

NOTICE OF DECISION

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

**BEFORE THE VILLAGE OF THORNTON
ZONING BOARD OF APPEALS PLANNING COMMISSION**

IN THE MATTER OF A REQUEST FOR)
SPECIAL USE AT 583 N. WILLIAMS,)
DEAVOLON COTTON) 2025-1
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FINDINGS AND DECISION

On the 12th day of November, 2025, applicant Deavolon Cotton appeared before the Village of Thornton Zoning Board of Appeals Planning Commission (hereinafter referred to as “Board”).

The Board, as a result of its hearing on the application, finds and determines as follows:

1. The Village of Thornton Municipal Zoning Code 11-6-2 Industrial District Use Restrictions lists specific allowed uses and contains the following “catch all” provision...”Other manufacturing, processing, storage or commercial uses determined by the Planning and Development Commission after application and hearing to be of the same general character as the uses permitted above, and found not to be obnoxious, unhealthful, or offensive by reason of the potential emission or transmission of noise, vibration, smoke, dust, odors, toxic or noxious matter, glare or heat, and not inconsistent with the General Development Land use and Industrial Development goals of the comprehensive plan of the Village.”

2. Applicant proposes an automotive repair shop. The property will be used for completing Oil change, Tires and Fleet Maintenance at 583 North Williams.
3. Applicants' proposed use is not specifically allowed per 11-6-2 of Thornton Code.
4. The Zoning Board of Appeals held a hearing on November 12, 2025, to determine whether applicants proposed use fits into the "catch all" provision of 11-6-2.
5. The Board has heard evidence and hereby finds that:
 - a. The proposed uses of the same general character as other specific uses permitted in the Industrial Zone pursuant to 11-6-2.
 - b. That the proposed use is not obnoxious, unhealthful or offensive by reason of the potential emission or transmission of noise, vibration, smoke, dust, odors, toxic or noxious matter, glare or heat.
 - c. That the proposed use is not inconsistent with the General Development Land use and Industrial Development goals of the comprehensive plan of the Village.
6. Notice of the hearing was properly served to all persons entitled to notice under the Thornton Zoning Code and notice was properly published.
7. The Board has jurisdiction of the subject matter.

IT IS HEREBY DECIDED THAT THE BOARD RECOMMEND THE APPROVAL OF APPLICANTS PROPOSED USE OF AUTOMOTIVE REPAIR SHOP AT 583 NORTH WILLIAMS UNDER THE FOLLOWING STIPULATIONS AND CONDITIONS:

Stipulation of Conditions and Restrictions:

1. No inoperative or unlicensed motor vehicles shall be parked, kept or stored.
2. Outdoor storage of vehicles is prohibited.

3. 2A:20BC rated portable fire extinguishers shall be installed and maintained per NFPA 10.
4. Vehicle lift equipment shall be installed according to manufacturers requirements.
5. Fuel in fuel tanks shall not exceed one-quarter tank or 5 gallons.
6. No repairs of any kind to vehicles shall be conducted outside of the building.
7. No storage of auto parts or tires outside of the building.
8. Vehicles shall not be fueled or de-fueled within the building.
9. Flammable and combustible liquids shall be kept in approved metal containers and kept in a flammable storage cabinet.
10. The combined total quantity of liquids in a cabinet shall not exceed 120 gallons. The occupancy is limited to 2 flammable storage cabinets.
11. No flush bolts or surface bolts will be permitted on the doors.
12. The installation of an automatic fire alarm is required. This is now a Village Ordinance for the property owner to install.
13. The business owner shall be responsible for meeting the requirements for exit signs, emergency lighting and egress requirements.
14. Comply with all Village Codes and Ordinances.
15. Sales tax situs to be Thornton, Illinois.
16. An entry key is required for emergency use and shall be kept in a Knox Box outside of the premises and accessible to Village personnel.

TO THE APPLICANT:
YOU ARE HEREBY NOTIFIED THAT YOU MAY HAVE TO APPEAR
BEFORE THE PRESIDENT AND BOARD OF TRUSTEES. THE BOARD'S
DECISION IS ONLY A RECOMMENDATION, NOT A RULING. THE PRESIDENT
AND BOARD OF TRUSTEES MAY OPT OR OBJECT THE APPLICATION.

Dated at Thornton, Illinois this 13th day of November, 2025.

Andrew Howell, Chairman

ATTEST:

Nikki Kitakis, Village Clerk
Village of Thornton