



VILLAGE OF THORNTON

115 EAST MARGARET STREET • THORNTON, ILLINOIS 60476

PHONE (708) 877-4456 • FAX (708) 877-4458

Application for Special Use Permit

Name of Applicant Leo Jones R & L AUTO TRANSPORT & SALES LLC

Applicant Address 545 N. Williams St. Phone 708-890-6294

Location of Property 545 N. Williams St. Thornton, IL 60476

Tax Number (PIN) 41-3656066 Current Zoning _____

Name of Property Owner Roostilla Properties LLC

Owner Address _____ Phone _____

Held in Trust by _____ Trust Number _____

Zoning Code Sections under which Special Use is sought (Please be specific):

Description of proposed use (Please be specific):
Storage and maintaining of vehicles

Any additional comments can be continued on the back of this application.

Application fees must be submitted along with the names and mailing addresses of all Taxpayers of Record within 250 feet of the subject property as shown on the Tax Rolls of the Thornton Township Assessor's Office.

A fee of \$400.00 must be paid at the time of application.

The chairman of the Planning and Development Commission will schedule a public hearing not less than 21 days from the first publication of this application by the Village Clerk.

Signature of Applicant Leo Jones Date 2-5-26

Signature of Owner (if different from Applicant) Renie Madin (signing as President of LLC)

*****OFFICE USE ONLY*****

Date of Filing _____ Date of Publication _____ Date of P&D Hearing _____

Action taken

Date of Council Hearing _____

Final Action taken

INSTRUCTIONS FOR APPLICATION FOR SPECIAL USE PERMIT

What is a special use?

Any use of land or buildings, or both, described and permitted in the Thornton Zoning Ordinance, subject to the provisions of Chapter 9 of the Ordinance. A special use is a use that is identified as sometimes, but not always, appropriate in a specific zoning district.

When is a special use permitted?

A Permit (ordinance) is approved by the Village Board, following a review by the Zoning Board of Appeals, to use a property that does not fall directly under the permitted usage for that specifically zoned area. Uses of land or structures, or both, are subject to conditions contained in Chapter 9 of the Zoning Ordinance, provided that the Board finds that the proposed location and establishment of any such uses:

1. Will be desirable or necessary to the public convenience or welfare and
2. Will be harmonious and compatible with other uses adjacent to and in the vicinity of the selected site or sites.

A special use permit is issued to a specific person for a specific use at a specific location.

Instructions for Applying for a Special Use

When applying for a special use, the following items are required to be submitted:

1. Application for special use permit filled out completely and accurately
2. Business plan/description of operation
3. Proof of ownership or interest in ownership, such as deed, current tax bill, real estate contract, lease if rented, etc.
4. \$400 fee paid at the time of application

The Zoning Board of Appeals meets on the 2nd Wednesday of the month at 7:00pm. In order to have a special use hearing before the Zoning Board of Appeals, the application and accompanying documents must be submitted by the 15th of the previous month.



VILLAGE OF THORNTON

BUILDING & ZONING

115 East MARGARET STREET • THORNTON, ILLINOIS 60476

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

Date: February 24, 2026

To: R & L Auto Transports and Sales

From: K Zigterman

Re: 545 N Williams

The following will need to be completed for the special use.

- 1) Provide a copy of Illinois State license for vehicle sales. Until license is provided no sales to be done at this location.
- 2) Address to be displayed on all doors
- 3) Proper business sign for front of the business, sign to meet the appropriate codes.
- 4) Flammable liquid storage to be provided and must meet the appropriate codes.
- 5) No outdoor storage except for vehicles as allowed in the lease agreement.

VILLAGE OF THORNTON

BEFORE THE PLANNING AND DEVELOPMENT COMMISSION

In re: Special Use)
Address: 545 N. Williams Street)
Automotive Repair – I Industrial District) Petitioner: R&L Auto Transport & Sales LLC
)

REPORT

Findings of Fact:

The required legal notices were mailed and also published in a newspaper of general circulation in the Village of Thornton. On March 11, 2026, the Planning and Development Commission conducted a public hearing regarding the above-referenced case. The applicant requested a Special Use for the property commonly known as 545 N. Williams Street, Thornton, Illinois, Property Identification Number (PIN): 29-27-310-016-0000. This project requires a Special Use to permit Automotive Repair in the I Industrial District pursuant to Title 11, Chapter 9 of the Thornton Village Code.

Petitioner’s representative was present and available for testimony before the Planning and Development Commission, and the Commission heard testimony from all. Petitioner’s representative explained the purpose for the proposed Special Use in detail. The Planning and Development Commission asked questions for clarification and further explanation from the Petitioner’s representative.

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:

