



REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE

APPLICATION NUMBER(S)	TA 26-03
APPLICATION NAME:	Multifamily Design Guidelines (Text Amendment)
APPLICANT NAME:	City of Collinsville 125 South Center Street Collinsville, IL 62234
APPLICANT'S REQUEST:	A City-initiated request for approval of amendments to Title 17 (Zoning) as it relates to exterior building materials for multifamily development.
COMMISSION MEETING DATE:	March 12, 2026
CASE MANAGER:	Caitlin Rice, AICP, Senior Planner
RECOMMENDATION:	APPROVAL

REQUEST

The City of Collinsville has initiated a request to amend the following sections of *Title 17—Zoning of the City's Code of Ordinances* as it relates to exterior building materials for multifamily buildings. The intent of this amendment is to reduce the required percentage of masonry materials from one hundred percent (100) to fifty percent (50) and identify permissible materials. The following section is proposed to be amended:

Section 17.050.140.— Multifamily design guidelines

BACKGROUND

The City is seeking to adopt a Text Amendment that will revise the Zoning ordinance to reduce the required amount of exterior masonry building materials to modernize the zoning ordinance and reflect past precedent of new development in the City.

This request is spurred due to several requests for deviations from the one hundred (100) percent masonry requirement approved by Planning Commission and City Council in recent years. For example, Townes at Westview was approved with fifty (50) percent masonry and fifty (50) percent composite siding in 2021. Haven Hills was approved in 2026 with a minimum fifty-two (52) percent masonry with the rest composite siding. Elevations of these buildings can be found in Exhibit A.

Staff support for deviations from the 100% masonry requirement is due to the overall designs meeting the intent of the ordinance by designing facades with a mix of materials, massing elements, and design features. While there is past precedent for approval of new multifamily with less than 100% masonry, there have been projects with 100% masonry approved as well. For example the Parkside Condos development approved in 2024. also shown in Exhibit A.

The Zoning Ordinance states the intent behind the 100% masonry material requirements for multifamily residential is for durability and low maintenance. There are no other uses or types of structures required to meet 100% masonry in the City with the exception of a specific Planned Business Park of United Drive. The United Drive Business Park has also received several deviation approvals to instead follow the City's regular design guidelines which permits and encourages a variety of materials, including Steve's Auto Body.

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BACKGROUND

For further context, the Uptown Collinsville District, Collinsville's historic central business district, only requires seventy-five (75) percent of walls exposed to public view from the street or parking areas to be modular brick or stone. Other residential development, such as single family, have no design guidelines and are typically constructed of traditional vinyl, subject to their own maintenance and durability issues.

Staff reviewed multifamily design guidelines of neighboring communities and found only one other municipality with specific percentage requirements for buildings, which permits more materials than only masonry. Edwardsville requires multifamily buildings in the "R-2" District to use *"durable primary materials such as masonry or stone masonry on all visible facades. The palette of materials should be kept to no more than four, but two is preferable. Materials used shall include primary materials (minimum 75% on visible facades): Brick or masonry, stone (or synthetic equivalent, Pre-cast masonry, Stucco (cementitious finish), wood, Siding (vinyl with a minimum gauge of 0.044 inch, wood, or fiber cement siding).* Examples of newer Edwardsville multifamily developments can be found in Exhibit B.

Below is a table summarizing the design requirements for multifamily researched by staff. In summary, Collinsville has by far, the strictest material requirements for multifamily development than our peer communities, and is the strictest requirement of all types of buildings in Collinsville. Most communities appear to focus on scale, form, design features and massing elements, compatibility with surrounding area or vision of the district rather than a flat material requirement.

Municipality	Material Requirements for Multifamily
Collinsville	100% brick, stone or masonry
Edwardsville	Masonry must be on all sides. Minimum 75% primary material of: Brick or masonry, stone (or synthetic equivalent), Pre-cast masonry, Stucco (cementitious finish), wood, Siding (vinyl with a minimum gauge of 0.044-inch, wood, or fiber cement siding e.g. HardiePlank)
Edwardsville	Requires 35% masonry (single family)
O'Fallon	No specific %. Tailored to context of neighborhood and a variety of durable materials with emphasis on a variety of design features.
Belleville	No specific guidelines.
Champaign	In Town Zoning Districts - Exterior consists of one or more of the following: true brick, stone, wood or wood composite, fiber cement board. Focuses more on features, massing, windows etc.
Champaign	Curtis Road Interchange overlay district - Exterior must be one or more of the following: true brick, genuine stone, precast concrete, glass, wood, fiber cement product. Synthetic stucco (i.e. EIFS), vinyl siding, and prefabricated metals only permitted maximum 20% (commercial & residential)

Based on these facts, staff finds that the 100% masonry requirement places an undue burden on multifamily development only and is stricter than our peer communities. If the intent of this requirement is for durability or maintenance purposes, more development in the City would have this requirement. Quality of build, aesthetics and complementing the character of the neighborhood can be achieved with a variety of materials and design standards such as the adopted Commercial Design Guidelines in 2020.



