

**VILLAGE OF THORNTON**  
**TEXT AMENDMENT APPLICATION – HOME DAY CARE**

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**Applicant:** Village of Thornton  
**Code Sections:** Title 11 – Zoning  
Chapter 11-10 – Amendments

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**I. DESCRIPTION OF PROPOSED AMENDMENT:**

The Village proposes a text amendment to Title 11 of the Thornton Village Code to establish clear zoning regulations governing childcare uses within the Village. The amendment will distinguish between Home Day Care operations conducted within a dwelling unit and larger Day Care Centers operating at a greater scale.

Under the amendment:

1. Home Day Care operations conducted by a resident within a dwelling unit will be permitted as an accessory use within the Residential Districts, subject to operational standards.
2. Day Care Centers will be classified as a special use and subject to review and approval pursuant to Chapter 11-9 (Special Uses) of the Thornton Zoning Code.

All daycare facilities operating within the Village shall be required to maintain a valid State of Illinois childcare license and shall be subject to inspection by the Thornton Fire Department not less than two (2) times per year. In addition, Home Day Care operations shall be required to maintain a fenced outdoor play area.

The amendment is intended to allow small home-based childcare services within residential neighborhoods while ensuring that larger facilities that may generate greater traffic or operational impacts are subject to zoning review through the special use process.

**II. PURPOSE OF AMENDMENT:**

The Thornton Zoning Code currently does not clearly distinguish between small home-based childcare operations and larger day care facilities. This amendment clarifies how these uses are regulated within Residential Districts. The amendment is intended to permit small home-based childcare services that are compatible with residential neighborhoods while ensuring that larger facilities are subject to additional zoning review. By requiring state licensing verification and periodic Fire Department inspections, the amendment also promotes public safety and ensures

that childcare operations meet applicable regulatory standards.

**III. CONSISTENCY WITH THE THORNTON ZONING CODE:**

This amendment is proposed pursuant to Chapter 11-10 (Amendments) of the Thornton Zoning Code. This amendment is consistent with the purposes of the Thornton Zoning Code set forth in § 11-1-2, including promoting the public health, safety, and general welfare of Village residents; protecting the character and stability of residential areas; and regulating land uses to prevent incompatible development.

By distinguishing between small home-based day care operations and larger daycare facilities, the amendment establishes a clear regulatory framework that allows childcare services within residential neighborhoods while ensuring that higher-intensity facilities receive appropriate zoning review.

Submitted on behalf of the Village of Thornton.

## EXHIBIT A

### PROPOSED TEXT AMENDMENT – DAY CARE

#### I. DEFINITIONS

Amend § 11-1-3 (“*Definitions*”) of Title 11 (“*Zoning*”) of the Thornton Village Code by adding the following language to read as follows:

##### § 11-1-3 Definitions

**HOME DAY CARE:** A childcare operation conducted within a dwelling unit by a resident of the premises that provides care for children for periods of less than twenty-four (24) hours per day and that maintains a valid license issued by the State of Illinois, where required by state law.

**DAY CARE CENTER:** A facility providing care, supervision, or instruction for children for periods of less than twenty-four (24) hours per day that is not classified as a Home Day Care.

#### II. RESIDENTIAL DISTRICT USE REGULATIONS

Amend the Residential District Use Regulations of Title 11 (“*Zoning*”) by adding the following uses:

Residential Districts – Permitted Uses

Home Day Care, subject to the standards set forth in § 11-2-10 of this Title.

Residential Districts – Special Uses

Day Care Center, subject to the provisions of Chapter 11-9 (Special Uses).

#### III. DAY CARE REGULATIONS

Add new § 11-2-10 (“*Day Care Regulations*”) to Title 11 (“*Zoning*”) to read as follows:

##### § 11-2-10 Day Care Regulations

- A. **Applicability.** The provisions of this section shall apply to all Home Day Care and Day Care Center uses within the Village.
- B. **State Licensing.** All day care operations shall maintain a valid license issued by the State of Illinois, when such licensing is required by applicable state law. Proof of such license shall be provided to the Village upon request.
- C. **Fire Department Inspections.** All day care operations shall be subject to inspection by the Thornton Fire Department not less than two (2) times per year to verify compliance with applicable fire and life safety requirements.
- D. **Home Day Care Standards.** Home Day Care operations shall comply with the following additional standards:
  1. The operator shall reside in the dwelling where the Home Day Care is conducted.
  2. A fenced outdoor play area shall be provided on the premises for use by children attending the Home Day Care.

3. The operation shall comply with all applicable building, fire, and life safety codes.
- E. Day Care Centers. Day Care Centers shall require special use approval pursuant to Chapter 11-9 of this Title.

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**VILLAGE OF THORNTON**

**BEFORE THE PLANNING AND DEVELOPMENT COMMISSION**

Text Amendment: Regulations for Home Day Care and        ) Petitioner: Village of Thornton  
Day Care Centers    )  
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**REPORT**

**Findings of Fact:**

The required legal notice was published in a newspaper of general circulation in the Village of Thornton. On March 11, 2026, the Planning and Development Commission (the “*Plan Commission*”) conducted a public hearing regarding the above-referenced petition. The Petitioner requested a text amendment to the Zoning Ordinance related to the regulation of Home Day Care and Day Care Center uses within the Village.

The proposed amendment establishes definitions for “Home Day Care” and “Day Care Center” within the Thornton Zoning Code, permits Home Day Care as an accessory use within Residential Districts subject to operational standards, and requires Day Care Centers to obtain special use approval pursuant to Chapter 11-9 of the Thornton Village Code. The amendment would also require day care operations to maintain any applicable State of Illinois licensing and be subject to periodic inspection by the Thornton Fire Department.

Petitioner’s representative was present and provided sworn testimony before the Plan Commission, and the Commission heard sworn testimony from the Petitioner. The Petitioner explained the purpose of the proposed text amendment.

The Plan Commission invited public comment and all interested individuals were given the opportunity to address the Commission regarding the proposed text amendment.

**Text Amendment**

Following the close of testimony and public comment, the Plan Commission deliberated on the proposed text amendment. After consideration of the testimony presented, the public comments received, and the record before it, the Plan Commission voted on the petition.

**Summary and Recommendations:**

After deliberation, and by a vote of the members present, the Plan Commission recommends approval of the text amendment to the Village President and Board of Trustees of the Village of Thornton.

The Plan Commission determined that the proposed text amendment is consistent with the purposes of the Thornton Zoning Code and the amendment procedures set forth in § 11-10-6 of the Thornton Village Code.

Dated this 11<sup>th</sup> day of March, 2026.

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/s/  
Chairperson, Planning and Development Commission