

**CITY OF COLLINSVILLE, ILLINOIS**

---

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE REZONING PROPERTY  
OWNED BY STARNES PROPERTIES LLC, LOCATED AT 206 VANDALIA STREET IN  
COLLINSVILLE, ILLINOIS, FROM “B-2” LIMITED COMMERCIAL DISTRICT TO  
“P-UCD” PLANNED UPTOWN COLLINSVILLE DISTRICT  
(Master Auto, PIN: 13-2-21-34-05-101-002; 13-2-21-34-05-101-001; 13-2-21-27-17-301-020)**

---

**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.

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE REZONING PROPERTY  
OWNED BY STARNS PROPERTIES LLC, LOCATED AT 206 VANDALIA STREET IN  
COLLINSVILLE, ILLINOIS, FROM “B-2” LIMITED COMMERCIAL DISTRICT TO  
“P-UCD” PLANNED UPTOWN COLLINSVILLE DISTRICT  
(Master Auto, PIN: 13-2-21-34-05-101-002; 13-2-21-34-05-101-001; 13-2-21-27-17-301-020)**

---

WHEREAS, Starns Properties LLC has filed with the City of Collinsville, Illinois (hereinafter "the City") an application for the rezoning of real estate located at 206 Vandalia Street (PINs: 13-2-21-34-05-101-002; 13-2-21-34-05-101-001; 13-2-21-27-17-301-020) from “B-2” Limited Commercial District to “P-UCD” Planned Uptown Collinsville 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-UCD” Planned Uptown Commercial District, to wit:

**206 Vandalia Street, Collinsville, Illinois 62234**  
**Parcel ID# 13-2-21-34-05-101-002; 13-2-21-34-05-101-001; 13-2-21-27-17-301-020**  
**Current Owner: Starns Properties, LLC**

**13-2-21-34-05-101-002**

Lots 1 and 2 in Block 16 of Collins and Other Addition to the City of Collinsville as the same appears from the plat thereof recorded in Plat Book 2 Page 1 of the Recorder’s Office of Madison County, Illinois, (except coal and other mineral rights conveyed, excepted or reserved in prior conveyances) in Madison County, Illinois.

Also, excepting therefrom a tract of land conveyed by Phillipina Viviano and Vito Viviano, her husband, to Charles Bruno and Anna Bruno, described as follows: A part of the Northwestern side of Lot 2 in the Westerly part of Block 16 in Collins and Other Addition to Collinsville as recorded in Plat Book 2 Page 1, more particularly described as follows: Beginning at the Northwestern corner of above mentioned Lot 2; thence Southwesterly along the Northwestern wall of a brick and concrete block building as now constructed on said lot; thence Southeasterly along said wall and continuing until it intersects the Southeasterly line of said Lot 2 a distance of 148.82 feet; thence Northeasterly along said Southeasterly line 14.96 feet to the Northeasterly corner of said Lot 2; thence

Northwesterly along the Northeasterly line of said Lot 2, 148.8 feet to the point of beginning, in Madison County, Illinois.

Also, excepting therefrom that part contained in Condemnation Case No. 10-ED-11 order vesting title filed August 4, 2010, more particularly described as follows:

That part of Lot 1 in Block 16 of Collins and Others Addition to the City of Collinsville, as the same appears from plat thereof recorded June 2, 1852, in Plat Book 2 Page 1 of the Recorder's Office of Madison County, Illinois, described as follows:

Beginning at the Southwest corner of said Lot 1; thence on an assumed bearing of North 00 degrees 10 minutes 27 seconds East on the West line of said Lot 1, a distance of 29.91 feet; thence Southeasterly 39.26 feet on a curve to the left having a radius of 20.00 feet, the chord of said curve bears South 56 degrees 03 minutes 20 seconds East, 33.25 feet to the South line of said Lot 1; thence South 67 degrees 42 minutes 55 seconds West on said South line, 29.91 feet to the point of beginning, in Madison County, Illinois.

**13-2-21-34-05-101-001**

Lots 3 and 4 in Block 16 and part of the Northeasterly side of Lot 2 in the Westerly part of Block 16 in E.W. Collins Addition to Collinsville, also known as Wing and Others Addition, Collinsville, Illinois, as recorded in Plat Book 2 Page 1 in the Recorder's Office of Madison County, Illinois, more particularly described as follows;

Beginning at the Northwesterly corner of above mentioned Lot 2; thence Southwesterly along the Northwesterly line of said Lot 2, 14.96 feet to a point in line with the Northeasterly wall of a brick and concrete block building as now constructed on said Lot 2; thence Southeasterly along said wall and continuing until it intersects the Southeasterly line of said Lot 2 a distance of 148.82 feet; thence Northeasterly along said Southeasterly line 14.96 feet to the Northeasterly corner of said Lot 2; thence Northwesterly along the Northeasterly line of said Lot 2, 148.8 feet to the point of beginning, (except coal and other mineral rights conveyed, excepted or reserved in prior conveyances) in Madison County, Illinois.

