

**PUBLIC HEARING
REGARDING THE PROPOSED
TIF 8 – WESTERN AVENUE CORRIDOR
REDEVELOPMENT PROJECT AND AREA**

PUBLIC NOTICE IS HEREBY GIVEN OF THE PUBLIC HEARING FOR THE PROPOSED CITY OF BLUE ISLAND TIF 8 – WESTERN AVENUE CORRIDOR TIF DISTRICT WILL BE HELD AT THE HOUR OF 6:30 P.M. ON TUESDAY, APRIL 23, 2024. THE MEETING WILL BE HELD AT THE CITY OF BLUE ISLAND COUNCIL CHAMBERS, 2434 VERMONT STREET, BLUE ISLAND, ILLINOIS. THE PUBLIC IS INVITED TO ATTEND. THE FOLLOWING MATTERS MAY BE DISCUSSED AT THE MEETING:

PUBLIC HEARING AGENDA

CITY OF BLUE ISLAND
2434 Vermont Street
Blue Island, Illinois
Tuesday, April 23, 2024
6:30 p.m.

- I. Call To Order – Open Hearing.
- II. Summary of Purpose of Public Hearing.
- III. Summary of Public Notices and Conformance with the TIF Act.
- IV. Summary of Joint Review Board Meeting.
- V. TIF Overview and Summary of Redevelopment Plan and Project Area.
- VI. Receive Written and Oral Comments from Joint Review Board Members, Interested Parties and Public.
- VII. Adjournment – Close of Public Hearing.

**NOTICE OF PUBLIC HEARING
CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS,
PROPOSED APPROVAL OF THE WESTERN AVENUE CORRIDOR
REDEVELOPMENT PROJECT AND AREA**

Notice is hereby given that on the 23rd day of April, 2024 at 6:30 p.m., at the City of Blue Island City Council Chambers, 2434 Vermont Street, Blue Island, Illinois, a public hearing (the “*Hearing*”) will be held to consider the approval of the proposed Western Avenue Redevelopment Plan and Project (the “*Plan and Project*”), the designation of the Western Avenue Redevelopment Project Area (the “*Project Area*”) and the adoption of tax increment financing therefore. The Project Area consists of the territory legally described as follows:

THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, THE EAST HALF OF THE NORTHEAST QUARTER AND THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, THE WEST HALF OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER SECTION 31, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 IN FRANK C. RATHJE’S HILLSIDE SUBDIVISION IN SAID SECTION 30-37-14;

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1 TO THE SOUTHWEST CORNER THEREOF;

THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 1 TO AN INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF THE 16-FOOT WIDE PUBLIC ALLEY;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION TO THE NORTHWEST CORNER OF LOT 123 IN SAID FRANK C. RATHJE’S HILLSIDE SUBDIVISION;

THENCE CONTINUING SOUTH ALONG THE EAST RIGHT-OF-WAY LINE OF THE 16-FOOT WIDE PUBLIC ALLEY TO THE SOUTHWEST CORNER OF SAID LOT 123;

THENCE CONTINUING SOUTH ALONG THE SOUTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF THE 16-FOOT WIDE PUBLIC ALLEY, CROSSING 119TH PLACE, TO THE NORTHWEST CORNER OF LOT 70 IN THE RESUBDIVISION OF LOTS 4 TO 24 IN THE ORIGINAL BLOCK 2 IN SOUTH WASHINGTON HEIGHTS;

THENCE CONTINUING SOUTH ALONG THE EAST RIGHT-OF-WAY LINE OF THE 16-FOOT WIDE PUBLIC ALLEY TO THE SOUTHWEST CORNER OF LOT 6 IN SAID RESUBDIVISION OF LOTS 4 TO 24 IN THE ORIGINAL BLOCK 2 IN SOUTH WASHINGTON HEIGHTS;

THENCE CONTINUING SOUTH ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF THE 16-FOOT WIDE PUBLIC ALLEY, CROSSING 120TH STREET, TO THE NORTHWEST CORNER OF LOT 12 IN BLOCK 6 IN PETTERSON’S SUBDIVISION OF LOT 3 AND THE SOUTH 33 FEET OF LOT 2 AND THE NORTH 33 FEET OF LOT 4 ALL IN SOUTH WASHINGTON HEIGHTS;

THENCE CONTINUING SOUTH ALONG THE EAST RIGHT-OF-WAY LINE OF THE 16-FOOT WIDE PUBLIC ALLEY TO THE SOUTHWEST CORNER LOT 25 IN SAID BLOCK 6;

