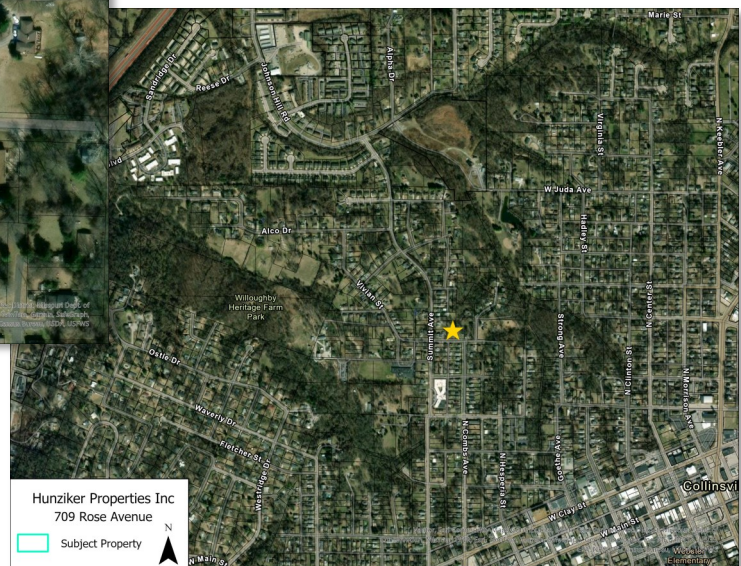




REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

APPLICATION NUMBER(S)	RZ 25-12
APPLICATION NAME:	Hunziker Properties Inc.
APPLICANT NAME:	Hunziker Properties Inc PO Box 166 Maryville, IL 62062
PROPERTY OWNER NAME(S):	Hunziker Properties Inc PO Box 166 Maryville, IL 62062
APPLICANT'S REQUEST:	A request to rezone 709 Rose Avenue from "R-2" One- and Two-Family Residential to "P-R-2-" Planned One- and Two-Family Residential in order to permit the construction of a duplex.
SITE ADDRESS:	709 Rose Avenue
PARCEL ID NUMBER(S)	13-2-21-28-18-302-021
EXISTING ZONING DISTRICT(S):	"R-2-" One- and Two-Family Residential District
PROPOSED ZONING DISTRICT(S):	"P-R-2-" Planned One- and Two-Family Residential District
TOTAL SITE AREA:	0.46 acres
COMMISSION MEETING DATE:	February 12, 2026
CASE MANAGER:	Caitlin Rice, AICP, Senior Planner
RECOMMENDATION:	Approval



REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE



SITE HISTORY, EXISTING CONDITIONS

The site under consideration is a vacant parcel approximately 20,000 sq. ft. in area. The parcel is zoned “R-2” One- and Two-Family Residential. Historically, the property was developed with a single family home that was demolished between 2015 and 2022. The property has been vacant since. Madison County took ownership of the property in 2023 due to delinquent taxes and was eventually sold to Hunziker Properties Inc in 2025. The surrounding area is zoned a mix of ‘R-2’ One-and Two-Family Residential district and ‘R-1’/‘R-1A’ Single Family Residential. The immediately adjacent properties to the north and west are zoned ‘R-2’ however appear by current records to be single family land uses. There is one 4 unit building to the south across Rose Avenue zoned ‘R-2’ and two (2) 2 unit buildings zoned ‘R-2’ and ‘R-1’ east of Combs. The properties highlighted in red below are confirmed multi-family land uses in the immediate area. Existing multi-family land uses continue to be intermixed as you proceed south towards Uptown Collinsville.

