

**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 A        )  
SIDE YARD VARIANCE AT 115 S.            )  
KNIZIE STREET,                                )  
GREG & MARILYN ZENERE                    )  
  )  
  )  
  )

2025-1

**FINDINGS AND DECISION**

On the 10<sup>th</sup> day of December, 2025, applicant Greg Zenere 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 11-4-6 B, Yard Areas, Side Yard, lists “on each lot upon which a dwelling is constructed, there shall be a side yard on each side equal to not less than 10% of the width of the lot”. Additionally, Code 11-2-5 B, Accessory Buildings, lists “an accessory building may not be located nearer to any exterior lot line than that permitted for the main building, when any part of the accessory building is on line with the main building if extended, except, when an accessory building is located in the rear yard, it may then be located within three feet of the interior lot line, but not nearer than five feet to any alley abutting the rear or side lot line”.

2. Applicant proposes the addition of another garage attached to the existing garage.

The garage will be used for vehicle storage and office space.

3. Applicants' proposed use is not specifically allowed per 11-4-6 and 11-2-5 of Thornton Code.

4. The Zoning Board of Appeals held a hearing on December 10, 2025, to determine whether applicant's proposed structure meets the current code.

5. The Board has heard evidence and hereby finds that:

a. The proposed structure will not meet the side lot requirements of 10% space, but will be 3 feet from the property line.

b. That the proposed structure is not obnoxious and is aesthetically pleasing to the neighborhood.

c. That the proposed structure is not inconsistent with the zoning and subdivision regulations 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 APPLICANT'S PROPOSED USE OF A GARAGE ADDITION TO THE EXISTING GARAGE AT 115 S. KINZIE STREET, UNDER THE FOLLOWING STIPULATIONS AND CONDITIONS:**

**Stipulation of Conditions and Restrictions:**

1. One hour fire rating for the south wall of the new garage.

2. 110 volt hardwire smoke and fire detection in the new garage, as well as the house, would need to be updated with a hardwire 110 volt system or its equivalent. Heat detectors may be used in the garage.
3. Fire rated walls between the existing garage and the new garage.
4. A complete set of plans will be required for review prior to permit being approved.
5. All building and fire codes along with the code of ordinances to be met with the exception of the side yard setbacks and residential fire sprinkler system.
6. All penetrations through the connecting wall of the garages to be fire stopped.

**TO THE APPLICANT:**

**YOU ARE HEREBY NOTIFIED THAT YOU MAY HAVE TO APPEAR BEFORE THE PRESIDENT AND BOARD OF TRUSTEES. THE PLANNING AND DEVELOPMENT BOARDS 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 11<sup>th</sup> day of December, 2025.

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Andrew Howell, Chairman

ATTEST:

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Nikki Kitakis, Village Clerk  
Village of Thornton