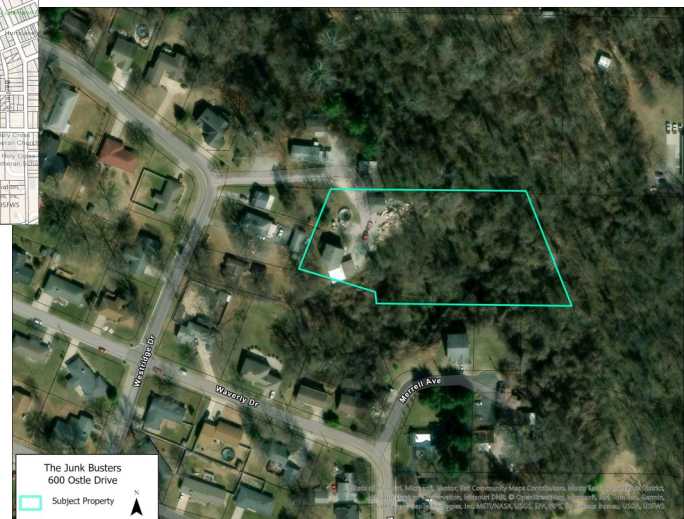
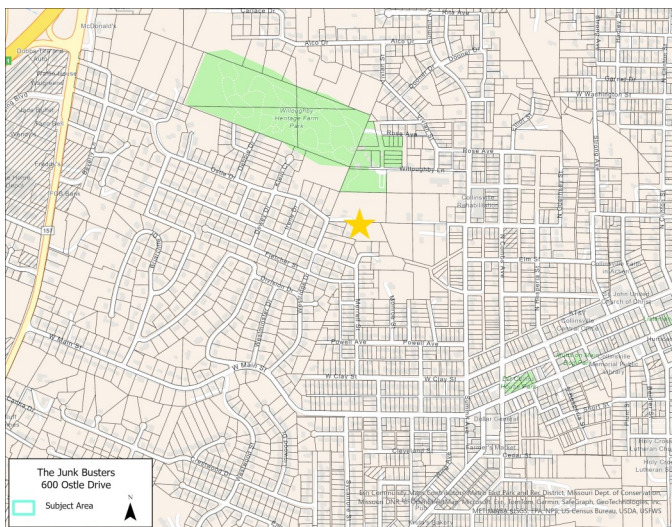




REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

APPLICATION NUMBER(S)	SUP 25-03 (Special Use Permit)
APPLICATION NAME:	The Junk Busters (Special Use Permit)
APPLICANT NAME:	Delfina Kircher and Tim Kircher 600 Ostle #10 Collinsville, IL 62234
PROPERTY OWNER NAME(S):	Same
APPLICANT'S REQUEST:	A request for approval of a Special Use Permit for a home occupation which does not comply with the provisions of Section 17.060.070
SITE ADDRESS:	600 Ostle #10
PARCEL ID NUMBER(s)	13-1-21-33-05-101-011
EXISTING ZONING DISTRICT(s):	"R-1" Single Family Residential
TOTAL SITE AREA:	Approximately 2.2
COMMISSION MEETING DATE:	February 12, 2026
CASE MANAGER:	Travis Taylor, AICP, Community Development Director
RECOMMENDATION:	SPECIAL USE—DENY



REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE



DESCRIPTION OF SITE CONDITIONS

The subject property is approximately 2.2 acres in size and is currently improved with one residential dwellings and one 1,000 square foot pole barn. The property owner purchased the subject property in 2018 and has operated their home occupation (The Junk Busters) at the property since 2016. Staff recently became aware of outdoor storage associated with the business which prompted the applicant's application.

