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

**RESOLUTION
NUMBER 2020-028**

**A RESOLUTION OF THE CITY OF BLUE ISLAND, COOK COUNTY,
ILLINOIS SUPPORTING THE CLASS 8 REAL ESTATE TAX
ASSESSMENT CLASSIFICATION FOR THE PROPERTY LOCATED
AT 12625 S. WESTERN – ILLINI PARTNERS IV
(SPECIAL CIRCUMSTANCES)**

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

**DEXTER JOHNSON
FRED BILOTTO
NANCY RITA
TOM HAWLEY
MICHAEL MECH
CANDACE CARR
JAMES KLINKER**

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

Aldermen

RESOLUTION NO. 2020-028

**A RESOLUTION OF THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS
SUPPORTING THE CLASS 8 REAL ESTATE TAX ASSESSMENT CLASSIFICATION
FOR THE PROPERTY LOCATED AT 12625 S. WESTERN – ILLINI PARTNERS IV
(SPECIAL CIRCUMSTANCES)**

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, Illini Partners IV (the “*Applicant*”), is the owner of a certain parcel of property within the City that is commonly known as 12625 S. Western, Blue Island, Illinois and identified by a permanent index numbers (PIN) 25-30-311-001-0000, 25-30-311-002-0000, 25-30-311-003-0000, 25-30-311-006-0000, 25-30-311-007-0000 and 25-30-311-008-0000 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 make considerable renovations including fixing and upgrading the parking lot, lights, curbs, HVAC repairs and a new roof in order to use the Property to lease to Dollar Tree Company, 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 10 full-time and part-time 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 greater than a 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 aged physical condition of the structure and parking lot, the real estate tax disparity between South Cook County and Will County, Northwest Indiana and the Chicago Pullman area (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 Special Circumstances 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 that without 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)

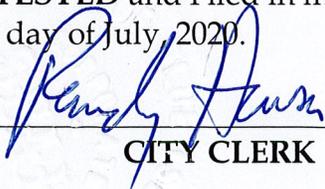
ADOPTED this 28th day of July, 2020, pursuant to roll call as follows:

	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 STEVO	X				
Alderman KLINKER	X				
Mayor DOMINGO F. VARGAS					
	13	0	1		

APPROVED: this 28th day of July, 2020.

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

ATTESTED and Filed in my office this
28th day of July, 2020.



CITY CLERK

Exhibit A

Legal Description

Parcel 1:

THE W 30 FEET OF THE EAST 42 FEET OF THE SOUTH 112 FEET OF LOT 8 (RUNNING BACK TO 12 FOOT ALLEY ON THE NORTH) AND LOT 20 (EXCEPT THE EAST 12 FEET AND THE WEST 33 FEET THEREOF) IN BLOCK 4 IN FAIRMOUNT, BEING A SUBDIVISION OF LOTS 2 AND 3 OF THE ASSESSOR'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS, (EXCEPTING THEREFROM THE FOLLOWING TRACTS OF LAND CONVEYED TO THE STATE OF ILLINOIS FOR THE USE OF THE DEPARTMENT OF TRANSPORTATION BY DEED RECORDED APRIL 23, 1974 AS DOCUMENT 22, 693, 092 AND DESCRIBED AS FOLLOWS:

TRACT 1:

ALL OF LOT 20 (EXCEPT THE EAST 12 FEET AND EXCEPT THE WEST 33 FEET THEREOF) IN BLOCK 4 IN FAIRMOUNT, BEING A SUBDIVISION OF LOTS 2 AND 3 OF THE ASSESSOR'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TRACT 2:

THE SOUTH 9.0 FEET OF THE WEST 30 FEET OF THE EAST 42 FEET OF THE SOUTH 112 FEET OF LOT 8 IN BLOCK 4 IN FAIRMOUNT, BEING A SUBDIVISION OF LOTS 2 AND 3 OF THE ASSESSOR'S SUBDIVISION OF THE WEST 1/2 OF THE SW4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

Parcel 2:

THE EAST 40 FEET OF LOT 9 (EXCEPT THE NORTH 25 FEET THEREOF) AND THE EAST 40 FEET OF LOT 19 IN BLOCK 4 IN FAIRMOUNT SUBDIVISION OF LOTS 2 AND 3 OF THE ASSESSOR'S DIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THEREFROM THAT PART TAKEN BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF AFORESAID LOT 19; THENCE NORTHERLY ALONG THE EAST LOT LINE OF AFORESAID LOT 19 A DISTANCE OF 47.6 FEET TO A POINT; THENCE NORTHWESTERLY ALONG A STRAIGHT LINE A DISTANCE OF 40.45 FEET MORE OR LESS TO A POINT ON THE WEST LINE OF THE EAST 40 FEET OF AFORESAID LOT 9, SAID POINT BEING 53.6 FEET NORMALLY DISTANT NORTH OF THE SOUTH LOT LINE OF AFORESAID LOT 19; THENCE SOUTHERLY ALONG THE WEST LINE OF THE EAST 40 FEET OF AFORESAID LOTS 9 AND 19 A DISTANCE OF 53.6 FEET TO THE SOUTH LOT

LINE OF AFORESAID LOT 19; THENCE EASTERLY ALONG THE SOUTH LOT LINE OF AFORESAID LOT 19 A DISTANCE OF 40 FEET TO THE POINT OF BEGINNING), ALL IN COOK COUNTY, ILLINOIS.

