

City of Collinsville

125 S. Center Street
Collinsville, IL 62234



Agenda

Thursday, February 12, 2026

6:30 PM

City Hall

Planning Commission

A. CALL TO ORDER**B. ROLL CALL****C. SPEAKERS FROM THE FLOOR****D. APPROVAL OF MINUTES**

1. Motion to Approve the December 11, 2025, Planning Commission Meeting Minutes

Attachments: [Minutes](#)

E. PUBLIC HEARINGS:

1. SUP 25-03 Delfina and Tim Kircher (Special Use Permit) - 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 - Home Occupations; accessory use

- A. Motion to Open Public Hearing
- B. Staff Report
- C. Public Input
- D. Motion to Close Public Hearing
- E. Motion to Recommend Special Use Permit Approval

Attachments: [Staff Report](#)

2. RZ 25-12 Hunziker Properties Inc - A request for 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.

- A. Motion to Open Public Hearing
- B. Staff Report
- C. Public Input
- D. Motion to Close Public Hearing
- E. Motion to Recommend Approval of Rezoning

Attachments: [Staff Report](#)

[Preliminary Site Plan](#)

3. RZ 26-01 & SP 26-01 Starns Properties, LLC (Master Auto) - A request to rezone property located at 206 Vandalia Street from "B-2" Limited Commercial District to "P-UCD" Planned Uptown Collinsville District to permit the use as an automotive repair facility and request for Site Plan approval for a parking lot expansion.

- A. Motion to Open Public Hearing
- B. Staff Report
- C. Public Input

- D. Motion to Close Public Hearing
- E. Motion to Recommend Approval of Rezoning
- F. Motion to Approve Site Plan

Attachments:

- [Staff Report](#)
- [Planned Development Narrative](#)
- [Site Plan](#)
- [Stormwater Management Report](#)
- [Minor Subdivision Plat](#)

F. DISCUSSION

- 1. Discussion - Metal Building Materials

Attachments:

- [Memo to Planning Commission](#)

G. NEW BUSINESS**H. OLD BUSINESS****I. STAFF REPORT**

- 1. Zoning Practice - January & February 2026

Attachments:

- [Zoning Practice - Zoning Alternatives to Penalizing Homelessness](#)
- [Zoning Practice - Sensory Zoning for Neuroinclusive Cities](#)

J. COMMENTS FROM COMMISSION MEMBERS**K. ITEMS FOR NEXT AGENDA****L. ADJOURNMENT**

ADDRESSING THE COMMISSION DURING SPEAKERS FROM THE FLOOR

Below are the rules for input during Board/Commission/Sub-Body meetings as set out in Ordinance No. 4765 entitled “Ordinance Governing Speakers From the Floor During Meetings of the City Council and the Commission, Boards, and Sub-Bodies of Collinsville, Illinois”. Speakers may address the Board/Commission during the time designated as Speakers From the Floor on the agenda.

RULE 1: Speakers shall be allowed only during “Speakers from the Floor,” or at any other time if requested by the meeting Chairman of the governing board.

RULE 2: Input must relate to a matter under the authority of the commission, board, or sub-body.

RULE 3: Upon request by the meeting Chairman for speakers from the floor, a prospective speaker shall express the desire to speak, be recognized by the meeting Chairman, approach the designated podium, and state their name and general subject matter to which they will address the Board/Commission.

RULE 4: After establishing their identity, prospective speakers shall immediately address the governing board.

RULE 5: Each speaker is limited to four (4) minutes to address the governing board. No extensions will be granted and no time shall be compensated to the speaker resulting from interruptions by or discussion with the governing board or any other City officer or employee.

RULE 6: Speakers shall address only the governing board collectively or its members individually. Speakers shall speak to issues and shall refrain from personal attacks on the governing board or City appointed officials and employees. Speakers may not address issues related to pending litigation in which the City or its subsidiary bodies, officers, agents, employees, boards or commissions is a party.

RULE 7: Speakers shall not be permitted to advertise, solicit, request, urge, summon, or cajole the governing board or the general public, except as otherwise provided for herein, with regard to any products, goods, services, information, gains, losses, advantages, consequences, or any other similar matter, notwithstanding that there may or may not be any pecuniary, monetary, financial or property gain, loss, or benefit to the speaker or any other person or entity.

RULE 8: Speakers shall act and speak with decorum and conform to conventional social manners in speech, writing, dress, and behavior. The audience shall refrain from conduct that disrupts the meeting in any way such as clapping, booing, loud talking or outbursts. A speaker may be immediately terminated at the meeting Chairman’s discretion.

RULE 9: Determination of breaches of this Ordinance shall be made by the meeting Chairman. The meeting Chairman customarily will warn the speaker or members of the audience of inappropriate behavior through one warning use of the gavel. Subsequent inappropriate behavior shall result in the immediate removal of the responsible parties at the discretion of the meeting Chairman.