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

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**RESOLUTION  
NUMBER 2018-024**

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**A RESOLUTION OF THE CITY OF BLUE ISLAND,  
COOK COUNTY ILLINOIS SUPPORTING THE RENEWAL OF A  
CLASS 8 REAL ESTATE TAX ASSESSMENT CLASSIFICATION FOR  
12935 S. GREGORY STREET (METROSOUTH MEDICAL CENTER)**

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

**DEXTER JOHNSON  
LETICIA VIEYRA  
NANCY RITA  
TOM HAWLEY  
BILL FAHRENWALD  
CANDACE CARR  
KENNETH PITTMAN**

**GEORGE POULOS  
FRED BILOTTO  
KEVIN DONAHUE  
ALECIA SLATTERY  
JANICE OSTLING  
JAIRO FRAUSTO  
NANCY THOMPSON**

**Aldermen**

**RESOLUTION NO. 2018-024**

**A RESOLUTION OF THE CITY OF BLUE ISLAND, COOK COUNTY  
ILLINOIS SUPPORTING THE RENEWAL OF A CLASS 8 REAL ESTATE TAX  
ASSESSMENT CLASSIFICATION FOR 12935 S. GREGORY STREET  
(METROSOUTH MEDICAL CENTER)**

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**WHEREAS**, the City of Blue Island, Cook County, Illinois (the “*City*”), is a duly organized and existing municipal corporation created under the provision 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**, the President and Board of Commissioners of the County of Cook have enacted an ordinance known as the Cook County Real Property Assessment Classification Ordinance, as amended from time to time (the “*Classification Ordinance*”), which provides for a tax assessment incentive classification designed to encourage development throughout Cook County by offering a real estate tax incentive for the development of new facilities, the rehabilitation of existing structures and the utilization of abandoned buildings in order to create employment opportunities and expand the tax base; and

**WHEREAS**, Blue Island Hospital Company, LLC d/b/a MetroSouth Medical Center, a Delaware Limited Liability Company (the “*Owner*”) owns a certain parcel of property within the City commonly known as 12935 S. Gregory Street, Blue Island, Illinois, identified by certain permanent index numbers (PINs): 25-31-105-022-0000, 25-31-105-023-0000, 25-31-105-030-0000, 25-31-105-046-0000, 25-31-105-047-0000, 25-31-105-052-0000, 25-31-105-053-0000, 25-31-105-058-0000, 25-31-105-061-0000, 25-31-105-062-0000, 25-31-105-064-0000, 25-31-113-001-0000, 25-31-113-002-0000, 25-31-113-011-0000,

25-31-113-021-0000, 25-31-115-001-0000, 25-31-115-002-0000, 25-31-115-003-0000, 25-31-115-004-0000, 25-31-115-005-0000, 25-31-115-006-0000, 25-31-120-003-0000, and 25-31-123-001-0000; and hereinafter legally described on Exhibit A, a copy of which is attached hereto and made a part hereof (the “*Property*”); and

**WHEREAS**, Owner has requested that the Mayor and City Council of the City of Blue Island (the “*Corporate Authorities*”) support and consent to the renewal of its Cook County Class 8 Real Estate Tax Assessment Classification for the Property, as said term is defined in the Classification Ordinance (the “*Class 8 Tax Assessment Classification*”), and as previously authorized by the Corporate Authorities on August 12, 2008 by Resolution No. 08-355 a copy of said authorizing document is attached hereto and made a part hereof, as Exhibit B ; and

**WHEREAS**, the adoption of a resolution by the Corporate Authorities is required and must be filed by Owner with its renewal application with the County of Cook in order for the Property to maintain its Class 8 Tax Assessment Classification; and

**WHEREAS**, Owner is an important entity in the City operating a 476,632 square foot hospital, 10,119 square foot plant operations building and a 181,000 square foot parking structure which were renovated for their current use in 2008 and whose economic viability is dependent on the continued Class 8 Tax Assessment Classification; and

**WHEREAS**, to ensure the ongoing viability of the facility, the continuation of over 600 full-time and 100 part-time employment positions in the City and to safeguard the tax base of the City, the Corporate Authorities have determined that it is necessary and in the best interests of the

City to approve the renewal of the Class 8 Real Estate Tax Assessment Classification for the Property.

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

**Section 1.** That the above recitals and legislative 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.** The Corporate Authorities find that the continuing economic viability of the Property is necessary and appropriate for the community and that without a Class 8 Tax Assessment Classification the Property would be underutilized and cause blight in the area surrounding the Property.

