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

**RESOLUTION
NUMBER 2019-006**

**A RESOLUTION OF THE CITY OF BLUE ISLAND,
COOK COUNTY, ILLINOIS SUPPORTING THE RENEWAL OF A
CLASS 8 REAL ESTATE TAX ASSESSMENT CLASSIFICATION FOR
12215 S. WESTERN AVNUE (ALDI, INC.)**

**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

RESOLUTION NUMBER 2019-006

A RESOLUTION OF THE CITY OF BLUE ISLAND, COOK COUNTY ILLINOIS SUPPORTING THE RENEWAL OF A CLASS 8 REAL ESTATE TAX ASSESSMENT CLASSIFICATION FOR 12215 S. WESTERN AVENUE (ALDI, INC.)

WHEREAS, the City of Blue Island, Cook County, Illinois (the “*City*”), is a duly organized and existing municipal corporation created under the provision of the laws of the State of Illinois and under the provisions of the Illinois Municipal Code, as from time to time supplemented and amended; and

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, Aldi, Inc. (the “*Owner*”) owns a certain parcel of property within the City commonly known as 12215 S. Western Avenue, Blue Island, Illinois, identified by certain permanent index numbers (PINs): 25-30-131-046-0000, and 25-30-131-047-0000; 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

8 Real Estate Tax Assessment Classification for the Property, as said term is defined in the Classification Ordinance (the "*Class 8 Tax Assessment Classification*"), and as previously authorized by the Corporate Authorities on August 14, 2007 by Resolution No. 2007-323 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 8 Tax Assessment Classification; and

WHEREAS, Owner is an important entity in the City operating a freestanding, one-story grocery store containing approximately 17,297 square feet of building area with site improvements covering approximately 68,284 square feet, which property was constructed for its current use in 2007 and whose economic viability is dependent on the continued Class 8 Tax Assessment Classification; and

WHEREAS, to ensure the ongoing viability of the facility, the continuation of over 9 full-time and 4 part-time employment positions in the City, with 9 of the employees being Blue Island residents, 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 8 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 8 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 8 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 8 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.

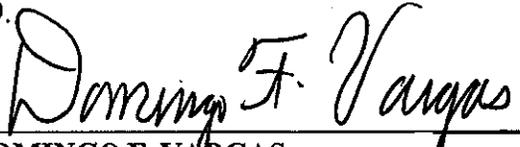
Section 7. This Resolution shall be in full force and effect upon its passage, approval and publication as provided by law.

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ADOPTED this 22nd day of January, 2019, 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 January 22, 2019.


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

ATTESTED and Filed in my office this
 22nd day of January, 2019.

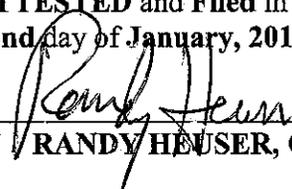

 RANDY HEUSER, CITY CLERK

Exhibit A

Legal Description

EXHIBIT A

LEGAL DESCRIPTIONS - 12215 S. Western Avenue - Blue Island, Illinois

PARCEL 25-30-131-046-0000

LOTS 1 THROUGH 5 (EXCEPT THE WEST 6 FEET THEREOF) IN BLUE ISLAND SUBDIVISION, AS PLATTED AND RECORDED AS DOCUMENT NO. 6565166, ALL IN THE NW1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 6.0 FEET EAST OF THE NORTHWEST CORNER OF LOT 1 IN BLUE ISLAND SUBDIVISION, SAID POINT BEING ALSO THE INTERSECTION OF WESTERN AVENUE AND 122ND STREET, THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF 122ND STREET 88 DEGREES 08 MINUTES 42 SECONDS EAST, A DISTANCE OF 207.66 FEET THENCE SOUTH 01 DEGREES 15 MINUTES 24 SECONDS EAST 240.40 FEET TO THE SOUTHEAST CORNER OF LOT 5 IN BLUE ISLAND SUBDIVISION, THENCE ALONG SOUTHERLY LINE OF LOT 5 SOUTH 88 DEGREES 16 MINUTES 48 SECONDS WEST, A DISTANCE OF 207.66 FEET TO A LINE THAT IS 6.0 FEET EAST OF THE WESTERLY LINE OF LOT 5, SAID LINE ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF WESTERN AVENUE, THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 01 DEGREES 46 MINUTES 42 SECONDS WEST, A DISTANCE OF 240.40 FEET TO THE POINT OF THE BEGINNING.

PARCEL 25-30-131-047-0000

THE WEST 60.00 FEET OF LOTS 17 AND 18 LYING SOUTH OF THE EASTERLY PROLONGATION OF THE SOUTH LINE OF LOT 5 AND LYING NORTH OF A LINE 50.00 FEET SOUTH OF AND PARALLEL WITH THE EASTERLY PROLONGATION OF THE SOUTH LINE OF LOT 5 ALL IN BLUE ISLAND RIDGE SUBDIVISION, AS PLATTED AND RECORDED AS DOCUMENT NUMBER 6565166, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN.

