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**THE CITY OF BLUE ISLAND  
COOK COUNTY, ILLINOIS**

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**ORDINANCE  
NUMBER 2015-011**

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**AN ORDINANCE DESIGNATING THE CITY OF BLUE ISLAND,  
COOK COUNTY, ILLINOIS, WESTERN AVENUE BUSINESS  
DEVELOPMENT DISTRICT AND IMPOSING A RETAILERS'  
OCCUPATION TAX, SERVICE OCCUPATION TAX, AND HOTEL  
OPERATORS' OCCUPATION TAX THEREIN.**

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**DOMINGO F. VARGAS, Mayor  
Randy Heuser, City Clerk**

**1st Ward     CHRISTINE BUCKNER  
2nd Ward     LETICIA VIEYRA  
3rd Ward     NANCY RITA  
4th Ward     MARCIA STONE  
5th Ward     JANICE OSTLING  
6th Ward     DEXTER JOHNSON  
7th Ward     NANCY THOMPSON**

**TOM HAWLEY  
FRED BILOTTO  
KEVIN DONAHUE  
CANDACE CARR  
KENNETH PITTMAN  
JAIRO FRAUSTO  
JAMES JOHANSON**

**Aldermen**

## ORDINANCE NO. 2015-011

### AN ORDINANCE DESIGNATING THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS, WESTERN AVENUE BUSINESS DEVELOPMENT DISTRICT AND IMPOSING A RETAILERS' OCCUPATION TAX, SERVICE OCCUPATION TAX, AND HOTEL OPERATORS' OCCUPATION TAX THEREIN

**BE IT ORDAINED** by the Mayor and City Council of the City of Blue Island, County of Cook and State of Illinois, as follows:

*Section 1. Authority.* The City of Blue Island, Cook County, Illinois (the "City") is authorized, pursuant to the provisions of the Business District Development and Redevelopment Law, 65 ILCS 5/11-74.3-1, *et seq.* (the "Act"), to designate business districts to promote development or redevelopment in the City and to impose a retailers' occupation tax, a service occupation tax, and a hotel operators' occupation tax therein and to issue bonds to provide for the payment of business district project costs.

*Section 2. Findings.*

(a) The designation of the area hereinafter described as the Western Avenue Business Development District (the "*Business District*") was considered at a public hearing held on March 10, 2015 (the "*Public Hearing*"). The Public Hearing was held pursuant to notices duly published twice in a newspaper of general circulation within the City not more than thirty (30) nor less than ten (10) days prior to the Public Hearing. Said notices conform in all respects to the requirements of the Act.

(b) At the Public Hearing, all interested persons were given an opportunity to be heard on the question of the designation of the Business District, the approval of a business district development and redevelopment plan for the Business District; the imposition of a retailers' occupation tax, a service occupation tax, and a hotel operators' occupation tax in the Business District for the planning and for the payment of business district project costs as set forth in such plan; and the issuance of obligations by the City to provide for the payment of business district project costs secured by the business district tax allocation fund established hereinafter pursuant to the Act.

(c) After considering the data as presented to the Mayor and City Council of the City (the "*Corporate Authorities*") at the Public Hearing, the Corporate Authorities find that it is in the best interests of the City and of the residents and property owners within the Business District that the Business District be designated.

(d) The Business District is contiguous and includes only parcels of real property directly and substantially benefited by the proposed business district development plan as required by the Act.

(e) The Business District conforms to the comprehensive plan of the City which was adopted in 2012.

(f) The Business District is a blighted area by reason of defective, non-existent or inadequate street layout, deterioration of site improvements and improper subdivision or obsolete platting, thereby hindering the growth and development in the area, all as set forth in the business district plan prepared by Kathleen Field Orr & Associates of Chicago, Illinois. Due to such conditions, the Business District constitutes an economic liability upon the City and its residents.

(g) The blighting factors as stated above are widely present throughout the Business District and therefore the Business District on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed or redeveloped without the adoption of the business district plan.

(h) It is in the best interests of the City that the Business District be designated in order to provide for the financing of the Business District project costs as set forth in the Business District Plan hereinafter described; that a retailers' occupation tax, a service occupation tax, and a hotel operators' occupation tax be imposed in the Business District for the planning, execution, and implementation of the Business District Plan and for the payment of Business District Project costs as set forth in the Business District Plan; and, that obligations, if approved by the City, be issued to provide for the payment of Business District project costs secured by the Western Avenue Business Development District Tax Allocation Fund established pursuant to the Act and hereinafter described.

*Section 3. Designation of the City of Blue Island, Western Avenue Business Development District.* The "City of Blue Island, Illinois, Western Avenue Business Development District" is hereby designated for a period of twenty three (23) years from the date of adoption of this Ordinance and shall consist of the contiguous territory legally described in the attached *Exhibit A* and outlined on a map in the attached *Exhibit B*, which exhibits are by this reference incorporated herein and made a part hereof.

*Section 4. Approval of the City of Blue Island, Cook County, Illinois, Western Avenue Business Development District Development Plan.* A plan for the development and redevelopment of the Business District (the "*Business District Plan*"), attached hereto as *Exhibit C*, and by this reference incorporated herein and made a part hereof, was presented to the Corporate Authorities and considered at the Public Hearing. The Business District Plan is found to conform to the requirements of the Act and to promote the public interest. The Business District Plan is hereby approved.

*Section 5. Imposition of Retailers' Occupation Tax, Creation of Western Avenue Business Development District Tax Allocation Fund.* Pursuant to the Act, a tax is hereby imposed upon all persons engaged in the business of selling tangible personal property, other than an item of tangible personal property titled or registered with an agency of this State's government, at retail within the boundaries of the Business District at the rate of one percent (1%) of the gross receipts from such sales made in the course of such business while this Ordinance is in effect. Such tax shall not be applicable to the sale of food for human consumption that is to be consumed off the premises where it is sold (other than alcoholic beverages, soft drinks, and food that has been prepared for immediate consumption), prescription and nonprescription medicines,

drugs, medical appliances, modifications to a motor vehicle for the purpose of rendering it usable by a disabled person, and insulin, urine testing materials, syringes, and needles used by diabetics, for human use. All businesses in the Business District affected by this tax are listed on *Exhibit D*, attached hereto and incorporated herein. The proceeds of this tax shall be used for the planning, execution and implementation of the Business District Plan, the payment of Business District project costs as set forth in the Business District Plan and the payment of obligations of the City issued to provide for the payment of Business District project costs. The proceeds of such tax shall be deposited into a special fund of the City which is hereby created and designated the "Western Avenue Business Development District Tax Allocation Fund." The tax imposed under this Section and all civil penalties that may be assessed as an incident thereto shall be collected and enforced by the Illinois Department of Revenue. The Department of Revenue shall have full power to administer and enforce the provisions of this Section.

*Section 6. Imposition of Service Occupation Tax.* Pursuant to the Act, a tax is hereby imposed upon all persons engaged within the boundaries of the Business District in the business of making sales of service, at the rate of one percent (1%) of the selling price of all tangible personal property transferred within the Business District by such servicemen either in the form of tangible personal property or in the form of real estate as an incident to a sale of service. Such tax may not be imposed on the sale of food for human consumption that is to be consumed off the premises where it is sold (other than alcoholic beverages, soft drinks, and food that has been prepared for immediate consumption), prescription and nonprescription medicines, drugs, medical appliances, modifications to a motor vehicle for the purpose of rendering it usable by a disabled person, and insulin, urine testing materials, syringes, and needles used by diabetics, for human use. All businesses in the Business District affected by this tax are listed on *Exhibit D*. The proceeds of this tax shall be used for the planning, execution and implementation of the Business District Plan, the payment of Business District project costs as set forth in the Business District Plan and the payment of obligations of the City issued to provide for the payment of Business District project costs. The proceeds of such tax shall be deposited into the "Western Avenue Business Development District Tax Allocation Fund." The tax imposed under this Section and all civil penalties that may be assessed as an incident thereto shall be collected and enforced by the Illinois Department of Revenue. The Department of Revenue shall have full power to administer and enforce the provisions of this Section.

*Section 7. Imposition of Hotel Operators' Occupation Tax.* Pursuant to the Act, an occupation tax is hereby imposed upon all persons engaged within the boundaries of the Business District in the business of renting, leasing, or letting rooms in a hotel at a rate of one percent (1%) of the gross rental receipts from the renting, leasing, or letting of hotel rooms within the Business District, excluding from gross rental receipts the proceeds of renting, leasing or letting to permanent residents of a hotel. The proceeds of this tax shall be used for the planning, execution and implementation of the Business District Plan, the payment of Business District project costs as set forth in the Business District Plan and the payment of obligations of the City issued to provide for the payment of Business District project costs. The proceeds of such tax shall be deposited into the "Western Avenue Business Development District Tax Allocation Fund." The tax imposed under this Section and all civil penalties that may be assessed as an incident thereto shall be collected and enforced by the City. The City shall have full power to administer and enforce the provisions of this Section.

*Section 8. Filing.* A certified copy of this Ordinance, together with a description of the boundaries of the Business District, shall be filed with the Department of Revenue immediately following its passage and shall be considered filed on or before April 1, 2015, in accordance with Section 1 of this Ordinance.

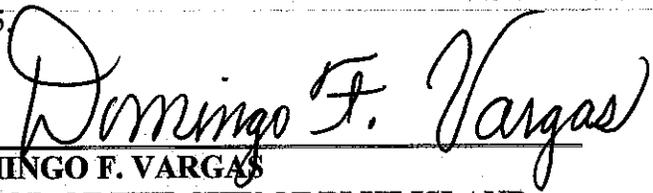
*Section 9. Supercede Conflicting Ordinance.* All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are repealed to the extent of such conflict.

*Section 10. Effective Date.* This Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law, the Illinois Department of Revenue and City shall proceed to administer and enforce Sections 5 and 6 of this Ordinance on the first day of July next following the adoption and filing of this Ordinance with the Illinois Department of Revenue, and the City shall proceed to administer and enforce Section 7 of this Ordinance upon passage and approval of this Ordinance.

ADOPTED this 24<sup>th</sup> day of March, 2015, pursuant to a roll call as follows:

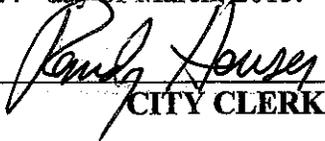
	YES	NO	ABSENT	PRESENT	ABSTAIN
Alderman BUCKNER			X		
Alderman HAWLEY	X				
Alderman VIEYRA	X				
Alderman BILOTTO	X				
Alderman RITA	X				
Alderman DONAHUE	X				
Alderman STONE	X				
Alderman CARR	X				
Alderman OSTLING	X				
Alderman PITTMAN	X				
Alderman JOHNSON		X			
Alderman FRAUSTO	X				
Alderman THOMPSON	X				
Alderman JOHANSON	X				
Mayor DOMINGO F. VARGAS					
<b>TOTAL</b>	<b>12</b>	<b>1</b>	<b>1</b>		

APPROVED: this 24<sup>th</sup> day of March, 2015



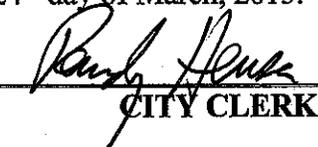
**DOMINGO F. VARGAS**  
**MAYOR OF THE CITY OF BLUE ISLAND,**  
**COUNTY OF COOK AND STATE OF ILLINOIS**

ATTESTED and Filed in my office this  
 24<sup>th</sup> day of March, 2015.



CITY CLERK

PUBLISHED in pamphlet form this  
 24<sup>th</sup> day of March, 2015.



CITY CLERK

## EXHIBIT A

### Legal Description

Those parts of the East Half of the Northeast Quarter and the East Half of the Southeast Quarter of Section 25, Township 37 North, Range 13 East of the Third Principal Meridian, the East Half of the Northeast Quarter and the East Half of the Southeast Quarter of Section 36, Township 37 North, Range 13 East of the Third Principal Meridian, the West Half of the Northwest Quarter and the West Half of the Southwest Quarter of Section 30, Township 37 North, Range 14 East of the Third Principal Meridian, the Northwest Quarter, the West Half of the Northeast Quarter, the Southwest Quarter and the West Half of the Southeast Quarter of Section 31, Township 37 North, Range 14 East of the Third Principal Meridian, bounded and described as follows: Beginning at the northwest corner of the Northwest Quarter of said Section 30, Township 37 North, Range 14 East of the Third Principal Meridian; thence easterly along the north line of said Northwest Quarter to the northerly extension of the east line of Lot 4 in Frank C. Rathje's Hillside Subdivision per document 6003869; thence southerly along said northerly extension and along the east line of said Lot 4 to the southeast corner thereof; thence westerly along the south line of said Lot 4 and the westerly extension thereof to the east line of Lot 129 in said subdivision; thence southerly along the east line of said Lot 129 and the southerly extension thereof, to the southeast corner of Lot 124 in said subdivision (said corner being also on the north line of 119th Place); thence southerly to the northeast corner of Lot 1 in "Resubdivision of Lot 4 to 24 inclusive and vacated north and south alleys, all in original Block 2 in South Washington Heights Subdivision" per document 7465642; thence southerly along the east line of said Lot 1 and the southerly extension thereof, to the southeast corner of Lot 5 in said subdivision; thence southerly to the northeast corner of Lot 13 in Block 6 in "Pettersen's Subdivision of Lot 3 and the South 33 feet of Lot 2 and the North 33 feet of Lot 4, all in South Washington Heights" per document 2186608; thence southerly along the east line of said Lot 13 and along the southerly extension thereof, to the southeast corner of Lot 22 in said Block 6 (said corner being also on the north line of 120th Place); thence southerly to the northeast corner of Lot 10 in "Subdivision of Lots 15 to 23 and the vacated alley in the West part of Block 4 in South Washington Heights" per document 4023816; thence southerly along the east line of said Lot 10 and the southerly extension thereof, to the southeast corner of Lot 1 in said subdivision (said corner being also on the north line of 121st street); thence southerly to the northeast corner of Lot 13 in Block 6 in "Resubdivision of Blocks 5 and 6 in South Washington Heights" per document 1872049; thence southerly along the east line of said Lot 13 and the southerly extension thereof, to the southeast corner of Lot 22 in said Block 6 (said corner being also on the north line of 121st Place); thence southerly to the northeast corner of Lot 13 in Block 7 in "Linden Heights Subdivision of part of original Block 6, west of Vincennes Road, in Washington Heights", per document 5492565; thence southerly along the east line of said Lot 13 and the southerly extension thereof to the southeast corner of Lot 22 in said Block 7 (said corner being also on the north line of 122nd Street); thence continuing southerly along the southerly extension of the east line of said Lot 22 to its intersection with the north line of Lot 1 in "Blue Island Ridge Subdivision of part of Blocks 7 and 8 in Washington Heights Subdivision" per document 6565166 (said north line of Lot 1 being also on the south line of 122nd Street); thence easterly along the north line of said Lot 1 and the easterly extension thereof, to the northeast corner of Lot 4 in "Resubdivision of Lots 22 and 23 and the north 34 feet of Lot 21 in Blue Island Ridge Subdivision" per document 9108335;

thence southerly along the east line of said Lot 4 and along the southerly extension thereof, to the north line of Lot 14 in aforesaid Blue Island Ridge Subdivision; thence westerly along the north line of said Lot 14 and the westerly extension thereof, to the east line of Lot 23 Block 8 in "South Washington Heights Subdivision" per document 131497; thence southerly along the east line of said Lot 23 and the southerly extension thereof, to the southeast corner of Lot 22 in said Block 8 (said corner being also on the north line of 123rd Street); thence continuing southerly along the southerly extension of the east line of said Lot 22 to the north line of Block 1 in "Staffel's Subdivision of the Lot 3 in Ludwig Krueger's Subdivision" per document 5158231; thence westerly along the north line of said Block 1 to the east line of the west 125 feet of said Block 1; thence southerly along said east line of the west 125 feet of Block 1 and along the southerly extension thereof to the northeast corner of Lot 1 in Block 2 in "Staffel's Subdivision of the South Half of Block 2 and of Block 3 in Staffel's Subdivision of Lot 3 of Ludwig Krueger's Subdivision" per document 5158232; thence southerly along the east line of said Lot 1 in Block 2 and the southerly extension thereof to the southeast corner of Lot 5 in Block 3 in said subdivision (said southeast corner being also on the north line of Orchard Street); thence southerly to the northeast corner of Lot 18 in "Subdivision of Lot 4 of Assessor's Division of the West Half of the Southwest Quarter of Section 30, Township 37 North, Range 14 East of the Third Principal Meridian" per document 1570868; thence southerly along the east line of said Lot 18 and the southerly extension thereof, to the southeast corner of Lot 38 in said subdivision; (said southeast corner being also the northeast corner of Lot 1 in "Resubdivision of Lots 17 to 20 in John Sorgensfreis Subdivision" per document 5243703; thence southerly along the east line of said Lot 1 and along the south extension thereof to the southeast corner of Lot 3 in said subdivision (said corner being also the northeast corner on Lot 16 in "John Sorgensfreis Subdivision of Lots 11 to 20 inclusive in Block 1 of F. O. Young's Subdivision" per document 2043344; thence southerly along the east line of said Lot 16 and the southerly extension thereof to the southeast corner of Lot 15 in said subdivision (said southeast corner being also on the north line of Florence Street); thence southerly on a straight line to the northeast corner of Lot 46 in "Resubdivision of Block 2 in Fairmont Subdivision" per document 2402597; thence southerly along the east line of said Lot 46 and the southerly extension thereof, to the southeast corner of Lot 35 in said subdivision (said southeast corner being also on the north line of Vernon Street); thence southeasterly on a straight line to the northeast corner of Lot 8 in Block 3 in "Fairmont Subdivision of Lots 2 and 3 in Assessor's Division in the West Half of the Southwest Quarter of Section 30, Township 37 North, Range 14 East of the Third Principal Meridian" per document 61508; thence southerly along the east line of Lot 8 in said Block 3 and the southerly extension thereof to the northwest corner of Lot 5 in Block 4 of said "Fairmont Subdivision" (said northwest corner being also on the south line of Olive Street); thence easterly along the north line of said Lot 5 and the easterly extension thereof to the northeast corner of Lot 15 in "Austin Canavan's Resubdivision of Lots 1, 2, 3 and the East Half of Lot 4 in Block 4 in Fairmont Subdivision" per document 1857117 (said northeast corner being also on the northwesterly line of Vincennes Road); thence southwestwardly along the easterly line of said Lot 15 and the southerly extension thereof to the southeast corner of Lot 10 in said subdivision; thence continuing southwestwardly along the easterly line of Lot 13 in aforesaid "Fairmont Subdivision" to the westerly extension of the north line of Lot 36 in "Massey's Addition to Fairmont" per document 1331240; thence easterly along said westerly extension, the north line of said Lot 36 and the easterly extension of said north line of Lot 36, to the northeast corner of said Lot 32 in said subdivision, (said northeast corner being also on the westerly line of Irving Avenue); thence

southwesterly along the easterly line of said Lot 32 to the north line of Burr Oak Street as widened; thence southerly on a straight line to the intersection of the west line of Irving Avenue and the southerly line of Burr Oak Street as widened (said intersection point being also on the east line of Lot 1 in "Resubdivision of Lots 50 to 52 of J. P. Young's Second Addition" per document 2215906); thence southerly along the west line of said Lot 1 to the westerly extension of the north line of Lot 8 in "J.P. Young's Second Addition" per document 860207; thence easterly along the north line of said Lot 8 to the northeast corner thereof; thence southerly along the east line of said Lot 8 to the northwest corner of Lot 11 in said subdivision; thence easterly along the north line of said Lot 11 and the easterly extension thereof, to the northeast corner of Lot 14 in said subdivision; thence southwesterly along the easterly line of said Lot 14 to the southeast corner thereof (said corner being also on the north line of Prairie Street); thence continuing southwesterly along the southwesterly extension of the easterly line of said Lot 14 and along the easterly line of Lot 15 in said subdivision to the southeast corner of said Lot 15; thence westerly along the south line of said Lot 15 and the westerly extension thereof, to the southwest corner of Lot 17 in said subdivision; thence northerly along the west line of said Lot 17 to the south line of Lot 19 in said subdivision; thence westerly along the south line of said Lot 19 and along the westerly extension thereof to the east line of Lot 1 in "H. L. Bridgeman's Subdivision" per document 2056565 (said east line of Lot 1 being also the west line of Irving Avenue); thence southerly along the east line of said Lot 1 to the southeast corner thereof; thence westerly along the south line of said Lot 1 and the westerly extension thereof, to the northerly extension of the east line of "Gordon's Consolidation of part of Lot 3 of Block 3 of J. P. Young's Second Addition" per document 5996447; thence southerly along said northerly extension and along the east line of said Gordon's Consolidation to the southeast corner thereof; thence southerly to the northeast corner of Lot 1 in "Subdivision of Lot 42 (except the South 34 feet and the East 214 feet) and Lot 43 (except the North 45.5 feet and except the East 214 feet) in J. P. Young's Second Addition to Blue Island" per document 9042330; thence southerly along the east line of said Lot 1 and the southerly extension thereof, (said east line being also the west line of the East 214 feet of Lots 43 and 42 in said "J. P. Young's Second Addition to Blue Island"), to the southeast corner of Lot 4 in said "Subdivision of Lot 42 (except the South 34 feet and the East 214 feet) and Lot 43 (except the North 45.5 feet and except the East 214 feet) in J. P. Young's Second Addition to Blue Island"; thence continuing southerly along the west line of the East 214 feet of Lot 42 in said "J.P. Young's Second Addition to Blue Island" to the north line of the south 14 feet of said Lot 42; thence easterly along the last described north line and the easterly extension thereof, 284 feet more or less, to the east line of Irving Avenue; thence southerly along said east line of Irving Avenue to the north line of Union Street; thence East along the North line of Union Street and the easterly extension thereof to the westerly line of the Chicago, Rock Island and Pacific Railroad 100 foot right of way in the West Half of the Northwest Quarter of said Section 31; thence southerly and southwesterly along said westerly line of the Chicago, Rock Island and Pacific Railroad to the North line of Vermont Street; thence easterly along the North line of said Vermont Street to the southwest corner of Lot 13 in "Sanders Second Addition" per document 305764; thence northeasterly along the northwesterly line of said Lot 13 to the east line of Lot 9 in "Roll's Subdivision of the East Half of Lot 13 in Sander's Second Addition to the Town of Blue Island" per document 567664; thence southerly along east line of said Lot 9 to the north line of Lot 10 in said Roll's Subdivision; thence easterly along the north line of said Lot 10 and the easterly extension thereof, to the northeast corner of said Lot 13 in said subdivision (said corner being also on the west line of Chicago Street); thence