LAND USE AND ZONING

LAND USE AND ZONING CONTEXT MATRIX			
DIRECTION	EXISTING LAND USE	ZONING DISTRICT	COMMENTS
North	Residential	R-2	Single Family Homes
East	Residential	R-1A	Single Family Homes
South	Residential	R-2/R-1	Multi-Family & Single Family Homes
West	Residential	R-2	Single Family Homes



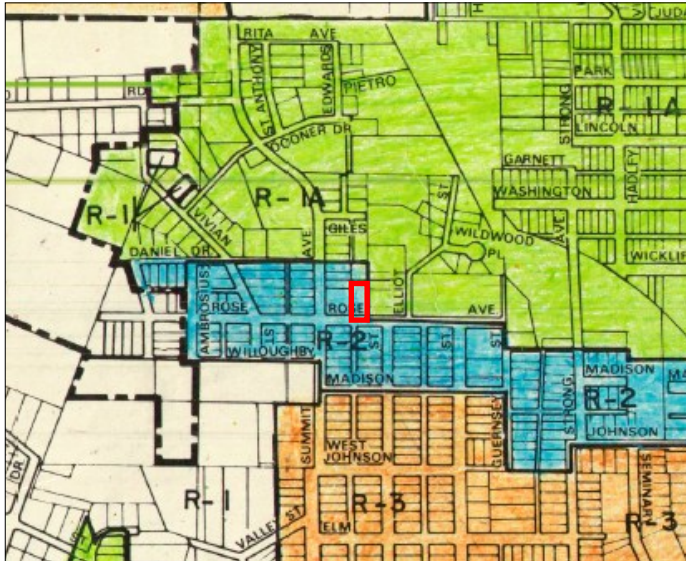


REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

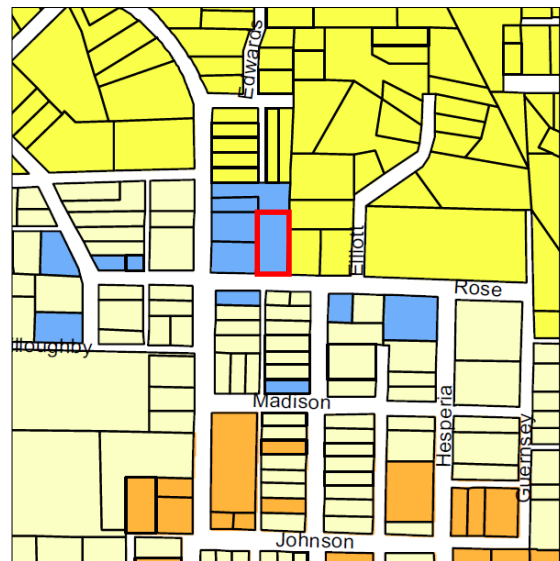
LAND USE AND ZONING HISTORY

As discussed previously, the subject property, 709 Rose Avenue is zoned 'R-2' One-and Two- Family Residential as well as four (4) parcels immediately adjacent to 709 and other properties sprinkled throughout the neighborhood. The existing land uses of the subject property and four (4) R-2 properties adjacent are single family. The entire area used to be zoned 'R-2' as shown in historical zoning maps dating between 1986 and 2008. Below is a snapshot of the area's zoning districts in 1992 which shows a clear boundary between varying residential densities compared to 2010 after several mass rezonings to reflect the Comprehensive Plan adopted in 2006. The subject property, 709 Rose is outlined in red.

