

ORDINANCE NO. 19-17

**AN ORDINANCE AMENDING ZONING ORDINANCE NO. 3694 BY REZONING CERTAIN PROPERTY OWNED BY MALL ROAD, LLC, GATEWAY RV, LLC, AND TRAVERS INVESTMENT GROUP, LLC, LOCATED AT 2020 MALL STREET, AND APPROVING A PLANNED DEVELOPMENT DISTRICT "P-CP-1" PLANNED COMMERCIAL PARK DISTRICT IN THE CITY OF COLLINSVILLE, ILLINOIS
(*GATEWAY RV, LLC, 2020 MALL STREET*)**

WHEREAS, MALL ROAD, LLC, GATEWAY RV, LLC, and TRAVERS INVESTMENT GROUP, LLC have filed with the City of Collinsville, Illinois (hereinafter "the City") an application for rezoning of real estate located at 2020 Mall Street from "R-3" Multifamily Residential District and "B-2" Limited Commercial District to "P-BP-1" 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: City Ordinance No. 3694 is hereby amended, as provided for hereinafter.

SECTION 2: That the following legally described land located in the City of Collinsville, Illinois, and further described on Exhibit A, attached hereto and incorporated herein by reference, is hereby zoned "P-BP-1" Planned Business Park District, to wit:

Addresses:	PIN's:
2020 Mall Street	13-2-21-29-03-302-023
Bellevue Drive	13-2-21-29-03-302-024
2013 Mall Street	13-2-21-29-03-302-025
Current Owner:	Mall Road, LLC; Gateway RV, LLC; and Travers Investment Group, LLC
Developer:	Gateway RV, LLC

SECTION 3: That the Site Plan, meeting all the amended requirements as specified in this ordinance, was conditionally approved by the Community Development Director. The amended Site Plan, which meets the requirements of the City's Zoning Ordinance Section 17.120 is attached hereto as Exhibit B and made a part hereof by reference. Approval of the Rezoning

Application approved by the Planning Commission on March 13, 2019, is hereby granted for the Property.

SECTION 4: That the City Clerk is hereby authorized to note the zoning grant made by this Ordinance upon the official map of the city.

SECTION 5: The authority and approval provided in this Ordinance is granted subject to all ordinances, rules, and regulations and the following conditions:

A. PERMITTED AND SPECIAL USES:

Permitted and Special Uses for the “P-CP-1” Planned Commercial Park District shall be as follows:

1. Permitted Uses: This planned development district shall authorize the following uses: Automotive Service Station; Automotive Repair Shop; Bakery (Retail); Bank & Financial Institution; Convenience Stores; Cultural Service; Entertainment Facilities; Furniture Sales; Garden Center I Home Improvement; Grocery Store; Grocery Store - Supermarket; Hardware Store; Hotel, Motel or Tourist Court; Medical Office; Office, General; Office Supply Store; Outlet Mall or Center; Paint, Interior and Wallpaper Store; Restaurant (Fast Food); Restaurant - General: Retail Limited; Retail - General; Service Station, Automotive; Shopping Center; Shopping Mall.
2. Special Uses: Special uses for this planned development district may be authorized in accordance with Section 17.100, *Special Use Permits* of the City of Collinsville Zoning Code.
3. 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 Section 17.040.170, “CP-1” *Commercial Park District*, with the exception of those provisions specifically stated herein.

B. PERMITTED ACCESSORY STRUCTURES AND USES:

1. 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* of the City of Collinsville Zoning Code. Requested accessory uses must be specified on the Site Plan.

C. PERFORMANCE/ BULK STANDARDS

1. Intensity of Use Regulations: This planned development district shall comply with the provisions set forth in Section 17.040.170, Subsection F, *Intensity of Use Regulations*, except as follows:
 - a) Minimum Lot Size: As approved by the Planning Commission on the Site Plan.

- b) The primary floor area of each principal building shall contain at least one thousand five hundred (1,500) square feet, exclusive of antennae, HVAC equipment storage, and parking and loading ramps.
2. Yard Regulations: This planned development district shall comply with the provisions set forth in Section 17.040.170, Subsection G, Yard Regulations, except as follows:
- a) Minimum Front Yard: As approved on the Site Plan by the Planning Commission.
 - b) Minimum Side Yard: As approved on the Site Plan by the Planning Commission
 - c) Minimum Rear Yard: As approved on the Site Plan by the Planning Commission
3. Height Regulations: Subject to plan review.
4. Use Limitations: This planned development district shall comply with the provisions set forth in Section 17.040.170, Subsection I, *Use Limitations*.

D. DESIGN CRITERIA

1. Parking Regulations: Parking shall be in accordance Section 17.070, *Off Street Parking and Loading Requirements*, except as follows:
- a) All non-handicapped parking spaces shall be 9' x 18' in size.
2. Landscaping, Screening, and Buffering: Landscaping shall be in accordance with Zoning Ordinance Section 17.080, *Landscaping, Screening, and Buffering*, as approved on the Site Plan by the Planning Commission, except as follows:
- a) Parking islands shall be spaced in parking lot areas as denoted on the Site Plan.
 - b) Perimeter landscaping around parking lots and buildings shall be approved by the Planning Commission on the Site Plan.
 - c) Perimeter landscaping around detention areas shall be approved by the Planning Commission on the Site plan.
 - d) Landscaping along the new public roadway shall be approved by the Planning Commission on the Site Plan.
3. Lighting & Utility Requirements: Lighting standards shall comply with the provisions set forth in the City of Collinsville Zoning Ordinance Section

17.060.230, *Lighting and Utility Standards*, as approved on the Site Plan by the Planning Commission, except as follows:

