

CITY OF COLLINSVILLE, ILLINOIS

ORDINANCE NO. _____

**AN ORDINANCE REZONING CERTAIN PROPERTY
OWNED BY BIJOU CREEK CAPTIAL LLC FROM “R-1” SINGLE FAMILY
RESIDENTIAL, “B-2” LIMITED COMMERCIAL DISTRICT AND “B-3”
EXPRESSWAY COMMERCIAL DISTRICT TO “P-CP-1” PLANNED COMMERCIAL
PARK DISTRICT
(Collinsville Landing)**

**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 at PIN: 13-1-21-29-15-401-003; -019; -020, 13-2-21-29-15-401-004; -005; -005.001; -006; -007; -008; 009; 010; -011; -012; -013; -030 from “R-1” Single Family Residential District, “B-2” Limited Commercial District and “B-3” Expressway Commercial District to “P-CP-1” Planned Commercial Park 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 “PCP-1” Planned Commercial Park District, to wit:

Parcel ID# 13-1-21-29-15-401-020, 13-1-21-29-15-401-019, 13-1-21-29-15-401-003, 13-2-21-29-15-401-004, 13-2-21-29-15-401-005, 13-2-21-29-15-401-030, 13-2-21-29-15-401-005.001, 13-2-21-29-15-401-006, 13-2-21-29-15-401-007, 13-2-21-29-15-401-008, 13-2-21-29-15-401-009, 13-2-21-29-15-401-010, 13-2-21-29-15-401-011, 13-2-21-29-15-401-012, and 13-2-21-29-15-401-013.

County: Madison

Current Owner: BIJOU CREEK CAPITAL LLC

Overall Subdivision Legal Description:

Part of United States Survey 653, Claim 599 and 600 and part of Brinkhoff’s First Addition to the Westview Subdivision, a subdivision of part of said United States Survey 653, Claim 599 and 600, reference being had to the plat thereof recorded in the Recorder’s Office of Madison County, Illinois in Plat Book 27 on Page 8 , Township 3 North, Range 8 West of the Third Principal Meridian, Madison County, Illinois, described as follows:

Beginning at the southwest corner of Lot 1 of said Brinkhoff's First Addition; thence on an assumed bearing of North 09 degrees 12 minutes 32 seconds East on the westerly line of said Brinkhoff's First Addition, 391.08 feet; thence northeasterly 44.36 feet on a curve to the right having a radius of 45.00 feet, the chord of said curve bears North 37 degrees 26 minutes 50 seconds East, 42.58 feet; thence easterly 38.01 feet on a curve to the right having a radius of 65.00 feet, the chord of said curve bears North 82 degrees 26 minutes 24 seconds East, 37.47 feet to the northerly line of a tract of land described as Parcel Four in the deed to Bijou Creek Capital, LLC, recorded in said Recorder's Office as Document 2022R13346; thence South 80 degrees 48 minutes 21 seconds East on said northerly line and the northerly line of a tract of land described in the deed to the City of Collinsville, Illinois, recorded in said Recorder's Office as Document 2019R27212, a distance of 80.99 feet to the westerly line of a tract of land described as Parcel Five in said Document 2022R13346; thence North 09 degrees 12 minutes 32 seconds East on said westerly line and the westerly line of a tract of land described as Parcel Three in said Document 2022R13346, a distance of 187.71 feet to the northerly line of said Parcel Three tract; thence South 80 degrees 56 minutes 59 seconds East on said northerly line, 184.46 feet to the westerly line of a tract of land described as Parcel One in said Document 2022R13346; thence North 09 degrees 03 minutes 01 second East on said westerly line, 292.17 feet to the northerly line of said Parcel One tract; thence North 89 degrees 17 minutes 44 seconds East on said northerly line, 470.87 feet to the easterly line of said Parcel One tract; thence South 21 degrees 19 minutes 50 seconds West on said easterly line and the easterly line of a tract of land described as Parcel Two in said Document 2022R13346, a distance of 847.04 feet to the southerly line of said Parcel Two tract; thence North 68 degrees 15 minutes 45 seconds West on said southerly line, 208.69 feet; thence southerly 25.25 feet on a non-tangential curve to the left having a radius of 4,975.00 feet, the chord of said curve bears South 07 degrees 58 minutes 32 seconds West, 25.25 feet; thence North 82 degrees 10 minutes 12 seconds West, 45.00 feet to the easterly line of said Brinkhoff's First Addition; thence South 07 degrees 49 minutes 48 seconds West on said easterly line, 247.20 feet; thence southwesterly 36.26 feet continuing on said easterly line, being a curve to the right having a radius of 20.00 feet, the chord of said curve bears South 59 degrees 46 minutes 31 seconds West, 31.50 feet to the southerly line of said Brinkhoff's First Addition; thence North 68 degrees 16 minutes 47 seconds West on said southerly line, 348.37 feet to the Point of Beginning.