easterly to the northwest corner of Lot 6 in "Subdivision of Lot 4 in Sander's Second Addition to the Town of Blue Island" per document 1005813; thence easterly along the north line of said Lot 6 and the easterly extension thereof, to the northeast corner of said Lot 1 in said subdivision (said corner being also on the west line of Hoyne Avenue); thence east to the northeast corner of Lot 8 in "Subdivision of Lot 3 in Sander's Second Addition to the Town of Blue Island" per document 193132; thence easterly along the north line of said Lot 8 and the easterly extension thereof, to the northeast corner of Lot 1 in said subdivision (said northeast corner being also on the west line of Lot 2 in said "Sander's Second Addition to the Town of Blue Island", thence northerly along the west line of said Lot 2 in "Sander's Second Addition to the Town of Blue Island" to the northwest corner thereof; thence easterly along the north line of said Lot 2 to the northeast corner thereof; thence southerly along the east line of said Lot 2 to the northwest corner of Lot 10 in "Resubdivision of Neubarth's Subdivision of Lot 1 in Sander's Second Addition to the Town of Blue Island" per document 2733618;

thence easterly along the north line of said Lot 10 and the easterly extension thereof, to the west line of the Northeast Quarter of Section 31, Township 37 North, Range 14 East of the Third Principal Meridian; thence northerly along the last described line to the point on the northerly line of Parcel 1 as described in Trustee's Deed recorded October 30, 2001 as document 0011014335 in Cook County, Illinois (said point being 232 feet north of the southeast corner of the Northeast Quarter of said Section 31); thence northeasterly along the northerly line of said Parcel 1 a distance of 169 feet to the northeast corner of said Parcel; thence southerly along the east line of said Parcel 1 (being parallel with the west line of the Northeast Quarter of said Section 31) a distance of 74.87 feet to the southerly line of Parcel 2 as described in said document 0011014335 (said southerly line of Parcel 2, if extended, intersects the west line of the Northeast Quarter of said Section 31 at a point 157.12 feet north of the southeast corner of said Northeast Quarter); thence southwesterly along the southerly line of said Parcel 2 a distance of 83.35 feet more or less to the east line of property as described in Warranty Deed recorded December 11, 2006 as document 0634502019 in Cook County, Illinois; thence southerly along said east line (being parallel with the west line of the Northeast Quarter of said Section 31) to the north line of Vermont Street; thence southeasterly on straight line to the northeast corner of Lot 4 in "Driese's Resubdivision of Block 9 and Subdivision of Lot 4 of Assessor's Subdivision of Lot 1 in Subdivision of the Southwest Quarter of the Northeast Quarter of Section 31, Township 37 North, Range 14 East of the Third Principal Meridian" per document 1113690 (said corner being also on the south line of Vermont Street); thence southerly along the east line of said Lot 4 to the southeast corner thereof; thence westerly along the south line of said Lot 4 to the southwest corner thereof (said southwest corner being also on the east line of Division Street); thence westerly to the southeast corner of Lot 1 in Block 10 in "Blue Island (formerly Portland)" (ante fire) a subdivision in Sections 31 and 32, Township 37 North, Range 14 East of the Third Principal Meridian per plat recorded April 13, 1839 in Book 2 of Maps pages 117 and 118; thence westerly along the south line of said Lot 1 and the westerly extension thereof, to the southwest corner of Lot 5 in said Block 10 (said corner being also on the east line of Seeley Avenue); thence westerly to the southeast corner of Lot 1 in Block 11 in said "Blue Island (formerly Portland) Subdivision"; thence westerly along the south line of said Lot 1 and the westerly extension thereof, to the southwest corner of Lot 5 in said subdivision (said corner being also on the east line of Hoyne Avenue); thence continuing westerly along the westerly

extension of said Lot 5 in Block 11 to the west line of Hoyne Avenue; thence northerly along said west line of Hoyne Avenue to the southeast corner of Lot 1 in "Resubdivision of Block 12 in the Original Town of Blue Island (formerly Portland)" per document 1022166; thence westerly along the south line of said Lot 1 to the southwest corner thereof; thence southerly along the west line of Lot 2 through Lot 7 (both inclusive) in said resubdivision, to the southwest corner of said Lot 7 (said corner being also on the north line of Grove Street; thence westerly 16 feet to the southeast corner of Lot 8 in said resubdivision; thence northerly along the east line of said Lot 8 and the northerly extension thereof, to the northeast corner of Lot 13 in said subdivision; thence westerly along the north line of said Lot 13 and the westerly extension thereof, to the east line of Lot 1 in "Klien's Subdivision of the South Half and the East 130 feet of the North Half of Block 13 in Original Town of Blue Island (formerly Portland)" per document 157321 (said east line of Lot 1 being also the west line of Chicago Street; thence southerly along the east line of said Lot 1 to the southeast corner of thereof; thence westerly along the south line of said Lot 1 and the westerly extension thereof, to the southwest corner of Lot 3 in said subdivision (said corner being also on the east line of Lot 3 in Block 13 in said Original Town of Blue Island (formerly Portland); thence southerly along the east line of Lot 3 in Block 13 in said Original Town of Blue Island (formerly Portland) to the southeast corner thereof; thence westerly along the south line of Lot 3 in Block 13 in said Original Town of Blue Island (formerly Portland), and along the south line of Lot 4 in said Block 13, to the east line of the west 7 feet of said Lot 4; thence northerly along the said east line of the west 7 feet of said Lot 4 to the north line of the south 47 feet of said Lot 4; thence westerly along said north line of the south 47 feet of said Lot 4 and the westerly extension thereof, to the east line of Lot 1 in Block 14 of said Original Town of Blue Island (formerly Portland) (said east line being also the west line of Chatham Street); thence southerly along the west line Chatham Street to the north line of Fulton Street; thence westerly along said north line of Fulton Street to the west line of Irving Avenue; thence southerly along the west line of Irving Avenue to the south line of vacated Fulton Street; thence westerly along the south line of said vacated Fulton Street and the westerly extension of said south line, to the westerly right of way line of the former Chicago, Rock Island and Pacific Railroad; thence southwestly along said westerly right of way line to the east line of the Southeast Quarter of Section 36, Township 37 North, Range 13 East of the Third Principal Meridian; thence southerly along the last described line to the south line of Broadway Street; thence westerly along the said south line of Broadway Street to the east line of Lot 6 in "Subdivision of Block 22 of Robinson's Subdivision (except the North 70 feet thereof) of the East Half of the Southeast Quarter of Section 36, Township 37 North, Range 13 East of the Third Principal Meridian" per document 2075067; thence southerly along the east line of said Lot 6 to the southeast corner thereof; thence westerly along the south line of said Lot 6 and the westerly extension thereof to the southeast corner of Lot 5 in said subdivision; thence southerly along the east line of Lots 1 through 3 (both inclusive) in "Subdivision of Block 23 in Robinson's Addition to Blue Island" per document 3024580, to the southeast corner of said Lot 3 (said corner being also on the north line of vacated Market Street); thence easterly along said north line of vacated Market Street to the east line of North Half of vacated Market Street as lies south of and abuts said Lot 3; thence southerly along said east line to the centerline of vacated Market Street; thence westerly along said centerline to a point on a line which is perpendicular to the south line of said vacated Market Street (north line of Block 24 in "Robinson's Addition to Blue Island") at a point 165 feet west of the northeast corner of said Block 24; thence southerly along said perpendicular line to the south line of said vacated Market Street; thence southwestly on a straight line to a point on the

south line of the north 100 feet of said Block 24 which is 180 feet west of the east line of said Block 24; thence continuing southwesterly to a point on the south line of the north 55 feet of the south 131 feet of said Block 24 which is on the west line of property conveyed to United States of America by Warranty Deed recorded as document 18524419; thence easterly along the south line of the north 55 feet of the south 131 feet of said Block 24 in "Robinson's Addition to Blue Island", to the east line of said Block 24; thence southerly along the east line of said Block 24 a distance of 76 feet to the northeast corner of Block 25 in said "Robinson's Addition to Blue Island"; thence westerly along the north line of said Block 25 to the west line of the east 58 feet of said Block 25; thence southerly along the last described line to the south line of DesPlaines Street as shown on Plat recorded February 7, 1896 as document 2343748; thence easterly along said south line to the west line of the east 50 feet of said Block 25 in "Robinson's Addition to Blue Island"; thence southerly along said east line to the south line of said Block 25 (said south line being also the south line of the Southeast Quarter of said Section 36, Township 37 North, Range 13 East of the Third Principal Meridian); thence westerly along the south line of said Southeast Quarter to the southerly extension of the west line of Lot 6 in said "Gustav Schumann's Resubdivision" per document 3869222; thence northerly along said southerly extension of Lot 6 and along the west lines of Lot 6, Lot 5, Lot 4, Lot 3, Lot 2 and Lot 1 in said resubdivision to the northwest corner of said Lot 1; thence westerly along the westerly extension of the north line of said Lot 1, being also the south line of Lot 8 in Block 21 in said "Robinson's Addition to Blue Island", to the west line of the east 150 feet of said Lot 8; thence northerly along said west line of the east 150 feet to the north line of said Lot 8; thence easterly along said north line to the west line of the east half of Lot 7 in said Block 21 in "Robinson's Addition to Blue Island"; thence northerly along the west line of the east half of said Lot 7, and along the west line of the east half of Lot 6 in Block 21 in said "Robinson's Addition to Blue Island", to the north line of the south 50 feet of said Lot 6; thence on a straight line to the west line of the east 135 feet of the north 100 feet of said Lot 6; thence northerly along the west line of the east 135 feet of said Lot 6, and along the west line of the east 135 feet of Lot 5 in Block 21 in said "Robinson's Addition to Blue Island", to the north line of said Lot 5, being also the south line of Lot 4 in Block 21 in said "Robinson's Addition to Blue Island"; thence westerly along the south line of said Lot 4 to the east line of the west half of said Lot; thence northerly along the east line of the west half of said Lot 4 to the north line of said Lot; thence westerly along the north line of said Lot 4, being also the south line of Lot 3 in Block 21 in said "Robinson's Addition to Blue Island", to the east line of the west 110 feet of said Lot 3; thence northerly along said east line to the south line of the north 135 feet of said Lot 3; thence westerly along said south line a distance of 5.0 feet to the east line of the west 105 feet of said Lot 3; thence northerly along said east line a distance of 15.0 feet to the south line of the north 120 feet of said Lot 3; thence westerly along said south line a distance of 75.0 feet to the east line of the west 30.0 feet of said Lot 3; thence southerly along said east line a distance of 5.0 feet to the south line of the north 125 feet of said Lot 3; thence westerly along said south line a distance of 30.0 feet to the west line of said Lot 3, being also the east line of Greenwood Avenue; thence northerly along the west line of said Lot 3 in Block 21 in "Robinson's Addition to Blue Island", being also the east line of said Greenwood Avenue, to the north line of said Lot 3, said north line being also the south line of Broadway Street; thence westerly along the south line of Broadway Street to the northwest corner of Lot 5 in the "Subdivision of Lot 2 in Block 21 in said Robinson's Addition to Blue Island" per plat thereof recorded as document number 2380786, said northwest corner being on the southeasterly right of way line of the Chicago, Rock Island and Pacific Railroad per said subdivision plat;

thence northeasterly along said southeasterly right of way line to the west line of Lot 2 in "Resubdivision of Lot 5 and 6 in Block 18 of Robinson's Addition to Blue Island" per document 2380787; thence southerly along the west line of said Lot 2 a distance of 79.99 feet; thence northeasterly 45.93 feet more or less to a point on the easterly line of said Lot 2 which is 89.49 feet south of the northeast corner of said Lot 2; thence northeasterly 79.45 feet to a point on the east line of Lot 1 in said resubdivision, which is 81.36 feet southerly of the northeast corner of said Lot 1 (as described in document 1403704000); thence northeasterly to a point on the east line of Lot 1 in "Daemicke's Subdivision of Block 18 of Robinson's Addition to Blue Island" as described in document 0323720145 (said point being also on the west line of Old Western Avenue); thence northerly along said west line of Old Western Avenue, being also the east line of Block 18, Block 15 and Block 10 in "Robinson's Addition to Blue Island", to the south line of said Block 10; thence westerly along said south line said Block 10 to the southwest corner of thereof; thence northeasterly along the northwesterly line of said Block 10 to the south line of James Street; thence east along said south line of James Street, to the southerly extension of the east line of Artesian Avenue; thence northerly along said southerly extension and along the east line of said Artesian Avenue, to the easterly extension of the north line of the south 125 feet of the Southeast Quarter of Block 2 in "Robinson's Addition to Blue Island"; thence westerly along said easterly extension and along said north line of the south 125 feet of the Southeast Quarter of Block 2 in "Robinson's Addition to Blue Island" to the west line of said Southeast Quarter of Block 2; thence northerly along the west line of the Southeast Quarter of Block 2 in said "Robinson's Addition to Blue Island", to the south line of the north 72 feet of the west 135 feet of said Block 2; thence westerly along the last described line to the west line of said Block 2 (said line being also the east line of Greenwood Avenue); thence northerly along said west line of Block 2 to the south line of Vermont Street;

thence westerly along said south line of Vermont Street to the southerly extension of the west line of Lot 3 in Block 33 in "Young's Addition to Blue Island" recorded July 25, 1857; thence northerly along said southerly extension and along the west line of said Lot 3, to the south line of the North Half of Lot 2 in Block 33 said "Young's Addition to Blue Island"; thence easterly along the last described line to the east line of the West 35 feet of the North Half of said Lot 2; thence northerly along the last described line to the north line of said Lot 2; thence easterly along north line of said Lot 2 and the easterly extension thereof, to the west line of Lot 4 in "Chas. Poelman's Resubdivision of Lots 2 to 4 in Block 34 in Young's Addition to Blue Island" (said west line being also the east line of Greenwood Avenue); thence northerly along said west line of Lot 4 to the northwest corner thereof; thence easterly along the north line said Lot 4 and the easterly extension thereof, to the east line of Lot 3 in said "Chas. Poelman's Resubdivision"; thence southerly along the east line of said Lot 3 to the southeast corner thereof; thence easterly along the south line of Lot 2 in said subdivision and the easterly extension thereof to the southeast corner of Lot 1 in said resubdivision; thence easterly along the south line of Lot 1 in Block 34 in "Young's Addition to Blue Island", to the southeast corner of said Lot 1; thence easterly to the southwest corner of Lot 3 in "Krueger's Subdivision of Lots 1, 2 and 3 in Block 35 of Young's Addition to Blue Island" as recorded in Book 69, Page 40; thence easterly along the south line of said Lot 3 to the southeast corner thereof; thence northerly along the east line of said Lot 3 to the north line of the south 30 feet of Lot 2 in said "Krueger's Subdivision"; thence easterly along said north line to the east line of said Lot 2; thence northerly along the east line of said Lot 2 to the northeast corner thereof (said corner being also on the south line of New Street); thence easterly along the north line of Lot 1 in said subdivision and along the easterly extension

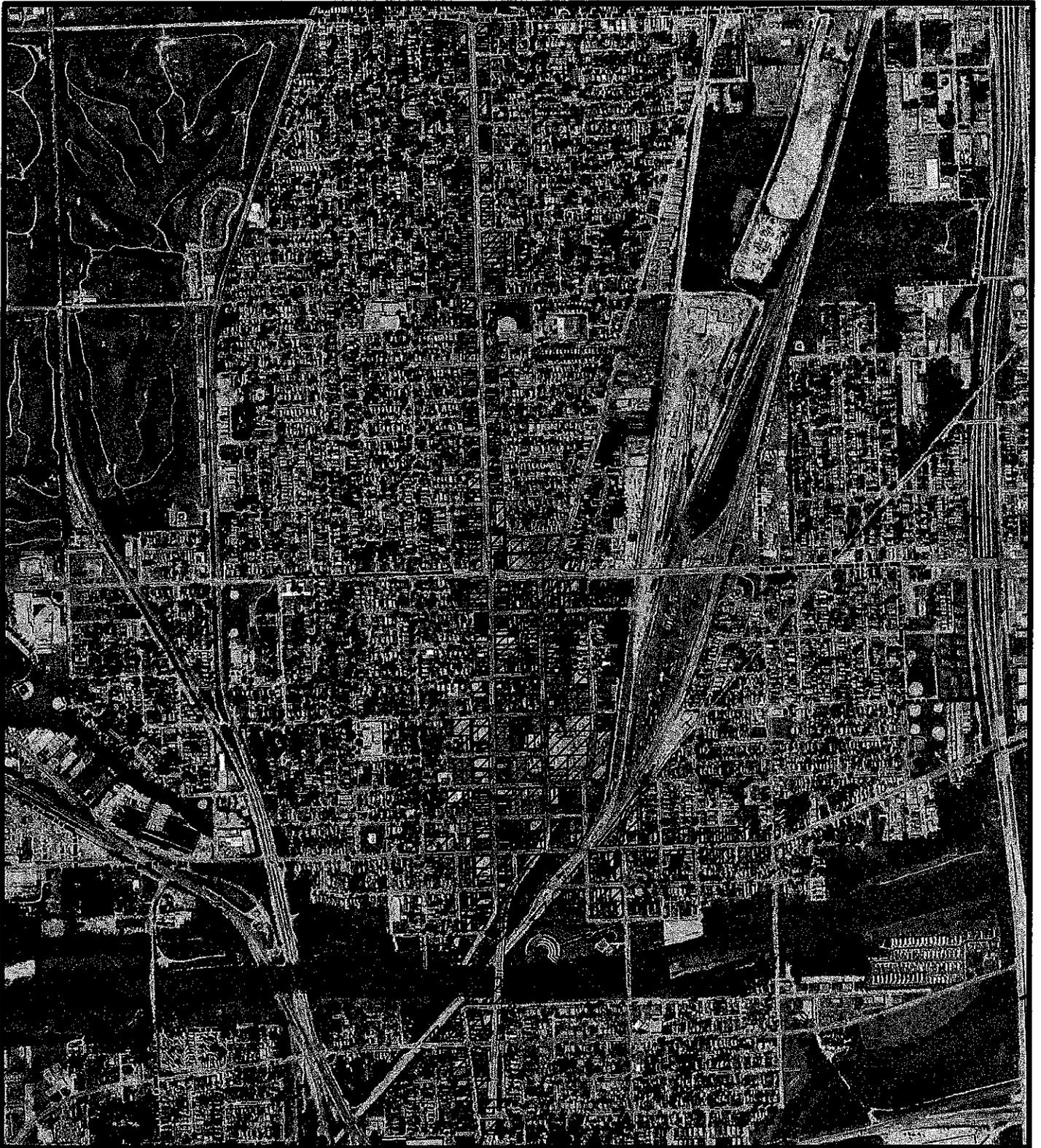
thereof to the southerly extension of Lot 4 in Block 27 of said "Young's Addition to Blue Island"; thence northerly along said southerly extension, the west line of said Lot 4 and along the northerly extension of said Lot 4, to the easterly extension of Lot 1 in "Library Addition to Blue Island" per document 3254657; thence westerly along said easterly extension, the south line of said Lot 1 and the westerly extension of said Lot 1 to the west line of Lot 2 in said subdivision; thence northerly along the west line of said Lot 2 to the northwest corner thereof (said northwest corner being also on the south line of York Street); thence easterly along the north line of said Lot 2 to the southerly extension of the west line of Lot 4 in Block 25 in said "Young's Addition to Blue Island"; thence northerly along said southerly extension, the west line of said Lot 4 and the northerly extension of said Lot 4 to the south line of Block 19 in said "Young's Addition to Blue Island" (said south line being also the north line of High Street); thence easterly along said north line of High Street to the west line of the east 25 feet of Lot 5 in Block 18 in said "Young's Addition to Blue Island"; thence northerly along the last described west line to the north line of said Lot 5; thence westerly along said north line of Lot 5 and the westerly extension thereof, to the east line of Block 19 in said "Young's Addition to Blue Island"; thence westerly along the south line of Lot 1 in Block 19 in said "Young's Addition to Blue Island" to the west line of the east 57.33 feet of said Lot 1; thence northerly along said east line to the north line of said Lot 1; thence easterly along the north line of said Lot 1 and the easterly extension thereof to the southerly extension of west line of the east 114 feet of the South Half of Block 16 in said "Young's Addition to Blue Island"; thence northerly along said southerly extension and along the west line of the east 114 feet of said Block 16 to the north line of the South Half of said Block 16; thence westerly along said north line to the west line of Lot 2 in the "Subdivision of the North Half of Block 15 and 16 (except the South 3 inches of the East 169.82 feet of the North Half of said Block 16) in Young's Addition to Blue Island" per document 2503889; thence northerly along the west line of said Lot 2 to the northwest corner thereof; thence easterly to the southwest corner of Lot 1 in said subdivision; thence northerly along the west line of said Lot 1 to the northwest corner thereof (said northwest corner being also on the south line of Walnut Street); thence easterly along the north line of said Lot 1 to the southerly extension of the west line of Lot 6 in "Subdivision of Block 9 (except the West 50 feet of the South 122.3 feet) of Young's Addition to Blue Island" per document 1168684; thence northerly along said southerly extension, the west line of said Lot 6 and the northerly extension of said Lot 6 to the of north line of Lot 1 in said subdivision (said north line being also the south line of Oak Street); thence northerly to the southwest corner of Lot 11 in "Resubdivision of Block 8 (except the North 30 feet taken in extension of Prairie Avenue) in Young's Addition to Blue Island" per document 1932054; thence continuing northerly along the west line of said Lot 11 and the northerly extension thereof to the north line of Lot 1 in said resubdivision (said north line being also the south line of Prairie Avenue); thence continuing northerly along said northerly extension to the north line of Block 8 in said "Young's Addition to Blue Island"; thence westerly along the last described line to the southerly extension of Lot 11 in George Chase's Subdivision of Lot 7 (except the south 30 feet thereof) in Block 1 of Young's Addition to Blue Island" recorded in Book 57 Page 50; thence northerly along said southerly extension to the southwest corner of said Lot 11; thence easterly along the south line of said Lot 11 and the easterly extension thereof to the west line of the east 10 feet of Lot 9 in said subdivision; thence northerly along said west line to the north line of said Lot 9; thence westerly along the last described line to the southerly extension of the west line of Lot 3 in said "George Chase's Subdivision", thence northerly along said southerly extension and along the west line of said Lot 3 to the southerly line of Burr Oak

