



FRED BILOTTO, MAYOR

PUBLIC NOTICE OF THE PLANNING AND ZONING BOARD OF APPEALS MEETING

A notice is hereby given that there will be a meeting of the Planning and the Zoning Board of Appeals (PZBA) for the City of Blue Island on: **March 6, 2025 at 7:00 PM**. The meeting will be held in person at the East Annex Building of the City of Blue Island, which is located at 2434 Vermont Street in Blue Island. The PZBA will consider the following agenda:

Call to Order:

Roll Call:

Public Comment:

Old Business:

1. Review and approve the PZBA minutes from Thursday, January 9th, 2025

New Business:

1. Hearing – Discussion and recommendation on a map amendment application under the Blue Island Zoning Ordinance to change the Property from the Limited Industrial (I-1) District to the Uptown-Transit Oriented Development (U-TOD) District. [13547 Western Ave]
2. Hearing – Discussion and recommendation on a special use application under the Blue Island Zoning Ordinance to allow for a “motor vehicle repair shop,” specifically for tires and car accessories, on the Property in the C-2 (Highway Commercial) District. [12101 Western Ave]
3. Hearing – Discussion and recommendation on a variation application under the Blue Island Zoning Ordinance to allow two variances on the Property in the Commercial Overlay Sign District. One variance would allow an additional ground sign (only one permitted), and the other variance would allow the sign to be 27 feet in height (only 10 feet height permitted). [12932 S. Ashland Ave]
4. Hearing – Discussion and recommendation on a special use application under the Blue Island Zoning Ordinance to allow for “truck parking,” including semi dump trailers, on the Property in the C-2 (Highway Commercial) District. The property is adjoined by another property in unincorporated Cook County. [2940 Sacramento Ave]
5. Hearing – Discussion and recommendation on a text amendment application to amend Sections 165.023 and 165.025 of the City of Blue Island Zoning Ordinance regarding the schedule of use controls and regulations for specific uses. The purpose of the amendment is to provide for “industrial outdoor storage” as a special use in the industrial districts.

Commissioner Comments:

Adjourn:

Chair David Johnson / Planning and the Zoning Board of Appeals / City of Blue Island, IL
The next PZBA meeting is Thursday, April 3, 2025 at 7:00 PM.