

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

**RESOLUTION  
NUMBER 2022-001**

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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 NICK KARNAVAS FOR THE PROPERTY LOCATED AT 13747 S.  
WESTERN AVE., 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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City of Blue Island – 13051 Greenwood Avenue, Blue Island, IL 60406

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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**, Nick Karnavas, (the “*Applicant*”) is the owner of certain parcels of property within Bremen/Thornton Township and commonly known as 13747 S. Western Ave, Blue Island, Illinois, identified by permanent index numbers (PIN) 29-06-106-041-0000 (Thornton Township) and 28-01-203-009-0000 (Bremen Township), 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 and rehabilitate the existing vacant structures

on the Property in order to operate a 12,000 sq. foot warehouse/office building and a 4,250 sq. foot pole barn garage for industrial storage and fabrication (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 Aldermen of the City of Blue Island 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 Mayor and Aldermen of the City of Blue Island 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 Mayor and Aldermen of the City of Blue Island find that the Property was “abandoned” because the Property had been vacant and unused for greater than twenty-four (24) continuous months and 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, while simultaneously ensuring the continued viability and redevelopment of the industrial base of the City; and

**WHEREAS**, the Mayor and Aldermen of the City of Blue Island 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 aged and overall worn and obsolete physical condition of the structure; (ii) the

unkempt and unsightly structure that has created a blighting effect on surrounding properties; (iii) the ongoing deterioration of the abandoned structure that has an intrinsic chilling effect on the influx of new development within the area; and (iv) the erosion of the tax base of the City and other taxing districts by the loss of the industrial business and employment opportunities (the “*Special Circumstances*”); and

**WHEREAS**, the Mayor and Aldermen of the City of Blue Island 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 Mayor and Aldermen of the City of Blue Island 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 industrial district 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 Mayor and Aldermen of the City of Blue Island have determined that it is necessary and in the best interests of the City to approve an application by the 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 Mayor and Aldermen of the City of Blue Island 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 Mayor and Aldermen of the City of Blue Island expressly support and consent to the filing of an application for a Cook County Class 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 Mayor and Aldermen of the City of Blue Island 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 Mayor and Aldermen of the City of Blue Island 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 11th day of January, 2022, 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 January 11, 2022.

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

ATTESTED and Filed in my office this  
11th day of January, 2022.

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 NICK KARNAVAS FOR THE PROPERTY LOCATED AT 13747 S. WESTERN AVE., CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS.**

**RESOLUTION NO. 2021-001** which was adopted at a regular meeting of the City Council of the City of Blue Island, Illinois held on the **11th day of January, 2022**; 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 **11th** day of **January, 2022**.

CORPORATE SEAL

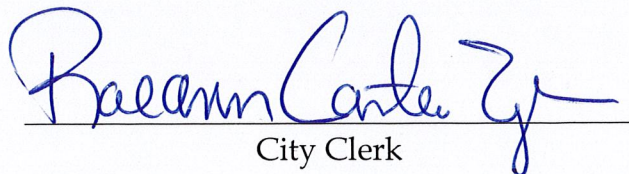
  
\_\_\_\_\_  
City Clerk



Exhibit A

*Legal Description*

**Legal Description**

THAT PART OF LOTS 1 AND 2 IN GEISSLERS SUBDIVISION HEREINAFTER SET FORTH DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 373.94 FEET WEST OF THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID SUBDIVISION TO THE CENTER LINE OF SAID SLOUGH; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SLOUGH TO THE EAST LINE OF WABASH ROAD (OR WESTERN AVENUE); THENCE SOUTHEASTERLY ALONG THE EAST LINE OF SAID WABASH ROAD TO A POINT 235.48 FEET NORTHERLY OF THE SOUTH LINE OF SAID LOT 2 MEASURED ON THE EASTERLY LINE OF SAID WABASH ROAD; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION ALONG THE NORTH LINE OF LAND CONVEYED BY EDWARD L. SAUERBIER AND DORA SAUERBIER, HIS WIFE TO JAMES A. DEAMBROSE AND ALFREDA W. DEAMBROSE, HIS WIFE, RECORDED AS DOCUMENT NUMBER 13334834, 144 FEET MORE OR LESS TO THE NORTHEAST CORNER OF THE LAND CONVEYED BY SAID DOCUMENT; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SUBDIVISION 200 FEET; THENCE WEST PARALLEL WITH THE LINE SOUTH LINE OF SAID SUBDIVISION, 2.54 FEET; THENCE SOUTH 35 FEET PARALLEL WITH THE EAST LINE OF SAID SUBDIVISION TO THE SOUTH LINE OF SAID SUBDIVISION; THENCE EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION 134.26 FEET TO POINT OF BEGINNING (EXCEPT FROM SAID PREMISES THE SOUTH 235 FEET THEREOF) AFORESAID GEISSLERS SUBDIVISION BEING A SUBDIVISION OF LOTS 27, 28, 28"A" AND THAT PART OF CALUMET SLOUGH WHICH LIES NORTH OF SAID LOTS AND SOUTH OF CENTER OF SLOUGH IN ENGLANDS SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WABASH ROAD AND SOUTH OF CALUMET SLOUGH ACCORDING TO THE PLAT THEREOF RECORDED MARCH 21, 1891 AS DOCUMENT NUMBER 1437025 (HEREINAFTER CALLED THE PREMISES) IN COOK COUNTY, ILLINOIS.

Permanent Index Numbers (PINs): 28-01-203-009-0000 and 29-06-106-041-0000

Address of Real Estate: 13747 S. Western Avenue, Blue Island, IL 60406