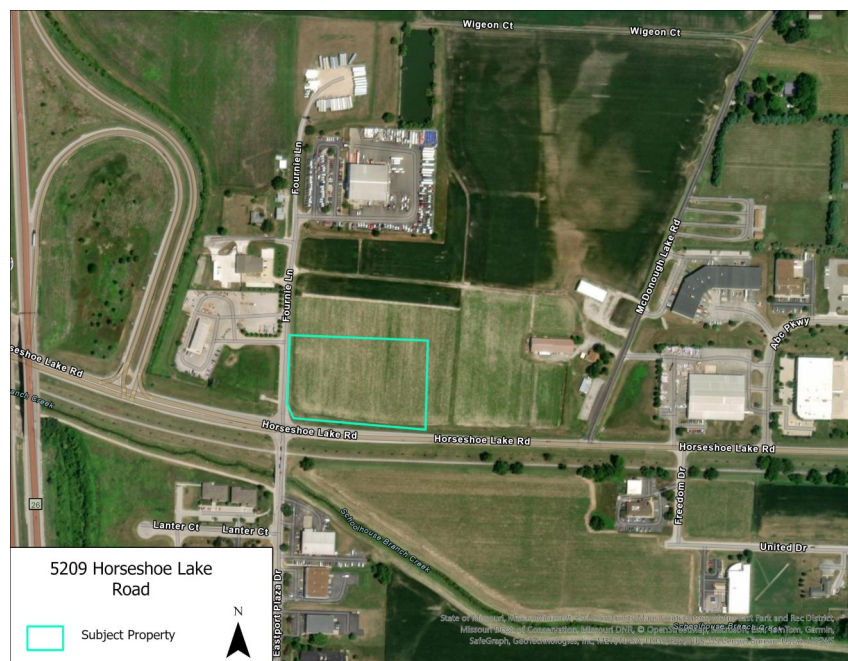




REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

APPLICATION NUMBER(S)	RZ 25-01
APPLICATION NAME:	Fournie Property (Gowin) (Rezoning)
APPLICANT NAME:	Eric Gowin 2216 Silverstone Lane Maryville, IL 62062
PROPERTY OWNER NAME(S):	Dorothy Jean Fournie 925 McDonough Lake Road Collinsville, IL 62234
APPLICANT'S REQUEST:	A request to rezone property located at 5209 Horseshoe Lake Road from "R-1" Single Family Residential to "P-BP-3" Planned Business Park District to permit the future development of a flex warehouse and vehicle/equipment dealership.
SITE ADDRESS:	5209 Horseshoe Lake Road (previously 5100 Horseshoe Lake Rd)
PARCEL ID NUMBER(S)	13-2-21-19-00-000-024
EXISTING ZONING DISTRICT(S):	"R-1" Single Family Residential District
PROPOSED ZONING DISTRICT(S):	"P-BP-3" Planned Business Park District
TOTAL SITE AREA:	6 acres
COMMISSION MEETING DATE:	April 3, 2025
CASE MANAGER:	Caitlin Rice, AICP, Senior Planner
RECOMMENDATION:	Rezoning: APPROVAL





