

CITY OF COLLINSVILLE, ILLINOIS

ORDINANCE NO. _____

**AN ORDINANCE ZONING REAL ESTATE
OWNED BY LEMONADE MM COLLINSVILLE LLC FOR PROPERTY LOCATED AT
1501 GOLFPVIEW DRIVE IN COLLINSVILLE, ILLINOIS TO “P-B-4” PLANNED
COMMERCIAL DISTRICT
(PIN: 13-2-21-22-14-301-011)**

**ADOPTED BY THE
CITY COUNCIL
OF THE
CITY OF COLLINSVILLE, ILLINOIS
THIS ____th DAY OF _____, 2025**

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 _____, 2025.

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WHEREAS, has filed with the City of Collinsville, Illinois (hereinafter "the City") an application for rezoning of real estate located PIN: 13-2-21-22-14-301-011 to "P-B-4" Planned Commercial 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-B-4" Planned Expressway Service Commercial District, to wit:

Parcel ID #: 13-2-21-22-14-301-011

Current Owner: LEMONADE MM COLLINSVILLE LLC

Lot 1 in Lakeside Plaza Shopping Center, Third Addition, a subdivision of that part of the Southwest quarter of Section 22, Township 3 North, Range 8 West, recorded June 7, 2002, in Plat Cabinet 63, Page 38 in the Recorder's Office of Madison County, Illinois.

PPN: 13-2-21-22-14-301-011

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 development district shall be in accordance with the corresponding use permissibility of the B-4 Commercial Zoning District per Section 17.050, *Use Regulations* of the City of Collinsville Zoning Ordinance. This Planned "P-B-4" Planned Commercial District shall authorize the following use(s):

1. Automotive Repair and Maintenance Services (NAICS 8111)

B. SPECIAL USES

Special Uses for this planned development district shall be in accordance with the corresponding use permissibility of the B-4 Expressway Service Commercial Zoning District per Section 17.050, Use Regulations and 17.100, Special Uses of the City of Collinsville Zoning Ordinance.

C. ACCESSORY USES

Accessory uses clearly associated with and supplementary to the principal use of the lot or tract of land shall be permitted in accordance with Section 17.050, Use Regulations, and per the requirements contained in Section 17.060, Supplementary District Regulations.

D. PLANNED USES

This planned development district shall comply with the planned development district requirements in Section 17.040.230, Planned Development Districts, as well as the requirements of Section 17.120, Site Plan Review.

E. INTENSITY OF USE REGULATIONS

Intensity of Use for this planned district shall comply with the corresponding Intensity of Use Regulations in the B-4 Commercial Zoning District per Section 17.040.130.F

F. YARD REGULATIONS

Yard Regulations for this planned district shall be in accordance with the corresponding Yard Regulations in the B-4 Commercial Zoning District per Section 17.040.130.G.

G. HEIGHT REGULATIONS

All development plans shall be in accordance with Section 17.120, *Site Plan Review*.

H. USE LIMITATIONS

This planned development district shall comply with the provisions set forth in Section 17.040.130.E, *Use Limitations* of the City of Collinsville Zoning Ordinance.

I. SITE PLAN REVIEW

All development plans shall be in accordance with Section 17.120, *Site Plan Review*.

J. PARKING REGULATIONS

Parking shall be in accordance with Section 17.050.010, *Use Table* of the City of Collinsville Zoning Ordinance with the following exceptions:

- A minimum of thirty (30) parking spaces (including ADA spaces) shall be required on the property for use as an Automotive Repair and Maintenance Facility (NAICS 8111)

K. LANDSCAPE REGULATIONS

Landscaping shall be in accordance with Section 17.080, *Landscaping, Screening and Buffering*.

L. STREET AND ROADWAY STANDARDS

All streets and roads shall comply with the City’s Subdivision Control Ordinance except where established roads are provided, any road improvements or right-of-way widths shall be approved by the City’s Engineer.

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: 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 __, 2025.

Ayes:

Nays:

Absent:

Approved: _____, 2025.

Jeff Stehman, Mayor

ATTEST:

Kimberly Wasser, City Clerk