

HILLSIDE ZONING BOARD OF APPEALS MINUTES OF PUBLIC HEARING

CONDUCTED AT THE HILLSIDE VILLAGE HALL ON December 14, 2021

PETITIONER: Andy Whiting, Better Trucks Last Mile LLC.

PETITION REQUESTING: A Special Use in M-1 Zoning District to allow a twenty-four (24) hour mini warehousing and parcel delivery located at 4180 Madison Street, Hillside, IL 60162.

MEMBERS PRESENT: Joe DeFalco
Rosalie "Mickey" Stimac
Jim Erlander
Bob Kregas
Pete Sarangelo

MEMEBERS ABSENT: William Norwood
ShawnTe Raines

MEETING WAS CALLED TO ORDER AT: 7:07 p.m. by members of the Zoning Board of Appeals

THE PETITIONER PRESENTED TO THE BOARD TESTIMONY:

Mr. Whiting represented himself. The petitioner stated is seeking a Special Use under Section 11.7(1)(b) of the Hillside Zoning Ordinance Code to allow a twenty-four (24) hour mini warehousing and parcel delivery within a M-1 Zoning District. The Petitioner stated that his business very similar to a FedEx or UPS delivery service where e-commerce packages received from large retailers are delivered by 53-foot semitrailers and 26-foot large box trucks. The parcels do not have to be repackages. The parcels are then sorted within the facility prior to being loaded on delivery vans. The petitioner stated that he is licensed to conduct business within Illinois, Georgia and seventeen cities within the Midwest. Petitioner stated that they employee 30-35 drivers at any given time and that and that they own 12 vans and lease 10-20 vans which will be stored on site. Petitioner stated that they receive 4-8 inbound trucks from the hours of 6:00 pm to 10:00 pm with parcels and those trucks are off loaded at the 4 docks with pallet jacks. Petitioner stated that they have approximately 12 people working to sort parcels from 5 pm to 2:00 am within the facility and roughly 20-25 employees on site at any given time. Petitioner explained that his drivers load their vans with parcels by using bread racks to bring the parcels to the vans in the parking lot and that this occurs around 8:00 am to 9:00 am. Discussion was had between the petitioner and the Zoning Board Members regarding the storage of the vans overnight in the parking lot. It was stated that the vans are not allowed to be out overnight and the petitioner discussed potential building modifications that would allow the vans to be moved inside where they can be stored and loaded.

(Records reflect that one member of the public was present but did not provide any testimony)

Motion was made by Chairman DeFalco to recommend the Special Use be granted with stipulation, seconded by Jim Erlander. The motion to approve the Special Use was presented with the following stipulation:

1. Petitioner will present plans to the Village of Hillside for building modifications that will allow van storage indoors and where the parcel loading and unloading could be accommodated within the facility rather than outdoors.

The Board deliberated the petitioner's testimony and agreed unanimously that the Special Use be granted pending approval by the Village of Hillside Board. In recommendation of this Special Use, this Board is convinced that all the standards as stated in Special Use, Section 11.7(1)(b) of the Village of Hillside Zoning Ordinances of 1980 have been met.

HEARING ADJOURNED: at 7:52 P.M.

Respectively:

Joseph L. Pisano
Zoning Administrator