Street (as widened); thence easterly along said southerly line of Burr Oak Street (as widened) to the west line of Lot 1 in Block 1 in said "Young's Addition to Blue Island"; thence northerly along said westerly line of Lot 1 to the northwest corner thereof; thence northerly to the northerly line of Burr Oak Street (as widened) at its intersection with the west line of the east 135.25 feet of Lot 1 in "M. C. Eame's Subdivision of Lots 1, 2, 3, 4, 6, 7, 8 and 9 in Betsy Fox's Subdivision of Lot 4 of Assessor's Division of the Southeast Quarter of the Southeast Quarter of Section 25, Township 37 North, Range 13 East of the Third Principal Meridian" per document 2358769; thence northerly along said west line of the east 135.25 feet to the north line of said Lot 1; thence east along the north line of said Lot 1 a distance of 5 feet; thence northerly, westerly and northerly along the westerly line of Lot 2 in said "M. C. Eame's Subdivision" to the northwest corner of said Lot 2; thence continuing northerly along the westerly line of Lot 3 in said subdivision and along the northerly extension thereof to the northwest corner of Lot 10 in said subdivision (said northwest corner being also on the south line of Birdsall Street); thence northerly to the southwest corner of Lot 5 in "Sage's Subdivision of the South Half of Lot 1 (except the west 321 feet thereof) in Assessor's Division of the Southeast Quarter of the Southeast Quarter of Section 25, Township 37 North, Range 13 East of the Third Principal Meridian" per document 4871617; thence northerly along the west line of said Lot 5 and the northerly extension thereof to the northwest corner of Lot 11 in said subdivision (said corner being also on the south line of Lewis Street); thence northerly to the southwest corner of Lot 6 in Block 6 in "South Highland Subdivision" per document 1119550; thence northerly along the west line of said Lot 6 and the northerly extension thereof to the northwest corner of Lot 1 in Block 2 in said subdivision (said corner being also on the south line of Orchard Street); thence northerly to the southwest corner of Lot 10 in Block 2 in "Chas. Morgan's Subdivision" per document 985575; thence northerly along the west line of said Lot 10 and the northerly extension thereof, to the northwest corner of Lot 1 in Block 1 in said subdivision (said northwest corner being also on the south line of 123rd Street); thence northerly to the southwest corner of Lot 24 in Block 16 in "Jernberg's Addition to Blue Island" per document 1334095; thence northerly along the west line of said Lot 24 and the northerly extension thereof to the northwest corner of Lot 1 in said Block 16 (said corner being also on the south line of 122nd Street); thence northerly to the southwest corner of Lot 24 in Block 9 in said subdivision; thence northerly along the west line of said Lot 24 and the northerly extension thereof to the northwest corner of Lot 1 in said Block 9 (said corner being also on the south line of 121st Street); thence northerly to the southwest corner of Lot 24 in Block 8 in said subdivision; thence northerly along the west line of said Lot 24 and the northerly extension thereof to the northwest corner of Lot 1 in said Block 8 (said corner being also on the south line of 120th Street); thence northerly to the southwest corner of Lot 24 in Block 1 in said subdivision; thence northerly along the west line of said Lot 24 and the northerly extension thereof to easterly extension of the south line of the North Half of Lot 44 in Block 1 in said "Jernberg's Addition to Blue Island"; thence westerly along said south to the west line of said Lot 44; thence northerly along the west line of the North Half of said Lot 44 and the northerly extension thereof to the north line of the East Half of the Northeast Quarter of Section 25, Township 37 North, Range 13 East of the Third Principal Meridian; thence easterly along said north line to the Point of Beginning, all in Cook County, Illinois.

**EXHIBIT B**

**Map of the Business District**

(see attached)



## Business Development District

Western Avenue: 119th Street south to 135th Street

Gregory Street: 127th Street south to Grove Street

Vermont Street: Greenwood east to Division Street

COBI: 12/22/2014



EX. B

**EXHIBIT C**

**Business District Development and Redevelopment Plan**

(see attached)

CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS  
WESTERN AVENUE BUSINESS DEVELOPMENT DISTRICT  
DEVELOPMENT PLAN

EX. C

CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS  
WESTERN AVENUE BUSINESS DEVELOPMENT DISTRICT  
DEVELOPMENT PLAN

I. INTRODUCTION

The Business District Development and Redevelopment Law, as from time to time amended (65 ILCS 5/11-74.3-1 *et seq.*) (the “BDD Act”), provides the means for municipalities to revitalize and redevelop commercial areas and has been most successfully used in areas with deteriorated site improvements, insufficient ingress and egress and inadequate parking mandated by modern retailing and business operations. The objectives of the BDD Act are to attract sound and stable commercial growth; to reduce or eliminate blighting conditions in order to attract private investment; and, to assure opportunities for development and redevelopment thereby enhancing the tax base of the municipality and all affected taxing districts.

The purpose of this document, entitled “City of Blue Island, Cook County, Illinois, Western Avenue Business Development District Development Plan”, is to provide a redevelopment plan (the “*Business District Plan*”), for those properties legally described in Section III hereof and as depicted on the map attached hereto as *Exhibit A* and made a part hereof and generally located along Western Avenue between 119<sup>th</sup> Street and 135<sup>th</sup> Street in Blue Island, Illinois to be designated the Western Avenue Business Development District, which properties include approximately 194 acres (the “*Western Avenue Business District*”).

The City has been advised that the Western Avenue Business District qualifies as a business district pursuant to the BDD Act, as stated in the Eligibility Report attached hereto as *Exhibit B*, which report analyzes the blighting factors now found within the proposed Western Avenue Business District. The City believes that this area would benefit from designation as a “business district” as such designation empowers the Mayor and City Council of the City of Blue Island (the “*Corporate Authorities*”) as follows:

1. To make and enter into all contracts necessary or incidental to the implementation and furtherance of a business district plan. A contract by and between the municipality and any developer or other nongovernmental person to pay or reimburse said developer or other nongovernmental person for business district project costs incurred or to be incurred by said developer or other nongovernmental person shall not be deemed an economic incentive agreement under Section 8-11-20 of the Illinois Municipal Code notwithstanding the fact that such contract provides for the sharing, rebate, or payment of retailers’ occupation taxes or service occupation taxes (including, without limitation, taxes imposed pursuant to subsection (10) below) the municipality receives from the development or redevelopment of properties in the business district. Contracts entered into pursuant to this subsection shall be binding upon successor corporate

authorities of the municipality and any party to such contract may seek to enforce and compel performance of the contract by civil action, mandamus, injunction, or other proceeding.

2. Within a business district, to acquire by purchase, donation, or lease, and to own, convey, lease, mortgage, or dispose of land and other real or personal property or rights or interests therein; and to grant or acquire licenses, easements, and options with respect thereto, all in the manner and at such price authorized by law. No conveyance, lease, mortgage, disposition of land or other property acquired by the municipality, or agreement relating to the development of property, shall be made or executed except pursuant to prior official action of the municipality. No conveyance, lease, mortgage, or other disposition of land owned by the municipality, and no agreement relating to the development of property, within a business district shall be made without making public disclosure of the terms and disposition of all bids and proposals submitted to the municipality in connection therewith.
- 2.5 To acquire property by eminent domain in accordance with the Eminent Domain Act.
3. To clear any area within a business district by demolition or removal of any existing buildings, structures, fixtures, utilities, or improvements, and to clear and grade land.
4. To install, repair, construct, reconstruct, or relocate public streets, public utilities, and other public site improvements within or without a business district which are essential to the preparation of a business district for use in accordance with a business district plan.
5. To renovate, rehabilitate, reconstruct, relocate, repair, or remodel any existing buildings, structures, works, utilities, or fixtures within any business district.
6. To construct public improvements, including but not limited to buildings, structures, works, utilities, or fixtures within any business district.
7. To fix, charge, and collect fees, rents, and charges for the use of any building, facility, or property or any portion thereof owned or leased by the municipality within a business district.
8. To pay or cause to be paid business district project costs, as hereinafter defined. Any payments to be made by the municipality to developers or other nongovernmental persons for business district project costs incurred by such developer or other nongovernmental person shall be made only pursuant to the prior official action of the municipality evidencing an intent to pay or cause to be

paid such business district project costs. A municipality is not required to obtain any right, title, or interest in any real or personal property in order to pay business district project costs associated with such property. The municipality shall adopt such accounting procedures as shall be necessary to determine that such business district project costs are properly paid.

9. To apply for and accept grants, guarantees, donations of property or labor or any other thing of value for use in connection with a business district project.
10. If the municipality has by ordinance found and determined that the business district is a blighted area under this Law, to impose a retailers' occupation tax and a service occupation tax in the business district for the planning, execution, and implementation of business district plans and to pay for business district project costs as set forth in the business district plan approved by the municipality.
11. If the municipality has by ordinance found and determined that the business district is a blighted area under this Law, to impose a hotel operators' occupation tax in the business district for the planning, execution, and implementation of business district plans and to pay for the business district project costs as set forth in the business district plan approved by the municipality.
12. To issue obligations to provide for the payment or reimbursement of business district project costs. Those obligations, when so issued, shall be retired in the manner provided in the ordinance authorizing the issuance of those obligations by the receipts of taxes imposed pursuant to subsections (10) and (11) above and by other revenue designated or pledged by the municipality.

In order to designate a business district, the Corporate Authorities shall undertake the following:

1. Hold a public hearing prior to the designation of the business district and approval of the business district development plan after notice thereof has been published at least twice, the first publication to be not more than thirty (30) nor less than ten (10) days prior to the hearing.
2. Make findings that the proposed business district on the whole has not been subject to growth and development through private investment by private enterprises and would not reasonably be anticipated to be developed or redeveloped without the adoption of the business district plan.
3. Affirm that the area proposed to be designated as a business district is contiguous and includes such parcels of real property as shall be directly and substantially benefitted by the proposed development.

4. Must find that the proposed Western Avenue Business District is a blighted area as hereinafter defined, in order to impose the hotel operators' occupation tax, service occupation tax or retailers' occupation tax.

Upon the finding by the Corporate Authorities that the proposed Western Avenue Business District is "blighted," as hereinafter defined, the Retailers' Occupation Tax may be imposed in quarter percent (.25%) increments at a total rate not to exceed one percent (1%) of the gross receipts from such sales made in the Western Avenue Business District in the course of selling tangible personal property, other than an item of tangible personal property titled or registered with an agency of the State's government. The Retailers' Occupation Tax may not be imposed for more than 23 years and may not be imposed on food for human consumption that is to be consumed off the premises where it is sold (other than alcoholic beverages, soft drinks, and food that has been prepared for immediate consumption), prescription and non-prescription medicines, drugs, medical appliances, modifications to a motor vehicle for the purpose of rendering it usable by a disabled person, and insulin, urine testing materials, syringes, and needles used by diabetics, for human use. A Service Occupation Tax may be imposed in quarter percent (.25%) increments at a total rate not to exceed one percent (1%) of the selling price of tangible personal property transferred within the Western Avenue Business District as an incident to making sales of service. The Corporate Authorities may also impose a Hotel Operators' Occupation Tax in the event a finding of blight is made, in quarter percent (.25%) increments at a total rate not to exceed one percent (1%) of the gross receipts from renting, leasing or letting hotel rooms within the Western Avenue Business District.

The Retailers' Occupation Tax, the Service Occupation Tax and the Hotel Operators' Occupation Tax shall hereafter collectively be referred to as "Sales Taxes." The Retailers' Occupation Tax and the Service Occupation Tax, if imposed, shall be collected by the Illinois Department of Revenue and then disbursed to the City. The Hotel Operators' Occupation Tax, if imposed, shall be collected by the City.

The BDD Act defines a "blighted area" as:

"Blighted area" means an area that is a blighted area which, by reason of the predominance of defective, non-existent, or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire or other causes, or any combination of those factors, retards the provision of housing accommodations or constitutes an economic or social liability, an economic underutilization of the area, or a menace to the public health, safety, morals, or welfare."

Given the Eligibility Report which concludes that the Western Avenue Business District is a blighted commercial area as defined by the BDD Act, the City desires to proceed

with all other actions required under the BDD Act to impose such Sales Taxes as permitted thereby in order to implement this Business District Plan.

## II. THE CITY OF BLUE ISLAND

Blue Island is a 4.5-square mile city of 23,700 people that borders the Chicago communities of Morgan Park and Beverly. The City of Blue Island is a non-home rule municipality in south suburban Cook County governed by a City Council consisting of a Mayor and fourteen (14) Aldermen representing seven (7) wards. Settled in 1835 and incorporated as a Village in 1872, Blue Island is a diverse, vibrant community with small-town charm. Blue Island is ideally situated 15 miles from downtown Chicago, just a short trip on one of the more than 100 daily trains on Metra's Rock Island and Electric lines. Two interstate highways, I-57 and I-294, provide convenient links to nearby suburbs. Bus transportation is available throughout Blue Island and surrounding communities, and the City is bike- and pedestrian-friendly. Famed nineteenth century historian of Chicago, Alfred Andreas, described Blue Island as "among the prettiest little suburban towns in the West." Today, Blue Island's charms continue to be discovered. With its tree-lined streets and historic architecture, the City has an air of permanence that accompanies its casual, small town appeal.

Local businesses and government are active in preserving Blue Island's unique character while fostering growth. The City of Blue Island Comprehensive Plan, adopted in 2012, is the blueprint to revitalize the City's economy by leveraging its variety of transportation alternatives, strong industrial infrastructure, and proximity to many universities and colleges and some of the finest health care facilities in the region. Housing and transportation costs are significantly lower in Blue Island than in most of its neighboring communities thanks to the City's excellent public transportation services as well as its pedestrian-friendly streets. Blue Island was designated a Preserve America Community in 2007.

The City's name stems from its ancient geography. Set on the southern edge of an ancient glacial ridge, Blue Island was settled in 1835, making it one of the oldest communities in Cook County. The land on which the present day City is located stood as an island when Lake Chicago covered the surrounding area at the end of the last ice age. In 1834, the *Chicago Democrat* observed "the ridge, when viewed from a distance, appears standing in an azure mist of vapor, hence the appellation, Blue Island."

The Native American tribes of the Ottawa, Ojibwa, and Potawatomi camped along the Little Calumet River and Stoney Creek until 1835. "Yankees" began arriving in the area in the 1830s. Norman and Julia Rexford are celebrated as the first permanent settlers of Blue Island, and in 1836 they opened Blue Island's first inn, aptly named the Blue Island House. The Rexford's inn served travelers along the historic Vincennes Trail, which connected the settlement to Fort Dearborn in Chicago.

In the mid-1800s, Americans migrating west established Blue Island as an agricultural market center. German laborers began arriving in the late 1840s, the first of the many waves of immigrants to find a new home in Blue Island. Their influence was marked by the four brewery sites that operated in Blue Island beginning in the 1850s until prohibition. The breweries used the east side of the ridge to store their product before the invention of refrigeration.

Immense clay deposits left by the glacial lake bed were discovered in Blue Island in the early 1850s, and the first brickyard was established near the Calumet River. Several other brickyards were constructed during the following decades. Blue Island became the center of a significant brick-making industry for over a century. At one time Blue Island was considered the brick-making capital of the world. In the 1880s, small-scale factories, including several cigar shops, also began operating in Blue Island.

Blue Island grew rapidly after the I&M's Calumet feeder canal opened in 1848. The first rail line, the Chicago, Rock Island & Pacific Railroad, was soon to follow in 1852. Between 1888 and 1893, several belt railroads crossed the southern and western parts of the City. The arrival of the railroads bolstered employment in Blue Island until the 1950s. In the late 1880s, the Rock Island line constructed an expansive freight yard, shops, and a roundhouse. Engineers, craftsmen, and laborers all resided in Blue Island. In 1894, during the national Pullman Strike, two Rock Island trainmen blocked the line by derailing a slow-moving train just south of the Vermont Street station, and rebellious brickmakers toppled cars and jeered strike breakers. As a result, the Fifteenth U.S. Infantry arrived in Blue Island several days after the incident and imposed martial law. Today, Blue Island is home to six Metra stations on the Rock Island District and Metra Electric lines.

Blue Island became a City in 1901 to avoid annexation by Chicago. As a mature suburb, Blue Island remains desirable as a community in which to reside and to operate a business. The City contains a mixture of residential, commercial, and industrial areas. In general, the City is characterized by an excellent location, quality public and private schools, an ethnically and culturally diverse population, multiple public parks, two community gardens, the 18-hole Meadows Golf Club, a large and nationally recognized regional hospital in MetroSouth Medical Center, several medical clinics, an active Chamber of Commerce and Industry, landmark historic buildings and the Olde Western Avenue Historic District, quality restaurants and shops, and strong community institutions. The City is also home to a Moraine Valley Community College satellite campus and offers students a convenient commute to prestigious universities and colleges located in Chicago. The Cal-Sag Trail will connect cyclists and recreation enthusiasts from neighboring communities to Blue Island's Uptown business and Transit-Oriented Development district, assist the City in enhancing economic success and improve community health while making the area more attractive to visitors. As an older landlocked community, consideration of incentives to revitalize the City's commercial districts is essential to the retention of its population.

### III. WESTERN AVENUE BUSINESS DISTRICT BOUNDARIES

This proposed Western Avenue Business District includes all of the properties fronting Western Avenue on the east and west from 119th Street to 127th Street; the properties fronting 127th Street on the north from Western Avenue to Irving Avenue; the properties generally bounded on the north by 127th Street, on the east by the Railroad Right-of-Way, on the south by the intersection of the Railroad Right-of-Way and Western Avenue, and on the west by Western Avenue; the properties fronting Vermont Street on the north and south from the Railroad Right-of-Way to the east side of Division Street; the properties generally bounded on the north by Vermont Street, on the east by Chatham Street, on the south by Fulton Street, and on the west by the Railroad Right-of-Way; the properties generally bounded on the north by the Calumet-Saganashkee Channel, on the east by Western Avenue, on the south by 135th Street, and on the west by the properties fronting Old Western Avenue on the west, and including four parcels fronting Western Avenue on the east between Canal Street and Broadway Street; the properties fronting Old Western Avenue on the east and west from the Calumet-Saganashkee Channel to Grove Street; the properties fronting Western Avenue on the west from Grove Street to Vermont Street; properties fronting Vermont Street on the north and south from Western Avenue to the west side of Greenwood Avenue; and all of the properties fronting Western Avenue on the west from Vermont Street to 127th Street; covers 194 acres; and includes seven hundred and seventy-seven (777) parcels, of which two hundred and forty-five (245) are vacant.

