

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