

CITY OF COLLINSVILLE, ILLINOIS

ORDINANCE NO. _____

**AN ORDINANCE REZONING CERTAIN PROPERTY
OWNED BY OSBORN DEVELOPMENT LLC FROM “R-3” MULTI-FAMILY
RESIDENTIAL DISTRICT TO “P-R-3” PLANNED MULTI-FAMILY RESIDENTIAL
DISTRICT
(PIN: 13-1-21-29-12-201-006; 13-1-21-29-12-201-006.002; 13-2-21-29-12-201-002)
(Haven Hills)**

**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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(Haven Hills)**

WHEREAS, has filed with the City of Collinsville, Illinois (hereinafter "the City") an application for rezoning of real estate located at PIN: 13-1-21-29-12-201-006; 13-1-21-29-12-201-006.002; 13-2-21-29-12-201-002 from “R-3” Multi-Family Residential District to “P-R-3” Planned Multi-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-3” Planned Multi-Family Residential District, to wit:

**Parcel ID# 13-1-21-29-12-201-006; 13-1-21-29-12-201-006.002; 13-2-21-29-12-201-002
Current Owner: Osborn Development, LLC**

PART OF THE NORTHWEST QUARTER OF SECTION 28, THE NORTHEAST QUARTER OF SECTION 29, AND LOTS 1-4 OF “ROSARY HILL”, REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE MADISON COUNTY RECORDER'S OFFICE IN PLAT BOOK 37, ON PAGE 126, ALL IN TOWNSHIP 3 NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, COUNTY OF MADISON, CITY OF COLLINSVILLE, STATE OF ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND STONE AT THE SOUTHEAST CORNER OF THE SAID NORTHEAST QUARTER OF SECTION 29; THENCE NORTH 89 DEGREES 51 MINUTES 52 SECONDS WEST, ON THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 29, A DISTANCE OF 20.00 FEET TO THE SOUTHWEST CORNER OF LOT 23 OF “SUMMIT RIDGE”, REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE MADISON COUNTY RECORDER'S OFFICE IN PLAT CABINET 65, ON PAGE 36 AND THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 51