The area is legally described as:

Those parts of the East Half of the Northeast Quarter and the East Half of the Southeast Quarter of Section 25, Township 37 North, Range 13 East of the Third Principal Meridian, the East Half of the Northeast Quarter and the East Half of the Southeast Quarter of Section 36, Township 37 North, Range 13 East of the Third Principal Meridian, the West Half of the Northwest Quarter and the West Half of the Southwest Quarter of Section 30, Township 37 North, Range 14 East of the Third Principal Meridian, the Northwest Quarter, the West Half of the Northeast Quarter, the Southwest Quarter and the West Half of the Southeast Quarter of Section 31, Township 37 North, Range 14 East of the Third Principal Meridian, bounded and described as follows: Beginning at the northwest corner of the Northwest Quarter of said Section 30, Township 37 North, Range 14 East of the Third Principal Meridian; thence easterly along the north line of said Northwest Quarter to the northerly extension of the east line of Lot 4 in Frank C. Rathje's Hillside Subdivision per document 6003869; thence southerly along said northerly extension and along the east line of said Lot 4 to the southeast corner thereof; thence westerly along the south line of said Lot 4 and the westerly extension thereof to the east line of Lot 129 in said subdivision; thence southerly along the east line of said Lot 129 and the southerly extension thereof, to the southeast corner of Lot 124 in said subdivision (said corner being also on the north line of 119th Place); thence southerly to the northeast corner of Lot 1 in "Resubdivision of Lot 4 to 24 inclusive and vacated north

and south alleys, all in original Block 2 in South Washington Heights Subdivision” per document 7465642; thence southerly along the east line of said Lot 1 and the southerly extension thereof, to the southeast corner of Lot 5 in said subdivision; thence southerly to the northeast corner of Lot 13 in Block 6 in “Petterson’s Subdivision of Lot 3 and the South 33 feet of Lot 2 and the North 33 feet of Lot 4, all in South Washington Heights” per document 2186608; thence southerly along the east line of said Lot 13 and along the southerly extension thereof, to the southeast corner of Lot 22 in said Block 6 (said corner being also on the north line of 120th Place); thence southerly to the northeast corner of Lot 10 in “Subdivision of Lots 15 to 23 and the vacated alley in the West part of Block 4 in South Washington Heights” per document 4023816; thence southerly along the east line of said Lot 10 and the southerly extension thereof, to the southeast corner of Lot 1 in said subdivision (said corner being also on the north line of 121st street); thence southerly to the northeast corner of Lot 13 in Block 6 in “Resubdivision of Blocks 5 and 6 in South Washington Heights” per document 1872049; thence southerly along the east line of said Lot 13 and the southerly extension thereof, to the southeast corner of Lot 22 in said Block 6 (said corner being also on the north line of 121st Place); thence southerly to the northeast corner of Lot 13 in Block 7 in “Linden Heights Subdivision of part of original Block 6, west of Vincennes Road, in Washington Heights”, per document 5492565; thence southerly along the east line of said Lot 13 and the southerly extension thereof to the southeast corner of Lot 22 in said Block 7 (said corner being also on the north line of 122nd Street); thence continuing southerly along the southerly extension of the east line of said Lot 22 to its intersection with the north line of Lot 1 in “Blue Island Ridge Subdivision of part of Blocks 7 and 8 in Washington Heights Subdivision” per document 6565166 (said north line of Lot 1 being also on the south line of 122nd Street); thence easterly along the north line of said Lot 1 and the easterly extension thereof, to the northeast corner of Lot 4 in “Resubdivision of Lots 22 and 23 and the north 34 feet of Lot 21 in Blue Island Ridge Subdivision” per document 9108335; thence southerly along the east line of said Lot 4 and along the southerly extension thereof, to the north line of Lot 14 in aforesaid Blue Island Ridge Subdivision; thence westerly along the north line of said Lot 14 and the westerly extension thereof, to the east line of Lot 23 Block 8 in “South Washington Heights Subdivision” per document 131497; thence southerly along the east line of said Lot 23 and the southerly extension thereof, to the southeast corner of Lot 22 in said Block 8 (said corner being also on the north line of 123rd Street); thence continuing southerly along the southerly extension of the east line of said Lot 22 to the north line of Block 1 in “Staffel’s Subdivision of the Lot 3 in Ludwig Krueger’s Subdivision” per document 5158231; thence westerly along the north line of said Block 1 to the east line of the west 125 feet of said Block 1; thence southerly along said east line of the west 125 feet of Block 1 and along the southerly extension thereof to the northeast corner of Lot 1 in Block 2 in “Staffel’s Subdivision of the South Half of Block 2 and of Block 3 in Staffel’s Subdivision of Lot 3 of Ludwig Krueger’s Subdivision ” per document 5158232; thence southerly along the east line of said Lot 1 in Block 2 and the southerly extension thereof to the southeast corner of Lot 5 in Block 3 in said subdivision (said southeast corner being also on the north line of Orchard Street); thence southerly to the northeast corner of Lot 18 in “Subdivision of Lot 4 of Assessor’s Division of the

West Half of the Southwest Quarter of Section 30, Township 37 North, Range 14 East of the Third Principal Meridian" per document 1570868; thence southerly along the east line of said Lot 18 and the southerly extension thereof, to the southeast corner of Lot 38 in said subdivision; (said southeast corner being also the northeast corner of Lot 1 in "Resubdivision of Lots 17 to 20 in John Sorgensfreis Subdivision" per document 5243703; thence southerly along the east line of said Lot 1 and along the south extension thereof to the southeast corner of Lot 3 in said subdivision ( said corner being also the northeast corner on Lot 16 in "John Sorgensfreis Subdivision of Lots 11 to 20 inclusive in Block 1 of F. O. Young's Subdivision" per document 2043344; thence southerly along the east line of said Lot 16 and the southerly extension thereof to the southeast corner of Lot 15 in said subdivision (said southeast corner being also on the north line of Florence Street); thence southerly on a straight line to the northeast corner of Lot 46 in "Resubdivision of Block 2 in Fairmont Subdivision" per document 2402597; thence southerly along the east line of said Lot 46 and the southerly extension thereof, to the southeast corner of Lot 35 in said subdivision (said southeast corner being also on the north line of Vernon Street); thence southeasterly on a straight line to the northeast corner of Lot 8 in Block 3 in "Fairmont Subdivision of Lots 2 and 3 in Assessor's Division in the West Half of the Southwest Quarter of Section 30, Township 37 North, Range 14 East of the Third Principal Meridian" per document 61508; thence southerly along the east line of Lot 8 in said Block 3 and the southerly extension thereof to the northwest corner of Lot 5 in Block 4 of said "Fairmont Subdivision" (said northwest corner being also on the south line of Olive Street); thence easterly along the north line of said Lot 5 and the easterly extension thereof to the northeast corner of Lot 15 in "Austin Canavan's Resubdivision of Lots 1, 2, 3 and the East Half of Lot 4 in Block 4 in Fairmont Subdivision" per document 1857117 (said northeast corner being also on the northwesterly line of Vincennes Road); thence southwesterly along the easterly line of said Lot 15 and the southerly extension thereof to the southeast corner of Lot 10 in said subdivision; thence continuing southwesterly along the easterly line of Lot 13 in aforesaid "Fairmont Subdivision" to the westerly extension of the north line of Lot 36 in "Massey's Addition to Fairmont" per document 1331240; thence easterly along said westerly extension, the north line of said Lot 36 and the easterly extension of said north line of Lot 36, to the northeast corner of said Lot 32 in said subdivision, (said northeast corner being also on the westerly line of Irving Avenue); thence southwesterly along the easterly line of said Lot 32 to the north line of Burr Oak Street as widened; thence southerly on a straight line to the intersection of the west line of Irving Avenue and the southerly line of Burr Oak Street as widened (said intersection point being also on the east line of Lot 1 in "Resubdivision of Lots 50 to 52 of J. P. Young's Second Addition" per document 2215906); thence southerly along the west line of said Lot 1 to the westerly extension of the north line of Lot 8 in "J.P. Young's Second Addition" per document 860207; thence easterly along the north line of said Lot 8 to the northeast corner thereof; thence southerly along the east line of said Lot 8 to the northwest corner of Lot 11 in said subdivision; thence easterly along the north line of said Lot 11 and the easterly extension thereof, to the northeast corner of Lot 14 in said subdivision; thence southwesterly along the easterly line of said Lot 14 to the southeast corner thereof (said corner being also on

the north line of Prairie Street); thence continuing southwesterly along the southwesterly extension of the easterly line of said Lot 14 and along the easterly line of Lot 15 in said subdivision to the southeast corner of said Lot 15; thence westerly along the south line of said Lot 15 and the westerly extension thereof, to the southwest corner of Lot 17 in said subdivision; thence northerly along the west line of said Lot 17 to the south line of Lot 19 in said subdivision; thence westerly along the south line of said Lot 19 and along the westerly extension thereof to the east line of Lot 1 in "H. L. Bridgeman's Subdivision" per document 2056565 (said east line of Lot 1 being also the west line of Irving Avenue); thence southerly along the east line of said Lot 1 to the southeast corner thereof; thence westerly along the south line of said Lot 1 and the westerly extension thereof, to the northerly extension of the east line of "Gordon's Consolidation of part of Lot 3 of Block 3 of J. P. Young's Second Addition" per document 5996447; thence southerly along said northerly extension and along the east line of said Gordon's Consolidation to the southeast corner thereof; thence southerly to the northeast corner of Lot 1 in "Subdivision of Lot 42 (except the South 34 feet and the East 214 feet) and Lot 43 (except the North 45.5 feet and except the East 214 feet) in J. P. Young's Second Addition to Blue Island" per document 9042330; thence southerly along the east line of said Lot 1 and the southerly extension thereof, (said east line being also the west line of the East 214 feet of Lots 43 and 42 in said "J. P. Young's Second Addition to Blue Island"), to the southeast corner of Lot 4 in said "Subdivision of Lot 42 (except the South 34 feet and the East 214 feet) and Lot 43 (except the North 45.5 feet and except the East 214 feet) in J. P. Young's Second Addition to Blue Island"; thence continuing southerly along the west line of the East 214 feet of Lot 42 in said "J.P. Young's Second Addition to Blue Island" to the north line of the south 14 feet of said Lot 42; thence easterly along the last described north line and the easterly extension thereof, 284 feet more or less, to the east line of Irving Avenue; thence southerly along said east line of Irving Avenue to the north line of Union Street; thence East along the North line of Union Street and the easterly extension thereof to the westerly line of the Chicago, Rock Island and Pacific Railroad 100 foot right of way in the West Half of the Northwest Quarter of said Section 31; thence southerly and southwesterly along said westerly line of the Chicago, Rock Island and Pacific Railroad to the North line of Vermont Street; thence easterly along the North line of said Vermont Street to the southwest corner of Lot 13 in "Sanders Second Addition" per document 305764; thence northeasterly along the northwesterly line of said Lot 13 to the east line of Lot 9 in "Roll's Subdivision of the East Half of Lot 13 in Sander's Second Addition to the Town of Blue Island" per document 567664; thence southerly along east line of said Lot 9 to the north line of Lot 10 in said Roll's Subdivision; thence easterly along the north line of said Lot 10 and the easterly extension thereof, to the northeast corner of said Lot 13 in said subdivision (said corner being also on the west line of Chicago Street); thence easterly to the northwest corner of Lot 6 in "Subdivision of Lot 4 in Sander's Second Addition to the Town of Blue Island" per document 1005813; thence easterly along the north line of said Lot 6 and the easterly extension thereof, to the northeast corner of said Lot 1 in said subdivision (said corner being also on the west line of Hoyne Avenue); thence east to the northeast corner of Lot 8 in "Subdivision of Lot 3 in Sander's Second Addition to the Town of Blue Island" per document 193132; thence

easterly along the north line of said Lot 8 and the easterly extension thereof, to the northeast corner of Lot 1 in said subdivision (said northeast corner being also on the west line of Lot 2 in said "Sander's Second Addition to the Town of Blue Island", thence northerly along the west line of said Lot 2 in "Sander's Second Addition to the Town of Blue Island" to the northwest corner thereof; thence easterly along the north line of said Lot 2 to the northeast corner thereof; thence southerly along the east line of said Lot 2 to the northwest corner of Lot 10 in "Resubdivision of Neubarth's Subdivision of Lot 1 in Sander's Second Addition to the Town of Blue Island" per document 2733618; thence easterly along the north line of said Lot 10 and the easterly extension thereof, to the west line of the Northeast Quarter of Section 31, Township 37 North, Range 14 East of the Third Principal Meridian; thence northerly along the last described line to the point on the northerly line of Parcel 1 as described in Trustee's Deed recorded October 30, 2001 as document 0011014335 in Cook County, Illinois (said point being 232 feet north of the southeast corner of the Northeast Quarter of said Section 31); thence northeasterly along the northerly line of said Parcel 1 a distance of 169 feet to the northeast corner of said Parcel; thence southerly along the east line of said Parcel 1 (being parallel with the west line of the Northeast Quarter of said Section 31) a distance of 74.87 feet to the southerly line of Parcel 2 as described in said document 0011014335 (said southerly line of Parcel 2, if extended, intersects the west line of the Northeast Quarter of said Section 31 at a point 157.12 feet north of the southeast corner of said Northeast Quarter); thence southwesterly along the southerly line of said Parcel 2 a distance of 83.35 feet more or less to the east line of property as described in Warranty Deed recorded December 11, 2006 as document 0634502019 in Cook County, Illinois; thence southerly along said east line (being parallel with the west line of the Northeast Quarter of said Section 31) to the north line of Vermont Street; thence southeasterly on straight line to the northeast corner of Lot 4 in "Driese's Resubdivision of Block 9 and Subdivision of Lot 4 of Assessor's Subdivision of Lot 1 in Subdivision of the Southwest Quarter of the Northeast Quarter of Section 31, Township 37 North, Range 14 East of the Third Principal Meridian" per document 1113690 (said corner being also on the south line of Vermont Street); thence southerly along the east line of said Lot 4 to the southeast corner thereof; thence westerly along the south line of said Lot 4 to the southwest corner thereof (said southwest corner being also on the east line of Division Street); thence westerly to the southeast corner of Lot 1 in Block 10 in "Blue Island (formerly Portland)" (ante fire) a subdivision in Sections 31 and 32, Township 37 North, Range 14 East of the Third Principal Meridian per plat recorded April 13, 1839 in Book 2 of Maps pages 117 and 118; thence westerly along the south line of said Lot 1 and the westerly extension thereof, to the southwest corner of Lot 5 in said Block 10 (said corner being also on the east line of Seeley Avenue); thence westerly to the southeast corner of Lot 1 in Block 11 in said "Blue Island (formerly Portland) Subdivision"; thence westerly along the south line of said Lot 1 and the westerly extension thereof, to the southwest corner of Lot 5 in said subdivision (said corner being also on the east line of Hoyne Avenue); thence continuing westerly along the westerly extension of said Lot 5 in Block 11 to the west line of Hoyne Avenue; thence northerly along said west line of Hoyne Avenue to the southeast corner of Lot 1 in "Resubdivision of Block 12 in the Original Town of Blue Island (formerly Portland)" per

document 1022166; thence westerly along the south line of said Lot 1 to the southwest corner thereof; thence southerly along the west line of Lot 2 through Lot 7 (both inclusive) in said resubdivision, to the southwest corner of said Lot 7 (said corner being also on the north line of Grove Street; thence westerly 16 feet to the southeast corner of Lot 8 in said resubdivision; thence northerly along the east line of said Lot 8 and the northerly extension thereof, to the northeast corner of Lot 13 in said subdivision; thence westerly along the north line of said Lot 13 and the westerly extension thereof, to the east line of Lot 1 in "Klien's Subdivision of the South Half and the East 130 feet of the North Half of Block 13 in Original Town of Blue Island (formerly Portland)" per document 157321 (said east line of Lot 1 being also the west line of Chicago Street; thence southerly along the east line of said Lot 1 to the southeast corner of thereof; thence westerly along the south line of said Lot 1 and the westerly extension thereof, to the southwest corner of Lot 3 in said subdivision (said corner being also on the east line of Lot 3 in Block 13 in said Original Town of Blue Island (formerly Portland); thence southerly along the east line of Lot 3 in Block 13 in said Original Town of Blue Island (formerly Portland) to the southeast corner thereof; thence westerly along the south line of Lot 3 in Block 13 in said Original Town of Blue Island (formerly Portland), and along the south line of Lot 4 in said Block 13, to the east line of the west 7 feet of said Lot 4; thence northerly along the said east line of the west 7 feet of said Lot 4 to the north line of the south 47 feet of said Lot 4; thence westerly along said north line of the south 47 feet of said Lot 4 and the westerly extension thereof, to the east line of Lot 1 in Block 14 of said Original Town of Blue Island (formerly Portland) (said east line being also the west line of Chatham Street); thence southerly along the west line Chatham Street to the north line of Fulton Street; thence westerly along said north line of Fulton Street to the west line of Irving Avenue; thence southerly along the west line of Irving Avenue to the south line of vacated Fulton Street; thence westerly along the south line of said vacated Fulton Street and the westerly extension of said south line, to the westerly right of way line of the former Chicago, Rock Island and Pacific Railroad; thence southwestwardly along said westerly right of way line to the east line of the Southeast Quarter of Section 36, Township 37 North, Range 13 East of the Third Principal Meridian; thence southerly along the last described line to the south line of Broadway Street; thence westerly along the said south line of Broadway Street to the east line of Lot 6 in "Subdivision of Block 22 of Robinson's Subdivision (except the North 70 feet thereof) of the East Half of the Southeast Quarter of Section 36, Township 37 North, Range 13 East of the Third Principal Meridian" per document 2075067; thence southerly along the east line of said Lot 6 to the southeast corner thereof; thence westerly along the south line of said Lot 6 and the westerly extension thereof to the southeast corner of Lot 5 in said subdivision; thence southerly along the east line of Lots 1 through 3 (both inclusive) in "Subdivision of Block 23 in Robinson's Addition to Blue Island" per document 3024580; to the southeast corner of said Lot 3 (said corner being also on the north line of vacated Market Street); thence easterly along said north line of vacated Market Street to the east line of North Half of vacated Market Street as lies south of and abuts said Lot 3; thence southerly along said east line to the centerline of vacated Market Street; thence westerly along said centerline to a point on a line which is perpendicular to the south line of said

vacated Market Street (north line of Block 24 in "Robinson's Addition to Blue Island") at a point 165 feet west of the northeast corner of said Block 24; thence southerly along said perpendicular line to the south line of said vacated Market Street; thence southwesterly on a straight line to a point on the south line of the north 100 feet of said Block 24 which is 180 feet west of the east line of said Block 24; thence continuing southwesterly to a point on the south line of the north 55 feet of the south 131 feet of said Block 24 which is on the west line of property conveyed to United States of America by Warranty Deed recorded as document 18524419; thence easterly along the south line of the north 55 feet of the south 131 feet of said Block 24 in "Robinson's Addition to Blue Island", to the east line of said Block 24; thence southerly along the east line of said Block 24 a distance of 76 feet to the northeast corner of Block 25 in said "Robinson's Addition to Blue Island"; thence westerly along the north line of said Block 25 to the west line of the east 58 feet of said Block 25; thence southerly along the last described line to the south line of DesPlaines Street as shown on Plat recorded February 7, 1896 as document 2343748; thence easterly along said south line to the west line of the east 50 feet of said Block 25 in "Robinson's Addition to Blue Island"; thence southerly along said east line to the south line of said Block 25 (said south line being also the south line of the Southeast Quarter of said Section 36, Township 37 North, Range 13 East of the Third Principal Meridian); thence westerly along the south line of said Southeast Quarter to the southerly extension of the west line of Lot 6 in said "Gustav Schumann's Resubdivision" per document 3869222; thence northerly along said southerly extension of Lot 6 and along the west lines of Lot 6, Lot 5, Lot 4, Lot 3, Lot 2 and Lot 1 in said resubdivision to the northwest corner of said Lot 1; thence westerly along the westerly extension of the north line of said Lot 1, being also the south line of Lot 8 in Block 21 in said "Robinson's Addition to Blue Island", to the west line of the east 150 feet of said Lot 8; thence northerly along said west line of the east 150 feet to the north line of said Lot 8; thence easterly along said north line to the west line of the east half of Lot 7 in said Block 21 in "Robinson's Addition to Blue Island"; thence northerly along the west line of the east half of said Lot 7, and along the west line of the east half of Lot 6 in Block 21 in said "Robinson's Addition to Blue Island", to the north line of the south 50 feet of said Lot 6; thence on a straight line to the west line of the east 135 feet of the north 100 feet of said Lot 6; thence northerly along the west line of the east 135 feet of said Lot 6, and along the west line of the east 135 feet of Lot 5 in Block 21 in said "Robinson's Addition to Blue Island", to the north line of said Lot 5, being also the south line of Lot 4 in Block 21 in said "Robinson's Addition to Blue Island"; thence westerly along the south line of said Lot 4 to the east line of the west half of said Lot; thence northerly along the east line of the west half of said Lot 4 to the north line of said Lot; thence westerly along the north line of said Lot 4, being also the south line of Lot 3 in Block 21 in said "Robinson's Addition to Blue Island", to the east line of the west 110 feet of said Lot 3; thence northerly along said east line to the south line of the north 135 feet of said Lot 3; thence westerly along said south line a distance of 5.0 feet to the east line of the west 105 feet of said Lot 3; thence northerly along said east line a distance of 15.0 feet to the south line of the north 120 feet of said Lot 3; thence westerly along said south line a distance of 75.0 feet to the east line of the west 30.0 feet of said Lot 3; thence southerly along said east

line a distance of 5.0 feet to the south line of the north 125 feet of said Lot 3; thence westerly along said south line a distance of 30.0 feet to the west line of said Lot 3, being also the east line of Greenwood Avenue; thence northerly along the west line of said Lot 3 in Block 21 in "Robinson's Addition to Blue Island", being also the east line of said Greenwood Avenue, to the north line of said Lot 3, said north line being also the south line of Broadway Street; thence westerly along the south line of Broadway Street to the northwest corner of Lot 5 in the "Subdivision of Lot 2 in Block 21 in said Robinson's Addition to Blue Island" per plat thereof recorded as document number 2380786, said northwest corner being on the southeasterly right of way line of the Chicago, Rock Island and Pacific Railroad per said subdivision plat; thence northeasterly along said southeasterly right of way line to the west line of Lot 2 in "Resubdivision of Lot 5 and 6 in Block 18 of Robinson's Addition to Blue Island" per document 2380787; thence southerly along the west line of said Lot 2 a distance of 79.99 feet; thence northeasterly 45.93 feet more or less to a point on the easterly line of said Lot 2 which is 89.49 feet south of the northeast corner of said Lot 2; thence northeasterly 79.45 feet to a point on the east line of Lot 1 in said resubdivision, which is 81.36 feet southerly of the northeast corner of said Lot 1 (as described in document 1403704000); thence northeasterly to a point on the east line of Lot 1 in "Daemicke's Subdivision of Block 18 of Robinson's Addition to Blue Island" as described in document 0323720145 (said point being also on the west line of Old Western Avenue); thence northerly along said west line of Old Western Avenue, being also the east line of Block 18, Block 15 and Block 10 in "Robinson's Addition to Blue Island", to the south line of said Block 10; thence westerly along said south line said Block 10 to the southwest corner of thereof; thence northeasterly along the northwesterly line of said Block 10 to the south line of James Street; thence east along said south line of James Street, to the southerly extension of the east line of Artesian Avenue; thence northerly along said southerly extension and along the east line of said Artesian Avenue, to the easterly extension of the north line of the south 125 feet of the Southeast Quarter of Block 2 in "Robinson's Addition to Blue Island"; thence westerly along said easterly extension and along said north line of the south 125 feet of the Southeast Quarter of Block 2 in "Robinson's Addition to Blue Island" to the west line of said Southeast Quarter of Block 2; thence northerly along the west line of the Southeast Quarter of Block 2 in said "Robinson's Addition to Blue Island", to the south line of the north 72 feet of the west 135 feet of said Block 2; thence westerly along the last described line to the west line of said Block 2 (said line being also the east line of Greenwood Avenue); thence northerly along said west line of Block 2 to the south line of Vermont Street; thence westerly along said south line of Vermont Street to the southerly extension of the west line of Lot 3 in Block 33 in "Young's Addition to Blue Island" recorded July 25, 1857; thence northerly along said southerly extension and along the west line of said Lot 3, to the south line of the North Half of Lot 2 in Block 33 said "Young's Addition to Blue Island"; thence easterly along the last described line to the east line of the West 35 feet of the North Half of said Lot 2; thence northerly along the last described line to the north line of said Lot 2; thence easterly along north line of said Lot 2 and the easterly extension thereof, to the west line of Lot 4 in "Chas. Poelman's Resubdivision of Lots 2 to 4 in Block 34 in Young's Addition to Blue Island"

