



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, October 5, 2023 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, June 1, 2023, Thursday, June 29, 2023, and Thursday, August 3, 2023

New Business:

1. Proposed special use application for a “building trades/contractor’s office” in the UTOD (Uptown Transit Oriented Development) District. (2240 Grove Street / Mendoza’s Rehab & Remodeling).

2. Proposed special use application for a Planned Unit Development (“PUD”) for the Property in the UTOD (Uptown Transit Oriented Development) District. The PUD would include senior housing, an urgent care facility, an adult day care facility, a limited-service hotel (for families of those staying on the Property), a grocery store, and other medical/office/commercial uses. As part of this PUD, the Applicant seeks a departure from the minimum square footage required per senior housing unit (300 square feet instead of 500 square feet) and additional signage.

The City of Blue Island has a rigorous process for evaluating PUDs. Following months of staff review and discussions with the Applicant, the PUD application will now go before the Planning and Zoning Board of Appeals (the “PZBA”) of the City of Blue Island for review of the PUD’s preliminary plan. The PZBA will consider recommending preliminary approval of the PUD to the City Council. (12935 S. Gregory Street / Veterans Services, LLC and Lockwood Development Partners, LLC)

Commissioner Comments:

Adjourn:

Chair David Johnson / Planning and the Zoning Board of Appeals / City of Blue Island, IL

The next PZBA meeting will be on Thursday, November 2, 2023 at 7:00 PM.