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

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**ORDINANCE  
NUMBER 2017-018**

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**AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK  
COUNTY, ILLINOIS, ADOPTING TAX INCREMENT ALLOCATION  
FINANCING FOR TIF #7 REDEVELOPMENT PROJECT AREA.**

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

**1st Ward  
2nd Ward  
3rd Ward  
4th Ward  
5th Ward  
6th Ward  
7th Ward**

**TOM HAWLEY  
LETICIA VIEYRA  
NANCY RITA  
CANDACE CARR  
JANICE OSTLING  
DEXTER JOHNSON  
NANCY THOMPSON**

**GEORGE POULOS  
FRED BILOTTO  
KEVIN DONAHUE  
ALECIA SLATTERY  
KENNETH PITTMAN  
JAIRO FRAUSTO  
JAMES JOHANSON**

**Aldermen**

**ORDINANCE NO. 2017-018**

**AN ORDINANCE OF THE CITY OF BLUE ISLAND,  
COOK COUNTY, ILLINOIS, ADOPTING TAX INCREMENT  
ALLOCATION FINANCING FOR TIF #7  
REDEVELOPMENT PROJECT AREA**

**WHEREAS**, the City of Blue Island, Cook County, Illinois (the "City"), is a duly organized and existing municipal corporation created under the provisions of the laws of the State of Illinois and under the provisions of the Illinois Municipal Code, as from time to time supplemented and amended; and

**WHEREAS**, it is desirable and in the best interest of the citizens of the City of Blue Island, Cook County, Illinois, for the City to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended (the "Act"), and

**WHEREAS**, the City has heretofore approved a redevelopment plan and project (the "*Plan and Project*") as required by the Act by passage of an ordinance and has heretofore designated a redevelopment project area (the "*Area*") as required by the Act by the passage of an ordinance and has otherwise complied with all other conditions precedent required by the Act.

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

**SECTION 1. *Recitals.*** That the above recitals and findings are found to be true and correct and are hereby incorporated herein and made a part hereof, as if fully set forth in their entirety.

**SECTION 2. *Tax Increment Financing Adopted.*** That tax increment allocation financing is hereby adopted to pay redevelopment project costs as defined in the Act and as set forth in the Plan and Project within the Area as legally described in Exhibit A, a copy of which is attached

hereto and made a part hereof, as if fully set forth in its entirety. The general street location for the Area is described in Exhibit B, a copy of which is attached hereto and made a part hereof, as if fully set forth in its entirety. The map of the Area is depicted in Exhibit C, a copy of which is attached hereto and made a part hereof, as if fully set forth in its entirety.

**SECTION 3.** *Allocation of Ad Valorem Taxes.* That pursuant to the Act, the ad valorem taxes, if any, arising from the levies upon taxable real property in the Area by taxing districts and tax rates determined in the manner provided in Section 11-74.4-9(c) of the Act each year after the effective date of this Ordinance until the Project costs and obligations issued in respect thereto have been paid shall be divided as follows:

a. That portion of taxes levied upon each taxable lot, block, tract, or parcel of real property that is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract, or parcel of real property in the Area shall be allocated to and when collected shall be paid by the county collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.

b. That portion, if any, of such taxes that is attributable to the increase in the current equalized assessed valuation of each lot, block, tract, or parcel of real property in the Area shall be allocated to and when collected shall be paid to the municipal treasurer, who shall deposit said taxes into a special fund, hereby created, and designated the "TIF #7" Redevelopment Project Area Special Tax Allocation Fund" of the City and such taxes shall be used for the purpose of paying Project costs and obligations incurred in the payment thereof.

**SECTION 4.** *Severability.* This Ordinance, and its parts, is declared to be severable and if any section, clause, provision, or portion thereof of this Ordinance is declared invalid, the

invalidity thereof shall not affect the validity of any other provisions of this Ordinance which shall remain in full force and effect.

**SECTION 5.** *Superseder.* All ordinances, resolutions, motions, or orders in conflict with any provision of this Ordinance are, to the extent of such conflict, hereby repealed.

**SECTION 6.** *Effective Date.* This Ordinance shall be in full force and effect upon its passage, approval and publication as provided by law.

ADOPTED this 25th day of April, 2017, pursuant to a roll call vote as follows:

	YES	NO	ABSENT	PRESENT	ABSTAIN
Alderman Hawley			X		
Alderman Poulos	X				
Alderman Vieyra	X				
Alderman Bilotto	X				
Alderman Rita	X				
Alderman Donahue			X		
Alderman Carr	X				
Alderman Slattery	X				
Alderman Ostling	X				
Alderman Pittman	X				
Alderman Johnson			X		
Alderman Frausto			X		
Alderman Thompson			X		
Alderman Johanson	X				
Mayor Vargas					
TOTAL	9		5		

APPROVED by the Mayor on April 25, 2017.

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

ATTESTED and Filed in my office this  
 25th day of April, 2017.

*Randy Heuser*  
 RANDY HEUSER  
 CITY CLERK

PUBLISHED in pamphlet form this  
 25th day of April, 2017.

*Randy Heuser*  
 RANDY HEUSER  
 CITY CLERK

STATE OF ILLINOIS     )  
                                  )  
COUNTY OF COOK        )     ss.

CERTIFICATE

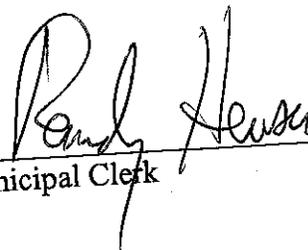
I, Randy Heuser, certify that I am the duly elected and acting Municipal Clerk of the City of Blue Island of Cook County, Illinois.