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PROPOSED TEXT AMENDMENT

Below is the existing portion of design requirements for multifamily development. The proposed amendment is specifically looking at item K.2. Materials.

Section 17.050.140.-Multifamily design guidelines

All multifamily development shall be subject to the following design guidelines and standards:

K. Architectural Design. The design of multifamily housing is a key element in determining the character of a neighborhood. The architectural features shall create a strong feeling of identity through design principles of scale, harmony, rhythm and balance.

- 1. Building facades shall be articulated by using color, arrangement or change in materials to emphasize the facade elements. The planes of exterior walls shall be varied in height, depth and direction. Extremely long facades shall be designed with sufficient building articulation and landscaping to avoid monotonous or overpowering institutional appearance.*
- 2. **Materials selected for multifamily projects shall be durable and low maintenance with one hundred (100) percent of the overall structure consisting of brick, stone or other masonry materials as may be approved by the Planning Commission. Certain exceptions may be made for unique structure designs such as gables.***
- 3. Natural, non-primary, or muted colors are required. Primary colors shall be limited to accent colors only.*
- 4. Plain concrete finish shall not be exposed by more than twelve (12) inches in any area of public view. Special concrete textures or other treatments may be permitted by the Commission on a case-by-case basis.*
- 5. New multifamily residential developments shall respect the scale and character of the adjacent residential neighborhood. Attention to views, building scale and orientation, proximity to adjacent uses, location of driveways, noise, lighting and landscape should be respected.*
 - a. The architectural design of each unit or building shall impart a feeling of neighborhood scale. Units shall be designed with vertical and horizontal offsets to break up rooflines, define private outdoor areas, allow greater views, and admit light and air to unit interiors. Large, blank wall surfaces shall be avoided. Windows and projecting wall surfaces shall be used to break up larger wall surfaces and establish visual interest.*
 - b. The same level of architectural design and quality of materials shall be applied to all sides of the building. The side and rear elevations, garages, carports, and all accessory structures shall maintain the same level of design, aesthetic quality, and architectural compatibility.*
 - c. Screening from the street of all outdoor refuse areas, ground mounted mechanical equipment, utilities, and banks of meters shall be provided. The screening of these items is to be architecturally compatible with the major building components and shall include landscaping.*

Proposed Language:

K. Architectural Design

2. Materials selected for multifamily projects shall be durable and low maintenance with a minimum of fifty (50) percent of the overall structure consisting of brick, stone or synthetic equivalent. Additional permitted building materials include stucco (cementitious finish), vinyl siding (with minimum gauge of 0.044 inch) fiber cement siding, wood, insulated metal panels with concealed fasteners, or similar high-quality materials. Insulated metal panels shall be of a profile and finish similar to traditional building materials such as plank, board and batten, siding, masonry or similar.

Proposed language incorporates a fifty (50) percent brick or stone requirement and specifies other permitted building materials. The proposed building material list is modelled after the Edwardsville multifamily design guidelines and the City's commercial design guidelines.

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ZONING ANALYSIS

Sec. 17.150.090. - Amendments to text.

When a proposed amendment would result in a change in the text of these regulations, but would not result in a change of zoning classification of any specific property, the recommendation of the Planning Commission shall contain a statement as to the nature and effect of such proposed amendment and determination as to the following items:

Summary of Substantive Amendments Proposed for Title 17:

1. Revise one hundred (100) percent masonry requirement to fifty (50) percent of entire structure for multifamily buildings.

A. Whether such change is consistent with the intent and purpose of these regulations.

The proposed text amendment furthers the intent and purpose of the City's Zoning Ordinance ([Section 17.010—Title and Intent](#)), specifically:

- *To promote the health, safety, quality of life, comfort and general welfare of the City and its planning area, which includes the area within the City corporate limits and unincorporated territory lying outside the City forming the total community of which Collinsville is a part;*
- *To preserve and protect property values throughout the City and its planning area;*

Staff finds that based on the above criteria, the proposed amendments to Title 17 Zoning will further the intent of the City's Zoning Ordinance.

