

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.

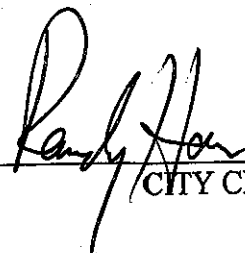
I DO FURTHER CERTIFY that the attached and foregoing is a true and correct Copy of the certain **ORDINANCE: AN ORDINANCE APPROVING AN AMENDED REDEVELOPMENT PLAN AND PROJECT FOR THE CITY OF BLUE ISLAND SOUTHWEST RESIDENTIAL AREA (TIF 3) REDEVELOPMENT PROJECT AREA.**

ORDINANCE NO. 17-013 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

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

**ORDINANCE
NUMBER 2017-013**

**AN ORDINANCE APPROVING AN AMENDED REDEVELOPMENT
PLAN AND PROJECT FOR THE CITY OF BLUE ISLAND
SOUTHWEST RESIDENTIAL AREA (TIF 3)
REDEVELOPMENT PROJECT AREA.**

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

1st Ward	TOM HAWLEY	GEORGE POULOS
2nd Ward	LETICIA VIEYRA	FRED BILOTTO
3rd Ward	NANCY RITA	KEVIN DONAHUE
4th Ward	CANDACE CARR	ALECIA SLATTERY
5th Ward	JANICE OSTLING	KENNETH PITTMAN
6th Ward	DEXTER JOHNSON	JAIRO FRAUSTO
7th Ward	NANCY THOMPSON	JAMES JOHANSON

Aldermen

ORDINANCE NO. 2017-013

AN ORDINANCE APPROVING AN AMENDED REDEVELOPMENT PLAN AND PROJECT FOR THE CITY OF BLUE ISLAND'S SOUTHWEST RESIDENTIAL AREA (TIF 3) REDEVELOPMENT PROJECT AREA

WHEREAS, in 1994, the City of Blue Island established a Tax Increment Financing District which is commonly known as Southwest Residential Area (TIF 3) Redevelopment Project Area with the passage of Ordinances, 94-250, 94-251 and 94-252;

WHEREAS, the City desires to amend the Redevelopment Project Area for City of Blue Island's Southwest Residential Area (TIF 3) Redevelopment Project Area by removing certain parcels of property so that the removed property can be incorporated into a new redevelopment project area to be known as the 139th Street (TIF 7) Redevelopment Project Area;

WHEREAS, Section 5/11-74.4-5(c) of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.*, as amended (the "Act") sets forth the circumstances when a redevelopment project area can be amended without the need to either convene a joint review board or hold a public hearing;

WHEREAS, the City of Blue Island (the "City") desires to adopt an Amended Redevelopment Plan and Project for an Amended City of Blue Island Southwest Residential Area (TIF 3) Redevelopment Project Area and implement Tax Increment Financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.*, as amended (the "Act") for the said Amended City of Blue Island Southwest Residential Area (TIF 3) Redevelopment Project Area within the municipal boundaries of the City;

WHEREAS, the legal description of the Amended City of Blue Island TIF 3 Redevelopment Project Area is attached as Exhibit A and made a part hereof;

WHEREAS, a map showing the general street location of the Amended City of Blue Island Southwest Residential Area (TIF 3) Redevelopment Project Area is attached as Exhibit B and made a part hereof;

WHEREAS, the City Council was generally informed of the conditions in the Amended City of Blue Island Southwest Residential Area (TIF 3) Redevelopment Project Area;

WHEREAS, the City Council has reviewed the conditions pertaining to real property in the proposed Amended City of Blue Island Southwest Residential Area (TIF 3) Redevelopment Project Area to determine whether contiguous parcels of real property and improvements thereon in the proposed Amended City of Blue Island Southwest Residential Area (TIF 3) Redevelopment Project Area will be substantially benefited by the Amended Redevelopment Plan and Project for the Amended City of Blue Island Southwest Residential Area (TIF 3) Redevelopment Project Area; and

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS, as follows:

SECTION 1: Recitals.

