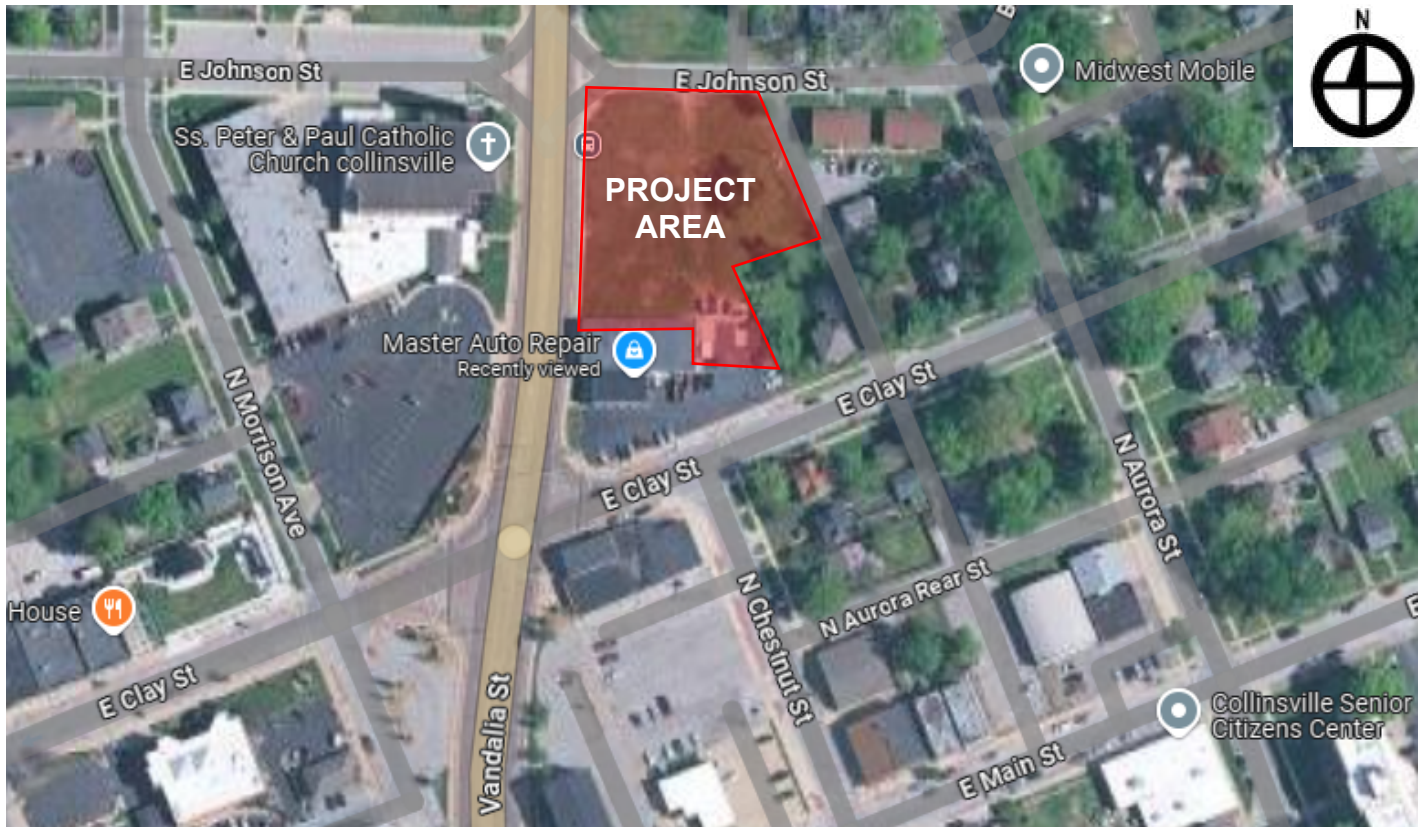
The proposed development is expected to have minimal impact on infrastructure and public services. Utility usage and loading requirements are expected to be comparable to existing use. Stormwater and drainage impacts are proposed to be minimized with the use of a dry detention basin to mitigate additional runoff generated and mimic pre-development drainage conditions. A rock garden is proposed to be embedded in the detention basin to improve water quality per City Requirements.

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

The owner is requesting Planned District Status to ensure their business is considered legally conforming moving forward. The proposed development as discussed in this report aims to adhere to all UCD zoning requirements as they pertain to the improved portion of the lot.

