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

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**RESOLUTION  
NUMBER 2022-029**

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**A RESOLUTION OF THE CITY OF BLUE ISLAND,  
COOK COUNTY, ILLINOIS, SUPPORTING A CLASS 6B REAL  
ESTATE TAX ASSESSMENT APPLICATION BY OLDE NEW  
RENOVATIONS, CORP. FOR THE FACILITY LOCATED AT  
2414 JAMES STREET**

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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**

**RESOLUTION NUMBER 2022-029**

**RESOLUTION OF THE CITY OF BLUE ISLAND,  
COOK COUNTY, ILLINOIS, SUPPORTING A CLASS 6B REAL ESTATE TAX  
ASSESSMENT APPLICATION BY OLDE NEW RENOVATIONS, CORP. FOR THE  
FACILITY LOCATED AT 2414 JAMES STREET**

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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*”). The Classification Ordinance is designed to encourage industrial development throughout Cook County by offering a real estate tax incentive for the development of new industrial facilities, the rehabilitation of existing industrial structures or the utilization of abandoned industrial buildings to create employment opportunities and expand the tax base; and

**WHEREAS**, Olde New Renovations, Corp. (the “*Applicant*”) is the owner of a parcel of property commonly known as 2414 James Street, Blue Island Illinois, identified by permanent index number (PIN) 24-36-408-008-0000, and as legally described on Exhibit A, a copy of which is attached hereto and made a part hereof (the “*Property*”); and

**WHEREAS**, Applicant has requested that the Mayor and Aldermen of the City of Blue Island support and consent to the approval of the Cook County Class 6B Real Estate Tax Assessment Classification for the Property, as said term is defined in the Classification Ordinance

(the “*Class 6B Tax Assessment Classification*”); 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 Applicant with its application with the County of Cook in order for the Property to obtain its Class 6B Tax Assessment Classification; and

**WHEREAS**, to ensure the ongoing viability of the industrial 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 Mayor and Aldermen of the City of Blue Island have determined that it is necessary and in the best interests of the City to support the Class 6B Real Estate 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 approval of the Cook County 6B Tax Assessment Classification for the Property, which is legally described in Exhibit A, and find that without the approval of the Class 6B Tax Assessment Classification, Applicant will not be able to maintain the economic viability of the facility at the Property and will thwart efforts of economic expansion within the City.

**Section 3.** This Resolution is enacted pursuant to the authority granted to the City by the Classification Ordinance, the Illinois Compiled Statutes, and the Constitution of the State of Illinois.

**Section 4.** The officials and officers of the City are hereby authorized to undertake

actions on the part of the City as contained in the Quote to complete satisfaction of the provisions, terms or conditions stated therein.

**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 26th day of **July, 2022**, pursuant to roll call as follows:

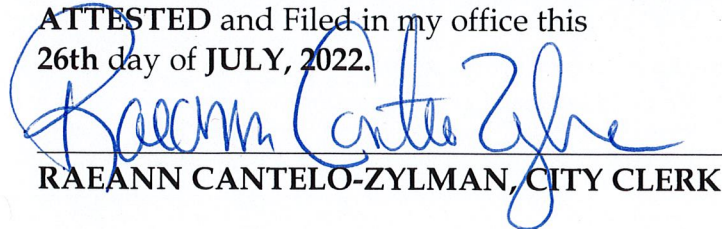
	YES	NO	ABSENT	PRESENT	ABSTAIN
Alderman JOHNSON			X		
Alderman FAHRENWALD	X				
Alderman RITA			X		
Alderman MONTOYA	X				
Alderman MCGEE	X				
Alderman CARR	X				
Alderman ROLL	X				
Mayor BILOTTO					
	5		2		