1992 Official Zoning Map



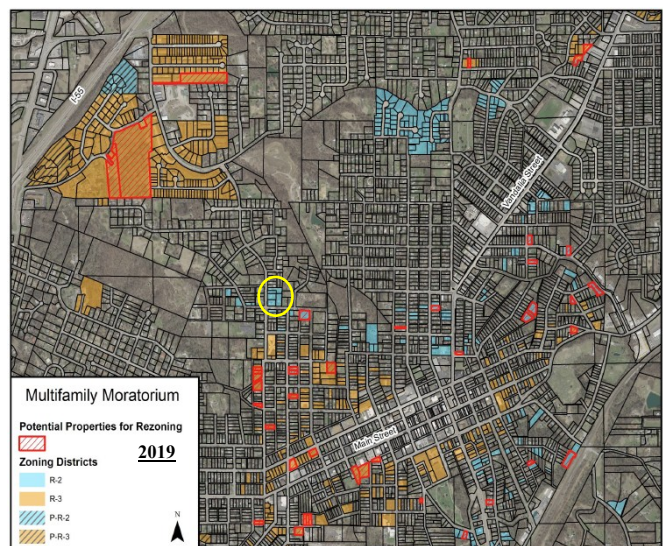
2010 Official Zoning Map



Starting in 2006, the City identified hundreds of 'R-2' and 'R-3' Multifamily zoned parcels that would be eligible to rezone to 'R-1' Single Family to align with the Comprehensive Plan. The City analyzed existing conditions, performed site visits and cataloged land uses to compare to existing zoning districts, specifically targeting properties that were already single family land uses. The mass rezoning process was performed in phases between 2006-2009, notifying property owners and holding public hearings. Ultimately, reflecting almost the same zoning matrix pattern we see in today's zoning map.

In 2019, the City issued a moratorium on new construction of multi-family residential to again survey existing properties zoned 'R-2' and "R-3" Multifamily districts and their land uses. This process identified several properties for the City to consider rezoning from multifamily to single family residential to further the Comprehensive Plan. The subject parcel and adjacent 'R-2' zoned parcels were not identified for rezoning and remained R-2 as highlighted in yellow in the image to the right, from the staff report presented to Planning Commission.

The subject property, 709 Rose and the adjacent 'R-2' parcels were not listed in any of the rezoning phases between 2006-2019, therefore have remained 'R-2' to this day. Although staff is unable to determine the exact reason for their omission, it could range from either lack of cooperation from the property owners, properties were utilized as multi-family at the time or were identified to be suitable as remaining 'R-2' properties.



REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE



REQUEST

The applicant is requesting the rezoning of the property from 'R-2', One-and Two-Family Residential, to 'P-R-2', Planned One-and Two-Family Residential to allow for a two-family residential land use (duplex). Rezoning to a Planned District is required for new construction of multi-family in the 'R-2' district per Section 17.050.010.—Use Table.

Staff's original interpretation of Section 17.050.140.—Multifamily Design Guidelines and guidance from previous precedent triggered a deviation request from the 100% masonry requirement. However, this interpretation was challenged as Section 17.020.—Interpretation & Definitions defines *dwelling, multi-family a dwelling or group of dwelling on one (1) lot containing separate living units for three (3) or more families, but which may have joint services or facilities*. Based on this definition and the proposed use as a dwelling for two (2) separate families, staff agrees that the original interpretation was incorrect, and the applicant's request for a deviation from the masonry requirement is not required. Therefore the consideration for rezoning is solely for the Planned Use as a duplex.

The duplex is proposed as one-story with a finished basement for both units. One unit will have a deck and the other a walk out patio at ground level. Each unit will have three (3) bedrooms and three (3) bathrooms, two on the first level and one in basement and a two (2) car garage and driveway. Below are the proposed elevations and attached is the full design with floor plans and preliminary site plan.





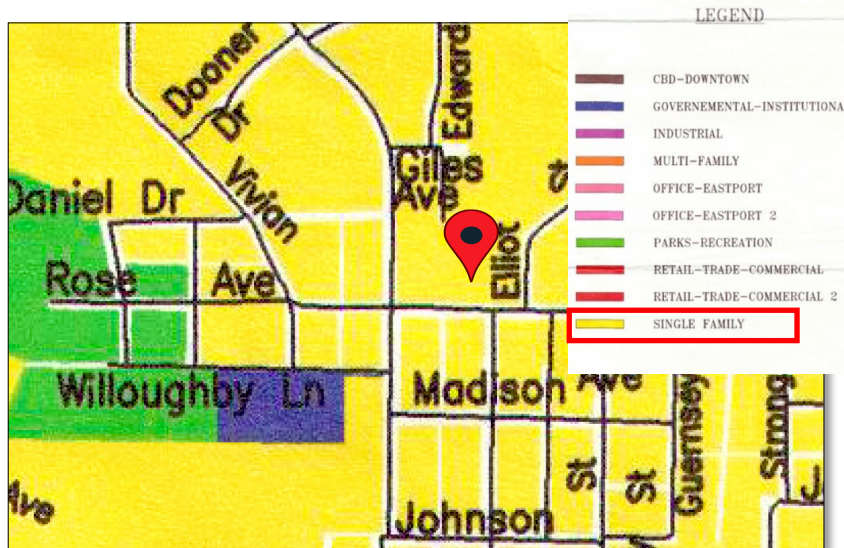
REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE

COMPREHENSIVE PLAN CONSISTENCY REVIEW

A consistency review of the goals, objectives, and policies of the Comprehensive Plan, as they relate to the current request, follows:

FUTURE LAND USE MAP (FLUM):



PLANNER'S COMMENTS

Not Satisfied: The proposed rezoning is located within an area identified within the Comprehensive Plan 2020 Future Land Use map as "Single Family." As the proposed Planned District calls for the inclusion of a multi-family use (two-family residential) within an area identified as single family, it is staff's opinion that the proposed rezoning is not consistent with the City's Comprehensive Plan. While not yet adopted by the City Council, the current proposed draft FLUM for the Collinsville 2045 designates the property and area as Single Family as well

APPLICABLE GOALS, OBJECTIVES, AND POLICIES:

PLANNER'S COMMENTS

Comprehensive Plan 2020:

"Neighborhoods, Housing & Historic Preservation are the Important Factors in Preserving the Fabrik of the Community."

- ⇒ Keep single-family homes with single-family uses
- ⇒ Develop well-built infill homes with 900-1200 sq. ft. of space in existing neighborhoods

Chapter 5: Proposed Land Use- Neighborhood Design

- ⇒ Multi-family residential areas should be restricted to the western bluff region of the City near Beltline Road, and/or near the Main Street District. All other multi-family should be prohibited near residential collector and arterial roadways, except where large concentrations of existing multi-family now exists.

Strategic Plan:

Goal #1 Preserve and Improve Existing Neighborhoods

Goal #2 Maintain Existing Housing and Attract New High-Quality Housing.

Not Satisfied: The proposed rezoning is appropriate based on the existing zoning district and zoning district of surrounding properties. The subject property is not spot zoned and is surrounded by a cluster of other R-2 zoned properties.

The Comprehensive Plan 2020 focuses strongly on reducing rental properties and promoting single family development, specifically calls for multi-family appropriate near the Main Street District. Subject property is within 0.5 mile walking distance to Uptown and 0.3 miles to Willoughby.

The Comprehensive Plan projected 27,000 population by 2011. The census shows population peaking in 2010 at approximately 25,79 people, declining to the 2020 census at 24,368. Offering a variety of new, quality housing types such as a duplex close to Main Street in an existing R-2 district could further the overall goals of the Comprehensive Plan despite the Future Land Use Map categorizations.

REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE



ZONING ANALYSIS

When reviewing applications for changes in zoning, or amendments thereto, the Planning Commission is required to hold a hearing, review, and make recommendations and report to the City Council.

Matters to be Considered for Zoning District Amendments (Section 17.150.080)

In order to recommend approval or disapproval of a proposed zoning district amendment the Planning Commission shall consider the following matters:

A. Character of the Neighborhood.

1. Land Use:

The surrounding area is currently built out with predominantly single-family homes with one (1) four unit building directly south of the property and two (2) two unit buildings southeast within 160 feet of the property. The subject property and four (4) parcels directly adjacent to the west and north are zoned "R-2" One-and Two-Family Residential, despite land uses being single-family. As discussed in page 3 of this report, between 2006-2009 and in 2019, the City surveyed existing properties zoned 'R-2' and "R-3" Multifamily district and identified several properties for the City to consider rezoning from multifamily to single family residential to further the Comprehensive Plan. The subject parcel and adjacent 'R-2' zoned parcels were not identified for rezoning at any phase and remained 'R-2' zoning district to present day.

