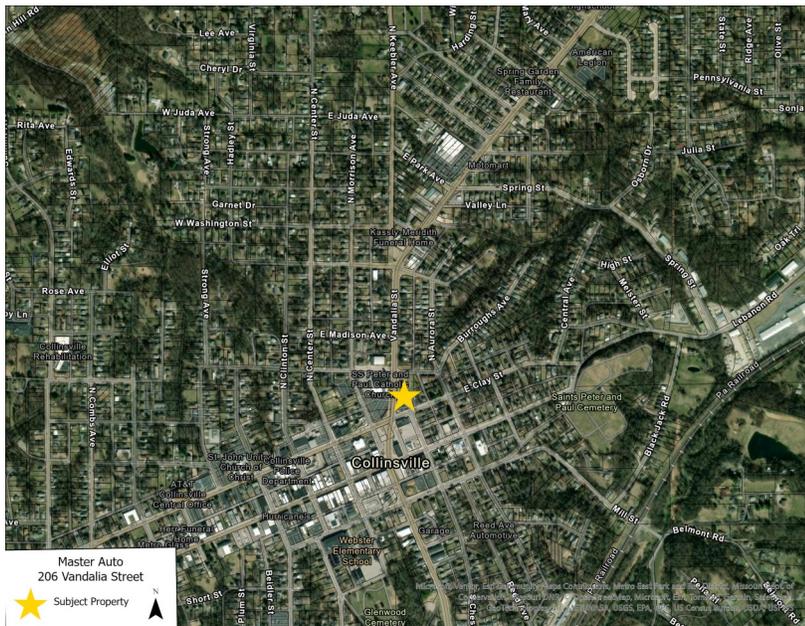




REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE

APPLICATION NUMBER(S)	RZ 26-01
APPLICATION NAME:	Starns Properties LLC (Master Auto) (Rezoning)
APPLICANT NAME:	Starns Properties, LLC (Master Auto) 206 Vandalia Street Collinsville, IL 62234
PROPERTY OWNER NAME(S):	Starns Properties, LLC 206 Vandalia Street Collinsville, IL 62234
APPLICANT'S REQUEST:	A request to rezone property located at 206 Vandalia Street from "B-2" Limited Commercial District to "P-UCD" Planned Uptown Collinsville District to permit the use as an automotive repair facility and request for site plan approval for a parking lot expansion.
SITE ADDRESS:	206 Vandalia Street
PARCEL ID NUMBER(S)	13-2-21-17-301-020, 13-2-21-34-05-101-001, 13-2-21-34-05-101-002
EXISTING ZONING DISTRICT(S):	"B-2" Limited Commercial District
PROPOSED ZONING DISTRICT(S):	"P-UCD" Planned Uptown Collinsville District
TOTAL SITE AREA:	1.34 acres
COMMISSION MEETING DATE:	February 12, 2026
CASE MANAGER:	Caitlin Rice, AICP, Senior Planner
RECOMMENDATION:	Rezoning: APPROVAL Site Plan: APPROVAL



REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE



SITE HISTORY AND EXISTING CONDITIONS

The subject property is an automotive repair facility constructed in 1960, owned by Starns Properties, LLC since 2018. Master Auto has operated at this location since at least 2007 shown in accessible business license records. The parcels to the north were previously developed with commercial structures demolished between 2006-2012. Those parcels are currently vacant. Master Auto has seen growth in recent years and finds the existing parking is insufficient for their needs. During busy periods, employees or customers must park on the street or request access from neighboring businesses. Currently there are 17 dedicated parking spaces. The code requires a minimum of 24 spaces.

