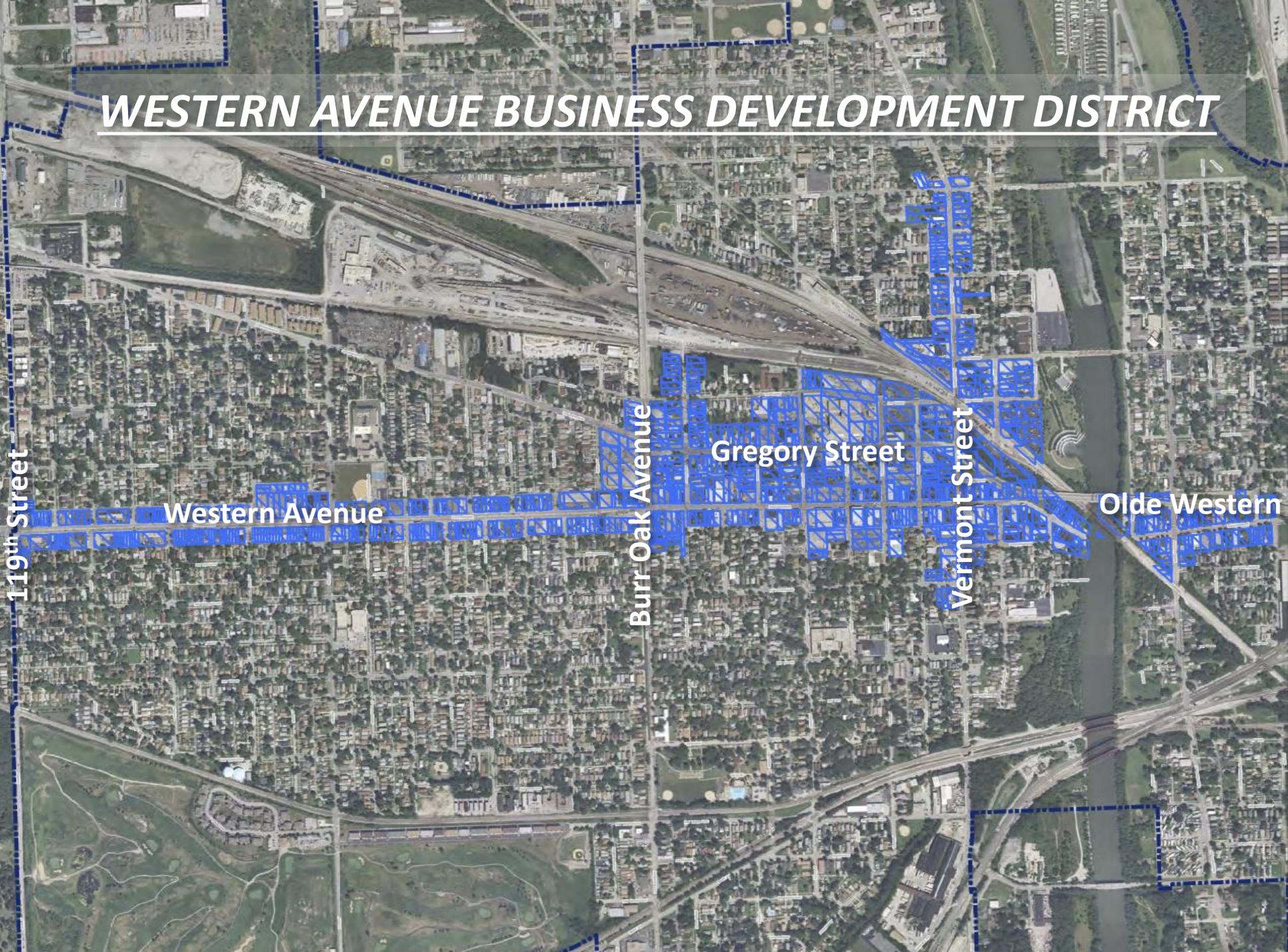


WESTERN AVENUE BUSINESS DEVELOPMENT DISTRICT



119th Street

Western Avenue

Burr Oak Avenue

Gregory Street

Vermont Street

Olde Western

Sales Tax and Business Districts

- Business District cannot exceed 1%
- Business District funds can only be spent within the boundaries and on approved, eligible expenses
- Business District disbursements must be held in a separate fund
- Business District tax limited to sales and services within the district boundaries
 - Sales Tax includes different rates for groceries (2.25%), prescriptions and medical (2.25%) and vehicles (7.25%)
 - These items are excluded from Business District warrant

