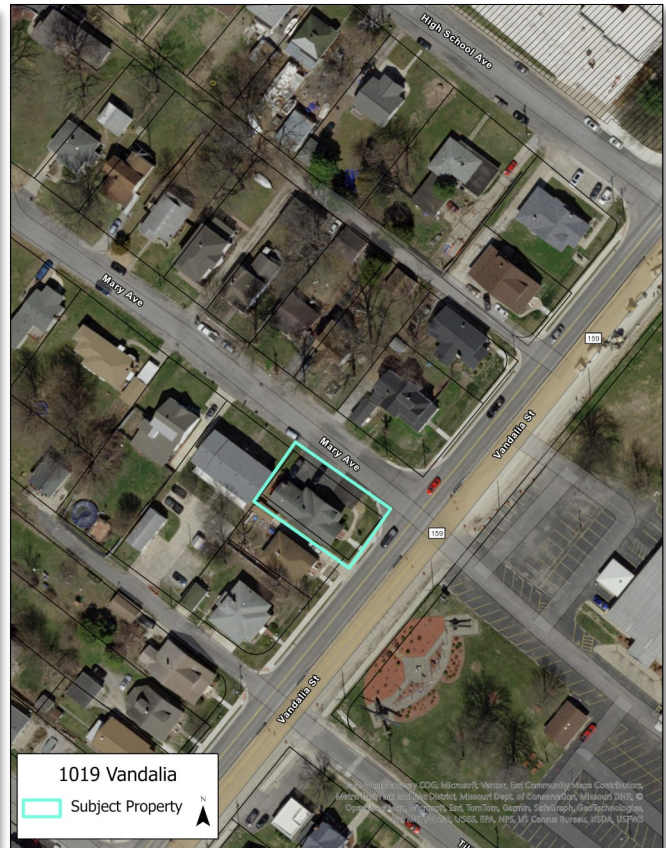
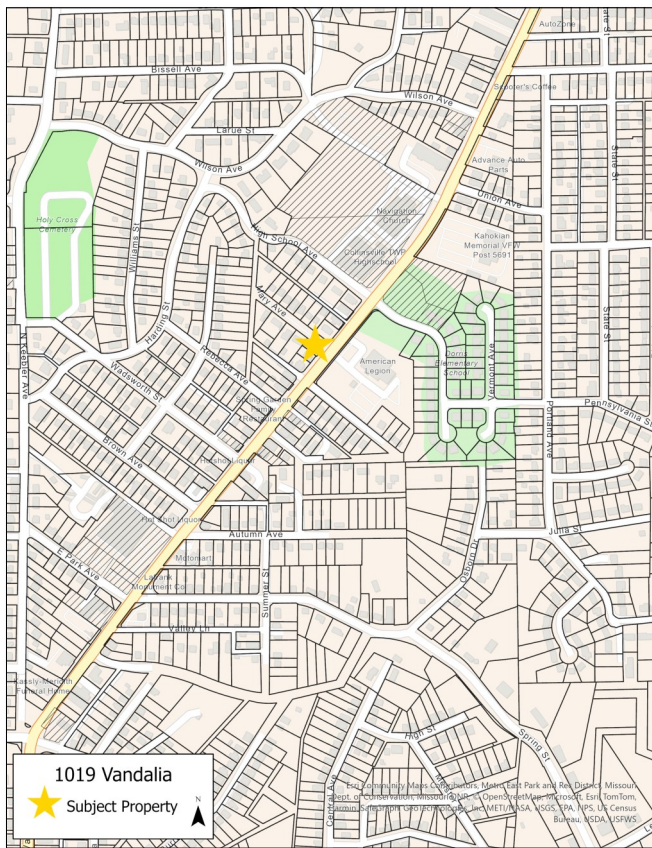




REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

APPLICATION NUMBER(S)	SUP 26-01 (Special Use Permit)
APPLICATION NAME:	Relics Resale (Special Use Permit)
APPLICANT NAME:	Myagmarjav Mitchell 1019 Vandalia Street Collinsville, IL 62234
PROPERTY OWNER NAME(S):	Antone C. and Myagmarjav Mitchell
APPLICANT’S REQUEST:	A request for approval of a Special Use Permit for secondhand retail
SITE ADDRESS:	1019 Vandalia Street
PARCEL ID NUMBER(S)	13-2-21-27-10-101-024
EXISTING ZONING DISTRICT(S):	“B-2” Limited Commercial District
TOTAL SITE AREA:	Approximately 0.11 acres
COMMISSION MEETING DATE:	April 9, 2026
CASE MANAGER:	Cole Filges, Planning Technician
RECOMMENDATION:	SPECIAL USE—APPROVE



REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE



DESCRIPTION OF SITE CONDITIONS

The subject property is approximately 4,800 square feet in size. The property owner purchased the subject property in 2021. Owner is now applying for a Special Use Permit to allow using the house as a thrift/secondhand store. It is currently zoned B-2 Limited Commercial District, with seven (7) parking spaces, and 1,412 square feet of commercial space.

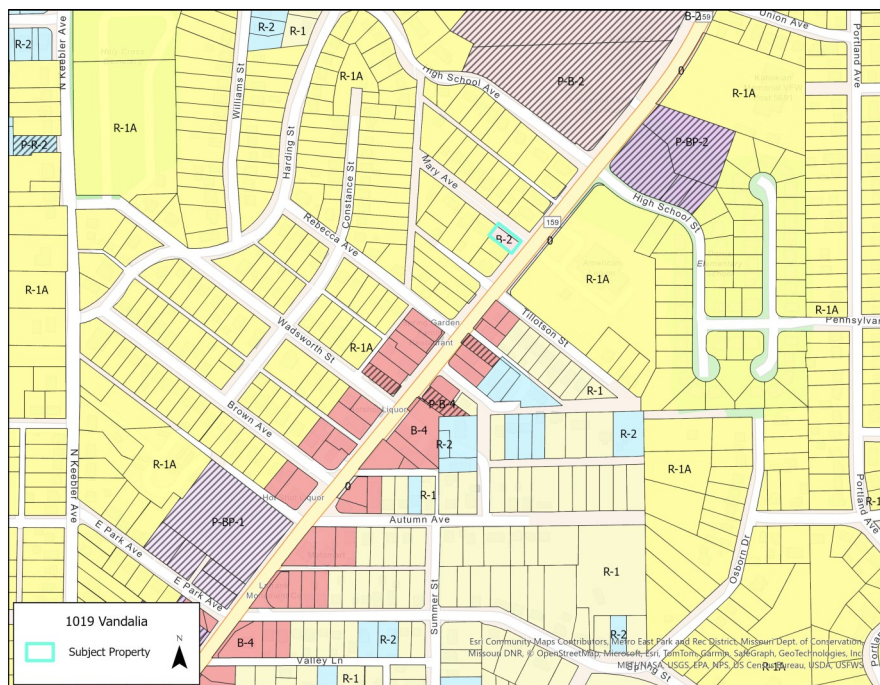
SITE HISTORY

According to county records, the residential structure was originally built in 1962. County records state that the current land use is "Office—Commercial." It was remodeled by Myagmarjav Mitchell and the previous occupant, Wallace Realtors. The parcel was re-zoned from "R-1A" to "B-2" in 2020 and obtained an occupancy permit in August, 2024 after an inspection. It was owned by James and Gladys Wallace, also known as Wallace Realtors from 1965 to 2021. Claim Group roofing contractors briefly occupied the building from 2024 to 2025.

