

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 17147 WESTVIEW,)
TAREQ GHABOUN) 2025-1
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FINDINGS AND DECISION

On the 10th day of December, 2025, applicant Tareq Ghaboun 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 storage of vehicles. The property will be used for storing vehicles at 17147 Westview.
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 December 10, 2025, to determine whether applicant's 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 APPLICANT'S PROPOSED USE OF STORAGE AT 17147 WESTVIEW, UNDER THE FOLLOWING STIPULATIONS AND CONDITIONS:

Stipulation of Conditions and Restrictions:

1. Gate to have slats placed in the chain link fence.

2. Access to the overhead door and rear service door to be clearly marled and striped so access by the fire department to the rear of the building will not be restricted.
3. Gate to be secured at all times when the lot is not supervised by a member of the towing company.
4. No storage of damaged electric vehicles at this location. If a damaged electric vehicle is stored on site, it will result in the end of the special use request immediately.
5. 2-20lb ABC type extinguishers to be on site at all times, 1 located on the building by the service door and 1 located by the gate. Both to be stored in an exterior storage box designed for that size and type of extinguisher.
6. Key for the gate lock to be furnished to the fire department for the Knox Box which is located on the front of the building.
7. A fluid spill kit to be on site to control spills and keep puddles from leaks contained.
8. Owner will be responsible for any site clean-up during operations conducted and also if the company decides to relocate they will be responsible for any site clean-up at that time also.

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 11th day of December, 2025.

Andrew Howell, Chairman

ATTEST:

Nikki Kitakis, Village Clerk
Village of Thornton