(said west line being also the east line of Greenwood Avenue); thence northerly along said west line of Lot 4 to the northwest corner thereof; thence easterly along the north line said Lot 4 and the easterly extension thereof, to the east line of Lot 3 in said "Chas. Poelman's Resubdivision"; thence southerly along the east line of said Lot 3 to the southeast corner thereof; thence easterly along the south line of Lot 2 in said subdivision and the easterly extension thereof to the southeast corner of Lot 1 in said resubdivision; thence easterly along the south line of Lot 1 in Block 34 in "Young's Addition to Blue Island", to the southeast corner of said Lot 1; thence easterly to the southwest corner of Lot 3 in "Krueger's Subdivision of Lots 1, 2 and 3 in Block 35 of Young's Addition to Blue Island" as recorded in Book 69, Page 40; thence easterly along the south line of said Lot 3 to the southeast corner thereof; thence northerly along the east line of said Lot 3 to the north line of the south 30 feet of Lot 2 in said "Krueger's Subdivision"; thence easterly along said north line to the east line of said Lot 2; thence northerly along the east line of said Lot 2 to the northeast corner thereof (said corner being also on the south line of New Street); thence easterly along the north line of Lot 1 in said subdivision and along the easterly extension thereof to the southerly extension of Lot 4 in Block 27 of said "Young's Addition to Blue Island"; thence northerly along said southerly extension, the west line of said Lot 4 and along the northerly extension of said Lot 4, to the easterly extension of Lot 1 in "Library Addition to Blue Island" per document 3254657; thence westerly along said easterly extension, the south line of said Lot 1 and the westerly extension of said Lot 1 to the west line of Lot 2 in said subdivision; thence northerly along the west line of said Lot 2 to the northwest corner thereof (said northwest corner being also on the south line of York Street); thence easterly along the north line of said Lot 2 to the southerly extension of the west line of Lot 4 in Block 25 in said "Young's Addition to Blue Island"; thence northerly along said southerly extension, the west line of said Lot 4 and the northerly extension of said Lot 4 to the south line of Block 19 in said "Young's Addition to Blue Island" (said south line being also the north line of High Street); thence easterly along said north line of High Street to the west line of the east 25 feet of Lot 5 in Block 18 in said "Young's Addition to Blue Island"; thence northerly along the last described west line to the north line of said Lot 5; thence westerly along said north line of Lot 5 and the westerly extension thereof, to the east line of Block 19 in said "Young's Addition to Blue Island"; thence westerly along the south line of Lot 1 in Block 19 in said "Young's Addition to Blue Island" to the west line of the east 57.33 feet of said Lot 1; thence northerly along said east line to the north line of said Lot 1; thence easterly along the north line of said Lot 1 and the easterly extension thereof to the southerly extension of west line of the east 114 feet of the South Half of Block 16 in said "Young's Addition to Blue Island"; thence northerly along said southerly extension and along the west line of the east 114 feet of said Block 16 to the north line of the South Half of said Block 16; thence westerly along said north line to the west line of Lot 2 in the "Subdivision of the North Half of Block 15 and 16 (except the South 3 inches of the East 169.82 feet of the North Half of said Block 16) in Young's Addition to Blue Island" per document 2503889; thence northerly along the west line of said Lot 2 to the northwest corner thereof; thence easterly to the southwest corner of Lot 1 in said subdivision; thence northerly along the west line of said Lot 1 to the northwest corner thereof (said

northwest corner being also on the south line of Walnut Street); thence easterly along the north line of said Lot 1 to the southerly extension of the west line of Lot 6 in "Subdivision of Block 9 (except the West 50 feet of the South 122.3 feet) of Young's Addition to Blue Island" per document 1168684; thence northerly along said southerly extension, the west line of said Lot 6 and the northerly extension of said Lot 6 to the north line of Lot 1 in said subdivision (said north line being also the south line of Oak Street); thence northerly to the southwest corner of Lot 11 in "Resubdivision of Block 8 (except the North 30 feet taken in extension of Prairie Avenue) in Young's Addition to Blue Island" per document 1932054; thence continuing northerly along the west line of said Lot 11 and the northerly extension thereof to the north line of Lot 1 in said resubdivision (said north line being also the south line of Prairie Avenue); thence continuing northerly along said northerly extension to the north line of Block 8 in said "Young's Addition to Blue Island"; thence westerly along the last described line to the southerly extension of Lot 11 in George Chase's Subdivision of Lot 7 (except the south 30 feet thereof) in Block 1 of Young's Addition to Blue Island" recorded in Book 57 Page 50; thence northerly along said southerly extension to the southwest corner of said Lot 11; thence easterly along the south line of said Lot 11 and the easterly extension thereof to the west line of the east 10 feet of Lot 9 in said subdivision; thence northerly along said west line to the north line of said Lot 9; thence westerly along the last described line to the southerly extension of the west line of Lot 3 in said "George Chase's Subdivision", thence northerly along said southerly extension and along the west line of said Lot 3 to the southerly line of Burr Oak Street (as widened); thence easterly along said southerly line of Burr Oak Street (as widened) to the west line of Lot 1 in Block 1 in said "Young's Addition to Blue Island"; thence northerly along said westerly line of Lot 1 to the northwest corner thereof; thence northerly to the northerly line of Burr Oak Street (as widened) at its intersection with the west line of the east 135.25 feet of Lot 1 in "M. C. Eame's Subdivision of Lots 1, 2, 3, 4, 6, 7, 8 and 9 in Betsy Fox's Subdivision of Lot 4 of Assessor's Division of the Southeast Quarter of the Southeast Quarter of Section 25, Township 37 North, Range 13 East of the Third Principal Meridian" per document 2358769; thence northerly along said west line of the east 135.25 feet to the north line of said Lot 1; thence east along the north line of said Lot 1 a distance of 5 feet; thence northerly, westerly and northerly along the westerly line of Lot 2 in said "M. C. Eame's Subdivision" to the northwest corner of said Lot 2; thence continuing northerly along the westerly line of Lot 3 in said subdivision and along the northerly extension thereof to the northwest corner of Lot 10 in said subdivision (said northwest corner being also on the south line of Birdsall Street); thence northerly to the southwest corner of Lot 5 in "Sage's Subdivision of the South Half of Lot 1 (except the west 321 feet thereof) in Assessor's Division of the Southeast Quarter of the Southeast Quarter of Section 25, Township 37 North, Range 13 East of the Third Principal Meridian" per document 4871617; thence northerly along the west line of said Lot 5 and the northerly extension thereof to the northwest corner of Lot 11 in said subdivision (said corner being also on the south line of Lewis Street); thence northerly to the southwest corner of Lot 6 in Block 6 in "South Highland Subdivision" per document 1119550; thence northerly along the west line of said Lot 6 and the northerly extension thereof to the northwest corner of Lot 1 in Block 2

in said subdivision (said corner being also on the south line of Orchard Street); thence northerly to the southwest corner of Lot 10 in Block 2 in "Chas. Morgan's Subdivision" per document 985575; thence northerly along the west line of said Lot 10 and the northerly extension thereof, to the northwest corner of Lot 1 in Block 1 in said subdivision (said northwest corner being also on the south line of 123rd Street); thence northerly to the southwest corner of Lot 24 in Block 16 in "Jernberg's Addition to Blue Island" per document 1334095; thence northerly along the west line of said Lot 24 and the northerly extension thereof to the northwest corner of Lot 1 in said Block 16 (said corner being also on the south line of 122nd Street); thence northerly to the southwest corner of Lot 24 in Block 9 in said subdivision; thence northerly along the west line of said Lot 24 and the northerly extension thereof to the northwest corner of Lot 1 in said Block 9 (said corner being also on the south line of 121st Street); thence northerly to the southwest corner of Lot 24 in Block 8 in said subdivision; thence northerly along the west line of said Lot 24 and the northerly extension thereof to the northwest corner of Lot 1 in said Block 8 (said corner being also on the south line of 120th Street); thence northerly to the southwest corner of Lot 24 in Block 1 in said subdivision; thence northerly along the west line of said Lot 24 and the northerly extension thereof to easterly extension of the south line of the North Half of Lot 44 in Block 1 in said "Jernberg's Addition to Blue Island"; thence westerly along said south to the west line of said Lot 44; thence northerly along the west line of the North Half of said Lot 44 and the northerly extension thereof to the north line of the East Half of the Northeast Quarter of Section 25, Township 37 North, Range 13 East of the Third Principal Meridian; thence easterly along said north line to the Point of Beginning, all in Cook County, Illinois.

#### IV. WESTERN AVENUE BUSINESS DISTRICT GOALS

General goals for the Western Avenue Business District include, but are not limited to, the following:

- To create an environment that will contribute more positively to the health, safety and general welfare of the City;
- To replat parcels of property thereby permitting modern development and land use;
- To improve infrastructure that will serve the improvements on all of the properties and provide safe and efficient access to the parcels;
- To encourage new investment and development that will increase the value of properties within and adjacent to the Western Avenue Business District, improving the real estate and sales tax base;
- To increase construction and part-time and full-time employment opportunities for residents and non-residents of the City;
- To maintain and enhance the viability of the City's commercial corridor on Western Avenue;
- To eliminate the factors that qualified the Western Avenue Business District as a blighted area;
- To provide a strong, positive visual image of the Western Avenue Business District through attractive and high-quality building design, site improvements and landscaping; and,
- To develop a land use pattern which promotes the highest degrees of health, safety and the well-being of the community.

V. WESTERN AVENUE BUSINESS DISTRICT PROJECTS

The City proposes to achieve its development and redevelopment goals for the Western Avenue Business District through the imposition of Sales Taxes as authorized under the BDD Act to undertake the activities, improvements and projects described below. The City also maintains the flexibility to undertake additional activities, improvements and projects authorized under the BDD Act and other applicable laws, if the need for activities, improvements and projects changes as redevelopment occurs in the Western Avenue Business District, including:

- Redesign and reconstruct roadways to provide safe and improved access to the commercial district;
- Improve buildings and add enhancements;
- Revitalize and upgrade buildings through site planning, façade improvements, and construction methods that provide cohesive urban design features and provide focus to the streetscape of the area;
- Improve streetscape design, pedestrian access, distinctive lighting, signage and landscaping, and other appropriate site amenities;
- Redesign site to enhance current uses, which may require the demolition and replacement of buildings;
- Provide and upgrade infrastructure to serve the development, including the construction of and improvements to utility and stormwater management infrastructure;
- Create convenient parking areas and parking structures as mandated by building expansion and land uses;
- Study of utility services to the Western Avenue Business District and the removal and relocation of utility poles;
- Construction of streetscape enhancements using trees and ornamental vegetation plantings, add community banners and attractive features to attract pedestrian usage and provide increased safety for both pedestrians and motorists; and,
- Site clearance and site preparation, such as subdividing or combining parcels for commercial use and vacation of unneeded alley ways thereby providing land for development.

## VI. BUSINESS DISTRICT DEVELOPMENT PROJECT COSTS

### A. The BDD Act states:

“Business district project costs” shall mean and include the sum total of all costs incurred by a municipality, other governmental entity, or nongovernmental person in connection with a business district, in the furtherance of a business district plan, including, without limitation, the following:

- (1) Costs of studies, surveys, development of plans and specifications, implementation and administration of a business district plan, and personnel and professional service costs including architectural, engineering, legal, marketing, financial, planning, or other professional services, provided that no charges for professional services may be based on a percentage of tax revenues received by the municipality;
- (2) Property assembly costs, including but not limited to, acquisition of land and other real or personal property or rights or interests therein, and specifically including payments to developers or other nongovernmental persons as reimbursement for property assembly costs incurred by that developer or other nongovernmental person;
- (3) Site preparation costs, including but not limited to clearance, demolition or removal of any existing buildings, structures, fixtures, utilities, and improvements and clearing and grading of land;
- (4) Costs of installation, repair, construction, reconstruction, extension, or relocation of public streets, public utilities, and other public site improvements within or without the business district which are essential to the preparation of the business district for use in accordance with the business district plan, and specifically including payments to developers or other nongovernmental persons as reimbursement for site preparation costs incurred by the developer or nongovernmental person;
- (5) Costs of renovation, rehabilitation, reconstruction, relocation, repair, or remodeling of any existing buildings, improvements, and fixtures within the business district, and specifically including payments to developers or other nongovernmental persons as reimbursement for costs incurred by those developers or nongovernmental persons;
- (6) Costs of installation or construction within the business district of buildings, structures, works, streets, improvements, equipment, utilities, or fixtures, and specifically including payments to developers or other nongovernmental persons

as reimbursement for such costs incurred by such developer or nongovernmental person;

- (7) Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations, payment of any interest on any obligations issued under this Law that accrues during the estimated period of construction of any development or redevelopment project for which those obligations are issued and for not exceeding 36 months thereafter, and any reasonable reserves related to the issuance of those obligations; and
- (8) Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or State law.

B. Estimated Project Costs

(1) Costs of studies, development plans, engineering and professional services	\$ 1,000,000.00
(2) Land assembly	\$ 2,000,000.00
(3) Site preparation, including land clearance, site improvements	\$ 3,000,000.00
(4) Repair and remodeling of existing buildings, new construction	\$ 5,000,000.00
(5) Improvements to public utilities, public streets	\$ 7,500,000.00
(6) Streetscape improvements	\$ 1,500,000.00
(7) Interest costs	<u>\$ 1,000,000.00</u>
	\$ 21,000,000.00

*The City reserves the right to exceed budgeted costs in particular estimated development project costs categories so long as the total estimated cost is not exceeded over the 23 year life of the Western Avenue Business District, unless otherwise amended.*

## VII. SOURCES OF FUNDS TO PAY DEVELOPMENT PROJECT COSTS

Upon designation of the Western Avenue Business District by City ordinance, the City intends to impose the Retailers' Occupation Tax within the Western Avenue Business District, at a rate not to exceed one percent (1%) of the gross receipts from sales made in the course of selling tangible personal property, other than an item of tangible personal property titled or registered with an agency of this State's government, at retail within the Western Avenue Business District. Such tax shall not be applicable to the sales of food for human consumption that is to be consumed off the premises where it is sold (other than alcoholic beverages, soft drinks, and food that has been prepared for immediate consumption), prescription and nonprescription medicines, drugs, medical appliances, modifications to a motor vehicle for the purpose of rendering it usable by a disabled person, and insulin, urine testing materials, syringes, and needles used by diabetics, for human use.

The City also intends to impose a Service Occupation Tax upon all persons engaged within the boundaries of the Western Avenue Business District in the business of making sales of service at a rate not to exceed one percent (1%) of the selling price of all tangible personal property transferred within the Western Avenue Business District by such servicemen either in the form of tangible personal property or in the form of real estate as an incident to a sale of service. Such tax may not be imposed on the sale of food for human consumption that is to be consumed off the premises where it is sold (other than alcoholic beverages, soft drinks, and food that has been prepared for immediate consumption), prescription and nonprescription medicines, drugs, medical appliances, modifications to a motor vehicle for the purpose of rendering it usable by a disabled person, and insulin, urine testing materials, syringes, and needles used by diabetics, for human use.

The City shall further impose a Hotel Operators' Occupation Tax at a rate not to exceed one percent (1%) of the gross receipts from renting, leasing or letting hotel rooms within the Western Avenue Business District.

The proceeds of these Sales Taxes shall be used during the term of the designation of the Western Avenue Business District (not to exceed 23 years from the date of adoption of this Business District Plan) for the planning, execution and implementation of the Business District Plan, the payment of business district project costs as set forth in the Business District Plan and permitted by the BDD Act and the payment of obligations of the City issued to provide for the payment of business district project costs.

A City ordinance shall also be adopted by the Corporate Authorities to create a separate fund entitled the "Western Avenue Business Development District Tax Allocation Fund" in order to receive the revenues generated by the Sales Taxes. Pursuant to the BDD Act, all funds received from the Sales Taxes must be deposited into this special fund.

Funds necessary to pay for business district project costs and to secure municipal obligations issued for such costs are to be derived primarily from the Sales Taxes. Other sources of funds which may be used to pay for business district project costs or to secure municipal obligations are state and federal grants, investment income, private financing and other legally permissible funds the City may deem appropriate. All such funds shall be deposited in the Western Avenue Business Development District Tax Allocation Fund.

## VIII. ISSUANCE OF OBLIGATIONS

The City may issue obligations pursuant to the BDD Act and other authorities in order to pay for business district project costs. The obligations may be secured by the Western Avenue Business District Sales Taxes and other sources that the City may deem appropriate. Additionally, the City may provide other legally permissible credit enhancements to any obligations issued pursuant to the BDD Act.

All obligations issued by the City pursuant to this Business District Plan and the BDD Act shall be retired within twenty-three (23) years from the date of adoption of the ordinance approving this Business District Plan. One or more series of obligations may be issued from time to time in order to implement this Business District Plan.

Obligations may be issued on either a taxable or tax-exempt basis, as general obligation bonds, general obligation debt certificates, alternate bonds or revenue bonds, or other debt instruments, with either fixed rate or floating interest rates, with or without capitalized interest, with or without deferred principal retirement, with or without interest rate limits except as limited by law, with or without redemption provisions, and on such other terms, all as the City may determine and deem appropriate.

IX. ESTABLISHMENT AND TERM OF THE WESTERN AVENUE BUSINESS DISTRICT

The establishment of the Western Avenue Business District shall become effective upon adoption of an ordinance by the Mayor and City Council adopting the Western Avenue Business District Plan and designating the Western Avenue Business District. Development agreements between the City and any developers or other private parties shall be consistent with the provisions of the BDD Act and this Business District Plan.

Pursuant to the BDD Act, the Western Avenue Business District Sales Taxes described in Section VII may not be imposed for more than twenty-three (23) years pursuant to the provisions of the BDD Act. The Western Avenue Business District shall expire upon the termination of the imposition of the Western Avenue Business District Sales Taxes and the final payout of the same from the Western Avenue Business Development District Tax Allocation Fund, which shall be no later than 23 years from the date of adoption of the ordinance approving this Business District Plan.

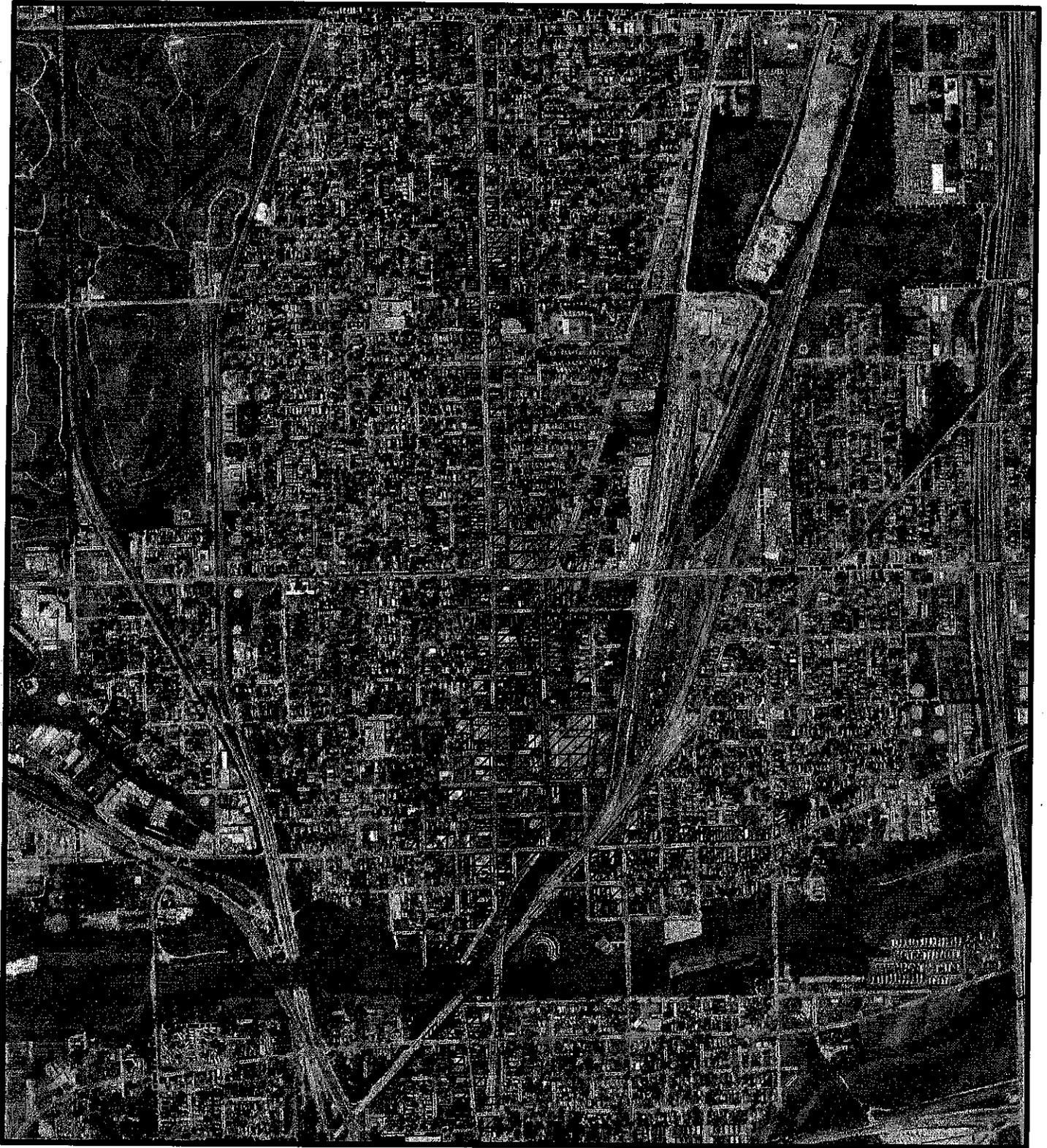
X. FORMAL FINDINGS

Based upon the information described in the attached *Exhibit B*, the Mayor and City Council of the City of Blue Island, Cook County, Illinois, find and determine the following:

- (a) the Western Avenue Business District is a contiguous area and includes only parcels of real property directly and substantially benefitted by the proposed business district development or redevelopment plan;
- (b) the Western Avenue Business District Plan is consistent with the City of Blue Island's Comprehensive Plan for the development of the City as a whole;
- (c) the Western Avenue Business District is a blighted area as defined in the BDD Act by reason of the predominance of defective or inadequate street layout, deterioration of site improvements, and obsolete platting;
- (d) the Western Avenue Business District constitutes an economic liability to the City in its present condition and use; and,
- (e) the Western Avenue Business District on the whole has not been subject to growth and development by private enterprises or would not reasonably be anticipated to be developed or redeveloped without the adoption of the business district development or redevelopment plan.