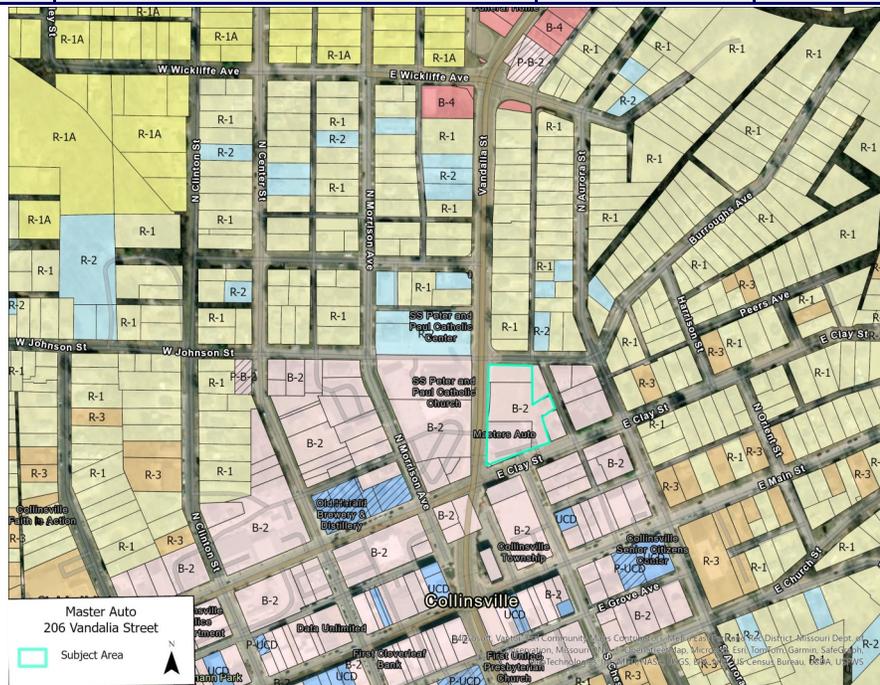


The property is located within the Market District of Uptown Collinsville which encourages a variety of uses include service retail and regional retail uses.

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





REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

REQUEST

The applicant is requesting to rezone property 206 Vandalia Street to Planned Uptown Collinsville District (P-UCD) triggered by a proposed parking lot expansion. The property is currently zoned “B-2” Limited Commercial District, and is located within the Uptown Planning Area. The proposed parking lot expansion triggers rezoning to “UCD” Uptown Collinsville District to bring the property into conformance with the Uptown Master Plan. The existing use as an automotive repair facility is not permitted in the “UCD” district and is legally nonconforming. The applicant is requesting a Planned District designation in order to permit the existing legally nonconforming use as an automotive repair facility (NAICS 8111). The proposed rezoning request is for all three (3) parcels owned by Starns Properties, LLC. There are no other deviations proposed with the request.

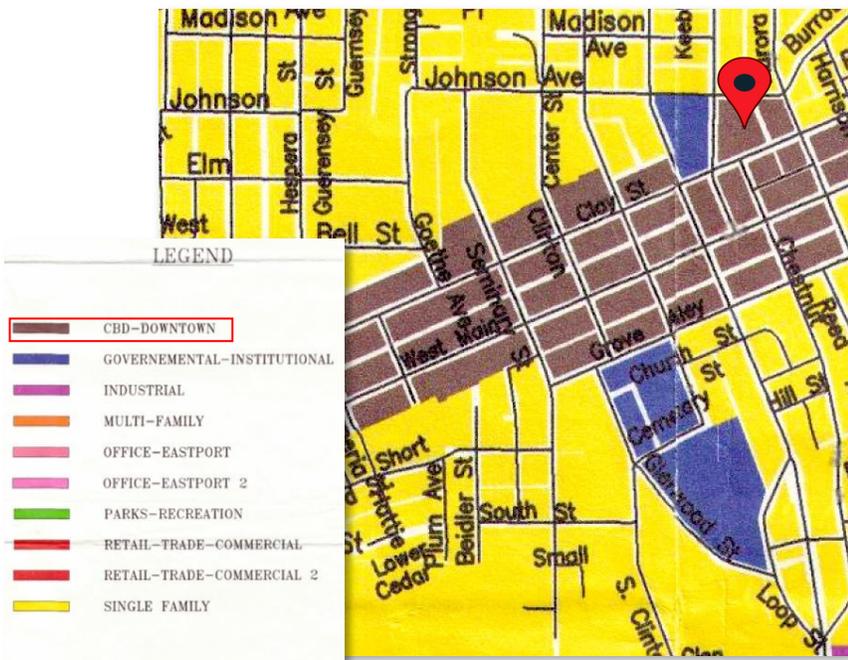
The rezoning request is accompanied by a Site Plan for the parking lot expansion of eleven (11) new spaces and a Minor Subdivision plat to consolidate from three (3) to two (2) parcels and rearrange boundary lines to accommodate the parking lot expansion. The Rezoning request and Site Plan are under consideration by the Planning Commission and the Minor Subdivision may be approved administratively.