Said parcel contains 482,481 square feet or 11.0762 acres, more or less.

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 CP-1 Zoning District per Section 17.050. This Planned "P-CP-1" Planned Commercial Park District shall authorize the following use(s):

1. NAICS 7225 'Restaurants and Other Eating Places'

2. NAICS 621 ‘Ambulatory Health Care Services’

B. SPECIAL USES

Special Uses for this planned development district shall be in accordance with the corresponding use permissibility of the CP-1 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, with the following exceptions:

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 CP-1 Zoning District per Section 17.040.170.F., with the following exceptions:

1. Minimum lot size shall be determined for each lot as:
 - a. Lot 1: 1.5 acres
 - b. Lot 2: 0.6 acres
 - c. Lot 3: 0.5 acres
 - d. Lot 4: 1.1 acres
 - e. Lot 5: 0.7 acres
2. Minimum lot width shall be determined for each lot at the building line as:
 - a. Lot 1: one hundred and ninety-two (192) feet
 - b. Lot 2: eighty (80) feet
 - c. Lot 3: sixty-five (65) feet
 - d. Lot 4: one-hundred and one (101) feet
 - e. Lot 5: one-hundred and eighty (180) feet
3. Lot coverage: maximum total lot coverage by structures and parking shall be no greater than 85%, except for Lot 1 with a maximum coverage of 88.7%.
4. The primary floor area of each principal building shall contain at least one thousand (1,000) square feet.

F. YARD REGULATIONS

Yard Regulations for this planned district shall be in accordance with the approved Site Plan and the “CP-1” Zoning District per Section 17.040.170.G., with the following exceptions:

1. Minimum front and rear yard: Each building shall be setback a minimum of twenty-five (25) feet.
2. Minimum side yard: Each building shall be setback a minimum of twenty-five (25) feet with the following exceptions:
 - a. Lot 2: a minimum side yard setback of thirteen (13) feet
 - b. Lot 3: a minimum side yard setback of six (6) feet.

G. HEIGHT REGULATIONS

Height Regulations for this planned district shall be in accordance the “CP-1” Zoning District per Section 17.040.170.H.

H. SITE PLAN REVIEW

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

I. PARKING REGULATIONS

Parking shall be in accordance with Section 17.070, *Off-street Parking and Loading Requirements*, and Section 17.050.010, *Use Table* of the City of Collinsville Zoning Ordinance with the following exception(s):

1. Lot 2 permitted fifty-two (52) parking spaces instead of the required seventy-seven (77).
2. Parking stall dimensions for ninety (90) degree angled parking: minimum nine (9) feet wide and eighteen (18) feet long.
3. Parking stall dimensions for seventy (70) degree angled parking: minimum nine (9) feet wide and nineteen (19) feet long.
4. Parking lot aisles minimum: twenty-two (22) feet wide.

J. LANDSCAPE REGULATIONS

Landscaping shall be in accordance with Section 17.080, *Landscaping, Screening and Buffering*, with the following exceptions:

1. Transition buffer to east of Lots 1-4 shall not be required due to retaining wall.
2. Trees shall not be required in parking lot islands with light poles, paths or conflicts with geo-grid of retaining wall on the following lots and as per approved Site Plan:
 - a. Lot 1: three (3) islands exempt for light poles and sidewalk
 - b. Lot 2: two (2) islands exempt for light pole
 - c. Lot 3: two (2) islands exempt for light pole
 - d. Lot 5: two (2) islands exempt for retaining wall

K. 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 Public Works Director or their designee.

L. DESIGN GUIDELINES

Design shall be in accordance with Section 17.060.160. – Development guidelines and as per the approved Site Plan with the following exception(s):

1. Lot 4 - Ribbed metal panels are permitted as a primary material.
2. Lot 5 – Building shall be exempt from design feature requirements, three (3) material requirements and street facing façade only required one (1) massing element.

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