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

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**ORDINANCE  
NUMBER 2018-025**

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**AN ORDINANCE APPROVING THE PLAT OF SUBDIVISION  
CONCERNING 2330 BURR OAK AVENUE, BLUE ISLAND,  
ILLINOIS, COOK COUNTY, ILLINOIS.**

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

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

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

**Aldermen**

**ORDINANCE NO. 2018-025**

**AN ORDINANCE APPROVING THE PLAT OF SUBDIVISION CONCERNING  
2330 BURR OAK AVENUE, BLUE ISLAND, ILLINOIS, COOK COUNTY, ILLINOIS.**

**WHEREAS**, BSTP Blue Island, LLC (“Petitioner”) is the owner of the property located on the northwest corner of 127<sup>th</sup> Street (a.k.a. Burr Oak Avenue) and Vincennes Road and has petitioned the City to approve the Plat of Subdivision, attached hereto as Exhibit A, and incorporated herein, concerning the property commonly referred to as 2330 Burr Oak Avenue, Blue Island Cook County, Illinois;

**WHEREAS**, the Plat of Subdivision, divides the 3.38 acre property identified by three permanent index numbers, 25-30-311-031, 25-30-311-037, 25-30-311-038, into two parcels, Parcel 1 which is 2.25 acres and Parcel 2 which is 1.13 Acres as is legally described and indicated in Exhibit A.

**WHEREAS**, the City of Blue Island’s Planning Commission considered the Plat of Subdivision on May 17, 2017 and did not object to the subdivision of the property.

**WHEREAS**, after the subdivision, upon information and belief, the parcels will commonly be referred to as: 1) Parcel 1- 2330 Burr Oak Avenue and 2) Parcel 2- address to be determined.

**NOW, THEREFORE, BE IT ORDAINED** by the Corporate Authorities of the City of Blue Island, County of Cook and State of Illinois.

**Section 1.** That the above recitals are incorporated herein and made a part hereof, as if fully set forth in their entirety.

**Section 2.** Subject to the terms set forth in this Ordinance, the Corporate Authorities of the City of Blue Island hereby approve the Plat of Subdivision, Exhibit A, subject to the following conditions:

A. The subdivision shall substantially conform to the Plat of Subdivision

prepared by and attached hereto as Exhibit A; and

B. All easements depicted on the Plat of Subdivision, Exhibit A, for public facilities shall remain and are hereby reserved for and granted to the City of Blue Island, Illinois, or others or any public utilities, their successors or assigns, to operate, maintain, renew, and reconstruct their facilities as now existing on, over, or under the subdivided parcels; and

C. Petitioner shall be responsible for recording the Plat of Subdivision with the Cook County Recorder of Deeds and providing a final signed copy of the Plat of Subdivision to the City; and

D. Any signatures and notarizations required for the Plat of Subdivision other than the Mayor and City Clerk's attestation shall be the responsibility of the Petitioner.

**Section 3.** The Mayor of the City of Blue Island, Illinois, is hereby authorized to sign the Final Plat of Subdivision and the City Clerk is authorized to attest thereto.

**Section 4.** This ordinance shall be in full force and effect from and after its passage by in the manner provided by law.

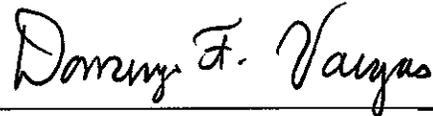
**Section 5.** All ordinances or parts of ordinances in conflict herewith are hereby repealed.

*(Intentionally Left Blank)*

ADOPTED this 24th day of April, 2018, pursuant to a roll call vote as follows:

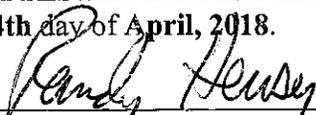
	YES	NO	ABSENT	PRESENT	ABSTAIN
Alderman Hawley	X				
Alderman Poulos	X				
Alderman Vieyra	X				
Alderman Bilotto	X				
Alderman Rita			X		
Alderman Donahue			X		
Alderman Carr	X				
Alderman Slattery	X				
Alderman Ostling	X				
Alderman Pittman	X				
Alderman Johnson			X		
Alderman Frausto	X				
Alderman Thompson			X		
Alderman Fahrenwald	X				
Mayor Vargas					
TOTAL	10		4		

APPROVED by the Mayor on April 24, 2018.



