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

**RESOLUTION
NUMBER 2017-045**

**A RESOLUTION OF THE CITY OF BLUE ISLAND, COOK COUNTY
ILLINOIS SUPPORTING THE RENEWAL OF A CLASS 6B REAL
ESTATE TAX ASSESSMENT CLASSIFICATION FOR 12949
CALIFORNIA AVENUE (GARETTO BROTHERS HOLDINGS).**

**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
JAN OSTLING
JAIRO FRAUSTO
NANCY THOMPSON**

Aldermen

RESOLUTION NO. 2017-045

**A RESOLUTION OF THE CITY OF BLUE ISLAND, COOK COUNTY
ILLINOIS SUPPORTING THE RENEWAL OF A CLASS 6B REAL ESTATE TAX
ASSESSMENT CLASSIFICATION FOR 12949 CALIFORNIA AVENUE
(GARETTO BROTHERS HOLDINGS)**

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, Garetto Brothers Holdings (the "*Owner*") owns a certain parcel of property within the City commonly known as 12949 California Avenue, Blue Island, Illinois, identified by a certain permanent index number (PIN) 24-36-214-001-0000 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 6B Real Estate Tax Assessment Classification for the Property, as said term is defined in the Classification Ordinance (the "*Class 6B Tax Assessment Classification*"), and as previously authorized by the Corporate Authorities on June 26, 2007 by Resolution No. 07-320, 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 6B Tax Assessment Classification; and

WHEREAS, Owner is an important entity in the City operating a one story free standing food and supply warehouse for Beggars Pizza which was renovated for its current use in 2008 and contains 16,000 square feet of building area and whose economic viability is dependent on the continued Class 6B Tax Assessment Classification; and

WHEREAS, to ensure the ongoing viability of the facility, the continuation of numerous 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 6B 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 6B 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 6B 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 6B 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.

(Intentionally left blank)

Exhibit A

Legal Description

BLOCK 6 IN HIGHLAND SQUARE, A SUBDIVISION IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY.

PIN: 24-36-214-001-0000

Exhibit B

Original Authorizing Document

RESOLUTION NO. 07-320

**A RESOLUTION FOR APPROVAL OF CLASS 6(b)
REAL ESTATE TAX INCENTIVE ABATEMENT
FOR THE BENEFIT OF GARETTO BROTHERS, LLC. FOR PROPERTY
LOCATED AT 12949 CALIFORNIA AVENUE IN THE
CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS.**

WHEREAS, Garetto Brothers, LLC has purchased real estate located at 12949 California Avenue, in the City of Blue Island, which property has been vacant for more than twenty-four months, and proposes to substantially rehabilitate the 17,000 square foot warehouse located thereon to be used for a manufacturing commissary, warehousing, storage and new corporate offices, the occupancy and viability of the same being dependent on the eligibility of the said project property for Class 6(b) incentives; and

WHEREAS, the permanent real estate index number of this property is 24-36-214-001-0000; and

WHEREAS, Garetto Brothers, LLC shall file with the office of the Assessor of Cook County, a notification and an application for Class 6(b) classification under the Cook County Real Property Assessment Classification Ordinance, adopted by the Cook County Board of Commissioners on December 6, 1994, as amended; and

WHEREAS, Garetto Brothers, LLC will, as a result of this aforesaid acquisition and occupancy, eliminate a significant vacancy which has existed at the subject location for a period of more than twenty-four (24) months; and

WHEREAS, the aforesaid program of acquisition and occupancy will create employment opportunities and will strengthen the viability of the entire area; and

WHEREAS, the economic viability of the proposed acquisition, occupancy and rehabilitation is dependent on the temporary financial incentive offered by Class 6(b) assessment classification; and

WHEREAS, notwithstanding the Class 6(b) status of the subject property, the acquisition, occupancy and rehabilitation of the subject property by **Garetto Brothers, LLC** will generate significant new revenues in the form of additional state and federal income tax revenues, local real estate and other taxes.

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

SECTION ONE

That the subject property is appropriate for Class 6(b) incentive assessment under the Cook County Real Property Assessment Classification Ordinance of December 6, 1994, as amended.

SECTION TWO

That the City of Blue Island supports and consents to the Class 6(b) application and to the classification of 6(b) incentive for the real property and finds that it is necessary for development to occur on the subject site.

