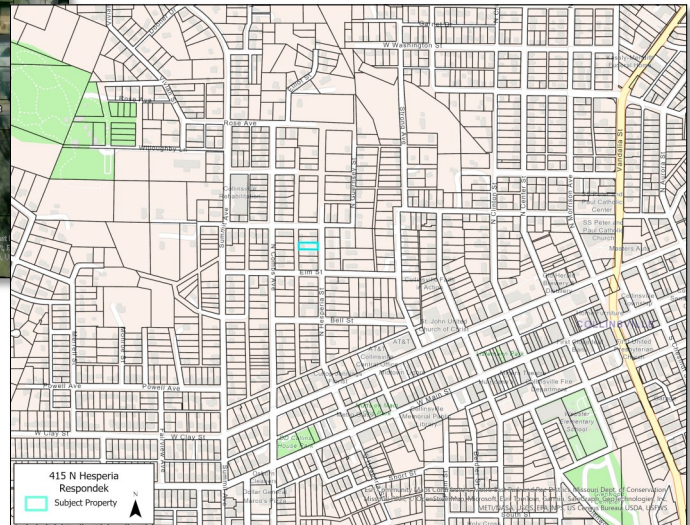




REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

APPLICATION NUMBER(S)	RZ 26-03
APPLICATION NAME:	Respondek
APPLICANT NAME:	Cory and Karon Respondek 36 Mkel Drive Granite City, IL 62040
PROPERTY OWNER NAME(S):	Cory and Karon Respondek 36 Mkel Drive Granite City, IL 62040
APPLICANT'S REQUEST:	A request to rezone 415 North Hesperia from "R-3" Multifamily Residential District to "P-R-1" Planned Single Family Residential District to permit personal storage as a primary use.
SITE ADDRESS:	415 North Hesperia Street
PARCEL ID NUMBER(S)	13-2-21-33-07-201-003
EXISTING ZONING DISTRICT(S):	"R-3" Multifamily Residential District
PROPOSED ZONING DISTRICT(S):	"P-R-1" Planned Single Family Residential District
TOTAL SITE AREA:	8,800 sq. ft.
COMMISSION MEETING DATE:	May 14, 2026
CASE MANAGER:	Caitlin Rice, AICP, Senior Planner
RECOMMENDATION:	Approval



REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE



SITE HISTORY, EXISTING CONDITIONS

The site under consideration is a vacant nonconforming commercial property. The property is developed with a 1,536 sq. ft. metal service garage built in 1969 with three (3) bay doors and approximately 13 parking spaces in the front yard. The building is setback 115 feet from the sidewalk. City business license records show Riteway Foreign Auto Repair occupied the property from 2007 to 2021. After Riteway's closure, the property remained vacant until the applicant, Corey Respodnek, purchased the property in 2025 with the intention to store personal vehicles. The surrounding area is residential, a mix of single family and a multiple building multifamily apartment complex to the east.



LAND USE AND ZONING

LAND USE AND ZONING CONTEXT MATRIX

DIRECTION	EXISTING LAND USE	ZONING DISTRICT	COMMENTS
North	Residential	R-1	Single Family Homes
East	Residential	R-3	Multifamily Homes (Collinsville Park West)
South	Residential	R-1	Single Family Homes
West	Residential	R-1	Single Family Homes





REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

REQUEST

The applicant is requesting the rezoning of 415 N Hesperia from ‘R-3’, Multifamily Residential District, to ‘P-R-1’, Planned Single Family Residential District to allow for the primary use as personal storage of vehicles. Rezoning to a Planned District is required as storage is not permitted as a primary use in residential districts per Section 17.050.010.—Use Table. The applicant is seeking to store personal classic cars in the structure and states no business shall be conducted on site. The applicant has stated that no vehicles will be stored outside, no outdoor storage of materials or automotive work/repair outside of a typical neighborhood is proposed. The proposed Planned District will permit the primary use as personal storage and provide conditions to preserve residential character of the area.

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 rezoning is located within an area identified within the Comprehensive Plan 2020 Future Land Use map as “Single Family.”

The proposed rezoning will convert the property to the underlying “R-1” Single Family Residential District, with a Planned District permitting the primary use as personal storage. As the proposed rezoning matches the FLUM Single Family Category, while allowing flexibility for a low impact adaptive reuse of a nonconforming structure, staff finds the proposed rezoning meets the FLUM and Comprehensive Plan.

APPLICABLE GOALS, OBJECTIVES, AND POLICIES:

Comprehensive Plan 2020:

“Neighborhoods, Housing & Historic Preservation are the Important Factors in Preserving the Fabrik of the Community.”

⇒ Provide for, and promote, Collinsville as a desirable residential community.

Strategic Plan:

Goal #1 Preserve and Improve Existing Neighborhoods

PLANNER’S COMMENTS

Satisfied: The proposed rezoning is appropriate based on the FLUM and zoning districts of surrounding area. The subject property is a legally nonconforming commercial structure, however any new commercial use would require rezoning.

The proposed use as storage of personal classic cars is not out of expectation of traditional single family neighborhoods. In fact, any single family residence could store their personal vehicles, provided the vehicles are parked on an approved surface. However, there is no primary residential use proposed on site, requiring a Planned District.

REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE



ZONING ANALYSIS

When reviewing applications for changes in zoning, or amendments thereto, the Planning Commission is required to hold a hearing, review, and make recommendations and report to the City Council.

Matters to be Considered for Zoning District Amendments (Section 17.150.080)

In order to recommend approval or disapproval of a proposed zoning district amendment the Planning Commission shall consider the following matters:

A. Character of the Neighborhood.

The surrounding area is currently built out with predominantly single-family homes with an eight (8) building apartment complex (Collinsville West Park) east of the property. The property is zoned "R-3" Multifamily Residential, however, developed with a metal service garage since 1969. The previous business, Riteway Foreign Auto Repair, closed in 2021, and lost its nonconforming commercial use after one (1) year vacant.

Staff finds the proposed use as personal storage for classic vehicles is an appropriate use for a commercial structure in a residential area. The proposed use allows reuse of a vacant nonconforming structure, while limiting potential negative impacts versus a new commercial user. The proposed use is similar to what is expected as an accessory use in a traditional single family neighborhood, however, the lack of a primary residential use on site triggers the need for a Planned District. The proposed Planned District will not permit outdoor storage of equipment, materials or vehicles not utilized in a traditional single family home. No business or commercial use shall be permitted with the proposed Planned District.

The proposed rezoning will reduce the permissible intensity of use from "R-3" Multifamily Residential to an underlying "R-1" Single Family Residential District, complementing the Future Land Use Map.

Ultimately, staff finds that based on the character of the area, existing nonconforming structure and history of commercial use of the property, it is staff's opinion that the proposed Planned Use permitting personal storage of vehicles does not negatively impact the character of the neighborhood.

B. Whether the proposed amendment promotes the health, safety, quality of life, comfort, and general welfare of the City and its planning area.

It is staff's opinion that the proposed amendment does generally promote the health, safety, quality of life, comfort, or general welfare of the City by utilizing a nonconforming commercial structure, vacant for five (5) years, for low intensity personal storage of vehicles in a residential area.

C. Consistency with the comprehensive plan and regulations of the City of Collinsville.

As outlined previously in this report, the proposed underlying zoning is consistent with the Future Land Use Map and Comprehensive Plan, by rezoning from an "R-3" Multifamily District to "R-1" Single Family District. The Comprehensive and Strategic Plans call for the protection of the City's single family neighborhoods and specifically identifies this location as being slated for single-family residential. Although the proposed use is not typically permitted as a primary use in a residential district or area, the use as personal storage of vehicles reduces the intensity of use of a from a commercial automotive repair to a common accessory use in residential districts.



REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

ZONING ANALYSIS

D. Adequacy of public utilities and other needed public services.

The property is developed with a commercial structure with three (3) auto bays and paved parking and access to public right-of-way. All necessary public utilities and other needed public services are present to serve the site.

E. Suitability of the uses to which the property has been restricted under its existing zoning.

The property is currently zoned 'R-3' Multifamily Residential. Other than detached single family dwellings, all other uses require rezoning to a more appropriate district, such as commercial, or a Planned District to permit new development of multifamily. The 'R-3' District is intended to *provide opportunities for planned high-density residential development and planned mixed-use developments consisting of a variety of housing types, densities and styles.*

The intent and use permissibility for the existing "R-3" district is not suitable for the property as it is development with a legally nonconforming commercial structure. The proposed rezoning will decrease the potential for future multifamily development on the 8,000 sq. ft. parcel, and although the legally nonconforming commercial structure to be utilized in a manner appropriate for a residential neighborhood.

F. Compatibility of the proposed district classification with nearby properties.

It is staff's opinion that the 'R-1' Planned Single Family Residential District classification is compatible with nearby properties. As noted prior in this report, there are several 'R-1' zoned properties directly adjacent to the subject property and throughout the neighborhood with an "R-3" Multifamily Residential apartment complex to the east.

G. The extent to which the zoning amendment may detrimentally affect nearby property.

It is staff's opinion that the proposed zoning district and land use will not detrimentally affect nearby property. The current layout of the area is a mix of single family and multi-family residential. While the structure is a legally nonconforming commercial structure, adaptive reuse compatible to the residential character of the neighborhood can be achieved with proposed use by the applicant.

H. Whether the proposed amendment provides a disproportionately great loss to the individual landowners nearby relative to the public gain.

It is staff's opinion that as the property is currently zoned 'R-3' Multifamily Residential and proposed to rezone to "R-1" Single Family, as is the majority of the adjacent properties, the proposed zoning amendment is not a disproportionately great loss to individual landowners for public gain of adaptive reuse of a nonconforming commercial property.

REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE



Zoning Regulation Consistency

The applicant's request is to amend the zoning district designation for the subject property from "R-3" Multifamily Residential to "P-R-1" Planned Single Family Residential. This request requires the Planning Commission to review and analyze both the existing and proposed zoning district designations as they relate to the proposed land use.

Existing Zoning District: "R-3" Multifamily Residential District

Intent: Provide opportunities for Planned Residential Development and Planned mixed-use developments consisting of a variety of housing types, densities and styles.

R-3 is highest intensity residential district in the City, with limitations on density of units based on size of property.

Proposed Zoning District: "P-R-1" Single Family Residential District

Intent of R-1 District: is to provide for low-density residential development, including those uses which reinforce residential neighborhoods, and to allow certain public facilities.

Planned Use District: is to authorize "planned uses" only where the location and circumstances are appropriate to the use and approved by the Governing Body. It is also the intent of this section to increase the flexibility of development design through evaluation and approval of a site plan.

Planned Use districts have several criteria for the Planning Commission and City Council to consider as identified in the following section.

When reviewing applications for planned uses, the Governing Body shall use the applicable zoning district regulations as a guide for review of the preliminary site plan. The Governing Body may permit modification from the underlying district regulations. Use regulations, however shall not be modified so as to allow uses not otherwise permitted by this title in the zoning district governing the property, or to which the applicant seeks rezoning. If the Governing Body imposes conditions or restrictions on a preliminary site plan, it may designate specific requirements that must be met before an applicant may submit a final site plan application. In considering any preliminary site plan application, the Commission and the Governing Body may give consideration to the criteria stated below, to the extent they are pertinent to the particular application. The Commission and Governing Body shall also consider other factors relevant to the particular application.

Criteria for Approval of a Planned Use (Section 17.110.050.):

1. Satisfaction of the conditions and requirements applicable to the requested planned use, as set forth in this title.
2. The criteria governing the rezoning of the property, as set forth in the standards and requirements found elsewhere in the zoning code or in other applicable law. ✓
3. Development is designed, located and proposed to be operated so that the public health, safety and welfare will be protected. ✓
4. That an identified community need exists for the proposed use. ✓
5. Development will not impede the normal and orderly development and improvement of the surrounding property, nor impair the use, enjoyment, or value of neighboring properties. ✓
6. Development incorporates, as approved by the City, adequate ingress and egress and an internal street network that minimizes traffic congestion. ✓



REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

ZONING ANALYSIS

7. The capability of the site to accommodate the building, parking, and drives with appropriate open space and safe, easy ingress and egress. ✓
8. The degree of continuity between the architectural quality of the proposed building and the surrounding neighborhood. ✓
9. The appropriateness of the minimum dimensions and areas of lots and yards set forth in the applicable zoning district regulations. ✓
10. Development reinforces and/or complies with the standards and principles of the Comprehensive Plan and all other adopted regulations.

Staff finds that the proposed use will permit adaptive reuse of a legally nonconforming structure, while complementing the residential character of the neighborhood with a primary use as personal storage of vehicles.

Staff finds that the proposed Planned Use requests meets the criteria to approved a Planned Use.

ZONING RECOMMENDATION

It is staff's recommendation that the Planning Commission recommend Approval of the rezoning request as per the proposed Planned District Ordinance in Exhibit B. ***Based on these findings, staff recommends approval of the request by Cory Respondek to rezone property located at 415 North Hesperia Street (PIN: 13-2-21-33-07-201-003) from "R-3" Multifamily Residential to "P-R-1" Planned Single-Family Residential District.***



EXHIBITS

- A. APPLICANT NARRATIVE**
- B. DRAFT ORDINANCE**
- C. PHOTOS OF SUBJECT PROPERTY**



REPORT TO PLANNING COMMISSION
CITY OF COLLINSVILLE

EXHIBIT A: APPLICANT NARRATIVE

Cory Respondek

March 30, 2026

City of Collinsville ~ Department of Community Development
125 South Center Street
Collinsville, IL 62234

I am writing to inform you the property located at 415 N Hesperia St., Collinsville, IL 62234 was purchased for the sole purpose of automotive storage.

This building will not have any type of business ran out of it. It will only be used for the storage of classic cars.

Thank you,


Cory Respondek

**REPORT TO PLANNING COMMISSION
CITY OF COLLINSVILLE**



EXHIBIT B: DRAFT ORDINANCE

ORDINANCE NO. _____

**AN ORDINANCE ZONING PROPERTY
OWNED BY CORY AND KARON RESPONDEK, LOCATED AT 415 NORTH
HESPERIA IN COLLINSVILLE, ILLINOIS, FROM "R-3" MULTIFAMILY
RESIDENTIAL DISTRICT TO "P-R-1" PLANNED SINGLE FAMILY RESIDENTIAL
DISTRICT
(PIN: 13-2-21-33-07-201-003)**

WHEREAS has filed with the City of Collinsville, Illinois (hereinafter "the City") an application for rezoning of real estate located at 415 North Hesperia Street to "P-R-1" Planned Single 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-1" Planned Single Family Residential District, to wit:

**Commonly known as: 415 North Hesperia Street, Collinsville, IL 62234
Parcel ID #: 13-2-21-33-07-201-003
Current Owner: Cory and Karon Respondek**

LOT 3 IN BLOCK 1 IN COMBS AND OTHERS ADDITION TO COLLINSVILLE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3 PAGE 43 AND SUBSEQUENTLY TRANSCRIBED IN PLAT BOOK 20 PAGE 92, (EXCEPT COAL AND OTHER MINERAL RIGHTS CONVEYED, EXCEPTED OR RESERVED IN PRIOR CONVEYANCES) IN MADISON COUNTY, ILLINOIS.



**REPORT TO PLANNING COMMISSION
CITY OF COLLINSVILLE**

EXHIBIT C: PHOTOS OF SUBJECT PROPERTY

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 development district shall be in accordance with the corresponding use permissibility of the R-1 Single Family Residential District per Section 17.050, *Use Regulations* of the City of Collinsville Zoning Ordinance, including the following Planned Use(s):

1. Indoor storage of personal passenger vehicles as a primary use, with the following conditions(s):
 - a. No outdoor storage of vehicles, equipment, or materials is permitted by this ordinance.
 - b. No commercial storage of vehicles or commercial repair of vehicles is permitted by this ordinance.

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:

Jeff Stehman, Mayor

ATTEST:

Kimberly Wasser, City Clerk

REPORT TO PLANNING COMMISSION
CITY OF COLLINSVILLE



EXHIBIT C: PHOTOS OF SUBJECT PROPERTY