Attachment A

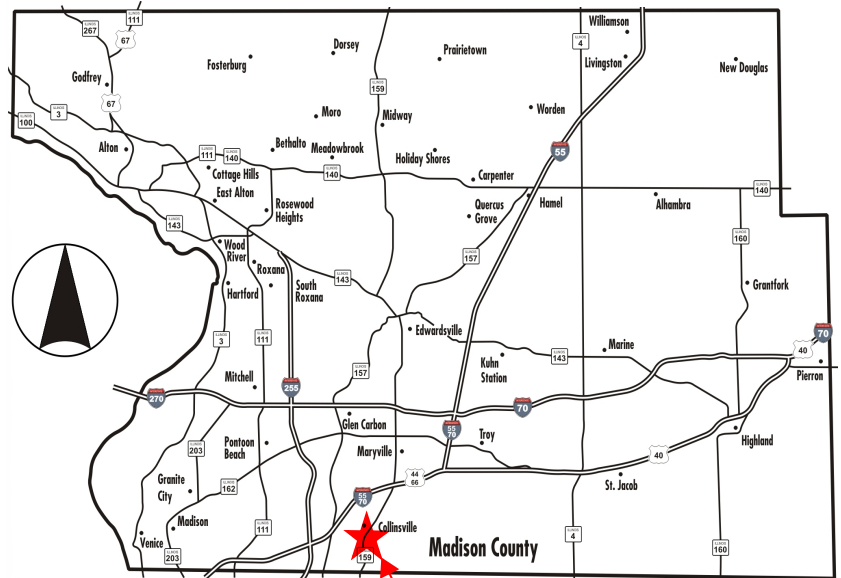
Project Location Map



PARCEL INFORMATION

Parcel #'s

13-2-21-34-05-101-002,
13-2-21-34-05-101-001,
13-2-21-27-17-301-020



Project Location Map

PROJECT LOCATION

Attachment B

Legal Description

13-2-21-34-05-101-002

Lots 1 and 2 in Block 16 of Collins and Other Addition to the City of Collinsville as the same appears from the plat thereof recorded in Plat Book 2 Page 1 of the Recorder's Office of Madison County, Illinois, (except coal and other mineral rights conveyed, excepted or reserved in prior conveyances) in Madison County, Illinois.

Also, excepting therefrom a tract of land conveyed by Phillipina Viviano and Vito Viviano, her husband, to Charles Bruno and Anna Bruno, described as follows: A part off of the Northwestern side of Lot 2 in the Westerly part of Block 16 in Collins and Other Addition to Collinsville as recorded in Plat Book 2 Page 1, more particularly described as follows: Beginning at the Northwestern corner of above mentioned Lot 2; thence Southwesterly along the Northwestern wall of a brick and concrete block building as now constructed on said lot; thence Southeasterly along said wall and continuing until it intersects the Southeasterly line of said Lot 2 a distance of 148.82 feet; thence Northeasterly along said Southeasterly line 14.96 feet to the Northeasterly corner of said Lot 2; thence Northwesterly along the Northeasterly line of said Lot 2, 148.8 feet to the point of beginning, in Madison County, Illinois.

Also, excepting therefrom that part contained in Condemnation Case No. 10-ED-11 order vesting title filed August 4, 2010, more particularly described as follows:

That part of Lot 1 in Block 16 of Collins and Others Addition to the City of Collinsville, as the same appears from plat thereof recorded June 2, 1852 in Plat Book 2 Page 1 of the Recorder's Office of Madison County, Illinois, described as follows:

Beginning at the Southwest corner of said Lot 1; thence on an assumed bearing of North 00 degrees 10 minutes 27 seconds East on the West line of said Lot 1, a distance of 29.91 feet; thence Southeasterly 39.26 feet on a curve to the left having a radius of 20.00 feet, the chord of said curve bears South 56 degrees 03 minutes 20 seconds East, 33.25 feet to the South line of said Lot 1; thence South 67 degrees 42 minutes 55 seconds West on said South line, 29.91 feet to the point of beginning, in Madison County, Illinois.

