

ORDINANCE NO. _____
APPROVING A PLANNED DEVELOPMENT DISTRICT
P-BP-1 PLANNED BUSINESS PARK DISTRICT
(Ameren Illinois Office Building)

AN ORDINANCE AMENDING THE ZONING OF LAND WITHIN THE CITY OF COLLINSVILLE AND REQUIRING CERTAIN CONDITIONS WITHIN SAID PLANNED DISTRICT.

WHEREAS, Ameren Illinois Company d/b/a Ameren Illinois, contract purchaser, has filed with the City of Collinsville, Illinois an application for amending the zoning of real estate owned by AMC Theatres, Inc. and located at northeast corner of Eastport Plaza Drive and Executive Drive, Collinsville, Illinois, from P-HP-1 Planned Hospitality Park and BP-1 Planned Business Park District to P-BP-1 Planned Business Park District for the currently vacant land described herein.

WHEREAS, prior to the presentation of this ordinance to the City Council, all hearings required to be held 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.

NOW, THEREFORE BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF COLLINSVILLE, ILLINOIS, as follows:

Section 1: The City of Collinsville Zoning Ordinance and the Official Zoning District Maps, which are part thereof, are hereby amended to establish this P-BP-1 Planned Business Park District. A description of the subject site is as follows:

INSERT METES AND BOUNDS HERE

Section 2: That the City Clerk is hereby authorized to note the zoning grant made by this Ordinance upon the official zoning map of the City.

Section 3: That the authority granted pursuant to the City of Collinsville Zoning Ordinance and approval provided in this Ordinance is granted, subject to all of the ordinances, rules and regulations and the specific conditions as recommended by the Planning Commission in its recommendation to the City Council, which are set out in the "Attachment A" which is attached hereto as and made part of.

Section 4: All ordinances, or parts thereof, which are inconsistent with the provisions of this Ordinance, are hereby repealed to the extent of their inconsistencies.

Section 5: 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 _____, 2016.
Ayes:

Nays:

Absent:

Approved: _____, 2016.

John Miller, Mayor

ATTEST:

Kimberly Wasser, City Clerk

DRAFT

ATTACHMENT A

All provisions of the City of Collinsville Code of Ordinances shall apply to this development except as specifically modified herein.

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. Permitted uses for this planned district shall be in accordance with the corresponding use permissibility of the “BP-1” Business Park District per Section 17.050, Use Regulations (Table 5) of the City of Collinsville Zoning Code.

B. SPECIAL USES

1. Special uses for this planned district shall be allowed in accordance with Section 17.050, Use Regulations (Table 5) of the City of Collinsville Zoning Code. Special Use permits may be authorized in accordance with Section 17.100, Special Use Permits.

C. ACCESSORY USES

1. 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. The accessory use for this development shall be limited to the use of drive-through facilities as associated with the principal use of the property.

D. PLANNED USES

1. Planned uses expressly authorized for this planned district shall be that of “Management of Companies and Enterprises”, NAICS 551.

E. INTENSITY OF USE

1. A maximum of two-story, 44,000 sq. ft. building shall be authorized in this district subject to the provisions set forth in Section 17.040.190 Subsection F, Intensity of Use Regulations.

F. YARD REGULATIONS

1. The district shall comply with the provisions set forth in Section 17.040.190, Subsection G, Yard Regulations.

G. PARKING REGULATIONS

1. Parking shall comply with the provisions set forth in Section 17.070, Off Street Parking and Loading Requirements.

H. SIGNAGE

1. Signage shall comply with the provisions set forth in Section 17.190.

I. LANDSCAPING, BUFFERING & SCREENING

1. Landscaping shall comply with the provisions set forth in Section 17.080, Landscaping, Screening & Buffering.

J. SITE PLAN SUBMITTAL AND REVIEW

1. A Preliminary Site Plan shall be required to be submitted for review by the Planning Commission subsequent to City Council approval of the change of zoning and shall comply with the provisions set forth in Section 17.120, Site Plan Review.
2. Site Improvement Plans shall be required to be submitted for review by the City of Collinsville subsequent to Planning Commission approval of the Preliminary Site Plan and shall comply with the provisions set forth in Section 17.120, Site Plan Review.

II. TIME PERIOD FOR THE SUBMITTAL OF SITE PLAN

- a. The developer shall submit a Preliminary Site Plan for review by the Planning Commission within twelve (12) months of City Council approval of the change of zoning, unless such time period is extended through appeal to and approval by the Planning Commission. If no extension of time is received or granted within three (3) months subsequent to the twelve (12) month period following the effective date of the Planned District, the Planning Commission shall review any changes in the Zoning Map brought by the proposed development. If the Commission finds said changes to be inappropriate, the commission shall recommend to the City Council that the map be revised in accordance with the procedures for changes and amendments.
- b. The developer shall submit Improvement Plans for review by the City of Collinsville within six (6) months of Planning Commission approval of the Preliminary Site Plan, unless such time period is extended by a maximum of three (3) months through appeal to and approval by the Director of Community Development. If no extension of time is received or granted within six (6) weeks subsequent to the six (6) month period following the approval of the Preliminary Site Plan, the Planning Commission shall review its approval of the Preliminary Site Plan and act to re-consider the approval in accordance with the procedures for Site Plan review.

III. FAILURE TO COMMENCE CONSTRUCTION

- a. Unless otherwise stated in the Commissions' approval of the Preliminary Site Plan, substantial work or construction shall commence within three (3) years of the effective date of the Planned District, unless such time period is extended through appeal to and approval by the Planning Commission. If no extension of time is received or granted within six (6) months subsequent to the three (3) year period following the effective date of the Planned District, the Planning Commission shall review any changes in the Zoning Map brought by the proposed development. If the commission finds said changes to be inappropriate, the commission shall recommend to the City Council that the map be revised in accordance with the procedures for changes and amendments. As used in this section, substantial work or construction shall include final grading for roadways necessary for first approved plat or phase of construction and commencement of installation of sanitary and storm sewers as applicable.

IV. ENFORCEMENT

- a. The City of Collinsville, Illinois will enforce the conditions of this ordinance in accordance with the terms of this Attachment A.
- b. Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.
- c. Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Collinsville shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Collinsville Code.
- d. This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A