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

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**RESOLUTION  
NUMBER 2021-055**

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**A RESOLUTION OF THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS,  
SUPPORTING A CLASS 8 REAL ESTATE TAX ASSESSMENT CLASSIFICATION  
APPLICATION BY FOUNDERS BANK ATUT No. 5240 FOR THE PROPERTY  
LOCATED AT 2338 NEW STREET, CITY OF BLUE ISLAND, COOK COUNTY,  
ILLINOIS**

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**FRED BILOTTO, Mayor  
RAEANN CANTELO-ZYLMAN, City Clerk  
JAIRO FRAUSTO, City Treasurer**

**DEXTER JOHNSON  
LUIZ MONTOYA  
NANCY RITA  
BILL FAHRENWALD  
GABRIEL McGEE  
CANDACE CARR  
JOSH ROLL**

**Alderman**

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**RESOLUTION NUMBER 2021-055**

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SUPPORTING A CLASS 8 REAL ESTATE TAX ASSESSMENT CLASSIFICATION  
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ILLINOIS**

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**WHEREAS**, the City of Blue Island, Cook County, Illinois (the “*City*”) is a duly organized and existing City created under the provisions of the laws of the State of Illinois and operating under the provisions of the Illinois Municipal Code, and all laws amendatory thereof and supplementary thereto, with full powers to enact ordinances and adopt resolutions for the benefits of the residents of the City; 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**, Founders Bank ATUT No. 5240, dated October 15, 1996, (the “*Applicant*”) is the owner of certain parcels of property within Calumet Township and commonly known as 2338 New Street, Blue Island, Illinois, identified by permanent index number (PIN) 25-31-119-023-0000, and legally described on Exhibit A, a copy of which is attached hereto and made a part hereof (the “*Property*”); and

**WHEREAS**, Applicant intends to renovate, rehabilitate and lease the existing vacant

structure on the Property in order to operate a medical clinic/surgery center and other related uses thereon (the "*Project*"), the viability of such Project being dependent on the granting of a Class 8 Tax Assessment Classification, as said term is defined in the Classification Ordinance (the "*Class 8 Tax Assessment Classification*"); and

**WHEREAS**, Applicant has requested that the Mayor and City Council of the City of Blue Island (the "*Corporate Authorities*") support and consent to the issuance of a 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 requestor 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 Corporate Authorities find that the Property "abandoned" because the Property has been vacant and unused for greater than twenty-four (24) continuous months and, although there has been no "purchase for value", as provided in the Classification Ordinance, the Class 8 Tax Assessment Classification is essential to the revitalization of the Property due to the existence of "special circumstances" on the Property, while simultaneously ensuring the continued viability and redevelopment of the medical industry base of the City; and

**WHEREAS**, the Corporate Authorities find that the redevelopment and occupation of the abandoned 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: (i) the outdated and eroding mechanical equipment within the structure; (ii) the aged and overall worn and obsolete physical condition of the structure; (iii) the unkempt and unsightly structure that have created a blighting

effect on surrounding properties; (iv) the ongoing deterioration of the abandoned structure that has an intrinsic chilling effect on the influx of new medical development within the area; and (v) the erosion of the tax base of the City and other taxing districts by the loss of medical enterprises and employment opportunities (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 for the Property will serve the residents of the City and that without the Class 8 Tax Assessment Classification for the Property it will remain vacant and abandoned and exasperate blight in the area surrounding the Property; and

**WHEREAS**, to ensure the ongoing viability of the medical base of the City, the continuation and expansion of employment opportunities in the City and to safeguard and further diversify 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 an application by Applicant for a Class 8 Tax Assessment Classification for the Property; and

**WHEREAS**, as part of the Applicant’s submittals to the City in support of the Class 8 Tax Assessment Classification, Applicant has provided an economic disclosure statement to the City; 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

abandonment with special circumstances and authorize the Class 8 Tax Assessment Classification for the Property.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and the Aldermen 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 expressly support and consent to the filing of an application for a Cook County 8 Tax Assessment Classification for the Property, which is legally described on Exhibit A, and find that without a Class 8 Tax Assessment Classification the Property will remain vacant and underutilized, which will not only hinder further development efforts in the area surrounding the Property but will thwart the efforts of Applicant to undertake its proposed development within the City.

**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 redevelopment contemplated herein to occur on the Property.

**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 herein 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.

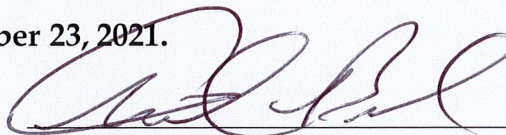
**Section 7.** This Resolution shall be in full force and effect immediately upon its passage, approval, and publication as required by law.