I further certify that on **April 25, 2017** the Corporate Authorities of such municipality passed and approved Ordinance No. **2017 - 018** entitled: **AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS, ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR TIF #7 REDEVELOPMENT PROJECT AREA.** Which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. **2017 - 018** including the Ordinance and a cover sheet thereof, was as prepared, and a copy of such Ordinance posted in the municipal building commencing **April 25, 2017** and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

DATED at Blue Island, Illinois, this **25th** day of **April, 2017**.

(SEAL)

  
\_\_\_\_\_  
Municipal Clerk

**EXHIBIT A**

**LEGAL DESCRIPTION OF TIF NO. 7**

PROPOSED LEGAL DESCRIPTION  
TIF 7

THAT PART OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF 139TH STREET AS DEDICATED IN ABBOT AND HENKES ADDITION TO BLUE ISLAND, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER OF SECTION 1 ACCORDING TO THE PLAT THEREOF RECORDED MARCH 31, 1893 AS DOCUMENT 1840587 WITH THE NORTHWESTERLY LINE OF COOPERS GROVE ROAD ALSO BEING THE SOUTHEASTERLY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD; THENCE EASTERLY ALONG SAID NORTH LINE OF 139TH STREET AND THE PROLONGATION THEREOF, TO THE WEST LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER OF SECTION 1; THENCE EASTERLY ALONG THE NORTH LINE OF 139TH STREET AS DEDICATED PER DOCUMENT 0901545091, DOCUMENT 0901545093 AND DOCUMENT 0901545092 AND THE PROLONGATION THEREOF, TO THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 1 ALSO BEING THE EAST LINE OF CALIFORNIA AVENUE AS DEDICATED PER DOCUMENT 87669574; THENCE SOUTHERLY ALONG THE PROLONGATION OF SAID EAST LINE, TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 1 ALSO BEING THE NORTHEAST CORNER OF CALIFORNIA GARDENS, BEING A SUBDIVISION IN THE NORTH HALF OF SAID SOUTHWEST QUARTER OF SECTION 1 ACCORDING TO THE PLAT THEREOF RECORDED APRIL 27, 1954 AS DOCUMENT 1519870; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 1 ALSO BEING THE CORPORATE LIMITS OF BLUE ISLAND, TO THE EASTERLY PROLONGATION OF THE NORTH LINE OF LOTS 1 THROUGH 54 BOTH INCLUSIVE IN DEER POINTE SUBDIVISION, BEING A SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 1 ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 14, 2005 AS DOCUMENT 0534819066; THENCE WESTERLY ALONG SAID NORTH LINE AND PROLONGATION THEREOF, TO THE EAST LINE OF LOT 27 IN SAID DEER POINTE SUBDIVISION; THENCE SOUTHERLY ALONG SAID EAST LINE AND THE PROLONGATION THEREOF, TO THE SOUTH LINE OF 142ND PLACE AS DEDICATED IN SAID DEER POINTE SUBDIVISION; THENCE WESTERLY ALONG SAID SOUTH LINE, TO THE EAST LINE OF SACRAMENTO AVENUE AS DEDICATED IN SAID DEER POINTE SUBDIVISION; THENCE WESTERLY ALONG SAID EAST LINE, TO THE SOUTH LINE OF SAID DEER POINTE SUBDIVISION; THENCE WESTERLY ALONG SAID SOUTH LINE, TO THE WEST LINE OF LOT 113 IN SAID DEER POINTE SUBDIVISION; THENCE NORTHERLY ALONG SAID WEST LINE AND THE PROLONGATION THEREOF, TO THE NORTH LINE OF 142ND PLACE AS DEDICATED IN KEDZIE HEIGHTS, BEING A SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 1 ACCORDING TO THE PLAT THEREOF RECORDED JUNE 17, 1924 AS DOCUMENT 8470346; THENCE WESTERLY ALONG SAID NORTH LINE, TO THE CENTER LINE OF THE VACATED 16 FOOT WIDE PUBLIC ALLEY ACCORDING TO THE PLAT THEREOF RECORDED MAY 12, 2005 AS DOCUMENT 0513239079;

