
THE CITY OF BLUE ISLAND COOK COUNTY, ILLINOIS

**ORDINANCE
NUMBER 2025-007**

**AN ORDINANCE OF THE CITY OF BLUE ISLAND,
COOK COUNTY, ILLINOIS, AMENDING THE NAME OF
REDEVELOPMENT PROJECT AREA, TIF 7, TO
CALIFORNIA GARDENS TIF**

**FRED BILOTTO, Mayor
RAEANN CANTELO-ZYLMAN, City Clerk
NANCY RITA, City Treasurer**

**DEXTER JOHNSON
LUIZ MONTOYA
THEODORE "TEDDY" RUTHENBERG
BILL FAHRENWALD
GABRIEL McGEE
CANDACE CARR
JOSH ROLL**

Aldermen

Published in pamphlet form by authority of the Mayor and City Clerk of the City of Blue Island on 1/28/25
City of Blue Island – 13051 Greenwood Avenue, Blue Island, IL 60406

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**AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS,
AMENDING THE NAME OF REDEVELOPMENT PROJECT AREA, TIF 7, TO
CALIFORNIA GARDENS TIF**

WHEREAS, the City of Blue Island, Cook County, Illinois (the "*City*") is a duly organized and existing City created under the provisions of the laws of the State of Illinois and operating under the provisions of the Illinois Municipal Code, and all laws amendatory thereof and supplementary thereto, with full powers to enact ordinances and adopt resolutions for the benefits of the residents of the City; and

WHEREAS, the "Tax Increment Allocation Redevelopment Act", 65 ILCS 5/11-74.4-1 et. seq., as amended (hereinafter referred to as the "Act") provides for municipalities to create within their corporate boundaries tax increment financing redevelopment areas; and

WHEREAS, pursuant to Section 11-74.4-4.2 of the Act the City approved Ordinance No. 2017-017 on April 25, 2017, authorizing the establishment of a Tax Increment Financing "Interested Parties Registry," and adopted Registration Rules with regard to such Registry for TIF 7; and

WHEREAS, on April 25, 2017, the City approved the Redevelopment Plan and Projects, designated the Redevelopment Project Area and adopted Tax Increment Allocation Financing for TIF 7 pursuant to the Act; and

WHEREAS, pursuant to Section 11-74.4-5(c) of the TIF Act, after a municipality has by ordinance approved a redevelopment plan and designated a redevelopment project area, the plan may be amended as provided; and

WHEREAS, pursuant to Section 11-74.4-5(c) of the TIF Act, the City wishes to change the name of TIF 7 to California Gardens TIF to eliminate confusion, improve marketing,

provide a reference to geographic location, and better align the naming conventions to the City's visions and goals for its TIF districts; and

WHEREAS, pursuant to Section 11-74.4-5(c), the Mayor and City Alderman find a change to the name of the TIF District does not: (1) add additional parcels of property to the proposed redevelopment project area, (2) substantially affect the general land uses proposed in the redevelopment plan, (3) substantially change the nature of the redevelopment project, (4) increase the total estimated redevelopment project cost set out in the redevelopment plan by more than 5% after adjustment for inflation from the date the plan was adopted, (5) add additional redevelopment project costs to the itemized list of redevelopment project costs set out in the redevelopment plan, or (6) increase the number of inhabited residential units to be displaced from the redevelopment project area, as measured from the time of creation of the redevelopment project area, to a total of more than 10. Therefore, no public hearing is required in relation to the same; and

WHEREAS, the Mayor and City Aldermen find that amending the name of TIF 7 to California Gardens TIF is in the best interests of the health, safety and welfare of the City and its residents.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Aldermen 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. That the Mayor and City Aldermen find and determine that the adoption of this Ordinance is in the best interests of the City as well as in the best interests of the public.

Section 3. Pursuant to Section 11-74.4-5(c), this amendment may may be made without further public hearing and related notices and procedures including the convening of a joint review board as set forth in Section 11-74.4-6 of this Act.

Section 4. The City will give notice of this Ordinance and the amendment of the TIF name by mail to each affected taxing district and registrant on the interested parties registry, provided for under Section 11-74.4-4.2, and by publication in a newspaper of general circulation within the affected taxing district. Such notice by mail and by publication will occur not later than 10 days following the adoption by ordinance of such changes.

Section 5. 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. All ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 7. This ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

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ADOPTED this 28TH day of JANUARY, 2025, pursuant to roll call as follows:

	YES	NO	ABSENT	PRESENT	ABSTAIN
Alderman JOHNSON			X		
Alderman MONTOYA	X				
Alderman RUTHENBERG	X				
Alderman FAHRENWALD	X				
Alderman MCGEE	X				
Alderman CARR	X				
Alderman ROLL	X				
Mayor BILOTTO					
	6		1		

APPROVED by the Mayor on JANUARY 28, 2025.

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

ATTESTED and Filed in my office this
28TH day of JANUARY, 2025.

RAEANN CANTELO-ZYLMAN, CITY CLERK

PUBLISHED in pamphlet this
28TH day of JANUARY, 2025.

RAEANN CANTELO-ZYLMAN, CITY CLERK

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATE

I, RAEANN CANTELO-ZYLMAN, 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 **January 28, 2025**, the Corporate Authorities of such municipality passed and approved Ordinance No. **2025-007**.

Entitled:

AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS, AMENDING THE NAME OF REDEVELOPMENT PROJECT AREA, TIF 7, TO CALIFORNIA GARDENS TIF.

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

The pamphlet form of Ordinance No. **2025 - 007** including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance posted in the municipal building commencing on **January 28, 2025**, 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 **28TH** day of **January, 2025**.

CORPORATE SEAL


CITY CLERK

STATE OF ILLINOIS)
)
COUNTY OF COOK) ss.

CERTIFICATION

I, RAEANN CANTELO-ZYLMAN, DO HEREBY CERTIFY THAT I am the duly elected City Clerk of the City of Blue Island, Illinois, as such City Clerk, I am the keeper of the minutes and records of the Proceedings of the City Council of the said City and have in my custody the ORDINANCE 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 **2025 - 0007** Entitled: **AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS, AMENDING THE NAME OF REDEVELOPMENT PROJECT AREA, TIF 7, TO CALIFORNIA GARDENS TIF.**

ORDINANCE NO. 2025-007 which was adopted at a regular meeting of the City Council of the City of Blue Island, Illinois held on the **28TH day of JANUARY, 2025**; that at said meeting **6** Alderman 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 **6** Alderman voted Aye and **0** Alderman voted Nay and **0** Alderman voted Abstain and **1** Alderman Absent.

I DO FURTHER CERTIFY that the original Ordinance 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 City of Blue Island aforesaid, at the said City in the County and State aforesaid, this **28TH** day of **JANUARY, 2025**.

CORPORATE SEAL



City Clerk