Staff recommends the Planning Commission consider only permitting the automotive repair use by right for the developed portions (PIN: 13-2-21-34-05-101-002 & part of 13-2-21-34-05-101-001) to be subdivided as Lot A, as proposed by staff in the Draft Planned District Ordinance (Exhibit C). Lot B of the proposed subdivision, the northern most portion, while currently owned by Starns Properties LLC, may be sold to a future developer who would then inherit the right to build a new automotive facility without this exception. Staff recommends that any new automotive use development or expansion by Starns Properties, LLC, return for a Planned District Amendment for review by the Planning Commission and City Council.

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.

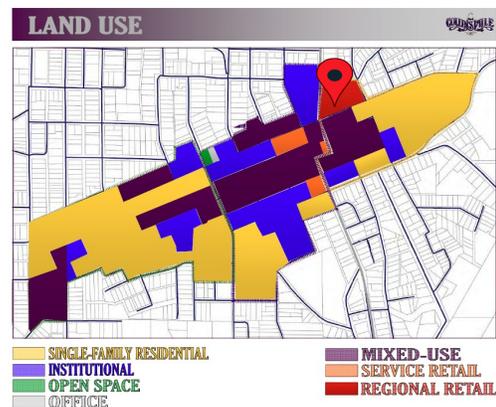
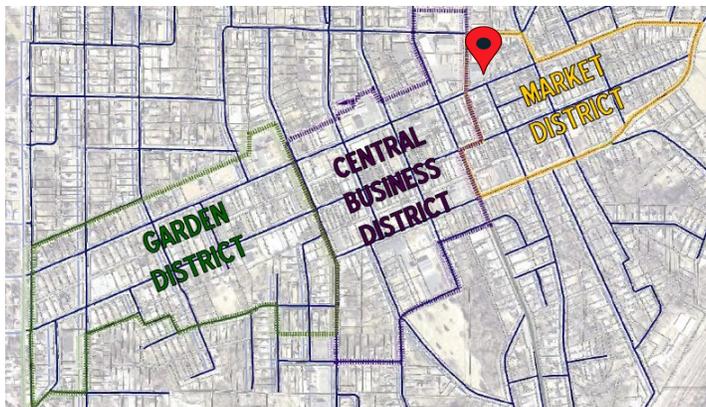
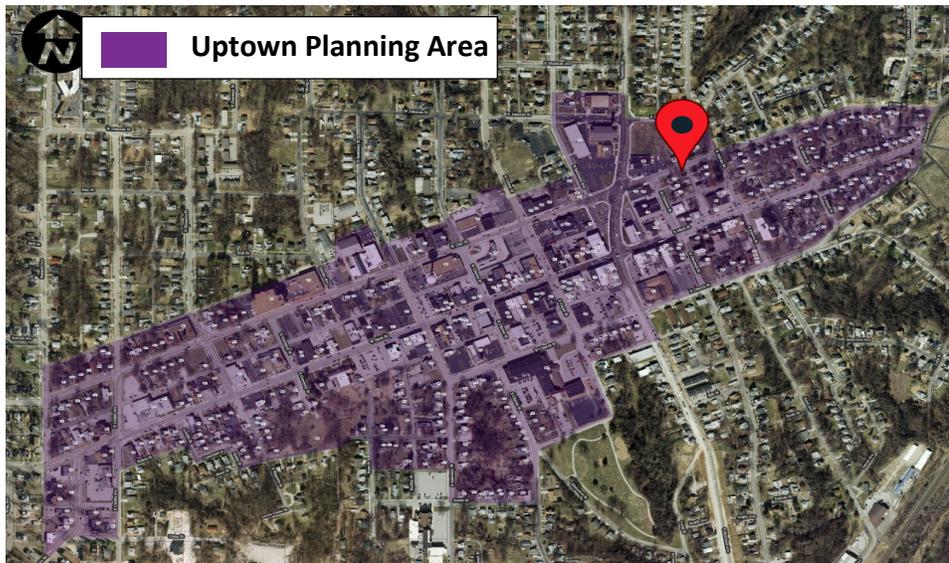
Staff finds that the request to rezone the subject property from “B-2” to “P-UCD” is substantially consistent with the Comprehensive Plan and Future Land Use Map. This area is further reviewed under the Uptown Master Plan.