XI. PROVISIONS FOR AMENDING THE BUSINESS DISTRICT PLAN

The Mayor and City Council of the City of Blue Island may amend this Business District Plan from time to time by adopting an ordinance providing for such amendment.



## Business Development District

Western Avenue: 119th Street south to 135th Street

Gregory Street: 127th Street south to Grove Street

Vermont Street: Greenwood east to Division Street

COBI: 12/22/2014



EXHIBIT B

CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS  
WESTERN AVENUE BUSINESS DEVELOPMENT DISTRICT  
ELIGIBILITY REPORT

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The proposed Western Avenue Business Development District includes the real estate identified on *Exhibit A* of the proposed Western Avenue Business Development District Development Plan. The area covers approximately 194 acres and can be generally described as follows:

all of the properties fronting Western Avenue on the east and west from 119<sup>th</sup> Street to 127<sup>th</sup> Street; the properties fronting 127<sup>th</sup> Street on the north from Western Avenue to Irving Avenue; the properties generally bounded on the north by 127<sup>th</sup> Street, on the east by the Railroad Right-of-Way, on the south by the intersection of the Railroad Right-of-Way and Western Avenue, and on the west by Western Avenue; the properties fronting Vermont Street on the north and south from the Railroad Right-of-Way to the east side of Division Street; the properties generally bounded on the north by Vermont Street, on the east by Chatham Street, on the south by Fulton Street, and on the west by the Railroad Right-of-Way; the properties generally bounded on the north by the Calumet-Saganashkee Channel, on the east by Western Avenue, on the south by 135<sup>th</sup> Street, and on the west by the properties fronting Old Western Avenue on the west, and including four parcels fronting Western Avenue on the east between Canal Street and Broadway Street; the properties fronting Old Western Avenue on the east and west from the Calumet-Saganashkee Channel to Grove Street; the properties fronting Western Avenue on the west from Grove Street to Vermont Street; properties fronting Vermont Street on the north and south from Western Avenue to the west side of Greenwood Avenue; and all of the properties fronting Western Avenue on the west from Vermont Street to 127<sup>th</sup> Street (the "*Proposed Business District*").

The legal description of the Proposed Business District is attached hereto as *Exhibit A*.

In order for the City of Blue Island to designate the Proposed Business District as a "business district" under the Business District Development and Redevelopment Law (65 ILCS 5/11-74.3-1 *et seq.*) (the "*BDD Act*") and to implement a sales tax or a hotel tax to fund improvements to the Proposed Business District, the City is required to make a formal finding that the Proposed Business District is a "blighted area" which is defined by the BDD Act as:

"Blighted area" means an area that is a blighted area which, by reason of the predominance of defective, non-existent, or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire or other causes, or any

combination of those factors, retards the provision of housing accommodations or constitutes an economic or social liability, an economic underutilization of the area, or a menace to the public health, safety, morals, or welfare.”

The BDD Act also requires the municipality to determine that the Proposed Business District has not been subject to growth and development through private investment and would not reasonably be anticipated to experience investment and redevelopment without the adoption of the proposed Western Avenue Business Development District Development Plan.

I. ANALYSIS OF THE PROPOSED BUSINESS DISTRICT

The Proposed Business District fronts Western Avenue, one of the most trafficked corridors in the City of Blue Island and includes a wide-range of mixed uses: residential, office, commercial and retail uses. Despite the fact that Western Avenue has a large daily traffic count, business in the area has not increased, vacancies continue to increase and the Proposed Business District has suffered from lack of private investment.

The Proposed Business District is comprised of 777 parcels, with a total of 583 structures, most of which are more than thirty five years of age. Despite the serious need for updating, less than sixty permits have been issued on average each year over the last ten years. No significant private investment has occurred in the area in the past decade. The gain believed to result from the improvements made by the Great Lakes Bank at 13057 Western Avenue is lost as it is scheduled to close on March 20, 2015 having been acquired by First Midwest Bank. The City hopes that the acquisition and renovation of the building located at 12940 Western Avenue by Moraine Valley Community College in 2014 in order to provide additional classrooms will attract new activity in the area. A new redevelopment plan and source of funding is therefore necessary to spur interest and induce private investment.

The Proposed Business District is plagued by deteriorated sidewalks, archaic and dilapidated street lighting, inferior roadways, significant vacancies, and a confusing and unsafe traffic pattern as a result of Western Avenue (the City's primary commercial corridor) being one-way south from 127<sup>th</sup> Street to Grove Street and Gregory Street being one-way north to 127<sup>th</sup> Street.

The Proposed Business District has several land uses and includes the commercial zoning districts:

- C-2 Highway Commercial (119<sup>th</sup> Street to 127<sup>th</sup> Street);
- C-1 Central Area Commercial (127<sup>th</sup> Street to Union Street);
- U-TOD (Union Street to Grove Street and portions along Vermont Street).

## II. EXISTENCE OF BLIGHTING FACTORS

### A. *Defective or Inadequate Street Layout*

In 1976, Western Avenue and Gregory Street were converted into a "one-way" couplet from 127<sup>th</sup> Street to Grove Street with Gregory Street running north and Western Avenue running south. The purpose of this configuration was to accommodate additional traffic volumes by creating two to three lanes of traffic and providing on-street parking opportunities. Contrary to the City's expectations, this restriction of vehicular circulation resulted in several negative impacts:

- confusing traffic pattern;
- unsafe pedestrian environment;
- decreased business activity; and,
- prevention of development in this uptown commercial district.

Several studies of the area have concluded that the reconfiguration of Western Avenue as a two-way street is crucial to sustain this commercial corridor. It has been estimated that the cost of such an undertaking is in excess of six million dollars. Over one million dollars has been committed to this project from the Southwest Conference of Mayors, and the City is working on securing a required 20% match.

### B. *Deterioration of Site Improvements*

The necessary site improvements in any commercial district such as roadways, sidewalks, lighting and streetscape to encourage private investment are sorely lacking in the Proposed Business District. The City's engineers have reviewed the street conditions in the area and have found that seventy-two percent (72%) of these roadways need improvements. The Proposed Business District also suffers from deteriorated sidewalks and concrete-paved crosswalks which need repair. Sixty-six corner sidewalks in the Proposed Business District need to be made ADA compliant.

The street lighting is seriously deteriorated and pedestrian lighting is non-existent north of 127<sup>th</sup> Street. Numerous street poles are dilapidated and must be replaced. Streetscape improvements have deteriorated with time and the area requires trees, signage and replacement of planter boxes.

The deteriorated condition of the site improvements in the Proposed Business District has resulted in the increase of vacancies along this commercial corridor and lack of private investment.

### *C. Obsolete Platting*

A very significant blighting factor to be found in the Proposed Business District is obsolete platting, a factor which contributes to deleterious use of properties and, in the case at hand, excessive vacancies. Many of the parcels in the Proposed Business District were first platted in 1838 and have retained their original dimensions as Portland subdivision lots. A significant number of the parcels in the Proposed Business District are too narrow in width (a majority being twenty-five feet wide) and far too shallow (a majority being one hundred and twenty-five feet in length) to permit modern commercial development. The existence of dedicated alleyways in the Proposed Business District may require City action to vacate before parcels may be assembled for new development. Consolidation of parcels is crucial to attracting new commercial enterprises.

### III. DETERMINATION OF ELIGIBILITY UNDER THE BDD ACT

The Proposed Business District meets the requirements of the BDD Act for designation as a blighted area. Blight, as defined in the BDD Act, is present and the presence of these blighting conditions has hindered growth and development in the Proposed Business District. The blighting conditions in the area have been present for an extended period of time, and the market alone has not been able to support new development to mitigate these conditions. The City has tried for several years to encourage economic investment in this large and important part of the community and has achieved very limited success; however, future private reinvestment would not be reasonably expected to continue by private enterprise alone.

The conclusion of this Eligibility Study is that the Proposed Business District qualifies as a blighted commercial area under the requirements of the BDD Act and the area is in need of revitalization and guided growth to ensure that it will contribute to the long-term physical, economic and social well-being of the City.

#### IV. FORMAL FINDINGS

The proposed Western Avenue Business Development District is a contiguous area and includes only parcels of real property which will be directly benefitted by the proposed Western Avenue Business Development District Development Plan.

- A. The Business District Plan is consistent with the City's comprehensive plan.
- B. The proposed Western Avenue Business Development District is a blighted area as defined in the BDD Act due to defective or inadequate street layout, significant deterioration of site improvements, and obsolete platting.
- C. The proposed Western Avenue Business Development District is an economic liability in its present condition due to the economic underutilization of the area.
- D. The proposed Western Avenue Business Development District has experienced minimal development by private enterprise but continued development is not reasonably anticipated without the adoption of the BDD Act, approval of the proposed Western Avenue Business Development District Development Plan and assistance of the City with the extraordinary costs of the necessary improvements to induce private investment.

*Exhibit A*

*Legal Description*

Those parts of the East Half of the Northeast Quarter and the East Half of the Southeast Quarter of Section 25, Township 37 North, Range 13 East of the Third Principal Meridian, the East Half of the Northeast Quarter and the East Half of the Southeast Quarter of Section 36, Township 37 North, Range 13 East of the Third Principal Meridian, the West Half of the Northwest Quarter and the West Half of the Southwest Quarter of Section 30, Township 37 North, Range 14 East of the Third Principal Meridian, the Northwest Quarter, the West Half of the Northeast Quarter, the Southwest Quarter and the West Half of the Southeast Quarter of Section 31, Township 37 North, Range 14 East of the Third Principal Meridian, bounded and described as follows: Beginning at the northwest corner of the Northwest Quarter of said Section 30, Township 37 North, Range 14 East of the Third Principal Meridian; thence easterly along the north line of said Northwest Quarter to the northerly extension of the east line of Lot 4 in Frank C. Rathje's Hillside Subdivision per document 6003869; thence southerly along said northerly extension and along the east line of said Lot 4 to the southeast corner thereof; thence westerly along the south line of said Lot 4 and the westerly extension thereof to the east line of Lot 129 in said subdivision; thence southerly along the east line of said Lot 129 and the southerly extension thereof, to the southeast corner of Lot 124 in said subdivision (said corner being also on the north line of 119th Place); thence southerly to the northeast corner of Lot 1 in "Resubdivision of Lot 4 to 24 inclusive and vacated north and south alleys, all in original Block 2 in South Washington Heights Subdivision" per document 7465642; thence southerly along the east line of said Lot 1 and the southerly extension thereof, to the southeast corner of Lot 5 in said subdivision; thence southerly to the northeast corner of Lot 13 in Block 6 in "Pettersen's Subdivision of Lot 3 and the South 33 feet of Lot 2 and the North 33 feet of Lot 4, all in South Washington Heights" per document 2186608; thence southerly along the east line of said Lot 13 and along the southerly extension thereof, to the southeast corner of Lot

22 in said Block 6 (said corner being also on the north line of 120<sup>th</sup> Place); thence southerly to the northeast corner of Lot 10 in "Subdivision of Lots 15 to 23 and the vacated alley in the West part of Block 4 in South Washington Heights" per document 4023816; thence southerly along the east line of said Lot 10 and the southerly extension thereof, to the southeast corner of Lot 1 in said subdivision (said corner being also on the north line of 121st street); thence southerly to the northeast corner of Lot 13 in Block 6 in "Resubdivision of Blocks 5 and 6 in South Washington Heights" per document 1872049; thence southerly along the east line of said Lot 13 and the southerly extension thereof, to the southeast corner of Lot 22 in said Block 6 (said corner being also on the north line of 121st Place); thence southerly to the northeast corner of Lot 13 in Block 7 in "Linden Heights Subdivision of part of original Block 6, west of Vincennes Road, in Washington Heights", per document 5492565; thence southerly along the east line of said Lot 13 and the southerly extension thereof to the southeast corner of Lot 22 in said Block 7 (said corner being also on the north line of 122nd Street); thence continuing southerly along the southerly extension of the east line of said Lot 22 to its intersection with the north line of Lot 1 in "Blue Island Ridge Subdivision of part of Blocks 7 and 8 in Washington Heights Subdivision" per document 6565166 (said north line of Lot 1 being also on the south line of 122nd Street); thence easterly along the north line of said Lot 1 and the easterly extension thereof, to the northeast corner of Lot 4 in "Resubdivision of Lots 22 and 23 and the north 34 feet of Lot 21 in Blue Island Ridge Subdivision" per document 9108335; thence southerly along the east line of said Lot 4 and along the southerly extension thereof, to the north line of Lot 14 in aforesaid Blue Island Ridge Subdivision; thence westerly along the north line of said Lot 14 and the westerly extension thereof, to the east line of Lot 23 Block 8 in "South Washington Heights Subdivision" per document 131497; thence southerly along the east line of said Lot 23 and the southerly extension thereof, to the southeast corner of Lot 22 in said Block 8 (said corner being also on the north line of 123rd Street); thence continuing southerly along the southerly extension of the east line of said Lot 22 to the

north line of Block 1 in "Staffel's Subdivision of the Lot 3 in Ludwig Krueger's Subdivision" per document 5158231; thence westerly along the north line of said Block 1 to the east line of the west 125 feet of said Block 1; thence southerly along said east line of the west 125 feet of Block 1 and along the southerly extension thereof to the northeast corner of Lot 1 in Block 2 in "Staffel's Subdivision of the South Half of Block 2 and of Block 3 in Staffel's Subdivision of Lot 3 of Ludwig Krueger's Subdivision" per document 5158232; thence southerly along the east line of said Lot 1 in Block 2 and the southerly extension thereof to the southeast corner of Lot 5 in Block 3 in said subdivision (said southeast corner being also on the north line of Orchard Street); thence southerly to the northeast corner of Lot 18 in "Subdivision of Lot 4 of Assessor's Division of the West Half of the Southwest Quarter of Section 30, Township 37 North, Range 14 East of the Third Principal Meridian" per document 1570868; thence southerly along the east line of said Lot 18 and the southerly extension thereof, to the southeast corner of Lot 38 in said subdivision; (said southeast corner being also the northeast corner of Lot 1 in "Resubdivision of Lots 17 to 20 in John Sorgensfreis Subdivision" per document 5243703; thence southerly along the east line of said Lot 1 and along the south extension thereof to the southeast corner of Lot 3 in said subdivision ( said corner being also the northeast corner on Lot 16 in "John Sorgensfreis Subdivision of Lots 11 to 20 inclusive in Block 1 of F. O. Young's Subdivision" per document 2043344; thence southerly along the east line of said Lot 16 and the southerly extension thereof to the southeast corner of Lot 15 in said subdivision (said southeast corner being also on the north line of Florence Street); thence southerly on a straight line to the northeast corner of Lot 46 in "Resubdivision of Block 2 in Fairmont Subdivision" per document 2402597; thence southerly along the east line of said Lot 46 and the southerly extension thereof, to the southeast corner of Lot 35 in said subdivision (said southeast corner being also on the north line of Vernon Street); thence southeasterly on a straight line to the northeast corner of Lot 8 in Block 3 in "Fairmont Subdivision of Lots 2 and 3 in Assessor's Division in the West Half of

the Southwest Quarter of Section 30, Township 37 North, Range 14 East of the Third Principal Meridian" per document 61508; thence southerly along the east line of Lot 8 in said Block 3 and the southerly extension thereof to the northwest corner of Lot 5 in Block 4 of said "Fairmont Subdivision" (said northwest corner being also on the south line of Olive Street); thence easterly along the north line of said Lot 5 and the easterly extension thereof to the northeast corner of Lot 15 in "Austin Canavan's Resubdivision of Lots 1, 2, 3 and the East Half of Lot 4 in Block 4 in Fairmont Subdivision" per document 1857117 (said northeast corner being also on the northwesterly line of Vincennes Road); thence southwesterly along the easterly line of said Lot 15 and the southerly extension thereof to the southeast corner of Lot 10 in said subdivision; thence continuing southwesterly along the easterly line of Lot 13 in aforesaid "Fairmont Subdivision" to the westerly extension of the north line of Lot 36 in "Massey's Addition to Fairmont" per document 1331240; thence easterly along said westerly extension, the north line of said Lot 36 and the easterly extension of said north line of Lot 36, to the northeast corner of said Lot 32 in said subdivision, (said northeast corner being also on the westerly line of Irving Avenue); thence southwesterly along the easterly line of said Lot 32 to the north line of Burr Oak Street as widened; thence southerly on a straight line to the intersection of the west line of Irving Avenue and the southerly line of Burr Oak Street as widened (said intersection point being also on the east line of Lot 1 in "Resubdivision of Lots 50 to 52 of J. P. Young's Second Addition" per document 2215906); thence southerly along the west line of said Lot 1 to the westerly extension of the north line of Lot 8 in "J.P. Young's Second Addition" per document 860207; thence easterly along the north line of said Lot 8 to the northeast corner thereof; thence southerly along the east line of said Lot 8 to the northwest corner of Lot 11 in said subdivision; thence easterly along the north line of said Lot 11 and the easterly extension thereof, to the northeast corner of Lot 14 in said subdivision; thence southwesterly along the easterly line of said Lot 14 to the southeast corner thereof (said corner being also on the north line of Prairie Street); thence continuing

southwesterly along the southwesterly extension of the easterly line of said Lot 14 and along the easterly line of Lot 15 in said subdivision to the southeast corner of said Lot 15; thence westerly along the south line of said Lot 15 and the westerly extension thereof, to the southwest corner of Lot 17 in said subdivision; thence northerly along the west line of said Lot 17 to the south line of Lot 19 in said subdivision; thence westerly along the south line of said Lot 19 and along the westerly extension thereof to the east line of Lot 1 in "H. L. Bridgeman's Subdivision" per document 2056565 (said east line of Lot 1 being also the west line of Irving Avenue); thence southerly along the east line of said Lot 1 to the southeast corner thereof; thence westerly along the south line of said Lot 1 and the westerly extension thereof, to the northerly extension of the east line of "Gordon's Consolidation of part of Lot 3 of Block 3 of J. P. Young's Second Addition" per document 5996447; thence southerly along said northerly extension and along the east line of said Gordon's Consolidation to the southeast corner thereof; thence southerly to the northeast corner of Lot 1 in "Subdivision of Lot 42 (except the South 34 feet and the East 214 feet) and Lot 43 (except the North 45.5 feet and except the East 214 feet) in J. P. Young's Second Addition to Blue Island" per document 9042330; thence southerly along the east line of said Lot 1 and the southerly extension thereof, (said east line being also the west line of the East 214 feet of Lots 43 and 42 in said "J. P. Young's Second Addition to Blue Island"), to the southeast corner of Lot 4 in said "Subdivision of Lot 42 (except the South 34 feet and the East 214 feet) and Lot 43 (except the North 45.5 feet and except the East 214 feet) in J. P. Young's Second Addition to Blue Island"; thence continuing southerly along the west line of the East 214 feet of Lot 42 in said "J.P. Young's Second Addition to Blue Island" to the north line of the south 14 feet of said Lot 42; thence easterly along the last described north line and the easterly extension thereof, 284 feet more or less, to the east line of Irving Avenue; thence southerly along said east line of Irving Avenue to the north line of Union Street; thence East along the North line of Union Street and the easterly extension thereof to the westerly line of the Chicago, Rock Island and Pacific Railroad 100 foot right of way in