THENCE CONTINUING SOUTH ALONG THE SOUTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF THE 16-FOOT WIDE PUBLIC ALLEY, CROSSING 120TH PLACE, TO THE NORTHWEST CORNER OF LOT 11 IN THE SUBDIVISION OF LOTS 15 TO 23 IN THE WEST PART OF BLOCK 4 IN SOUTH WASHINGTON HEIGHTS;

THENCE CONTINUING SOUTH ALONG THE EAST RIGHT-OF-WAY LINE OF THE 16-FOOT WIDE PUBLIC ALLEY TO THE SOUTHWEST CORNER LOT 21 IN SAID SUBDIVISION OF LOTS 15 TO 23 IN THE WEST PART OF BLOCK 4 IN SOUTH WASHINGTON HEIGHTS;

THENCE CONTINUING SOUTH ALONG THE SOUTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF THE 16-FOOT WIDE PUBLIC ALLEY, CROSSING 121ST STREET, TO THE NORTHWEST CORNER OF LOT 12 IN THE RESUBDIVISION OF BLOCKS 5 AND 6 IN SOUTH WASHINGTON HEIGHTS;

THENCE CONTINUING SOUTH ALONG THE EAST RIGHT-OF-WAY LINE OF THE 16-FOOT WIDE PUBLIC ALLEY TO THE SOUTHWEST CORNER LOT 23 IN BLOCK 6 IN SAID RESUBDIVISION OF BLOCKS 5 AND 6 IN SOUTH WASHINGTON HEIGHTS;

THENCE CONTINUING SOUTH ALONG THE SOUTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF

THE 16-FOOT WIDE PUBLIC ALLEY, CROSSING 121ST PLACE, TO THE NORTHWEST CORNER OF LOT 12 IN BLOCK 7 IN LINDEN HEIGHTS, BEING A SUBDIVISION OF THAT PART OF ORIGINAL BLOCK 6 IN SOUTH WASHINGTON HEIGHTS;

THENCE CONTINUING SOUTH ALONG THE EAST RIGHT-OF-WAY LINE OF THE 16-FOOT WIDE PUBLIC ALLEY TO THE SOUTHWEST CORNER LOT 23 IN BLOCK 7 IN SAID LINDEN HEIGHTS;

THENCE EAST ALONG THE SOUTH LINE OF BLOCK 7, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF 122ND STREET TO AN INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF THE 16-FOOT WIDE PUBLIC ALLEY;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION, CROSSING SAID 122ND STREET, TO THE NORTHWEST CORNER OF LOT 1 IN THE RESUBDIVISION OF LOTS 22 AND 23 AND THE NORTH 34 FEET OF LOT 21 IN BLUE ISLAND RIDGE SUBDIVISION;

THENCE CONTINUING SOUTH ALONG THE EAST RIGHT-OF-WAY LINE OF THE 16-FOOT WIDE PUBLIC ALLEY TO AN ANGLE POINT LYING ON THE WEST LINE OF LOT 18 IN SAID BLUE ISLAND RIDGE SUBDIVISION OF PART OF BLOCKS 7 & 8 IN SOUTH WASHINGTON HEIGHTS;

THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF A 16-FOOT WIDE PUBLIC ALLEY AND ITS NORTHEASTERLY EXTENSION THEREOF TO AN ANGLE POINT, SAID POINT BEING AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF THE 16-FOOT WIDE PUBLIC ALLEY;

THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF SAID 16-FOOT WIDE PUBLIC ALLEY TO THE SOUTHWEST CORNER OF LOT 11 IN SAID BLUE ISLAND RIDGE SUBDIVISION;

THENCE CONTINUING SOUTH ALONG THE SOUTHERLY EXTENSION OF SAID EAST RIGHT-OF-WAY LINE OF THE 16-FOOT WIDE PUBLIC ALLEY, CROSSING 123RD STREET, TO THE SOUTH RIGHT-OF-WAY LINE OF SAID 123RD STREET, ALSO BEING THE NORTH LINE OF STOFFEL'S SUBDIVISION OF LOT 3 OF LUDWIG KRUEGER'S SUBDIVISION (A.K.A. HART PARK AT THE TIME OF THIS LEGAL DESCRIPTION)

THENCE WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID 123RD STREET TO AN INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST RIGHT-OF-WAY LINE OF THE 16-FOOT WIDE PUBLIC ALLEY;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION, TRAVERSING THROUGH SAID HART PARK, CROSSING UNIMPROVED GRUENWALD STREET, TO THE NORTHEAST CORNER OF LOT 1 IN STOFFEL'S SUBDIVISION OF THE SOUTH HALF OF BLOCK 2 AND OF BLOCK 3 OF SAID STOFFEL'S SUBDIVISION OF LOT 3;

THENCE EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF THE 6-FOOT WIDE PUBLIC ALLEY 16 FEET TO THE NORTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF THE 16-FOOT WIDE PUBLIC ALLEY;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION TO THE NORTHWEST CORNER OF LOT 4 IN SAID STOFFEL'S SUBDIVISION;

THENCE CONTINUING SOUTH ALONG THE SAID EAST RIGHT-OF-WAY LINE OF 16-FOOT WIDE PUBLIC ALLEY TO THE SOUTHWEST CORNER OF SAID LOT 4;

THENCE CONTINUING SOUTH ALONG THE SOUTHERLY EXTENSION OF SAID EAST RIGHT-OF-WAY LINE OF THE 16-FOOT WIDE PUBLIC ALLEY, CROSSING KRUEGER STREET, TO THE NORTHWEST CORNER OF LOT 21 IN BLOCK 3 IN SAID STOFFEL'S SUBDIVISION;

THENCE CONTINUING SOUTH ALONG THE EAST RIGHT-OF-WAY LINE OF THE 16-FOOT WIDE PUBLIC ALLEY TO THE SOUTHWEST CORNER LOT 6 IN BLOCK 3 IN SAID STOFFEL'S SUBDIVISION;

THENCE CONTINUING SOUTH ALONG THE SOUTHERLY EXTENSION OF SAID EAST RIGHT-OF-WAY LINE OF THE 16-FOOT WIDE PUBLIC ALLEY, CROSSING ORCHARD STREET, TO THE NORTHWEST CORNER OF LOT 17 IN THE SUBDIVISION OF LOT 4 IN ASSESSOR'S DIVISION;

THENCE CONTINUING SOUTH ALONG THE EAST RIGHT-OF-WAY LINE OF THE 16-FOOT WIDE PUBLIC ALLEY TO THE SOUTHWEST CORNER LOT 21 IN SAID SUBDIVISION OF LOT 4 IN ASSESSOR'S DIVISION;

THENCE CONTINUING SOUTH ALONG THE SOUTHERLY EXTENSION OF THE SAID EAST RIGHT-OF-WAY LINE OF THE 16-FOOT WIDE PUBLIC ALLEY, CROSSING COLLINS STREET, TO THE NORTHWEST CORNER OF LOT 36 IN THE SUBDIVISION OF LOT 4 IN ASSESSOR'S DIVISION;

THENCE CONTINUING SOUTH ALONG THE EAST RIGHT-OF-WAY LINE OF THE 16-FOOT WIDE PUBLIC ALLEY TO THE SOUTHWEST CORNER LOT 3 IN W. BOHMER'S RESUBDIVISION OF LOTS 8 TO 14 IN JOHN SORGENSFREIS SUBDIVISION;

THENCE CONTINUING SOUTHERLY, CROSSING FLORENCE STREET, TO THE NORTHWEST CORNER OF LOT 47 IN THE RESUBDIVISION OF BLOCK 2 OF FAIRMONT SUBDIVISION;

THENCE CONTINUING SOUTH ALONG THE EAST RIGHT-OF-WAY LINE OF THE 16-FOOT WIDE PUBLIC ALLEY TO THE SOUTHWEST CORNER LOT 34 SAID RESUBDIVISION OF BLOCK 2 OF FAIRMONT SUBDIVISION;

THENCE CONTINUING SOUTH ALONG THE SOUTHERLY EXTENSION OF THE SAID EAST RIGHT-OF-WAY LINE OF THE 16-FOOT WIDE PUBLIC ALLEY, CROSSING VERNON STREET, TO THE NORTHWEST CORNER OF LOT 7 IN BLOCK 3 IN FAIRMONT SUBDIVISION OF LOTS 2 AND 3 IN ASSESSOR'S DIVISION;

THENCE CONTINUING SOUTH ALONG THE WEST LINE OF SAID LOT 7 TO THE SOUTHWEST CORNER THEREOF;

THENCE EAST ALONG THE SOUTH LINE OF SAID LOTS 2 THROUGH 7 IN BLOCK 3 IN SAID RESUBDIVISION OF BLOCK 2 OF FAIRMONT SUBDIVISION TO THE WESTERLY LINE OF VINCENNES ROAD;

