
THE VILLAGE OF THORNTON
COOK COUNTY, ILLINOIS

ORDINANCE
NUMBER _____

**AN ORDINANCE OF THE VILLAGE OF THORNTON, COOK COUNTY, ILLINOIS,
AMENDING TITLE 11 OF THE THORNTON MUNICIPAL CODE REGARDING
RESIDENTIAL DWELLING UNITS ABOVE COMMERCIAL USES IN THE B-2
BUSINESS DISTRICT**

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, Section 11-10-6 of the Thornton Municipal Code authorizes the Corporate Authorities, following review and recommendation by the Planning and Development Commission, to amend the Thornton Zoning Ordinance; and

WHEREAS, the Village of Thornton (the “*Petitioner*”) submitted a petition seeking approval of a text amendment to Title 11 of the Thornton Municipal Code related to residential dwelling units located above the first floor of buildings within the B-2 Business District (the “*Proposed Text Amendment*”); and

WHEREAS, the Proposed Text Amendment modifies the use regulations of the B-2 Business District by removing the existing permitted use allowing one single-family owner-occupied dwelling unit above the first floor and instead allowing residential dwelling units above

the first floor as a special use, subject to approval pursuant to Chapter 11-9 of the Thornton Municipal Code; and

WHEREAS, the Planning and Development Commission of the Village of Thornton (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 Proposed Text Amendment 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 petition and all other relevant materials and have determined that the Proposed Text Amendment is consistent with the purposes of the Thornton 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 approve the Proposed Text Amendment.

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 Plan 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 Text Amendment:

- A. Is consistent with the purposes and intent of the Thornton Zoning Code as set forth in Section 11-1-2;
- B. Promotes the public health, safety, morals, comfort, and general welfare of the residents of the Village;
- C. Protects the character and stability of neighborhoods and land uses within the Village;
- D. Provides clarity and consistency in the interpretation, administration, and enforcement of the Thornton Zoning Code; and
- E. Advances the orderly development and land use planning objectives of the Village.

Section 4. Section 11-5B-2 (“*Permitted Uses*”) of Chapter 11-5B (“*Limited Retail and Service District*”) of Title 11 (“*Zoning*”) of the Thornton Municipal Code is hereby amended by removing the stricken language, to read as follows:

§11-5B-2. Permitted Uses

No building or land shall be used and no building shall be erected, structurally altered or enlarged unless otherwise provided in this Title, except for the following and, for which, a prior tentative development plan is submitted as required in §11-9-5.

~~B. One single-family owner-occupied dwelling unit above the first floor, other than those located in a hotel or motel.~~

Section 5. Section 11-9-2 (“*Permitted Special Uses*”) of Chapter 11-9 (“*Special Uses*”) of Title 11 (“*Zoning*”) of the Thornton Municipal Code is hereby amended by adding the underlined language to the table therein in proper alphabetical order, to read as follows:

Use	District Allowed In
Adult Use ***	I District
<u>Residential dwelling units located above the first floor of a building, provided that the ground floor of the building is devoted to permitted commercial uses</u>	<u>B-2 Business District</u>

Section 6. 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 7. All ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 8. 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 ___ day of _____ 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 ___ day of _____ 2026.

MAXINE REYNOLDS
VILLAGE PRESIDENT

ATTEST:

NIKKI KITAKIS
VILLAGE CLERK