

## **HILLSIDE ZONING BOARD OF APPEALS MINUTES OF PUBLIC HEARING**

**CONDUCTED AT THE HILLSIDE VILLAGE HALL ON AUGUST 10, 2021**

**PETITIONER:** Thurman Simpson-Medley

**PETITION REQUESTING:** A Variation in B-1 Zoning District to reduce the total off-street parking requirements from the required 14 spaces to 11 spaces. Petitioner seeks additional relief due to the lack of onsite area available for parking which leaves a total of 9 parking spaces that cannot be accommodated onsite at the property commonly known as 37 Hillside Avenue, Hillside, IL 60162.

**MEMBERS PRESENT:** Joseph DeFalco (Chairperson)  
Jim Erlander  
Bob Kregas  
William Norwood  
Pete Sarangelo  
Rosalie "Mickey" Stimac

**MEMEBERS ABSENT:** ShawnTe Raines

**MEETING WAS CALLED TO ORDER AT:** 7:03 p.m. by Joseph DeFalco. Chair

### **THE PETITIONER PRESENTED TO THE BOARD TESTIMONY:**

Mr. Thurman Simpson-Medley and Mrs. Pamela Simpson-Medley represented themselves and the perspective lessee Mr. Rashaun Burrell represented himself. The petitioner stated he was seeking a Variation under Section 11.5(4) of the Hillside Zoning Ordinance Code for a reduction in the total off-street parking from the required 14 spaces to 11 spaces. Petitioner stated that he also seeks additional relief, due to the lack of onsite area available for parking, which leaves a total of 9 parking spaces that cannot be accommodated onsite. Petitioner requested that on-street parking available in the immediate area be allowed to be utilized by the lessee to accommodate the 9 parking spaces that are not available onsite due to land and access constraints along with the fact that the building was constructed prior to the enactment of the 1980 Hillside Zoning Ordinance. The lessee (Mr. Burrell) testified that his business would have a three (3) year lease and is utilized for office use only and that they take customer orders for logistic contractors. The lessee further testified that no trucks will be at the site for any reason since they electronically send delivery tickets to the logistic contractors. The lessee further stated that he operates a split shift from the hours of 6:00 a.m. to 3:00 p.m. and from 10:00 a.m. to 7:00 p.m. constituting a five (5) hour overlap of workforce. The lessee stated that he employs 11 employees and that the shift overlap would require nine (9) on-street parking spaces during the five (5) hour shift overlap and a maximum of five (5) on-street parking spaces during the balance of shift hours (total of eight (8) hours). The petitioner was asked by Zoning Board Members if they had checked with surrounding businesses to see if they had any available on-site parking that could be used by their lessee to accommodate any of the required parking. The petitioner stated that they had discussions with neighboring parcels and could not find any viable options. Further, the Zoning Board Members asked if the area could support the on-street parking and the petitioner stated that the building located at 34 Hillside Avenue was not occupied during the day when they have been

**HEARING ADJOURNED:** at 7:32 P.M.

Respectively:

Joseph L. Pisano  
Interim Zoning Administrator