



**VILLAGE OF THORNTON ZONING APPLICATION - TEXT/MAP AMENDMENT**

SPECIAL USE

**PLANNING & DEVELOPMENT COMMISSION**

115 E. Margaret Street  
Thornton, IL 60476  
Phone: 708-877-4456

**PART 1: INTRODUCTION**

Please complete this Zoning Text/Map Amendment Application in its entirety and return to the Village of Thornton. Please include a copy of a plat of survey along with the application. Upon submittal of a complete application, you will be invoiced for the application processing fee.

**PART 2: APPLICANT INFORMATION**

Applicant Name: Southland Housing Initiative  
Email: jay.readey@southlanddevelopment.org  
Address/City: 1020 Park Dr Flossmoor, IL 60422  
Phone Number(s): (312) 404-2585

Owner of Record Name: Village of Thornton  
Email:  
Address/City: 115 E. Margaret St. Thornton, IL 60476  
Phone Number(s): (708) 877-4456

**PART 3: PROPERTY INFORMATION**

Street Address: 110 E. Margaret St. Thornton, IL 60476

Tax Parcel Number (PIN): 29-34-119-009-0000, 29-34-119-013-0000, 29-34-119-015-0000

Legal Description: TOWN OF THORNTON SUB BLK 15 LOT 7

When Did the Owner Acquire Said Property? January 15, 2021

Is the applicant in the process of purchasing the property?  Yes  
 No

If so, is the purchase/lease contingent on approval of the zoning variation?  Yes  
 No

**PART 4: ZONING DETAIL**

What is the zoning classification of the subject property? EX (Exempt Property)

Is your property presently conforming?  Yes  
 No (non-conforming)

If the property is non-conforming, please explain:  
The property is vacant and exempt.

What is the surrounding zoning and land use?

|       | Zoning District | Land Use                    |
|-------|-----------------|-----------------------------|
| North | B-2             | Limited retail and services |
| South | I               | Industrial                  |
| East  | B-2             | Limited retail and services |
| West  | B-2             | Limited retail and services |

What is the requested text/map amendment and why? Your justification should explain why the proposed amendment is in the Village's best interest and is otherwise consistent with the purpose and intent of the Village's Zoning Code. Please attach another sheet if necessary.

In accordance with our proposal to redevelop the property into a multi-use space, we are requesting the allowance of three apartment units on the second floor. There is not a present market place for a 2,000 square foot unit. In order for our project to be economically viable, we will have to split the second floor space into two units each roughly 1,000 square feet. Along with the commercial space downstairs, this project will bolster the Village's effort to revitalize Thornton's central business district.

**PART 5: SIGNATURE**

Any person who shall knowingly make or cause to be made, conspire, combine, aid, assist in, agree to, arrange for, or in any way procure the making of a false or fraudulent application affidavit, certificate or statement, shall be guilty of a misdemeanor as provided by statute by the State of Illinois.

Name of applicant: Southland Housing Initiative Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Name of owner: Village of Thornton Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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**VILLAGE OF THORNTON**

**BEFORE THE PLANNING AND DEVELOPMENT COMMISSION**

In re: Special Use

Address: 110 East Margaret Street

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Petitioner: Southland Housing Initiative

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**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 110 East Margaret Street, Thornton, Illinois. This project requires a Special Use to allow residential dwelling units above the first floor of a building in the B-2 Business 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 permitted by the Thornton Village Code while maintaining the commercial character of the B-2 Business 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. The proposed residential units above the first floor are designed to operate in conjunction with the commercial use of the property and will not adversely affect the character or function of the surrounding commercial 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 residential units will be located above a commercial space and will be subject to all applicable building, fire, and life safety codes.*

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.*

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.*