**APPROVED** by the Mayor on **July 26, 2022**.



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

**ATTESTED** and Filed in my office this  
**26th day of JULY, 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.

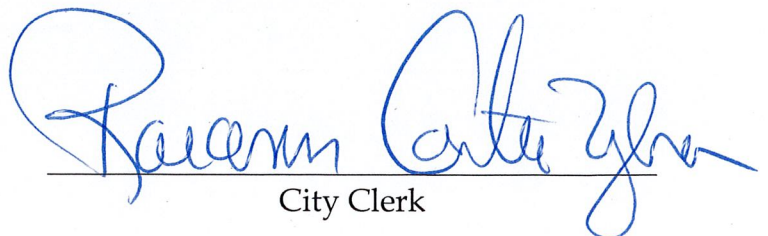
**I DO FURTHER CERTIFY** that the attached and foregoing is a true and correct copy of the certain **RESOLUTION: A RESOLUTION OF THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS, SUPPORTING A CLASS 6B REAL ESTATE TAX ASSESSMENT APPLICATION BY OLDE NEW RENOVATIONS, CORP. FOR THE FACILITY LOCATED AT 2414 JAMES STREET.**

**RESOLUTION NO. 2022-029** which was adopted at a regular meeting of the City Council of the City of Blue Island, Illinois held on the **26<sup>th</sup> day of July, 2022;** that at said meeting **5** 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 **5** Alderman voted Aye and **0** Alderman voted Nay and **0** Alderman voted Abstain and **2** 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 **26<sup>th</sup> day of July, 2022.**

CORPORATE SEAL

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

*Exhibit A*

2414 James Street

PIN: 24-36-408-008-0000

LOT 5 IN SUPERIOR COURT COMMISSIONER'S PARTITION OF BLOCKS 8 AND 10 IN ROBINSON'S ADDITION TO BLUE ISLAND IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 23, 1984 AS DOCUMENT NUMBER 2121965 IN CITY OF BLUE ISLAND, IN COOK COUNTY, ILLINOIS.

# SANDRICK LAW FIRM LLC

June 21, 2022

The Honorable Fred Billoto  
Mayor of Blue Island  
City of Blue Island- City Hall  
13051 Greenwood Avenue  
Blue Island, IL 60406

Re: Request for Class 6b Incentive  
Address: 2414 James Street, Blue Island  
PIN: 24-36-408-008  
Applicant: Amber Blouin/Olde New Renovations, Corp.

Dear Mayor Bilotto;

Our client, Amber Blouin of Olde New Renovations, Corp. purchased the approximate 4,000 sq. ft. industrial building located on 2414 James Street, Blue Island. This building has been long vacant and was at the time of Closing. Thus, it qualifies for a Class 6b Incentive. We are therefore respectfully requesting that the City of Blue Island issue a Resolution of Support for a Class 6b Property Tax Incentive.

Olde New Renovations, Corp. is expanding into this location. The use will be the warehousing of textiles, women's clothing. Our client will also invest approximately \$40,000 into the warehouse, which includes a new roof, doors and updates to the plumbing and electrical. This property was acquired by the South Suburban Land Bank and Development Authority originally where they extinguished all the back taxes. The property was later acquired by our client with the City's approval.

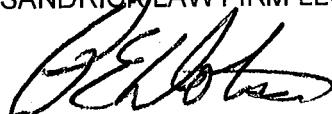
As you are well aware, property taxes are a major concern for property owners and developers in the south suburbs, and the subject is no exception. Based on the 2021 Assessor's assessment of \$89,676, without a Class 6b Incentive, the subject's taxes would be \$39,275 or \$9.82 psf. This is a crippling amount that no small business could sustain. With a Class 6b Tax Incentive, the projected taxes would be approximately \$15,710 or \$3.93 psf. This is a much more reasonable tax liability for such a building and operation.

I have attached a copy of the Class 6b Incentive application that we filed at the Cook County Assessor's Office.

We are, therefore, respectfully requesting that the City of Blue Island issue a Resolution of Support finding "But For" the Class 6b Incentive under a purchase. Should you have any questions or need additional documentation, please feel free to give me a call.

Sincerely,

SANDRICK LAW FIRM LLC



Adam E. Dotson  
Director of Economic Development





**CLASS 6B**  
**ELIGIBILITY APPLICATION**

Carefully review the Class 6B Eligibility Bulletin before completing this Application. For assistance, please contact the Assessor's Office, Development Incentives Department (312) 603-7529. This application, a **filing fee of \$500.00**, and supporting documentation (*except drawings and surveys*) must be filed as follows:

This application must be filed **PRIOR TO** the commencement of New Construction or **PRIOR TO** the commencement of Substantial Rehabilitation Activities or **PRIOR TO** the commencement of Reoccupation of Abandoned Property.