Also, excepting therefrom that part contained in Condemnation Case No. 10-ED-11 order vesting title filed August 4, 2010, more particularly described as follows:

That part of Lots 2, 3 and 4 in Block 16 and part of the Northeasterly side of Lot 2 in the Westerly part of Block 16 in E.W. Collins Addition a/k/a Wing and Others Addition, Collinsville, Illinois, as recorded June 2, 1852 in Plat Book 2 Page 1 in the Recorder's Office of Madison County, Illinois, described as follows:

Beginning at the Northwest corner of said Lot 4; thence on an assumed bearing of North 89 degrees 52 minutes 57 seconds East on the North line of said Lot 4, a distance of 5.71 feet; thence South 00 degrees 51 minutes 02 seconds West, 45.88 feet; thence Southwesterly 92.17 feet on a curve to the right having a radius of 1,039.00 feet, the chord of said curve bears South 03 degrees 23 minutes 31 seconds West, 92.14 feet to the Westerly line of the aforesaid Lot 2; thence North 00 degrees 10 minutes 27 seconds East on the West line of said Lots 2, 3, and 4, a distance of 137.85 feet to the point of beginning.

Lot 7 in Kennedy's Subdivision of the East Half of Block 16 in E. W. Collins Addition to Collinsville, according to the plat thereof recorded in Plat Book S Page 31, (except coal and other mineral rights conveyed, excepted or reserved in prior conveyances) in Madison County, Illinois.

Lot 8 of Kennedy's Subdivision, as same appears in the Recorder's Office of Madison County, Illinois, in Book of Plats 5 on Page 31, being a subdivision in part of the Southwest Quarter of Section 27 and the Northwest Quarter of Section 34, Township 3 North, Range 8 West of the Third Principal Meridian, in the City of Collinsville, Madison County, Illinois, excepting the Southerly 100.00 feet thereof, the remaining Northerly portion of Lot 8, being more particularly described as follows:

Commencing at the Southeast corner of Lot 8; thence North along the East line of Lot 8, a distance of 100.00 feet to the point of beginning of the tract described herein; thence along a line making a clockwise angle of 90 degrees 02 minutes 25 seconds, a distance of 60.00 feet to a point on the West line of Lot 8 lying 100.00 feet Northerly of the Southwest corner of Lot 8; thence along the West line of Lot 8 making a counterclockwise angle of 90 degrees 02 minutes 27 seconds, a distance of 46.13 feet to the Northwest corner of Lot 8; thence along the North line of Lot 8 making a counterclockwise angle of 90 degrees 19 minutes 56 seconds, a distance of 60.00 feet to the Northeast corner of Lot 8; thence along the East line of Lot 8 making a counterclockwise angle of 89 degrees 40 minutes 06 seconds, a distance of 46.52 feet to the point of beginning, (except coal and other mineral rights conveyed, excepted or reserved in prior conveyances) in Madison County, Illinois.

**13-2-21-27-17-301-020**

Lot 5 in Block 16 in E.W. Collins and others Addition to Collinsville as the same appears from plat thereof, recorded in the Recorder's Office of Madison County, Illinois, in Plat Book 2 Page 22 and subsequently transcribed to Plat Book 20 Page 21.

Excepting:

That part of Lot 5 in Block 16 of "E.W. Collins and Others Addition to Collinsville," as the same appears from plat thereof recorded December 31, 1860, in the Recorder's Office of Madison County, Illinois, in Plat Book 2, Page 22 as subsequently transcribed in Plat Book 20, Page 21, described as follows:

Beginning at the Southwest corner of said lot; thence on an assumed bearing of North 00 degrees 10 minutes 27 seconds East on the West line of said lot, 66.50 feet to the Northwest corner of said lot; thence North 89 degrees 52 minutes 57 seconds East on the North line of said lot, 45.83 feet; thence Southwesterly, 62.16 feet on a curve to the left having a radius of 40.00 feet, the chord of said curve bears South 45 degrees 21 minutes 59 seconds West, 56.09 feet; thence South 00 degrees 51 minutes 02 seconds West, 27.17 feet to the South line of said lot; thence South 89 degrees 52 minutes 57 seconds West on said South line, 5.71 feet to the Point of Beginning.

Situated in the County of Madison and the State of 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 district shall be in accordance with the corresponding use permissibility of the UCD Uptown Collinsville District Zoning District per Section 17.050, Use Regulations of the City of Collinsville Zoning Ordinance with the following exception(s):

1. Automotive Repair and Maintenance (NAICS 8111) is permitted as a primary use restricted to Lot A of the Master Auto Subdivision.

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: In the event any section or provision of this Ordinance shall be held unconstitutional or invalid by any Court, in whole or in part, such holding shall not affect the validity of this Ordinance or any remaining part of this Ordinance, other than the part held unconstitutional or invalid.

SECTION 5: That all ordinances, or parts thereof, which are inconsistent with the provisions of this Ordinance, are hereby repealed to the extent of their inconsistencies.

SECTION 6: That nothing contained herein shall in any manner be deemed or construed to alter modify, supersede, supplant, or otherwise nullify any other ordinance of the City or the requirements hereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

SECTION 7: 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