SECTION THREE

That this resolution shall be in full force and effect from and after its passage and approval.

PASSED this 26TH day of JUNE, 2007.



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

VOTING AYE: ALD. HALL, ELTON, VARGAS, MINDEMAN, CANTELO, VIEYRA,
BILOTTO, RITA, DERTZ, RUTHENBERG, STONE, JANKO,
OSTLING, JACKSON.

VOTING NAY: NONE.

ABSENT: NONE.

ABSTAIN: NONE.

APPROVED: this 26TH day of JUNE, 2007.



**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, 2007.



CITY CLERK

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 FOR APPROVAL OF CLASS 6(b) REAL ESTATE TAX INCENTIVE ABATEMENT FOR THE BENEFIT OF GARETTO BROTHERS, LLC. FOR PROPERTY LOCATED AT 12949 CALIFORNIA AVENUE IN THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS.**

RESOLUTION NO. 07-320 Which was adopted at a regular meeting of the City Council of the City of Blue 14 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 14 Aldermen voted Aye and 0 Aldermen voted Nay.

I DO FURTHER CERTIFY that said Resolution was deposited in my Office on the **26th** day of **June, 2007**

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 **26th** day of **June, 2007**.

CORPORATE SEAL



City Clerk



City of Blue Island
13051 Greenwood Ave
Blue Island, IL 60406
www.blueisland.org

PLANNING & BUILDING DEPARTMENT - STAFF REPORT

DATE: NOVEMBER 7, 2017

RE: BEGGAR'S PIZZA (GARETTO BROS. HOLDINGS)

Owners: Laurence Garetto, Peter Garetto

Location: 12949 California Avenue

Zoning: I-1 Limited Industry



Current Use: Food and Supply Warehouse

Use Area: 16,000 square foot building; 73,000 square foot site

Introduction

Garetto Bros. Holdings is requesting the City of Blue Island's (the City) support for a request of a Class 6B Property Tax Incentive Renewal with Cook County. The property consists of a 16,000 square foot building, located on a 173,000 square foot lot at 12949 California Street in Blue Island.

Discussion

The building serves as a food and supply warehouse for the Beggar's Pizza chain of restaurants operating throughout the metropolitan Chicago area. This is a single use property.

Beggar's Pizza was established in 1976 and currently has over 23 locations, employing 550. The 3 locations, 2 restaurants and the food and supply warehouse located in Blue Island employ over 75 Blue Island residents.

The original 6B application was approved in 2008 after acquiring the property, which at the time was a vacant industrial building. The warehouse was then renovated for re-occupancy.

Conclusion

The Class 6B designation in connection with the subject property was granted in order to renovate and occupy a vacant warehouse. The proposed renewal would continue to be based on the lower assessment rate (10%) applied to the property. The incentive amounts to approximately a \$1,000 monthly savings offered by the City, keeping taxes at a manageable rate and allowing for continued investment into the business.

Additional benefits offered by the 6b classification renewal include retention of existing jobs as well as continued generation of sales tax revenue.

Attachments

- Memo – Kane McKenna Associates, Inc.
- Memo - C & H Development Company
- Cook County Assessor Class 6B Eligibility Application

MEMO



TO: Mark Miller

FROM: Robert Rychlicki
Kane, McKenna and Associates, Inc.

DATE: November 17, 2017

RE: Review of Proposed Renewal of Class 6b Application – Beggars Pizza/
Garetto Brothers Holdings

The City of Blue Island (the "City") has requested Kane, McKenna and Associates, Inc. ("KMA") to review materials submitted by the following applicant regarding a renewal of the Cook County Class 6b incentive classification: Beggar's Pizza, located at 12949 California Avenue located on PIN 24-36-214-001.

Under the current Cook County Class 6b program, assessment levels would be reduced from 25% to 10% for 10 years with a step up to 15% in year 11, 20% in year 12 and returns to full 25% in year 13. The applicant had obtained Class 6b property incentives in 2008 for the property and requests the extension of the 2008 incentive.

The property is currently assessed at the 10% assessment level.

The project site consists of one tax parcel over a 73,000 s.f. site with a 15,000 s.f. building.

Current 2016 taxes are \$48,878 based on the Class 6b assessment. The proposed Class 6b renewal would be based on the lower assessment rate (10%) applied to the property and the taxes would continue to remain at existing levels.