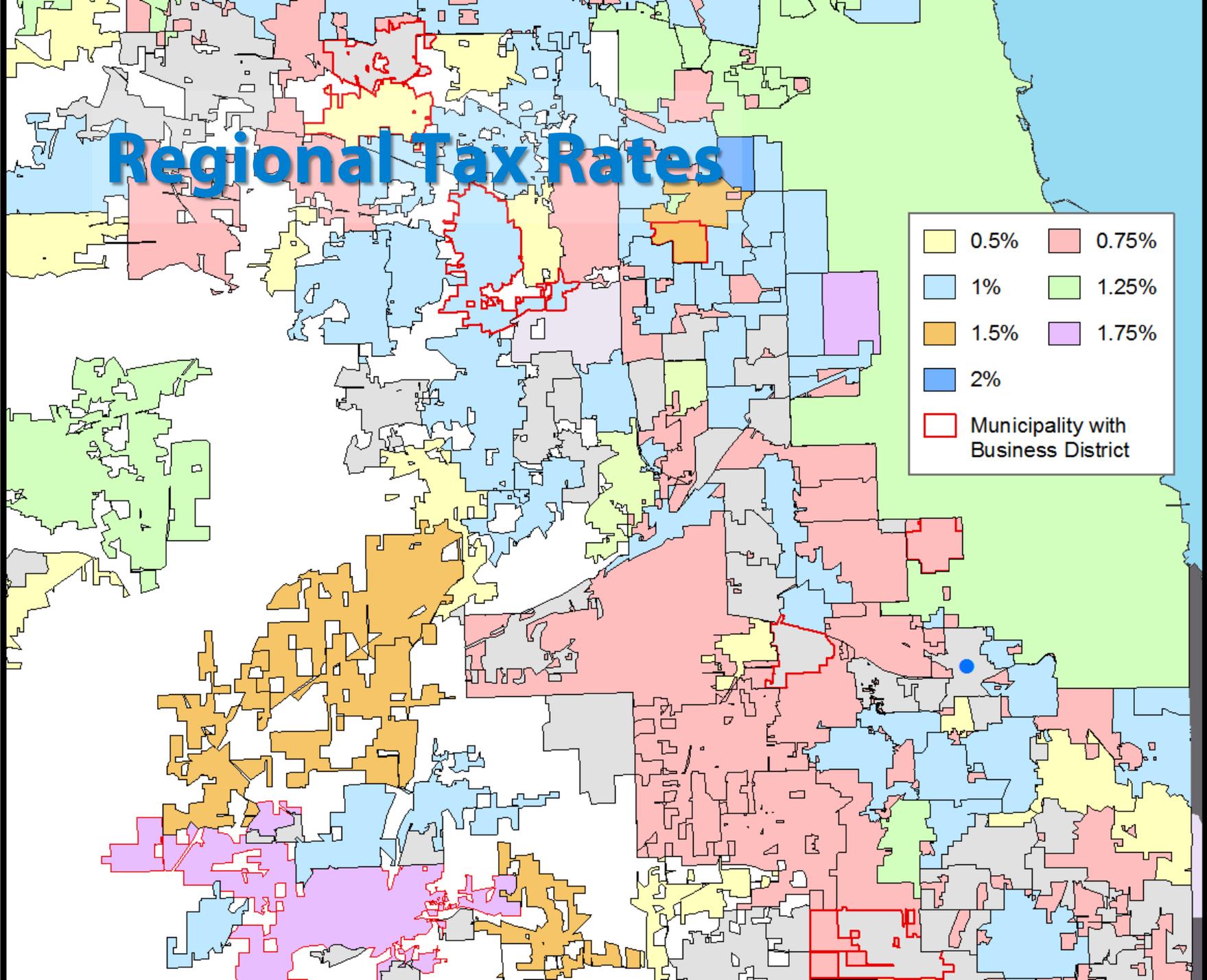
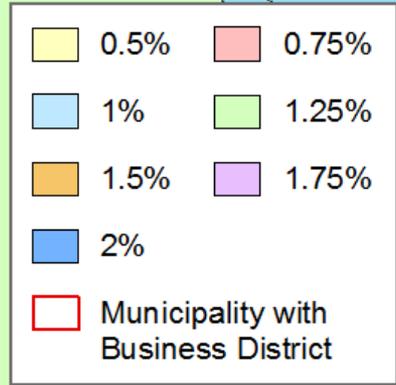
Accountability

- Collected Monthly by Illinois Department of Revenue (IDOR)
- Monthly Disbursement posted on IDOR website
<http://www.revenue.state.il.us/LocalGovernment/Disbursements/>
- Priorities established by City Council, Committees and local businesses
- Procurement by RFP or application
- Expenses and payments approved at Finance Committee and City Council

Sales Tax & Districts

- **211** Home Rule communities with Local Sale Tax
- **133** Non-Home Rule communities with Local Sales Tax
- **90** Business Districts
 - Evergreen Park
 - Palos Heights
 - Matteson
 - Calumet City
- Average Business District monthly warrant: \$15,909
- Median Business District monthly warrant: \$4,792
(December 2014)

Regional Tax Rates



What is Eligible?

- Conversion of Western Avenue and Gregory Street back to two-way traffic
- Façade grants
- Streetscape improvements and wayfinding
- Roadway improvements: paving, crosswalks and accessibility, striping
- Green and gray infrastructure
- Improved parking and access
- Consolidating sites for redevelopment
- Lighting and utility upgrades

Western Avenue Streetscape



Business District Projects

- 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;

Business District Projects

- 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;

Business District Projects

- 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.