THENCE SOUTHEASTERLY, CROSSING VINCENNES ROAD, TO THE SOUTHWEST CORNER OF LOT 45 IN MASSEY'S ADDITION TO FAIRMONT;

THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 45 TO THE SOUTHEAST CORNER THEREOF;

THENCE SOUTHEASTERLY, CROSSING IRVING AVENUE, TO THE SOUTHWEST CORNER OF LOT 15 IN SAID MASSEY'S ADDITION TO FAIRMONT;

THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 15 TO THE SOUTHEAST CORNER THEREOF, SAID CORNER BEING ON THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE SOUTH ALONG SAID EAST LINE, ALSO BEING THE EAST LINE OF LOTS 16, 25 AND 26 IN SAID MASSEY'S ADDITION TO FAIRMONT TO THE SOUTHEAST CORNER OF SAID LOT 26;

THENCE CONTINUING SOUTH ON THE SOUTHERLY EXTENSION THEREOF, CROSSING WEST 127TH STREET (A.K.A. BURR OAK AVENUE), TO THE SOUTH RIGHT-OF-WAY LINE OF SAID WEST 127TH STREET;

THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE OF 127TH STREET, CROSSING SOUTH IRVING AVENUE, TO AN INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST RIGHT-OF-WAY LINE OF SAID VINCENNES ROAD;

THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION TO AN INTERSECTION POINT WITH THE SOUTH RIGHT-OF-WAY LINE OF OLIVE STREET;

THENCE WEST ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF OLIVE STREET, 533 FEET, PLUS OR MINUS, TO THE NORTHEAST CORNER OF LOT 6 IN SAID FAIRMONT SUBDIVISION;

THENCE SOUTH ALONG THE EAST LINE OF LOTS 6 AND 7 AND 9 IN SAID FAIRMONT SUBDIVISION AND THE SOUTHERLY EXTENSION THEREOF TO THE SOUTH RIGHT-OF-WAY LINE OF WEST 127TH STREET;

THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE OF WEST 127TH STREET, CROSSING WESTERN AVENUE, TO AN INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST RIGHT-OF-WAY LINE OF THE 20-FOOT WIDE VACATED PUBLIC ALLEY (SAID VACATED PUBLIC ALLEY LYING BETWEEN WESTERN AVENUE AND ARTESIAN AVENUE - PIN# 24-25-430-024);

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION, CROSSING WEST 127TH STREET, ALONG SAID WEST RIGHT-OF-WAY LINE OF VACATED PUBLIC ALLEY AND CONTINUING NORTH ALONG THE WEST LINE OF EXISTING 20-FOOT WIDE PUBLIC ALLEY TO THE NORTHEAST CORNER OF LOT 11 IN OWNER'S SUBDIVISION OF LOT 20 AND THE SOUTH HALF OF LOT 17 IN REXFORD'S & MASSEY'S ADDITION TO BLUE ISLAND;

THENCE NORTHERLY, CROSSING BIRDSALL STREET, TO THE SOUTHEAST CORNER OF LOT 4 IN THE RESUBDIVISION OF LOTS 39 TO 47 IN BLOCK 6 IN HARMON & YOUNG'S SUBDIVISION, SAID CORNER BEING ON THE WEST LINE OF THE 16-FOOT WIDE PUBLIC ALLEY;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF THE 16-FOOT WIDE PUBLIC ALLEY TO THE NORTHEAST CORNER OF LOT 12 IN SAID RESUBDIVISION OF LOTS 39 TO 47 IN BLOCK 6 IN HARMON & YOUNG'S SUBDIVISION;

THENCE NORTHERLY, CROSSING LEWIS STREET, TO THE SOUTHEAST CORNER OF LOT 7 IN BLOCK 6 IN HARMON & YOUNG'S SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25-37-13, SAID CORNER BEING ON THE WEST RIGHT-OF-WAY LINE OF THE 15-FOOT WIDE PUBLIC ALLEY;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF THE 15-FOOT WIDE PUBLIC ALLEY TO THE NORTHEAST CORNER OF LOT 24 IN IN BLOCK 6 IN SAID HARMON & YOUNG'S SUBDIVISION;

THENCE CONTINUING NORTH ALONG THE NORTHERLY EXTENSION OF SAID 15-FOOT WIDE PUBLIC ALLEY, CROSSING COCHRAN STREET, TO THE SOUTHEAST CORNER OF LOT 7 IN BLOCK 3 IN SAID HARMON & YOUNG'S SUBDIVISION;