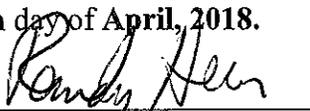
DOMINGO F. VARGAS  
MAYOR OF THE CITY OF BLUE ISLAND,  
COUNTY OF COOK AND STATE OF ILLINOIS

ATTESTED and Filed in my office this  
24th day of April, 2018.



RANDY HEUSER  
CITY CLERK

PUBLISHED in pamphlet form this  
24th day of April, 2018.



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 24, 2018** the Corporate Authorities of such municipality passed and approved Ordinance No. **2018 - 025** entitled: **AN ORDINANCE APPROVING THE PLAT OF SUBDIVISION CONCERNING 2330 BURR OAK AVENUE, BLUE ISLAND, ILLINOIS, COOK COUNTY, ILLINOIS.**

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

The pamphlet form of Ordinance No. **2018 - 025** including the Ordinance and a cover sheet thereof, was as prepared, and a copy of such Ordinance posted in the municipal building commencing **April 24, 2018** 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 **24th** day of **April, 2018**.

(SEAL)

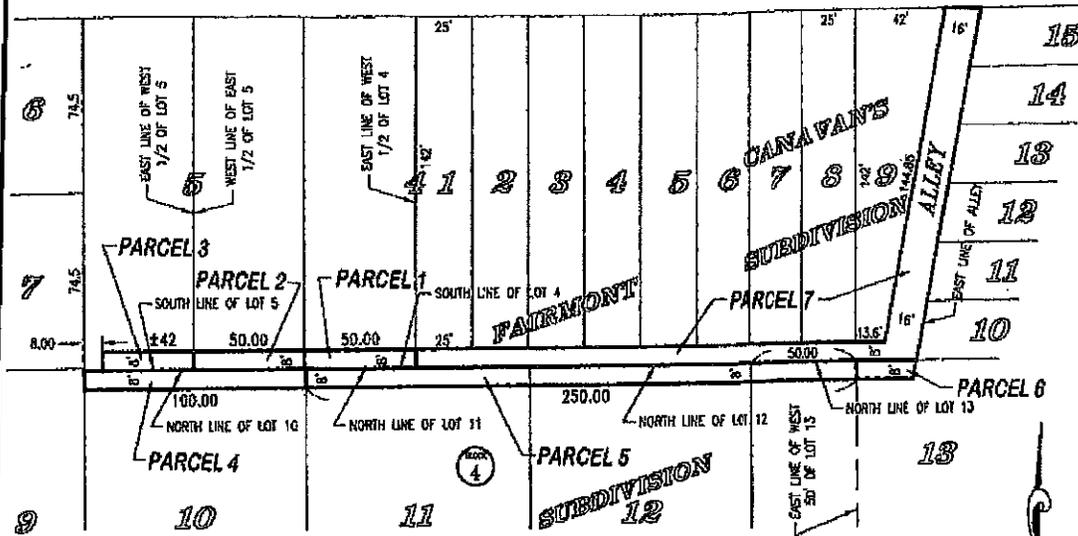
  
\_\_\_\_\_  
Municipal Clerk



# PLAT OF VACATION

SCALE 1" = 50'

OLIVE STREET



## LEGAL DESCRIPTION

**PARCEL 1:** The South 8.00 feet of the West Half of Lot 4 in Block 4 in Fairmont Subdivision, a Subdivision of Lots 2 and 3 of the Assessor's Subdivision of the West Half of the Southwest Quarter of Section 30, Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

