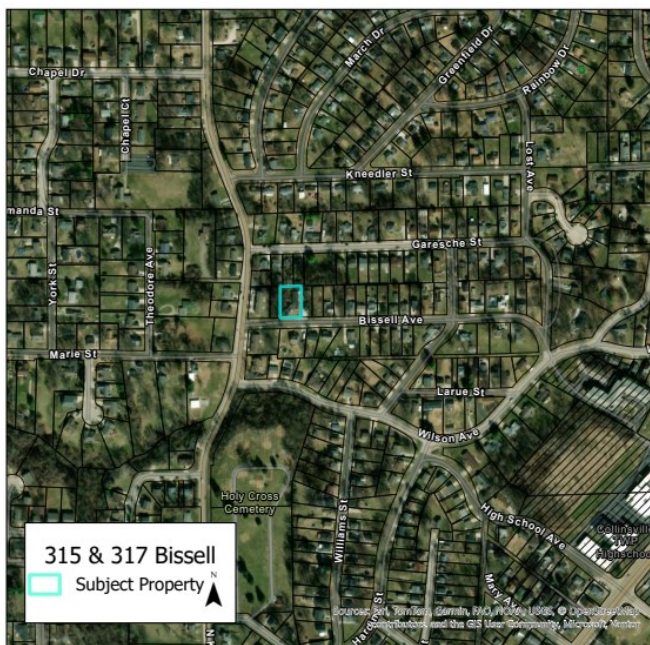




REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

APPLICATION NUMBER(S)	RZ 26-02
APPLICATION NAME:	City of Collinsville (Rezoning)
APPLICANT NAME:	City of Collinsville 125 S. Center St., Collinsville, IL 62234
PROPERTY OWNER NAME(S):	City of Collinsville 125 S. Center St., Collinsville, IL 62234
APPLICANT'S REQUEST:	A request to rezone property located at 315/317 Bissell Avenue. from "R-3" Multifamily Residential District to "R-1" Single Family Residential District.
SITE ADDRESS:	315/317 Bissell Avenue
PARCEL ID NUMBER(S)	13-2-21-27-05-103-006
EXISTING ZONING DISTRICT(S):	"R-3" Multifamily Residential District
PROPOSED ZONING DISTRICT(S):	"R-1" Single Family Residential District
TOTAL SITE AREA:	0.32 acres
COMMISSION MEETING DATE:	March 12, 2026
CASE MANAGER:	Cole Filges, Planning Technician
RECOMMENDATION:	Rezoning: APPROVAL



REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE



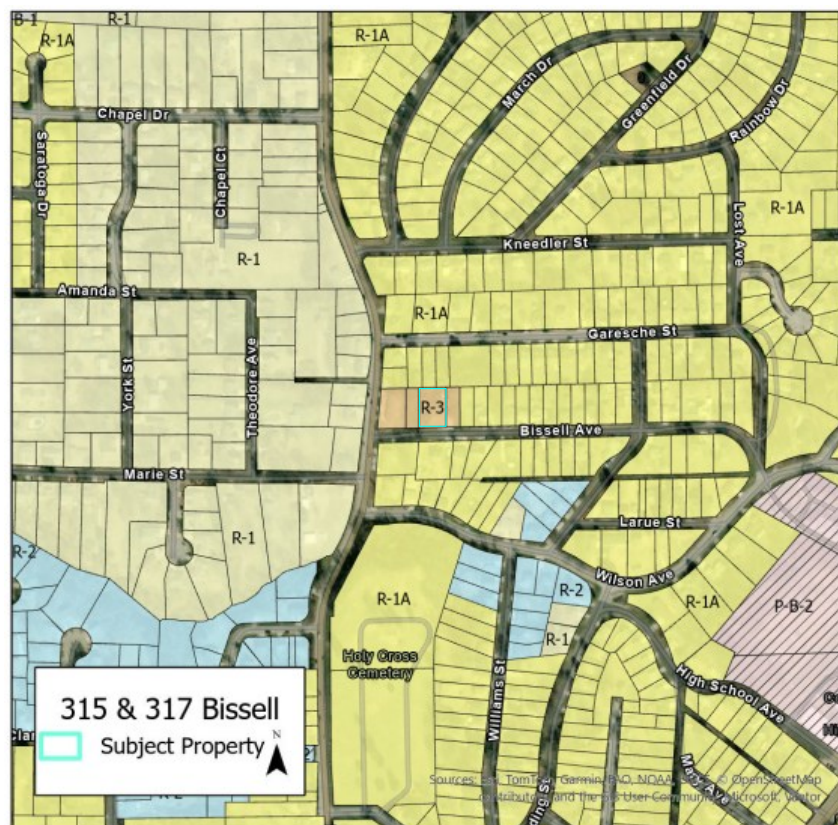
SITE HISTORY AND EXISTING CONDITIONS

The subject property is a vacant, multifamily zoned parcel, previously occupied by a multifamily structure constructed in 1940, with the last recorded usage of water in 2017. Said structure was condemned due to structural problems by the City's Building Division in 2021, purchased by the City in 2025 due to the prior owners being behind on their taxes and subsequently demolished. The site has been zoned "R-3" multifamily residential district since 1986.



ZONING MAP

LAND USE AND ZONING CONTEXT MATRIX			
DIRECTION	EXISTING LAND USE	ZONING DISTRICT	COMMENTS
North	Residential	R-1A	Single Family Residential
East	Residential	R-3	Multifamily Residential
South	Residential	R-1A	Single Family Residential
West	Residential	R-3	Residential/Duplex





REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

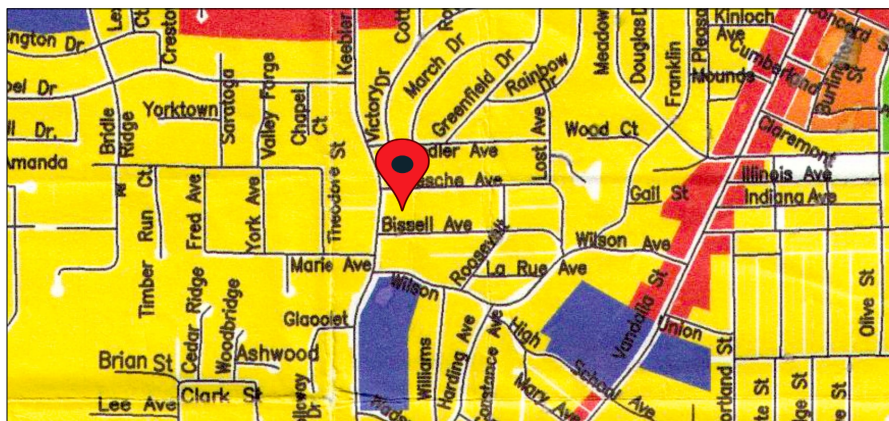
REQUEST

The City requests to rezone 315/317 Bissell Avenue from “R-3” Multifamily Residential District to “R-1” Single Family Residential District. The surrounding properties are zoned “R-1A” Single Family Residential District, intended for smaller lot single family subdivisions in the City. The “R-1A” district is defunct, meaning no additional property may be added to this zoning district classification. Therefore, the City is requesting rezoning to the “R-1” Single Family Residential District. The City’s intention to rezone the property from “R-3” Multifamily to “R-1” Single Family is to prime the parcel for new single family development.

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.

Staff finds that the request to rezone the subject property from “R-3” to “R-1” is substantially consistent with the Comprehensive Plan and Future Land Use Map.

Rezoning will bring the property into conformance with the FLUM.

LEGEND

	CBD-DOWNTOWN
	GOVERNMENTAL-INSTITUTIONAL
	INDUSTRIAL
	MULTI-FAMILY
	OFFICE-EASTPORT
	OFFICE-EASTPORT 2
	PARKS-RECREATION
	RETAIL-TRADE-COMMERCIAL
	RETAIL-TRADE-COMMERCIAL 2
	SINGLE FAMILY

COMPREHENSIVE PLAN:

Comprehensive Plan: Applicable Goals, Objectives, and Policies:

- Enhancement of residential districts, infill development, and land use stabilization
- Providing single-family homes with primarily single-family uses

REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE



ZONING DISTRICT AMENDMENTS ANALYSIS

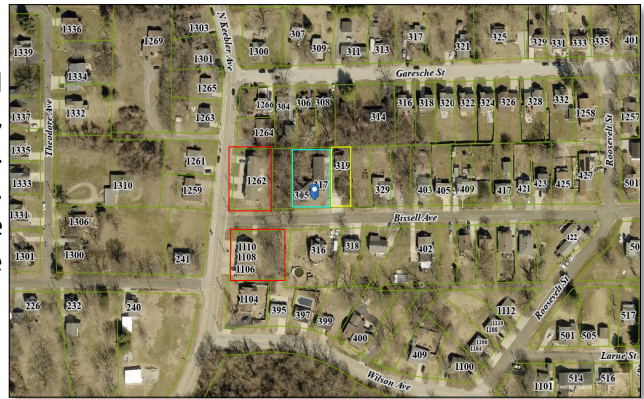
When reviewing applications for changes in zoning, or amendments thereto, the Planning Commission is required to hold a hearing, review, and make recommendations and report to the City Council.