The forgoing recitals are true, correct, a material part of this Ordinance and are incorporated into this Section as if they were fully set forth in this Section.

SECTION 2: Findings of Fact.

The City Council hereby makes the following findings of fact:

A. The area constituting the proposed Amended City of Blue Island Southwest Residential Area (TIF 3) Redevelopment Project Area is legally described in Exhibit A and depicted on Exhibit B, both of which are attached hereto and made a part hereof.

B. There exists conditions which caused the area designated as the Amended City of Blue Island Southwest Residential Area (TIF 3) Redevelopment Project Area to be classified as a Redevelopment Project Area under the Act;

C. The Amended City of Blue Island Southwest Residential Area (TIF 3) Redevelopment Project Area on the whole had not been subject to growth and development through investment by private enterprise and would not have been reasonably anticipated to have been developed without the adoption of a Redevelopment Plan and Project pursuant to the Act or its designation as a redevelopment project area under the Act.

D. The Amended City of Blue Island Southwest Residential Area (TIF 3) Redevelopment Project Area would not have reasonably been developed without the use of tax increment revenues.

E. The Amended Redevelopment Plan and Project for the Amended City of Blue Island Southwest Residential Area (TIF 3) Redevelopment Project Area conforms to the Comprehensive Plan for the development of the City as a whole.

F. All the parcels of real property in the Amended City of Blue Island Southwest Residential Area (TIF 3) Redevelopment Project Area, and the contiguous parcels of real property and improvements thereon, will continue to be substantially benefited by the Amended Redevelopment Plan and Project for the Amended City of Blue Island Southwest Residential Area (TIF 3) Redevelopment Project Area.

G. The Amended Redevelopment Plan and Project for the Amended City of Blue Island Southwest Residential Area (TIF 3) Redevelopment Project Area establishes an estimated date for final completion that is not later than December 31st of the year in which the payment to the municipal treasurer is to be made with respect to ad valorem taxes levied in the 23rd calendar year

after the year in which the Ordinance approving the initial Redevelopment Project Area was adopted.

H. The Amended Redevelopment Plan and Project for the Amended City of Blue Island Southwest Residential Area (TIF 3) Redevelopment Project Area establishes an estimated date for retirement of obligations incurred to finance Redevelopment Project Costs that is not later than December 31st of the year in which the payment to the municipal treasurer is to be made with respect to ad valorem taxes levied in the 23rd calendar year after the year in which the Ordinance approving the initial Redevelopment Project Area was adopted.

I. The Amended City of Blue Island Southwest Residential Area (TIF 3) Redevelopment Project Area does not add any additional property to the previously approved and authorized Redevelopment Project Area.

J. The Amended Plan and Project for the Amended City of Blue Island Southwest Residential Area (TIF 3) Redevelopment Project Area does not generally affect the general land uses that have been proposed in the previously approved Redevelopment Plan and Project for the City of Blue Island Southwest Residential Area (TIF 3) Redevelopment Project Area.

K. The Amended Plan and Project for the Amended City of Blue Island Southwest Residential Area (TIF 3) Redevelopment Project Area does not substantially change the nature of the previously approved Plan and Project for the City of Blue Island Southwest Residential Area (TIF 3) Redevelopment Project Area.

L. The Amended Plan and Project for the Amended City of Blue Island Southwest Residential Area (TIF 3) Redevelopment Project Area does not affect the amount or types of redevelopment project costs that may be incurred within the City of Blue Island Southwest Residential Area (TIF 3) Redevelopment Project Area.

M. The Amended Plan and Project for the Amended City of Blue Island Southwest Residential Area (TIF 3) Redevelopment Project Area does not provide for the displacement of residents from 10 or more inhabited residential units and does not provide for the removal of any inhabited residential units.

SECTION 3: Approval of the Amended Redevelopment Plan and Project.