REPORT TO PLANNING COMMISSION

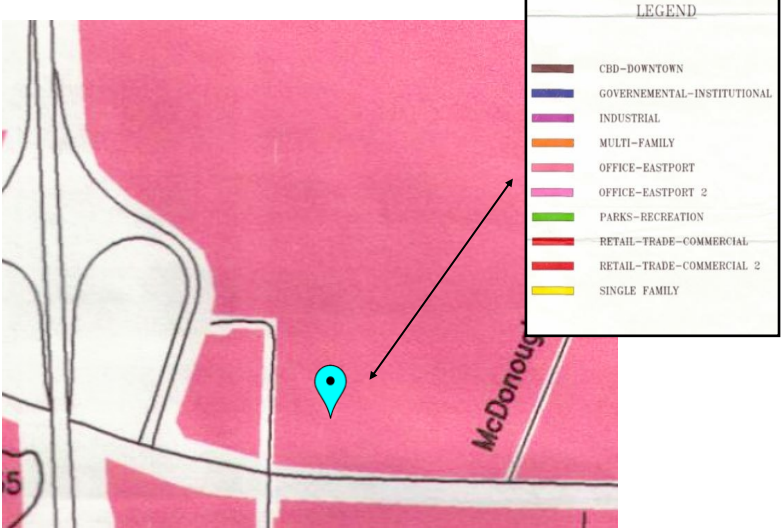
CITY OF COLLINSVILLE

REQUEST

Eric Gowin, with Contegra Construction, is requesting to rezone the property to from “R-1” Single Family Residential District to “P-BP-3” Planned Business Park District to permit the use as a flex warehouse and new vehicle/equipment sales & service facility with outdoor storage. The proposed use of NAICS 4238 – Machinery, Equipment and Supplies Merchant Wholesalers and NAICS 5324 – Commercial and Industrial Machinery and Equipment Rental & Leasing is not permitted in the BP-3 district. The surrounding area with similar uses are zoned BP-3 with outdoor storage as an accessory use. The proposed uses and outdoor storage are being requested in a Planned BP-3 district, to complement the surrounding area, rather than rezoning to a higher intensity district such as BP-4 Business Park or M-1 Industrial District.

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):	PLANNER’S COMMENTS
	<p>Satisfied: The proposed rezoning is located within the Comprehensive Plan 2020 Future Land Use category “Office-Eastport”. Per Land Management Plan for Eastport, this area is designated as Eastport Industrial Campus (Distribution/Assembly) and identified as BP-3 District. The proposed use and zoning district meets</p>
APPLICABLE GOALS, OBJECTIVES, AND POLICIES:	PLANNER’S COMMENTS
<p><u>Comprehensive Plan 2020:</u> <i>“Sustainable Growth and Urban Image of the Community are Vital to the City of Collinsville’s Economic Future.”</i></p> <p>⇒ Contributes to economic development in a compatible manner to the comprehensive plan.</p> <p><u>Strategic Plan:</u> <i>Goal #3 Encourage Tourism and Economic Development</i></p>	<p>Satisfied: The development of the subject property will encourage economic development in the surrounding area and the City by supporting the City’s economic base.</p>

REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE



ZONING 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 (Sec. 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.

The subject property is surrounded by similar uses on Fournie Lane such as Vermeer, United Rentals and Volvo. These uses involve outdoor storage of vehicles and equipment, sales or lease of equipment, service to equipment and small scale warehousing. Staff finds the proposed use fits the character of the neighborhood.

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

The proposed development is not anticipated to have any negative impact on the health, safety, quality of life, comfort, and general welfare of the City and its planning area.

C. Consistency with the comprehensive plan and regulations of the City of Collinsville.

The Comprehensive Plan emphasizes the importance of capitalizing on the transportation network. The Eastport Land Management Plan designates this area as an industrial campus with a BP-3 Zoning District. The BP-3 zoning district is intended as the development of professional offices, small size warehousing and distribution with focus on the proximity to major transportation routes. Staff finds that the proposed development is suitable for the location and is in substantial conformance with the regulations of the City of Collinsville.

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

The proposed site has adequate access to public utilities and public services.

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

The property is zoned "R-1" Single Family Residential. All property annexed into the City of Collinsville is zoned "R-1" unless otherwise changed. Rezoning to a commercial district was determined once the intended use of the property was clear. The proposed use is not permitted in the BP-3 district, and a Planned District is proposed to accommodate the specific uses NAICS 4238 Machinery, Equipment, and Supplies Wholesalers and NAICS 5324 Commercial & Industrial Machinery and Equipment Rental/Leasing to complement surrounding area.