B. The areas which are most likely to be directly affected by such change and in what way they will be affected.

The proposed text amendment to Title 17 impacts all new multifamily development in the City defined as: *"Dwelling, multi-family means a dwelling or group of dwellings on one (1) lot containing separate living units for three (3) or more families, but which may have joint services or facilities".*

C. Whether the proposed amendment is made necessary because of changed or changing conditions in the areas and zoning districts affected, or in the area of jurisdiction of such changed or changing conditions.

Staff is pursuing the proposed text amendment to amend the City's Code of Ordinance to align the Zoning with past precedent for new multifamily development, to adapt to the changing architectural landscape by permitting more flexibility in design materials, and reduce disproportion burden for housing development.

Strategic Plan Goals Achieved by the Proposed Text Amendment:

Achieve Strategic Plan Goal #1: Preserve and improve existing neighborhoods.

Achieve Strategic Plan Goal #7: Support excellent municipal services

The proposed amendment will achieve these Strategic Plan goals by updating the zoning ordinance to make more contemporary, effective, and efficient and allowing more flexibility in design materials without sacrificing quality or durability.



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RECOMMENDATION

Staff finds that the proposed text amendments meets or exceeds the review criteria for zoning text amendments. Further, staff finds that the proposed text amendment advances the intent of the City's Zoning Ordinance. Based on these findings and research from surrounding municipalities, staff recommends **'Approval'** of Text Amendment Application *TA 26-03 Multifamily design guidelines*.



EXHIBITS

A. COLLINSVILLE MULTIFAMILY DEVELOPMENTS

B. EDWARDSVILLE MULTIFAMILY DEVELOPMENTS

C. DRAFT ORDINANCE

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EXHIBIT B: EDWARDSVILLE MULTIFAMILY PROPERTIES

Trace on the Parkway (Edwardsville)





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EXHIBIT B: EDWARDSVILLE MULTIFAMILY PROPERTIES

Latitude—38 (Edwardsville)



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EXHIBIT B: EDWARDSVILLE MULTIFAMILY PROPERTIES

The Social (Edwardsville)





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EXHIBIT C: DRAFT ORDINANCE

ORDINANCE NO. _____

**AN ORDINANCE AMENDING SECTION 17.050.140. – MULTIFAMILY
DESIGN GUIDELINES OF TITLE 17 (ZONING)
OF THE CODE OF ORDINANCES
OF THE CITY OF COLLINSVILLE, ILLINOIS AS IT RELATES TO
EXTERIOR BUILDING MATERIALS**

WHEREAS, the City of Collinsville, Illinois, a home rule municipality (hereinafter the “City”), has enacted Municipal Code regulations for the purpose of improving and protecting the public health, safety, comfort, convenience, and general welfare of the people.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLINSVILLE as follows:

Section 1. Section 17.050.140. Multifamily design guidelines of Title 17 (Zoning) of the Code of Ordinances of the City of Collinsville, Illinois, shall be amended as follows:

“Section 17.040.140.K. Architectural design

- 2.** Materials selected for multifamily projects shall be durable and low maintenance with a minimum of fifty (50) percent of the overall structure consisting of brick, stone or synthetic equivalent. Additional permitted building materials include stucco (cementitious finish), vinyl siding (with minimum gauge of 0.044 inch) fiber cement siding, wood, insulated metal panels with concealed fasteners, or similar high-quality materials. Insulated metal panels shall be of a profile and finish similar to traditional building materials such as plank, board and batten, siding, masonry or similar.

Section 2. 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 3. All ordinances, or parts thereof, which are inconsistent with the provisions of this Ordinance, are hereby repealed to the extent of their inconsistencies.

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EXHIBIT C: DRAFT ORDINANCE

requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

Section 5. This Ordinance is effective upon its passage by the City Council, approval by the Mayor, and publication according to law.

PASSED by the City Council and Approved by the Mayor this ____ day of _____ 2026.

Ayes: _____

Nays: _____

Absent: _____

Approved: _____

APPROVED: _____

JEFF STEHMAN, MAYOR

ATTEST: _____

KIM WASSER, CITY CLERK

RECORDED: _____ 2026.