**Section 3.** The Corporate Authorities find that the Class 8 Tax Assessment Classification incentive program established by the County of Cook is necessary for the ongoing commercial use and habitability of the Property, which is the subject of this Resolution.

**Section 4.** The Corporate Authorities support and consent to the filing of a Class 8 Tax Incentive Eligibility Renewal Application by the Applicant and Owner of the Property, which is legally described on Exhibit A.

**Section 5.** If any section, paragraph, clause or provision of this Resolution shall be held invalid, the invalidity thereof shall not affect any other provision of this Resolution.

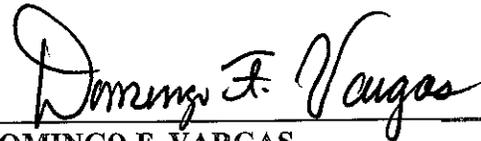
**Section 6.** All ordinances, resolutions, motions or orders in conflict with this Resolution are hereby repealed to the extent of such conflict.

**Section 7.** This Resolution shall be in full force and effect upon its passage, approval and publication as provided by law.

**ADOPTED** this 26th day of June, 2018, pursuant to a roll call vote as follows:

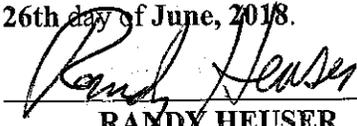
	YES	NO	ABSENT	PRESENT	ABSTAIN
Alderman Hawley	X				
Alderman Poulos			X		
Alderman Vieyra					X
Alderman Bilotto			X		
Alderman Rita	X				
Alderman Donahue	X				
Alderman Carr	X				
Alderman Slattery	X				
Alderman Ostling	X				
Alderman Pittman	X				
Alderman Johnson			X		
Alderman Frausto	X				
Alderman Thompson	X				
Alderman Fahrenwald	X				
Mayor Vargas					
<b>TOTAL</b>	10		3		1

**APPROVED** by the Mayor on June 26, 2018.



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

**ATTESTED** and Filed in my office this  
 26th day of June, 2018.



**RANDY HEUSER**  
**CITY CLERK**

**Exhibit A**

***Legal Description***

## EXHIBIT A

### LEGAL DESCRIPTIONS

#### TRACT I:

##### PARCEL 1:

LOTS 5 AND 6 IN UHLICH'S SUBDIVISION OF PART OF BLOCK 7 IN SANDER'S SECOND ADDITION TO THE TOWN OF BLUE ISLAND, A SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PIN: 25-31-114-008

##### PARCEL 2:

THAT PART OF BLOCKS 10 AND 12 LYING WEST OF THE WEST LINE OF IRVING STREET IN SANDER'S SECOND ADDITION TO THE TOWN OF BLUE ISLAND, A SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PIN: 25-31-115-002 AND 25-31-115-001

##### PARCEL 3:

THAT PART OF BLOCK 8 LYING WEST OF THE WEST LINE OF IRVING STREET (EXCEPT THE SOUTH 50 FEET OF THE WEST 181.5 FEET) IN SANDER'S SECOND ADDITION TO THE TOWN OF BLUE ISLAND, A SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PIN: 25-31-115-003, 25-31-115-004 and 25-31-115-005

##### PARCEL 4:

THAT PART OF BLOCK 8 IN SANDER'S SECOND ADDITION TO BLUE ISLAND, A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK 8; THENCE RUNNING EAST ON THE SOUTH LINE OF BLOCK 8 181.5 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID BLOCK 50 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 8 181.5 FEET TO THE WEST LINE OF SAID BLOCK; THENCE SOUTH ALONG THE WEST LINE OF SAID BLOCK 8 50 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN: 25-31-115-006

UHDOCS-1196505-1

TRACT II:

THE NORTH 10 FEET OF LOT 39 AND LOT 40 (EXCEPT THE WEST 200 FEET AND EXCEPT THE NORTH 34 FEET OF SAID LOT 40) IN J. P. YOUNG'S SECOND ADDITION TO BLUE ISLAND, IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 25-31-105-061 and 25-31-105-062

TRACT III:

PARCEL 1:

LOTS 1, 2, 3 AND THE SOUTH 6 FEET OF LOT 4 IN THE SUBDIVISION OF LOT 39 (EXCEPT THE NORTH 10 FEET THEREOF) IN J. P. YOUNG'S SECOND ADDITION TO BLUE ISLAND, IN THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN: 25-31-105-046, 25-31-105-047 and 25-31-105-053

