
THE VILLAGE OF THORNTON
COOK COUNTY, ILLINOIS

ORDINANCE
NUMBER 2025-022

**AN ORDINANCE OF THE VILLAGE OF THORNTON, COOK COUNTY, ILLINOIS,
GRANTING A SPECIAL USE FOR VEHICLE STORAGE IN THE INDUSTRIAL
DISTRICT
(17147 Westview Avenue)**

MAXINE REYNOLDS, Village President
NIKKI KITAKIS, Village Clerk

ROSEMARY CUNNINGHAM
GINA GLASER
ERNEST “BO” KAYE
PHILLIP MIDDLEBROOKS
DEBRA PISARZEWSKI
MARTIN PRATSCHER
Trustees

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WHEREAS, the Village of Thornton, Cook County, Illinois (the “*Village*”) is a home rule municipality pursuant to Section 6(a), Article VII of the 1970 Constitution of the State of Illinois, and as such may exercise any power and perform any function pertaining to its government and affairs (the “*Home Rule Powers*”); and

WHEREAS, the Village President and the Board of Trustees of the Village of Thornton (the “*Corporate Authorities*”) have exercised the power conferred on them pursuant to the Village’s Home Rule Powers by adopting Chapter 11 of the Thornton Municipal Code, entitled the Thornton Zoning Ordinance (the “*Zoning Code*”); and

WHEREAS, Chapter 11-9 of the Zoning Code governs Special Uses, and pursuant to Section 11-9-2, the Village Board of Trustees is authorized, following review by the Village of Thornton Zoning Board of Appeals and Planning Commission (the “*PZBA*”) to approve special uses subject to conditions; and

WHEREAS, Tareq Ghaboun (the “*Applicant*”) seeks approval of a Special Use for the storage of vehicles on property commonly known as 17147 Westview Avenue, Thornton, Illinois, as legally described on Exhibit A attached hereto and incorporated herein (the “*Property*”); and

WHEREAS, Section 11-6-2 of the Zoning Code sets forth permitted uses within the Industrial District and includes a provision allowing other manufacturing, processing, storage, or commercial uses determined after application and hearing to be of the same general character as

permitted industrial uses and not obnoxious, unhealthful, or offensive, nor inconsistent with the Village's comprehensive planning goals; and

WHEREAS, the proposed use of the Property for vehicle storage is not specifically listed as a permitted use under Section 11-6-2 of the Zoning Code and therefore requires Special Use approval; and

WHEREAS, the PZBA conducted a duly noticed public hearing on December 10, 2025, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, at the conclusion of the Public Hearing, the PZBA voted to recommend approval of the Special Use subject to certain conditions hereinafter specified, and the PZBA then forwarded its findings of fact and recommendation to the Corporate Authorities; and

WHEREAS, the Corporate Authorities have duly considered the PZBA's recommendation and findings of fact along with the application itself and all other relevant materials and have determined that approval of the Special Use is consistent with the Zoning Code; and

WHEREAS, the Corporate Authorities deem it advisable and in the best interest of the health, safety, and welfare of the residents of the Village to grant the Special Use subject to the conditions identified herein.

NOW, THEREFORE, BE IT ORDAINED by the Village President and Board of Trustees of the Village of Thornton, Cook County, Illinois, by and through its Home Rule Powers as follows:

Section 1. That the above recitals and legislative findings are found to be true and correct and are hereby incorporated herein and made a part hereof, as if fully set forth in their entirety.

Section 2. The Corporate Authorities hereby adopt the findings of fact of the PZBA dated December 10, 2025, as the findings of the Village President and Board of Trustees. All

documents, plans, and exhibits submitted as part of the public hearing record are incorporated herein by reference.