The existing and previously approved Plan and Project for the City of Blue Island Southwest Residential Area (TIF 3) Redevelopment Project Area shall herein be amended by removing certain property such that, following the removal of said property, the legal description of the Redevelopment Project Area for the Amended City of Blue Island Southwest Residential Area (TIF 3) Redevelopment Project Area shall be that set forth in Exhibit A and depicted in Exhibit B. Except for the changes in the boundaries, no other changes in the existing and previously approved Redevelopment Plan and Project are being made. The existing and previously approved Redevelopment Plan and Project shall, following this amendment to its boundaries, be known as the Amended Plan and Project for the Amended City of Blue Island Southwest Residential Area (TIF 3) Redevelopment Project Area.

SECTION 4: Notice of Amendment.

Within 10 days following the adoption of this Ordinance, the City Clerk or her designee shall give notice of the amendment of the City of Blue Island Southwest Residential Area (TIF 3) Redevelopment Project Area as follows:

- A. Written notice by mail to each affected taxing district that may levy any property taxes upon any portion of the property included within the City of Blue Island Southwest Residential Area (TIF 3) Redevelopment Project Area.
- B. Written notice by mail to any registrant on the interested parties registry, if any, for the City of Blue Island Southwest Residential Area (TIF 3) Redevelopment Project Area, if any.

C. By publication in a newspaper of general circulation within the City of Blue Island.

SECTION 5: Partial Invalidity.

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

SECTION 6: Repealer.

All prior Ordinances or parts of Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 7: Filing of Ordinance.

The City Clerk is hereby authorized and directed to cause a certified copy of this Ordinance to be filed in the Office of the Cook County Clerk.

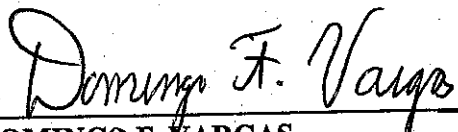
SECTION 8: Effective Date.

This Ordinance shall immediately be in full force and effect, and shall subsequently be published in pamphlet form.

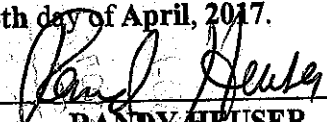
ADOPTED this 25th day of April, 2017, pursuant to a roll call vote as follows:

	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

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.

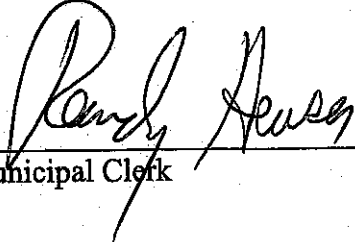
I further certify that on **April 25, 2017** the Corporate Authorities of such municipality passed and approved Ordinance No. **2017 - 013** entitled: **AN ORDINANCE APPROVING AN AMENDED REDEVELOPMENT PLAN AND PROJECT FOR THE CITY OF BLUE ISLAND SOUTHWEST RESIDENTIAL AREA (TIF 3) REDEVELOPMENT PROJECT AREA.**

Which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. **2017 - 013** 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 the Amended City of Blue Island Southwest Residential
Area (TIF 3) Redevelopment Project Area)

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

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 1 ALSO BEING THE CORPORATE LIMITS OF BLUE ISLAND WITH 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 THE SOUTH LINE OF SAID LOT 4, 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 SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE, TO SAID WEST LINE OF THE SOUTHWEST

QUARTER OF SECTION 1 ALSO BEING THE CORPORATE LIMITS OF BLUE ISLAND;
THENCE SOUTHERLY ALONG SAID WEST LINE, TO THE POINT OF BEGINNING; IN
COOK COUNTY, ILLINOIS.

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATION OF ORDINANCE

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 Mayor and the City Council of the City (the "Corporate Authorities").

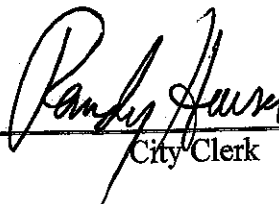
I do further certify that the foregoing is a full, true and complete copy an Ordinance adopted at the meeting of the Corporate Authorities held on the 25th day of April, 2017 entitled:

AN ORDINANCE APPROVING AN AMENDED REDEVELOPMENT PLAN AND PROJECT FOR THE CITY OF BLUE ISLAND SOUTHWEST RESIDENTIAL AREA (TIF 3) REDEVELOPMENT PROJECT AREA

a true, correct and complete copy of said ordinance as adopted at said meeting is attached.