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

The proposed development is located on a development portion of Fournie Lane. Adjacent properties are zone P-BP-3 Planned Business Park District and R-1 Single Family District. The R-1 district remains from annexation of the Bob Fournie Farm Subdivision and will be rezoned upon commercial development. The proposed P-BP-3 district is compatible with surrounding zoning classifications.

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

The request is to accommodate proposed uses in the BP-3 district to complement existing zoning and development in the area. There is no anticipated detrimental affects to nearby property as the use complements existing uses and has suitable infrastructure for the use.



REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

ZONING ANALYSIS

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

Staff finds the proposed amendment provides a relative gain to the landowner and public. The proposed planned district is mirrored off of existing development such as Vermeer Midwest and United Rentals. Adoption of the proposed ordinance will permit the future development of a complimentary business and reduce vacant land in the business park.

Purpose of the Planned Development District (Section 17.040.230)

Intent: *One of the principal objectives of the Zoning Ordinance is to provide for a compatible arrangement of uses of land and buildings that is consistent with the requirements and welfare of the City. To accomplish this objective, most uses are classified as permitted or special uses in one (1) or more of the districts established by the Zoning Ordinance. However, it is recognized that there are certain uses that, because of their scope, location or specific characteristics, give rise to a need for a more comprehensive consideration of their impact, both with regard to the neighboring land and the City in general. Such uses fall within the provisions of this section and shall only be permitted if authorized as a planned development.*

Objective: *The objective of the Planned District Procedure is to enable the granting of certain allowances or modifications from the basic provisions of the Zoning Ordinance to achieve attractive and timely development in furtherance of the City of Collinsville's objectives and proposed land uses as stated in the **Comprehensive Plan**. Through the flexibility of the planned development process, the City seeks to achieve one (1) or more of the following specific objectives:*

- 1. Creation of a more desirable environment than may be possible through the strict application of other City land use regulations.*
- 2. Promotion of a creative approach to the use of and related physical facilities resulting in better design and development implementation, including aesthetic amenities.*
- 3. Combination and coordination of the character, the form and the relationship of structures to one another.*
- 4. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features.*
- 5. The beneficial use of open space.*
- 6. Encouragement of land use or combination of uses that maintain the existing character and property values of the City and promote the public health, safety, comfort, and general welfare of its residents.*
- 7. Promotion of long-term planning pursuant to a site plan that will allow harmonious and compatible land uses or combination of uses with surrounding areas.*
- 8. Promotion of economic development within the City.*

The intent of the City's Zoning Ordinance is to promote development and land uses that are consistent with and contribute to the quality of development within the surrounding area. It is staff's opinion that proposed land use accommodations are reasonable due to the characteristics of the proposed use which is compatible with the surrounding area, promote economic development, and will have a positive impact on development of the area.

REPORT TO PLANNING COMMISSION
CITY OF COLLINSVILLE



ZONING RECOMMENDATION

Staff finds that the proposed rezoning request substantially meets 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 Contegra Construction to rezone property located at 5209 Horseshoe Lake Road from "R-1" Single Family Residential District to "P-BP-3" Planned Business Park District to permit the use as a vehicle/equipment dealership and services with outdoor storage.***



EXHIBITS

- A. NARRATIVE**
- B. SITE PHOTOS**
- C. DRAFT ORDINANCE**

REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE



EXHIBIT A: APPLICANT NARRATIVE

**Rezoning Narrative
Bob Fournie Farm
(Lot 3)**

i. The nature and purpose of the proposal

Establish a flex warehouse space or new equipment sales/service development to serve a growing demand in the market.

ii. Relationship of proposal to surrounding land use and zoning

The surrounding land uses and zoning are similar / consistent with the request. The surrounding zoning includes

North	P-BP-3 Planned Business Park District
East	Recently annexed into Collinsville as R-1
South	BP-3 Business Park District
West	P-BP-3 Planned Business Park District

iii. Conformance with Comprehensive Plan policies and future land use map

The proposed zoning is in conformance with the 2020 comprehensive plan and the future land use map as established.