The property is occupied by the Beggars Pizza warehouse - an operation that supplies 23 retail operations - two of which are located in the City. The company employs 75 City residents at these locations (at the warehouse and the 2 restaurants). The company's two retail operations also generate a significant amount of sales tax to the City.

If the Class 6b is not extended, it is likely that taxes would increase, but the company's long term occupancy at the site and jobs could be impacted.

MEMO
Page Two
November 17, 2017



Recommendations

The original Class 6 designation was part of the original renovation of a former vacant warehouse. The continued high south suburban tax rates (in excess of 16%) pose an economic problem for City industrial and commercial companies.

The application, if approved, would result in the following benefits to the City:

- a) Retained jobs.
- b) Continued occupancy of an existing industrial structure.
- c) Contribute overall to an important City taxpayer (sales taxes).

We would recommend that as part of the City's approval of the incentive resolutions, the City seek to obtain:

- a) Negotiate commitments for hiring preference for City residents (job fairs, early interviews, etc.).
- b) Inquire as to hiring preferences at all three City locations.



2217 West 135th Place
Blue Island, Illinois 60406

September 22, 2017

Mr. Mark Miller
City of Blue Island
13051 Greenwood Avenue
Blue Island, IL 60406

Dear Mr. Miller,

I am representing Beggar's Pizza (Garetto Bros. Holdings) to request the City of Blue Island to prepare a resolution/ordinance supporting the renewal of a Class 6b property tax incentive for property located at 12949 California Avenue. The PIN number is 24-36-214-001-0000. The original application was approved in 2008 after acquiring the vacant industrial building. The warehouse was renovated and re-occupied in 2008.

Enclosed please find a copy of the completed Cook County Class 6b Renewal Application. If you require any additional information please contact me at 708-642-1984 or via e-mail billcarroll51@sbcglobal.net

Thank you for your assistance with this request.

Sincerely,

A handwritten signature in cursive script that reads "William J. Carroll".

William J. Carroll

Cc Ray Cantelo, Beggar's Pizza
Laurance Garetto, Beggar's Pizza



CLASS 6B/8
RENEWAL APPLICATION

Control Number

62/55

A certified copy of the resolution or ordinance obtained from the municipality in which the real estate is located, or from the Cook County Board of Commissioners if located in an unincorporated area, must accompany this Renewal Application. This application, resolution and a filing fee of \$500.00 must be filed. For assistance in preparing this Renewal Application, please contact the Cook County Assessor's Office Development Incentives Department at (312) 603-7529.

I. Identification of Applicant

Name: BARETTO Bros Holdings Telephone: (708) 239-1323
Address: 142 AUGUSTA DRIVE
City, State: Palos Heights IL Zip Code: 60463
Email Address: raycantelo@beggarspizza.com

Agent/Representative (if any)

Name: William Carroll Telephone: (708) 642-1984
Address: 2217 W. 135th Place
City, State: Blue Island, IL Zip Code: 60406
Email Address: billcarroll51@sbcglobal.net

II. Description of Subject Property

Street address: 12949 CALIFORNIA AVENUE
City, State: Blue Island, IL Zip Code: 60406
Permanent Real Estate Index Number (s): 29-36-214-001-0000

Township: WORTH

III. Identification of Persons or Entities Having an Interest

Attach a current and complete list of all owners, developers, occupants and other interested parties (including all beneficial owners of a land trust) identified by names and addresses, and the nature and extent of their interest.

Attach legal description, site dimensions and square footage, and building dimensions and square footage.

IV. Property Use

Attach a current and detailed description of the precise nature and extent of the use of the subject property, specifying in the case of multiple uses the relative percentages of each use.

If there have been any changes from the original application, include current copies of materials which explain each occupant's business, including corporate letterhead, brochures, advertising material, leases, photographs, etc.

V. Nature of Development

Indicate the nature of the original development receiving the Class 6B/8 designation

New Construction

Substantial Rehabilitation

Occupation of Abandoned Property - No Special Circumstance

Occupation of Abandoned Property - With Special Circumstance

VI. Employment

How many permanent full-time and part-time employees do you now employ?