***Applicant Information***

Name: Olde New Renovation Corp. Telephone: ( 708 ) 408-0818  
Address: 13336 Olde Western Avenue  
City: Blue Island State: IL Zip Code: 60406

***Contact Person (if different than the Applicant)***

Name: Adam Dotson Telephone: ( 312 ) 867-1515  
Address: 16475 Van Dam Road  
City: South Holland State: IL Zip Code: 60409  
Email: adotson@sbtaxlaw.com

***Property Description (per PIN)***

**If you are applying for more than three different PINs, please submit the additional PIN information in an attachment.**

Street Address: (1) 2414 James Street  
Permanent Real Estate Index Number: 24-36-408-008  
(2) \_\_\_\_\_  
Permanent Real Estate Index Number: \_\_\_\_\_  
(3) \_\_\_\_\_  
Permanent Real Estate Index Number: \_\_\_\_\_  
City: Blue Island State: IL Zip Code: 60406  
Township: Worth Existing Class: 5-22

Attach legal description, site dimensions and square footage and building dimensions and square footage.

***Identification of Person Having an Interest in the Property***

Attach a complete list of all owners, developers, occupants and other interested parties (*including all beneficial owners of a land trust*) identified by names and addresses, and the nature and extent of their interest.

***Industrial Use***

Attach a detail description of the precise nature and extent of the intended use of the subject property, specifying in the case of the multiple uses the relative percentages of each use.

Include copies of materials, which explain the occupant's business, including corporate letterhead, brochures, advertising material, leases, photographs, etc.

***Nature of Development***

Indicate nature of proposed development by checking the appropriate space:

- New Construction (**Read and Complete Section A**)
- Substantial Rehabilitation (**Read and Complete Section A**)  
**Incentive only applied to the market value attributable to the rehabilitation**
- Occupation of Abandoned Property - No Special Circumstance  
**(Read and Complete Section B)**
- Occupation of Abandoned Property - With Special Circumstance  
**(Read and Complete Section C)**
- Occupation of Abandoned Property - (**TEERM Supplemental Application**)  
**(Read and Complete Section C)**

**SECTION A (NEW CONSTRUCTION/SUBSTANTIAL REHABILITATION)**

If the proposed development consists of *New Construction* or *Substantial Rehabilitation*, provide the following information:

Estimated date of construction commencement (*excluding demolition, if any*): \_\_\_\_\_

Estimated date of construction completion: \_\_\_\_\_

Attach copies of the following:

1. Specific description of the proposed *New Construction* or *Substantial Rehabilitation*
2. Current Plat of Survey for subject property
3. 1<sup>st</sup> floor plan or schematic drawings
4. Building permits, wrecking permits and occupancy permits (*including date of issuance*)
5. Complete description of the cost and extent of the *Substantial Rehabilitation* or *New Construction* (*including such items as contracts, itemized statements of all direct and indirect costs, contractor's affidavits, etc*)

**SECTION B (ABANDONED PROPERTY WITH NO SPECIAL CIRCUMSTANCE)**

If the proposed development consists of the reoccupation of abandoned property, purchased for value, complete (1) and (2) below:

1. Was the subject property vacant and unused for at least 12 continuous months prior to the purchase for value?

YES       NO

When and by whom was the subject property last occupied prior to the purchase for value?

South Suburban Land Bank and Development Authority was involved in the 2021 to clear the back taxes

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Attach copies of the following documents:

- (a) Sworn statements from person having personal knowledge attesting to the fact and the duration of vacancy and abandonment
- (b) Information (*such as statements of utility companies*) which demonstrate that the property was vacant and unused and indicate duration of such vacancy

2. Application must be made to the Assessor prior to occupation:

Estimated date of reoccupation:	<u>Summer 2022</u>
Date of Purchase:	<u>1st quarter 2022</u>
Name of purchaser:	<u>Olde New Renovations Corp.</u>
Name of seller:	<u>South Suburban Land Bank and Dev. Authority</u>
Relationship of purchaser to seller:	<u>None</u>

Attach copies of the following documents:

- (a) Sale Contract
- (b) Closing Statement
- (c) Recorded Deed
- (d) Assignment of Beneficial Interest
- (e) Real Estate Transfer Declaration

**SECTION C (SPECIAL CIRCUMSTANCES)**

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was a **purchase for value**, but the period of **abandonment prior to purchase was less than 24 months**, complete section (1).