THENCE NORTHERLY ALONG SAID CENTER LINE, TO THE EASTERLY PROLONGATION OF THE NORTH LINE OF LOT 12 IN BLOCK 1 IN SAID KEDZIE HEIGHTS; THENCE WESTERLY ALONG SAID NORTH LINE AND THE WESTERLY PROLONGATION THEREOF, TO THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 1 ALSO BEING THE CORPORATE LIMITS OF SAID BLUE ISLAND; THENCE NORTHERLY ALONG SAID WEST LINE, TO THE WESTERLY PROLONGATION OF THE NORTH LINE OF LOT 5 IN THE SUBDIVISION OF THE WEST ONE TENTH OF THE SOUTH HALF OF THE NORTH 50 ACRES OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER OF SECTION 1 ACCORDING TO THE PLAT THEREOF RECORDED MAY 19, 1925 AS DOCUMENT 8916099; THENCE EASTERLY ALONG SAID PROLONGATION AND NORTH LINE THEREOF, TO THE EAST LINE OF SAID LOT 5; THENCE NORTHERLY ALONG THE NORTHERLY PROLONGATION OF SAID EAST LINE, TO THE WESTERLY PROLONGATION OF THE SOUTH LINE OF LOT 11 IN SAID SUBDIVISION OF THE WEST ONE TENTH OF THE SOUTH HALF OF THE NORTH 50 ACRES OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER OF SECTION 1; THENCE EASTERLY ALONG SAID SOUTH LINE AND EASTERLY PROLONGATION THEREOF, TO THE NORTHERLY PROLONGATION OF THE EAST LINE OF LOT 9 IN SAID SUBDIVISION OF THE WEST ONE TENTH OF THE SOUTH HALF OF THE NORTH 50 ACRES OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER OF SECTION 1; THENCE SOUTHERLY ALONG SAID EAST LINE AND SOUTHERLY PROLONGATION THEREOF, TO THE NORTH LINE OF THE SOUTH 175 FEET OF THE NORTH 50 ACRES OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE EASTERLY ALONG SAID NORTH LINE, TO THE WEST LINE OF THE EAST HALF OF THE SOUTH HALF OF THE EAST ONE-NINTH OF THE WEST NINE-TENTHS OF THE NORTH 50 ACRES OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER OF SECTION 1; THENCE NORTHERLY ALONG SAID WEST LINE AND NORTHERLY PROLONGATION THEREOF, TO THE NORTH LINE OF 141ST PLACE AS DEDICATED PER DOCUMENT 21904881; THENCE EASTERLY ALONG SAID NORTH LINE, TO THE EAST LINE OF THE WEST 199.5 FEET OF THE EAST ONE-NINTH OF THE WEST NINE-TENTHS OF THE NORTH 50 ACRES OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE NORTHERLY ALONG SAID EAST LINE, TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF THE NORTH 50 ACRES OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE WESTERLY ALONG SAID SOUTH LINE, TO THE WEST LINE OF FRANCISCO AVENUE AS DEDICATED PER DOCUMENT 91076878; THENCE NORTHERLY ALONG SAID WEST LINE AND THE NORTHERLY PROLONGATION THEREOF, TO THE WESTERLY PROLONGATION OF THE NORTH LINE OF 141ST STREET AS DEDICATED IN SAID CALIFORNIA GARDENS; THENCE EASTERLY ALONG SAID NORTH LINE AND EASTERLY PROLONGATION THEREOF, TO THE WEST LINE OF LOT 24 IN BLOCK 9 IN SAID CALIFORNIA GARDENS; THENCE NORTHERLY ALONG SAID WEST LINE AND ALONG THE WEST LINE OF LOT 7 IN SAID BLOCK 9 IN CALIFORNIA GARDENS, TO THE SOUTH LINE OF 140TH PLACE AS DEDICATED IN SAID CALIFORNIA GARDENS; THENCE NORTHERLY, TO THE SOUTHWEST CORNER OF LOT 24 IN BLOCK 6 IN SAID CALIFORNIA GARDENS BEING ON THE NORTH LINE OF SAID 140TH PLACE; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 24 IN BLOCK 6 AND ALONG THE WEST LINE OF LOT 7 IN SAID BLOCK 6 IN CALIFORNIA

GARDENS, TO THE SOUTH LINE OF 140TH STREET AS DEDICATED IN SAID CALIFORNIA GARDENS; THENCE NORTHERLY, TO THE SOUTHWEST CORNER OF LOT 24 IN BLOCK 5 IN SAID CALIFORNIA GARDENS BEING ON THE NORTH LINE OF SAID 140TH STREET; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 24 IN BLOCK 5 AND ALONG THE WEST LINE OF LOT 7 IN SAID BLOCK 5 IN CALIFORNIA GARDENS, TO THE SOUTH LINE OF 139TH PLACE AS DEDICATED IN NORTH LINE OF SAID 139TH PLACE; THENCE NORTHERLY, TO THE SOUTHWEST CORNER OF LOT 24 IN BLOCK 1 IN SAID CALIFORNIA GARDENS BEING ON THE SOUTH LINE OF SAID LOT 8 IN BLOCK 1 AND ALONG THE WEST LINE OF SAID LOT 8 IN BLOCK 1 AND ALONG THE SOUTH LINE OF LOTS 9 THROUGH 15, BOTH INCLUSIVE, IN SAID BLOCK 1, TO THE EAST LINE OF FRANCISCO AVENUE AS DEDICATED IN SAID CALIFORNIA GARDENS; THENCE WESTERLY, TO THE SOUTHEAST CORNER OF LOT 1 IN BLOCK 2 IN SAID CALIFORNIA GARDENS BEING ON THE WEST LINE OF SAID FRANCISCO AVENUE; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 1 IN BLOCK 2 AND ALONG THE SOUTH LINE OF LOTS 2 THROUGH 19, BOTH INCLUSIVE, IN SAID BLOCK 2, TO THE SOUTHWEST CORNER OF SAID LOT 19 IN BLOCK 2; THENCE SOUTHERLY ALONG THE EAST LINE OF HARRISON'S RESUBDIVISION IN THE SOUTHWEST QUARTER OF SAID SECTION 1 ACCORDING TO THE PLAT THEREOF RECORDED JUNE 28, 1961 AS DOCUMENT T1984847, TO THE SOUTHWEST CORNER OF LOT 4 IN SAID HARRISON'S RESUBDIVISION; THENCE WESTERLY ALONG SAID SOUTH LINE, TO THE SOUTHWEST CORNER OF SAID LOT 4 BEING ON THE EAST LINE OF WHIPPLE STREET AS DEDICATED IN SAID HARRISON'S RESUBDIVISION; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID WHIPPLE STREET, TO THE NORTH LINE OF 140TH STREET AS DEDICATED IN SAID HARRISON'S RESUBDIVISION; THENCE WESTERLY ALONG THE PROLONGATION OF THE NORTH LINE OF SAID 140TH STREET, TO THE INTERSECTION WITH THE EASTERLY PROLONGATION OF THE NORTH LINE OF COOPER GROVE BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SAID SOUTHWEST QUARTER OF SECTION 1 ACCORDING TO THE PLAT THEREOF RECORDED APRIL 26, 1996 AS DOCUMENT 96315555; THENCE WESTERLY ALONG SAID NORTH LINE AND WESTERLY PROLONGATION THEREOF, TO THE NORTHWESTERLY LINE AND WESTERLY PROLONGATION THEREOF, THE SOUTHEASTERLY LINE OF SAID COOPERS GROVE ROAD ALSO BEING RAILROAD; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE, TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS.