On-Site: Full-time: 26 Part-time: 6

In Cook County: Full-time: 213 Part-time: 337

VII. Local Approval

A certified copy of a resolution or ordinance from the municipality in which the real estate is located (or the County Board, if the real estate is located in an unincorporated area) must accompany this renewal. The ordinance or resolution must expressly state that the municipality supports and consents to this Class 6B/8 Renewal and has determined that the industrial use of the property is necessary and beneficial to the local economy.

RAYMOND CASTELO, the undersigned, certify that I have read this Renewal Application and that the statements set forth in this Renewal Application and in the attachments hereto are true and correct, except as those matters stated to be on information and belief and as to such matters the undersigned certifies that he/she believes the same to be true.


Signature

9/22/17
Date

RAYMOND P. CASTELO
Print Name

VP of Operations
Title

Revised November 4, 2014.

INCENTIVES CLASS LIVING WAGE ORDINANCE AFFIDAVIT

William Carroll as agent for the applicant set forth below, who is seeking a classification incentive as referenced below, I do hereby state under oath as follows:

1. As the agent for the applicant set forth below, I have personal knowledge as to the facts stated herein.
2. The property identified by PIN(s) with commonly known address(es), listed in Exhibit A attached and herein incorporated, are/is the subject of a pending application/renewal (circle as appropriate) for one of the following development incentives provided by the Code of Ordinances of Cook County, Chapter 74, Article II, Division 2, The Cook County Real Property Assessment Classification Ordinance, Sec.74-60 et seq., as amended:
 Class 6b Class 8 (Industrial property) Class 9
3. The Cook County Assessor's Office has issued the following control number regarding this application (renewal) (circle as appropriate), 68155.
4. I have reviewed the Code of Ordinances of Cook County, Cook County Living Wage Ordinance, as amended (the "Ordinance"), and certify that the applicant is in compliance with the above referenced Cook County Living Wage Ordinance, due to one of the following options (check as appropriate).

Applicant is currently paying a living wage to its employees, as defined in the Ordinance.

OR

Applicant is not required to pay a living wage, pursuant to the Ordinance.

Further affiant sayeth not.

William Carroll
Agent's Signature

2217 W. 135th Place
Blue Island IL 60406

Agent's Mailing Address

William Carroll - Representative
Agent's Name & Title

708-672-1984
Agent's Telephone Number

12049 CALIFORNIA AVE
BLUE ISLAND, IL 60406
Applicant's Mailing Address

RAYMOND CANTELO
Applicant's Name

raycantelo@beggarspizza.com
Applicant's e-mail address

Subscribed and sworn before me this 22 day of Sept, 20 2017.

[Signature]
Signature of Notary Public

1/30/15



Statement of Beneficial Interest

**Garetto Bros. Holdings
142 Augusta Drive
Palos Heights, Il. 60463**

Laurance Garetto	50%
Peter Garetto	50%

**Garetto Bros. Holdings
Property Use**

Beggar's Pizza

The building serves as a food and supply warehouse for the Beggar's Pizza chain of restaurants operating throughout the metropolitan Chicago area. There is one single use of the property.