iv. Existing and expected impact of proposal on traffic conditions

The property is bordered by Fournie Lane to the west and Horseshoe Lake Rd to the South. The project is not expected to generate excessive amounts of traffic. The flex warehouse or Sales / Service dealership to be constructed on will not be a major traffic generator with planned access to Fournie Lane.

v. Existing and expected impact of proposal on other infrastructure and public services

The City of Collinsville will serve the proposed development with water and sanitary sewer. Sewer service is available west of the property and Ameren will serve the site with natural gas and electric.

vi. Reasons and justification for any deviations from the requirements of the zoning district.

None at this time.



REPORT TO PLANNING COMMISSION
CITY OF COLLINSVILLE

EXHIBIT B: SITE PHOTO



REPORT TO PLANNING COMMISSION
CITY OF COLLINSVILLE



EXHIBIT C: DRAFT ORDINANCE

ORDINANCE NO. _____

**AN ORDINANCE REZONING CERTAIN PROPERTY
OWNED BY DOROTHY JEAN FOURNIE FROM "R-1" SINGLE FAMIL
RESIDENTIAL DISTRICT TO A "P-BP-3" PLANNED BUSINESS PARK DISTRICT
(5209 Horseshoe Lake Road)**

WHEREAS, Eric Gowin, on behalf of property owner, Dorothy Jean Fournie, has filed with the City of Collinsville, Illinois (hereinafter "the City") an application for rezoning of real estate located at 5209 Horseshoe Lake Road (PIN: 13-2-21-19-00-000-024) from "R-1" Single Family Residential District to "P-BP-3" Planned Business 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 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-BP-3" Planned Business Park District, to wit:

5209 Horseshoe Lake Road, Collinsville, Illinois 62234

Parcel ID# 13-2-21-19-00-000-024

Current Owner: Dorothy Jean Fournie

PART OF U.S. SURVEY 509, CLAIM 1653, TOWNSHIP 3 NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SAID U.S. SURVEY 509, CLAIM 1653; THENCE NORTH 2 DEGREES 3 MINUTES 58 SECONDS EAST ON WEST LINE OF THE EAST HALF OF SAID U.S. SURVEY, 2,291.43 FEET TO SOUTH LINE OF A TRACT OF LAND DESCRIBED IN THE DEED TO THE ROBERT L FOURNIE REVOCABLE TRUST AND THE DOROTHY JEAN FOURNIE REVOCABLE TRUST, RECORDED IN THE RECORDER'S OFFICE OF MADISON COUNTY, ILLINOIS, IN BOOK 4359 ON PAGE 2714; THENCE SOUTH 81 DEGREES 33 MINUTES 44 SECONDS WEST, 25.17 FEET; THENCE NORTH 01 DEGREES 45 MINUTES 29 EAST, 60.00 FEET, TO THE WEST MOST CORNER OF LOT 3 OF THE BOB FOURNIE FARM SUBDIVISION AS RECORDED IN THE RECORDER'S OFFICE OF MADISON COUNTY, ILLINOIS, IN PLAT CABINET 67 ON PAGE 28, BEING THE POINT OF BEGINNING.



REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

EXHIBIT C: DRAFT ORDINANCE

FROM SAID POINT OF BEGINNING; THENCE CONTINUING NORTH 01 DEGREE 45 MINUTE 29 SECONDS EAST ON THE WEST LINE OF SAID LOT 3, 343.28 FEET TO NORTH LINE OF SAID LOT 3; THENCE SOUTH 87 DEGREES 24 MINUTES 51 SECONDS EAST ALONG SAID LOT LINE, 618 FEET, TO THE EAST LOT LINE OF SAID LOT 3; THENCE SOUTH 01 DEGREES 40 MINUTES 39 SECONDS WEST ON EAST LOT LINE OF SAID LOT, 443.85 FEET TO NORTH RIGHT OF WAY OF HORSESHOE LAKE ROAD; THENCE NORTH 88 DEGREES 19 MINUTES 21 SECONDS WEST ON SAID NORTH RIGHT OF WAY LINE, 193.55 FEET; THENCE NORTH 81 DEGREES 33 MINUTES 44 SECONDS WEST CONTINUING ON SAID NORTH RIGHT OF WAY LINE, 397.92 FEET, THE EASTERN RIGHT OF WAY OF FOURNIE LANE; THENCE NORTH 23 DEGREES 22 MINUTES 59 SECONDS WEST, 70.13 FEET TO THE POINT OF BEGINNING.

SECTION 2: 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 BP-3 Business Park Zoning District per Section 17.050, *Use Regulations* of the City of Collinsville Zoning Ordinance and permit the following planned uses:

1. NAICS 4238 – Machinery, Equipment and Supplies Merchant Wholesalers. This industry group establishments primarily engaged in the merchant wholesale distribution of construction, mining, farm, garden, industrial, service establishment, and transportation machinery, equipment, and supplies.
2. NAICS 5324 – Commercial and Industrial Machinery and Equipment Rental and Leasing. This industry group comprises establishments primarily engaged in renting or leasing commercial-type and industrial-type machinery and equipment. Establishments included in this industry group are generally involved in providing capital or investment-type equipment that clients use in their business operations

B. SPECIAL USES

Special Uses for this planned development district shall be in accordance with the corresponding use permissibility of the BP-3 Business Park 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*

REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE



EXHIBIT C: DRAFT ORDINANCE

Regulations, and per the requirements contained in Section 17.060, Supplementary District Regulations.

1. Outdoor storage shall be permitted as an accessory to NAICS 4238 Machinery, Equipment and supplies Merchant Wholesalers and/or NAICS 5324 Commercial and Industrial Machinery and Equipment Rental and Leasing as per the approved site plan.
2. The outdoor storage area shall meet all requirements set forth in Section 17.060.100. – Outdoor storage.

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 with the exception of those provisions specifically stated herein.

E. INTENSITY OF USE REGULATIONS

Intensity of Use for this planned district shall comply with the corresponding Intensity of Use Regulations in the BP-3 Business Park Zoning District per Section 17.040.210.F.

F. YARD REGULATIONS

Yard Regulations for this planned district shall be in accordance with the corresponding Yard Regulations in the BP-3 Zoning District per Section 17.040.210.G.

G. HEIGHT REGULATIONS

Subject to plan review.

H. USE LIMITATIONS

This planned development district shall comply with the provisions set forth in Section 17.040.210.I, *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 17.070, *Off-street Parking and Loading Requirements*, and Section 17.050.010, *Use Table* of the City of Collinsville Zoning Ordinance.

K. LANDSCAPE REGULATIONS

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



REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

EXHIBIT C: DRAFT ORDINANCE

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E. INTENSITY OF USE REGULATIONS

Intensity of Use for this planned district shall comply with the corresponding Intensity of Use Regulations in the BP-3 Business Park Zoning District per Section 17.040.210.F.

F. YARD REGULATIONS

Yard Regulations for this planned district shall be in accordance with the corresponding Yard Regulations in the BP-3 Zoning District per Section 17.040.210.G.

G. HEIGHT REGULATIONS

Subject to plan review.

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This planned development district shall comply with the provisions set forth in Section 17.040.210.I, *Use Limitations* of the City of Collinsville Zoning Ordinance.

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

REPORT TO PLANNING COMMISSION
CITY OF COLLINSVILLE



EXHIBIT C: DRAFT ORDINANCE

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 Street Director.

M. DESIGN GUIDELINES

This planned development shall comply with all design requirements from Section 17.060.260. – Development guidelines; nonresidential uses in all districts.

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