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**VILLAGE OF THORNTON**  
COOK COUNTY, ILLINOIS

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**ORDINANCE**  
NUMBER 2025-019

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AN ORDINANCE OF THE VILLAGE OF THORNTON, COOK COUNTY, ILLINOIS  
GRANTING A SPECIAL USE PERMIT FOR 583 N. WILLIAMS STREET TO OPERATE AN  
AUTOMOTIVE REPAIR SHOP

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MAXINE REYNOLDS, Village President  
NIKKI KITAKIS, Village Clerk

TRUSTEES  
ROSEMARY CUNNINGHAM  
GINA GLASER  
ERNEST "BO" KAYE  
PHILLIP MIDDLEBROOKS  
DEBRA PISARZEWSKI  
MARTIN PRATSCHER

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VILLAGE OF THORNTON – 115 E. MARGARET STREET – THORNTON, ILLINOIS 60476

AN ORDINANCE OF THE VILLAGE OF THORNTON, COOK COUNTY, ILLINOIS  
GRANTING A SPECIAL USE PERMIT FOR 583 N. WILLIAMS STREET TO  
OPERATE AN AUTOMOTIVE REPAIR SHOP

**WHEREAS**, an application in the nature of a special use has been filed by Deavolon Cotton, AAG Complete Auto Repair, with the Village Clerk in accordance with the Illinois Compiled Statutes, as amended and the Zoning Ordinance of the Village of Thornton, Illinois; and

**WHEREAS**, applicants proposed use is not specifically listed as allowed in an industrial zone under 11-6-2 of the Village Code; and

**WHEREAS**, Section 11-6-2 contains a Catch all provision for like uses not specifically listed in that section; and

**WHEREAS**, said Application has been reported to the Village of Thornton by the Zoning Board of Appeals Planning Commission, upon due notice and acting after conducting a public hearing in regard to said Application on November 12, 2025, the Board has determined that the proposed use fits within the “catch all” provision of other similar uses in 11-6-2, and recommended that the Application be granted with certain stipulations and restrictions; and

**WHEREAS**, the President and Board of Trustees of the Village of Thornton, after due investigation and consideration, it has adopted and approved the report of the Zoning Board of Appeals and has determined that the nature and extent of the public use and the public interest to be subserved are such as to warrant the granting of the application.

**NOW, THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of Thornton, Cook County, Illinois, as follows:

**SECTION 1:** That applicant’s proposed use of Automotive repair shop at the real estate located at 583 N. Williams Street is hereby granted with the following 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 manufacturer’s 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 two (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. Now a Village Ordinance for the property owner to install.

13. The business owner shall be responsible for meeting the requirements for exits 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.

**SECTION 2:** Should any provision of this Ordinance or any other part hereof be invalid for any reason, such invalidity shall not affect the validity or effect of any other section or part thereof.

**SECTION 3:** That all Ordinances or parts of Ordinances in conflict with the provisions of this Ordinance be and the same are hereby repealed.

**SECTION 4:** That this Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

Passed by the President and Board of Trustees of the Village of Thornton, Cook County, Illinois, this 17<sup>th</sup> day of November, 2025.

**ADOPTED**, by the Village President and Board of Trustees of the Village of Thornton,  
Cook County, Illinois this 17<sup>th</sup> day of November 2025, pursuant to a roll call vote, as follows:

	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
CUNNINGHAM				
GLASER				
KAYE				
MIDDLEBROOKS				
PISARZEWSKI				
PRATSCHER				
VILLAGE PRESIDENT REYNOLDS				
<b>TOTAL</b>				

**APPROVED** by the Village President of the Village of Thornton, Cook County, Illinois

This 17<sup>th</sup> day of November 2025.

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MAXINE REYNOLDS  
VILLAGE PRESIDENT

ATTEST:

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NIKKI KITAKIS  
VILLAGE CLERK