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was **no purchase for value**, but the period of **abandonment prior to the application 24 continuous months or greater**, complete section (2).

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was **no purchase for value**, but the period of **abandonment prior to the application was greater than 12 continuous months and less than 24 continuous month**, complete section (2) and the **TEERM Supplemental Application**.

1. How long was the period of abandonment prior to the purchase for value? \_\_\_\_\_

When and by whom was the subject property last occupied prior to the purchase for value?

\_\_\_\_\_  
\_\_\_\_\_

Attach copies of the following documents:

- (a) Sworn statements from persons having personal knowledge attesting to the fact and the duration of the vacancy and abandonment
- (b) Information (*such as statements of utility companies*) which demonstrate that the property was vacant and unused and indicate duration of vacancy
- (c) Include the finding of special circumstances supporting "abandonment" as determined by the municipality, or the County Board, if located in an unincorporated area. *Also include the ordinance or resolution from the Board of Commissioners of Cook County stating its approval for less than 24-month abandonment period.*

Application must be made to the Assessor prior to the commencement of reoccupation of the abandoned property.

Estimated date of Reoccupation: \_\_\_\_\_  
Date of purchase: \_\_\_\_\_  
Name of purchaser: \_\_\_\_\_  
Name of seller: \_\_\_\_\_  
Relationship of purchaser to seller: \_\_\_\_\_

Attach copies of the following documents:

- (a) Sale Contract
- (b) Closing Statement
- (c) Recorded Deed
- (d) Assignment of Beneficial Interest
- (e) Real Estate Transfer Declaration

2. How long has the subject property been unused?

- 24 or greater continuous months (*Eligible for Special Circumstance*)
- 12 continuous months but less than 24 continuous months (*Eligible for Special Circumstance under TEERM*) - **Complete TEERM Supplemental Application**
- Less than 12 continuous months (*Not Eligible for Special Circumstance*)

When and by whom was the subject property last occupied prior to the filing of this application?

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Attach copies of the following documents:

- (a) Sworn statements from persons having personal knowledge attesting to the fact and the duration of the vacancy and abandonment
- (b) Information (*such as statements of utility companies*) which demonstrate that the property was vacant and unused and indicate duration of vacancy
- (c) Include the finding of special circumstances supporting "abandonment" as determined by the municipality, or the County Board, if located in an unincorporated area. Also include the ordinance or resolution from the Board of Commissioners of Cook County stating its approval for lack of a purchase for value.

Application must be made to Assessor prior to the commencement of reoccupation of the abandoned property.

Estimated date of reoccupation: \_\_\_\_\_

**TEERM SUPPLEMENTAL APPLICATION**

*(This form will ONLY be utilized for applicants who specifically elect for TEERM)*

*This supplemental eligibility application is for properties that have been abandoned (due to special circumstances) for at least 12 continuous months and less than 24 continuous months with no purchase taking place.*

*Under the TEERM Program, qualifying industrial real estate would be eligible for the Class 6B level of assessment from the date of substantial re-occupancy of the abandoned property. Properties receiving Class 6B will be assessed at 10% of market value for the first 10 years, 15% in the 11th year and 20% in the 12th year. The terms of this program are Not Renewable.*

**No applications will be taken after November 30, 2018.**

I \_\_\_\_\_ applicant/representative hereby specifically elect to submit this **Supplemental Application** for the **TEERM** program.

Further affiant sayeth not.

