

# City of Collinsville

125 S. Center Street  
Collinsville, IL 62234



## Agenda

Thursday, April 3, 2025

6:30 PM

City Hall

**Planning Commission**

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

Motion to Approve the February 13, 2025, Planning Commission Meeting Minutes

**Attachments:** [Minutes](#)

**E. PUBLIC HEARINGS:**

RZ 25-01 Fournie Property (Gowin) (Rezoning) - A request to rezone property located at 5209 Horseshoe Lake Road (Previously 5100 Horseshoe Lake Road) from "R-1" Single Family Residential to "P-BP-3" Planned Business Park District to permit the future development of a flex warehouse and vehicle/equipment dealership.

- A. Motion to Open Public Hearing
- B. Staff Report
- C. Public Input
- D. Motion to Close Public Hearing
- E. Motion to Recommend Approval

**Attachments:** [Staff Report](#)

RZ 25-02 & SP 25-01 McDonough Horseshoe Service Center (Rezoning & Site Plan) - A request to rezone and approve the site plan for property located at PIN: 13-1-21-19-00-000-008.001 and PIN 13-1-21-20-000-000-013.001 from "P-BP-3" Business Park District to "P-BP-3" Planned Business Park District to permit the development of office/warehousing buildings (1001 & 1003 McDonough Lake Road).

- 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

**Attachments:** [Staff Report](#)  
[Attachment A - Site Plan](#)  
[Attachment B - Applicant's Narrative](#)

TA 25-01 Native Landscaping Irrigation (Text Amendment) - A City-initiated request for approval of amendments to Title 17 (Zoning) as it relates to the City's landscaping, screening and buffering requirements.

- A. Motion to Open Public Hearing
- B. Staff Report
- C. Public Input
- D. Motion to Close Public Hearing
- E. Motion to Recommend Approval

**Attachments:** [Staff Report](#)

TA 25-03 Sidewalk Sales & Signs (Text Amendment) - A City-initiated request for approval of amendments to Title 17 (Zoning) as it relates to sidewalk sales and displays in Uptown Collinsville.

- A. Motion to Open Public Hearing
- B. Staff Report
- C. Public Input
- D. Motion to Close Public Hearing
- E. Motion to Recommend Approval

**Attachments:** [Staff Report](#)

## F. NEW BUSINESS

SPACK 25-02 - First Community Credit Union (Sign Package) - A request for Sign Package approval in order to permit one (1) building mounted wall sign (1040 Collinsville Crossing).

**Attachments:** [Staff Report](#)

SPACK 25-03 -Mike & Sarah's Produce (Sign Package) - A request for Sign Package approval in order to permit one (1) wooden freestanding sign. (116 N. Bluff Road)

**Attachments:** [Staff Report](#)

## G. OLD BUSINESS

## H. STAFF REPORT

Zoning Practice - Unconventional Homes

**Attachments:** [Zoning Practice - March](#)

## 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.