*(Left intentionally blank)*

**ADOPTED** this **23rd** day of **November, 2021**, pursuant to roll call as follows:

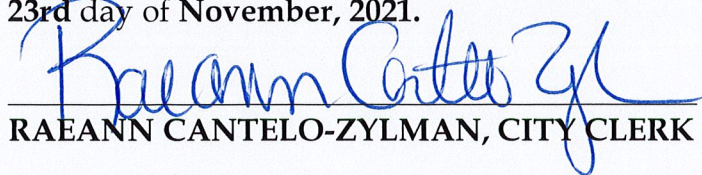
	YES	NO	ABSENT	PRESENT	ABSTAIN
Alderman JOHNSON	X				
Alderman FAHRENWALD	X				
Alderman RITA	X				
Alderman MONTOYA	X				
Alderman MCGEE			X		
Alderman CARR	X				
Alderman ROLL	X				
Mayor BILOTTO					
	6		1		

**APPROVED** by the Mayor on **November 23, 2021**.



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

**ATTESTED** and Filed in my office this  
**23rd** day of **November, 2021**.



**RAEANN CANTELO-ZYLMAN, CITY CLERK**

STATE OF ILLINOIS     )  
  )  
COUNTY OF COOK     )     ss.

**CERTIFICATION**

**I, RAEANN CANTELO-ZYLMAN, DO HEREBY CERTIFY THAT** I am the duly elected City Clerk of the City of Blue Island, Illinois, as such City Clerk, I am the keeper of the minutes and records of the Proceedings of the City Council of the 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 the certain **RESOLUTIONS: A RESOLUTION OF THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS SUPPORTING A CLASS 8 REAL ESTATE TAX ASSESSMENT CLASSIFICATION APPLICATION BY FOUNDERS BANK ATUT No. 5240 FOR THE PROPERTY LOCATED AT 2338 NEW STREET, CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS.**

**RESOLUTION NO. 2021-055** which was adopted at a regular meeting of the City Council of the City of Blue Island, Illinois held on the **23rd day of November, 2021**; that at said meeting **6** Alderman were present; that at said meeting, on motion duly made and seconded that the Resolution did pass and on the roll being called the vote of each Aldermen present on the question of the passage of said Resolution was duly and separately taken by Ayes and Nays and their names and votes recorded in the minutes of **6** Alderman voted Aye and **0** Alderman voted Nay and **0** Alderman voted Abstain and **1** Alderman Absent.

**I DO FURTHER CERTIFY** that the original Resolution which the foregoing is a true copy, is entrusted to 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, this **23rd day of November, 2021**.