Staff finds that the existing zoning districts and character of the neighborhood could support the development of a duplex, attached single-family villa or single family home as permitted by the 'R-2' district. However, the future land use map identifies this entire area for single family residential land uses. **Ultimately, staff finds that based on the character of the area, existing and surrounding zoning districts and historical zoning of the property, it is staff's opinion that the proposed two-family residential land use does not negatively impact the area despite contradicting the future vision and character for this area as identified in the Comprehensive Plan.** *An alternative solution that complements the existing zoning while supporting the goals of the Comprehensive Plan to reduce rental units would be to construct attached single family villas that shares a common wall but situated on separate and individually owned lots. However, it is worth noting that single family homes and units may still be rented regardless if developed as a traditional multifamily or not.* **Should the Planning Commission agree with staff's findings, staff recommends an update to the Future Land Use Map during the PlanCollinsville2045 Comprehensive Plan update.**

B. Whether the proposed amendment promotes the health, safety, quality of life, comfort, and general welfare of the City and its planning area.

It is staff's opinion that the proposed amendment does generally promote the health, safety, quality of life, comfort, or general welfare of the City by developing a vacant parcel with a two new residential units accommodating garages and off-street parking and private outdoor space at a scale and density that complements the surrounding area. Staff also notes that through the Residential Development Taskforce and overall nation-wide housing market, there is a desire in Collinsville for larger housing units that include three (3) bedrooms and two (2+) baths. While not proposed as single family, these lower density multifamily units can serve that need in an appropriate zoning district.



REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

ZONING ANALYSIS

C. Consistency with the comprehensive plan and regulations of the City of Collinsville.

As outlined previously in this report, the existing zoning and proposed rezoning is not consistent with the Future Land Use Map, however may be consistent with the Comprehensive Plan and planning practices previously undertaken by the City. The comprehensive plan calls for the protection of the City's single family neighborhoods and specifically identifies this location as being slated for single-family residential as per the City's future land use map. However, different to some other requests such as a conversion of an existing single family home to a duplex as requested for 310 N Hesperia in 2022, the subject property is vacant, already zoned multifamily as 'R-2' and located within a block of 'R-2' properties. **Should the Planning Commission find the proposed duplex meets the intent of the existing zoning and Comprehensive Plan, staff recommends amending the Future Land Use Map to plan for future 'R-2' development in this existing 'R-2' area.**

D. Adequacy of public utilities and other needed public services.

All necessary public utilities and other needed public services are present to serve the site. The development proposed also accommodates off-street parking for both units.

E. Suitability of the uses to which the property has been restricted under its existing zoning.

The property is currently zoned 'R-2' One-and Two-Family Residential. Other than single family dwellings, all other uses such as a duplex or attached single family villa shall comply with the Planned Use procedures and requirements. The 'R-2' District is intended to provide opportunities for planned residential development and planned mixed-use developments consisting of a variety of housing types, densities and styles. The proposed use as a duplex, attached multifamily dwelling is permitted in the 'R-2' District as a Planned Use. The existing zoning district is intended for such uses as proposed by the applicant.

The uses which are currently allowed for the property are the same for surrounding properties and allow for single family dwellings by right, single family attached villas and duplexes as a Planned Use. **Therefore, staff finds that the uses which the property is currently restricted to under the R-2, One and Two Family Zoning district are suitable and appropriate for the property and the applicant's request.**

F. Compatibility of the proposed district classification with nearby properties.

It is staff's opinion that the 'R-2' Planned District classification is compatible with nearby properties. As noted prior in this report, there are several 'R-2' zoned properties directly adjacent to the subject property and throughout the neighborhood. The four (4) R-2 zoned properties directly adjacent to the subject property, are all utilized as single family. There are three (3) parcels in the immediate area utilized as multi-family as identified in the zoning map on page 2 of this report. **Despite the zoning district of 'P-R-2' being compatible in the area, the surrounding land uses are primarily single family residential and the Future Land Use Map designates the subject property and area as Single Family.**

G. The extent to which the zoning amendment may detrimentally affect nearby property.

It is staff's opinion that the proposed zoning district and land use will not detrimentally affect nearby property. The current layout of the area is a mix of single family and multi-family residential. While the previous structure was single family, the vacant lot is of suitable dimensions and area to appropriately accommodate the proposed duplex per the 'R-2' district.

REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE



H. Whether the proposed amendment provides a disproportionately great loss to the individual landowners nearby relative to the public gain.