Parcel 3:

THE EAST 12 FEET OF LOT 6 (EXCEPT THE NORTH 37 FEET THEREOF) AND THE WEST 35 FEET OF LOT 9 (EXCEPT THE NORTH 37 FEET) IN BLOCK 4 IN FAIRMOUNT SUBDIVISION OF LOTS 2 AND 3 OF THE ASSESSOR'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING FROM THE ABOVE DESCRIBED TRACT, THE SOUTH 12 FEET THEREOF TAKEN BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS) ALL IN COOK COUNTY, ILLINOIS.

Parcel 4:

THE SOUTH 50 FEET OF LOT 7 AND THE NORTH 25 FEET OF LOTS 8 AND 9 IN BLOCK 4 IN FAIRMOUNT, A SUBDIVISION OF LOTS 2 AND 3 IN THE ASSESSOR'S DIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING THEREFROM THE WEST 9.5 FEET OF SAID SOUTH 50 FEET OF LOT 7 AND THE WEST 9.5 FEET OF SAID NORTH 25 FEET OF LOT 8 TAKEN BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS), ALL IN COOK COUNTY, ILLINOIS.

Parcel 5:

LOT 6 AND THE NORTH 24 AND 1/2 FEET OF LOT 7 IN BLOCK 4 IN FAIRMONT BEING A SUBDIVISION OF LOTS 2 AND 3 IN ASSESSOR'S DIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING THEREFROM THE WEST 9.5 FEET TAKEN BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS), ALL IN COOK COUNTY, ILLINOIS

Parcel 6:

EASEMENT FOR THE BENEFIT OF PARCEL 2, 3 AND 5 AS CREATED BY GRANT OF EASEMENT FROM OAK BURR PROPERTIES, INC., A DELAWARE CORPORATION TO FIRST NATIONAL BANK OF BLUE ISLAND, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 3, 1966 AND KNOWN AS TRUST NUMBER 66107 DATED MAY 25, 1984 AND RECORDED MAY 25, 1984 AS DOCUMENT 25102467 FOR ACCESS TO PASS AND REPASS, WITH MOTOR VEHICLES OR BY FEET OVER THE FOLLOWING DESCRIBED LAND: THAT PART OF LOTS 5 AND 10 AND THE ALLEY LYING BETWEEN SAID LOTS IN BLOCK 4 IN FAIRMOUNT, A SUBDIVISION OF LOTS 2 AND 3 IN THE ASSESSOR'S

DIVISION OF WEST 1/2 OF SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5, THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 5 AS EXTENDED SOUTH AND THE WEST LINE OF LOT 10 IN SAID BLOCK 4 TO A POINT 50.0 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 10; THENCE EAST 15.0 FEET; THENCE NORTH PARALLEL TO THE WEST LINES OF SAID LOTS 5 AND 10 TO THE SOUTH LINE OF OLIVE STREET; THENCE WEST ALONG THE SOUTH LINE OF OLIVE STREET (AND THE NORTH LINE OF SAID LOT 5) APPROXIMATELY 15.0 FEET TO THE PLACE OF BEGINNING. ALL IN COOK COUNTY, ILLINOIS.

Parcel 7:

THAT PART OF THE SOUTH 1/2 OF OLIVE STREET (AS HERETOFORE DEDICATED IN FAIRMOUNT SUBDIVISION OF LOTS 2 AND 3 IN THE ASSESSOR'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN) LYING EAST OF THE EAST LINE OF WESTERN AVENUE AS WIDENED AND LYING WEST OF THE NORTHERLY PROLONGATION OF THE EAST LINE OF LOT 6, BLOCK 4 IN THE AFORESAID FAIRMOUNT SUBDIVISION, IN COOK COUNTY, ILLINOIS.

Parcel 8:

A STRIP OF LAND 12 FEET WIDE LYING SOUTH OF AND ADJOINING THE NORTH 25 FEET OF LOTS 8 AND 9, LYING EAST OF THE EAST LINE OF WESTERN AVENUE AS WIDENED AND LYING WEST OF A LINE 35 FEET EAST OF A PARALLEL WITH THE WEST LINE OF SAID LOT 9, IN BLOCK 4 IN FAIRMOUNT, A SUBDIVISION OF LOTS 2 AND 3 IN THE ASSESSOR'S DIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

25-30-311-008-0000

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 THE PROPERTY LOCATED AT 12625 S. WESTERN AVENUE – ILLINI PARTNERS IV (SPECIAL CIRCUMSTANCES)**

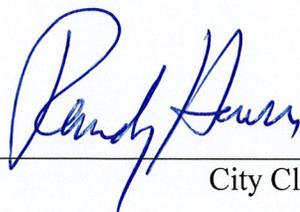
RESOLUTION NO. 2020 – 028 Which was adopted at a regular meeting of the City Council of the City of Blue **13** Aldermen were present; that at said meeting, on motion duly made and seconded that said Resolution do pass and upon the roll being called the vote of each Alderman present on the question of 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, **0** Aldermen Abstain, **1** Aldermen Absent and **0** Aldermen voted Nay.

I DO FURTHER CERTIFY that said Resolution was deposited in my Office on the **28th** day of **July, 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 **28th** day of **July, 2020**.

CORPORATE SEAL



City Clerk