



CITY COUNCIL AGENDA ITEM STAFF REPORT

MEETING DATE:	November 27, 2017
TITLE:	115 E. Clay, LLC (Proof 115 Brewery & Distillery)
DEPARTMENT:	Community Development
PROJECT MANAGER:	David B. Bookless, Director of Community Development
REQUESTED ACTION:	Approval of Rezoning
STRATEGIC PLAN GOAL(S):	Goal #8: "Vibrant Uptown"
ATTACHMENTS:	Staff report to the Planning Commission, draft public hearing minutes, draft ordinance.

EXECUTIVE SUMMARY:

A request to rezone two (2) properties located at 109 & 115 E. Clay St., Collinsville, Illinois from "B-2" Limited Commercial District to "UCD" Uptown Collinsville District for the purpose of redeveloping the existing building as a full-service restaurant with an accessory micro-distillery and micro-brewery.

BACKGROUND & HISTORY:

The 0.34 acre tract is developed with a 7,264 sq. ft. commercial structure with full basement known as the "Herald Building". Formally named the "Monroe Building", the long-vacant structure was built in 1930 and utilized a publishing plant for the Collinsville Herald Journal through the 1990s.

STAFF REVIEW & ANALYSIS:

The Uptown District promotes the redevelopment of buildings and land located within the Uptown Planning Area in a manner that is consistent with the City Comprehensive Plan. The intent of this district is to facilitate the development of a traditional, pedestrian-oriented "Main Street" area. Forms and patterns of the built environment shall reflect the recommendations outlined in the City Comprehensive Plan and meet the requirements of this section.

Buildings containing retail and service uses on the first floor, and offices, services or residences on upper floors, shall be located, and have frontage on, Main Street and Clay Street. Such mixed-use buildings shall meet the urban design standards as noted in this section and shall be linked to and complemented by integrated residential development within the district and nearby neighborhoods.

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The Zoning Ordinance directs that when changes of use properties within the Uptown Planning Area are proposed that the property adhere to the requirements of the “UCD” Uptown Collinsville District. As the property has never been used for any retail purpose, Staff directed the applicant to seek the change of zoning.

The designated permitted uses in an “UCD” Uptown Collinsville District may be any uses delineated as “permitted” (by-right), or by special procedure for those designated planned or special, in Table 5 (Section 17.050.010.) in the "UCD". While many of the uses permitted within the “B-2” are suitable to the area, the property is within the Uptown Planning Area, which was designated for a “Main Street” development approach and the “UCD” is intended to help accomplish that goal.

The property has historically been used commercially. Properties to the south, east, and west are developed commercially. Properties to the north and northeast, while zoned commercial, include two single-family homes. While not part of this rezoning, a site plan review was conducted to address any potential conflicts. The proposal is substantially consistent with existing development, is consistent with the Comprehensive Plan, and represents a significant investment in the neighborhood.

The Fire Department, Department of Public Works, City Engineer, and Department of Community Development found there to be no substantial adverse effects on the health, safety, quality of life, comfort and general welfare of the City and its planning area. Additionally water service will be required in order to enable any proposed business to be adequately served. The applicant has been in consultation with the City to this end and will be making required improvements.

FINANCIAL IMPACT:

The utilization of the long-vacant building will add to City revenues through a variety of fees and taxes, and may encourage additional commercial development along the Clay Street corridor.

ALTERNATIVES:

Maintain the existing “B-2” Limited Commercial District zoning.

PROS & CONS:

While maintaining “B-2” zoning would not limit development significantly, the change to “UCD” is consistent with the Zoning Ordinance and City policy for properties in the Uptown Planning Area.

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RECOMMENDATION:

The Planning Commission, by unanimous vote, and the Director of Community Development find that the proposed rezoning meets or exceeds the review criteria and advances the intent of both the Comprehensive Plan and Zoning Ordinance. Based on this finding, the Planning Commission recommends approval of the application for rezoning to “UCD” Uptown Collinsville District.

CONCLUSION:

As this request is not for a change of zoning to a “planned district”, the ordinance before Council is for a “straight” change of zoning from “B-2” Limited Commercial District to “UCD” Uptown Collinsville District; and therefore no “Attachment A” or conditions of approval are included in the draft ordinance. However, the Planning Commission did conduct a site plan review, which addressed comments from neighboring property owners, related to screening and parking concerns, who otherwise supported the application.