



# VILLAGE OF THORNTON

## BUILDING & ZONING

115 East MARGARET STREET • THORNTON, ILLINOIS 60476  
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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