
VILLAGE OF THORNTON

BEFORE THE PLANNING AND DEVELOPMENT COMMISSION

In re: Special Use	)	
Address: 563 N. Williams Street,	)	Petitioner: Eric Williams
Thornton, Illinois 60476.	)	
	)	

REPORT

Findings of Fact:

The required legal notices were mailed and published in a newspaper of general circulation within the Village of Thornton. On July 8, 2026, the Planning and Development Commission conducted a public hearing regarding the above-referenced petition.

The Petitioner, Eric Williams, was present and provided testimony in support of the requested special use. The Planning and Development Commission received testimony and evidence from the Petitioner and all interested persons were given an opportunity to be heard.

The Petitioner requested a Special Use pursuant to Title 11, Chapter 11-9 (Special Uses) of the Thornton Village Code to permit an automotive repair use in the I-Industrial District, and to allow the operation of an automotive repair business, for the property commonly known as 563 N. Williams Street, Thornton, Illinois 60476 (the “*Property*”).

The Petitioner was present and available for testimony before the Planning and Development Commission, and the Commission heard testimony from all. Petitioner explained the purpose for the proposed Special Use.

The Commission asked for testimony from the public and all interested individuals were given the opportunity to testify and question the Petitioner’s representative.

A: Special Use

Under §11-9-4(C) of the Thornton Village Code, a Special Use may be authorized by the Village Board of Trustees if the evidence demonstrates that the proposed use meets the applicable standards.

1. Consistency with the Comprehensive Plan

The proposed Special Use is consistent with the objectives of the Village’s Comprehensive Plan and allows the property to be utilized in a manner compatible with the industrial character of the surrounding area and consistent with the intent of the I Industrial District.

2. Public Convenience and General Welfare

The proposed Special Use is acceptable at the requested location and will allow the property to be utilized in a manner consistent with the provisions of the Thornton Village Code. Automotive repair operations are compatible with surrounding industrial uses and will not adversely affect the character or function of the area.

3. Protection of Health, Safety and Welfare

The proposed use will not be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity. The automotive repair operations will be subject to all applicable building, fire, and life safety codes and must comply with applicable Village regulations.

4. Adequacy of Public Facilities

Adequate public facilities, including roads, drainage, potable water, sanitary sewer, and police and fire protection exist to serve the requested use.

5. Maintenance of the Use

The applicant has demonstrated that the property and associated structures will be maintained in accordance with applicable Village codes and regulations.

6. Environmental Impacts

The proposed development minimizes adverse effects on the natural environment and does not present any significant environmental concerns.

7. Traffic Control

The proposed use will not create adverse traffic conditions and adequate provisions exist for safe and effective traffic circulation within the surrounding industrial area.

8. Compliance with Village Code

The proposed use complies with the applicable provisions of the Thornton Village Code governing Special Uses and will be subject to review and approval by the Village Building Department to ensure compliance with all applicable zoning, building, fire, and life safety codes.

Summary and Recommendations:

After deliberation following a review of the evidence and testimony presented, the Planning and Development Commission recommends that the Village President and Board of Trustees of the Village of Thornton approve the Special Use, subject to the following conditions:

1. The Special Use shall comply with all laws, codes, and ordinances of the United States, the State of Illinois, and the Village of Thornton.
2. The Applicant shall erect signage, as approved by the Village, on the front door of the Property.

3. The Applicant shall apply for and obtain a business license for the Property.
4. The Special Use shall not commence unless and until all inspections required by the Village have been successfully completed.
5. No vehicle maintenance, repairs, or other work shall be performed outdoors on the Property.
6. The Applicant shall obtain and maintain in effect at all times all licenses, approvals, and/or certifications of any governmental entity having jurisdiction over the Special Use and activities conducted on the Property pursuant thereto.
7. No vehicles shall be sold or advertised for sale at the Property.
8. No vehicles shall be stored, parked, or staged outdoors outside of normal business hours.
9. The Applicant shall provide the Village with proof of an executed lease agreement for the Property at the time of the final inspection.

The Planning and Development Commission therefore recommends that the Village President and Board of Trustees grant the Special Use requested by Eric Williams with the conditions as set forth herein.

Dated this 8th Day of July, 2026.

/s/ Jake Paarlberg
Acting Chairperson, Planning and Development
Commission