AND ALSO:

THOSE PORTIONS OF LOT 4 IN WOERTENDYKE AND OTHERS RESUBDIVISION OF LOTS 22 AND 23 AND THE NORTH 34 FEET OF LOT 21 IN BLUE ISLAND RIDGE SUBDIVISION, AS PLATTED AND RECORDED AS DOCUMENT NUMBER 9108335, AND LOTS 18 THROUGH 20 AND THE SOUTH 16 FEET OF LOT 21 INCLUSIVE IN BLUE ISLAND RIDGE SUBDIVISION, AS PLATTED AND RECORDED AS DOCUMENT NUMBER 6565166, AND THAT PORTION OF THE VACATED 16-FOOT EAST/WEST ALLEY, VACATED BY BLUE ISLAND ORDINANCE NUMBER 07-062 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 4-FOOT STRIP OF LAND, THE EASTERLY LINE OF SAID 4-FOOT STRIP BEING COINCIDENT WITH THE EASTERLY LINE OF LOT 4 IN SAID WOERTENDYKE AND OTHERS RESUBDIVISION AND THE SOUTHERLY PROLONGATION THEREOF, SAID STRIP LYING SOUTH OF THE SOUTH LINE OF 122ND STREET AND NORTH OF THE EASTERLY PROLONGATION OF THE SOUTH LINE OF LOT 5 IN SAID BLUE ISLAND RIDGE SUBDIVISION ALL IN BLUE ISLAND, COOK COUNTY, ILLINOIS

Exhibit B

Original Authorizing Document

EXHIBIT B

RESOLUTION NO. 2007-323

**A RESOLUTION FOR APPROVAL OF CLASS 8
REAL ESTATE TAX INCENTIVE ABATEMENT
FOR PLANNED NEW CONSTRUCTION BY
ALDI INC. FOR REAL PROPERTY
LOCATED AT 12201 S. WESTERN AVENUE
IN THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS.**

WHEREAS, Aldi Inc. has purchased real estate located at 12201 S. Western Avenue, Blue Island, Illinois, and proposed to construct and occupy a 16,900 square foot commercial building; and

WHEREAS, the permanent real estate index numbers of this property at 12201 S. Western Avenue are 25-30-131-003-0000, 25-30-131-004-0000, 25-30-131-005-0000, 25-30-131-013-0000, 25-30-131-014-0000, 25-30-131-033-0000, 25-30-131-034-0000, 25-30-131-036-0000 and 25-30-131-042-0000; and

WHEREAS, the subject property is located in Calumet township which has been classified by Cook County as "in need of substantial revitalization" and as such may be eligible for Class 8 status without additional application for certification of an area; and

WHEREAS, Aldi Inc. shall file with the office of the Assessor of Cook County, a notification and an application for Class 8 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, Aldi Inc., as a result of the aforesaid program of construction and occupancy will eliminate a significant vacancy which has existed at the subject location for a period of twenty-four (24) months; and

WHEREAS, Aldi Inc. the aforesaid program will create one hundred ten (110) temporary employment opportunities during construction, and ten (10) full time jobs upon occupancy and, will strengthen the viability of the entire area; and

WHEREAS, the economic viability of the proposed construction and occupancy is dependent on the financial incentive offered by Class 8 Assessment classification; and

WHEREAS, notwithstanding the Class 8 status of the subject property, the construction of the subject property by Aldi Inc. will generate significant new revenues in the form of additional state and federal income tax revenues, local real estate and sales 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 8 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 8 application and to the classification of Class 8 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 14TH day of AUGUST, 2007.


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

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

VOTING NAY: NONE.

ABSENT: ALD. ELTON.

ABSTAIN: NONE.

APPROVED: this 14TH day of AUGUST, 2007.

Donald E. Pelugin
MAYOR OF THE CITY OF BLUE ISLAND,
COUNTY OF COOK AND STATE OF ILLINOIS

ATTESTED and Filed in my office this
14TH day of AUGUST, 2007.

James J. Hanson
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 8 REAL ESTATE TAX INCENTIVE ABATEMENT FOR PLANNED NEW CONSTRUCTION BY ALDI INC. FOR REAL PROPERTY LOCATED AT 12201 S. WESTERN AVENUE IN THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS.**

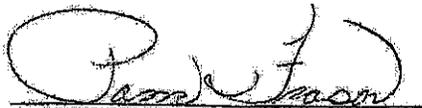
RESOLUTION NO. 07-323 Which was adopted at a regular meeting of the City Council of the City of Blue 13 Aldermen were present; that at said meeting, on motion duly made and seconded that said Resolution do pass and upon the roll being called the vote of each Alderman present on the question of the passage 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 13 Aldermen voted Aye and 0 Aldermen voted Nay.

I DO FURTHER CERTIFY that said Resolution was deposited in my Office on the **14th day of August, 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 **14th day of August, 2007.**

CORPORATE SEAL



City Clerk

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 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 OF THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS SUPPORTING THE RENEWAL OF A CLASS 8 REAL ESTATE TAX ASSESSMENT CLASSIFICATION FOR 12215 S. WESTERN AVENUE (ALDI, INC.).**

RESOLUTION NO. 2019 – 006 Which was adopted at a regular meeting of the City Council of the City of Blue **12** 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 **12** Aldermen Aye, **0** Aldermen Abstain, **2** Aldermen Absent and **0** Aldermen voted Nay.

I DO FURTHER CERTIFY that said Resolution was deposited in my Office on the **22nd** day of **January, 2019**.

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 **January 22, 2019**.

CORPORATE SEAL

City Clerk