PARCEL 2:

THE EAST 105 FEET OF LOT 8 IN BLOCK 3 IN WATTLE'S ADDITION TO BLUE ISLAND, A SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 25-31-105-030

PARCEL 3:

THE SOUTH 75 FEET OF LOT 7 (EXCEPT THE WEST 160 FEET THEREOF) IN BLOCK 3 IN WATTLE'S ADDITION TO BLUE ISLAND, A SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 25-31-105-064

TRACT IV:

ALL OF LOT 5 AND LOT 4 (EXCEPT THE SOUTH 6 FEET THEREOF) IN THE SUBDIVISION OF LOT 39 (EXCEPT THE NORTH 10 FEET THEREOF) IN J. P. YOUNG'S SECOND ADDITION TO BLUE ISLAND, IN THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 25-31-105-052

TRACT V:

THE SOUTH 31.50 FEET OF THE SOUTH 60 FEET MEASURED ON THE WEST LINE OF THAT PART OF BLOCK 12 IN SANDER'S SECOND ADDITION TO BLUE ISLAND, DESCRIBED AS FOLLOWS, TO WIT: COMMENCING AT THE NORTHEAST CORNER OF BLOCK 12; THENCE RUNNING WEST PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 12, 169-1/2 FEET; THENCE RUNNING SOUTH 100 FEET; THENCE RUNNING EAST, PARALLEL WITH THE NORTH LINE OF SAID BLOCK 12, TO ROCK ISLAND DUMMY RAILROAD RIGHT OF WAY; THENCE RUNNING NORTH, ALONG SAID RIGHT OF WAY, TO THE POINT OF BEGINNING, IN SECTION 31, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 25-31-116-030

TRACT VII:

PARCEL 1:

THE NORTH 50 FEET OF LOT 5, TOGETHER WITH THE WEST HALF OF THE VACATED ALLEY LYING EAST AND ADJOINING SAID NORTH 50 FEET OF LOT 5, IN BOURKE'S SUBDIVISION OF BLOCK 11 IN SANDERS SECOND ADDITION TO BLUE ISLAND IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 25-31-113-001

PARCEL 2:

THE NORTH 39 FEET OF THE SOUTH 79 FEET OF LOT 5, TOGETHER WITH THE WEST HALF OF THE VACATED ALLEY LYING EAST AND ADJOINING SAID NORTH 39 FEET OF THE SOUTH 79 FEET OF LOT 5, IN BOURKE'S SUBDIVISION OF BLOCK 11 IN SANDERS SECOND ADDITION TO BLUE ISLAND IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 25-31-113-002

TRACT VIII:

LOTS 9, 8 AND THE SOUTH 22 FEET OF LOT 7, TOGETHER WITH THE WEST HALF OF THE VACATED ALLEY LYING EAST AND ADJOINING SAID LOTS 9, 8 AND THE SOUTH 22 FEET OF LOT 7, IN BOURKE'S SUBDIVISION OF BLOCK 11 IN SANDERS SECOND ADDITION TO BLUE ISLAND IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 25-31-113-021

TRACT IX:

PARCEL 1:

THAT PART OF BLOCK 7 IN SANDER'S SECOND ADDITION TO THE TOWN OF BLUE ISLAND, A SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK 7; THENCE EAST, ALONG THE SOUTH LINE OF SAID BLOCK, 116.4 FEET; THENCE NORTH 60 FEET; THENCE WEST 116.4 FEET TO THE WEST LINE OF SAID BLOCK; THENCE SOUTH 60 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 7 IN UHLICH'S SUBDIVISION OF PART OF BLOCK 7 IN SANDER'S SECOND ADDITION TO THE TOWN OF BLUE ISLAND, A SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 25-31-114-005

(PIN applies to PARCELS 1 and 2)

TRACT X:

LOTS 1, 2, 9, 10 AND 3 (EXCEPT THE WEST 30 FEET OF SAID LOT 3) AND LOT 8 (EXCEPT THE WEST 30 FEET OF SAID LOT 8) IN BLOCK 5 IN SANDER'S SECOND ADDITION TO THE TOWN OF BLUE ISLAND, A SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 25-31-120-003

PARCEL 2:

Block 4 (except part conveyed to railroad) in Sander's Second Addition to the Town of Blue Island, a Subdivision of part of the South half of the Northwest quarter of Section 31, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 25-31-123-001

TRACT XI:

PARCEL 1:

THE NORTH 75 FEET OF THE SOUTH 89 FEET (EXCEPT THE EAST 214 FEET) OF LOT 41 IN J.P. YOUNG'S SECOND ADDITION TO BLUE ISLAND, IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 25-31-105-022

PARCEL 2:

THE WEST 200 FEET OF LOT 40 AND THE WEST 200 FEET OF THE SOUTH 14 FEET OF LOT 41 IN J.P. YOUNG'S SECOND ADDITION TO BLUE ISLAND, IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PIN: 25-31-105-023

TRACT XII:

THE WEST 100 FEET OF THE EAST 208 FEET OF LOT 40 AND THE WEST 100 FEET OF THE EAST 208 FEET OF THE SOUTH 4 FEET OF LOT 41, ALL IN J.P. YOUNG'S SECOND ADDITION TO BLUE ISLAND, IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 25-31-105-058

TRACT XIII:

THE EAST 100 FEET OF LOTS 1 AND 2 IN BOURKE'S SUBDIVISION OF BLOCK 11 IN SANDER'S SECOND ADDITION TO BLUE ISLAND IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 25-31-113-011

**Exhibit B**

***Original Authorizing Document***

**EXHIBIT B**

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

**CERTIFICATION**

I, PAM FRASOR, DO HEREBY CERTIFY that I am the duly elected City Clerk of the City of Blue Island, Illinois and as such City Clerk of the City of Blue Island, Illinois, 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 Resolutions and books of the records of said City.

I DO FURTHER CERTIFY that the attached and foregoing is a true and correct copy of that certain **RESOLUTION: A RESOLUTION APPROVING A CLASS 8 REAL ESTATE TAX ASSESSMENT CLASSIFICATION FOR CONSTRUCTION WITHIN THE CITY OF BLUE ISLAND, CALUMET TOWNSHIP, COOK COUNTY, ILLINOIS (ST. FRANCIS HOSPITAL).**

**RESOLUTION NO. 08-355** Which was adopted at a regular meeting of the City Council of the City of Blue **10** Aldermen were present; that at said meeting, on motion duly made and seconded that said Resolution do pass and upon the roll being called the vote of each Alderman present on the question of the passage of said Resolution was duly and separately taken by Ayes and Nays and his name and vote recorded in the minutes of the Proceedings of said City Council; that it appears from such recorded that **10** Aldermen voted Aye, **0** Aldermen voted Nay and **0** Aldermen voted Abstain and **4** Aldermen Absent.

I DO FURTHER CERTIFY that said Resolution was deposited in my Office on the **12th day of August, 2008.**

I DO FURTHER CERTIFY that the original Resolution of which the foregoing is a true copy, is entrusted in 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 City of Blue Island aforesaid, at the said City in the County and State aforesaid, the **22nd day of August, 2008.**

CORPORATE SEAL

  
City Clerk

RESOLUTION No.: 08-355

**A RESOLUTION APPROVING A CLASS 8 REAL ESTATE TAX ASSESSMENT  
CLASSIFICATION FOR CONSTRUCTION WITHIN THE CITY OF BLUE ISLAND,  
CALUMET TOWNSHIP, COOK COUNTY, ILLINOIS (ST. FRANCIS HOSPITAL)**

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**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**, the President and Board of Commissioners of the County of Cook have enacted an ordinance known as the Cook County Real Property Assessment Classification Ordinance, as amended from time to time (the "*Classification Ordinance*"), which allows for various real estate tax assessment classifications as an incentive to encourage industrial and commercial growth within the County of Cook in order to create job opportunities and expand the tax base; and

**WHEREAS**, an owner of property within the corporate boundaries of the City may request that the Mayor and City Council of the City of Blue Island (the "*Corporate Authorities*") approve a Cook County Class 8 Real Estate Tax Assessment Classification (the "*Class 8 Tax Assessment Classification*") for said property; and

**WHEREAS**, the adoption of a resolution by the Corporate Authorities is required and must be filed by the requestor along with an application for said incentive with the County of Cook in order for the property to be eligible for a Class 8 Tax Assessment Classification; and

