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

**RESOLUTION
NUMBER 2020-008**

**A RESOLUTION OF THE CITY OF BLUE ISLAND,
COOK COUNTY, ILLINOIS SUPPORTING THE CLASS 8
REAL ESTATE TAX ASSESSMENT CLASSIFICATION FOR
INSTANT TRUCKING, INC. (13551 CHATHAM)**

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

**DEXTER JOHNSON
FRED BILOTTO
NANCY RITA
TOM HAWLEY
MICHAEL MECH
CANDACE CARR
ALECIA SLATTERY**

**ANNETTE ALEXANDER
WILLIAM CAZARES
KEVIN DONAHUE
BILL FAHRENWALD
JOHNNY RINGO HILL
RAEANN CANTELO-ZYLMAN
JAMES KLINKER**

Aldermen

RESOLUTION NUMBER 2020-008

**A RESOLUTION OF THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS
SUPPORTING THE CLASS 8 REAL ESTATE TAX ASSESSMENT CLASSIFICATION
FOR INSTANT TRUCKING INC
(13551 CHATHAM)**

WHEREAS, the City of Blue Island, Cook County, Illinois (the “City”) is a duly organized and existing municipal corporation created under the provisions 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 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, Ramzi Akhras, owner of Instant Trucking, Inc (the “*Applicant*”), is the owner of a certain parcel of property within the City that is commonly known as 13551 Chatham Blue Island, Illinois and identified by a permanent index number (PIN) 29-06-104-003-0000 and 24-06-103-010-0000 which is legally described on Exhibit A, a copy of which is attached hereto and made a part hereof (the “*Property*”); and

WHEREAS, the Applicant has requested that the Mayor and City Council of the City of Blue Island (the “*Corporate Authorities*”) approve a Cook County Class 8 Real Estate Tax Assessment Classification (the “*Class 8 Tax Assessment Classification*”) for the Property; and

WHEREAS, the adoption of a resolution by the Corporate Authorities is required and must be filed by the Applicant along with an application for said incentive with the County of Cook in order for the Property to be eligible for a Class 8 Tax Assessment Classification; and

WHEREAS, the Applicant is proposing to use the Property to provide custom same day or next day shipping and invest monies to update the building, all of which is dependent on the approval and grant of the Class 8 Tax Assessment Classification; and

WHEREAS, the Corporate Authorities finds that the redevelopment proposed by the Applicant will significantly improve the tax base of the City, create additional temporary employment opportunities during construction and, when completed, provide approximately 45 employment positions as well as generate real estate tax revenues for both the City and the County of Cook as a result of the aforesaid redevelopment; and

WHEREAS, the Corporate Authorities understand that the redevelopment of the Property is occurring within less than the 24-month abandonment period as established in the Classification Ordinance but find that the Class 8 Tax Assessment Classification is essential to the revitalization of the Property due to the existence of special circumstances on the Property; and

WHEREAS, the Corporate Authorities find that the redevelopment and occupation of the Property will only occur if the Class 8 Tax Assessment Classification is authorized in order to overcome the special circumstances that are inherent to the Property; which will continue to thwart any viable redevelopment, including but not limited to: the encumbrance of the Chatham Street right of way which bisects the property, the aged physical condition of the structure; the increase to the local economy; and increase in other sources of revenue generated by income tax and utility tax (the “*Special Circumstances*”); and

WHEREAS, the Corporate Authorities find that the overwhelming financial barriers created by the Special Circumstances can only be mitigated by the granting of a Class 8 Tax Assessment Classification for the Property and that but for the Class 8 Tax Assessment Classification, no economically viable and timely redevelopment of the Property will occur; and

WHEREAS, the Corporate Authorities find that the redevelopment contemplated by the Applicant for the Property will serve the residents of the City and surrounding communities that are in need of the use proposed and that without a Class 8 Tax Assessment Classification for the Property it will remain vacant and exasperate blight in the area surrounding the Property; and

WHEREAS, to promote commercial growth, to create new employment opportunities within the City and to expand the tax base of the City, the Corporate Authorities declare that it is necessary and in the best interests of the City to approve the Class 8 Tax Assessment Classification for the redevelopment and revitalization of the Property, pursuant to the Classification Ordinance; and

WHEREAS, the Corporate Authorities hereby request that the President and Cook County Board of Commissioners of the County of Cook concur with the findings of the City to approve the shortened period of abandonment and authorize the Class 8 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 proposed redevelopment contemplated herein for the Property is necessary and appropriate and but for the Class 8 Tax Assessment

Classification, the Special Circumstances that exist on the Property will not be addressed and the Property will remain vacant and underutilized and contribute to the continued exasperation of blighted factors within 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 Application by the Applicant for 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.

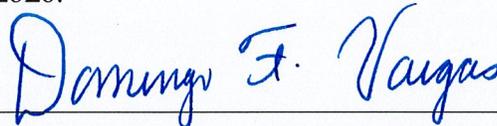
Section 7. This Resolution shall be in full force and effect upon its passage, approval and publication as provided by law.

(Intentionally left blank)

ADOPTED this 25th day of February, 2020, pursuant to roll call as follows:

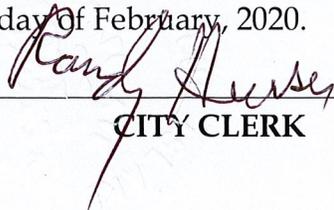
	YES	NO	ABSENT	PRESENT	ABSTAIN
Alderman JOHNSON	X				
Alderman ALEXANDER	X				
Alderman BILOTTO	X				
Alderman CAZARES	X				
Alderman RITA	X				
Alderman DONAHUE			X		
Alderman HAWLEY	X				
Alderman FAHRENWALD	X				
Alderman MECH			X		
Alderman HILL	X				
Alderman CANTELO-ZYLMAN	X				
Alderman CARR	X				
Alderman SLATTERY			X		
Alderman KLINKER	X				
Mayor DOMINGO F. VARGAS					
TOTAL	11		3		

APPROVED: this 25th day of February, 2020.



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

ATTESTED and Filed in my office this
 25th day of February, 2020.



CITY CLERK

Exhibit A

Legal Description

LOTS 2 IN CHATHAM STREET SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 25, 2007 AS DOCUMENT 0720615152, IN COOK COUNTY, ILLINOIS.

29-06-104-003-0000

THAT PART OF LOT 14 LYING SOUTHERLY OF RIGHT OF WAY OF CHICAGO AND CALUMET TERMINAL RAILROAD AND NORTHEASTERLY OF RIGHT OF WAY OF CHICAGO AND NORTHERN PACIFIC RAIL ROAD IN SUBDIVISION BY PETER ENGLAND OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WITH PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED MAY 7, 1859, IN BLOCK 160 OF MAPS, PAGE 24, IN COOK COUNTY, ILLINOIS.

29-06-103-010-0000

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATION

I, RANDY HEUSER, DO HEREBY CERTIFY that I am the duly qualified and 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 CLASS 8 REAL ESTATE TAX ASSESSMENT CLASSIFICATION FOR INSTANT TRUCKING, INC. (13551 CHATHAM).**

RESOLUTION NO. 2020 – 008 Which was adopted at a regular meeting of the City Council of the City of Blue 11 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 **11** Aldermen voted Aye, **0** Aldermen Abstain, **3** Aldermen Absent and **0** Aldermen voted Nay.

I DO FURTHER CERTIFY that said Resolution was deposited in my Office on the **25th** day of **February, 2020.**

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 **25th** day of **February, 2020.**

CORPORATE SEAL

City Clerk