

**CITY OF COLLINSVILLE, ILLINOIS**

---

**ORDINANCE NO. \_\_\_\_\_**

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

---

**ADOPTED BY THE  
CITY COUNCIL  
OF THE  
CITY OF COLLINSVILLE, ILLINOIS  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026**

---

Published in pamphlet form by authority of the City Council of the City of Collinsville, Madison and St. Clair Counties, Illinois this \_\_\_\_ day of \_\_\_\_\_, 2026.

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE REZONING REAL ESTATE  
LOCATED AT 315 AND 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") 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, 22, 21 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.

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