**EXHIBIT B**  
**GENERAL STREET LOCATION**

## **General Street Location**

The RPA is generally bounded by 139<sup>th</sup> Street to the north, California Avenue to the east, vacant parcels that are generally bounded by 142<sup>nd</sup> Place and 142<sup>nd</sup> Street to the south, Kedzie Avenue to the west and Coopers Grove Road to the northwest. The area along California Avenue only extends approximately seven tax parcels wide.

**EXHIBIT C**

**MAP OF REDEVELOPMENT PROJECT AREA**

# Blue Island TIF #7 Map



## Legend

-  TIF #7
-  Blue Island Tax Parcels

Source: Cook County Data Portal, November 2016

 Kane, McKenna  
and Associates, Inc.

Alderman RITA moved and Alderman PITTMAN seconded the motion that said Ordinance as presented and read by the City Clerk be adopted.

After a full discussion thereof including a public recital of the nature of the matter being considered and such other information as would inform the public of the nature of the business being conducted, the Mayor directed that the roll be called for a vote upon the motion to adopt said Ordinance as read.

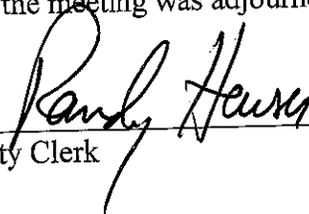
Upon the roll being called, the following Aldermen voted AYE: JOHANSON, POULOS  
VIEYRA, BILOTTO, RITA, CARR, SLATTERY, OSTLING, PITTMAN

The following Aldermen voted NAY: NONE

Whereupon the Mayor declared the motion carried and said Ordinance adopted, approved and signed the same in open meeting and directed the City Clerk to record the same in full in the records of the City Council of the City of Blue Island, Cook County, Illinois, which was done.

Other business not pertinent to the adoption of said Ordinance was duly transacted at the meeting.

Upon motion duly made, seconded and carried, the meeting was adjourned.

  
\_\_\_\_\_  
City Clerk

STATE OF ILLINOIS     )  
                                  ) SS  
COUNTY OF COOK     )

**CERTIFICATION OF ORDINANCE AND MINUTES**

I, the undersigned, do hereby certify that I am the duly qualified and acting City Clerk of the City of Blue Island, Cook County, Illinois (the "City"), and that as such official I am the keeper of the records and files of the City Council of the City (the "Corporate Authorities").

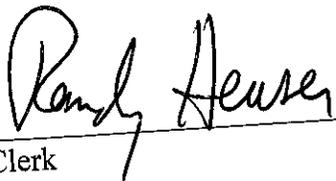
I do further certify that the foregoing is a full, true and complete transcript of that portion of the minutes of the meeting of the Corporate Authorities held on the 25<sup>th</sup> day of April, 2017, insofar as same relates to the adoption of an Ordinance entitled:

**AN ORDINANCE OF THE CITY OF BLUE ISLAND,  
COOK COUNTY, ILLINOIS, ADOPTING TAX INCREMENT  
ALLOCATION FINANCING FOR TIF #7  
REDEVELOPMENT PROJECT AREA**

a true, correct and complete copy of which said Ordinance as adopted at said meeting appears in the foregoing transcript of the minutes of said meeting.

I do further certify that the deliberations of the Corporate Authorities on the adoption of said Ordinance were conducted openly, that the vote on the adoption of said Ordinance was taken openly, that said meeting was held at a specified time and place convenient to the public, that notice of said meeting was duly given to all of the news media requesting such notice; that an agenda for said meeting was posted at the location where said meeting was held and at the principal office of the Corporate Authorities at least 48 hours in advance of the holding of said meeting; that said agenda described or made specific reference to said Ordinance; that said meeting was called and held in strict compliance with the provisions of the Open Meetings Act of the State of Illinois, as amended, and the Illinois Municipal Code, as amended, and that the Corporate Authorities have complied with all of the provisions of said Act and said Code and with all of the procedural rules of the Corporate Authorities.

**IN WITNESS WHEREOF**, I hereunto affix my official signature and the seal of the City, this 25<sup>th</sup> day of April, 2017.

  
\_\_\_\_\_  
City Clerk

(SEAL)

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 OF THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS, ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR TIF #7 REDEVELOPMENT PROJECT AREA.**

**ORDINANCE NO. 17-018** which was adopted at a regular meeting of the City Council of the City of Blue Island, Illinois held on the **25th day of April, 2017**; that at said meeting **9** 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 **9** Alderman and Mayor voted Aye and **0** Alderman voted Nay and **0** Alderman voted Abstain and **5** 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 **25th day of April, 2017.**

CORPORATE SEAL

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

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.

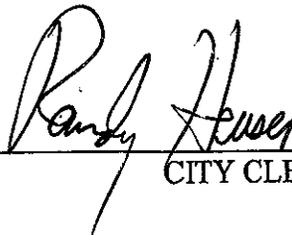
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CORPORATE SEAL

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

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

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Randy Heuser, City Clerk**

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**Aldermen**

**ORDINANCE NO. 2017-018**

**AN ORDINANCE OF THE CITY OF BLUE ISLAND,  
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**WHEREAS**, it is desirable and in the best interest of the citizens of the City of Blue Island, Cook County, Illinois, for the City to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended (the "Act"), and

**WHEREAS**, the City has heretofore approved a redevelopment plan and project (the "*Plan and Project*") as required by the Act by passage of an ordinance and has heretofore designated a redevelopment project area (the "*Area*") as required by the Act by the passage of an ordinance and has otherwise complied with all other conditions precedent required by the Act.

