



VILLAGE OF THORNTON

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