

CITY OF COLLINSVILLE, ILLINOIS

ORDINANCE NO. _____

**AN ORDINANCE ZONING 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)**

**ADOPTED BY THE
CITY COUNCIL
OF THE
CITY OF COLLINSVILLE, ILLINOIS
THIS ____th DAY OF _____, 2026**

Published in pamphlet form by authority of the City Council of the City of Collinsville, Madison and St. Clair Counties, Illinois this ____th day of _____, 2026.

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WHEREAS, Hunziker Properties Inc has filed with the City of Collinsville, Illinois (hereinafter "the City") an application for rezoning of real estate located at 709 Rose Avenue to “P-R-2” Planned One- and Two-Family Residential 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: That the following legally described land located in the City of Collinsville, Illinois will be zoned “P-R-2” Planned Limited Commercial District, to wit:

Parcel ID #: 13-2-21-28-18-302-021
Current Owner: Hunziker Properties Inc

LOT NUMBERED 20 IN GILES’ ADDITION TO COLLINSVILLE, A SUBDIVISION OF PART OF LOTS 3 AND 4 IN EDW. JOHNSON’S SUBDIVISION IN THE SOUTH HALF OF SECTION NUMBERED 28 IN TOWNSHIP NUMBER 3 NORTH RANGE NUMBER 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS, AS THE SAME APPEARS FROM PLAT THEREOF RECORDED IN PLAT BOOK 23 PAGE 132 OF THE RECORDER’S OFFICE OF MADISON COUNTY, ILLINOIS.

SECTION 2: That the authority and approval provided in this Ordinance is granted subject to all ordinances, rules, and regulations of the city of Collinsville and the following conditions:

A. PERMITTED USES

Permitted Uses for this planned development district shall be in accordance with the corresponding use permissibility of the R-2 One- and Two-Family Residential District per Section 17.050, *Use Regulations* of the City of Collinsville Zoning Ordinance, including the following Planned Use(s):

1. Dwelling, two-family attached duplex.

SECTION 3: That the City Clerk is hereby authorized to note the zoning grant made by this Ordinance upon the official map of the City.

SECTION 4: That 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 _____, 2026.

Ayes:

Nays:

Absent:

Approved:

Jeff Stehman, Mayor

ATTEST:

Kimberly Wasser, City Clerk