

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

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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. 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:

#### **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.