**WHEREAS**, St. Francis Hospital and Health Center/Blue Island (the "*Hospital*") is a licensed hospital located in Blue Island, Illinois, which, for the past 103 years has provided a wide range of acute inpatient, emergency and outpatient health care services to residents of the Village

of Alsip, the City of Blue Island, the Village of Calumet Park, the City of Chicago, the Village of Crestwood, the Village of Dixmoor, the City of Harvey, the Village of Memionette Park, the Village of Midlothian, the Village of Posen, the Village of Riverdale, the Village of Robbins as well as other neighboring and nearby south suburban communities; and

**WHEREAS**, the former owner of the Hospital, after extensive but unsuccessful efforts to sell the facility, decided to close the Hospital, discontinue operations, terminate employees and abandon the facilities; and

**WHEREAS**, any potential closing of the Hospital, no matter the time frame, will have a catastrophic impact on both access to health care for residents of Blue Island and surrounding communities, as well as on the economy of the City and the region surrounding the City; and

**WHEREAS**, MSMC Realty, LLC, has purchased the Hospital and renamed the facility MetroSouth Medical Center (the "*MetroSouth*"), the properties that comprise the Hospital are identified by permanent index numbers (PINs) and legally described on Exhibit A (the "*Property*"), a copy of which is attached hereto and made a part hereof; and

**WHEREAS**, MetroSouth is proposing to rehabilitate and operate the Hospital, the viability of such redevelopment being dependent on the eligibility of the Property for a Class 8 Tax Assessment Classification; and

**WHEREAS**, the redevelopment proposed by MetroSouth will significantly expand and improve the commercial tax base of the City, create additional temporary employment opportunities during redevelopment and, when completed, permanent employment positions as well as generate new real estate tax revenues and additional real estate taxes for both the City and the County of Cook, as a result of the aforesaid redevelopment; and

**WHEREAS**, the Corporate Authorities understand that the redevelopment of the Property is occurring within a time period less than the 24-month abandonment period, as contained in the Classification Ordinance, but find that the Class 8 Tax Assessment Classification is essential to the revitalization of the Hospital because any potential closing of the Hospital, even for a single minute, will terminate the state license that authorizes the operation of the Hospital as well as severely jeopardize federal program criteria that sustain the ongoing financial operation of the Hospital; and, as such, the existence of special circumstances along with the overwhelming contribution to the community and region around the community that the Hospital provides must be given extraordinary consideration to ensure that the redevelopment of the Hospital on the Property timely occurs; and

**WHEREAS**, the Corporate Authorities find that the rehabilitation and continued operation of the Hospital will only occur if the Class 8 Tax Assessment Classification is authorized due to the existence of special circumstances that are uniquely inherent to the Hospital and Property, which, if not approved, will thwart any effort to continue to treat patients, maintain access to emergency medical and other health care services and provide ongoing job opportunities while simultaneously redeveloping and enhancing the Hospital and Property. Said special circumstances, include but are not limited to: (i) the unique requirement that mandates that Hospital operations are continuously maintained without interruption in order for the State of Illinois Health Facilities Planning Board to issue a Certificate of Need and licensure approval for the continued operation of the Hospital by MetroSouth; (ii) the extraordinary need for the continued operation of the Hospital within the region, which provides critically important access to high quality primary, secondary and tertiary levels of healthcare to residents of the City, communities surrounding the City and the City of Chicago, including those who are Medicaid or Medicare beneficiaries, due to the fact that current Medicare,

Medicaid and other third party payers accreditations and contracts would terminate; (iii) the need to ensure the continued employment of over 1,400 employees as well as 350 independent doctors and related professionals employees, which generates more than \$63,000,000 in salaries; in addition to the avoidance of any secondary economic impact on the regional economy, if the Hospital was required to close for any length of time; (iv) the necessity of the continued operation of the emergency department of the Hospital, which saw more than 40,000 emergency department visits in 2007, which provides critical emergency medical access to residents of the City, the communities of South Cook County and the City of Chicago; (v) the ability to avoid the devastating effect of any potential closure of the Hospital or long term abandonment and deterioration of Hospital facilities and the Property, which is the single largest employer in the City; (vi) to avert the unnecessary closure of the Hospital and its catastrophic impact on both access to health care for residents of the City and surrounding communities as well as the business economy of the region, if closure occurs; (vii) the avoidance of any need to address the existence of hazardous materials in the structures and about the Property that any other user will need to undertake to make the Property economically viable, if the Hospital fails to operate on the Property; (viii) the irregular size of the structures and innate design flaws that create development barriers to any other type of user for the Hospital or redevelopment of the Property; (ix) the aging and eroding mechanical equipment within the Hospital that will need to be addressed before any redevelopment on the Property will take place; (x) the unique opportunity to deter any potential deterioration of the Hospital by avoiding any actual abandonment of the Property, which will have an intrinsic chilling effect on the influx of potential commercial and residential development within the City and throughout the region; (xi) the ability to maintain a regional medical institution known for its high quality health care, clinical service