THENCE CONTINUING NORTH ALONG THE WEST RIGHT-OF-WAY LINE OF THE 15-FOOT WIDE PUBLIC ALLEY TO THE NORTHEAST CORNER OF LOT 24 IN BLOCK 3 IN SAID HARMON & YOUNG'S SUBDIVISION;

THENCE CONTINUING NORTH ALONG THE NORTHERLY EXTENSION OF SAID 15-FOOT WIDE PUBLIC ALLEY, CROSSING COLLINS STREET, TO THE SOUTHEAST CORNER OF LOT 7 IN BLOCK 2 IN SAID HARMON & YOUNG'S SUBDIVISION;

THENCE CONTINUING NORTH ALONG THE WEST RIGHT-OF-WAY LINE OF THE 15-FOOT WIDE PUBLIC ALLEY TO THE NORTHEAST CORNER OF LOT 24 IN BLOCK 2 IN SAID HARMON & YOUNG'S SUBDIVISION;

THENCE NORTHERLY, CROSSING ORCHARD STREET, TO THE SOUTHEAST CORNER OF LOT 11 IN BLOCK 2 IN COLLIN'S ADDITION TO WEST HIGHLANDS, BEING A SUBDIVISION OF THE NORTH QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25-37-13, SAID CORNER BEING ON THE WEST RIGHT-OF-WAY LINE OF THE 15-FOOT WIDE PUBLIC ALLEY;

THENCE CONTINUING NORTH ALONG THE WEST RIGHT-OF-WAY LINE OF THE 15-FOOT WIDE PUBLIC ALLEY TO THE NORTHEAST CORNER OF LOT 30 IN BLOCK 2 IN SAID COLLIN'S ADDITION TO WEST HIGHLANDS;

THENCE CONTINUING NORTH ALONG THE NORTHERLY EXTENSION OF SAID 15-FOOT WIDE PUBLIC ALLEY, CROSSING GRUENWALD STREET, TO THE SOUTHEAST CORNER OF LOT 11 IN BLOCK 1 IN SAID COLLIN'S ADDITION TO WEST HIGHLANDS;

THENCE CONTINUING NORTH ALONG THE WEST RIGHT-OF-WAY LINE OF THE 15-FOOT WIDE PUBLIC ALLEY TO THE NORTHEAST CORNER OF LOT 30 IN BLOCK 1 IN SAID COLLIN'S ADDITION TO WEST HIGHLANDS;

THENCE NORTHERLY, CROSSING 123RD STREET, TO THE SOUTHEAST CORNER OF LOT 25 IN BLOCK 16 IN WEST HIGHLANDS, BEING A SUBDIVISION OF THE SOUTH ¾ OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25-37-13, SAID CORNER BEING ON THE WEST RIGHT-OF-WAY LINE OF THE 14-FOOT WIDE PUBLIC ALLEY;

THENCE CONTINUING NORTH ALONG THE WEST RIGHT-OF-WAY LINE OF THE 14-FOOT WIDE PUBLIC ALLEY TO THE NORTHEAST CORNER OF LOT 48 IN BLOCK 16 IN SAID WEST HIGHLANDS;

THENCE CONTINUING NORTH ALONG THE NORTHERLY EXTENSION OF SAID 14-FOOT WIDE PUBLIC ALLEY, CROSSING 122ND STREET, TO THE SOUTHEAST CORNER OF LOT 25 IN BLOCK 9 IN SAID WEST HIGHLANDS;

THENCE CONTINUING NORTH ALONG THE WEST RIGHT-OF-WAY LINE OF THE 14-FOOT WIDE PUBLIC ALLEY TO THE NORTHEAST CORNER OF LOT 48 IN BLOCK 9 IN SAID WEST HIGHLANDS;

THENCE CONTINUING NORTH ALONG THE NORTHERLY EXTENSION OF SAID 14-FOOT WIDE PUBLIC ALLEY, CROSSING 121ST STREET, TO THE SOUTHEAST CORNER OF LOT 25 IN BLOCK 8 IN SAID WEST HIGHLANDS;

THENCE CONTINUING NORTH ALONG THE WEST RIGHT-OF-WAY LINE OF THE 14-FOOT WIDE PUBLIC ALLEY TO THE NORTHEAST CORNER OF LOT 48 IN BLOCK 8 IN SAID WEST HIGHLANDS;

