



VILLAGE OF THORNTON

Planning & Development Commission Meeting

April 15, 2026 at 6:30 PM

Village Hall – 115 East Margaret St

AGENDA

I. Call to Order

II. Approval of Minutes

[A.](#) 3.10.26 Planning and development minutes

III. Commissioner Reports

[A.](#) ***Variation – 510 North Julian Street: Petition requesting approval of a variation pursuant to Title 11, Chapter 11-10, Section 11-10-5 of the Thornton Village Code to reduce the required side yard setback from 19.6 feet to 3.85 feet to permit construction of an attached garage for the property located at 510 North Julian Street (PIN: 28-27-311-063-0000).***

IV. Public Comment

V. Old Business

VI. New Business

VII. Adjournment

Village of Thornton

Planning & Development Commission Meeting Minutes

Date: March 11, 2026

Time: 6:30 PM

1. Call to Order

The meeting was called to order at 6:30 PM.

2. Roll Call

Present:

Chairman Howell

Commissioner Hanson

Commissioner Klemm - Absent

Commissioner Biedzycki - Absent

Commissioner Paarlberg

Commissioner Ogbonnaya

Commissioner Roeda - Absent

3. Approval of Minutes

Motion to approve December 10, 2025 minutes was made, seconded, and passed unanimously.

4. Public Hearing

Motion to open public hearing was made, seconded, and approved.

5. Discussion Items

B2 Residential Units Text Amendment:

Discussion focused on allowing residential units above commercial properties to support redevelopment and economic viability. Commissioners discussed future applications and examples such as 110 E. Margaret Street.

110 E. Margaret Special Use:

Applicant Jay Reddy presented plans for a mixed-use development including a restaurant and three residential units. Discussion included unit size, rent estimates, timeline, and

parking challenges. Conditions included submission of building plans, compliance with code, and parking requirements.

Home Daycare Text Amendment:
Discussion centered on defining home daycare vs daycare centers, licensing requirements, inspections, and safety compliance. Commissioners agreed ordinance updates were necessary.

EV Charging Stations:
Discussion clarified the ordinance establishes regulations only. Includes definitions, zoning requirements, and compliance with electrical and safety codes.

545 N. Williams Special Use:
Applicant Leo Jones requested approval for automotive repair. Discussion included fire and building requirements, storage limitations, and operational conditions.

6. Motions & Votes

All motions for text amendments and special uses were approved with conditions as presented.

7. Adjournment

Motion to adjourn was made, seconded, and approved.

Meeting was adjourned at 7:03 PM

Chairman Andrew Howell

Village Clerk Nikki Kitakis



VILLAGE OF THORNTON

Section III, Item A.

BUILDING & ZONING

115 East MARGARET STREET • THORNTON, ILLINOIS 60476

PHONE (708) 877-4468 • FAX (708) 877-4458

Date: March 31, 2026

To: Planning and Zoning Board

From: K. Zigterman

Re: 510 N Julian

The property owners are requesting a side yard variance to build an attached garage on there property. The side yard currently is 26.85 feet and meets the side yard requirement, however with the garage being requested the side yard would be reduced to 3.85 feet. The code of ordinances section 11-4-6 yard areas requires 10% of the property width to be used for the side yard, the property at 510 N Julian is 196 feet wide which requires a 19.6 foot side yard. The property directly east of 510 N Julian has no structures in the area of the proposed garage but does have a wooden fence. The Building Department at this time will recommend the approval of the variance for the side yard provided the property owners agree to the additional requirements that the Fire and Building Departments have in addition to all village codes and ordinances.

Keith Zigterman

Building Commissioner



VILLAGE OF THORNTON

Section III, Item A.

BUILDING & ZONING

115 East MARGARET STREET • THORNTON, ILLINOIS 60476
PHONE (708) 877-4468 • FAX (708) 877-4458

Date: March 31, 2026
To: Jose Antonio Fonseca
From: K. Zigterman
Re: 510 N Julian

The following items will be required for the side yard variance for the attached garage.

- 1) Garage height not to exceed the height of the house
- 2) East wall of the garage to be a 1 hour rated fire wall
- 3) East wall to have no additional openings
- 4) West wall of the garage to be a 1 hour fire rated wall
- 5) West wall will need to have a 1 hour fire rated door that is self-closing for access from house to garage
- 6) All utility openings to be fire caulked
- 7) The house and garage to have a 110 volt hardwire smoke detector system installed
- 8) All building and fire codes and ordinances to be followed
- 9) Garage occupancy will be granted after all inspections are passed and yard areas affected by the garage addition are landscaped.

Keith Zigterman
Building Commissioner