delivery and medical staff, and for its excellence in cardiac services as reflected in designation as a Solucient Top 100 Hospital for Cardiac Services in six of the last eight years; and (xii) the ability to halt the continuous erosion of the diversification of the tax base of the City and other taxing districts by the loss of a significant regional economic engine that will only serve to force residents to flee to outlying counties to obtain basic medical services (herein collectively referred to as the "Special Circumstances"); and

**WHEREAS**, the Corporate Authorities find that the former owners have virtually abandoned the Hospital, including by announcing publicly their intention to close the Hospital, to cease operations and to abandon the Property as well as by sending all their employees a WARN notice, indicating that they planned imminently to close the Hospital; and

**WHEREAS**, the Corporate Authorities find that the overwhelming healthcare and financial barriers created by the virtual abandonment of the Hospital by the former owners, but for the timely intervention of MetroSouth, compounded by the Special Circumstances unique to the ongoing need for the continued operation of the Hospital and redevelopment of the Property can only be mitigated by the granting of a Class 8 Tax Assessment Classification for the Property and that but for the Class 8 Tax Assessment Classification, no economically viable or timely redevelopment of the Hospital and Property will occur; and

**WHEREAS**, the Corporate Authorities find that the ongoing operation of the Hospital and redevelopment contemplated for the Property will serve the residents of the City and surrounding communities that are in desperate need of comprehensive healthcare and that without a Class 8 Tax Assessment Classification for the Property, it will become vacant and abandoned and exasperate blight throughout the south Cook County region; and

**WHEREAS**, to promote commercial growth, to stabilize and create employment opportunities within the City and to expand and further diversify the tax base of the City, the Corporate Authorities declare that it is necessary and in the best interests of the City and the region to approve the Class 8 Tax Assessment Classification for the redevelopment and revitalization of the Property, pursuant to the Classification Ordinance; and

**WHEREAS**, the Corporate Authorities hereby request that the President and Cook County Board of Commissioners of the County of Cook concur with the finding of Special Circumstances on the Property by the City and authorize the Class-8 Tax Assessment Classification, which will serve to avoid the potential long term and devastating impact of any actual abandonment of the Hospital.

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

**Section 1.** That the above recitals and legislative 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.** The Corporate Authorities find the proposed redevelopment contemplated herein for the Property is necessary and appropriate and that without a Class 8 Tax Assessment Classification the Special Circumstances that exist on the Property will not be addressed and the Property will become vacant and underutilized and cause the continued exasperation of blighted factors within the City and region.

**Section 3.** The Corporate Authorities find that the Class 8 Tax Assessment Classification incentive program established by the County of Cook is necessary for the redevelopment to occur on the Property, which is the subject of this Resolution.

**Section 4.** The Corporate Authorities support and consent to the filing of a Class 8 Tax Incentive Eligibility Application by MetroSouth, or its officers, for the Property, which is herein legally described on Exhibit A.

**Section 5.** That this Resolution shall be in full force and effect from and after its passage and approval as required by law.

PASSED this 12TH day of August 2008.



**CITY CLERK OF THE CITY OF BLUE ISLAND  
COUNTY OF COOK AND STATE OF ILLINOIS**

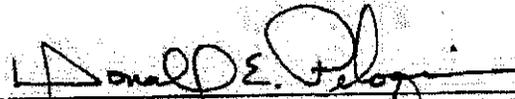
**VOTING AYE:** ALD. ELTON, CANTELO, NATALINO, VIEIRA, BILOTTO,  
DERTZ, RUTHENBERG, JANKO, OSTLING, JACKSON.

**VOTING NAY:** NONE.

**ABSENT:** ALD. HALL, VARGAS, RITA, STONE.

**ABSTAIN:** NONE.

APPROVED this 12TH day of August 2008.



**MAYOR OF THE CITY OF BLUE ISLAND,  
COUNTY OF COOK AND STATE OF ILLINOIS**

ATTESTED and Filed in my office

this 12TH day of August 2008.



CITY CLERK