It is staff's opinion that as the property is currently zoned 'R-2' One-and Two-Family Residential, as is a portion of the block, the proposed zoning amendment is not a disproportionately great loss to individual landowners for public gain of new residential development.

Zoning Regulation Consistency

The applicant's request is to amend the zoning district designation for the subject property from "R-2" to "P-R-2". This request requires the Planning Commission to review and analyze both the existing and proposed zoning district designations as they relate to the proposed land use.

Existing Zoning District: "R-2" One-and Two-Family Residential District

Intent: Provide opportunities for Planned Residential Development and Planned mixed-use developments consisting of a variety of housing types, densities and styles.

R-2 is essentially a more permissive residential district than R-1 (Single-family) but does not permit higher density and intense residential such as a multi-family complex or apartment building. Staff's interpretation of this zoning district is to permit a variety of low-medium density housing that may also facilitate mixed uses.

Proposed Zoning District: "P-R-2" One-and Two-Family Residential District

Intent Planned Use District: is to authorize "planned uses" only where the location and circumstances are appropriate to the use and approved by the Governing Body. It is also the intent of this section to increase the flexibility of development design through evaluation and approval of a site plan.

Planned Use districts have several criteria for the Planning Commission and City Council to consider as identified in the following section..

When reviewing applications for planned uses, the Governing Body shall use the applicable zoning district regulations as a guide for review of the preliminary site plan. The Governing Body may permit modification from the underlying district regulations. Use regulations, however shall not be modified so as to allow uses not otherwise permitted by this title in the zoning district governing the property, or to which the applicant seeks rezoning. If the Governing Body imposes conditions or restrictions on a preliminary site plan, it may designate specific requirements that must be met before an applicant may submit a final site plan application. In considering any preliminary site plan application, the Commission and the Governing Body may give consideration to the criteria stated below, to the extent they are pertinent to the particular application. The Commission and Governing Body shall also consider other factors relevant to the particular application.

Criteria for Approval of a Planned Use (Section 17.110.050.):

1. Satisfaction of the conditions and requirements applicable to the requested planned use, as set forth in this title.
2. The criteria governing the rezoning of the property, as set forth in the standards and requirements found elsewhere in the zoning code or in other applicable law. ✓
3. Development is designed, located and proposed to be operated so that the public health, safety and welfare will be protected. ✓
4. That an identified community need exists for the proposed use. ✓
5. Development will not impede the normal and orderly development and improvement of the surrounding



REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

ZONING ANALYSIS

property, nor impair the use, enjoyment, or value of neighboring properties. ✓

6. *Development incorporates, as approved by the City, adequate ingress and egress and an internal street network that minimizes traffic congestion.* ✓

7. *The capability of the site to accommodate the building, parking, and drives with appropriate open space and safe, easy ingress and egress.* ✓

8. *The degree of continuity between the architectural quality of the proposed building and the surrounding neighborhood.* ✓

9. *The appropriateness of the minimum dimensions and areas of lots and yards set forth in the applicable zoning district regulations.* ✓

10. *Development reinforces and/or complies with the standards and principles of the Comprehensive Plan and all other adopted regulations.*

Staff finds that although the proposed development does not comply with the Future Land Use Map, the development may arguably meet the intent of the Comprehensive Plan based on the history of zoning and land use in the area and the proximity to Uptown Collinsville District.

Staff finds that the proposed Planned Use requests meets the criteria to approved a Planned Use.

ZONING RECOMMENDATION

It is staff's recommendation that the Planning Commission recommend Approval of the rezoning request with the following conditions:

1. A minimum of fifty (50) percent of building materials for the overall structure shall consist of brick or stone.
2. The same level of architectural design and quality of materials shall be applied to all sides of the building. The side and rear elevations, garages and all accessory structures shall maintain the same level of design, aesthetic quality and architectural compatibility.
3. The City shall amend the Future Land Use Map to include 'R-2' One-and Two-Family land uses for this property and/or area.