the West Half of the Northwest Quarter of said Section 31; thence southerly and southwesterly along said westerly line of the Chicago, Rock Island and Pacific Railroad to the North line of Vermont Street; thence easterly along the North line of said Vermont Street to the southwest corner of Lot 13 in "Sanders Second Addition" per document 305764; thence northeasterly along the northwesterly line of said Lot 13 to the east line of Lot 9 in "Roll's Subdivision of the East Half of Lot 13 in Sander's Second Addition to the Town of Blue Island" per document 567664; thence southerly along east line of said Lot 9 to the north line of Lot 10 in said Roll's Subdivision; thence easterly along the north line of said Lot 10 and the easterly extension thereof, to the northeast corner of said Lot 13 in said subdivision (said corner being also on the west line of Chicago Street); thence easterly to the northwest corner of Lot 6 in "Subdivision of Lot 4 in Sander's Second Addition to the Town of Blue Island" per document 1005813; thence easterly along the north line of said Lot 6 and the easterly extension thereof, to the northeast corner of said Lot 1 in said subdivision (said corner being also on the west line of Hoyne Avenue); thence east to the northeast corner of Lot 8 in "Subdivision of Lot 3 in Sander's Second Addition to the Town of Blue Island" per document 193132; thence easterly along the north line of said Lot 8 and the easterly extension thereof, to the northeast corner of Lot 1 in said subdivision (said northeast corner being also on the west line of Lot 2 in said "Sander's Second Addition to the Town of Blue Island", thence northerly along the west line of said Lot 2 in "Sander's Second Addition to the Town of Blue Island" to the northwest corner thereof; thence easterly along the north line of said Lot 2 to the northeast corner thereof; thence southerly along the east line of said Lot 2 to the northwest corner of Lot 10 in "Resubdivision of Neubarth's Subdivision of Lot 1 in Sander's Second Addition to the Town of Blue Island" per document 2733618; thence easterly along the north line of said Lot 10 and the easterly extension thereof, to the west line of the Northeast Quarter of Section 31, Township 37 North, Range 14 East of the Third Principal Meridian; thence northerly along the last described line to the point on the northerly line of Parcel 1 as described

in Trustee's Deed recorded October 30, 2001 as document 0011014335 in Cook County, Illinois (said point being 232 feet north of the southeast corner of the Northeast Quarter of said Section 31); thence northeasterly along the northerly line of said Parcel 1 a distance of 169 feet to the northeast corner of said Parcel; thence southerly along the east line of said Parcel 1 (being parallel with the west line of the Northeast Quarter of said Section 31) a distance of 74.87 feet to the southerly line of Parcel 2 as described in said document 0011014335 (said southerly line of Parcel 2, if extended, intersects the west line of the Northeast Quarter of said Section 31 at a point 157.12 feet north of the southeast corner of said Northeast Quarter); thence southwesterly along the southerly line of said Parcel 2 a distance of 83.35 feet more or less to the east line of property as described in Warranty Deed recorded December 11, 2006 as document 0634502019 in Cook County, Illinois; thence southerly along said east line (being parallel with the west line of the Northeast Quarter of said Section 31) to the north line of Vermont Street; thence southeasterly on straight line to the northeast corner of Lot 4 in "Driese's Resubdivision of Block 9 and Subdivision of Lot 4 of Assessor's Subdivision of Lot 1 in Subdivision of the Southwest Quarter of the Northeast Quarter of Section 31, Township 37 North, Range 14 East of the Third Principal Meridian" per document 1113690 (said corner being also on the south line of Vermont Street); thence southerly along the east line of said Lot 4 to the southeast corner thereof; thence westerly along the south line of said Lot 4 to the southwest corner thereof (said southwest corner being also on the east line of Division Street); thence westerly to the southeast corner of Lot 1 in Block 10 in "Blue Island (formerly Portland)" (ante fire) a subdivision in Sections 31 and 32, Township 37 North, Range 14 East of the Third Principal Meridian per plat recorded April 13, 1839 in Book 2 of Maps pages 117 and 118; thence westerly along the south line of said Lot 1 and the westerly extension thereof, to the southwest corner of Lot 5 in said Block 10 (said corner being also on the east line of Seeley Avenue); thence westerly to the southeast corner of Lot 1 in Block 11 in said "Blue Island (formerly Portland) Subdivision"; thence westerly along the south line of said

Lot 1 and the westerly extension thereof, to the southwest corner of Lot 5 in said subdivision (said corner being also on the east line of Hoyne Avenue); thence continuing westerly along the westerly extension of said Lot 5 in Block 11 to the west line of Hoyne Avenue; thence northerly along said west line of Hoyne Avenue to the southeast corner of Lot 1 in "Resubdivision of Block 12 in the Original Town of Blue Island (formerly Portland)" per document 1022166; thence westerly along the south line of said Lot 1 to the southwest corner thereof; thence southerly along the west line of Lot 2 through Lot 7 (both inclusive) in said resubdivision, to the southwest corner of said Lot 7 (said corner being also on the north line of Grove Street; thence westerly 16 feet to the southeast corner of Lot 8 in said resubdivision; thence northerly along the east line of said Lot 8 and the northerly extension thereof, to the northeast corner of Lot 13 in said subdivision; thence westerly along the north line of said Lot 13 and the westerly extension thereof, to the east line of Lot 1 in "Klien's Subdivision of the South Half and the East 130 feet of the North Half of Block 13 in Original Town of Blue Island (formerly Portland)" per document 157321 (said east line of Lot 1 being also the west line of Chicago Street; thence southerly along the east line of said Lot 1 to the southeast corner of thereof; thence westerly along the south line of said Lot 1 and the westerly extension thereof, to the southwest corner of Lot 3 in said subdivision (said corner being also on the east line of Lot 3 in Block 13 in said Original Town of Blue Island (formerly Portland); thence southerly along the east line of Lot 3 in Block 13 in said Original Town of Blue Island (formerly Portland) to the southeast corner thereof; thence westerly along the south line of Lot 3 in Block 13 in said Original Town of Blue Island (formerly Portland), and along the south line of Lot 4 in said Block 13, to the east line of the west 7 feet of said Lot 4; thence northerly along the said east line of the west 7 feet of said Lot 4 to the north line of the south 47 feet of said Lot 4; thence westerly along said north line of the south 47 feet of said Lot 4 and the westerly extension thereof, to the east line of Lot 1 in Block 14 of said Original Town of Blue Island (formerly Portland) (said east line being also the west line of Chatham Street); thence southerly

along the west line Chatham Street to the north line of Fulton Street; thence westerly along said north line of Fulton Street to the west line of Irving Avenue; thence southerly along the west line of Irving Avenue to the south line of vacated Fulton Street; thence westerly along the south line of said vacated Fulton Street and the westerly extension of said south line, to the westerly right of way line of the former Chicago, Rock Island and Pacific Railroad; thence southwesterly along said westerly right of way line to the east line of the Southeast Quarter of Section 36, Township 37 North, Range 13 East of the Third Principal Meridian; thence southerly along the last described line to the south line of Broadway Street; thence westerly along the said south line of Broadway Street to the east line of Lot 6 in "Subdivision of Block 22 of Robinson's Subdivision (except the North 70 feet thereof) of the East Half of the Southeast Quarter of Section 36, Township 37 North, Range 13 East of the Third Principal Meridian" per document 2075067; thence southerly along the east line of said Lot 6 to the southeast corner thereof; thence westerly along the south line of said Lot 6 and the westerly extension thereof to the southeast corner of Lot 5 in said subdivision; thence southerly along the east line of Lots 1 through 3 (both inclusive) in "Subdivision of Block 23 in Robinson's Addition to Blue Island" per document 3024580, to the southeast corner of said Lot 3 (said corner being also on the north line of vacated Market Street); thence easterly along said north line of vacated Market Street to the east line of North Half of vacated Market Street as lies south of and abuts said Lot 3; thence southerly along said east line to the centerline of vacated Market Street; thence westerly along said centerline to a point on a line which is perpendicular to the south line of said vacated Market Street (north line of Block 24 in "Robinson's Addition to Blue Island") at a point 165 feet west of the northeast corner of said Block 24; thence southerly along said perpendicular line to the south line of said vacated Market Street; thence southwesterly on a straight line to a point on the south line of the north 100 feet of said Block 24 which is 180 feet west of the east line of said Block 24; thence continuing southwesterly to a point on the south line of the north 55 feet of the south 131 feet of said Block 24 which

is on the west line of property conveyed to United States of America by Warranty Deed recorded as document 18524419; thence easterly along the south line of the north 55 feet of the south 131 feet of said Block 24 in "Robinson's Addition to Blue Island", to the east line of said Block 24; thence southerly along the east line of said Block 24 a distance of 76 feet to the northeast corner of Block 25 in said "Robinson's Addition to Blue Island"; thence westerly along the north line of said Block 25 to the west line of the east 58 feet of said Block 25; thence southerly along the last described line to the south line of DesPlaines Street as shown on Plat recorded February 7, 1896 as document 2343748; thence easterly along said south line to the west line of the east 50 feet of said Block 25 in "Robinson's Addition to Blue Island"; thence southerly along said east line to the south line of said Block 25 (said south line being also the south line of the Southeast Quarter of said Section 36, Township 37 North, Range 13 East of the Third Principal Meridian); thence westerly along the south line of said Southeast Quarter to the southerly extension of the west line of Lot 6 in said "Gustav Schumann's Resubdivision" per document 3869222; thence northerly along said southerly extension of Lot 6 and along the west lines of Lot 6, Lot 5, Lot 4, Lot 3, Lot 2 and Lot 1 in said resubdivision to the northwest corner of said Lot 1; thence westerly along the westerly extension of the north line of said Lot 1, being also the south line of Lot 8 in Block 21 in said "Robinson's Addition to Blue Island", to the west line of the east 150 feet of said Lot 8; thence northerly along said west line of the east 150 feet to the north line of said Lot 8; thence easterly along said north line to the west line of the east half of Lot 7 in said Block 21 in "Robinson's Addition to Blue Island"; thence northerly along the west line of the east half of said Lot 7, and along the west line of the east half of Lot 6 in Block 21 in said "Robinson's Addition to Blue Island", to the north line of the south 50 feet of said Lot 6; thence on a straight line to the west line of the east 135 feet of the north 100 feet of said Lot 6; thence northerly along the west line of the east 135 feet of said Lot 6, and along the west line of the east 135 feet of Lot 5 in Block 21 in said "Robinson's Addition to Blue Island", to the north line of said Lot 5, being

also the south line of Lot 4 in Block 21 in said "Robinson's Addition to Blue Island"; thence westerly along the south line of said Lot 4 to the east line of the west half of said Lot; thence northerly along the east line of the west half of said Lot 4 to the north line of said Lot; thence westerly along the north line of said Lot 4, being also the south line of Lot 3 in Block 21 in said "Robinson's Addition to Blue Island", to the east line of the west 110 feet of said Lot 3; thence northerly along said east line to the south line of the north 135 feet of said Lot 3; thence westerly along said south line a distance of 5.0 feet to the east line of the west 105 feet of said Lot 3; thence northerly along said east line a distance of 15.0 feet to the south line of the north 120 feet of said Lot 3; thence westerly along said south line a distance of 75.0 feet to the east line of the west 30.0 feet of said Lot 3; thence southerly along said east line a distance of 5.0 feet to the south line of the north 125 feet of said Lot 3; thence westerly along said south line a distance of 30.0 feet to the west line of said Lot 3, being also the east line of Greenwood Avenue; thence northerly along the west line of said Lot 3 in Block 21 in "Robinson's Addition to Blue Island", being also the east line of said Greenwood Avenue, to the north line of said Lot 3, said north line being also the south line of Broadway Street; thence westerly along the south line of Broadway Street to the northwest corner of Lot 5 in the "Subdivision of Lot 2 in Block 21 in said Robinson's Addition to Blue Island" per plat thereof recorded as document number 2380786, said northwest corner being on the southeasterly right of way line of the Chicago, Rock Island and Pacific Railroad per said subdivision plat; thence northeasterly along said southeasterly right of way line to the west line of Lot 2 in "Resubdivision of Lot 5 and 6 in Block 18 of Robinson's Addition to Blue Island" per document 2380787; thence southerly along the west line of said Lot 2 a distance of 79.99 feet; thence northeasterly 45.93 feet more or less to a point on the easterly line of said Lot 2 which is 89.49 feet south of the northeast corner of said Lot 2; thence northeasterly 79.45 feet to a point on the east line of Lot 1 in said resubdivision, which is 81.36 feet southerly of the northeast corner of said Lot 1 (as described in document 1403704000); thence northeasterly to a point on

the east line of Lot 1 in "Daemicke's Subdivision of Block 18 of Robinson's Addition to Blue Island" as described in document 0323720145 (said point being also on the west line of Old Western Avenue); thence northerly along said west line of Old Western Avenue, being also the east line of Block 18, Block 15 and Block 10 in "Robinson's Addition to Blue Island", to the south line of said Block 10; thence westerly along said south line said Block 10 to the southwest corner of thereof; thence northeasterly along the northwesterly line of said Block 10 to the south line of James Street; thence east along said south line of James Street, to the southerly extension of the east line of Artesian Avenue; thence northerly along said southerly extension and along the east line of said Artesian Avenue, to the easterly extension of the north line of the south 125 feet of the Southeast Quarter of Block 2 in "Robinson's Addition to Blue Island"; thence westerly along said easterly extension and along said north line of the south 125 feet of the Southeast Quarter of Block 2 in "Robinson's Addition to Blue Island" to the west line of said Southeast Quarter of Block 2; thence northerly along the west line of the Southeast Quarter of Block 2 in said "Robinson's Addition to Blue Island", to the south line of the north 72 feet of the west 135 feet of said Block 2; thence westerly along the last described line to the west line of said Block 2 (said line being also the east line of Greenwood Avenue); thence northerly along said west line of Block 2 to the south line of Vermont Street; thence westerly along said south line of Vermont Street to the southerly extension of the west line of Lot 3 in Block 33 in "Young's Addition to Blue Island" recorded July 25, 1857; thence northerly along said southerly extension and along the west line of said Lot 3, to the south line of the North Half of Lot 2 in Block 33 said "Young's Addition to Blue Island"; thence easterly along the last described line to the east line of the West 35 feet of the North Half of said Lot 2; thence northerly along the last described line to the north line of said Lot 2; thence easterly along north line of said Lot 2 and the easterly extension thereof, to the west line of Lot 4 in "Chas. Poelman's Resubdivision of Lots 2 to 4 in Block 34 in Young's Addition to Blue Island" (said west line being also the east line of Greenwood Avenue); thence northerly

along said west line of Lot 4 to the northwest corner thereof; thence easterly along the north line said Lot 4 and the easterly extension thereof, to the east line of Lot 3 in said "Chas. Poelman's Resubdivision"; thence southerly along the east line of said Lot 3 to the southeast corner thereof; thence easterly along the south line of Lot 2 in said subdivision and the easterly extension thereof to the southeast corner of Lot 1 in said resubdivision; thence easterly along the south line of Lot 1 in Block 34 in "Young's Addition to Blue Island", to the southeast corner of said Lot 1; thence easterly to the southwest corner of Lot 3 in "Krueger's Subdivision of Lots 1, 2 and 3 in Block 35 of Young's Addition to Blue Island" as recorded in Book 69, Page 40; thence easterly along the south line of said Lot 3 to the southeast corner thereof; thence northerly along the east line of said Lot 3 to the north line of the south 30 feet of Lot 2 in said "Krueger's Subdivision"; thence easterly along said north line to the east line of said Lot 2; thence northerly along the east line of said Lot 2 to the northeast corner thereof (said corner being also on the south line of New Street); thence easterly along the north line of Lot 1 in said subdivision and along the easterly extension thereof to the southerly extension of Lot 4 in Block 27 of said "Young's Addition to Blue Island"; thence northerly along said southerly extension, the west line of said Lot 4 and along the northerly extension of said Lot 4, to the easterly extension of Lot 1 in "Library Addition to Blue Island" per document 3254657; thence westerly along said easterly extension, the south line of said Lot 1 and the westerly extension of said Lot 1 to the west line of Lot 2 in said subdivision; thence northerly along the west line of said Lot 2 to the northwest corner thereof (said northwest corner being also on the south line of York Street); thence easterly along the north line of said Lot 2 to the southerly extension of the west line of Lot 4 in Block 25 in said "Young's Addition to Blue Island"; thence northerly along said southerly extension, the west line of said Lot 4 and the northerly extension of said Lot 4 to the south line of Block 19 in said "Young's Addition to Blue Island" (said south line being also the north line of High Street); thence easterly along said north line of High Street to the west line of the east 25 feet of Lot 5 in Block 18 in said "Young's Addition to Blue

Island”; thence northerly along the last described west line to the north line of said Lot 5; thence westerly along said north line of Lot 5 and the westerly extension thereof, to the east line of Block 19 in said “Young’s Addition to Blue Island”; thence westerly along the south line of Lot 1 in Block 19 in said “Young’s Addition to Blue Island” to the west line of the east 57.33 feet of said Lot 1; thence northerly along said east line to the north line of said Lot 1; thence easterly along the north line of said Lot 1 and the easterly extension thereof to the southerly extension of west line of the east 114 feet of the South Half of Block 16 in said “Young’s Addition to Blue Island”; thence northerly along said southerly extension and along the west line of the east 114 feet of said Block 16 to the north line of the South Half of said Block 16; thence westerly along said north line to the west line of Lot 2 in the “Subdivision of the North Half of Block 15 and 16 (except the South 3 inches of the East 169.82 feet of the North Half of said Block 16) in Young’s Addition to Blue Island” per document 2503889; thence northerly along the west line of said Lot 2 to the northwest corner thereof; thence easterly to the southwest corner of Lot 1 in said subdivision; thence northerly along the west line of said Lot 1 to the northwest corner thereof (said northwest corner being also on the south line of Walnut Street); thence easterly along the north line of said Lot 1 to the southerly extension of the west line of Lot 6 in “Subdivision of Block 9 (except the West 50 feet of the South 122.3 feet) of Young’s Addition to Blue Island” per document 1168684; thence northerly along said southerly extension, the west line of said Lot 6 and the northerly extension of said Lot 6 to the of north line of Lot 1 in said subdivision (said north line being also the south line of Oak Street); thence northerly to the southwest corner of Lot 11 in “Resubdivision of Block 8 (except the North 30 feet taken in extension of Prairie Avenue) in Young’s Addition to Blue Island” per document 1932054; thence continuing northerly along the west line of said Lot 11 and the northerly extension thereof to the north line of Lot 1 in said resubdivision (said north line being also the south line of Prairie Avenue); thence continuing northerly along said northerly extension to the north line of Block 8 in said “Young’s Addition to Blue Island”;

thence westerly along the last described line to the southerly extension of Lot 11 in George Chase's Subdivision of Lot 7 (except the south 30 feet thereof) in Block 1 of Young's Addition to Blue Island" recorded in Book 57 Page 50; thence northerly along said southerly extension to the southwest corner of said Lot 11; thence easterly along the south line of said Lot 11 and the easterly extension thereof to the west line of the east 10 feet of Lot 9 in said subdivision; thence northerly along said west line to the north line of said Lot 9; thence westerly along the last described line to the southerly extension of the west line of Lot 3 in said "George Chase's Subdivision", thence northerly along said southerly extension and along the west line of said Lot 3 to the southerly line of Burr Oak Street (as widened); thence easterly along said southerly line of Burr Oak Street (as widened) to the west line of Lot 1 in Block 1 in said "Young's Addition to Blue Island"; thence northerly along said westerly line of Lot 1 to the northwest corner thereof; thence northerly to the northerly line of Burr Oak Street (as widened) at its intersection with the west line of the east 135.25 feet of Lot 1 in "M. C. Eame's Subdivision of Lots 1, 2, 3, 4, 6, 7, 8 and 9 in Betsy Fox's Subdivision of Lot 4 of Assessor's Division of the Southeast Quarter of the Southeast Quarter of Section 25, Township 37 North, Range 13 East of the Third Principal Meridian" per document 2358769; thence northerly along said west line of the east 135.25 feet to the north line of said Lot 1; thence east along the north line of said Lot 1 a distance of 5 feet; thence northerly, westerly and northerly along the westerly line of Lot 2 in said "M. C. Eame's Subdivision" to the northwest corner of said Lot 2; thence continuing northerly along the westerly line of Lot 3 in said subdivision and along the northerly extension thereof to the northwest corner of Lot 10 in said subdivision (said northwest corner being also on the south line of Birdsall Street); thence northerly to the southwest corner of Lot 5 in "Sage's Subdivision of the South Half of Lot 1 (except the west 321 feet thereof) in Assessor's Division of the Southeast Quarter of the Southeast Quarter of Section 25, Township 37 North, Range 13 East of the Third Principal Meridian" per document 4871617; thence northerly along the west line of said Lot 5 and the

northerly extension thereof to the northwest corner of Lot 11 in said subdivision (said corner being also on the south line of Lewis Street); thence northerly to the southwest corner of Lot 6 in Block 6 in "South Highland Subdivision" per document 1119550; thence northerly along the west line of said Lot 6 and the northerly extension thereof to the northwest corner of Lot 1 in Block 2 in said subdivision (said corner being also on the south line of Orchard Street); thence northerly to the southwest corner of Lot 10 in Block 2 in "Chas. Morgan's Subdivision" per document 985575; thence northerly along the west line of said Lot 10 and the northerly extension thereof, to the northwest corner of Lot 1 in Block 1 in said subdivision (said northwest corner being also on the south line of 123rd Street); thence northerly to the southwest corner of Lot 24 in Block 16 in "Jernberg's Addition to Blue Island" per document 1334095; thence northerly along the west line of said Lot 24 and the northerly extension thereof to the northwest corner of Lot 1 in said Block 16 (said corner being also on the south line of 122nd Street); thence northerly to the southwest corner of Lot 24 in Block 9 in said subdivision; thence northerly along the west line of said Lot 24 and the northerly extension thereof to the northwest corner of Lot 1 in said Block 9 (said corner being also on the south line of 121st Street); thence northerly to the southwest corner of Lot 24 in Block 8 in said subdivision; thence northerly along the west line of said Lot 24 and the northerly extension thereof to the northwest corner of Lot 1 in said Block 8 (said corner being also on the south line of 120th Street); thence northerly to the southwest corner of Lot 24 in Block 1 in said subdivision; thence northerly along the west line of said Lot 24 and the northerly extension thereof to easterly extension of the south line of the North Half of Lot 44 in Block 1 in said "Jernberg's Addition to Blue Island"; thence westerly along said south to the west line of said Lot 44; thence northerly along the west line of the North Half of said Lot 44 and the northerly extension thereof to the north line of the East Half of the Northeast Quarter of Section 25, Township 37 North, Range 13 East of the Third Principal Meridian; thence easterly along said north line to the Point of Beginning, all in Cook County, Illinois.

