



VILLAGE OF THORNTON

Planning & Development Commission Meeting

September 18, 2024 at 6:30 PM

Village Hall – 115 East Margaret St

AGENDA

I. Call to Order

II. Approval of Minutes

III. Commissioner Reports

IV. Public Comment

V. Old Business

VI. New Business

[A.](#) Auto Repair Shop - 563 N. Williams Street

VII. Adjournment

LEGAL NOTICE**NOTICE OF PUBLIC HEARING
VILLAGE OF THORNTON
COOK COUNTY, ILLINOIS
ZONING VARIANCE HEARING
2024-003**

Notice is hereby given that on Wednesday, September 11, 2024, at 6:30 p.m. at the Thornton Village Hall, 115 East Margaret, Thornton, Illinois 60476, a public hearing will be held to consider an application filed by Omar Alnababteh – Nabot Auto Repair, requesting variance of Thornton Code 11-6-2 Use Restrictions; at 563 N. Williams Street, Thornton, IL 60476.

The applicant's proposed use is: – Auto Repair Shop – No Painting.

The requested use is not a specific use allowed in a Village of Thornton Industrial District. Pursuant to 11-6-2 of the Thornton Code, Applicant seeks a determination by the Planning and Development Commission that the use is "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." The request has been determined to be in the nature of special use and all standards and rules of procedure listed in Title 11, Chapter 9, "Special Uses of the Village of Thornton Code", will apply.

The Petitions are on file and available for public inspection at the office of the Village Clerk, 115 East Margaret, Thornton, Illinois 60476.

At the hearing, all interested parties may file written objections with the Planning & Development Commission and may be heard orally with respect to any issues regarding the request. The hearing may be adjourned by the Planning & Development Commission without further notice, with a motion to be entered upon the minutes of the hearing fixing the time and place of the subsequent hearing.

By: /s/Debra L. Pisarzewski
Clerk
Village of Thornton

**ORDINANCE GRANTING A SPECIAL USE
IN THE VILLAGE OF THORNTON, COOK COUNTY, ILLINOIS,
INDUSTRIAL DISTRICT – 2024-3**

WHEREAS, an application in the nature of a special use has been filed by Omar Alnababteh, 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, applicant’s 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 September 11, 2024, 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 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 this property will be for auto repair shop, no painting at 563 North 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 NFPA10.
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 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.
13. The business owner shall be responsible for meeting the requirements for exit signs, emergency lighting, and egress requirements.
14. Comply with all Village Codes and Ordinances.
15. Sales tax situs to be Thornton, Illinois.

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 on the ____ day of September, 2024.

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this _____ day of September, 2024.

Joseph Pisarzewski,
Acting Village President
Village of Thornton

PUBLISHED in pamphlet form by authority of the Corporate Authorities on _____, 2024.

ATTEST:

Village Clerk
Village of Thornton
Cook County, Illinois

NOTICE OF DECISION

[illegible]

***BEFORE THE VILLAGE OF THORNTON
ZONING BOARD OF APPEALS PLANNING COMMISSION***

IN THE MATTER OF A REQUEST FOR)
SPECIAL USE AT **563 NORTH WILLIAMS**)
STREET OMAR ALNABABTEH) 2024-003
PIN: 29-27-310-017-0000)
)

FINDINGS AND DECISION

On the 11th day of September, 2024, Applicant, Omar Alnababteh, 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 diagnose and repair automobiles at 563 North Williams.

3. Applicant's proposed use is not specifically allowed per 11-6-2 of Thornton Code.
4. The Zoning Board of Appeals held a hearing on September 11, 2024, 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 purposed 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 purposed 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 AUTO REPAIR SHOP AT 563 NORTH WILLIAMS STREET UNDER THE FOLLOWING STIPULATIONS AND CONDITIONS:

Stipulation of Conditions and 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 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.
13. The business owner shall be responsible for meeting the requirements for exit signs, emergency lighting, and egress requirements.
14. Comply with all Village Codes and Ordinances.
15. Sales tax situs to be Thornton, Illinois.

**TO THE APPLICANT: YOU ARE HEREBY NOTIFIED THAT
YOU MAY HAVE TO APPEAR BEFORE THE PRESIDENT
AND BOARD OF TRUSTEES. THE BOARD'S DECISION IS
ONLY A RECOMMENDATION, NOT A RULING. THE
PRESIDENT AND BOARD OF TRUSTEE'S MAY OPT OR
OBJECT THE APPLICATION.**

Dated at Thornton, Illinois this 11th day of September, 2024.

Andrew Howell, Chairperson

ATTEST:

Village Clerk
Village of Thornton