ZONING MAP

LAND USE AND ZONING CONTEXT MATRIX

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





REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

REQUEST

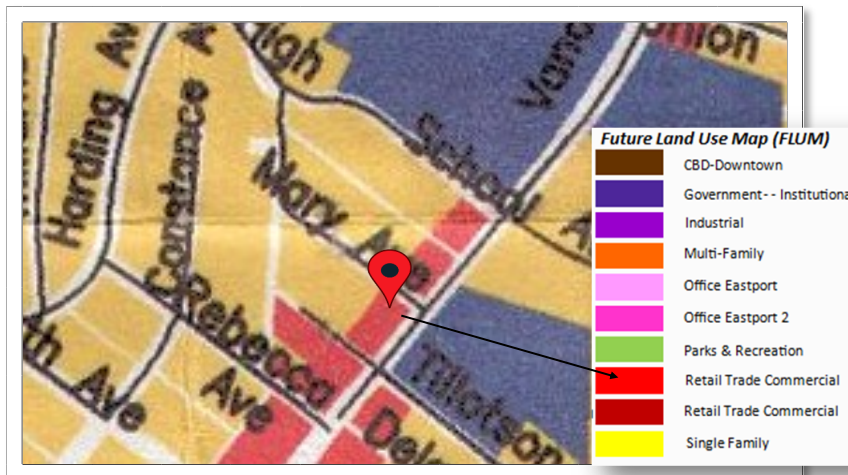
Myagmarjav Mitchell owns the commercial property located at 1019 Vandalia Street, which was recently remodeled. She is requesting a Special Use Permit to allow for the operation of the applicant’s occupation, “Resale Relics”.

The applicant now plans for the operation of a secondhand/thrift store selling a variety of housewares on the site. (Please refer to Exhibit A—Applicant’s Narrative).

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

Satisfied: The proposed special use is located within the 2020 Future Land Use category “Retail Trade Commercial.” Staff finds that the proposed Special Use Permit as a secondhand retail store fits the character and intensity of use intended for the Retail Trade Commercial district.

APPLICABLE GOALS, OBJECTIVES, AND POLICIES:

“2020 Strategic Plan”

- Goal three of the strategic plan is to “...encourage tourism and economic development opportunities in order to generate revenue for City services and bring more goods and services to Collinsville residents.”
- The addition of a secondhand retail store to this building would contribute to the third goal.

“2006 Comprehensive Plan”

- The continuing use of 1019 Vandalia as a business will contribute to the city’s economic development objectives, as well as preserve the existing character of the wider downtown.

PLANNER’S COMMENTS

Satisfied: It is staff’s opinion that the proposed Special Use Permit would allow conditions consistent with the character of mixed use neighborhoods, while supporting the goals of the comprehensive plan.

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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 met. Proposed permit allows for increased economic development without injuring or degrading the character of the surrounding neighborhood. There isn't another thrift or secondhand store within a 1/2 mile radius.

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:"

It is staff's opinion that this criteria is met. The proposed special use permit would allow for a secondhand/thrift store at 1019 Vandalia street, with one employee, 6 regular and one handicapped off-street, on-site parking space(s). Minimal or no injurious aspects to the surrounding properties are anticipated other than the possibility of slightly increased traffic from the ingress and egress of customer's vehicles. The applicant's narrative states: "The store can expect to have a total of 5 to 6 customers at a time, there will be plenty of space for parking as well as plenty of room for customers to wander the store peacefully and shop at their own leisure. This means that the store will not negatively affect surrounding areas and traffic."

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 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 adversely impact existing ingress and egress or surrounding traffic flows. Typically, backing out into right of way (ROW) is not allowed. Existing condition and intensity of use is similar to the previous occupant.

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 would most likely not impact the aesthetics of the neighborhood and marketability of homes with line of sight to the subject property, and the occupancy of vacant structures positively impacts values.

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 "B-2" zoning district.



REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

SPECIAL USE PERMIT ANALYSIS (CONTINUED)

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 satisfies the conditions and requirements for special use permits and the supplementary use regulations required for secondhand stores in Section 17.050.105B., as site is not within a half-mile of another secondhand store, no outdoor storage is proposed, and site is zoned "B-2" Limited Commercial District.

