
THE VILLAGE OF THORNTON
COOK COUNTY, ILLINOIS

ORDINANCE
NUMBER 2026-014

**AN ORDINANCE OF THE VILLAGE OF THORNTON, COOK COUNTY, ILLINOIS,
GRANTING A SPECIAL USE FOR RESIDENTIAL DWELLING UNITS ABOVE THE
FIRST FLOOR IN THE B-2 LIMITED RETAIL AND SERVICES DISTRICT
(110 East Margaret 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, 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 Planning and Development Commission (the “*Plan Commission*”), to approve Special Uses subject to conditions; and

WHEREAS, Southland Housing Initiative (the “*Applicant*”) seeks approval of a Special Use to allow three (3) residential dwelling units above the first floor of a building on property commonly known as 110 East Margaret Street, Thornton, Illinois (the “*Special Use*”), as legally described on Exhibit A, a copy of which is attached hereto and incorporated herein (the “*Property*”); and

WHEREAS, the Property is located within the B-2 Limited Retail and Services District (the “*B-2 District*”), and the Thornton Village Code requires Special Use approval in order to allow residential dwelling units above the first floor of a building within the B-2 District; and

WHEREAS, the Plan Commission conducted a duly noticed public hearing on March 11, 2026, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, at the conclusion of the public hearing, the Plan Commission voted to recommend approval of the Special Use subject to certain conditions and forwarded its findings of fact and recommendation to the Corporate Authorities; and

WHEREAS, the Corporate Authorities have duly considered the Plan Commission’s recommendation and findings of fact along with the application and all other relevant materials and have determined that approval of the Special Use is consistent with the Thornton Village Code; and

WHEREAS, the Corporate Authorities deem it advisable and in the best interests 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 Planning and Development Commission dated March 11, 2026, 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 B-2 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 goals of the Village.

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

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

- A. The Applicant shall submit detailed building plans for the three (3) proposed residential dwelling units to the Village Building Department for review and approval prior to issuance of any building permit. The residential units shall thereafter be constructed and maintained substantially in accordance with the plans approved by the Village.

- B. No more than three (3) residential dwelling units shall be permitted above the first floor of the building unless further approval is granted by the Village.
- C. Pursuant to §11-9-4(D) of the Thornton Village 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.
- D. The Applicant shall sign the Ordinance approving the Special Use to signify acknowledgement of the terms and conditions thereof.

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 Special Use 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 except as expressly approved herein.

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 6th day of April 2026, 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 6th day of April 2026.

MAXINE REYNOLDS
VILLAGE PRESIDENT

ATTEST:

NIKKI KITAKIS
VILLAGE CLERK

Exhibit A

Legal Description

The East 30 feet of Lots 7, 8 and 9 and the West 16 feet of Lot 4 and the West 60 feet of Lots 5 and 6 in Block 15 in Town of Thornton Subdivision, in Section 34, Township 36 North, Range 14, East of the third principal meridian, in Cook County, Illinois

PIN NO: 29-34-119-009-0000; 29-34-119-013-0000; 29-34-119-015-0000

Commonly known as: 110 East Margaret Street, Thornton, Illinois 60476

ACKNOWLEDGMENT BY APPLICANT AND OWNER: THE UNDERSIGNED AUTHORIZED REPRESENTATIVES ACKNOWLEDGE THE CONDITIONS OF THIS ORDINANCE:

APPLICANT:

OWNER:

By: _____

By: _____

Its: _____

Its: _____

Dated: _____

Dated: _____