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. ✓

There are two triplexes off N. Keebler Ave. (highlighted in red in the image to the right) and one duplex, (highlighted in yellow), directly adjacent to property. The remainder of the area is single family residential. Rezoning to the Single Family district will aid in the transition of medium/lower density residential from the collector street.



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

The City acquired the property to demolish a condemned structure. The City requests to rezone the property to “R-1” Single Family to align with the Comprehensive Plan’s goals of improving housing stock and the Future Land Use Map. Staff finds the rezoning will prioritize single family land development at this location, promoting health and safety by aligning with the Comprehensive Plan.

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 is consistent with the goals of the Comprehensive Plan and FLUM.

D. Adequacy of public utilities and other needed public services. ✓

All necessary public utilities and public services are currently available and serving the parcel, which is prime for new residential development.

E. Suitability of the uses to which the property has been restricted under its existing zoning. ✓

The “R-3” Multifamily district permits single family uses by right, however, the “R-3” district also permits new higher density residential at up to ten units per acre. Based on the Comprehensive Plan and Future Land Use Map, staff finds the proposed rezoning will ensure single family development is prioritized at this location.

F. Compatibility of the proposed district classification with nearby properties. ✓

The majority of properties surrounding the subject property are currently zoned “R-1A” Single Family Residential District with the exception of the zoned “R-3” Multi-Family Residential Districts to the immediate east and west. Given that the “R-1A” is defunct as a zoning classification, this parcel will be rezoned to “R-1”.

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

Staff finds that decreasing the intensity of use permitted at this location will not have a negative impact on nearby property.



REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

ZONING DISTRICT AMENDMENTS ANALYSIS

H. Whether the proposed amendment provides a disproportionately great loss to the individual landowner nearby relative to the public gain. ✓

This criteria is analyzing the balance between the rights of the private property (in this case the City) versus the rights of the nearby owners or the public in general. This is often a much bigger consideration with new development or higher intensity districts. In this case, the zoning amendment can be seen as a public gain as it is meeting the city's goals of the Comprehensive Plan and FLUM, and rezoning to a district that is compatible

ZONING RECOMMENDATION

Staff finds that the proposed rezoning request meets or exceeds the review criteria and advances the intent of the Comprehensive Plan and the Zoning Ordinance. ***Based on this finding, staff requests favorable consideration of the request by City of Collinsville to rezone property located at 315/317 Bissell Street from "R-3" Multifamily Residential District to "R-1" Single Family Residential District.***



EXHIBITS

A. SITE PHOTOS

B. DRAFT ORDINANCE



REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

EXHIBIT A: SITE PHOTOS



REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE



ORDINANCE NO. _____

**AN ORDINANCE REZONING REAL ESTATE
LOCATED AT 315/317 BISSELL AVENUE
FROM "R-3" MULTIFAMILY RESIDENTIAL DISTRICT
TO "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT
(PIN: 13-2-21-27-05-103-006).**

WHEREAS, the City of Collinsville, (hereinafter "the City"), property owner, has filed, an application for rezoning of real estate located at 315 and 317 Bissell Avenue from "R-3" Multifamily Residential District to "R-1" Single Family Residential 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: the following legally described land located in the City of Collinsville, Illinois is hereby zoned "R-1" Single Family Residential District, to wit:

LOTS 31 AND 32 IN BLOCK 22 IN NORTH PARK PLACE, BEING A SUBDIVISION OF BLOCKS 16, 17, 21, 22 AND PART OF 19 AND 23, PARK PLACE AS SHOWN ON THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF MADISON COUNTY, ILLINOIS IN PLAT BOOK 6 PAGE 59.

PERMANENT PARCEL NO. 13-2-21-27-05-103-006

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.

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



REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

SECTION 6. 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 thereof 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