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 and was continuously made available for viewing for at least the 48 hour period in advance of the holding of the 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 25th day of April, 2017.



City Clerk

(Seal)

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

**FILING CERTIFICATE RE: APPROVAL OF
AMENDMENT TO PLAN**

I, the undersigned, do hereby certify that I am the duly qualified and acting County Clerk of Cook County, Illinois, and as such official I do further certify that on the ____ day of _____ 2017 there was filed in my office a duly certified copy of an ordinance numbered _____, entitled:

**AN ORDINANCE APPROVING AN AMENDED REDEVELOPMENT PLAN AND
PROJECT FOR THE CITY OF BLUE ISLAND SOUTHWEST RESIDENTIAL AREA
(TIF 3) REDEVELOPMENT PROJECT AREA**

duly adopted by the Mayor and City Council of the City of Blue Island, Cook County, Illinois, on the 25th day of April, 2017, and that the same has been deposited in the official files and records of my office.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of said County, this ____ day of _____ 2017.

County Clerk of Cook County, Illinois

[SEAL]

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

**ORDINANCE
NUMBER 2017-013**

**AN ORDINANCE APPROVING AN AMENDED REDEVELOPMENT
PLAN AND PROJECT FOR THE CITY OF BLUE ISLAND
SOUTHWEST RESIDENTIAL AREA (TIF 3)
REDEVELOPMENT PROJECT AREA.**

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

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Aldermen

ORDINANCE NO. 2017- 013

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WHEREAS, the City desires to amend the Redevelopment Project Area for City of Blue Island's Southwest Residential Area (TIF 3) Redevelopment Project Area by removing certain parcels of property so that the removed property can be incorporated into a new redevelopment project area to be known as the 139th Street (TIF 7) Redevelopment Project Area;

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WHEREAS, the legal description of the Amended City of Blue Island TIF 3 Redevelopment Project Area is attached as Exhibit A and made a part hereof;

WHEREAS, a map showing the general street location of the Amended City of Blue Island Southwest Residential Area (TIF 3) Redevelopment Project Area is attached as Exhibit B and made a part hereof;

WHEREAS, the City Council was generally informed of the conditions in the Amended City of Blue Island Southwest Residential Area (TIF 3) Redevelopment Project Area;

WHEREAS, the City Council has reviewed the conditions pertaining to real property in the proposed Amended City of Blue Island Southwest Residential Area (TIF 3) Redevelopment Project Area to determine whether contiguous parcels of real property and improvements thereon in the proposed Amended City of Blue Island Southwest Residential Area (TIF 3) Redevelopment Project Area will be substantially benefited by the Amended Redevelopment Plan and Project for the Amended City of Blue Island Southwest Residential Area (TIF 3) Redevelopment Project Area; and

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS, as follows:

SECTION 1: Recitals.

The forgoing recitals are true, correct, a material part of this Ordinance and are incorporated into this Section as if they were fully set forth in this Section.

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C. The Amended City of Blue Island Southwest Residential Area (TIF 3) Redevelopment Project Area on the whole had not been subject to growth and development through investment by private enterprise and would not have been reasonably anticipated to have been developed without the adoption of a Redevelopment Plan and Project pursuant to the Act or its designation as a redevelopment project area under the Act.

D. The Amended City of Blue Island Southwest Residential Area (TIF 3) Redevelopment Project Area would not have reasonably been developed without the use of tax increment revenues.

E. The Amended Redevelopment Plan and Project for the Amended City of Blue Island Southwest Residential Area (TIF 3) Redevelopment Project Area conforms to the Comprehensive Plan for the development of the City as a whole.

F. All the parcels of real property in the Amended City of Blue Island Southwest Residential Area (TIF 3) Redevelopment Project Area, and the contiguous parcels of real property and improvements thereon, will continue to be substantially benefited by the Amended Redevelopment Plan and Project for the Amended City of Blue Island Southwest Residential Area (TIF 3) Redevelopment Project Area.

