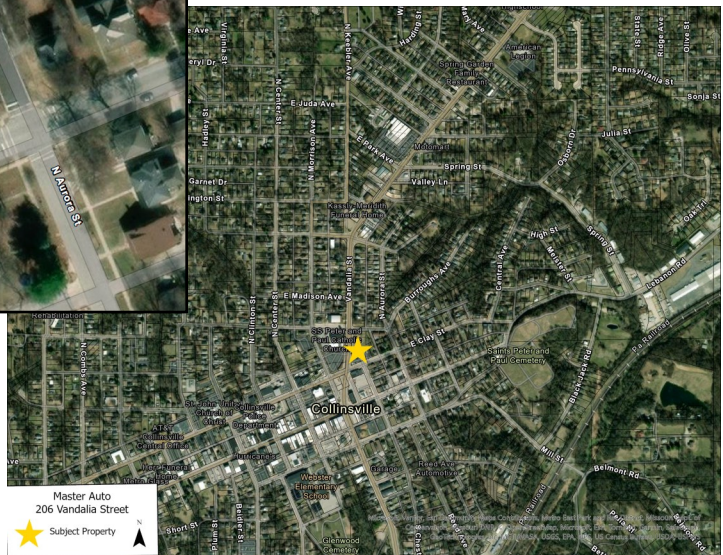




REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

APPLICATION NUMBER(S)	RZ 26-04
APPLICATION NAME:	City of Collinsville Rezoning (East Johnson Street) (Rezoning)
APPLICANT NAME:	City of Collinsville 125 South Center Street Collinsville, IL 62234
PROPERTY OWNER NAME(S):	Starns Properties LLC
APPLICANT'S REQUEST:	A request to rezone property located East Johnson Street from "B-2" Limited Commercial District to "P-UCD" Planned Uptown Collinsville District by repealing and replacing Ordinance 26-19
SITE ADDRESS:	Unaddressed East Johnson Street
PARCEL ID NUMBER(S)	13-2-21-27-17-301-021
EXISTING ZONING DISTRICT(S):	"B-2" Limited Commercial District
PROPOSED ZONING DISTRICT(S):	"P-UCD" Planned Uptown Collinsville District
TOTAL SITE AREA:	Approximately 6,154 Square Feet
COMMISSION MEETING DATE:	May 14, 2026
CASE MANAGER:	Travis Taylor, AICP, Community Development Director
RECOMMENDATION:	Rezoning: APPROVAL



REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE



SITE HISTORY AND EXISTING CONDITIONS

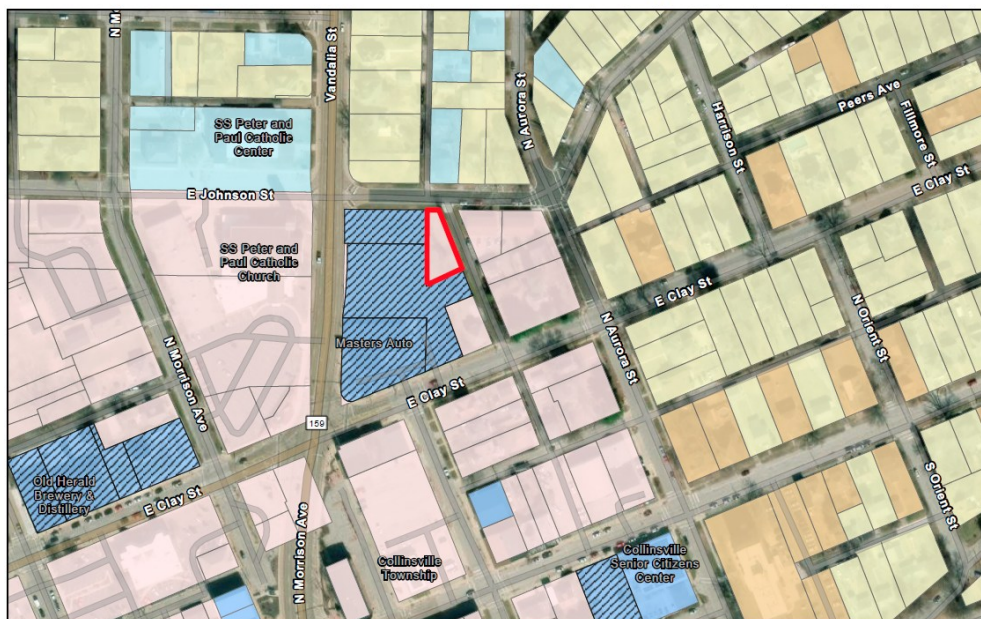
The subject property is a vacant property recently transferred from the City of Collinsville to Starns Properties LLC, shown in the picture to the right (Ordinance No. 20-37). This subject property has, to staff's knowledge, never been improved. The parcels to the west were previously developed with commercial structures demolished between 2006-2012. Those parcels are currently vacant and owned by the same ownership of the property to the south, currently operated as Master Auto Repair. Master Auto recently underwent a rezoning (Ordinance 26-19) to allow for an expansion to their parking lot and subdivision setting the stage for future development of their northern property. With the property transfer, and this rezoning request, the owners intend to consolidate the lot with the western property for one cohesive development.