13-2-21-34-05-101-001

Lots 3 and 4 in Block 16 and part off of the Northeasterly side of Lot 2 in the Westerly part of Block 16 in E.W. Collins Addition to Collinsville, also known as Wing and Others Addition, Collinsville, Illinois, as recorded in Plat Book 2 Page 1 in the Recorder's Office of Madison County, Illinois, more particularly described as follows;

Beginning at the Northwestern corner of above mentioned Lot 2; thence Southwesterly along the Northwestern line of said Lot 2, 14.96 feet to a point in line with the Northeasterly

wall of a brick and concrete block building as now constructed on said Lot 2; thence Southeasterly along said wall and continuing until it intersects the Southeasterly line of said Lot 2 a distance of 148.82 feet; thence Northeasterly along said Southeasterly line 14.96 feet to the Northeasterly corner of said Lot 2; thence Northwesterly along the Northeasterly line of said Lot 2, 148.8 feet to the point of beginning, (except coal and other mineral rights conveyed, excepted or reserved in prior conveyances) in Madison County, Illinois.

Also, excepting therefrom that part contained in Condemnation Case No. 10-ED-11 order vesting title filed August 4, 2010, more particularly described as follows:

That part of Lots 2, 3 and 4 in Block 16 and part of the Northeasterly side of Lot 2 in the Westerly part of Block 16 in E.W. Collins Addition a/k/a Wing and Others Addition, Collinsville, Illinois, as recorded June 2, 1852 in Plat Book 2 Page 1 in the Recorder's Office of Madison County, Illinois, described as follows:

Beginning at the Northwest corner of said Lot 4; thence on an assumed bearing of North 89 degrees 52 minutes 57 seconds East on the North line of said Lot 4, a distance of 5.71 feet; thence South 00 degrees 51 minutes 02 seconds West, 45.88 feet; thence Southwesterly 92.17 feet on a curve to the right having a radius of 1,039.00 feet, the chord of said curve bears South 03 degrees 23 minutes 31 seconds West, 92.14 feet to the Westerly line of the aforesaid Lot 2; thence North 00 degrees 10 minutes 27 seconds East on the West line of said Lots 2, 3, and 4, a distance of 137.85 feet to the point of beginning.

Lot 7 in Kennedy's Subdivision of the East Half of Block 16 in E. W. Collins Addition to Collinsville, according to the plat thereof recorded in Plat Book S Page 31, (except coal and other mineral rights conveyed, excepted or reserved in prior conveyances) in Madison County, Illinois.

Lot 8 of Kennedy's Subdivision, as same appears in the Recorder's Office of Madison County, Illinois, in Book of Plats 5 on Page 31, being a subdivision in part of the Southwest Quarter of Section 27 and the Northwest Quarter of Section 34, Township 3 North, Range 8 West of the Third Principal Meridian, in the City of Collinsville, Madison County, Illinois, excepting the Southerly 100.00 feet thereof, the remaining Northerly portion of Lot 8, being more particularly described as follows:

Commencing at the Southeast corner of Lot 8; thence North along the East line of Lot 8, a distance of 100.00 feet to the point of beginning of the tract described herein; thence along a line making a clockwise angle of 90 degrees 02 minutes 25 seconds, a distance of 60.00 feet to a point on the West line of Lot 8 lying 100.00 feet Northerly of the Southwest corner of Lot 8; thence along the West line of Lot 8 making a counterclockwise angle of 90 degrees

02 minutes 27 seconds, a distance of 46.13 feet to the Northwest corner of Lot 8; thence along the North line of Lot 8 making a counterclockwise angle of 90 degrees 19 minutes 56 seconds, a distance of 60.00 feet to the Northeast corner of Lot 8; thence along the East line of Lot 8 making a counterclockwise angle of 89 degrees 40 minutes 06 seconds, a distance of 46.52 feet to the point of beginning, (except coal and other mineral rights conveyed, excepted or reserved in prior conveyances) in Madison County, Illinois.

13-2-21-27-17-301-020

Lot 5 in Block 16 in E.W. Collins and others Addition to Collinsville as the same appears from plat thereof, recorded in the Recorder's Office of Madison County, Illinois, in Plat Book 2 Page 22 and subsequently transcribed to Plat Book 20 Page 21.

