

**ORDINANCE NO. 19-19**

**AN ORDINANCE AMENDING ZONING ORDINANCE NO. 4449 BY REZONING CERTAIN PROPERTY OWNED BY TRAVERS INVESTMENT GROUP, LLC, LOCATED AT 9497 COLLINSVILLE ROAD, AND APPROVING A PLANNED DEVELOPMENT DISTRICT  
"P-B-2" PLANNED LIMITED COMMERCIAL DISTRICT  
(*TRAVERS INVESTMENT GROUP, LLC, 9497 COLLINSVILLE ROAD*)**

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WHEREAS, TRAVERS INVESTMENT GROUP, LLC has filed with the City of Collinsville, Illinois (hereinafter "the City") an application for rezoning of real estate located at 9497 Collinsville Road from "R-1" Single Family Residential District to "P-B-2" Planned Limited Commercial 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. 4449 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-B-2" Planned Limited Commercial District, to wit:

<b>Addresses:</b>	<b>PIN's:</b>
4 Bruce Street	13-2-21-31-04-405-011
Collinsville Road	13-2-21-31-04-405-012
US Bus Rte Apt 40	13-2-21-31-04-405-013
US Bus Rte Apt 40	13-2-21-31-04-405-014
9497 Collinsville Road	13-2-21-31-04-405-015

**Vacated Public Right-of-Way:**

The vacation of right-of-way as legally described land in Exhibit A.

**Current Owner:** Travers Investment Group, LLC

**Developer:** Travers Investment Group, LLC

SECTION 3: Approval of the Rezoning Application approved by the Planning Commission on March 13, 2019, is hereby granted for the Property. Approval of the application for vacation of City right-of-way, which meets the requirements of the City's Zoning Ordinance

Section 17.040.040, and 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-B-2” Planned Limited Commercial District shall be as follows:

1. Permitted Uses: Permitted uses for this “P-B-2” Planned Limited Commercial District shall be in accordance with the corresponding use permissibility of the “B-2” Limited Commercial District per Section 17.050, *Use Regulations (Table 5)* of the Collinsville Zoning Ordinance, with the following exceptions:
  - a) A Site Plan in accordance with Section 17.040.230, *Planned Development Districts* and Section 17.120, *Plan Review* shall be required for a change in the principal or accessory use of the property, and prior to the issuance of a building or occupancy permit.
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 17.040.110, “B-2” *Limited Commercial 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.

**C. PERFORMANCE/ BULK STANDARDS**

1. Conditions of Use: This planned development district shall comply with the provisions set forth in Section 17.040.110, Subsection F., *Conditions of Use*.
2. Intensity of Use Regulations: This planned development district shall comply with the provisions set forth in Section 17.040.110, Subsection G., *Intensity of Use Regulations*.

3. Yard Regulations: This planned development district shall comply with the provisions set forth in Section 17.040.110, Subsection H., *Yard Regulations*.
3. Maximum Structure Height: This planned development district shall comply with the provisions set forth in Section 17.040.110, Subsection I., *Maximum Structure Height*.

#### **D. DESIGN CRITERIA**

1. Parking Regulations: Parking shall be in accordance Section 17.070, *Off Street Parking and Loading Requirements*, as approved by the Planning Commission on the Site Plan.
2. Landscaping, Screening, and Buffering: Landscaping shall be in accordance with Zoning Ordinance Section 17.080, *Landscaping, Screening, and Buffering*, as approved by the Planning Commission on the Site Plan.
3. Irrigation Requirements: Irrigation shall be required in accordance with Zoning Ordinance Section 17.080.110, *Commercial Landscaping Standards*, Subsection J, *Irrigation*.
4. Signage Requirements: The existing pole sign shall be removed and replaced with a monument type sign meeting the requirements of the City of Collinsville Sign Ordinance. Any deviations from said requirements shall be reviewed and approved by the Planning Commission through the consideration of a sign package. All signage shall be located as approved by the Planning Commission on the Site Plan.
5. 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 by the Planning Commission on the Site Plan.
6. Street and Roadway Standards: All streets and roads within the district shall comply with Title 16 of the City's Municipal Code, the *Land Subdivision Control Regulations*, except where established roads are provided, any road improvements and right-of-way widths shall be approved by the Director of Public Works.
7. Access and Road Improvements: The existing dead end turnaround located at the south end of Bruce Street shall remain open and accessible to fire apparatus and other emergency vehicles until the new cul-de-sac or similar turnaround improvements at the south end of Bruce Street are completed. The owner shall create a cul-de-sac or similar turnaround as approved by the City Engineer at the newly created terminus of Bruce Street as per Section 16.16.070B. No pavement shall be removed or access otherwise restricted until said improvement is complete. The cul-de-sac, or similar turnaround improvements, shall be approved by the Director of Public Works.