**PARCEL 2:** The South 8.00 feet of the East Half of Lot 5 in Block 4 in Fairmont Subdivision, a Subdivision of Lots 2 and 3 of the Assessor's Subdivision of the West Half of the Southwest Quarter of Section 30, Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

**PARCEL 3:** The South 8.00 feet, Except the West 8.00 feet, of the West Half of Lot 5 in Block 4 in Fairmont Subdivision, a Subdivision of Lots 2 and 3 of the Assessor's Subdivision of the West Half of the Southwest Quarter of Section 30, Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

**PARCEL 4:** The North 8.00 feet of Lot 10 in Block 4 in Fairmont Subdivision, a Subdivision of Lots 2 and 3 of the Assessor's Subdivision of the West Half of the Southwest Quarter of Section 30, Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

**PARCEL 5:** The North 8.00 feet of Lots 11 and 12 in Block 4, together with the North 8.00 feet of the West 50 feet Lot 13 in Block 4, in Fairmont Subdivision, a Subdivision of Lots 2 and 3 of the Assessor's Subdivision of the West Half of the Southwest Quarter of Section 30, Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

**PARCEL 6:** The North 8.00 feet of Lot 13, Except the West 50.00 feet thereof, in Block 4 in Fairmont Subdivision, lying Northwesternly of the Southwesterly prolongation of the East line of the North and South 16 foot public alley as heretofore dedicated in Austin A. Canavan's Resubdivision of Lot 1, 2, 3 and the East Half of Lot 4 in Fairmont Subdivision, a Subdivision of Lots 2 and 3 of the Assessor's Subdivision of the West Half of the Southwest Quarter of Section 30, Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

**PARCEL 7:** All of the 16' Public Alley lying Westerly of and adjoining the Westerly line of Lots 10 to 15 in Canavan's Resubdivision and lying Easterly of and adjoining the Easterly line and said Easterly line extended Southwesterly to its point of intersection with a line drawn 8 feet South of and parallel with the South line thereof, of Lot 9 and all of the 8 foot Public Alley South of and adjoining the South line of Lots 1 to 9, lying East of the West line of Lot 1 extended South and Westerly of the Easterly line of Lot 9 extended Southwesterly, in Canavan's Resubdivision of Lots 1, 2, 3 and the East 1/2 of Lot 4 in Block 4 in Fairmont aforesaid, all in Cook County, Illinois.

Prepared by: Tyson Engineering, Inc.  
367 S. Schuyler Avenue  
Kenilworth, IL 60901  
Design Firm License #184-001136

Prepared for: BSTP Blue Island I, LLC  
Date: April 3, 2017  
Job #17-T0350

**Tyson**  
ENGINEERING  
CONSULTING ENGINEERS  
LAND SURVEYORS  
DESIGN PROFESSIONALS 1184-01136  
367 South Schuyler Avenue  
Kenilworth, Illinois 60901  
Phone (815) 832-7406  
17-T0350



**Bluestone Single Tenant Properties, (BSTP)  
Parcel Consolidation, Thornton Location**

**Introduction**

Bluestone Single Tenant Properties, LLC (BSTP) is the owner of property located on the northwest corner of 127<sup>th</sup> and Burr Oak Avenue and Vincennes Road. Thornton's has a lease agreement with the owners and operates a convenience store and fuel center at this location. BSTP is requesting a vacation of certain portions of the property as well as a property subdivision.

**Discussion**

BSTP, as owner of the property, is requesting the following:

Approval of an ordinance vacating properties that are currently identified as alleys, as shown on the attached Plat of Vacation. These alleys have not been in use since before the operation of the former grocery store previously located on this corner.

In addition, BSTP is requesting approval of an ordinance to subdivide the parcel into two lots per the attached Plat of Subdivision. The subdivision will ultimately allow for development of Lot 2.

**Conclusion**

The above requests are basically "clean up" items required for the further development of the area west of the Thornton's operation, currently vacant land.