Excepting:

That part of Lot 5 in Block 16 of "E.W. Collins and Others Addition to Collinsville," as the same appears from plat thereof recorded December 31, 1860 in the Recorder's Office of Madison County, Illinois, in Plat Book 2, Page 22 as subsequently transcribed in Plat Book 20, Page 21, described as follows:

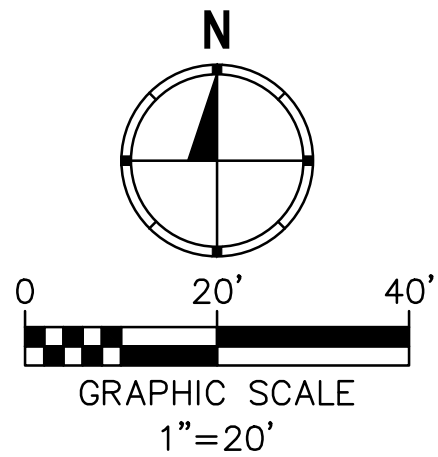
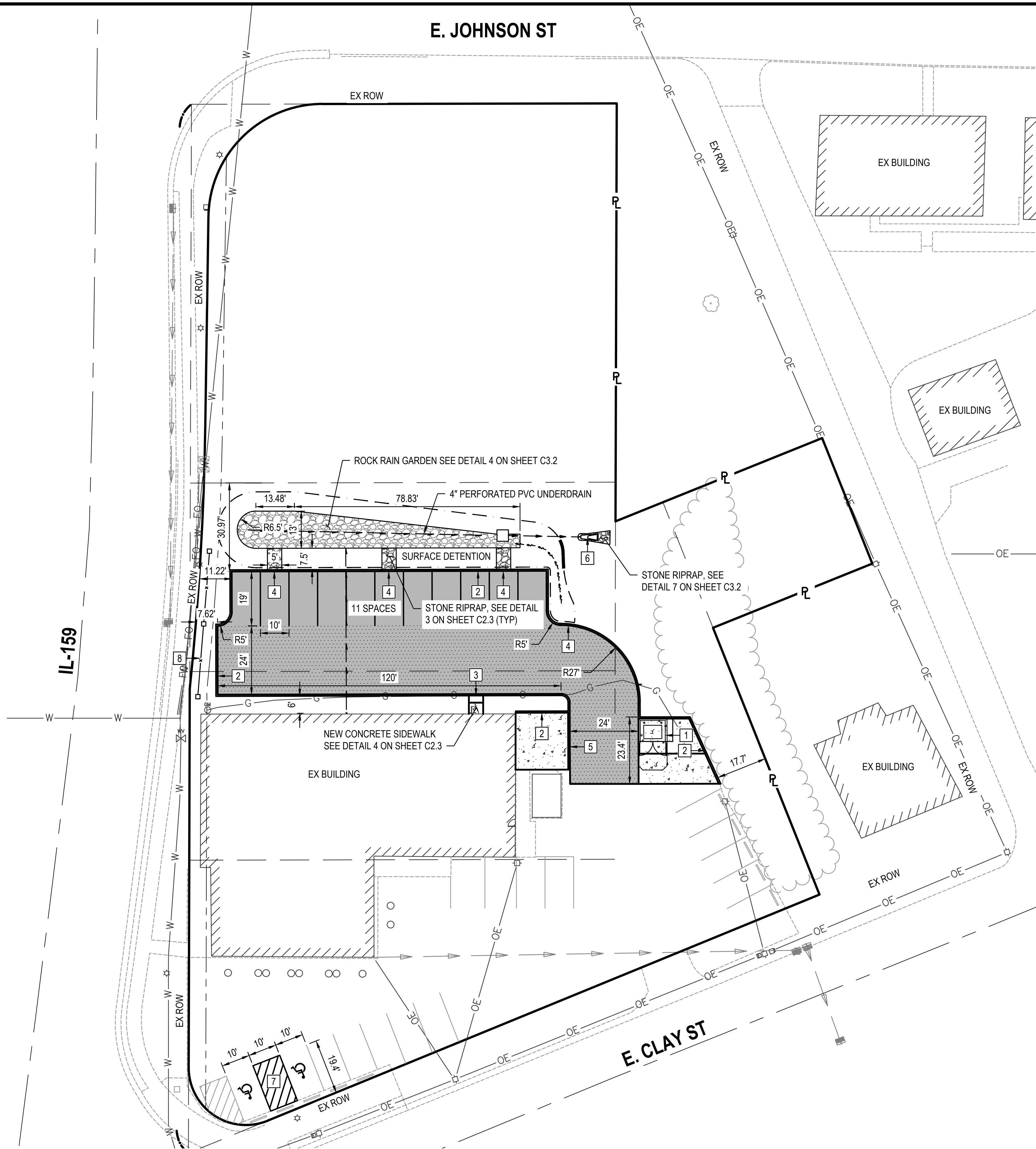
Beginning at the Southwest corner of said lot; thence on an assumed bearing of North 00 degrees 10 minutes 27 seconds East on the West line of said lot, 66.50 feet to the Northwest corner of said lot; thence North 89 degrees 52 minutes 57 seconds East on the North line of said lot, 45.83 feet; thence Southwesterly, 62.16 feet on a curve to the left having a radius of 40.00 feet, the chord of said curve bears South 45 degrees 21 minutes 59 seconds West, 56.09 feet; thence South 00 degrees 51 minutes 02 seconds West, 27.17 feet to the South line of said lot; thence South 89 degrees 52 minutes 57 seconds West on said South line, 5.71 feet to the Point of Beginning.