ZONING MAP

LAND USE AND ZONING CONTEXT MATRIX			
DIRECTION	EXISTING LAND USE	ZONING DISTRICT	COMMENTS
North	Residential	R-1	Residential
East	Residential	B-2	Residential
South	Commercial & Residential	B-2	Terry's Appliance/Residential
West	Institutional	B-2	St. Peter & Paul

East Johnson Street Rezoning



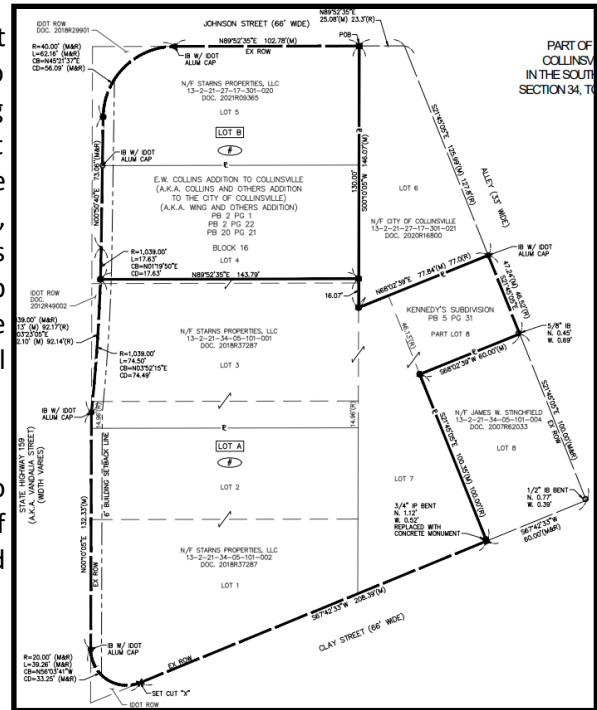


REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

REQUEST

The City of Collinsville is requesting to rezone property at East Johnston Street from Limited Commercial (B-2) to Planned Uptown Collinsville District (P-UCD) by amending Ordinance 26-19 to include the subject property. Having not identified a public purpose and in an attempt to reduce unnecessary, recurring maintenance costs on City properties, the City transferred the subject property to Starns Properties LLC. With the subject property under the same ownership and same zoning district, the City believes the lot will be more marketable and therefore developable for commercial purposes.

After successful rezoning, the property owner intends to consolidate the property into the proposed lot B as part of the Master Auto Subdivision plat, previously reviewed and approved by the City and shown in the image to the right.