8. Site Plan Review: As the approved Site Plan depicts improvements that are located upon Illinois Department of Transportation right-of-way, said improvements are conditionally approved pending official written authorization from the Department of Transportation. Should such use authorization be revoked or the subject right-of-way be used by the Department of Transportation in the future necessitating the removal of the improvements, the owner/operator shall be required to relocate subject improvements onto its own property; Planning Commission approval of a Site Plan illustrating how improvements will be accommodated on site shall be required.
  
9. Subdivision of Property: All properties shall be consolidated in compliance with the City of Collinsville *Subdivision Ordinance Section 16.12.260. – Minor Boundary Adjustment, Subsection B.*

SECTION 5: All ordinances, or parts thereof, which are inconsistent with the provisions of this ordinance, are hereby repealed to the extent of their inconsistencies.

SECTION 6: Except as provided for in section 4, this ordinance shall take effect upon its passage, approval and publication in pamphlet form, as provided by law.

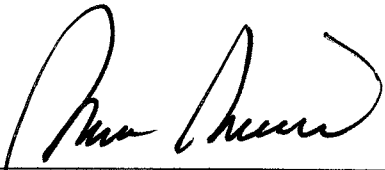
PASSED by the Council and Approved by the Mayor on March 25, 2019.

Ayes: Stehman, Green, Jerome, Brombolich, Miller

Nays: None

Absent: None

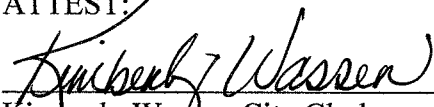
Approved: March 25, 2019.




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John Miller, Mayor

ATTEST:




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Kimberly Wasser, City Clerk

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## EXHIBIT A

Part of the right-of-way of "Bruce Street," and part of the 15-foot wide alley in Block 6 of Valley View Park" as recorded in Plat Book 14 on Page 29, being a subdivision of part of Section 31, Township 3 North, Range 8 West of the Third Principal Meridian, Madison County, Illinois, said part being more particularly described as follows:

Commencing the Southeast corner of Lot 13 in Block 3 of said "Valley View Park," said point lying in the west right of way line of "Bruce Street;" thence North, along said west right of way line, 40.0 feet to the Point of Beginning of the tract described herein; thence North, along said west right of way line, 220.0 feet to the northeast corner of Lot 14 in Block 3 of the aforementioned "Valley View Park;" thence East, a distance of 50.0 feet to the northwest corner of Lot 7 in Block 6 of said "Valley View Park;" thence South, along the east right of way line of "Bruce Street," 120 feet to the southwest corner of said Lot 7; thence East, along the south line of said Lot 7, a distance of 150 feet to the southeast corner thereof; thence South, along the southerly prolongation of the east line of said Lot 7, a distance of 15 feet to the northeast corner of Lot 10 in Block 6 of said "Valley View Park;" thence West along the northerly line of Lots 8, 9, and 10 in Block 6 of said "Valley View Park," 120 feet to the northwest corner of said Lot 8; thence South, along the west line of said Lot 8, a distance of 87 feet to its intersection with the northerly right of way line of Collinsville Road; thence northwesterly, along said northerly right of way line of Collinsville Road, 50 feet to the point of beginning and containing 13,305 square feet.