Situated in the County of Madison and the State of Illinois.

Attachment C

Site Plan

H:\P\225073 - MASTER AUTO PARKING LOT\SITE\DWG\225073 - DESIGN.DWG - 12/23/2025



KEYED NOTES

- 1 NEW DUMPSTER ENCLOSURE, SEE DETAIL 6 ON C2.3
- 2 NEW CONC BARRIER CURB, SEE DETAIL 5 ON SHEET C2.2
- 3 NEW COMBINATION CONCRETE DEPRESSED CURB AND SIDEWALK, SEE DETAIL 6 ON SHEET C2.2
- 4 NEW CURB CUT, SEE DETAIL 3 ON SHEET C2.3
- 5 NEW DEPRESSED CONCRETE CURB, SEE DETAIL 4 ON SHEET C2.2
- 6 NEW FES, SEE IDOT HIGHWAY STANDARD 542301 ON SHEET C3.3
- 7 NEW ADA STRIPING, SEE DETAIL 5 ON C2.3
- 8 NEW DECORATIVE FENCE, SEE DETAIL 1 ON C2.4

NEW WORK LEGEND

- NEW ASPHALT PAVEMENT, SEE DETAIL 1, SHEET C2.2
- NEW PLUS DUTY ASPHALT PAVEMENT, SEE DETAIL 2, SHEET C2.2
- NEW CONCRETE PAVEMENT, SEE DETAIL 3, SHEET C2.2

- PR STORM SEWER, SEE DRAINAGE PLANS
- PR ROOF DRAIN, SEE DRAINAGE PLANS

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:		NO.:	DATE:	REMARKS:

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.: 184.00115



MASTER AUTO PARKING LOT DESIGN SITE PLAN

PROJECT NO.:	225073
DATE:	12/23/25
SHEET NO.:	

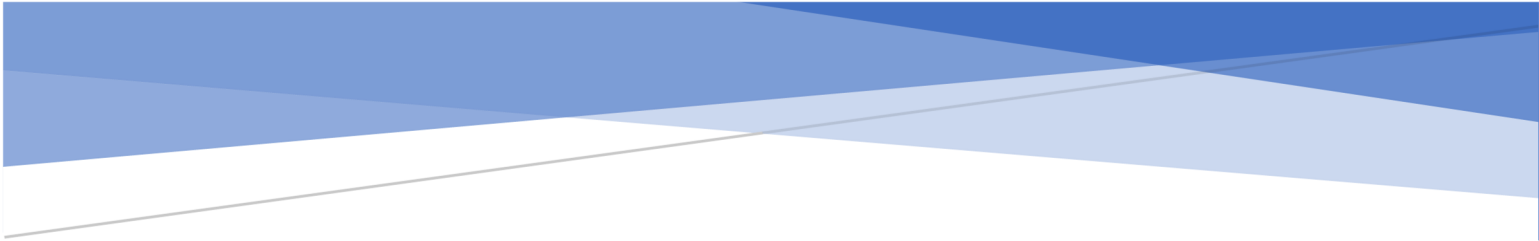
C2.1

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12/23/2025 - PERMIT SET

Attachment D

Adjacent Property Owners within 250ft



250' VARIANCE

11/17/2025

13-2-21-34-05-101-001 & 13-2-21-34-05-101-002 & 13-2-21-27-17-301-020

Collinsville Township Assessor's Office
assessors@collinsvilletownship.org

SUBJECT

13-2-21-24-05-101-001

**Starns Properties LLS
Vandalia Street
Collinsville, IL 62234**

13-2-21-34-05-101-002

**Starns Properties LLS
206 Vandalia Street
Collinsville, IL 62234**

13-2-21-27-17-301-020

**Starns Properties LLS
228 Vandalia Street
Collinsville, IL 62234**

**Mailing Address: 206 Vandalia Street
Collinsville, IL 62234**

13-2-21-27-17-302-001

**Astrauskas Living Trust
Philip & Mary Astrauskas
Site: 207 N. Aurora Street
Collinsville, IL 62234
Mailing Address: 105 Lexington Drive
Collinsville, IL 62234**

