



CITY COUNCIL AGENDA ITEM STAFF REPORT

MEETING DATE:	February 24 th , 2026
TITLE:	<i>An Ordinance Property Owned by Hunziker Properties, Inc., located at 709 Rose Avenue in Collinsville, Illinois from "R-2" One-and Two-Family Residential District to "P-R-2" Planned One-and Two-Family Residential District (PIN: 13-2-21-28-18-302-021).</i>
DEPARTMENT:	<i>Community Development</i>
PROJECT MANAGER:	<i>Caitlin Rice, AICP, Senior Planner</i>
REQUESTED ACTION:	<i>Approval</i>
STRATEGIC PLAN GOALS:	<i>#1 Preserve and Improve Existing Neighborhoods #2 Maintain Existing Housing and Attract New High-Quality Housing</i>
ATTACHMENTS:	<i>Ordinance, Staff Report to Planning Commission, Proposed Design & Preliminary Site Plan, Draft Planning Commission Minutes</i>

SUMMARY RECOMMENDATION

Hunziker Properties, Inc., owner, has submitted an application requesting that property located at 709 Rose Avenue (PIN: 13-2-21-28-18-302-021) be rezoned from "R-2" One-and Two-Family Residential District to "P-R-2" Planned One-and Two-Family Residential District to permit the development of a duplex. Staff recommends approval of the rezoning request.

EXECUTIVE SUMMARY

Hunziker Properties, Inc., is requesting to rezone the subject property from "R-2" One-and Two-Family Residential District to "P-R-2" Planned One-and Two-Family Residential District. The proposed development triggered rezoning to a Planned District as the City's Land Use Table classifies the use of a 'Dwelling, Two-Family Attached Duplex' as a Planned Use in the "R-2" One-and Two-Family Residential zoning district, requiring rezoning to a 'Planned District'.

The attached PC Staff report outlines the development and the relation to the surrounding area, related review criteria and the Comprehensive Plan. Ultimately, staff finds that the proposed use will not have a negative impact on the character, safety, and general welfare of the community and in line with the Comprehensive Plan. Staff finds that the Future Land Use Map (FLUM) does not reflect this interpretation, and staff suggests the FLUM be revised during the Plan Collinsville 2045 process should the City Council agree.

PLANNING COMMISSION REVIEW

The zoning request was considered by the Planning Commission during a public hearing on February 12th, 2026. There was no public comment regarding this request during the public hearing.

The Planning Commission voted (5-0) to approve the proposed rezoning from "R-2" One-and Two-Family Residential District to "P-R-2" Planned One-and Two-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 25-12 Hunziker Properties, Inc., requesting to rezone property located at 709 Rose Avenue (PIN: 13-2-21-28-18-302-021)

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Hunziker Properties Inc./ Rezoning "R-2" to "P-R-2"

from "R-2" One-and Two-Family Residential District to "P-R-2" Planned One-and Two-Family Residential District.

RECOMMENDATION

Staff recommends approval of the ordinance rezoning property 709 Rose Avenue, owned by Hunziker Properties Inc., to "P-R-2" Planned One-and Two-Family Residential District.