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

It is staff's opinion that the special use permit seeking to use the structure as a secondhand store is in congruence with the Future Land Use Map, designating the surrounding area as "Retail Trade Commercial." This use and zoning of nearby properties as single-family residential uses, along with businesses being run out of 1121 Vandalia street all contribute to the City's goals as shown in the Future Land Use Map. The proposed use and zoning of nearby properties coupled with the location along Vandalia, a mixed-use corridor, all contribute to the City's goals as shown in the Future Land Use Map.

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

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 will not 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 destruction of property values will most likely not take place due to the use of this structure as a secondhand retail store. As noted previously in this report, staff believes the special use permit will not 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 finds a relative gain to the public from this proposed special use permit. Staff finds that the issuance of a special use permit at this site would result in an increase in tourism and commerce.

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

Staff finds the current zoning of the subject property and surrounding properties, B-2 Limited Commercial District, suitable for the proposed special use permit. It is staff's opinion that the proposed business is compatible with the single family residential neighborhood, with the parcels fronting Vandalia street designated for "Retail Trade Commercial" in the City's Future Land Use Map.

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SPECIAL USE PERMIT ANALYSIS (CONTINUED)

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."

The property has been occupied as a single family residence and was used as a realty office in the recent past.

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

Staff finds adequate and sufficient public need for the proposed use as a retail thrift/secondhand store at this location.

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. It is not expected that significant noise pollution would be generated by the operation of a thrift/secondhand retail store with one employee.

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."

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 believes 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.

RECOMMENDATION

15. "The recommendation of professional staff":

Staff finds that the application meets the review criteria for a Special Use permit, the intent of the Home Occupation Regulations, and the requirements within Section 17.050.105.B Secondhand Stores. **Staff recommends the Planning Commission approve the requested Special Use Permit.**



EXHIBITS

- A. APPLICANT'S NARRATIVE
- B. PHOTOS OF SUBJECT PROPERTY

REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE



EXHIBIT A: APPLICANT'S NARRATIVE

Relics Resale is a Vintage/Antique resale store located on 1019 Vandalia Collinsville IL 62234 with an atmosphere that will give customers the feeling of treasure hunting as they wander the store filled with vintage items. The resale store will focus on selling and buying items or clothing made before year 2000, mostly high-end consignments. Our customers will mostly consist of the Eco-Conscious Gen-Z, antique collectors or people looking to restore old items.

My husband is an antique and vintage collector of 40 years. After we got married in 2006 we started to invest our time and resources into interesting old items and found out that those items made before the Chinese mass production were eco friendly, long lasting, with unique nice designs. We have a huge pile of enlisted vintage clothes and piles of collectibles, crystals and jewelry. We love to spend our time thrifting/researching/listing/photographing/fixing. In this process I found out that, in our community there are more and more young people interested in finding and using vintage items, willing to learn and collect.

We love to look for unique items of all different backgrounds, mostly at yard sales, thrift stores and estate sales. Here in the city, many people have unique items worthy of a new home, these people usually don't know the value of these items and how or where to sell them. My store's goal will be to make it possible for these people to sell their items conveniently and with affordable prices that both the buyer and seller will be happy with.

Vandalia street is known as a commercial zoned area. 1019 Vandalia is located on the corner of Vandalia and Marie street. The location has a total of 7 parking spaces. The main road Vandalia is known as a heavy traffic street. The store can expect to have a total of only 5 to 6 customers at a time, there will be plenty of space for parking as well as plenty of room for customers to wander the store peacefully and shop at their own leisure. This means that the store will not negatively affect surrounding areas and traffic.

Relics Resale will be a small store with one owner/sales person.

1019 Vandaila is zoned as a commercial building, it was remodeled, inspected, and it obtained occupancy permit in August 2024. The building has a ramp for easy access.



REPORT TO PLANNING COMMISSION
CITY OF COLLINSVILLE

EXHIBIT B: PHOTOS OF PROPERTY



REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE



EXHIBIT B: PHOTOS OF PROPERTY (CONTINUED)

