

City of Collinsville

125 S. Center Street
Collinsville, IL 62234



Agenda

Thursday, April 11, 2024

6:30 PM

City Hall

Planning Commission

A. CALL TO ORDER**B. ROLL CALL****C. SPEAKERS FROM THE FLOOR****D. APPROVAL OF MINUTES**

1. Motion to approve the January 11, 2024, Planning Commission meeting minutes.

Attachments: [Minutes](#)

E. PUBLIC HEARINGS:

1. RZ 23-12 & MAJ SD 23-04 Celadon Collinsville GP, LLC (Rezoning and Preliminary Plat) - A request by Celadon to rezone property and for Preliminary Plat approval at 1203 & 1205 Vandalia from R-1A Single Family to P-B-2 Planned Limited Commercial District to allow for the adaptive reuse of both the Collinsville Township High School and Navigation Church.
 - A. Motion to Open Public Hearing
 - B. Staff Report
 - C. Public Input
 - D. Motion to Close Public Hearing
 - E. Motion to Recommend Approval of Zoning Map Amendment
 - F. Motion to Recommend Approval of Preliminary Subdivision Plat

Attachments: [Staff Report](#)
[Site Plan](#)
[Preliminary Plat](#)

2. RZ 21-05 & MAJ SD 21-01 Frey Properties (Rezoning and Preliminary Plat) - A request by Frey Properties, on behalf of property owners on Business Center Court, for a Zoning Map amendment to rezone four parcels from "B-4" Commercial District and "B-5" Warehousing District to one "P-BP-4" Planned Business Park District to allow for subdivision plat approval including the improvement and public right-of-way dedication of Business Center Court.
 - A. Motion to Open Public Hearing
 - B. Staff Report
 - C. Public Input
 - D. Motion to Close Public Hearing
 - E. Motion to Approve Rezoning
 - F. Motion to Approve Preliminary Plat

Attachments: [Staff Report](#)
[Proposed Ordinance](#)
[Business Center Court Improvement Plans](#)
[Preliminary Plat](#)

3. MAJ SD 24-01 & RZ 24-01 Stream's Edge Properties, LLC, McDonough Lake Road (Preliminary Plat & Rezoning) - A request to repeal and replace existing Planned District Ordinance 22-45, rezone property from R-1 Single Family to P-BP-4 Planned Business Park District upon annexation, and preliminary plat approval in order to permit the development of a truck terminal facility including warehousing, truck repair, manufacturing, and general office space.
- A. Motion to Open Public Hearing
 - B. Staff Report
 - C. Public Input
 - D. Motion to Close Public Hearing
 - E. Motion to Recommend Approval of Zoning Map Amendment
 - F. Motion to Recommend Approval of Preliminary Plat

Attachments: [Staff Report](#)
[Preliminary/Final Plat](#)

F. NEW BUSINESS

1. SPACK 24-01 Army/Navy Recruiting Center (Sign Package) - A request for Sign Package approval to permit the installation of window graphics along store's facade (1130 Collinsville Crossing Blvd.).

Attachments: [Staff Report](#)

2. SPACK 24-02 Underground Dojo (Sign Package) - A request for Sign Package approval in order to permit the installation of one (1) flush-mounted sign at 209 East Main Street.

Attachments: [Staff Report](#)

G. OLD BUSINESS

H. STAFF REPORT

1. Zoning Practice - Equitable Zoning for Manufactured Housing

Attachments: [Zoning Practice - April 2024](#)

I. COMMENTS FROM COMMISSION MEMBERS

J. ITEMS FOR NEXT AGENDA

K. ADJOURNMENT

ADDRESSING THE COMMISSION DURING SPEAKERS FROM THE FLOOR

Below are the rules for input during Board/Commission/Sub-Body meetings as set out in Ordinance No. 4765 entitled “Ordinance Governing Speakers From the Floor During Meetings of the City Council and the Commission, Boards, and Sub-Bodies of Collinsville, Illinois”. Speakers may address the Board/Commission during the time designated as Speakers From the Floor on the agenda.

RULE 1: Speakers shall be allowed only during “Speakers from the Floor,” or at any other time if requested by the meeting Chairman of the governing board.

RULE 2: Input must relate to a matter under the authority of the commission, board, or sub-body.

RULE 3: Upon request by the meeting Chairman for speakers from the floor, a prospective speaker shall express the desire to speak, be recognized by the meeting Chairman, approach the designated podium, and state their name and general subject matter to which they will address the Board/Commission.

RULE 4: After establishing their identity, prospective speakers shall immediately address the governing board.

RULE 5: Each speaker is limited to four (4) minutes to address the governing board. No extensions will be granted and no time shall be compensated to the speaker resulting from interruptions by or discussion with the governing board or any other City officer or employee.

RULE 6: Speakers shall address only the governing board collectively or its members individually. Speakers shall speak to issues and shall refrain from personal attacks on the governing board or City appointed officials and employees. Speakers may not address issues related to pending litigation in which the City or its subsidiary bodies, officers, agents, employees, boards or commissions is a party.

RULE 7: Speakers shall not be permitted to advertise, solicit, request, urge, summon, or cajole the governing board or the general public, except as otherwise provided for herein, with regard to any products, goods, services, information, gains, losses, advantages, consequences, or any other similar matter, notwithstanding that there may or may not be any pecuniary, monetary, financial or property gain, loss, or benefit to the speaker or any other person or entity.

RULE 8: Speakers shall act and speak with decorum and conform to conventional social manners in speech, writing, dress, and behavior. The audience shall refrain from conduct that disrupts the meeting in any way such as clapping, booing, loud talking or outbursts. A speaker may be immediately terminated at the meeting Chairman’s discretion.

RULE 9: Determination of breaches of this Ordinance shall be made by the meeting Chairman. The meeting Chairman customarily will warn the speaker or members of the audience of inappropriate behavior through one warning use of the gavel. Subsequent inappropriate behavior shall result in the immediate removal of the responsible parties at the discretion of the meeting Chairman.