\_\_\_\_\_  
Agent's Signature

\_\_\_\_\_  
Agent's Name & Title

\_\_\_\_\_  
Agent's Mailing Address

\_\_\_\_\_  
Agent's Telephone Number

\_\_\_\_\_  
Applicant's Name

\_\_\_\_\_  
Applicant's Mailing Address

\_\_\_\_\_  
Applicant's e-mail address

Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

\_\_\_\_\_  
Signature of Notary Public

**EMPLOYMENT OPPORTUNITIES**

How many construction jobs will be created as a result of this development? 3

How many new permanent full-time and part-time employees do you now employ in Cook County?

Full-time: 2 Part-time: 0

How many new permanent full-time jobs will be created as a result of this proposed development?

1

How many new permanent part-time jobs will be created as a result of this proposed development?

**LOCAL APPROVAL**

A certified copy of a resolution or ordinance from the municipality in which the real estate is located (or the County Board, if the real estate is located in an unincorporated area) should accompany this Application. The ordinance or resolution must expressly state that the municipality supports and consents to this Class 6B Application and that it finds Class 6B necessary for development to occur on the subject property. If a resolution is unavailable at the time the application is filed, a letter from the municipality or the County Board, as the case may be, stating that a resolution or ordinance supporting the incentive has been requested may be filed with this application instead. If the applicant is seeking to apply based on the reoccupation of abandoned property and will be seeking a finding of "special circumstances" from the municipality, in addition to obtaining a letter from the municipality confirming that a resolution or ordinance supporting the incentive has been requested, the applicant must file a letter from the County Board confirming that a resolution validating a municipal finding of special circumstances has been requested. If, at a later date, the municipality or the County Board denies the applicant's request for a resolution or ordinance, the applicant will be deemed ineligible for the Class 6B incentive, whether or not construction has begun. In all circumstances, the resolution must be submitted by the time the applicant files an "Incentive Appeal".

**I, the undersigned, certify that I have read this Application and that the statements set forth in this Application and in the attachments hereto are true and correct, except as those matters stated to be on information and belief and as to such matters the undersigned certifies that he/she believes the same to be true.**

Amber Blouin

Signature

Amber Blouin

Print Name

06/03/22

Date

owner

Title

# INCENTIVES CLASS LIVING WAGE ORDINANCE AFFIDAVIT

Amber Blouin as agent for the applicant set forth below, who is seeking a classification incentive as referenced below, I do hereby state under oath as follows:

1. As the agent for the applicant set forth below, I have personal knowledge as to the facts stated herein.
2. The property identified by PIN(s) with commonly known address(es), listed in Exhibit A attached and herein incorporated, are/is the subject of a pending application/renewal (*circle as appropriate*) for one of the following development incentives provided by the Code of Ordinances of Cook County, Chapter 74, Article II, Division 2, The Cook County Real Property Assessment Classification Ordinance, Sec.74-60 et seq., as amended:

Class 6B     Class 8 (*Industrial property*)     Class 9

3. I have reviewed the Code of Ordinances of Cook County, Chapter 34, Article IV, Division 1 and The Cook County Living Wage Ordinance, Sec. 34-127 et seq., as amended (*the "Ordinance"*), and certify that the applicant is in compliance with the above referenced Cook County Living Wage Ordinance, due to one of the following options (*check as appropriate*):

Applicant is currently paying a living wage to its employees, as defined in the Ordinance.

OR

Applicant is not required to pay a living wage, pursuant to the Ordinance.

Further affiant sayeth not.

Amber Blouin  
Agent's Signature

13336 Old Western Ave., Blue Island, IL 60406

Agent's Mailing Address

Olde New Renovations Corp.

Applicant's Name

oldenewrenovations@gmail.com

Applicant's e-mail address

Amber Blouin

Agent's Name & Title

708 408-0818

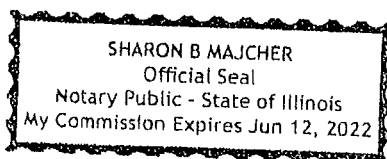
Agent's Telephone Number

Same as agent

Applicant's Mailing Address

Subscribed and sworn before me this 26<sup>th</sup> day of June, 2022

Sharon B. Majcher  
Signature of Notary Public





**EXHIBIT A**

*(Please type or Print)*

**PIN(s)**

24-36-408-008

**Common Address**

2414 ~~John~~ Street