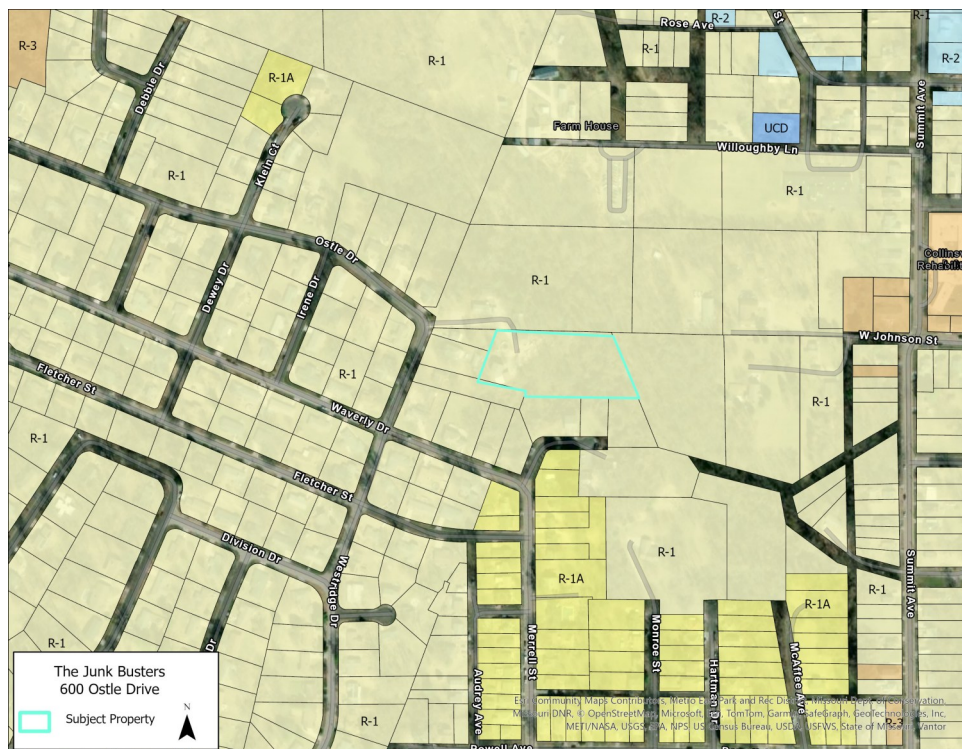
SITE HISTORY

According to county records, the residential structure was originally built in 1985, with the pole frame structure constructed in 1995. To staff's knowledge the site has been utilized for residential purposes since its construction.

ZONING MAP

LAND USE AND ZONING CONTEXT MATRIX

DIRECTION	EXISTING LAND USE	ZONING DISTRICT	COMMENTS
North	Residential	R-1	Single Family Residential
West	Residential	R-1	Single Family Residential
South	Residential	R-1	Single Family Residential
East	Residential	R-1	Single Family Residential





REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

REQUEST

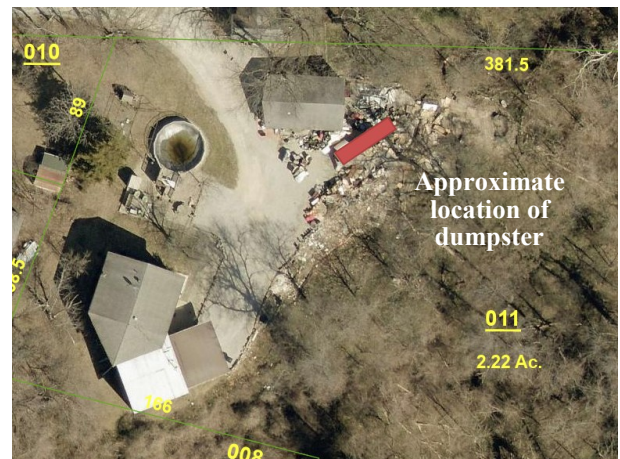
The applicant is requesting a Special Use Permit to allow for the continued operation of the applicant's home occupation, "The Junk Busters" with the outdoor storage of equipment. The applicant has maintained a home occupation business license for the site since 2018, offering residential and commercial debris and junk removal services.

The applicant is now seeking approval of a Special Use Permit to allow for the placement of a dumpster on-site (Please refer to Exhibit A—Applicant's Narrative and Exhibit B—Photos of subject property). A Special Use Permit is required as Section 17.060.070 of the Collinsville Municipal Code does not allow for outdoor storage of equipment, or any visible evidence of the business from the surrounding area. Specifically, staff finds outdoor storage of a dumpster would not comply with the following restrictions and limitations, as noted in Section 17.060.070.A:

1. The home occupation shall be incidental and subordinate to the principal residential use. A home occupation shall be entirely contained within the interior of an approved structure...
2. No visible evidence of the business shall be apparent from the street or the surrounding area including, but not limited to a prohibition on signs, attention getting devices, and displays.
3. All materials or equipment used in the home occupation shall be stored within an enclosed structure

As provided for in Section 17.060.070.B, a home occupation which does not comply with the provisions of the home occupation regulations may be permitted with the issuance of a Special Use Permit.