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 existing structure was constructed in 1960 and is designed for an automotive facility. Master Auto has been operating as such since at least 2007 per current business license records. Currently, automotive repair uses are not permitted in the Uptown Collinsville Zoning District or Planning area, and is a Planned Use designation in the existing B-2 District; therefore, the existing use of Master Auto is legally nonconforming. The applicant is requesting a Planned District to permit this longstanding commercial use at this location. Staff finds that the proposed use as an automotive repair facility has remained active and successful since the adoption of the Uptown Master Plan in 2008, has not experienced chronic vacancy many properties in Uptown face, and provides a necessary service that is centralized and convenient for hundreds of residents, visitors and businesses.

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 existing automotive repair use is suitable for this classification and location in Uptown.



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.](#) ✓

The Market District is separated by the Garden and Central Business District of Uptown by Route 159. This area of Uptown is a mix of retail, service, institutional and residential. The commercial portion of the Market District ends at N Aurora. Nonresidential uses include Terry's Appliance Center, McArthur's Tae Kwon Do, Scissor Shack, Underground Dojo and the Township Office, parking lot and Senior Center. There are several vacant buildings in this area as shown highlighted in red in Exhibit 1.



The subject property is an existing and operating legally non-conforming commercial use that provides a necessary service to the local and regional area. Staff finds that this use fits the character of the neighborhood as a mix of commercial/institutional services and residential.

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

The rezoning was triggered by the applicant's request to expand the parking lot, requiring rezoning to Uptown Collinsville District. The Planned Use designation is requested to permit the existing use for the subject property. Staff has recommended that the Planned District use permissibility is restricted to the developed portions of the property, Lot A of the proposed Minor Subdivision Plat. Therefore, any future plans to expand the automotive use or development outside Lot A would require an amendment to the district. Staff finds that the rezoning shall promote the health, safety, quality of life, comfort, and general welfare of the City.

[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 and serving the structure. The proposed parking lot expansion utilizes existing access from East Main.

[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 the proposed use by a Planned District. The proposed district, "UCD" Uptown Collinsville District does not permit the use, triggering the Planned District request.

REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE



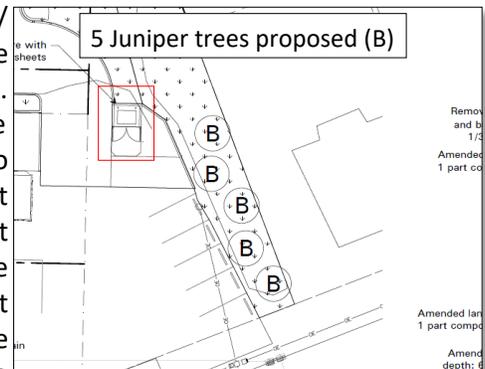
ZONING DISTRICT AMENDMENTS ANALYSIS

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. Specific to this case, “An existing building or use shall be permitted to continue as long as no physical changes or expansions of the use or building that require site plan approval are proposed. If changes, expansions or alterations requiring site plan approval are proposed, then the building, site and use shall be brought into compliance with the requirements of this district.” The parking lot expansion triggers site plan approval, requiring compliance with the “UCD” District. Rezoning the subject property to “P-UCD” will further the Comprehensive Plan and increase the conformity of the Uptown Planning Area. By approving the existing use with a Planned District, the business owner will have security that they have the right to continue the use in perpetuity should the structure be damaged or destroyed and the ability to sell the property for the same use in the future.

