



CITY COUNCIL AGENDA ITEM STAFF REPORT

MEETING DATE:	March 24, 2026
TITLE:	An Ordinance Rezoning Property Owned by City of Collinsville, 315 and 317 Bissell Avenue, from “R-3” Multifamily Residential District to “R-1” Single Family Residential District (City of Collinsville, PIN: 13-2-21-27-05-103-006).
DEPARTMENT:	Community Development
PROJECT MANAGER:	Cole Filges, Planning Technician
REQUESTED ACTION:	Approval
STRATEGIC PLAN GOALS:	#1 Preserve and Improve Existing Neighborhoods
ATTACHMENTS:	Ordinance, Staff Report to Planning Commission, Draft Planning Commission Minutes

SUMMARY RECOMMENDATION

The City of Collinsville, owner, has submitted an application requesting that property located at 315 and 317 Bissell Avenue (*PIN: 13-2-21-27-05-103-006*) be rezoned from “R-3” Multifamily Residential District to “R-1” Single Family Residential District.

EXECUTIVE SUMMARY

The City of Collinsville, owner, is requesting to rezone 315 and 317 Bissell Avenue from “R-3” Multifamily Residential District to “R-1” Single-Family Residential District. The City took ownership of the property in 2025 and demolished the previously condemned multifamily structure. The City is seeking to rezone the property to “R-1” Single Family Residential District to prime the property for new single family development.

The attached Staff Report to Planning Commission outlines the history of the property, existing and proposed permitted land uses, and proposed zoning district in relation to the surrounding area and the Comprehensive Plan. Ultimately, staff finds that the proposed zoning district of “R-1” Single Family Residential will not have a negative impact on the character, safety, and general welfare of the community and is in line with the Comprehensive Plan and Future Land Use Map.

PLANNING COMMISSION REVIEW

The zoning request was considered by the Planning Commission during a public hearing on March 12th, 2026.

The Planning Commission voted (6-0) to approve the proposed rezoning from “R-3” Multifamily Residential District to “R-1” Single Family Residential District.

The Community Development Director finds that the proposed rezoning request meets or exceeds the review criteria and advances the intent of the Comprehensive Plan, Future Land Use Map, and Zoning Ordinance. Based on this finding, the Planning Commission has submitted to the City Council a ‘Recommendation of Approval’ of Rezoning Application *RZ 26-02 City of Collinsville, requesting to rezone property located at 315 and 317 Bissell Ave.*

(PIN: 13-2-21-27-05-103-006) from “R-3” Multifamily Residential District to “R-1” Single Family Residential District.

RECOMMENDATION

Staff recommends approval of the ordinance rezoning property 315 and 317 Bissell Avenue, owned by the City of Collinsville to "R-1" Single Family Residential District.