

HILLSIDE ZONING BOARD OF APPEALS MINUTES OF PUBLIC HEARING

CONDUCTED AT THE HILLSIDE VILLAGE HALL ON August 3, 2021

PETITIONER: John Buenz

PETITION REQUESTING: A Special Use in R-3 Zoning District to allow a tutoring operation to conduct business at the facility located at 10 N. Elm 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: 7:05 p.m. by members of the Zoning Board of Appeals

THE PETITIONER PRESENTED TO THE BOARD TESTIMONY:

Mr. Buenz represented himself. The petitioner stated he was seeking a Special Use under Section 11.7(1)(b) of the Hillside Zoning Ordinance Code to allow a tutoring business to operate within an R-3 Zoning District. The Petitioner stated that the operation of his primary business associated with First Fence would not conflict with the intended hours of tutoring operation and therefore parking would not be competitive amongst businesses. The petitioner further stated that his business, First Fence, has been in operation at this location and within the complex of buildings for the past sixteen (16) years and that the dedicated space for tutoring operation is approximately 1,800-1,900 square feet and is separate from the other building units. The perspective tenant, Ms. Lakesia Wicks, provided further testimony regarding the operation of the tutorial service upon questions raised by Zoning Board members. Ms. Wicks stated that the tutoring business currently has three (3) tutoring teachers with approximately ten (10) students and can provide service to a maximum of twenty-five (25) students which is a combination of both in person and remote learning. Ms. Wicks further stated that students are a mix in age from kindergarten through sixth grade and they welcome volunteer tutors from Proviso School District. Ms. Wicks stated that the tutoring business will have six (6) designated parking spots and that they carry their own liability insurance, and the building owner has their own for the building as well. A question was raised regarding the number of bathrooms available for the students, Ms. Wicks stated that there currently is one (1) unisex bathroom which was a concern to the Zoning Board Members. (Records reflect that no members of the public were present to provide any testimony)

Motion made by Chairman DeFalco to recommend the Special Use be granted seconded by Jim Erlander. The motion was unanimously approved by all members present with the following requirements:

1. A second bathroom must be installed to accommodate the student and teacher capacity.

2. Permission of use of the outdoor playground located at Hillside School District 93 must be obtained as the Village cannot grant use.

The Board deliberated the petitioner's testimony and unanimously agreed 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 7:26 P.M.

Respectively:

Joseph L. Pisano
Zoning Administrator