- a) Decorative lighting standards, equipped with banner sign hardware and banners shall be approved by City Staff and denoted on the Site Plan along the new public roadway.
 - b) All parking lot lighting shall be identical.
4. Signage Requirements: All signage shall comply with the provisions set forth in Zoning Ordinance Section 17.190, *Signage - General Provisions*, and as approved on the Site Plan.
- a) Three (3) project identification signs shall be permitted at the following dimensions:
 - (i) Interstate 55/70 Project Identification Signage: Sixty (60) feet in total height and five hundred fifty three (553) square feet in area and located as approved by the Planning Commission on the Site Plan.
 - (ii) State Highway 157 Project Identification Signage: Thirty six (36) feet in total height and three hundred (300) square feet in area and located as approved by the Planning Commission on the Site Plan.
 - (iii) State Highway 157 Project Identification Monument Signage: Fifteen (15) feet in total height and one hundred thirty (130) feet in area and located as approved by the Planning Commission on the Site Plan.
5. Irrigation Requirements: Irrigation shall be required in accordance with Zoning Ordinance Section 17.080.110, *Commercial Landscaping Standards*, Subsection J, *Irrigation*.
6. Stormwater Improvements: The developer shall provide an engineering plan showing that adequate handling of the storm water drainage of the site is provided for City approval.
7. Access and Roadway Improvements: All access and roadway improvements shall conform to the requirements of the City of Collinsville Public Works Director and the Illinois Department of Transportation (IDOT).
8. Sidewalks: Sidewalks shall be installed along the right-of-way of Illinois Highway 157, where applicable.
9. Outdoor Display: No outdoor display of merchandise shall be permitted on public roadways or public right-of-way.
10. Subdivision of Property: All properties shall be consolidated in compliance with the City of Collinsville *Subdivision Ordinance, Section 16.12.260. – Minor Boundary Adjustments, Subsection B*.

SECTION 7: All ordinances, or parts thereof, which are inconsistent with the provisions of this ordinance, are hereby repealed to the extent of their inconsistencies.

SECTION 8: Except as provided in section 4, this ordinance shall take effect upon its passage, approval and publication in pamphlet form, as provided by law.

[SIGNATURE PAGE FOLLOWS]

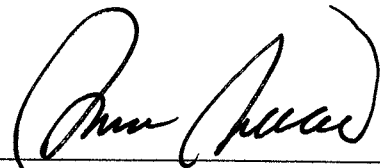
PASSED by the Council and Approved by the Mayor on March 25, 2019.

Ayes: Stehman, Green, Jerome, Brombolich, Miller

Nays: None

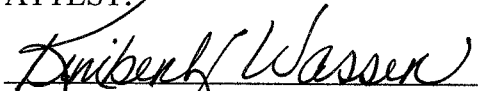
Absent: None

Approved: March 25, 2019.



John Miller, Mayor

ATTEST:


Kimberly Wasser, City Clerk

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EXHIBIT A

Lot 21 and part of Lot 9 of the Resubdivision of Lots 8,9 and 10 of the The Mall (REVISED) in US Survey 392 Claim 602 and being part of Southwest Quarter of Section 29, Township 3 North, Range 8 West of the Third Principal Meridian, reference being had to the plat thereof in the Madison County Recorder's Office in Plat Book 42, page 70.

Parcel 2

A Tract of land being part of Section 29 and Part of US Survey 653 Claims 599 and 600, all in Township 3 North, Range 8 West of the Third Principal Meridian City of Collinsville, Madison County, Illinois.

Beginning at the intersection of the west line of said Section 29 and the south right of way line of Federal Aid Interstate 07 (Interstate 55/70) as shown in the Plat Book 28, Pages 50 and 51 and Plat Book 31, Page 64; thence North 70 degrees 20 minutes 06 seconds East along said right of way line a distance of 44.03 feet; thence South 67 degrees 16 minutes 45 seconds East, a distance of 535.96 feet; thence South 22 degrees 20 minutes 49 seconds West, a distance of 176.67 feet; thence North 67 degrees 15 minutes 37 seconds West, a distance of 506.33 feet to the west line of said Section 29; thence North 00 degrees 36 minutes 18 seconds West, along the west line of said section 29, a distance of 159.89 feet to the point of beginning.

Parcel 3

A Tract of land situated partly in the Southwest Quarter of Section 29 and partly in the North half of Section 32, within US Survey 392 Claim 602, all in Township 3 North, Range 8 West of the Third Principal Meridian.

Commencing from an old stone at the Southwest Quarter of Section 29, measure North 0 degrees 46 minutes West (record), 625.1 feet to a point on the Southerly right of way line of Federal Aid Interstate route 70; thence Northeasterly (N. 70 degrees 11 minutes E, record) along the Southeasterly right of way of Federal Aid Interstate Route 70 measure 40.15 feet to a point; thence Southeasterly (S. 67 degrees 35' E record) measure 2,389.9 feet to a point; thence right 90 degrees measure 214.7 feet to a point at the Southwest corner of a one acre tract heretofore conveyed; thence left 90 degrees measure 228.9 feet to a point on the curving West right of way line of State Bond Route 157; thence Southwesterly along the West right of way line of state Bond Route 157 measure 218.4 feet on the chord to a point; thence West (S. 87 degrees 26 minutes W record) measure 385.0 feet to the stone at the point of beginning.

(Excepting therefrom Fontainebleu Park, as same appears in the Plat Book 29 at Page 94 of the Madison County Records and First Addition to Fontainebleu Park, as same appears in the Plat Book 41 at Page 16 of Madison County Records). Said Property is the identical property received by Grantor by Warranty Deed dated March 12, 1973 and recorded in Book 2904 at Page 271 in the Recorder's office of Madison County, Illinois.

Subject to easements, conditions and restrictions of record.

As shown on Exhibit A attached hereto and made a part hereof.