G. The Amended Redevelopment Plan and Project for the Amended City of Blue Island Southwest Residential Area (TIF 3) Redevelopment Project Area establishes an estimated date for final completion that is not later than December 31st of the year in which the payment to the municipal treasurer is to be made with respect to ad valorem taxes levied in the 23rd calendar year

after the year in which the Ordinance approving the initial Redevelopment Project Area was adopted.

H. The Amended Redevelopment Plan and Project for the Amended City of Blue Island Southwest Residential Area (TIF 3) Redevelopment Project Area establishes an estimated date for retirement of obligations incurred to finance Redevelopment Project Costs that is not later than December 31st of the year in which the payment to the municipal treasurer is to be made with respect to ad valorem taxes levied in the 23rd calendar year after the year in which the Ordinance approving the initial Redevelopment Project Area was adopted.

I. The Amended City of Blue Island Southwest Residential Area (TIF 3) Redevelopment Project Area does not add any additional property to the previously approved and authorized Redevelopment Project Area.

J. The Amended Plan and Project for the Amended City of Blue Island Southwest Residential Area (TIF 3) Redevelopment Project Area does not generally affect the general land uses that have been proposed in the previously approved Redevelopment Plan and Project for the City of Blue Island Southwest Residential Area (TIF 3) Redevelopment Project Area.

K. The Amended Plan and Project for the Amended City of Blue Island Southwest Residential Area (TIF 3) Redevelopment Project Area does not substantially change the nature of the previously approved Plan and Project for the City of Blue Island Southwest Residential Area (TIF 3) Redevelopment Project Area.

L. The Amended Plan and Project for the Amended City of Blue Island Southwest Residential Area (TIF 3) Redevelopment Project Area does not affect the amount or types of redevelopment project costs that may be incurred within the City of Blue Island Southwest Residential Area (TIF 3) Redevelopment Project Area.

M. The Amended Plan and Project for the Amended City of Blue Island Southwest Residential Area (TIF 3) Redevelopment Project Area does not provide for the displacement of residents from 10 or more inhabited residential units and does not provide for the removal of any inhabited residential units.

SECTION 3: Approval of the Amended Redevelopment Plan and Project.

The existing and previously approved Plan and Project for the City of Blue Island Southwest Residential Area (TIF 3) Redevelopment Project Area shall herein be amended by removing certain property such that, following the removal of said property, the legal description of the Redevelopment Project Area for the Amended City of Blue Island Southwest Residential Area (TIF 3) Redevelopment Project Area shall be that set forth in Exhibit A and depicted in Exhibit B. Except for the changes in the boundaries, no other changes in the existing and previously approved Redevelopment Plan and Project are being made. The existing and previously approved Redevelopment Plan and Project shall, following this amendment to its boundaries, be known as the Amended Plan and Project for the Amended City of Blue Island Southwest Residential Area (TIF 3) Redevelopment Project Area.

SECTION 4: Notice of Amendment.

Within 10 days following the adoption of this Ordinance, the City Clerk or her designee shall give notice of the amendment of the City of Blue Island Southwest Residential Area (TIF 3) Redevelopment Project Area as follows:

- A. Written notice by mail to each affected taxing district that may levy any property taxes upon any portion of the property included within the City of Blue Island Southwest Residential Area (TIF 3) Redevelopment Project Area.
- B. Written notice by mail to any registrant on the interested parties registry, if any, for the City of Blue Island Southwest Residential Area (TIF 3) Redevelopment Project Area, if any.

C. By publication in a newspaper of general circulation within the City of Blue Island.

SECTION 5: Partial Invalidity.

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

SECTION 6: Repealer.

All prior Ordinances or parts of Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 7: Filing of Ordinance.

The City Clerk is hereby authorized and directed to cause a certified copy of this Ordinance to be filed in the Office of the Cook County Clerk.


SECTION 8: Effective Date.

This Ordinance shall immediately be in full force and effect, and shall subsequently be published in pamphlet form.