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

Nearby uses of the subject property include a variety of office, retail/service, and residential. All properties in the surrounding area are also within the Uptown Planning Area and within the Market District. It is staff’s opinion that, as the proposed zoning district and land use as are compatible with the surrounding area, there will be no detrimental affects on nearby property, provided that the applicant properly screens/buffers this commercial property from the adjacent residence. A landscape buffer along the existing parking spaces to the east is proposed of evergreen trees, minimum six (6) feet tall at planting, to protect the adjacent residential property. The onsite dumpster is also proposed with a six (6) foot tall vinyl privacy fence highlighted in red in the adjacent image.



The Uptown Collinsville District requires a buffer between parking lots and the public sidewalk. The proposed site plan shows a required decorative brick and aluminum fence between the public sidewalk and the new parking area. It is staff’s interpretation that staff cannot require this fence along the existing parking lot as there are no changes proposed. However, parking stall blocks will be installed for each space.

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 longstanding commercial use to be permitted at this location and allow a small parking lot expansion to serve their growth. The proposed parking lot expansion will reduce street parking and congestion from the business and includes screening between the parking lot and residential property.

ZONING RECOMMENDATION

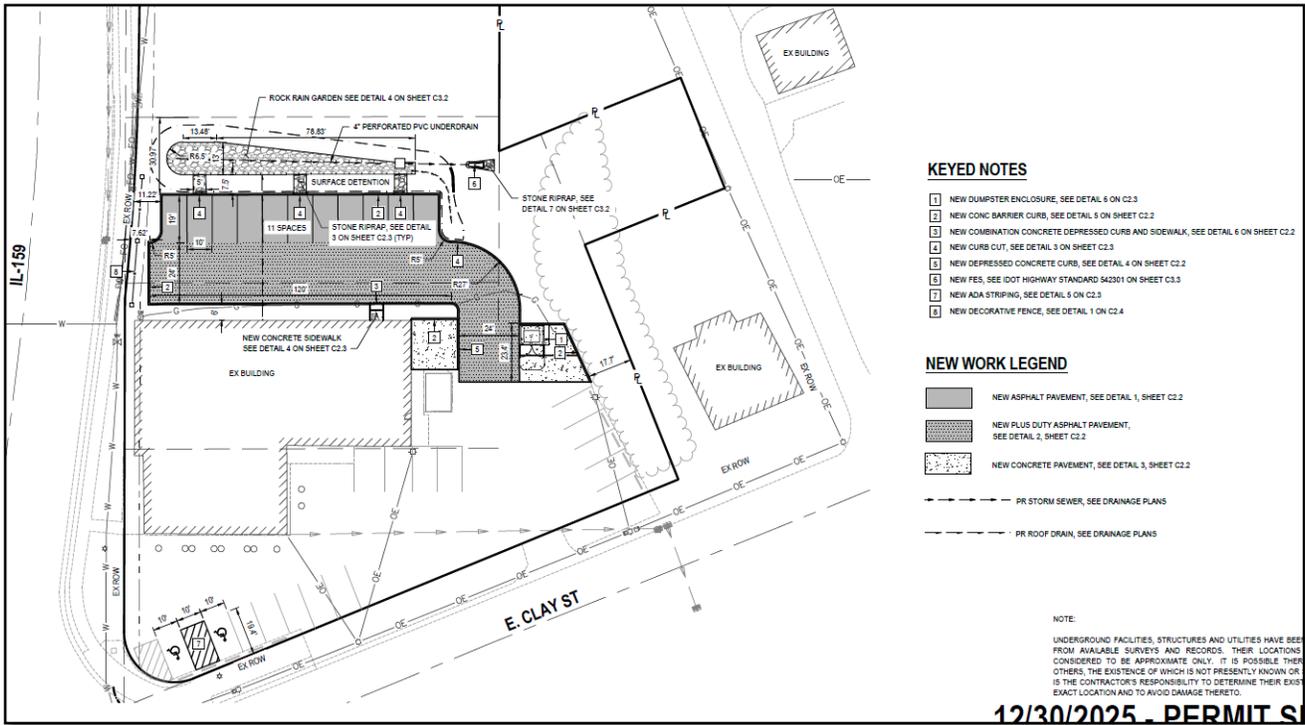
Staff finds that the proposed rezoning request meets or exceeds the review criteria and advances the intent of the Comprehensive Plan, Uptown Master Plan and the Zoning Ordinance. ***Based on this finding, staff requests favorable consideration of the request by Starn Properties LLC (Master Auto) to rezone property located at 206 Vandalia Street from “B-2” Limited Commercial District to “P-UCD” Planned Uptown Collinsville District.***



REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

SITE PLAN ANALYSIS

The full site plan is attached to this report. Below is the overview site plan showing the proposed improvements in context to the existing conditions. Eleven (11) parking spaces are proposed to be added to the northern portion of the building bringing total on site to twenty-eight (28). Improvements also include a dumpster enclosure, additional site lighting, landscaping and a rain garden to manage stormwater.



SITE PLAN REVIEW CRITERIA

Site Plan review is required for this site per Section 17.120.030.A.1 which indicate that “the grading of any site for development or the issuance of any building permit for the construction of any principal structure other than a single-family detached structure ” and Section 17.040.230.C.—Planned Development District Procedures are each cause for site plan review.

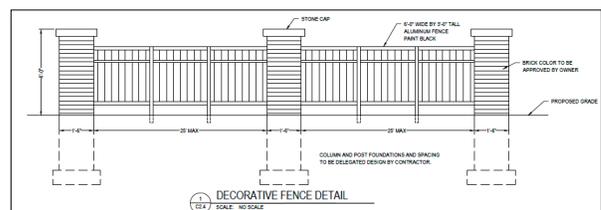
Review Criteria (Section 17.120.070.A)

1. Extent to which the proposal conforms to the previous sections of these regulations.

The plan submitted substantially conforms to the requirements of the Zoning Ordinance. Application of the zoning ordinance has been applied only to the new development on the site as the rest of the building and site are not changing. The Uptown Collinsville District has it’s own standards for parking lots specifically:

1. Parking lots are only permitted in the rear yard on a dust free permanent surface
2. Shall not extend in front of the building in the side yard and designed with a minimum three (3) foot tall brick screenwall or brick column fence between lot and sidewalk.
3. Parking areas shall also not occupy more than fifty (50) percent of the lot area

The proposed parking lot meets these requirements and the typical standards for commercial parking lots.



REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE

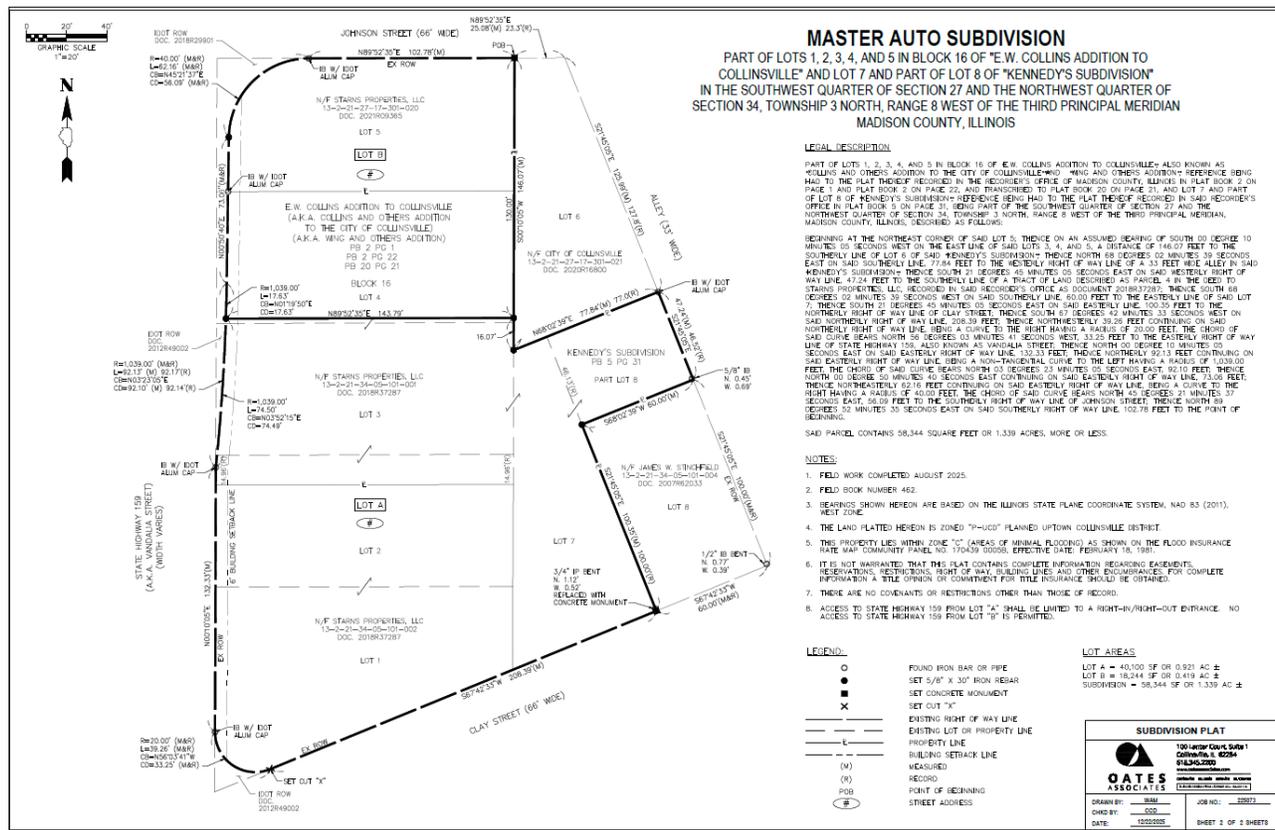


2. Extent to which the development would be compatible with the surrounding area and the Development Guidelines of this section.

The subject property is an existing commercial building and parking area built in the 1960s. The majority of parcels in this area are owned by Starns Properties LLC except for one single family home and a residual parcel owned by the City, enclosed by Vandalia Street, E Johnson Street, E Clay Street and an alley. Across the alley and E Johnson Street are a mix of residential uses. Across from E Clay is a mix of residential, office and retail service. The property is on the northern edge of the Uptown Planning area and slated for regional commercial in the Market District. The proposed parking lot expansion will alleviate street parking pressure as the business continues to grow. The proposed parking lot is to the rear of the existing building and is providing treatments such as landscaping and a decorative fence to separate from the public sidewalk. Staff finds the proposed parking lot expansion meets this requirement.

3. Extent to which the proposal conforms to the provisions of the City's Subdivision Regulations.

The proposal includes a minor subdivision reducing three (3) parcels to two (2) Lot A being the developed portion of the property at 0.92 acres and Lot B to remain undeveloped at 0.42 acres. The subdivision ensures that the existing and proposed improvements for Master Auto will all be located on Lot A. Staff finds the proposed subdivision meets the City's regulations.





REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

4. Extent to which the proposal conforms to customary engineering standards used in the City.

The proposed development includes new pavement, stormwater infrastructure and utility service construction for the additional parking to the north side of the building. The total increase in impervious area is 0.14 acres for a total pavement and roof area of 0.64 acres and .70 acres of green space. The increase in runoff from the parking lot improvements are proposed to be controlled by a new detention pond with a rock rain garden. A stormwater management report was submitted and attached to this report. The City Engineer has reviewed the Site Plan and finds the proposed improvements conforms with customary engineering standards used within the City of Collinsville.