Western Avenue Streetscape



Business District Needs

- Western Avenue / Gregory Street Two-Way: \$6,141,631.
Local match: \$1,228,326
- Streetscape with trees, planters, streetlights and pedestrian lighting: \$839,020
- Roadway improvements: \$1,508,000
- ADA accessible intersections: \$53,460
- Sidewalk improvements: \$58,050
- Façade Grant: \$50,000

TOTAL COSTS: \$3,736,856

City of Blue Island Comprehensive Plan



May 2012

Economic Development Goal

The City of Blue Island will create a vibrant and sustainable business environment that enables Blue Island to be recognized as a valuable element of the region's economy.

To accomplish this, the City and its partners will:

- Develop a positive environment for retail, service, and entertainment businesses at key locations in the City. Consolidate commercial development along Western Avenue in order to create high-density commercial nodes with a mix of retail, residential, and institutional uses. Promote high density, mixed-use, and walkable Transit Oriented Development within the Vermont Street station area that will also support revitalization of the City's Uptown District.
- Make Blue Island a recognized regional center for industrial, freight, logistics, and sustainable businesses. Remediate and redevelop vacant industrial parcels along railroad rights-of-way for cargo oriented development opportunities.
- Support expansion of medical facilities within the community in order to attract employees, utilize vacant parcels, and support local business growth.
- Focus on workforce development opportunities that will allow local labor force to find employment in local businesses as well as attract new businesses to locate within the community.

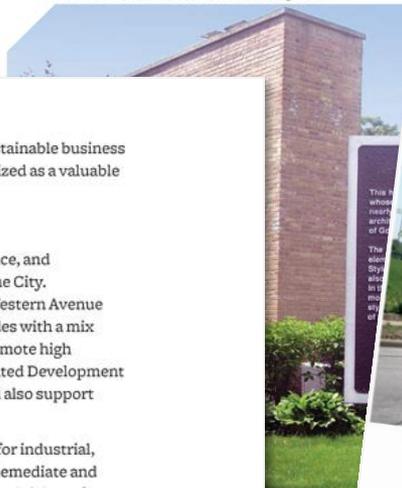
Image and Identity Goal

The City of Blue Island will highlight the unique assets of the City and restore the community's historic sense of place.

To accomplish this, the City and its partners will:

- Install signage and wayfinding programs that identify and direct visitors to key destinations within the community. Install gateway signs at entranceways into the community along Western Avenue and along 127th Street.
- Support preservation of historic commercial properties along Western Avenue and residential properties identified as architecturally significant.
- Create regional marketing programs to promote City's unique assets such as the Calumet-Sag Channel, freight infrastructure, transit, and historic housing stock to the region.

The Dr. Aaron Heimbach House, 1939, Bertrand Goldberg, Architect



Jeben's Hardware, 1834



The #

Transportation and Circulation Goal

The City of Blue Island will provide each resident, business, and visitor with a viable option to choose among multiple modes of transportation that enable them to navigate the community, connect to their place of employment, and handle their business-related transportation needs.

To accomplish this, the City and its partners will:

- Pursue a high-quality multimodal transportation system throughout the community. Implement Complete Street Policy and non-motorized transportation plans that improve community health and provide sustainable alternatives to vehicular circulation.
- Convert Western Avenue and Gregory Street to two-way streets in order to improve local traffic circulation and create a safe pedestrian environment in the Uptown District.

Existing bus shelter along Vermont Street



Vermont Metra station commuter parking



Blue Island Comp Plan

- Addresses Challenges and Opportunities:
 - Economic Conditions
 - Land Use and Development
 - Transportation and Circulation
 - Image and Identity
- Furthers 4 Comprehensive Plan Strategies:
 - Reconfigure Western Avenue and Gregory Street as two-way Complete Street
 - Commercial uses along Western Avenue
 - Undertake small-scale and low-cost infrastructure improvements
 - Improve historic preservation efforts

Business District Path

- Blue Island Chamber of Commerce & Industry luncheon at Salvation Army (November 10, 2014)
- City of Blue Island RFP (November 14, 2014)
- Blue Island Community Development Committee and Finance Committee presentations
- City Council Resolution (February 10, 2015)
- Blue Island Chamber of Commerce & Industry Board Meeting (February 11, 2015)
- Blue Island Plan Commission (February 18, 2015)
- Online <http://www.blueisland.org/business/bdd/>

Business District Path

- Community Development Committee and Finance Committee discussion and recommendation
- Business District Public Hearing (March 10, 2015)
- City Council (March 10, 2015)
- Community Development Committee Special Meeting (March 19, 2015)
- Blue Island Chamber of Commerce & Industry Business Breakfast (March 24, 2015)
- City Council Action (March 24, 2015)

Questions and Comments

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<http://www.blueisland.org/business/bdd/>