As provided for in the ordinance, the applicant is requesting a Special Use Permit for the storage of a dumpster at the residential property. Outdoor storage of materials not within the dumpster or an enclosed structure is not permitted by the City or the Illinois Environmental Protection Agency, and is not part of this request. This request is specific to the placement of the dumpster at the owner's residential property for specific use by the owner's business, Junk Busters.



REPORT TO PLANNING COMMISSION

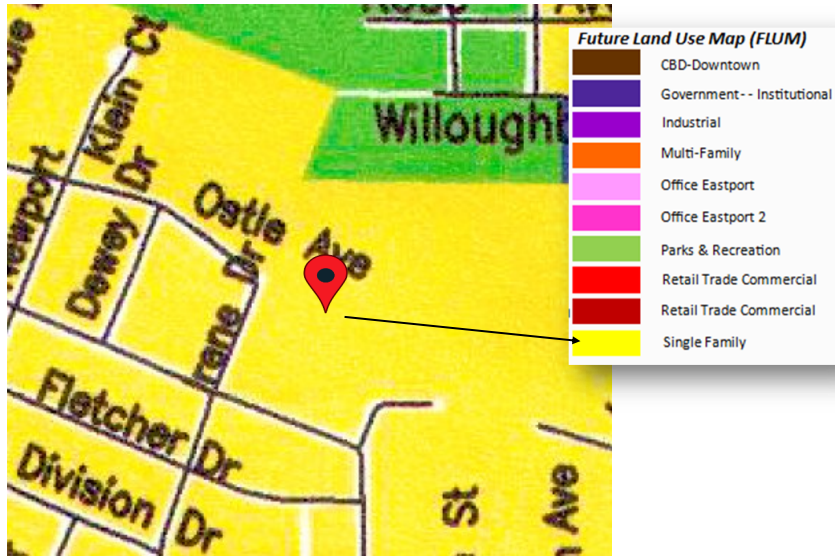
CITY OF COLLINSVILLE



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 special use is located within the 2020 Future Land Use category "Single Family." Staff finds that the proposed Special Use Permit does not fit the character and intensity of use intended for the single family residential district.

APPLICABLE GOALS, OBJECTIVES, AND POLICIES:

"2020 Comprehensive Plan"

- *Keep Single-Family homes with Single-family uses*
- *Preserve the character and livability of neighborhoods while strengthening civic pride through neighborhood conservation*

PLANNER'S COMMENTS

Not Satisfied: It is staff's opinion that the proposed Special Use Permit would allow conditions not consistent with the character of single family neighborhoods. The provisions of the home occupation regulations of which the applicant is seeking relief are designed specifically to preserve the character and form of residential neighborhoods.



REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

SPECIAL USE PERMIT ANALYSIS

STANDARDS FOR CONSIDERING APPLICATIONS (17.100.050.C)

"A special use may be permitted only upon the applicant presenting evidence and bearing the burden of proof, that such use meets the standards and requirements established for such classification in this section, and the granting of the permit may be subject to such conditions necessary to meet such standards. No special use permit may be granted unless the Planning Commission finds:"

1. "That the special use is necessary for the public convenience at that location:"

It is staff's opinion that this criterion is not met. The operation of the home occupation does not require outdoor storage on-site.

2. "That the special use is not injurious to the use and enjoyment of neighboring properties, nor detrimental to the public health, safety, morals or general welfare:"

Staff finds that outdoor storage of a dumpster will be injurious to the use and enjoyment of neighboring properties. The intent of the Single-Family Residential District is to allow for "low-density residential development" with home occupations specifically allowing for uses which "maintain neighborhood integrity and preserve the residential character of neighborhoods by encouraging compatible land uses."

Home occupations were designed and regulated to allow for revenue-generating opportunities for residents without compromising the use and enjoyment of neighboring properties. In fact, the City's regulations state that home occupations are allowed as long as they do not "infringe on the residential rights of neighbors."