COMPREHENSIVE PLAN CONSISTENCY REVIEW

A consistency review of the goals, objectives, and policies of the Comprehensive Plan, as they relate to the current request, follows:

FUTURE LAND USE MAP (FLUM):



Future Land Use Map (FLUM)

The FLUM serves as a guideline for growth and development within the City. The subject property is located within the Uptown Planning Area which is identified in the FLUM as “Market District” Downtown. The “Market” district is further regulated by the “UCD” Uptown Collinsville District requirements within the Zoning Ordinance.

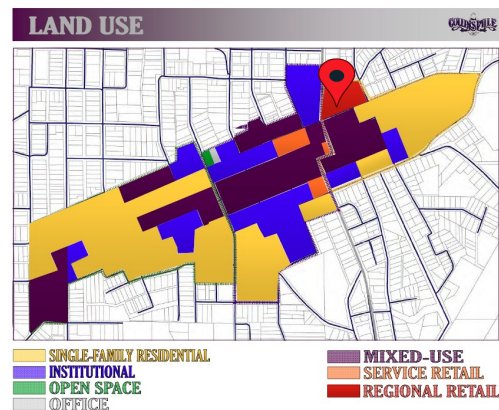
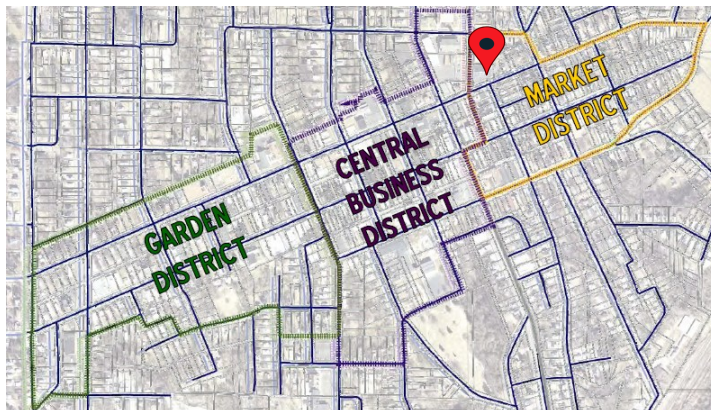
Staff finds that the request to rezone the subject property from “B-2” to “P-UCD” is substantially consistent with the Comprehensive Plan and Future Land Use Map. This area is further reviewed under the Uptown Master Plan.

REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE



UPTOWN MASTER PLAN:



Uptown Master Plan

The Uptown Master Plan establishes three clearly defined districts as a part of the Comprehensive Plan 2020 goals. The subject property is within the Market District of Uptown. The Market District is the eastern gateway to the Uptown area and composed of primarily residential and commercial land uses, some legally nonconforming. The vision of the Market District is to establish itself as a viable retail, residential, and mixed use area through an eclectic mix of uses, design approaches and architectural treatments.

The Market District is the only area in Uptown that is encouraged to host Regional Retail, specifically identifying the subject property as suitable. Regional retail is described in the Uptown Master plan as uses including destination retail and personal service type businesses that offer convenient access for employees and visitors on a regional scale. It is staff's opinion that the inclusion of the subject property in the Planned Uptown Collinsville District will allow the owner to enlarge the property under a consistent, commercial zoning, making the property more marketable to potential developers.



REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

ZONING DISTRICT AMENDMENTS ANALYSIS

When reviewing applications for changes in zoning, or amendments thereto, the Planning Commission is required to hold a hearing, review, and make recommendations and report to the City Council.

Matters to be Considered for Zoning District Amendments (Section 17.150.080)

In order to recommend approval or disapproval of a proposed zoning district amendment the Planning Commission shall consider the following matters:

A. Character of the Neighborhood. ✓

It is staff's opinion that rezoning the subject property consistent with the remaining commercial property on the block will allow the parcel to remain consistent with the character of this commercial area. It is anticipated that this property will be useful for future development, allowing additional room for access to the Alley or East Johnson Street or space for stormwater management.