MINUTES 52 SECONDS WEST, ON SAID SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 29, A DISTANCE OF 672.85 FEET TO THE SOUTHWEST CORNER OF "PARCEL 2" OF A TRACT OF LAND DESCRIBED IN THE MADISON COUNTY RECORDER'S OFFICE IN DOCUMENT NUMBER 2018R36160; THENCE NORTH 08 DEGREES 22 MINUTES 04 SECONDS WEST, ON THE WESTERLY LINE OF SAID "PARCEL 2" OF THE TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2018R36160, A DISTANCE OF 625.04 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF "ROSARY HILL" DRIVE, REFERENCE BEING HAD TO SAID "ROSARY HILL" SUBDIVISION; THEN CONTINUING ON THE SOUTHWESTERLY, SOUTHEASTERLY, AND NORTHEASTERLY RIGHT OF WAY LINE OF SAID ROSARY HILL DRIVE THE FOLLOWING FOUR (4) COURSES AND DISTANCE; 1.) SOUTH 48 DEGREES 22 MINUTES 28 SECONDS EAST, 146.20 FEET; 2.) NORTH 41 DEGREES 37 MINUTES 32 SECONDS EAST, 50.00 FEET; 3.) NORTH 48 DEGREES 22 MINUTES 28 SECONDS WEST, 158.07; 4.) 34.91 FEET ON A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, THE CHORD OF SAID CURVE BEARS NORTH 00 DEGREES 57 MINUTES 43 SECONDS EAST, 37.94 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF RAMADA BOULEVARD, REFERENCE BEING HAD TO SAID "ROSARY HILL" SUBDIVISION; THENCE ON CONTINUING ON SAID SOUTHEASTERLY RIGHT OF WAY LINE OF RAMADA BOULEVARD THE FOLLOWING THREE (3) COURSES AND DISTANCES; 1.) 26.66 FEET ON CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET, THE CHORD OF SAID CURVE BEARS NORTH 45 DEGREES 59 MINUTES 32 SECONDS EAST, 26.64 FEET; 2.) NORTH 41 DEGREES 37 MINUTES 32 SECONDS EAST, 44.00 FEET; 3.) 122.17 FEET ON A TANGENTIAL CURVE TO LEFT HAVING A RADIUS OF 175.00, THE CHORD OF SAID CURVE BEARS NORTH 21 DEGREES 37 MINUTES 39 SECONDS EAST, 119.70 FEET TO THE MOST NORTHERLY LINE OF SAID "PARCEL 2" OF THE TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2018R36160; THENCE SOUTH 88 DEGREES 22 MINUTES 18 SECONDS EAST, ON THE MOST NORTHERLY LINE OF SAID "PARCEL 2" OF THE TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2018R36160, A DISTANCE OF 7.19 FEET TO A WESTERLY LINE OF "PARCEL 1" OF SAID TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2018R36160 AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF RAMADA BOULEVARD PER "THIRD ADDITION TO SANDRIDGE ESTATES", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE MADISON COUNTY RECORDER'S OFFICE IN PLAT CABINET 54, ON PAGE 121; THENCE NORTH 08 DEGREES 17 MINUTES 56 SECONDS EAST, ON SAID WEST LINE OF "PARCEL 1" OF THE TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2018R36160 AND SAID SOUTHEASTERLY RIGHT OF WAY LINE OF RAMADA BOULEVARD PER "THIRD ADDITION TO SANDRIDGE ESTATES", 182.50 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF REESE DRIVE, REFERENCE BEING HAD TO SAID "THIRD ADDITION TO SANDRIDGE ESTATES"; THENCE CONTINUING ON SAID SOUTHEASTERLY RIGHT OF WAY LINE OF REESE DRIVE, REFERENCE BEING HAD TO SAID THIRD ADDITION TO SANDRIDGE ESTATES THE FOLLOWING THREE (3) COURSES AND DISTANCES; 1.) 28.48 FEET ON A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 20

FEET, THE CHORD OF SAID CURVE BEARS NORTH 49 DEGREES 05 MINUTES 29 SECONDS EAST, 26.13 FEET; 2.) 120.10 ON A CURVE TO THE LEFT HAVING RADIUS OF 277.76 FEET; THE CHORD OF SAID CURVE BEARS NORTH 77 DEGREES 29 MINUTES 49 SECONDS EAST, 119.17 FEET; 3.) NORTH 65 DEGREES 06 MINUTES 36 SECONDS EAST, 288.19 FEET TO THE SOUTHWESTERLY LINE OF A TRACT OF LAND DESCRIBED IN THE MADISON COUNTY RECORDERS OFFICE IN DEED BOOK 2448, PAGE 525; THENCE ON THE SOUTHWESTERLY, SOUTHEASTERLY, AND NORTHEASTERLY LINE OF SAID TRACT OF LAND DESCRIBED IN DEED BOOK 2448, PAGE 525 THE FOLLOWING THREE (3) COURSES AND DISTANCES; 1.) SOUTH 24 DEGREES 43 MINUTES 34 EAST, 114.90 FEET; 2.) NORTH 64 DEGREES 59 MINUTES 30 SECONDS EAST, 120.12 FEET; 3.) NORTH 25 DEGREES 02 MINUTES 44 SECONDS WEST, 135.93 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF REESE DRIVE PER "FOREST HILLS", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE MADISON COUNTY RECORDERS OFFICE IN PLAT BOOK 24, PAGE 45; THENCE ON SAID SOUTHEASTERLY RIGHT OF WAY LINE OF REESE DRIVE THE FOLLOWING TWO (2) COURSES AND DISTANCES; 1.) NORTH 47 DEGREES 56 MINUTES 23 SECONDS EAST, 101.96 FEET; NORTH 67 DEGREES 50 MINUTES 03 SECONDS EAST 134.22 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF JOHNSON HILL ROAD (S.A.R. 35); THENCE SOUTH 18 DEGREES 34 MINUTES 44 SECONDS EAST, ON SAID SOUTHWESTERLY LINE OF JOHNSON HILL ROAD (S.A.R. 35), A DISTANCE OF 69.23 FEET TO THE NORTHEASTERLY CORNER OF LOT 5 OF "SYDNEY CREEK", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE MADISON COUNTY RECORDER'S OFFICE IN PLAT BOOK 63, ON PAGE 109; THENCE SOUTH 76 DEGREES 56 MINUTES 47 SECONDS WEST, ON THE NORTHERLY LINE OF SAID LOT 5 OF "SYDNEY CREEK", 95.05 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 29; THENCE SOUTH 00 DEGREES 16 MINUTES 55 SECONDS EAST, ON SAID EAST LINE OF THE NORTHEAST QUARTER OF SECTION 29, A DISTANCE OF 568.84 FEET TO THE NORTHWESTERLY CORNER OF OUTLOT B OF SAID "SUMMIT RIDGE"; THENCE SOUTH 09 DEGREES 20 MINUTES 43 SECONDS WEST, ON THE WESTERLY LINE OF SAID OUTLOT B, 119.59 FEET TO THE NORTHWEST CORNER OF LOT 19 OF SAID "SUMMIT RIDGE"; THENCE SOUTH 00 DEGREES 16 MINUTES 56 SECONDS EAST, ON THE WESTERLY LINE OF SAID "SUMMIT RIDGE", 625.02 FEET TO THE POINT OF BEGINNING.