The City's home occupation regulations mimic best practices found in other communities and as outlined in a publication of Zoning Practice by the American Planning Association (September 2023; Vol 40 No 9) regarding home occupation regulations. In this edition of the Zoning Practice, particular attention is given towards regulating uses which could potentially impact nearby residences, categorizing and differentiating between low-to no-impact occupations and those which are expected to have greater impact on the surrounding area. The report states, "The most important use-specific standards for home occupations are those pertaining to floor area and structural alterations, employees, customers, and deliveries; parking and storage; and signs." Each standard being appropriately addressed within the City's current regulations. The report continues to note that planners should give greater scrutiny to those uses which fall outside the category of low-to no-impact occupations, specifically noting that those uses which require outdoor storage should be classified as having a greater impact on the surrounding area and require additional consideration. Planners should consider potentially permissible storage areas, further regulations related to site location, and screening.

It is staff's opinion that the allowance for the outdoor storage of a dumpster is antithetical to the intent of both the single-family residential district and home occupation regulations as it allows a use and aesthetic not permitted in a typical residential neighborhood. Staff believes allowance of the dumpster which may be viewable by nearby properties would be detrimental to the enjoyment of neighborhood properties and general welfare of the residential neighborhood. It is important to note that this Special Use Permit application was prompted by a currently active code violation case brought upon by complaint related to outdoor storage at the subject property. Photos of the dumpster from neighboring properties, as filed with the code violation (CEV2025-0159) may be viewed in Exhibit C.

REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE



SPECIAL USE PERMIT ANALYSIS (CONTINUED)

3. "That adequate utilities, access roads, drainage and other necessary supporting facilities have been provided for:"

Staff finds that there are adequate utilities, access roads, drainage, and other necessary supporting facilities are present for the proposed Special Use.

4. "That adequate measures have been provided to accommodate ingress and egress so as to avoid congestion, not unduly impede surrounding traffic flows, or create hazardous or unsafe conditions:"

Staff does not find that the issuance of the Special Use Permit will not adversely impact existing ingress and egress or surrounding traffic flows. The weight of any vehicles hauling loaded dumpsters should fall within the weight limit of the City's residential roads.

5. "That the special use will not adversely impact property values in the neighborhood:"

While staff is unable to appropriately assess or estimate potential impacts on property values, it is staff's opinion that the proposed Special Use Permit could negatively impact the aesthetics of the neighborhood and marketability of homes with line of sight to the subject property.

6. "That the special use will conform to all other requirements of the district:"

Staff finds that the proposed special use shall substantially conform to all other requirements of the zoning district.

ADDITIONAL CRITERIA

"In considering any special use application, the Planning Commission and the City Council may give consideration to the criteria stated below, to the extent they are pertinent to the particular application."

1. "Satisfaction of any and all conditions and requirements applicable to the requested special use, as set forth in supplementary use regulations."

It is Staff's opinion that the proposed permit does not satisfy the conditions and requirements of special use permits or the supplementary use regulations for Home Occupations. Specifically, staff believes the proposed use may adversely impact the use and enjoyment of surrounding properties and is directly in conflict with the intent of the City's Home Occupation regulations (Section 17.060.070).

2. "The existing uses and zoning of nearby property:"

It is Staff's opinion that the nearby use and zoning of nearby properties as single-family residential uses, means that the special use permit must meet an even higher bar for approval by the Planning Commission. Staff believes the high-intensity use of a dumpster and outdoor storage within a single-family residential neighborhood is difficult to justify due to the potential adverse impact on the low-intensity uses surrounding the subject property.

3. "The extent to which property values are diminished by the proposed use:"



REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

SPECIAL USE PERMIT ANALYSIS (CONTINUED)

While staff is unable to appropriately assess or estimate potential impacts on property values, it is staff's opinion that the proposed Special Use Permit could negatively impact the aesthetics of the neighborhood and marketability of homes with line of sight to the subject property.

4. "The extent to which the destruction of property values, if any, of the subject property or nearby property promotes the health, safety, morals or general welfare of the public:"

It is staff's opinion that any destruction of property values will not promote health, safety, morals or general welfare of the public. As noted previously in this report, staff believes the special use permit will be detrimental to the general welfare.

5. "The relative gain to the public as compared to the hardship imposed on the individual property owner:"

Staff does not find any relative gain to the public from this proposed special use permit. Staff finds that there are alternatives for outdoor storage available to the property owner which would allow continued operation of the home occupation. The operation of the occupation, in compliance with the home occupation regulations would be permissible by the City of Collinsville, as it has been since their initial license was issued in 2018.

6. "The suitability of the property for the zoned purpose:"

Staff finds the current zoning of the subject property and surrounding properties, R-1 Single Family Residential, not suitable for the proposed special use permit. It is staff's opinion that the intensity of the proposed outdoor storage is not compatible with the single family residential neighborhood.

7. "The length of time the property has remained vacant as zoned considered in the context of land development in the area in the vicinity of the subject property."

Staff finds this criterion not applicable. The subject has been property occupied and a single family residence and used by Junkbusters in recent years

8. "The public need for the proposed use."

Staff finds no public need for the proposed use at this location. Staff finds there to be alternatives for the home-based business for outdoor storage.

9. "The extent to which the proposed use will adversely affect the capacity or safety of that portion of the street network impacted by the use, or present parking problems in the vicinity of the property."

Staff does not find any potential impact on the capacity or safety of the nearby street network.

10. "The extent to which the proposed use will create excessive stormwater runoff, air pollution, water pollution, noise pollution or other environmental harm."

The proposed Special Use Permit is not expected to create any excessive stormwater runoff, air or water pollution. The dumping of objects into the dumpster or the periodic dropping off or removal of the dumpster could be considered noise pollution for neighboring property owners.

11. "The extent to which public facilities and services are available, and adequate to meet the demand for facilities and services generated by the proposed use:"

REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE



SPECIAL USE PERMIT ANALYSIS (CONTINUED)

Staff finds the existing public infrastructure to be adequate for the proposed use.

12. "The conformance of the proposed use to the Comprehensive Plan, the Major Street Plan, the Capital Improvements Plan, and other adopted planning policies:"

As noted previously in this report, Staff does not believe this request is consistent with the Comprehensive Plan.

13. "The accessibility of the property to police, fire, refuse collection and other municipal services:"

Accessibility to the site for police, fire, and refuse services are found to be adequate.

14. "The adequacy of ingress and egress to and within the site; traffic flow and control; and the adequacy of off-street parking and loading areas:"

Staff finds ingress and egress at the site adequate for the proposed use.

The recommendation of professional staff:

Staff finds that the application does not substantially meet the review criteria for a Special Use permit, the intent of the Home Occupation Regulations, nor the requirements within Section 17.060.070.A. **Staff recommends the Planning Commission Deny the requested Special Use Permit.**



EXHIBITS

- A. APPLICANT'S NARRATIVE**
- B. PHOTOS OF SUBJECT PROPERTY**
- C. PHOTOS FROM CEV2025-0159**

REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE



EXHIBIT A: APPLICANT'S NARRATIVE

Mr. Taylor

Hopefully all the information I have sent in the past few days satisfies your retirements to be heard for the special use permit.

The info form the township will be sent this coming week.

The reason for my application for a special use permit. Is to allow a 20 yard dumpster to remain on my property at 600 Ostle.

The dumpster is essential to maintain my family business The Junk Busters.

We have been in business since 2016. I believe we have become a important part of Collinsville and provide an important service to our community.

The dumpster is 400' from our main entrance off Ostle. Cannot be seen from the road. Its placed behind a garage well out of site.

The EPA has deemed the dumpster compliant.

Materials placed in dumpster mostly consists of old furniture, cardboard boxes, construction debris, and house hold items.

No food waste or any toxic waste will be placed in the dumpster.

All items will be placed in container. No items to be placed outside of dumpster.

So again I appreciate your time and consideration on this permit. As said above its an essential part to maintain our family business which services Collinsville and surrounding areas.

Any additional information you may need do not hesitate to call or email

Thank you

Tim Kircher

618-560-7167

The Junk Busters



REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

EXHIBIT B: PHOTOS OF PROPERTY



Photo of private drive entry off
Ostle Drive



Photo of residence from private drive

REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE



EXHIBIT B: PHOTOS OF PROPERTY (CONTINUED)



Photo of dumpster on
subject property

Photo of dumpster from
Merrell Street





REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

EXHIBIT C: PHOTOS FROM NEIGHBORING PROPERTIES (CEV2025-0159)



REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE



EXHIBIT C: PHOTOS FROM NEIGHBORING PROPERTIES (CEV2025-0159) (CONTINUED)

