



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, February 15, 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, December 14, 2023 & January 10, 2024.

New Business:

1. Discussion and recommendation on the special use application and five variance requests for the installation of an electronic message board sign in the C-1 (Commercial) District. [2427 Burr Oak Avenue / Burr Oak Ventures]
 - a. Variance 1 – Multi-user lot
 - b. Variance 2 – Less than 300 feet of frontage
 - c. Variance 3 – Less than 40% of sign used for name and address of development
 - d. Variance 4 – Size exceeds 48 square feet
 - e. Variance 5 – Located within 500 of another electronic message board sign
2. Discussion and recommendation on the special use application for the operation of an “auto recycling” facility in the I-2 (General Industry) District. [13545 S. Sacramento Avenue / Blue Island Auto Parts, Inc.]
3. Discussion and recommendation on the special use application for the operation of a “motor vehicle repair shop” within the C-2 (Highway Commercial) District. [12626 Western Avenue / Caliber Collision]
4. Discussion and recommendation on the text amendment application to amend Sections 165.046, 165.047, 165.048, and 165.089 of the City of Blue Island Zoning Ordinance regarding non-conforming buildings, structures, and uses, and special use conditions. [City of Blue Island]
5. Discussion and recommendation on the text amendment application to amend Section 165.025 of the City of Blue Island Zoning Ordinance regarding specific use regulations for transitional residences, community residences, and motor vehicle repair and services. [City of Blue Island]

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, March 7, 2024 at 7:00 PM.