



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: **Thursday, December 5, 2024 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, November 7, 2024.
2. Continuation of hearing – Discussion and recommendation on a special use request to allow a “daycare for children” on a property located in the UTOB (Uptown Transit-Oriented Development) District. [2418 Vermont St. / ATC Learning Center]

### **New Business:**

1. Hearing – Discussion and recommendation on a variation request to allow for the replacement of an existing fence in a front yard of the Property in the R-1 (Single Family Residential) District. [12803 Highland Avenue]
2. Hearing – Discussion and recommendation on a variation request to allow for the replacement of an existing fence in a front yard of the Property in the R-1 (Single Family Residential) District. [2456 W. 122<sup>nd</sup> Street]
3. Hearing – Discussion and recommendation on a text amendment application to allow residential units on the first floor of buildings in the I-1 (Limited Industry) District.
4. Hearing – Discussion and recommendation on a special use application to allow a “truck terminal” and “motor vehicle repair shop” for truck service and repair on the Property in the I-1 (Limited Industry) District. [2320 138th Street]

### **Staff Report:**

### **Commissioner Comments:**

### **Adjourn:**

Chair David Johnson / Planning and the Zoning Board of Appeals / City of Blue Island, IL  
The next PZBA meeting is Thursday, January 2, 2025.