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hereto and made a part hereof, as if fully set forth in its entirety. The general street location for the Area is described in Exhibit B, a copy of which is attached hereto and made a part hereof, as if fully set forth in its entirety. The map of the Area is depicted in Exhibit C, a copy of which is attached hereto and made a part hereof, as if fully set forth in its entirety.

**SECTION 3.** *Allocation of Ad Valorem Taxes.* That pursuant to the Act, the ad valorem taxes, if any, arising from the levies upon taxable real property in the Area by taxing districts and tax rates determined in the manner provided in Section 11-74.4-9(c) of the Act each year after the effective date of this Ordinance until the Project costs and obligations issued in respect thereto have been paid shall be divided as follows:

a. That portion of taxes levied upon each taxable lot, block, tract, or parcel of real property that is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract, or parcel of real property in the Area shall be allocated to and when collected shall be paid by the county collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.

b. That portion, if any, of such taxes that is attributable to the increase in the current equalized assessed valuation of each lot, block, tract, or parcel of real property in the Area shall be allocated to and when collected shall be paid to the municipal treasurer, who shall deposit said taxes into a special fund, hereby created, and designated the "TIF #7" Redevelopment Project Area Special Tax Allocation Fund" of the City and such taxes shall be used for the purpose of paying Project costs and obligations incurred in the payment thereof.

**SECTION 4.** *Severability.* This Ordinance, and its parts, is declared to be severable and if any section, clause, provision, or portion thereof of this Ordinance is declared invalid, the

invalidity thereof shall not affect the validity of any other provisions of this Ordinance which shall remain in full force and effect.

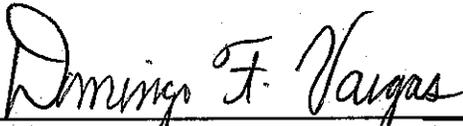
**SECTION 5.** *Superseder.* All ordinances, resolutions, motions, or orders in conflict with any provision of this Ordinance are, to the extent of such conflict, hereby repealed.

**SECTION 6.** *Effective Date.* This Ordinance shall be in full force and effect upon its passage, approval and publication as provided by law.

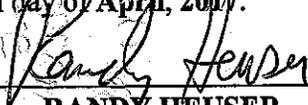
ADOPTED this 25th day of April, 2017, pursuant to a roll call vote as follows:

	YES	NO	ABSENT	PRESENT	ABSTAIN
Alderman Hawley			X		
Alderman Poulos	X				
Alderman Vieyra	X				
Alderman Bilotto	X				
Alderman Rita	X				
Alderman Donahue			X		
Alderman Carr	X				
Alderman Slattery	X				
Alderman Ostling	X				
Alderman Pittman	X				
Alderman Johnson			X		
Alderman Frausto			X		
Alderman Thompson			X		
Alderman Johanson	X				
Mayor Vargas					
TOTAL	9		5		

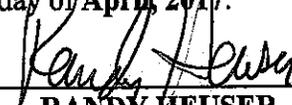
APPROVED by the Mayor on April 25, 2017.

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

ATTESTED and Filed in my office this  
 25th day of April, 2017.

  
 RANDY HEUSER  
 CITY CLERK

PUBLISHED in pamphlet form this  
 25th day of April, 2017.

  
 RANDY HEUSER  
 CITY CLERK

STATE OF ILLINOIS     )  
                                  )  
COUNTY OF COOK     )     ss.

CERTIFICATE

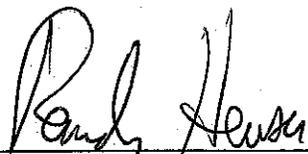
I, Randy Heuser, certify that I am the duly elected and acting Municipal Clerk of the City of Blue Island of Cook County, Illinois.

I further certify that on **April 25, 2017** the Corporate Authorities of such municipality passed and approved Ordinance No. **2017 - 018** entitled: **AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS, ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR TIF #7 REDEVELOPMENT PROJECT AREA.** Which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. **2017 - 018** including the Ordinance and a cover sheet thereof, was as prepared, and a copy of such Ordinance posted in the municipal building commencing **April 25, 2017** and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

DATED at Blue Island, Illinois, this **25th** day of **April, 2017.**

(SEAL)