Based on these findings, and with above conditions, staff recommends approval of the request by Hunziker Properties Inc to rezone property located at 709 Rose Avenue (PIN: 13-2-21-28-18-301-021) from "R-2" One-and Two-Family Residential to "P-R-2" Planned One-and Two-Family Residential District.



EXHIBITS

- A. APPLICANT NARRATIVE**
- B. ARCHITECTURAL ELEVATIONS**
- C. PHOTOS OF SUBJECT PROPERTY**
- D. PHOTOS OF SURROUNDING PROPERTIES**
- E. DRAFT ORDINANCE**

EXHIBITS

- A. PROPOSED DESIGN & PRELIMINARY SITE PLAN**



REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

EXHIBIT A: APPLICANT NARRATIVE

Note: Deviation request from 100% masonry is not required for this application. Consideration is for the proposed Planned Use as a duplex.

Hunziker Properties Inc

Po Box 166

Maryville, IL 62062

(618) 781-6894

709 Rose Ave Collinsville, IL 62234

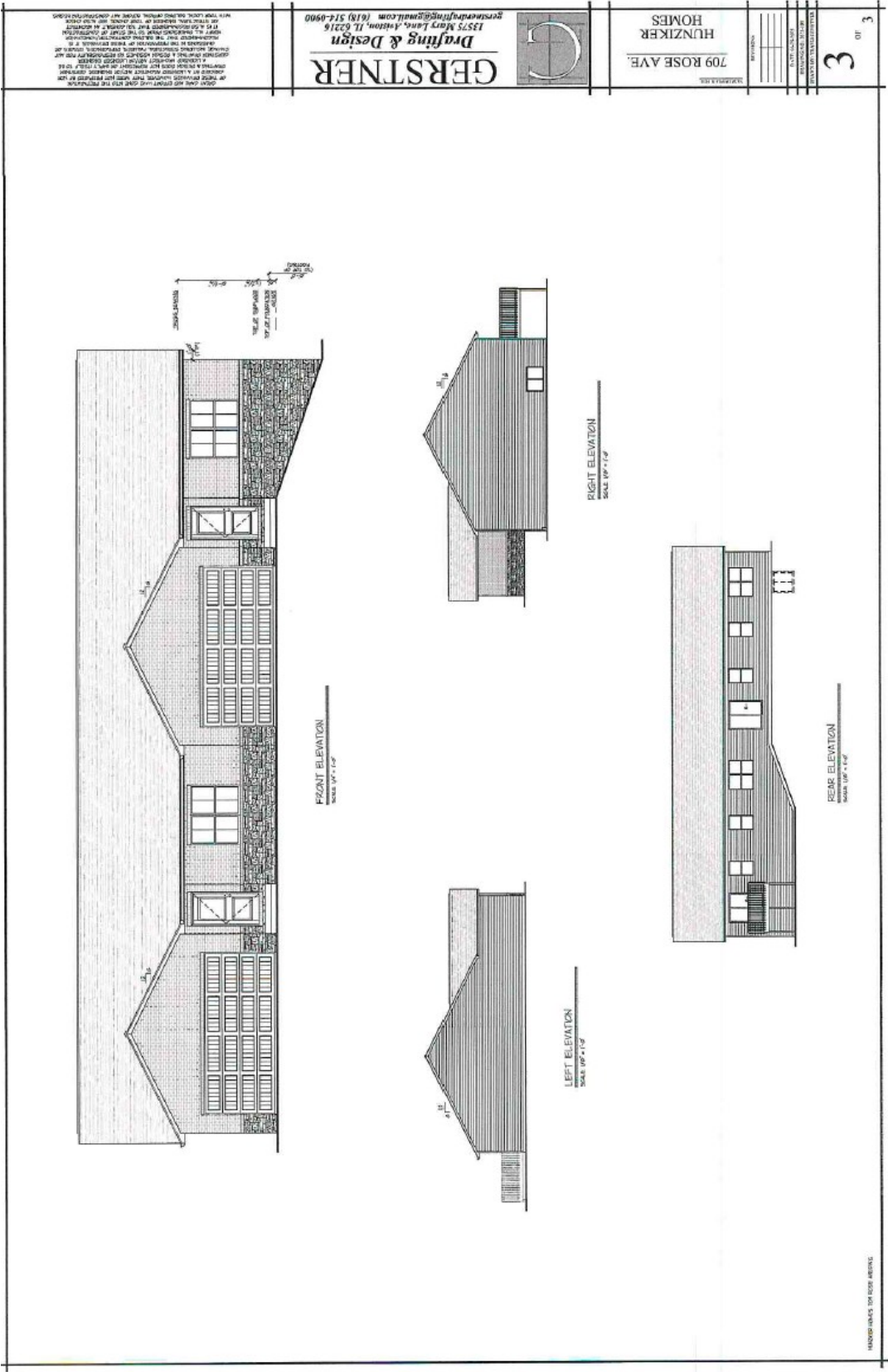
To Whom It May Concern,

Hunziker Properties Inc would like to construct a high end duplex with upscale finishes on the lot located at 709 Rose Ave parcel Id #13-2-21-28-18-302-021. The lot is currently surrounded by other rental properties mostly owned by Phil Astrauskas. The lot is currently zoned R2. Due to the area and surrounding properties we ask that a deviation on exterior material is allowed per the