5. Extent to which the location of streets, paths, walkways, and driveways are located so as to enhance safety and minimize any adverse traffic impact on the surrounding area.

The development does not include any public streets, new paths, walkways or driveways. The property will remain only accessible from the existing entrances on E Clay Street.

SITE PLAN RECOMMENDATION

Staff finds that the Site Plan proposed for the Master Auto parking lot expansion substantially meets or exceeds the review criteria and advances the intent of the Zoning Ordinance. Staff recommends that the Planning Commission 'Approve' the Site Plan Application SP 26-01 Starns Properties, LLC (Master Auto), 206 Vandalia Street, subject to approval of the proposed rezoning in the Zoning Analysis section of this staff report.



EXHIBITS

- A. APPLICANT NARRATIVE**
- B. SITE PHOTOS**
- C. DRAFT ORDINANCE**

ATTACHMENTS

- A. PLANNED DEVELOPMENT NARRATIVE**
- B. SITE PLAN**
- C. STORMWATER MANAGEMENT REPORT**
- D. MINOR SUBDIVISION PLAT**



REPORT TO PLANNING COMMISSION
CITY OF COLLINSVILLE

EXHIBIT A: APPLICANT NARRATIVE

Master Auto
Collinsville, Illinois
12/30/2025

City of Collinsville
125 S. Center Street
Collinsville, IL 62234

Subject: Support Master Auto Parking Lot Design

Dear Planning and Zoning Division,

On behalf of **Master Auto**, I am writing to express our support for the proposed site plan design and rezoning application related to the parking lot expansion project at Master Auto Repair at 206 Vandalia St.

As a long-standing business in Collinsville, we recognize the importance of thoughtful development that enhances accessibility, safety, and convenience for both customers and employees. The proposed expansion will alleviate congestion and contribute to the overall functionality and appearance of the property.

Thank you for your consideration and continued commitment to supporting local businesses. Please feel free to contact me if you have any questions or require additional information.

Sincerely,
Ed Starns
Master Auto

REPORT TO PLANNING COMMISSION
CITY OF COLLINSVILLE



EXHIBIT B: SITE PHOTOS

View from Vandalia



View from E Clay of Existing Parking Area



EXHIBIT B: SITE PHOTOS

View from E Clay of Existing Parking Area



Existing Landscaping Buffer with Residence to the East



REPORT TO PLANNING COMMISSION
CITY OF COLLINSVILLE



EXHIBIT B: SITE PHOTOS

Location of Parking Lot Expansion (north side of building)



Vacant parcel north towards E Johnson Street (owned by Starns Properties LLC)





REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

EXHIBIT C: DRAFT ORDINANCE

ORDINANCE NO. _____

**AN ORDINANCE REZONING CERTAIN PROPERTY
OWNED BY STARNS PROPERTIES LLC FROM "B-2" LIMITED COMMERCIAL
DISTRICT TO "P-UCD" PLANNED UPTOWN COLLINSVILLE DISTRICT
(Master Auto, 206 Vandalia Street)**

WHEREAS, Derrick Cox, Supervisor of Collinsville Township, has filed with the City of Collinsville, Illinois (hereinafter "the City") an application for the rezoning of real estate located at 420 East Main Street (PIN: 13-2-21-34-05-102-016) from "B-2" Limited Commercial District to "UCD" 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; 13-2-21-34-05-101-00; 13-2-21-27-17-301-020
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 Northwesterly 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 Northwesterly corner of above mentioned Lot 2; thence Southwesterly along the Northwesterly 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.

REPORT TO PLANNING COMMISSION
CITY OF COLLINSVILLE



EXHIBIT C: DRAFT ORDINANCE

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.

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



REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

EXHIBIT C: DRAFT ORDINANCE

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.

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:

REPORT TO PLANNING COMMISSION
CITY OF COLLINSVILLE



EXHIBIT C: DRAFT ORDINANCE

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 (Currently PIN: 13-2-21-34-05-101-002 & 13-2-21-34-05-101-001).

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.

Jeff Stehman, Mayor

ATTEST:

Kimberly Wasser, City Clerk