Section 3. In addition to the findings set forth in Section 2 above, the Corporate Authorities further find that the proposed Special Use:

- A. Is consistent with all applicable provisions of the Village's Comprehensive Plan, as contained in Title 12 of the Thornton Municipal Code;
- B. Is necessary and desirable at the particular location requested to provide a service or facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood and community;
- C. Will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity, nor injurious to property values or improvements in the area;
- D. Will be adequately served by existing public facilities, including roads, drainage, potable water, sanitary sewer, and police and fire protection;
- E. Provides for adequate maintenance of the use and associated structures;
- F. Has minimized, to the degree possible, adverse effects on the natural environment;
- G. Will contain provisions for safe and effective traffic control; and
- H. Is of the same general character as other uses permitted in the Industrial District and is not obnoxious, unhealthful, or offensive by reason of noise, vibration, smoke, dust, odors, toxic or noxious matter, glare, or heat, and is not inconsistent with the General Development Land Use and Industrial Development goals of the Village.

Section 4. Subject to the terms and conditions set forth herein, a Special Use for vehicle storage is hereby granted for the Property pursuant to Chapter 11-9 and Section 11-6-2 of the Village of Thornton Municipal Code.

Section 5. The Special Use granted herein is expressly subject to the following conditions:

- A. Slats shall be installed in the chain-link gate and fencing.
- B. Access to the overhead door and rear service door shall be clearly marked and striped to ensure fire department access to the rear of the building is not restricted.
- C. The gate shall be secured at all times when the lot is not supervised by a member of the towing company.
- D. No damaged electric vehicles shall be stored on the Property. Storage of a damaged electric vehicle shall result in immediate termination of the Special Use.
- E. Two (2) 20-pound ABC-type fire extinguishers shall be maintained on site at all times, one located by the service door and one located by the gate, each stored in an exterior storage box designed for that size and type of extinguisher.
- F. A key for the gate lock shall be furnished to the Fire Department for placement in the Knox Box located on the front of the building.
- G. A fluid spill kit shall be maintained on site to control spills and contain leaks.
- H. The owner shall be responsible for all site cleanup during operations and, if the business relocates, for all site cleanup at the time of relocation.

Section 6. Pursuant to Section 11-9-4(D) of the Village of Thornton Zoning Code, the Special Use granted herein shall automatically become null and void unless construction is completed within one (1) year of Village Board approval, absent an extension granted by the Village President and Board of Trustees.

Section 7. The Applicant shall at all times comply with the terms and conditions of this Ordinance. Failure to comply shall constitute grounds for revocation of the Special Use in accordance with applicable law.

Section 8. Nothing in this Ordinance shall be construed to alter the zoning classification of the Property or to permit any use not otherwise allowed except as expressly approved herein.

Section 9. If any section, paragraph, clause or provision of this Ordinance shall be held

invalid, the invalidity thereof shall not affect any other provision of this Ordinance.

Section 10. All ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 11. This Ordinance shall be in full force and effect upon its passage, approval and publication as provided by law.

(Intentionally Left Blank)

ADOPTED by the Village President and Board of Trustees of the Village of Thornton,
Cook County, Illinois this 15th day of December 2025, pursuant to a roll call vote, as follows:

	YES	NO	ABSTAIN	ABSENT
CUNNINGHAM				
GLASER				
KAYE				
MIDDLEBROOKS				
PISARZEWSKI				
PRATSCHER				
VILLAGE PRESIDENT REYNOLDS				
TOTAL				

APPROVED by the Village President of the Village of Thornton, Cook County, Illinois
on this 15th day of December 2025.

MAXINE REYNOLDS
VILLAGE PRESIDENT

ATTEST:

NIKKI KITAKIS
VILLAGE CLERK

Exhibit A

Legal Description

LOT 2 IN OLIVERI SUBDIVISION, BEING A RESUBDIVISION OF LOT 14 AND THE VACATED EAST 33 FEET OF WESTVIEW AVENUE LYING WEST OF AND ADJOINING, IN PERCY WILSON'S 3RD ADDITION TO WASHINGTON PARK, BEING A SUBDIVISION OF THE WEST 1/2 OF THE EAST 30 RODS OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 26, 1994, AS DOCUMENT NO. 94084566, IN COOK COUNTY, ILLINOIS.

PIN(s): 29-28-102-020-0000

Commonly known as: 17147 Westview Avenue, Thornton, Illinois 60476