CORPORATE SEAL

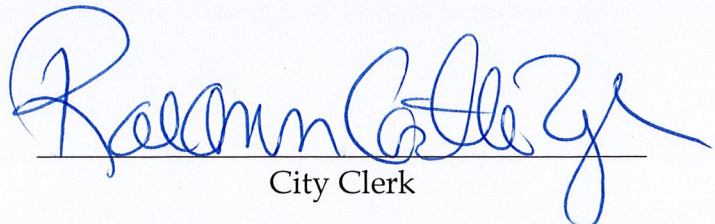
  
\_\_\_\_\_  
City Clerk

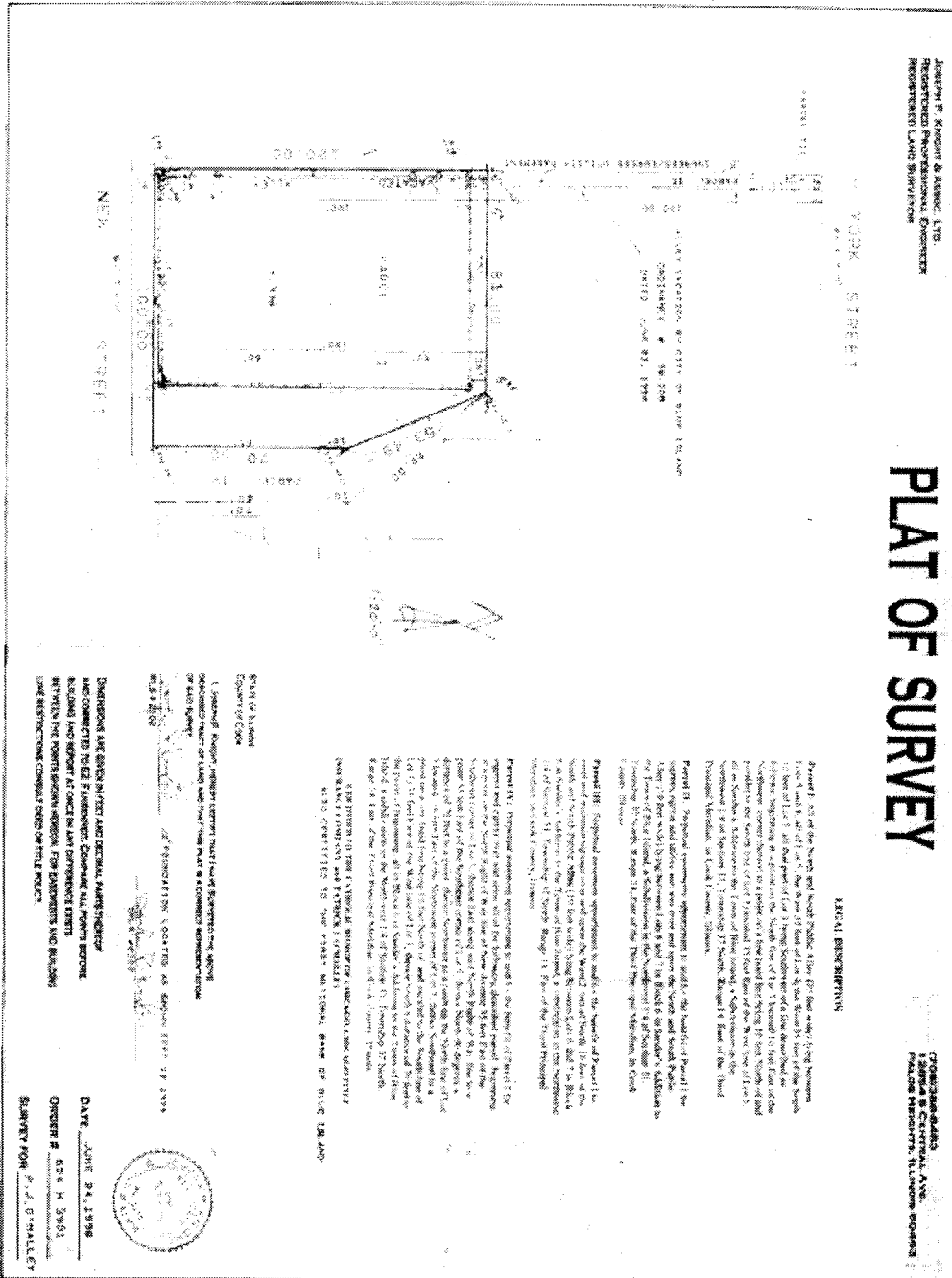


Exhibit A

*Legal Description*

# EXHIBIT "A"

Plat of Survey dated June 24, 1998 (updated September 18, 1998)



JOSEPH P. KNIGHT & ASSOC., L.P.C.  
REGISTERED PROFESSIONAL ENGINEERS  
REGISTERED LAND SURVEYORS

## PLAT OF SURVEY

10300 W. CENTRAL AVE.  
FALGON HEIGHTS, TEXAS 75025

### SPECIAL DESCRIPTION

Parcel A: Part of the West and South 1/4 of Section 10, T10N, R10E, S10E, between East and West 1st Streets, containing 1.00 acre, more or less, as shown on the plat hereof. The plat hereof is a true and correct copy of the original plat of survey recorded in the Public Records of Tarrant County, Texas, Book 11, Page 11. The plat hereof is a true and correct copy of the original plat of survey recorded in the Public Records of Tarrant County, Texas, Book 11, Page 11. The plat hereof is a true and correct copy of the original plat of survey recorded in the Public Records of Tarrant County, Texas, Book 11, Page 11.

Parcel B: A portion of the West and South 1/4 of Section 10, T10N, R10E, S10E, between East and West 1st Streets, containing 1.00 acre, more or less, as shown on the plat hereof. The plat hereof is a true and correct copy of the original plat of survey recorded in the Public Records of Tarrant County, Texas, Book 11, Page 11. The plat hereof is a true and correct copy of the original plat of survey recorded in the Public Records of Tarrant County, Texas, Book 11, Page 11. The plat hereof is a true and correct copy of the original plat of survey recorded in the Public Records of Tarrant County, Texas, Book 11, Page 11.



DATE: JUN 24, 1998  
ORDER #: 524, H 2952  
SURVEY FOR: J. J. O'HALLORY