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

This Planned "P-R-3" Planned Multi-Family Residential District shall authorize the following use(s):

1. Multi-family dwelling (Condominium, Townhome or Twin Home).

B. SPECIAL USES

Special Uses for this planned development district shall be in accordance with the corresponding use permissibility of the R-3 Zoning District per Section 17.050, Use Regulations and 17.100, Special Uses of the City of Collinsville Zoning Ordinance.

C. 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, with the following exceptions:

D. 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 the requirements of Section 17.120, Site Plan Review.

E. INTENSITY OF USE REGULATIONS

Intensity of Use for this planned district shall comply with the corresponding Intensity of Use Regulations in the R-3 Zoning District per Section 17.040.080.

F. YARD REGULATIONS

Yard Regulations for this planned district shall be in accordance with the approved Site Plan and the “R-3” Zoning District per Section 17.040.080.

G. HEIGHT REGULATIONS

Height Regulations for this planned district shall be in accordance with the “R-3” Zoning District per Section 17.040.080.

H. SITE PLAN REVIEW

All development plans shall be in accordance with Section 17.120, *Site Plan Review*.

I. PARKING REGULATIONS

Parking shall be in accordance with Section 17.070, *Off-street Parking and Loading Requirements*, and Section 17.050.010, *Use Table* of the City of Collinsville Zoning Ordinance with the following exception(s):

1. Parking requirements for one (1) bedroom units shall be 2 spaces per unit.

J. LANDSCAPE REGULATIONS

Landscaping shall be in accordance with Section 17.080, *Landscaping, Screening and Buffering*.

K. STREET AND ROADWAY STANDARDS

All streets and roads shall comply with the City’s Subdivision Control Ordinance except where established roads are provided, any road improvements or right-of-way widths shall be approved by the City’s Public Works Director or their designee.

L. DESIGN GUIDELINES

Design shall be in accordance with Section 17.050.140. – Multifamily design guidelines and as per the approved Site Plan with the following exception(s):

1. Multi-family building design shall incorporate a variety of materials with masonry required as a minimum of fifty (50) percent) of the building. The same level of architectural design and quality of materials shall be applied to all sides of the building.

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: _____, 2026.

Jeff Stehman, Mayor

ATTEST:

Kimberly Wasser, City Clerk