13-2-21-27-17-302-002

**Astrauskas Rental LLC
Site: 304 E. Johnson Street
Collinsville, IL 62234
Mailing Address: 105 Lexington Drive
Collinsville, IL 62234**

13-2-21-27-17-302-002.001

**Astrauskas Rental LLC
Site: 306 E. Johnson Street
Collinsville, IL 62234
Mailing Address: 105 Lexington Drive
Collinsville, IL 62234**

13-2-21-27-17-301-021

**City of Collinsville
Site: E. Johnson Street
Collinsville, IL 62234
Mailing Address: 125 S. Center Street
Collinsville, IL 62234**

13-2-21-27-17-306-004

**212 Aurora Trust Hartmann Rentals
Site: 212 N. Aurora Street
Collinsville, IL 62234
Mailing Address: 2505 Vandalia Street
Collinsville, IL 62234**

13-2-21-27-17-306-005

**Isidro Garcia
Site & Mailing Address: 514 Burroughs Ave.
Collinsville, IL 62234**

13-2-21-27-17-307-011

**Lara Thompson
Site: 615 Peers Street
Collinsville, IL 62234
Mailing Address: 2207 James Street
Scott City, MO 63780**

13-2-21-27-17-307-012

**Randy Beasley & Diane Broshuis
Site & Mailing Address: 615 Peers Ave.
Collinsville, IL 62234**

13-2-21-28-20-403-017

**SS Peter & Paul Parish of Collinsville
Roman Catholic Diocese of Springfield
Site: N. Morrison Ave.
Collinsville, IL 62234
Mailing Address: 207 Vandalia Street
Collinsville, IL 62234**

13-2-21-33-08-202-020

**SS Peter & Paul Parish of Collinsville
Roman Catholic Diocese of Springfield
Site: 208 N. Morrison Ave.
Collinsville, IL 62234
Mailing Address: 207 Vandalia Street
Collinsville, IL 62234**

13-2-21-33-08-202-021

**SS Peter & Paul Parish of Collinsville
Roman Catholic Diocese of Springfield
Site: 205 E. Clay St.
Collinsville, IL 62234
Mailing Address: 207 Vandalia Street
Collinsville, IL 62234**

13-2-21-33-08-202-022.001

The Roman Catholic Diocese
Site: Vandalia Street
Collinsville, IL 62234
Mailing Address: 1615 West Washington St.
Springfield, IL 62702-4757

13-2-21-33-08-203-013**Illinois Department of Transportation**

Site: 120 N. Morrison ST.
Collinsville, IL 62234
Mailing Address: 1102 Eastport Plaza Drive
Collinsville, IL 62234

13-2-21-33-08-203-014**Illinois Department of Transportation**

Site: 200 East Clay Street
Collinsville, IL 62234
Mailing Address: 1102 Eastport Plaza Drive
Collinsville, IL 62234

13-2-21-33-08-203-015**Illinois Department of Transportation**

Site: Clay Street
Collinsville, IL 62234
Mailing Address: 1102 Eastport Plaza Drive
Collinsville, IL 62234

13-2-21-34-05-101-004

James Stinchfield
Site: 411 East Clay Street
Collinsville, IL 62234
Mailing Address: 533 Richter Hill
Collinsville, IL 62234

13-2-21-34-05-101-005

Claudi Cleveland
Site & Mailing Address: 203 N. Aurora Street
Collinsville, IL 62234

13-2-21-34-05-101-006

Edwin Buettner
Site & Mailing Address: 121 N. Aurora Street
Collinsville, IL 62234

13-2-21-34-05-101-007

Sarah & Paul Wood
Site & Mailing Address: 117 N. Aurora Street
Collinsville, IL 62234

13-2-21-34-05-101-007.001

Reeves Investments LLC
Site: 117 E. Aurora Street
Collinsville, IL 62234
Mailing Address: 3903 Benington Drive
Swansea, IL 62226

