
THE VILLAGE OF THORNTON
COOK COUNTY, ILLINOIS

ORDINANCE
NUMBER 2025-023

**AN ORDINANCE OF THE VILLAGE OF THORNTON, COOK COUNTY, ILLINOIS,
GRANTING A SIDE YARD VARIANCE TO PERMIT A GARAGE ADDITION WITH A
REDUCED SIDE YARD SETBACK
(115 South Kinzie Street)**

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, pursuant to Section 11-10-5(A) of the Village of Thornton Zoning Code, the Zoning Board of Appeals and Planning Commission (the "*PZBA*") is authorized to hear and make recommendations on requests for variations, with final approval of any such variation expressly reserved to the Village President and Board of Trustees; and

WHEREAS, Greg and Marilyn Zenere (the "*Applicant*") are the owners of the property commonly known as 115 S. Kinzie Street, Thornton, Illinois, as legally described on Exhibit A, a copy of which is attached hereto and made a part hereof (the "*Property*"); and

WHEREAS, Section 11-4-6(B) of the Zoning Code requires that on each lot upon which a dwelling is constructed, there shall be a side yard on each side equal to not less than ten percent (10%) of the width of the lot; and

WHEREAS, Section 11-2-5(B) of the Zoning Code further regulates the location of accessory buildings relative to lot lines and the main building; and

WHEREAS, the Applicant submitted an application requesting a variance from the side yard setback requirements of Sections 11-4-6(B) and 11-2-5(B) of the Zoning Code to permit construction of an addition to an existing attached garage with a side yard setback of approximately three (3) feet from the south property line (the "*Variance*"); 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 Variance 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 Variance 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 Variance 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, with regard to the Variance, as follows:

- A. Strict application of Sections 11-4-6(B) and 11-2-5(B) of the Zoning Code would result in a practical difficulty due to the existing configuration of the lot and structures on the Property.
- B. The conditions upon which the application is based are unique to the Property and are not generally applicable to other properties in the same zoning district.
- C. The difficulty was not created by the Applicant.
- D. The requested Variance, allowing a side yard setback of approximately three (3) feet, is the minimum relief necessary to allow reasonable use of the Property.
- E. The requested Variance will not impair an adequate supply of light and air to adjacent properties, unreasonably increase congestion in public streets, increase the danger of fire, endanger public safety, unreasonably diminish or impair established property values within the surrounding area, or otherwise impair the public health, safety, comfort, morals, or welfare of the inhabitants of the Village, as required by Section 11-10-5(A)(1) of the Zoning Code.
- F. The proposed garage addition is not obnoxious, is aesthetically compatible with the surrounding neighborhood, and will not alter the essential character of the area.
- G. The proposed improvement is consistent with the Village's zoning and subdivision regulations and comprehensive planning objectives.

Section 4. Subject to the terms and conditions set forth herein, a variance from the side yard setback requirements of Sections 11-4-6(B) and 11-2-5(B) of the Zoning Code is hereby granted to permit a garage addition with a reduced side yard setback of approximately three (3) feet on the Property.

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

- A. The south wall of the new garage shall be constructed with a minimum one-hour fire-resistance rating.
- B. One hundred ten (110) volt hardwired smoke and fire detection shall be installed in the new garage, and the dwelling shall be updated to a compliant hardwired system or equivalent. Heat detectors may be utilized within the garage.
- C. Fire-rated wall assemblies shall be provided between the existing garage and the new garage addition.
- D. A complete and detailed set of construction plans shall be submitted to the Village for review and approval prior to issuance of any building permit.
- E. All applicable building codes, fire codes, and ordinances of the Village of Thornton shall be complied with, except as expressly varied herein with respect to side yard setback requirements set forth in the Zoning Code.
- F. All penetrations through the connecting wall between the existing garage and the new garage addition shall be properly fire-stopped.
- G. Pursuant to Section 11-10-5(E) of the Village of Thornton Zoning Code, the Variance granted herein shall automatically become null and void unless construction is completed within one (1) year of Board approval, absent an extension granted by the Village President and Board of Trustees.

Section 6. 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 Variance in accordance with applicable law.

Section 7. Nothing in this Ordinance shall be construed to alter the zoning classification of the Property or to permit any use not otherwise allowed in the applicable zoning district.

Section 8. 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 9. All ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 10. 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

PARCEL 1:

LOTS 5, 6 AND THE NORTH 37.00 FEET OF LOT 7 IN BLOCK 21 IN THORNTON, IN SECTION 34, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE MILL RESERVE ADJACENT TO SAID BLOCK 21 IN THORNTON, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 5 IN SAID BLOCK 21; THENCE NORTH 89 DEGREES 59 MINUTES 48 SECONDS EAST 30.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 157.08 FEET TO THE SOUTH LINE OF THE NORTH 37.00 FEET OF SAID LOT 7 EXTENDED EAST; THENCE SOUTH 89 DEGREES 59 MINUTES 48 SECONDS WEST 108.38 FEET ALONG SAID SOUTH LINE EXTENDED EAST TO THE EAST LINE OF SAID BLOCK 21; THENCE NORTH 26 MINUTES 31 MINUTES 05 SECONDS EAST 175.55 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PIN(s): 29-34-127-005-0000

Commonly known as: 115 Kenzie Street, Thornton, Illinois 60476