THENCE CONTINUING NORTH ALONG THE NORTHERLY EXTENSION OF SAID 14-FOOT WIDE PUBLIC ALLEY, CROSSING 120TH STREET, TO THE SOUTHEAST CORNER OF LOT 25 IN BLOCK 1 IN SAID WEST HIGHLANDS;

THENCE CONTINUING NORTH ALONG THE WEST RIGHT-OF-WAY LINE OF THE 14-FOOT WIDE PUBLIC ALLEY TO AN INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF 119TH STREET AS WIDENED (SAID INTERSECTION ALSO BEING A NORTHEASTERLY CORNER OF LOT 48 IN BLOCK 1 IN SAID WEST HIGHLANDS);

THENCE CONTINUING NORTH ALONG THE NORTHERLY EXTENSION OF SAID 14-FOOT WIDE PUBLIC ALLEY, CROSSING 119TH STREET, TO THE NORTH RIGHT-OF-WAY LINE OF SAID 119TH STREET;

THENCE EASTERLY ALONG THE SAID NORTH RIGHT-OF-WAY LINE OF 119TH STREET AND THE EASTERLY EXTENSION THEREOF, CROSSING WESTERN AVENUE AND CONTINUING EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF 119TH STREET TO AN INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 1 IN AFORESAID FRANK C. RATHJE'S HILLSIDE SUBDIVISION;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION, CROSSING 119TH STREET, TO THE NORTHWEST CORNER OF AFORESAID LOT 1 IN FRANK C. RATHJE'S HILLSIDE SUBDIVISION, ALSO BEING THE POINT OF BEGINNING.

THE TOTAL AREA INCLUDING RIGHT OF WAY IS 54 ACRES MORE OR LESS.

The approximate boundaries of the Project Area by street location are as follows: Properties located on Western Avenue from 127th Street on the south to 119th Street on the north.

The Redevelopment Plan objectives are to: (i) assist in coordinating redevelopment activities; (ii) reduce or eliminate blighting factors within the area; (iii) accomplish redevelopment within a reasonable time period; (iv) provision of high quality public improvement projects; (v) provide for an overall attractive appearance of the area; (vi) provide new employment opportunities; (vii) provide for productive reuse of property within the area. The City may issue obligations to finance project costs in accordance with the Redevelopment Plan, which obligations may also be secured by the special tax allocation fund and other available funds, if any, as now or hereafter permitted by law, and which also may be secured by the full faith and credit of the municipality.

At the Hearing, approval of the Redevelopment Plan, designation of the Project Area, and the adoption of tax increment allocation financing for the Project Area will be considered. The Redevelopment Plan is

on file and available for public inspection at the office of the City Clerk at the City of Blue Island, City Hall, 13051 Greenwood Avenue, Blue Island, Illinois.

Pursuant to the proposed Redevelopment Plan, the City proposes to facilitate redevelopment of the Project Area by incurring or reimbursing eligible redevelopment project costs, which may include, but shall not be limited to, studies, surveys, professional fees, property assembly costs, construction of public improvements and facilities, building and fixture rehabilitation, reconstruction, renovation and repair, financing costs, and interest costs, all as authorized under the Act. The Redevelopment Plan proposes to provide assistance by paying or reimbursing costs related to site assembly, analysis, professional services and administrative activities, public improvements and facilities, including new streets, water, sewer, street lighting, and landscaping improvements, the execution of one or more redevelopment agreements, and the payment of financing and interest costs.

Tax increment financing is a public financing tool that does not raise property taxes but is used to assist economic development projects by capturing the projected increase in the property tax revenue stream to be created by the increase of the assessed value of the development or development area and investing those funds in improvements associated with the project.

At the Hearing, all interested persons or affected taxing districts may file written objections with the City Clerk, or her designee, and may be heard orally with respect to any issues regarding the approval of the proposed Redevelopment Plan and Project, designation of the Project Area, and adoption of tax increment allocation financing therefore. The Hearing may be adjourned to another date without further notice other than a motion to be entered upon the minutes of the Hearing fixing the time and place of the subsequent hearing.

For additional information about the proposed Redevelopment Plan and Project and to file comments or suggestions prior to the hearing contact the City Clerk of the City of Blue Island, City Hall, 13051 Greenwood Avenue, Blue Island, Illinois 60406, (708) 597-8603.

By Order of the Mayor and City Council of the City of Blue Island this 23rd day of January, 2024.

/s/ Raeann Cantelo-Zylman
City Clerk