

City of Collinsville

*125 S. Center Street
Collinsville, IL 62234*



Agenda

Thursday, July 10, 2025

6:30 PM

City Hall

Planning Commission

A. CALL TO ORDER**B. ROLL CALL****C. SPEAKERS FROM THE FLOOR****D. APPROVAL OF MINUTES**

1. Motion to Approve the May 8, 2025, Planning Commission Meeting Minutes

Attachments: [Minutes](#)

E. PUBLIC HEARINGS:

1. RZ 25-03, SP 25-03 Haven Hills, MAJ SD 25-01, (Rezoning, Site Plan & Preliminary Plat) - A request by James Mundloch, on behalf of property owner, to rezone property form "R-3" Multi-Family to "P-R-3" Planned Multi-Family District coupled with Preliminary Plat and Site Plan approval to permit the development of Haven Hills, a four (4), ninety-six (96) unit multi-family development at PIN: 13-1-2-21-29-12-201-006; -006.002, &13-2-21-29-12-201-002. (Ramada Blvd & Reese Drive).
 - A. Motion to Open Public Hearing
 - B. Staff Report
 - C. Public Input
 - D. Motion to Close Public Hearing
 - E. Motion to Recommend Approval of Rezoning
 - F. Motion to Approve Site Plan
 - G. Motion to Approve Preliminary Plat

Attachments: [Staff Report](#)
[Site Plan](#)
[Preliminary Plat](#)
[Architectural Elevations](#)
[Preliminary Drainage Report](#)

2. TA 25-06 Native Planting Areas (Text Amendment) - A City-initiated request for approval of amendments to Title 17 (Zoning) as it relates to maintenance requirements and standards for native planting areas.
 - A. Motion to Open Public Hearing
 - B. Staff Report
 - C. Public Input
 - D. Motion to Close Public Hearing
 - E. Motion to Recommend Approval of Text Amendment

Attachments: [Staff Report](#)

3. TA 25-07 Swimming Pools (Noncommercial) (Text Amendment) - A City-initiated request for approval of amendments to Title 17 (Zoning) as it relates to the City's accessory pool requirements (noncommercial).
- A. Motion to Open Public Hearing
 - B. Staff Report
 - C. Public Input
 - D. Motion to Close Public Hearing
 - E. Motion to Recommend Approval of Text Amendment

Attachments: [Staff Report](#)

4. TA 25-02 Signage Permitting Standards & Abandoned Signage (Text Amendment) - A City-initiated request for approval of amendments to Title 17 (Zoning) as it relates to the City's signage requirements.
- A. Motion to Open Public Hearing
 - B. Staff Report
 - C. Public Input
 - D. Motion to Close Public Hearing
 - E. Motion to Recommend Rezoning Approval

Attachments: [Staff Report](#)
[Attachment A - Ordinance](#)

F. NEW BUSINESS

1. SPACK 25-05 - Fairmount Park Casino & Racing (Sign Package) - A request for Sign Package approval in order to permit a series of phased signage (9301 Collinsville Road)

Attachments: [Staff Report](#)

G. OLD BUSINESS

H. STAFF REPORT

1. Zoning Practice Issues (June 2025 and July 2025)

Attachments: [Zoning Practice - Creating a Childcare-Friendly Community](#)
[Zoning Practice - Transfer of Development Management Rights](#)

I. COMMENTS FROM COMMISSION MEMBERS

J. ITEMS FOR NEXT AGENDA

K. ADJOURNMENT

ADDRESSING THE COMMISSION DURING SPEAKERS FROM THE FLOOR

Below are the rules for input during Board/Commission/Sub-Body meetings as set out in Ordinance No. 4765 entitled “Ordinance Governing Speakers From the Floor During Meetings of the City Council and the Commission, Boards, and Sub-Bodies of Collinsville, Illinois”. Speakers may address the Board/Commission during the time designated as Speakers From the Floor on the agenda.

RULE 1: Speakers shall be allowed only during “Speakers from the Floor,” or at any other time if requested by the meeting Chairman of the governing board.

RULE 2: Input must relate to a matter under the authority of the commission, board, or sub-body.

RULE 3: Upon request by the meeting Chairman for speakers from the floor, a prospective speaker shall express the desire to speak, be recognized by the meeting Chairman, approach the designated podium, and state their name and general subject matter to which they will address the Board/Commission.

RULE 4: After establishing their identity, prospective speakers shall immediately address the governing board.

RULE 5: Each speaker is limited to four (4) minutes to address the governing board. No extensions will be granted and no time shall be compensated to the speaker resulting from interruptions by or discussion with the governing board or any other City officer or employee.

RULE 6: Speakers shall address only the governing board collectively or its members individually. Speakers shall speak to issues and shall refrain from personal attacks on the governing board or City appointed officials and employees. Speakers may not address issues related to pending litigation in which the City or its subsidiary bodies, officers, agents, employees, boards or commissions is a party.

RULE 7: Speakers shall not be permitted to advertise, solicit, request, urge, summon, or cajole the governing board or the general public, except as otherwise provided for herein, with regard to any products, goods, services, information, gains, losses, advantages, consequences, or any other similar matter, notwithstanding that there may or may not be any pecuniary, monetary, financial or property gain, loss, or benefit to the speaker or any other person or entity.

RULE 8: Speakers shall act and speak with decorum and conform to conventional social manners in speech, writing, dress, and behavior. The audience shall refrain from conduct that disrupts the meeting in any way such as clapping, booing, loud talking or outbursts. A speaker may be immediately terminated at the meeting Chairman’s discretion.

RULE 9: Determination of breaches of this Ordinance shall be made by the meeting Chairman. The meeting Chairman customarily will warn the speaker or members of the audience of inappropriate behavior through one warning use of the gavel. Subsequent inappropriate behavior shall result in the immediate removal of the responsible parties at the discretion of the meeting Chairman.