  
\_\_\_\_\_  
Municipal Clerk

**EXHIBIT A**

**LEGAL DESCRIPTION OF TIF NO. 7**

PROPOSED LEGAL DESCRIPTION  
TIF 7

THAT PART OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF 139TH STREET AS DEDICATED IN ABBOT AND HENKES ADDITION TO BLUE ISLAND, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER OF SECTION 1 ACCORDING TO THE PLAT THEREOF RECORDED MARCH 31, 1893 AS DOCUMENT 1840587 WITH THE NORTHWESTERLY LINE OF COOPERS GROVE ROAD ALSO BEING THE SOUTHEASTERLY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD; THENCE EASTERLY ALONG SAID NORTH LINE OF 139TH STREET AND THE PROLONGATION THEREOF, TO THE WEST LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER OF SECTION 1; THENCE EASTERLY ALONG THE NORTH LINE OF 139TH STREET AS DEDICATED PER DOCUMENT 0901545091, DOCUMENT 0901545093 AND DOCUMENT 0901545092 AND THE PROLONGATION THEREOF, TO THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 1 ALSO BEING THE EAST LINE OF CALIFORNIA AVENUE AS DEDICATED PER DOCUMENT 87669574; THENCE SOUTHERLY ALONG THE PROLONGATION OF SAID EAST LINE, TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 1 ALSO BEING THE NORTHEAST CORNER OF CALIFORNIA GARDENS, BEING A SUBDIVISION IN THE NORTH HALF OF SAID SOUTHWEST QUARTER OF SECTION 1 ACCORDING TO THE PLAT THEREOF RECORDED APRIL 27, 1954 AS DOCUMENT 1519870; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 1 ALSO BEING THE CORPORATE LIMITS OF BLUE ISLAND, TO THE EASTERLY PROLONGATION OF THE NORTH LINE OF LOTS 1 THROUGH 54 BOTH INCLUSIVE IN DEER POINTE SUBDIVISION, BEING A SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 1 ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 14, 2005 AS DOCUMENT 0534819066; THENCE WESTERLY ALONG SAID NORTH LINE AND PROLONGATION THEREOF, TO THE EAST LINE OF LOT 27 IN SAID DEER POINTE SUBDIVISION; THENCE SOUTHERLY ALONG SAID EAST LINE AND THE PROLONGATION THEREOF, TO THE SOUTH LINE OF 142ND PLACE AS DEDICATED IN SAID DEER POINTE SUBDIVISION; THENCE WESTERLY ALONG SAID SOUTH LINE, TO THE EAST LINE OF SACRAMENTO AVENUE AS DEDICATED IN SAID DEER POINTE SUBDIVISION; THENCE SOUTHERLY ALONG SAID EAST LINE, TO THE SOUTH LINE OF SAID DEER POINTE SUBDIVISION; THENCE WESTERLY ALONG SAID SOUTH LINE, TO THE WEST LINE OF LOT 113 IN SAID DEER POINTE SUBDIVISION; THENCE NORTHERLY ALONG SAID WEST LINE AND THE PROLONGATION THEREOF, TO THE NORTH LINE OF 142ND PLACE AS DEDICATED IN KEDZIE HEIGHTS, BEING A SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 1 ACCORDING TO THE PLAT THEREOF RECORDED JUNE 17, 1924 AS DOCUMENT 8470346; THENCE WESTERLY ALONG SAID NORTH LINE, TO THE CENTER LINE OF THE VACATED 16 FOOT WIDE PUBLIC ALLEY ACCORDING TO THE PLAT THEREOF RECORDED MAY 12, 2005 AS DOCUMENT 0513239079;

THENCE NORTHERLY ALONG SAID CENTER LINE, TO THE EASTERLY PROLONGATION OF THE NORTH LINE OF LOT 12 IN BLOCK 1 IN SAID KEDZIE HEIGHTS; THENCE WESTERLY ALONG SAID NORTH LINE AND THE WESTERLY PROLONGATION THEREOF, TO THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 1 ALSO BEING THE CORPORATE LIMITS OF SAID BLUE ISLAND; THENCE NORTHERLY ALONG SAID WEST LINE, TO THE WESTERLY PROLONGATION OF THE NORTH LINE OF LOT 5 IN THE SUBDIVISION OF THE WEST ONE TENTH OF THE SOUTH HALF OF THE NORTH 50 ACRES OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER OF SECTION 1 ACCORDING TO THE PLAT THEREOF RECORDED MAY 19, 1925 AS DOCUMENT 8916099; THENCE EASTERLY ALONG SAID PROLONGATION AND NORTH LINE THEREOF, TO THE EAST LINE OF SAID LOT 5; THENCE NORTHERLY ALONG THE NORTHERLY PROLONGATION OF SAID EAST LINE, TO THE WESTERLY PROLONGATION OF THE SOUTH LINE OF LOT 11 IN SAID SUBDIVISION OF THE WEST ONE TENTH OF THE SOUTH HALF OF THE NORTH 50 ACRES OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER OF SECTION 1; THENCE EASTERLY ALONG SAID SOUTH LINE AND EASTERLY PROLONGATION THEREOF, TO THE NORTHERLY PROLONGATION OF THE EAST LINE OF LOT 9 IN SAID SUBDIVISION OF THE WEST ONE TENTH OF THE SOUTH HALF OF THE NORTH 50 ACRES OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER OF SECTION 1; THENCE SOUTHERLY ALONG SAID EAST LINE AND SOUTHERLY PROLONGATION THEREOF, TO THE NORTH LINE OF THE SOUTH 175 FEET OF THE NORTH 50 ACRES OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE EASTERLY ALONG SAID NORTH LINE, TO THE WEST LINE OF THE EAST HALF OF THE SOUTH HALF OF THE EAST ONE-NINTH OF THE WEST NINE-TENTHS OF THE NORTH 50 ACRES OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER OF SECTION 1; THENCE NORTHERLY ALONG SAID WEST LINE AND NORTHERLY PROLONGATION THEREOF, TO THE NORTH LINE OF 141ST PLACE AS DEDICATED PER DOCUMENT 21904881; THENCE EASTERLY ALONG SAID NORTH LINE, TO THE EAST LINE OF THE WEST 199.5 FEET OF THE EAST ONE-NINTH OF THE WEST NINE-TENTHS OF THE NORTH 50 ACRES OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE NORTHERLY ALONG SAID EAST LINE, TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF THE NORTH 50 ACRES OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE WESTERLY ALONG SAID SOUTH LINE, TO THE WEST LINE OF FRANCISCO AVENUE AS DEDICATED PER DOCUMENT 91076878; THENCE NORTHERLY ALONG SAID WEST LINE AND THE NORTHERLY PROLONGATION THEREOF, TO THE WESTERLY PROLONGATION OF THE NORTH LINE OF 141ST STREET AS DEDICATED IN SAID CALIFORNIA GARDENS; THENCE EASTERLY ALONG SAID NORTH LINE AND EASTERLY PROLONGATION THEREOF, TO THE WEST LINE OF LOT 24 IN BLOCK 9 IN SAID CALIFORNIA GARDENS; THENCE NORTHERLY ALONG SAID WEST LINE AND ALONG THE WEST LINE OF LOT 7 IN SAID BLOCK 9 IN CALIFORNIA GARDENS, TO THE SOUTH LINE OF 140TH PLACE AS DEDICATED IN SAID CALIFORNIA GARDENS; THENCE NORTHERLY, TO THE SOUTHWEST CORNER OF LOT 24 IN BLOCK 6 IN SAID CALIFORNIA GARDENS BEING ON THE NORTH LINE OF SAID 140TH PLACE; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 24 IN BLOCK 6 AND ALONG THE WEST LINE OF LOT 7 IN SAID BLOCK 6 IN CALIFORNIA