13-2-21-34-05-101-008

Harry Reed & Michael Center
Site & Mailing Address: 427 East Main Street
Collinsville, IL 62234

13-2-21-34-05-101-009

Joseph & Jay Fleming
Site: 421 East Main Street
Collinsville, IL 62234
Mailing Address: 11746 Pocahontas Rd.
Highland, IL 62249

13-2-21-34-05-101-011

Collinsville Township
Site: Main Street
Collinsville, IL 62234
Mailing Address: 305 East Main Street
Collinsville, IL 62234

13-2-21-34-05-101-012

Hamann Borgmeyer Inc.
Site: 409 E. Main Street
Collinsville, IL 62234
Mailing Address: 109 Clark Street
Collinsville, IL 62234

13-2-21-34-05-101-013

Hamann & Borgmeyer
Site: 405 E. Main Street
Collinsville, IL 62234
Mailing Address: 2707 Plum Hill School Rd.
Belleville, IL 62221

13-2-21-34-05-101-014

Hamann & Borgmeyer Inc.
Site: 401 E. Main Street & 403 E. Main Street
Collinsville, IL 62234
Mailing Address: 2707 Plum Hill School Rd.
Belleville, IL 62221

13-2-21-34-05-101-014.001

Mitchell & McArthurs Tae Kwon Do Inc.
Site & Mailing Address: 110 N. Chestnut Street
Collinsville, IL 62234

13-2-21-34-05-101-015

Tyler Woods
Site & Mailing Address: 112 N. Chestnut St.
Collinsville, IL 62234

13-2-21-34-05-101-016

Daniel & Monica Powers
Site & Mailing Address: 116 N. Chestnut St.
Collinsville, IL 62234

13-2-21-34-05-101-017

Shawn Ferguson
Site & Mailing Address: 124 N. Chestnut St.
Collinsville, IL 62234

13-2-21-34-05-101-018

TAC Real Estate LLC Collinsville
Site: 124 Vandalia St.
Collinsville, IL 62234
Mailing Address: 9195 Schmal Rd.
St. Jacob, IL 62281

13-2-21-34-05-101-023

Collinsville Township
Site: Main Street
Collinsville, IL 62234
Mailing Address: 305 E. Main Street
Collinsville, IL 62234

13-2-21-34-05-104-001

Jessica M. Rains
Site & Mailing Address: 120 N. Aurora Street
Collinsville, IL 62234

13-2-21-34-05-104-002

Turner Enterprises
Sean & Heidi Turner
Site: 116 N. Aurora Street
Collinsville, IL 62234
Mailing Address: 4020 Green Mount Crossing
Dr. Suite 119
O'Fallon, IL 62269

13-2-21-34-05-104-003

Ralph & Neva Mae Bertelsmann
Site & Mailing Address: 236 Meadowbrook Ln.
Collinsville, IL 62234

Attachment E

Zoning Map

City of Collinsville, Illinois

2024 Official Zoning Map



Note:
Districts overlaid with a crosshatch pattern "Planned Districts" which permit specific modifications to underlying zoning. These modifications are listed in the ordinance establishing the Planned District. Please contact the zoning department for details regarding these districts.

Note:
Districts identified with an asterisk (*) are intended for pre-existing zoning and permit as a lawful use only the specific use of the property in effect on January 27, 2003. No additional property shall be added to these zoning districts (except as specifically authorized by the City Council.