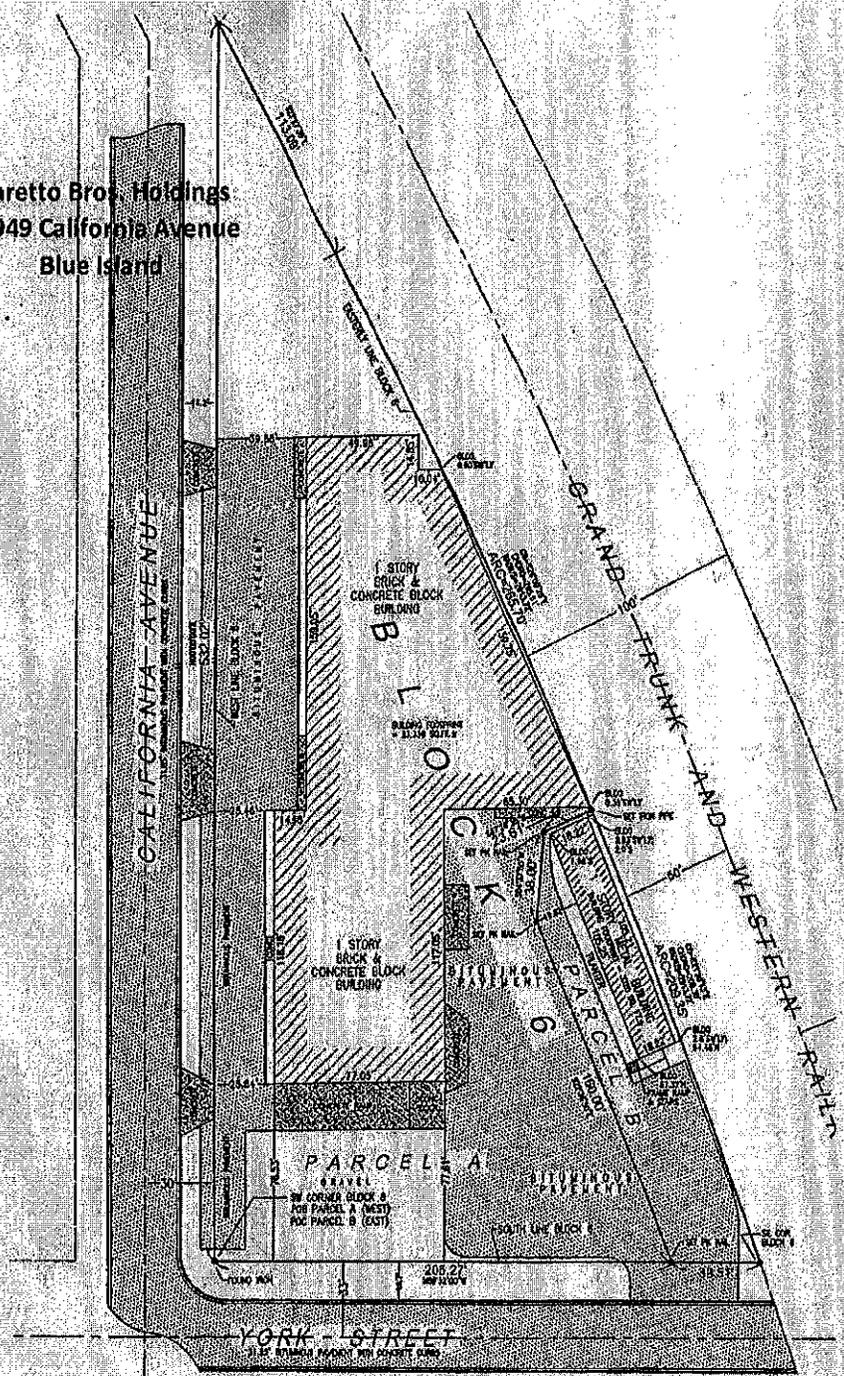
**Garetto Bros. Holdings
12949 California Avenue
Blue Island**

LEGAL DESCRIPTION

BLOCK 6 IN HIGHLAND SQUARE, A SUBDIVISION IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

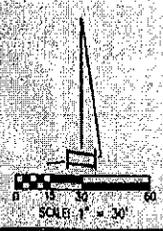
Garetto Bros. Holdings
 12949 California Avenue
 Blue Island

Land Sq. Ft. 73,000
 Building Sq. Ft. 16,000
 Site and building dimensions
 to the right on this page.



PN 24-36-214-001-0000

FOLDERS FLAG & DECORATING
 ADDRESS 12949 CALIFORNIA AVE., BLUE ISLAND, IL
 SURVEYED FOR FOLDERS FLAG & DECORATING
 ORDERED BY WESLEY & DON FOLDERS
 ORDER NO. 4744
 BOOK (113) PAGE (17) (25)
 REFER TO DEED TITLE POLICY AND LOCAL ORDINANCES
 FOR BUILDING RESTRICTIONS & EASEMENTS
 NO MEASUREMENTS ARE TO BE ASSUMED BY SCALAR

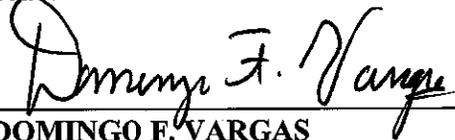


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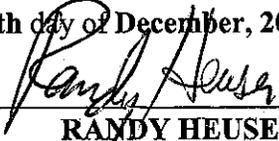
ADOPTED this 12th day of **December, 2017**, pursuant to a roll call vote as follows:

	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 Fahrenwald		X			
Mayor Vargas					
TOTAL	12	2			

APPROVED by the Mayor on **December 12, 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
12th day of December, 2017.


RANDY HEUSER
CITY CLERK