**EXHIBIT D**

**Businesses within the Business District**

(see attached)

### Proposed Business Development District - Current

BUSINESS	ADDRESS	PIN
We Care Leather Repair Cleaners	2347 W. 119th	25301000110000; 25301000010000; 25301000090000
Domino's Pizza	2411 W. 119th	24252040010000; 24252040020000; 24252040030000; 24252040510000
Krispy Chicken	2411 W. 119th	24252040010000; 24252040020000; 24252040030000; 24252040510000
Shell Gas	11901 S Western	25301000010000
D'Masti	11915 S Western	25301000020000; 25301000030000; 25301000040000; 25301000050000
McDonald's	11920 S Western	24252040640000
Discount Tobacco & Cigarettes	11925 S Western	25301000070000
Jackson Hewitt	11930 S Western	24252040630000
Enterprise	11945 S Western	25301060010000; 25301060020000
Charter One Bank	11960 S Western	24252040610000
Autozone	12000 S Western	24252080550000; 24252080300000; 24252080310000; 24252080320000; 24252080330000; 24252080340000
First Midwest Bank	12015 S Western	25301110310000
Allstate	12030 S Western	24252080360000
The Bobby Barber Shop	12043 S Western	25301170040000
Cash Loans	12047 S Western	25301170050000
Thornton's	12052 S Western	24252080540000
Popeye's Chicken	12100 S Western	24252150230000; 24252150240000; 24252150250000; 24252150260000; 24252150270000
Sound Master	12101 S Western	25301220280000
Dollar Mania Plus	12112 S Western	24252150280000
Calumet Paint & Wallpaper	12120 S Western	24252150310000; 24252150320000
Radio Shack	12121 S Western #1	25301220290000
Subway	12121 S Western #2	25301220290000

EX. D

All Star Dental	12121 S Western #3	25301220290000
Daisy's Hair Studio	12130 S Western	24252150350000
Heads Over Hill's Salon & Day Spa	12132 S Western	24252150360000
Crutch Auto Repair	12158 S Western	24252150520000
		24252250230000; 24252250240000; 24252250250000; 24252250260000
Dental Dreams	12200 S Western	
Advance America Cash Advance	12200 S Western #110	
Aldi	12215 S Western	25301310460000
		25301310060000; 25301310070000
Tower Car Wash	12225 S Western	
		2530131010000; 25301310110000; 25301310120000
Mr. Chop Suey	12225 S Western	
		2530131010000; 25301310110000; 25301310120000
Western Union	12225 S Western	
		2530131010000; 25301310110000; 25301310120000
Insurance One	12225 S Western	
		2530131010000; 25301310110000; 25301310120000
Fruitlandia	12225 S Western	
		2530131010000; 25301310110000; 25301310120000
Loty Hair Salon	12225 S Western	
		2530131010000; 25301310110000; 25301310120000
Super Mercado	12225 S Western	
		2530131010000; 25301310110000; 25301310120000
Check Cashing	12225 S Western	
		2530131010000; 25301310110000; 25301310120000
Birreria	12225 S Western	
		2530131010000; 25301310110000; 25301310120000
Taqueria Jalisco	12225 S Western	
		2530131010000; 25301310110000; 25301310120000
Pollo Locuas	12225 S Western	
		2530131010000; 25301310110000; 25301310120000
Tommy's Place	12237 S Western	
		25301310080000; 25301310090000
Cricket Wireless	12255 S Western	
		25301310110000; 25301310120000
State Farm	12301 S Western	
		25303000010000

Dulceria Zamora	12301 S Western	25303000010000
		24254070260000;
Champion Taekwondo Institute	12334 S Western	24254070270000
LeNoirs Hair Salon	12352 S Western	24254070320000
Boost Mobile	12354 S Western	24254070320000
Jbkabeth Jewelry	12356 S Western	24254070320000
Durango Taqueria	12358 S Western	24254070320000
		24254110280000;
		24254110290000;
		2425110300000;
		24254110310000;
		24254110320000;
		24254110330000;
		24254110340000;
		24254110350000;
United Storage	12400 S Western	24254110360000
Expert Motorcyde and Showmobile	12424 S Western	24254110360000
Pierre's Bakery	12429 S Western	25303050010000
Title Max Title Loans	12434 S Western	24254140240000
Miska's Liquors	12435 S Western	25303050240000
Tanks Pub	12442 S Western	25303030010000
Mufflers 4 Less	12447 S Western	25303050060000
Iona's On The Blu	12456 S Western	24254140330000
John L's	12456 S Western	24254140330000
Fine Line Auto Detailing	12522 S Western	24254200270000
Renata's Beauty Salon	12558 S Western	24254230290000
Jimmy Johns	12601 S Western	25303100010000
H&R Block	12601 S Western	25303100420000
See Thru Chinese	12601 S Western	25303100420000
Pizza Hut	12601 S Western	25303100420000
Lucky Nails	12601 S Western	25303100420000
Dotty's	12601 S Western	25303100420000
		25303110010000;
		25303110020000;
		25303110030000;
		25303110070000;
		25303110080000;
Walgreen's	12625 S Western	25303110060000
Zak's Collision Center	12626 S Western	25303100420000
		24254300270000;
		24254300200000;
Beggar's Pizza		24254300210000;
		24254300250000;
	12660 S Western	24254300260000
Famous Out	12704 S Western	24362050270000

		25311000020000; 25311000010000; 25311000080000
White Castle	12709 S Western	
One Call Does It All	12710 S Western	24362050280000
Beverly Sports Apparel	12714 S Western	24362050290000
Burr Oak Television	12720 S Western	24362050300000
Michaels Hair Care	12721 S Western	25311000260000
Haas Tavern	12725 S Western	25311000070000
		24362070270000; 24362070280000; 24362070290000
B Ranchito	12742 S Western	
		25311030300000; 25311030010000; 25311030020000; 25311030030000; 25311030060000
Korbakes	12747 S Western	
Curves	12748 S Western	24362070310000
Back in Action	12757 S Western	25311030070000
State Farm	12760 S Western	24362070330000
Lost Treasure	12761 S Western	25311030080000
		24362090230000; 24362090310000
Value Xpress	12800-04 S Western	
Vision Salon	12812 S Western	24362090260000
Interstate Muffler & Brake	12815 S Western	25311030370000
Blue Island Mobile Zone	12816 S Western	24362090270000
Evita's Bridal	12824 S Western	24362090280000
Superior Real Estate	12825 S Western	25311040170000
		25311040180000; 25311040020000; 25311040030000; 25311040190000
Wrench Auto Repair	12833 S Western	
All Insured	12841 S Western	25311040200000
		24362130110000; 24362130120000; 24362130220000
Elias Hair Salon	12842 S Western	
Ridge Auto Service Center	12851 S Western	25311040100000
Certified Locksmithing	12858 S Western	24362130250000
Blue Island Travel	12860 S Western	24362130250000
O'Connell's Pub Time	12924 S Western	24362190210000
		24362190300000; 24362190310000
Blue Island Laundry Mat	12930 S Western	
Curves	12940 S Western	24362310310000
DeMar's Restaurant	12941 S Western	25311140060000
Cannella School of Hair Design	12943 S Western	25311140060000
Photos	12945 S Western	25311140060000
Tenochtitlan	12947 S Western	25311140090000
Iversen's Bakery	12948 S Western	24362230140000

Lisa Lisa Unisex Salon	12954 S Western	24362230160000
Currency Exchange	12956 S Western	24362230170000
Joe's Fruit Market	12958 S Western	24362230170000
Tuscan Grill	13000 S Western	24362270180000
T&G Gyros	13001 S Western	25311190200000
Geo Allen Shoes	13003 S Western	25311190020000
Blue Island Nutrition	13008 S Western	24362270200000
D'Marv Designs	13010 S Western	24362270210000
Double Play Saloon	13011 S Western	25311190170000
Family & Friends	13013 S Western	25311190210000
Susy's Clothing Store	13016 S Western	24362270230000
State Farm	13018 S Western	24362270250000
Lillian's Antiques	13021 S Western	25311190090000
Flowers by Cathe	13022 S Western	24362270260000
Franklin Framing	13023 S Western	25311190090000
Molino Baking Company	13030 S Western	24362310190000
Raven's Place	13031 S Western	25311210010000
Paeteria	13034 S Western	24362310320000
Supermercado Imelda	13036 S Western	24362310320000
Three Sisters	13042 S Western	24362310220000
Anointed Nails & Spa	13046 S Western	24362310230000
My Dollar & Up Store	13054 S Western	24362310240000
		25313000010000;
Dunkin Donuts	13101 S Western	25313000020000
Harry's Long Bar	13109 S Western	25313000040000
Meyer Eyecare	13114 S Western	24364042120000
Sky Net	13115 S Western	25313000050000
Orozco & Daughter	13118 S Western	24364040140000
Krave	13126 S Western	24364040160000
Wireless Fun	13057 Western	24362310240000
Do!Ex Dollar Express	2355 Vermont	25313000010000
Lil Smitty's Tattoo Magic	2357 Vermont	25313000010000
Arel's Beauty Salon	2359 Vermont	25313000010000
Elsewhere Comics	2361 Vermont	25313000010000
Danny's Foods	1965 Vermont	25314000010000
La Finka Mexican Family Restaurant	1964 Vermont	25312150330000
Clouds Hookah	2002 Vermont	25311250420000
Fruitaria El Eden	2000 Vermont	25311250430000
		25311220100000;
George J Roll & Sons Building Material	2258 Vermont	25311220090000
		25311230200000;
Vermont Cabinetry	2154 Vermont	25311230050000
Kelly's Irish Salon	2146 Vermont	25311230160000
Dave's Auto Masters	2141 Vermont	25313040180000
Vermont Hotel	2140 Vermont	25311230180000
Microtech	2115 Vermont	

Blue Kangaroo Laundromat	2106 Vermont	25311240260000; 25311240250000
Vanessa's Beauty Salon	2040 Vermont	25311250700000
Dos Brothers	2426 Vermont	24362310140000
Vermont St. Café	2239 Vermont	25313030160000; 25313030150000
Family Dollar	2428 Vermont	24362310280000
Krueger Funeral Home	13050 Greenwood Avenue	24362300080000; 24362300090000; 24362300140000
La Dolce Bakery	13442 Olde Western	24364320390000
Arandas Liquors & Food	13440 Olde Western	24364320430000
Island Bar & Grill	13414 Olde Western	24364320250000; 24364320260000
Hideaway Bar & Grill	13404 Olde Western	24364320410000
Aztek Ink	13355 Olde Western	24364330120000
Giuseppe's	13351 Olde Western	24364330250000
Olde Western Laundry	13344 Olde Western	24364320450000; 24364320460000
Pepes Grocery & Tortilleria	13344 Olde Western	24364320050000
Mon Ami's Salon	13341 Olde Western	24364330030000
Fanny's Unisex	13339 Olde Western	24364330010000
Esparza's Restaurant	13337 Olde Western	24364330010000
Rock Island Public House	13328 Olde Western	24364230090000; 24364230100000
Mario's Tacos	13325 Olde Western	24364240080000
Trukko Unisex	13311 Olde Western	24364240110000
Jeben's Hardware	13311 Olde Western	24364240050000
Gaylas Irish Saloon	13312 Olde Western	2436420160000
Latin Rhythm	13308 Olde Western	24364230140000
Maple Tree Inn	13301 Olde Western	24364240010000

### Businesses by Address & PIN

QTY	STATE	ZIP	TYPE
Blue Island	Illinois	60407	Laundry - Service
Blue Island	Illinois	60406	Fast Food
Blue Island	Illinois	60406	Fast Food
Blue Island	Illinois	60406	Gas Station
Blue Island	Illinois	60406	Food/Catering
Blue Island	Illinois	60406	Fast Food
Blue Island	Illinois	60406	General Goods
Blue Island	Illinois	60406	Insurance
Blue Island	Illinois	60406	Car Rental
Blue Island	Illinois	60406	Finance
Blue Island	Illinois	60406	Auto
Blue Island	Illinois	60406	Bank
Blue Island	Illinois	60406	Insurance
Blue Island	Illinois	60406	Service
Blue Island	Illinois	60406	Finance
Blue Island	Illinois	60406	Gas Station
Blue Island	Illinois	60406	Restaurant
Blue Island	Illinois	60406	Auto Audio
Blue Island	Illinois	60406	General Goods
Blue Island	Illinois	60406	Household
Blue Island	Illinois	60406	Electronic
Blue Island	Illinois	60406	Fast Food

Blue Island	Illinois	60406	Medical
Blue Island	Illinois	60406	Service
Blue Island	Illinois	60406	Service
Blue Island	Illinois	60406	Auto Repair
Blue Island	Illinois	60406	Medical
Blue Island	Illinois	60406	Finance
Blue Island	Illinois	60406	Grocery
Blue Island	Illinois	60406	Auto Wash
Blue Island	Illinois	60406	Restaurant
Blue Island	Illinois	60406	Finance
Blue Island	Illinois	60406	Insurance
Blue Island	Illinois	60406	Candy Store
Blue Island	Illinois	60406	Service
Blue Island	Illinois	60406	Grocery
Blue Island	Illinois	60406	Finance
Blue Island	Illinois	60406	Fast Food
Blue Island	Illinois	60406	Fast Food
Blue Island	Illinois	60406	Fast Food
Blue Island	Illinois	60406	Bar/ Restaurant
Blue Island	Illinois	60406	Wireless
Blue Island	Illinois	60406	Insurance

Blue Island	Illinois	60406	Candy Store
Blue Island	Illinois	60406	Recreation
Blue Island	Illinois	60406	Service
Blue Island	Illinois	60406	Wireless
Blue Island	Illinois	60406	Jewelry
Blue Island	Illinois	60406	Fast Food
Blue Island	Illinois	60406	Warehousing/Storage
Blue Island	Illinois	60406	Recreation
Blue Island	Illinois	60406	Bakery
Blue Island	Illinois	60406	Finance
Blue Island	Illinois	60406	Liquors
Blue Island	Illinois	60406	Bar/Restaurant
Blue Island	Illinois	60406	Auto Repair
Blue Island	Illinois	60406	Restaurant
Blue Island	Illinois	60406	Bar/Restaurant
Blue Island	Illinois	60406	Finance
Blue Island	Illinois	60406	Service
Blue Island	Illinois	60406	Fast Food
Blue Island	Illinois	60406	Finance
Blue Island	Illinois	60406	Restaurant
Blue Island	Illinois	60406	Fast Food
Blue Island	Illinois	60406	Service
Blue Island	Illinois	60406	Dotty's
Blue Island	Illinois	60406	Convenience/Pharmacy
Blue Island	Illinois	60406	Center
Blue Island	Illinois	60406	Restaurant
Blue Island	Illinois	60406	Service

Blue Island	Illinois	60406	Fast Food
Blue Island	Illinois	60406	Repair - Service
Blue Island	Illinois	60406	Recreation/ Sporting Apparel
Blue Island	Illinois	60406	Service
Blue Island	Illinois	60406	Service
Blue Island	Illinois	60406	Bar/ Restaurant
Blue Island	Illinois	60406	Grocery
Blue Island	Illinois	60406	Liquors
Blue Island	Illinois	60406	Recreation
Blue Island	Illinois	60406	Medical
Blue Island	Illinois	60406	Insurance
Blue Island	Illinois	60406	General Goods
Blue Island	Illinois	60406	Auto Repair
Blue Island	Illinois	60406	Medical
Blue Island	Illinois	60406	Auto Repair
Blue Island	Illinois	60406	Finance
Blue Island	Illinois	60406	Bridal
Blue Island	Illinois	60406	Service
Blue Island	Illinois	60406	Auto Repair
Blue Island	Illinois	60406	Insurance
Blue Island	Illinois	60406	Service
Blue Island	Illinois	60406	Finance
Blue Island	Illinois	60406	Service
Blue Island	Illinois	60406	Service
Blue Island	Illinois	60406	Finance
Blue Island	Illinois	60406	Finance
Blue Island	Illinois	60406	Recreation
Blue Island	Illinois	60406	Restaurant
Blue Island	Illinois	60406	Finance
Blue Island	Illinois	60406	Service
Blue Island	Illinois	60406	Restaurant
Blue Island	Illinois	60406	Bakery

Blue Island	Illinois	60406	Finance
Blue Island	Illinois	60406	Finance
Blue Island	Illinois	60406	Market
Blue Island	Illinois	60406	Restaurant
Blue Island	Illinois	60406	Fast Food
Blue Island	Illinois	60406	Medical
Blue Island	Illinois	60406	
Blue Island	Illinois	60406	Service
Blue Island	Illinois	60406	Bar/ Restaurant
Blue Island	Illinois	60406	Insurance
Blue Island	Illinois	60406	Clothing
Blue Island	Illinois	60406	Insurance
Blue Island	Illinois	60406	General Goods
Blue Island	Illinois	60406	Household
			Service
Blue Island	Illinois	60406	Grocery
Blue Island	Illinois	60406	Bar/ Restaurant
Blue Island	Illinois	60406	Candy Store
Blue Island	Illinois	60406	Grocery
Blue Island	Illinois	60406	General Goods
Blue Island	Illinois	60406	Service
Blue Island	Illinois	60406	General Goods
Blue Island	Illinois	60406	Fast Food
Blue Island	Illinois	60406	Bar/ Restaurant
Blue Island	Illinois	60406	Medical
Blue Island	Illinois	60406	Service
Blue Island	Illinois	60406	
Blue Island	Illinois	60406	Bar/ Restaurant
Blue Island	Illinois	60406	Electronics Retail
Blue Island	Illinois	60406	Finance
Blue Island	Illinois	60406	Service
Blue Island	Illinois	60406	Salon
Blue Island	Illinois	60406	Novelty Retail
Blue Island	Illinois	60406	Grocery
Blue Island	Illinois	60406	Restaurant
Blue Island	Illinois	60406	Novelty Retail
Blue Island	Illinois	60406	Grocery
Blue Island	Illinois	60406	Industrial
Blue Island	Illinois	60406	Industrial
Blue Island	Illinois	60406	Hair Salon
Blue Island	Illinois	60406	Car Audio
Blue Island	Illinois	60406	Lodging
Blue Island	Illinois	60406	Electronics Retail

Blue Island	Illinois	60406	Laundry - Service
Blue Island	Illinois	60406	Salon
Blue Island	Illinois	60406	Restaurant
Blue Island	Illinois	60406	Coffee Shop
Blue Island	Illinois	60406	Retail
Blue Island	Illinois	60407	Funeral - Service
Blue Island	Illinois	60406	Bakery
Blue Island	Illinois	60406	Liquors
Blue Island	Illinois	60406	Restaurant
Blue Island	Illinois	60406	Restaurant
Blue Island	Illinois	60406	Tattoo
Blue Island	Illinois	60406	Restaurant
Blue Island	Illinois	60406	Laundry - Service
Blue Island	Illinois	60406	Grocery
Blue Island	Illinois	60406	Salon
Blue Island	Illinois	60406	Clothing
Blue Island	Illinois	60406	Restaurant
Blue Island	Illinois	60406	Bar/Brewing
Blue Island	Illinois	60406	Restaurant
Blue Island	Illinois	60406	Clothing
Blue Island	Illinois	60406	Hardware Retail
Blue Island	Illinois	60406	Bar
Blue Island	Illinois	60406	Bar
Blue Island	Illinois	60406	Restaurant

STATE OF ILLINOIS        )  
                                  ) SS  
COUNTY OF COOK        )

**CERTIFICATION**

I, RANDY HEUSER, DO HEREBY CERTIFY THAT I am the duly elected City Clerk of the City of Blue Island, Illinois, and as such City Clerk, I am the keeper of the minutes and records of the Proceedings of the City Council of said City and have in my custody the ORDINANCES and BOOKS of the records of said City.

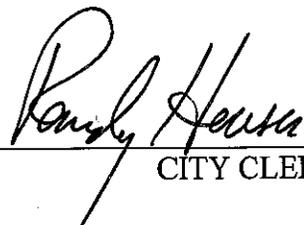
I DO FURTHER CERTIFY that the attached and foregoing is a true and correct copy of the certain **ORDINANCE: AN ORDINANCE DESIGNATING THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS, WESTERN AVENUE BUSINESS DEVELOPMENT DISTRICT AND IMPOSING A RETAILERS' OCCUPATION TAX, SERVICE OCCUPATION TAX, AND HOTEL OPERATORS' OCCUPATION TAX THERIN.**

**ORDINANCE NO. 2015-011** which was adopted at a regular meeting of the City Council of the City of Blue Island, Illinois held on the **24th day of March, 2015**; that at said meeting **13** Aldermen were present; that at said meeting, on motion duly made and seconded that the Ordinance did pass and on the roll being called the vote of each Aldermen present on the question of the passage of said Ordinance was duly and separately taken by Ayes and Nays and their names and votes recorded in the minutes of the proceedings of said City Council; that it appears from such record that **12** Alderman voted Aye and **1** Alderman voted Nay and **0** Alderman voted Abstain and **1** Alderman Absent.

**I DO FURTHER CERTIFY** that the original Ordinance of which the foregoing is a true copy, is entrusted to my care for safe keeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of the **24th day of March, 2015.**

CORPORATE SEAL

  
\_\_\_\_\_  
CITY CLERK