GARDENS, TO THE SOUTH LINE OF 140TH STREET AS DEDICATED IN SAID CALIFORNIA GARDENS; THENCE NORTHERLY, TO THE SOUTHWEST CORNER OF LOT 24 IN BLOCK 5 IN SAID CALIFORNIA GARDENS BEING ON THE NORTH LINE OF SAID 140TH STREET; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 24 IN BLOCK 5 AND ALONG THE WEST LINE OF LOT 7 IN SAID BLOCK 5 IN CALIFORNIA GARDENS, TO THE SOUTH LINE OF 139TH PLACE AS DEDICATED IN SAID CALIFORNIA GARDENS; THENCE NORTHERLY, TO THE SOUTHWEST CORNER OF LOT 24 IN BLOCK 1 IN SAID CALIFORNIA GARDENS BEING ON THE NORTH LINE OF SAID 139TH PLACE; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 24 IN BLOCK 1, TO THE SOUTHEAST CORNER OF LOT 8 IN SAID BLOCK 1 IN CALIFORNIA GARDENS; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 8 IN BLOCK 1 AND ALONG THE SOUTH LINE OF LOTS 9 THROUGH 15, BOTH INCLUSIVE, IN SAID BLOCK 1, TO THE EAST LINE OF FRANCISCO AVENUE AS DEDICATED IN SAID CALIFORNIA GARDENS; THENCE WESTERLY, TO THE SOUTHEAST CORNER OF LOT 1 IN BLOCK 2 IN SAID CALIFORNIA GARDENS BEING ON THE WEST LINE OF SAID FRANCISCO AVENUE; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 1 IN BLOCK 2 AND ALONG THE SOUTH LINE OF LOTS 2 THROUGH 19, BOTH INCLUSIVE, IN SAID BLOCK 2, TO THE SOUTHWEST CORNER OF SAID LOT 19 IN BLOCK 2; THENCE SOUTHERLY ALONG THE EAST LINE OF HARRISON'S RESUBDIVISION IN THE SOUTHWEST QUARTER OF SAID SECTION 1 ACCORDING TO THE PLAT THEREOF RECORDED JUNE 28, 1961 AS DOCUMENT T1984847, TO THE SOUTHEAST CORNER OF LOT 4 IN SAID HARRISON'S RESUBDIVISION; THENCE WESTERLY ALONG SAID SOUTH LINE, TO THE SOUTHWEST CORNER OF SAID LOT 4 BEING ON THE EAST LINE OF WHIPPLE STREET AS DEDICATED IN SAID HARRISON'S RESUBDIVISION; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID WHIPPLE STREET, TO THE NORTH LINE OF 140TH STREET AS DEDICATED IN SAID HARRISON'S RESUBDIVISION; THENCE WESTERLY ALONG THE PROLONGATION OF THE NORTH LINE OF SAID 140TH STREET, TO THE INTERSECTION WITH THE EASTERLY PROLONGATION OF THE NORTH LINE OF COOPER GROVE BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SAID SOUTHWEST QUARTER OF SECTION 1 ACCORDING TO THE PLAT THEREOF RECORDED APRIL 26, 1996 AS DOCUMENT 96315555; THENCE WESTERLY ALONG SAID NORTH LINE AND WESTERLY PROLONGATION THEREOF, TO THE NORTHWESTERLY LINE OF SAID COOPERS GROVE ROAD ALSO BEING THE SOUTHEASTERLY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE, TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS.