B. Whether the proposed amendment promotes the health, safety, quality of life, comfort, and general welfare of the City and its planning area. ✓

As noted above, it is Staff's belief that this parcel will be important for the commercial development of the western lot, as the lot is unlikely to obtain access off 159 and access on East Johnson Hill is limited given their current street frontage. Making this lot a similar commercial zoning district may allow future development safer access off the alley or further from the 159/East Johnson intersection.

C. Consistency with the comprehensive plan and regulations of the City of Collinsville. ✓

It is staff's opinion that the proposed amendment is consistent with the Comprehensive Plan as the proposed zoning district and land use is consistent with the goals of the Uptown Planning Area and Market District.

D. Adequacy of public utilities and other needed public services. ✓

All necessary public utilities and public services are currently available for future development.

E. Suitability of the uses to which the property has been restricted under its existing zoning. ✓

The existing zoning, "B-2" Limited Commercial District, permits similar uses as permitted by the Uptown Collinsville District. Staff believes the property is currently difficult for any potential commercial development. Inclusion of this property with the P-UCD zoning district of the surrounding properties and the ultimate consolidation of the lot with those properties will allow the property to be developed for the uses permitted.

F. Compatibility of the proposed district classification with nearby properties. ✓

The majority of properties surrounding the subject property are currently zoned "B-2" Limited Commercial District with the exception of the zoned "R-1" Single-Family Residential District to the north, separated by E Johnson Street. The subject property is the northern boundary of the Uptown Planning Area of the Market District. Properties located within the Uptown Planning Area are subject to the requirements of "UCD" Uptown Collinsville District determined by several criteria under Section 17.040.250. Rezoning the subject property to "P-UCD" alongside the remainder of the Starns properties will further the Comprehensive Plan and increase the conformity of the Uptown Planning Area.

G. The extent to which the zoning amendment may detrimentally affect nearby property. ✓

It is staff's opinion that both the current zoning district (B-2) and the proposed zoning district (P-UCD) are comparable in use and intensity allowances. It is staff's opinion that the proposed rezoning will not detrimentally affect nearby property.

REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE



ZONING DISTRICT AMENDMENTS ANALYSIS

H. Whether the proposed amendment provides a disproportionately great loss to the individual landowner nearby relative to the public gain. ✓

The proposed amendment will allow a currently vacant parcel to be utilized for development with adjacent properties. It is staff's opinion that the nearby property owners and the public will gain from potential, commercial development at this location.

ZONING RECOMMENDATION

Staff finds that the proposed rezoning request meets or exceeds the review criteria and advances the intent of the Comprehensive Plan, Uptown Master Plan and the Zoning Ordinance. ***Based on this finding, staff requests favorable consideration of the request by the City of Collinsville to rezone property located on East Johnston Street from "B-2" Limited Commercial District to "P-UCD" Planned Uptown Collinsville District.***



EXHIBITS

A. SITE PHOTOS

B. DRAFT ORDINANCE

REPORT TO PLANNING COMMISSION
CITY OF COLLINSVILLE



EXHIBIT A: SITE PHOTOS



View South from East Johnson Street



REPORT TO PLANNING COMMISSION
CITY OF COLLINSVILLE

EXHIBIT B: SITE PHOTOS



View Southeast from East Johnson Street

**REPORT TO PLANNING COMMISSION
CITY OF COLLINSVILLE**



EXHIBIT B: DRAFT ORDINANCE

CITY OF COLLINSVILLE, ILLINOIS

ORDINANCE NO. _____

**AN ORDINANCE REPEALING AND REPLACING ORDINANCE 26-19 TO ALLOW
FOR THE REZONING OF PROPERTY ON EAST JOHNSON STREET IN
COLLINSVILLE, ILLINOIS, FROM "B-2" LIMITED COMMERCIAL DISTRICT TO
"P-UCD" PLANNED UPTOWN COLLINSVILLE DISTRICT
(PIN: 13-2-21-27-17-301-021)**

**ADOPTED BY THE
CITY COUNCIL
OF THE
CITY OF COLLINSVILLE, ILLINOIS**

THIS ____th DAY OF _____, 2026

Published in pamphlet form by authority of the City Council of the City of Collinsville, Madison and St. Clair Counties, Illinois this ____th day of _____, 2026.



REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

EXHIBIT B: DRAFT ORDINANCE

ORDINANCE NO. _____

AN ORDINANCE REPEALING AND REPLACING ORDINANCE 26-19 TO ALLOW FOR THE REZONING OF PROPERTY ON EAST JOHNSON STREET IN COLLINSVILLE, ILLINOIS, FROM "B-2" LIMITED COMMERCIAL DISTRICT TO "P-UCD" PLANNED UPTOWN COLLINSVILLE DISTRICT (PIN: 13-2-21-27-17-301-021)

WHEREAS, the City of Collinsville, has filed with the City of Collinsville, Illinois (hereinafter "the City") an application to repeal and replace Ordinance 26-19 to allow for the rezoning of real estate located on East Johnson Street (PIN: 13-2-21-27-17-301-021) from "B-2" Limited Commercial District to "P-UCD" Planned Uptown Collinsville District; and

WHEREAS, prior to the presentation of this ordinance to the City Council, all hearings required to be held before agencies of the city took place pursuant to proper legal notice and all petitions, documents and other necessary legal requirements were fulfilled in compliance with the law in such cases made and provided, including Title 17 of the Collinsville Municipal Code and Section 5/11-13-14 of the Illinois Municipal Code (65 ILCS 5/11-13-14).

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF COLLINSVILLE AS FOLLOWS:

SECTION 1: That the following legally described land located in the City of Collinsville, Illinois will be zoned "P-UCD" Planned Uptown Commercial District, to wit:

206 Vandalia Street, Collinsville, Illinois 62234
Parcel ID# 13-2-21-34-05-101-002; 13-2-21-34-05-101-001; 13-2-21-27-17-301-020;
13-2-21-27-17-301-021
Current Owner: Starns Properties, LLC

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 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

REPORT TO PLANNING COMMISSION
CITY OF COLLINSVILLE



EXHIBIT B: DRAFT ORDINANCE

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 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 Northwesterly corner of above mentioned Lot 2; thence Southwesterly along the Northwesterly 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.



REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

EXHIBIT B: DRAFT ORDINANCE

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.

REPORT TO PLANNING COMMISSION
CITY OF COLLINSVILLE



EXHIBIT B: DRAFT ORDINANCE

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

Lot No. Six (6) in a subdivision of the E-1/2 of Block No. 16 E.W. Collins, et al. Addition as the same appears from plat thereof recorded in the Recorder's Office of Madison County, Illinois in Plat Book 5 Page 31; situated in the City of Collinsville, County of Madison, State of Illinois.

SECTION 2: That the authority and approval provided in this Ordinance is granted subject to all ordinances, rules, and regulations of the City of Collinsville and the following conditions:

A. PERMITTED USES

Permitted uses for this planned district shall be in accordance with the corresponding use permissibility of the UCD Uptown Collinsville District Zoning District per Section 17.050, Use Regulations of the City of Collinsville Zoning Ordinance with the following exception(s):

1. Automotive Repair and Maintenance (NAICS 8111) is permitted as a primary use restricted to Lot A of the Master Auto Subdivision.

SECTION 3: That the City Clerk is hereby authorized to note the zoning grant made by this Ordinance upon the official map of the City.

SECTION 4: 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 5: That all ordinances, or parts thereof, which are inconsistent with the provisions of this Ordinance, are hereby repealed to the extent of their inconsistencies.

SECTION 6: That 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 hereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

SECTION 7: That this ordinance shall take effect upon its passage, approval, and publication in pamphlet form, as provided by law.

PASSED by the Council and Approved by the Mayor on __, 2026.

Ayes:

Nays:

Absent:

Approved: _____, 2026.



REPORT TO PLANNING COMMISSION
CITY OF COLLINSVILLE

EXHIBIT B: DRAFT ORDINANCE

ATTEST:

Jeff Stehman, Mayor

Kimberly Wasser, City Clerk