attached blueprint to do 100% Brick/Stone on the front only and allow vinyl siding on the rear and side elevations due to the cost associated with full masonry it is not feasible cost wise with only two units and the project would not be completed shall this deviation not be granted. We feel that due to area and surrounding properties a full masonry structure would stand out like a sore thumb and be/feel out of place. The back of the property is full of trees so you can not see the rear of the structure from any street.

REPORT TO PLANNING COMMISSION
CITY OF COLLINSVILLE



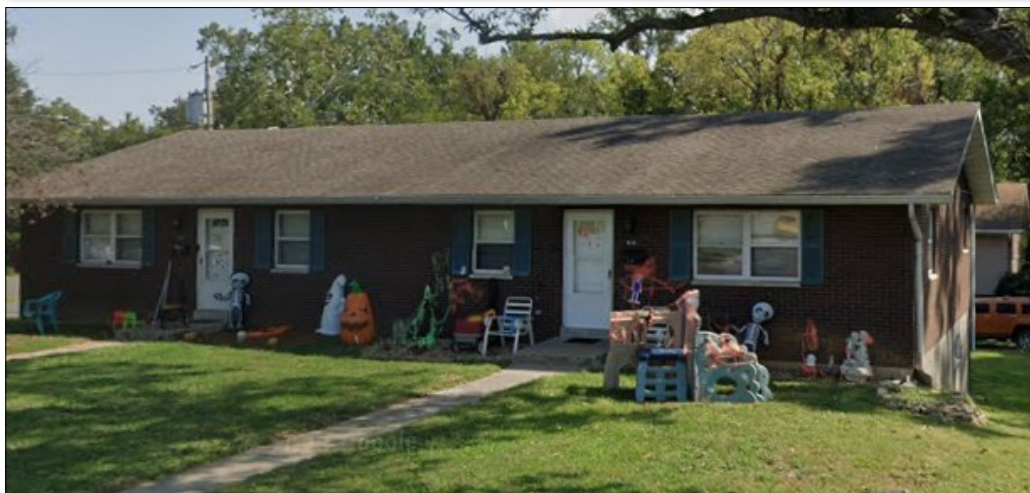
EXHIBIT B: ARCHITECTURAL ELEVATIONS)





REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

EXHIBIT D : PHOTOS OF 604-606 ROSE & 612-614 SUMMIT



REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE



EXHIBIT D: PHOTOS OF SURROUNDING PROPERTIES





REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

EXHIBIT E: DRAFT ORDINANCE

ORDINANCE NO. _____

**AN ORDINANCE ZONING REAL ESTATE
OWNED BY HUNZIKER PROPERTIES INC FOR PROPERTY 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)**

WHEREAS, 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.

REPORT TO PLANNING COMMISSION
CITY OF COLLINSVILLE



EXHIBIT E: DRAFT ORDINANCE

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