**EXHIBIT B**

**GENERAL STREET LOCATION**

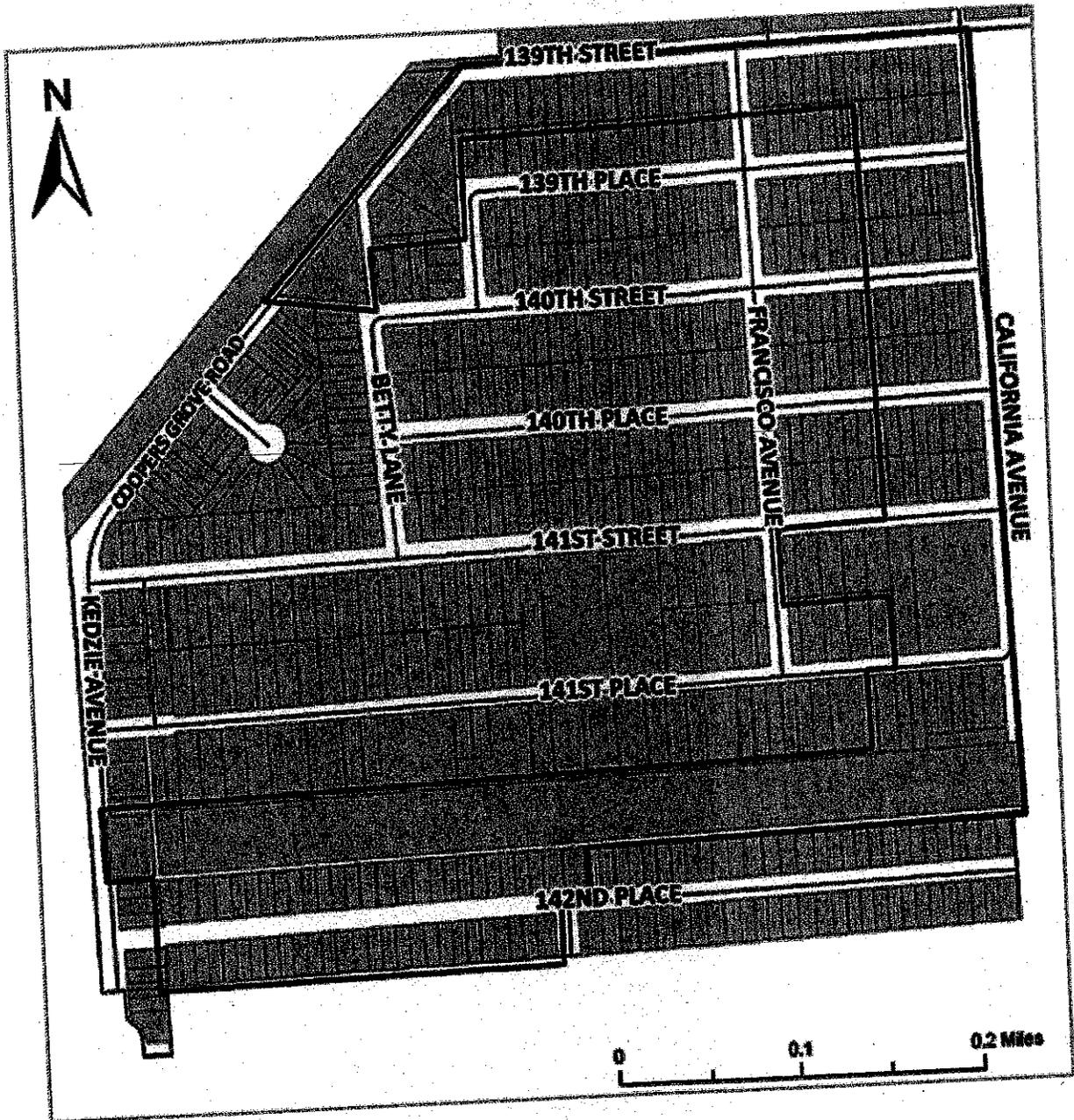
## **General Street Location**

The RPA is generally bounded by 139<sup>th</sup> Street to the north, California Avenue to the east, vacant parcels that are generally bounded by 142<sup>nd</sup> Place and 142<sup>nd</sup> Street to the south, Kedzie Avenue to the west and Coopers Grove Road to the northwest. The area along California Avenue only extends approximately seven tax parcels wide.

**EXHIBIT C**

**MAP OF REDEVELOPMENT PROJECT AREA**

# Blue Island TIF #7 Map



## Legend

-  TIF #7
-  Blue Island Tax Parcels

Source: Cook County Data Portal, November 2016

 Kane, McKenna  
and Associates, Inc.

Alderman RITA moved and Alderman PITTMAN seconded the motion that said Ordinance as presented and read by the City Clerk be adopted.

After a full discussion thereof including a public recital of the nature of the matter being considered and such other information as would inform the public of the nature of the business being conducted, the Mayor directed that the roll be called for a vote upon the motion to adopt said Ordinance as read.

Upon the roll being called, the following Aldermen voted AYE: JOHANSON, POULOS  
VIEYRA, BILOTTO, RITA, CARR, SLATTERY, OSTLING, PITTMAN

The following Aldermen voted NAY: NONE

Whereupon the Mayor declared the motion carried and said Ordinance adopted, approved and signed the same in open meeting and directed the City Clerk to record the same in full in the records of the City Council of the City of Blue Island, Cook County, Illinois, which was done.

Other business not pertinent to the adoption of said Ordinance was duly transacted at the meeting.

Upon motion duly made, seconded and carried, the meeting was adjourned.

Randy Harris  
City Clerk

STATE OF ILLINOIS     )  
                                  ) SS  
COUNTY OF COOK     )

**CERTIFICATION OF ORDINANCE AND MINUTES**

I, the undersigned, do hereby certify that I am the duly qualified and acting City Clerk of the City of Blue Island, Cook County, Illinois (the "City"), and that as such official I am the keeper of the records and files of the City Council of the City (the "Corporate Authorities").

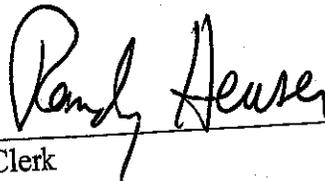
I do further certify that the foregoing is a full, true and complete transcript of that portion of the minutes of the meeting of the Corporate Authorities held on the 25<sup>th</sup> day of April, 2017, insofar as same relates to the adoption of an Ordinance entitled:

**AN ORDINANCE OF THE CITY OF BLUE ISLAND,  
COOK COUNTY, ILLINOIS, ADOPTING TAX INCREMENT  
ALLOCATION FINANCING FOR TIF #7  
REDEVELOPMENT PROJECT AREA**

a true, correct and complete copy of which said Ordinance as adopted at said meeting appears in the foregoing transcript of the minutes of said meeting.

I do further certify that the deliberations of the Corporate Authorities on the adoption of said Ordinance were conducted openly, that the vote on the adoption of said Ordinance was taken openly, that said meeting was held at a specified time and place convenient to the public, that notice of said meeting was duly given to all of the news media requesting such notice; that an agenda for said meeting was posted at the location where said meeting was held and at the principal office of the Corporate Authorities at least 48 hours in advance of the holding of said meeting; that said agenda described or made specific reference to said Ordinance; that said meeting was called and held in strict compliance with the provisions of the Open Meetings Act of the State of Illinois, as amended, and the Illinois Municipal Code, as amended, and that the Corporate Authorities have complied with all of the provisions of said Act and said Code and with all of the procedural rules of the Corporate Authorities.

**IN WITNESS WHEREOF**, I hereunto affix my official signature and the seal of the City,  
this 25<sup>th</sup> day of April, 2017.

  
\_\_\_\_\_  
City Clerk

(SEAL)