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

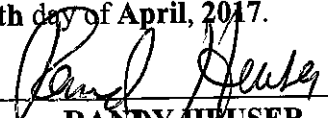
	YES	NO	ABSENT	PRESENT	ABSTAIN
Alderman Hawley			X		
Alderman Poulos	X				
Alderman Vieyra	X				
Alderman Bilotto	X				
Alderman Rita			X		
Alderman Donahue			X		
Alderman Carr	X				
Alderman Slattery	X				
Alderman Ostling	X				
Alderman Pittman	X				
Alderman Johnson			X		
Alderman Frausto			X		
Alderman 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

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.

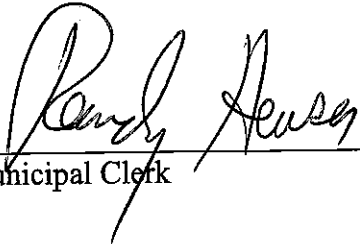
I further certify that on **April 25, 2017** the Corporate Authorities of such municipality passed and approved Ordinance No. **2017 - 013** entitled: **AN ORDINANCE APPROVING AN AMENDED REDEVELOPMENT PLAN AND PROJECT FOR THE CITY OF BLUE ISLAND SOUTHWEST RESIDENTIAL AREA (TIF 3) REDEVELOPMENT PROJECT AREA.**

Which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. **2017 – 013** 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 the Amended City of Blue Island Southwest Residential
Area (TIF 3) Redevelopment Project Area)

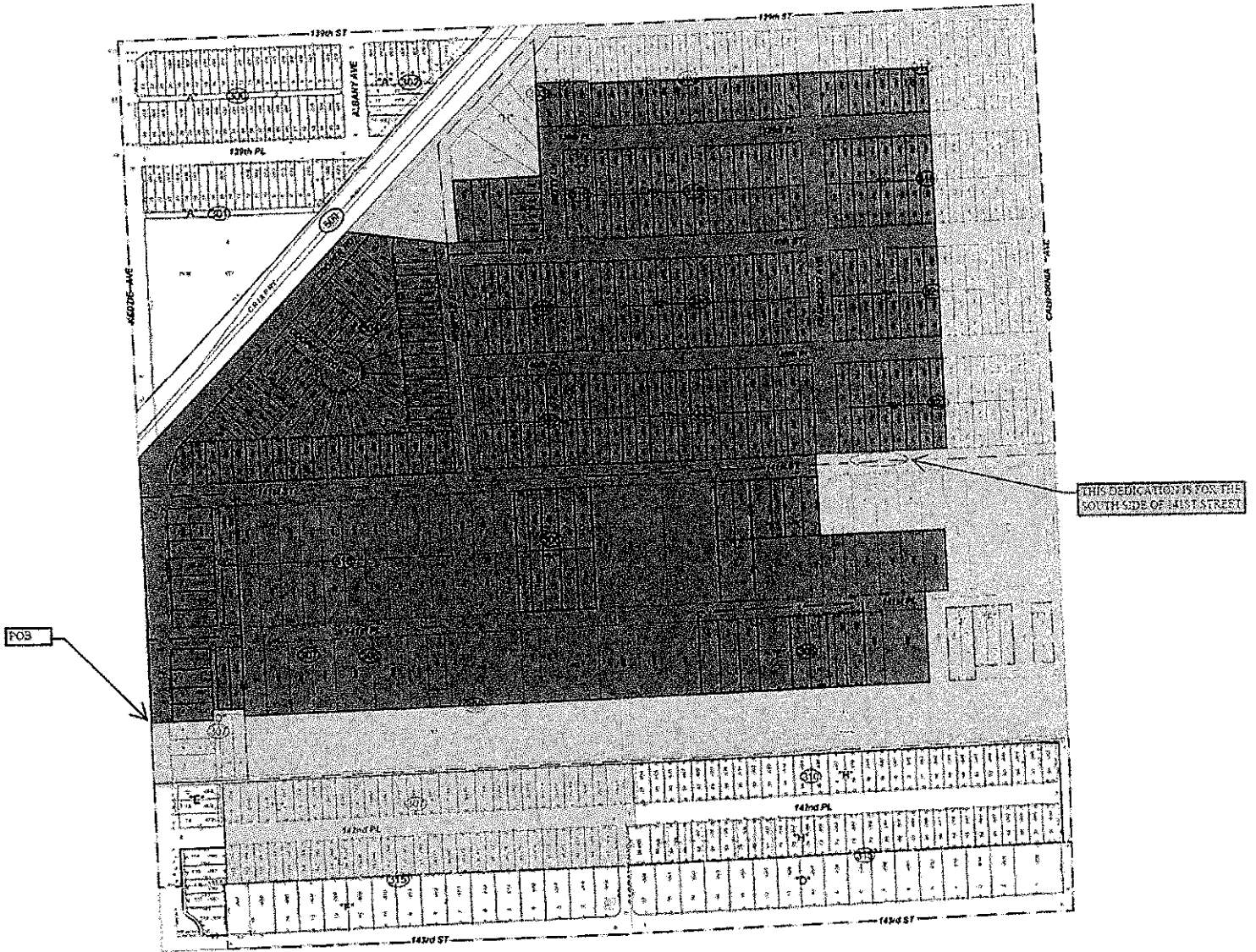
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 36 NORTH,
RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:



BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 1 ALSO BEING THE CORPORATE LIMITS OF BLUE ISLAND WITH 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 THE SOUTH LINE OF SAID LOT 4, 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 SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE, TO SAID WEST LINE OF THE SOUTHWEST

QUARTER OF SECTION 1 ALSO BEING THE CORPORATE LIMITS OF BLUE ISLAND;
THENCE SOUTHERLY ALONG SAID WEST LINE, TO THE POINT OF BEGINNING; IN
COOK COUNTY, ILLINOIS.

Exhibit B
(Map showing the general street location of the
Amended City of Blue Island
Southwest Residential Area (TIF 3) Redevelopment Project Area)



 Remaining TIF 3  TIF 7

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATION OF ORDINANCE

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 Mayor and the City Council of the City (the "Corporate Authorities").

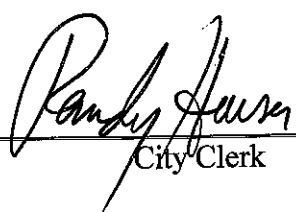
I do further certify that the foregoing is a full, true and complete copy an Ordinance adopted at the meeting of the Corporate Authorities held on the 25th day of April, 2017 entitled:

AN ORDINANCE APPROVING AN AMENDED REDEVELOPMENT PLAN AND PROJECT FOR THE CITY OF BLUE ISLAND SOUTHWEST RESIDENTIAL AREA (TIF 3) REDEVELOPMENT PROJECT AREA

a true, correct and complete copy of said ordinance as adopted at said meeting is attached.

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 and was continuously made available for viewing for at least the 48 hour period in advance of the holding of the 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 25th day of April, 2017.



City Clerk

(Seal)

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

**FILING CERTIFICATE RE: APPROVAL OF
AMENDMENT TO PLAN**

I, the undersigned, do hereby certify that I am the duly qualified and acting County Clerk of Cook County, Illinois, and as such official I do further certify that on the ____ day of _____ 2017 there was filed in my office a duly certified copy of an ordinance numbered _____, entitled:

**AN ORDINANCE APPROVING AN AMENDED REDEVELOPMENT PLAN AND
PROJECT FOR THE CITY OF BLUE ISLAND SOUTHWEST RESIDENTIAL AREA
(TIF 3) REDEVELOPMENT PROJECT AREA**

duly adopted by the Mayor and City Council of the City of Blue Island, Cook County, Illinois, on the 25th day of April, 2017, and that the same has been deposited in the official files and records of my office.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of said County, this ____ day of _____ 2017.

County Clerk of Cook County, Illinois

[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 APPROVING AN AMENDED REDEVELOPMENT PLAN AND PROJECT FOR THE CITY OF BLUE ISLAND SOUTHWEST RESIDENTIAL AREA (TIF 3) REDEVELOPMENT PROJECT AREA.**

ORDINANCE NO. 17-013 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