

CITY OF COLLINSVILLE, ILLINOIS

ORDINANCE NO. _____

**AN ORDINANCE REZONING CERTAIN PROPERTY
OWNED BY LAVERN JAMES FOURNIE FROM “BP-3” BUSINESS PARK DISTRICT
TO A “P-BP-3” PLANNED BUSINESS PARK DISTRICT
(1001 & 1003 McDonough Lake Road)**

**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, Tom Helmkampf, on behalf of property owner, Lavern James Fournie, has filed with the City of Collinsville, Illinois (hereinafter "the City") an application for rezoning of real estate located at 1001 & 1003 McDonough Lake Road (PIN: 13-2-21-19-00-000-008.001 & 13-1-21-20-00-000-013.001) from “BP-3” Business Park 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 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-BP-3” Planned Business Park District, to wit:

1001 & 1003 McDonough Lake Road, Collinsville, Illinois 62234
Parcel ID# 13-2-21-19-00-000-008.001 & 13-1-21-20-00-000-013.001
Current Owner: Lavern James Fournie

The land referred to herein below is situated in the County of Madison, State of Illinois, and is described as follows:

A tract of land in U.S. Survey 509, Claim 1653, Township 3 North, Range 8 West of the Third Principal Meridian, Madison County Illinois, being more particularly described as follows, towit:

Commencing at the northeast corner of U.S. Survey 509, Claim 1653; thence north 87 degrees 24 minutes 53 seconds west (based on Grid North, Illinois State Plane Coordinate System West Zone) along the north line of said U.S. Survey 64.99 feet to a railroad spike set on the centerline of Sugar Loaf Road; thence south 22 degrees 40 minutes 07 seconds west along the centerline of said road 336.68 feet to the point of beginning of the tract herein described; thence continuing south 22 degrees 40 minutes 07 seconds west along said centerline 358.25 feet; thence north 87 degrees 24 minutes 53 seconds west and parallel with the north line of said U.S. Survey 1845.65 feet to an iron rod on the west line of the east half of said U.S. Survey; thence north 2 degrees 03 minutes 18 seconds east 336.48 feet to

an iron rod; thence south 87 degrees 24 minutes 53 seconds east and parallel with the north line of said U.S. Survey 1971.78 feet to the point of beginning.

EXCEPT THEREFROM that portion conveyed to JZJ Holdings, L.L.C. by deed recorded July 21, 2005 as document 2005R40324, described as follows, to-wit:

Commencing at the northeast corner of U.S. Survey 509, Claim 1653; thence on an assumed bearing of north 87 degrees 24 minutes 53 seconds west on the north line of said U.S. Survey 509, Claim 1653 a distance of 64.99 feet to the centerline of Sugar Loaf Road; thence south 22 degrees 40 minutes 47 seconds west on said centerline of Sugar Loaf Road a distance of 694.93 feet; thence north 87 degrees 24 minutes 53 seconds west parallel to said northerly line of U.S. Survey 509 Claim 1653 a distance of 1178.32 feet to the point of beginning.

From said point of beginning thence north 87 degrees 24 minutes 53 seconds west on the northerly line of a tract of land described in deed book 4359 page 2704 a distance of 667.38 feet to the westerly line of a tract of land described in deed book 3222 on page 2318; thence north 02 degrees 03 minutes 18 seconds east on said westerly line of a tract of land described in deed book 3222 on page 2318 a distance of 336.46 feet; thence south 87 degrees 24 minutes 53 seconds east a distance of 667.38 feet; thence south 02 degrees 03 minutes 18 seconds west a distance of 336.46 feet to the point of beginning.

Except the coal, oil, gas and other minerals as may have been heretofore excepted, reserved or conveyed and all rights and easements in favor of said mineral estate.
Situating in Madison County, Illinois.

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.

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*

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

1. Outdoor storage area of 16,800 sq. ft. shall be permitted as accessory use as per approved site plan.

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., with the following exception(s):

1. Lot coverage: maximum total coverage by structures and parking shall be no greater than seventy-one and nine (71.9) percent.
2. Two (2) 48,000 sq. foot primary structures on one legal lot of record is permitted by adoption of this ordinance.

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*.

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 with the following exception(s):

1. The west façade of Building 1 (1001 McDonough Lake Road) and east façade of Building 2 (1003 McDonough Lake Road) shall be exempt from the full design requirements of Section 17.060.260 and are permitted as per approved site plan.

N. SIGNAGE

This planned development shall comply with all signage requirements from Section 17.190. – Signage; districts with the following exception(s):

1. One (1) 10'x12' (120 sq. ft) office park identification sign is permitted.
2. Each tenant shall be permitted a maximum of eighty (80) square feet of graphic area for the entire building.

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