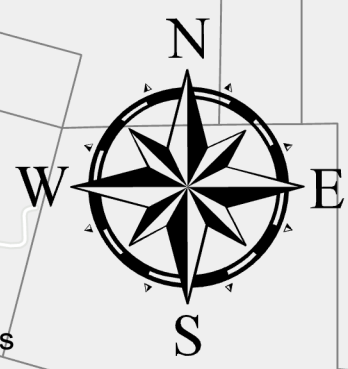
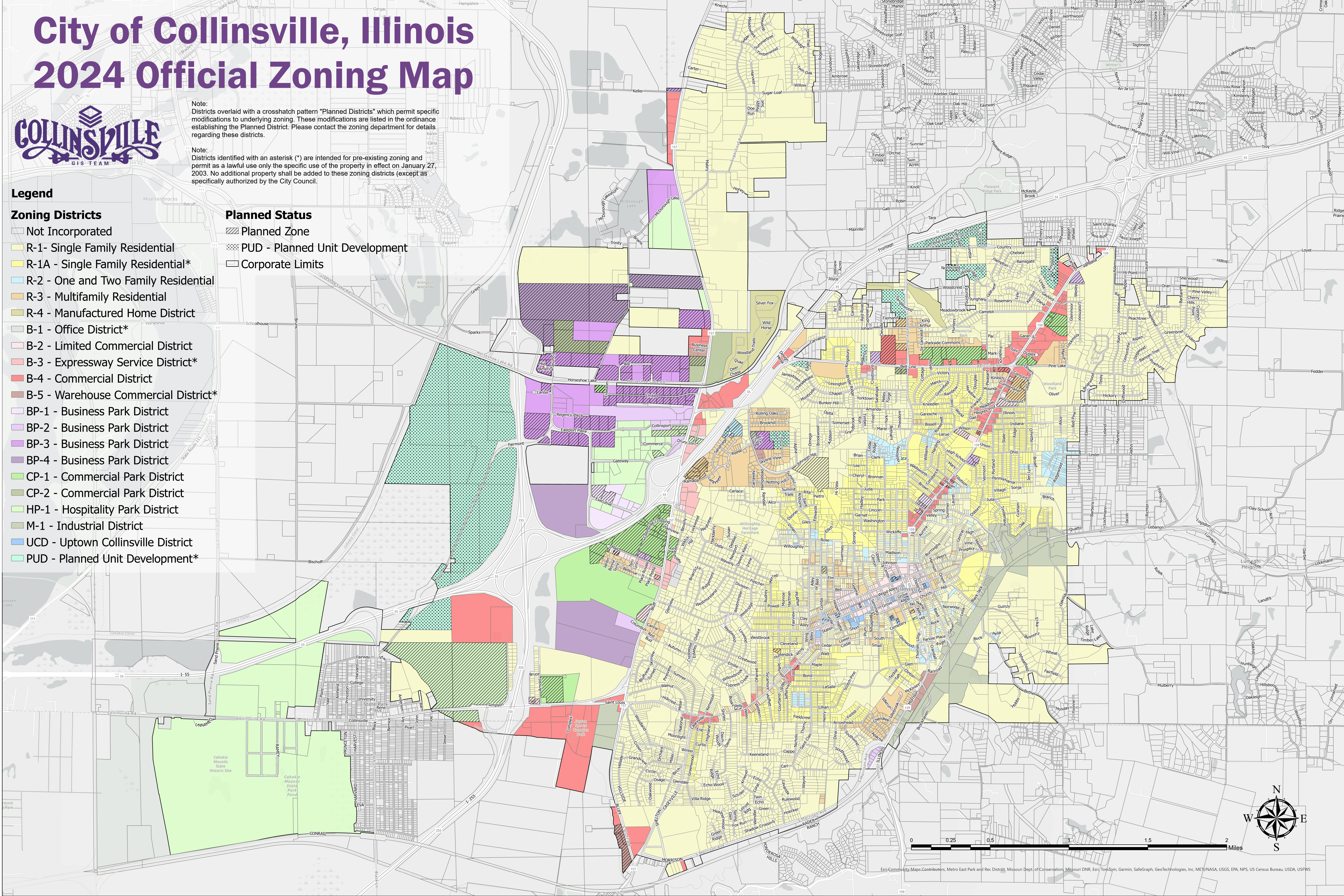
Legend

Zoning Districts

- Not Incorporated
- R-1- Single Family Residential
- R-1A - Single Family Residential*
- R-2 - One and Two Family Residential
- R-3 - Multifamily Residential
- R-4 - Manufactured Home District
- B-1 - Office District*
- B-2 - Limited Commercial District
- B-3 - Expressway Service District*
- B-4 - Commercial District
- B-5 - Warehouse Commercial District*
- BP-1 - Business Park District
- BP-2 - Business Park District
- BP-3 - Business Park District
- BP-4 - Business Park District
- CP-1 - Commercial Park District
- CP-2 - Commercial Park District
- HP-1 - Hospitality Park District
- M-1 - Industrial District
- UCD - Uptown Collinsville District
- PUD - Planned Unit Development*

Planned Status

- Planned Zone
- PUD - Planned Unit Development
- Corporate Limits



Esri/Community Maps Contributors, Metro East Park and Rec District, Missouri Dept. of Conservation, Missouri DNR, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, MET/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS