



VILLAGE OF THORNTON
Planning & Development Meeting
May 08, 2024 at 6:30 PM
Village Hall – 115 East Margaret St
AGENDA

- I. Call to Order - Variance Hearing
- II. Variance Hearing - 100 S. Kinzie
 - A. Presentation by applicant
 - B. Presentation by Village
 - C. Findings & Decision
- III. Adjournment of Variance Hearing
- IV. Call to Order - P & D Meeting
- V. Approval of Minutes
- VI. Commissioner Reports
 - A. Village Board Meeting Reports
 - B. Community Improvements
- VII. Public Comment
- VIII. Old Business
- IX. New Business
- X. Adjournment

LEGAL NOTICE

NOTICE OF PUBLIC HEARING
VILLAGE OF THORNTON
COOK COUNTY, ILLINOIS
ZONING HEARING

Notice is hereby given that on Wednesday, May 8, 2024, at 6:30 p.m. at the Village Hall, 115 E. Margaret Street, Thornton, a public hearing will be held to consider the following application seeking relief under the Village of Thornton Zoning Ordinances.

2024-1 Application filed by Collin Lamkin, 100 S. Kinzie Street, Thornton, Illinois 60476, PIN: 29-34-126-007-0000, requesting variance of Thornton Code 11-4-6-D-6 and 7-8-3-G, "Fence Requirements". No fence, nor anything similar, shall be located on a corner lot within the required front or side yard space on the street sides of said lot.

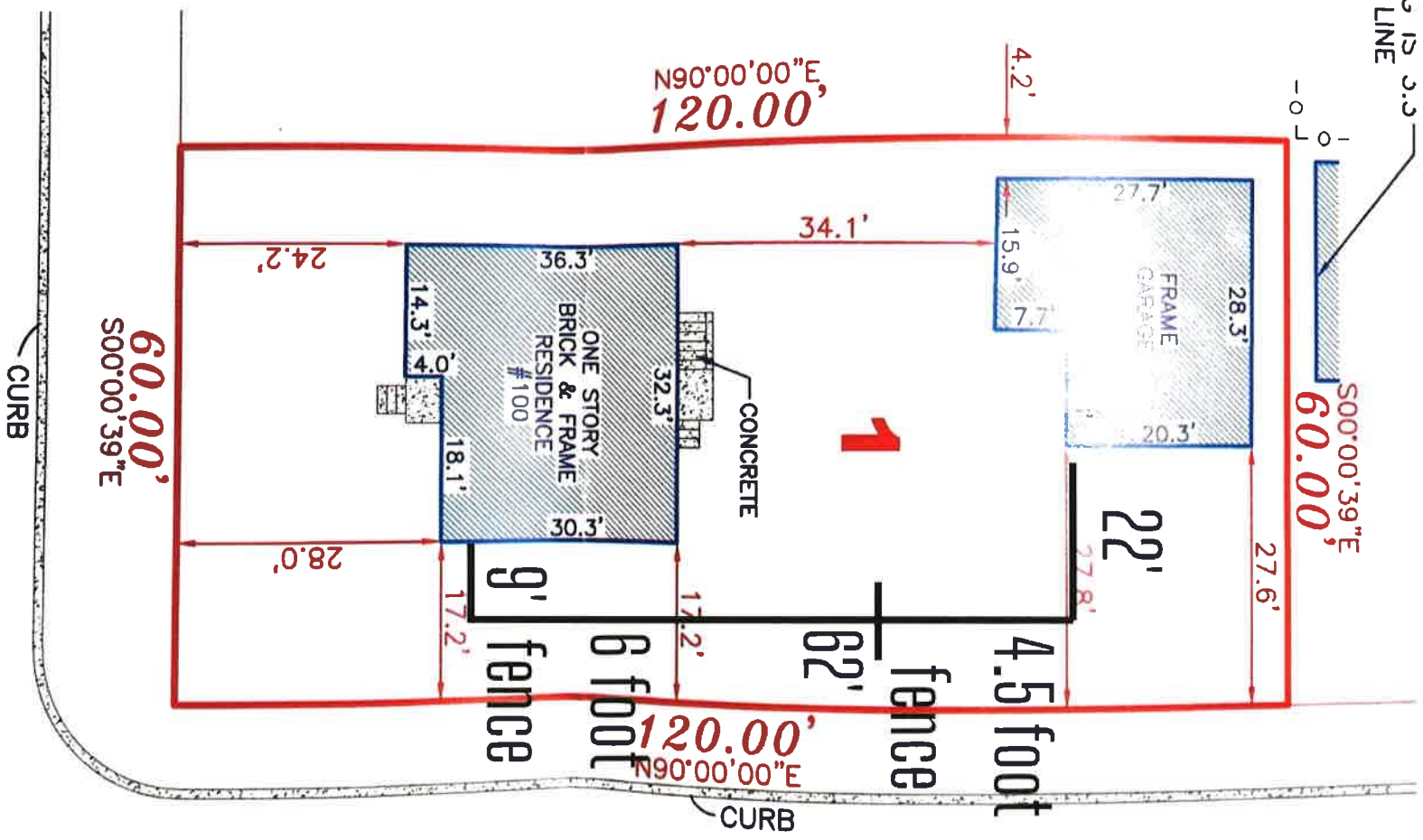
Applicant requests variance of the required front yard and fence height requirement of installation of a 6 ft privacy fence transitioning to 4.5 ft near garage in yard on Margaret Street side running from side of the house east/west to detached garage. Motivations for fence are privacy along high traffic road, noise abatement, and debris control. Additionally, it would provide an extra layer of safety for the pets.

The Petition is on file and available for public inspection at the office of the Village Clerk, 115 East Margaret, Thornton, Illinois 60476.

At the hearing, all interested parties may file written objections with the Planning & Development Commission and may be heard orally with respect to any issues regarding the request. The hearing may be adjourned by the Planning & Development Commission without further notice, with a motion to be entered upon the minutes of the hearing fixing the time and place of the subsequent hearing.

By /s/ Debra Pisarzewski
Clerk
Village of Thornton

ADJACENT BUILDING IS 3.3' WEST OF LOT LINE



MARGARET STREET

66.00' R.O.W.



VILLAGE OF THORNTON

115 EAST MARGARET STREET • THORNTON, ILLINOIS 60476
PHONE (708) 877-4456/57 • FAX (708) 877-4458

Application for Zoning Variance



PAID
4/8/2024

Name of Applicant Collin Lamkin

Applicant Address 100 S Kinzie St Phone 217-474-7142

Address of Variance 100 S Kinzie St

Tax Number (PIN) 29-34-126-007-000 Current Zoning _____

Name of Property Owner Collin Lamkin

Owner Address 100 S Kinzie St Phone 217-474-7142

Held in Trust by _____ Trust Number _____

Zoning Code Sections to be varied: (Please be specific)

7-8-3 F No Fence located on a corner lot within the zoning front yard
11-4-6-D-6 Fences not over 6 feet in height (Rear + side yards only)

Description of variance sought (Please be specific)

Installation of a 6ft privacy fence in yard on (Margaret) Street side running from side of house east/west to detached garage. → transitioning to 4.5 ft near garage

Grounds for application: (under 11-10-5 B 1 through 9)

Motivations for fence are privacy along high-traffic road, noise abatement, and debris control. Additionally, it would provide an extra layer of safety for our pets.

Any additional comments can be continued on the back of this application.

Application fees must be submitted along with the names and mailing address of all Tax Payers of Record 250 feet of the subject property as shown on the Tax Rolls of the Thornton Township Assessor's Office.

A fee of \$400.00 must be paid at the time of application.

The chairman of the Planning and Development Commission will schedule a public hearing not less than 15 days or more than 30 days from the first publication of this application by the Village Clerk.

Signature of Applicant [Signature]

*****OFFICE USE ONLY*****

Date of Filing _____ Date of Publication _____ Date of ZBA Hearing _____

Action taken

Date of Council Hearing _____

Final Action taken

