

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

**RESOLUTION  
NUMBER 2023- 042**

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**A RESOLUTION OF THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS,  
SUPPORTING THE RENEWAL OF A CLASS 8 REAL ESTATE TAX ASSESSMENT  
CLASSIFICATION BY VWSS BLUE, LLC  
(2341 W. 135<sup>TH</sup> PLACE)**

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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 2023-042**

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**A RESOLUTION OF THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS,  
SUPPORTING THE RENEWAL OF A CLASS 8 REAL ESTATE TAX ASSESSMENT  
CLASSIFICATION BY VWSS BLUE, LLC  
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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**, VWSS Blue, LLC owns a certain parcel of property within the City commonly known as 2341 W. 135<sup>th</sup> Place, Blue Island, Illinois, identified by certain permanent index numbers (PINs) and hereinafter legally described on Exhibit A, a copy of which is attached hereto and made a part hereof (the “*Property*”); and

**WHEREAS**, VWSS Blue, LLC has requested that the Mayor and Aldermen of the City of Blue Island support and consent to the renewal of its Cook County Class 8 Real Estate Tax

Assessment Classification for the Property, as said term is defined in the Classification Ordinance (the “*Class 8 Tax Assessment Classification*”), and as previously authorized by the City; and

**WHEREAS**, the adoption of a resolution by the Mayor and Aldermen of the City is required and must be filed by VWSS Blue, LLC with its renewal application with the County of Cook in order for the Property to maintain its Class 8 Tax Assessment Classification; and

**WHEREAS**, VWSS Blue, LLC is an important entity in the City whose economic viability is dependent on the continued Class 8 Tax Assessment Classification; and

**WHEREAS**, to ensure the ongoing viability of the facility, the continuation of numerous employment positions in the City and to safeguard the tax base of the City, the Mayor and Aldermen of the City have determined that it is necessary and in the best interests of the City to approve the renewal of the Class 8 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 expressly support and consent to the renewal of the Cook County 8 Tax Assessment Classification for the Property, which is legally described on Exhibit A, and find that without the renewal of the Class 8 Tax Assessment Classification, VWSS Blue, LLC will not be able to maintain its facility, which will severely hinder development efforts in the area surrounding the Property.

**Section 3.** The officials and officers of the City are hereby authorized to undertake actions on the part of the City as contained in the Agreement to complete satisfaction of the

provisions, terms or conditions stated therein.

**Section 4.** 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 5.** All ordinances, resolutions, motions or orders in conflict with this Resolution are hereby repealed to the extent of such conflict.

**Section 6.** 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 28<sup>th</sup> day of NOVEMBER, 2023, 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					
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APPROVED by the Mayor on NOVEMBER 28, 2023.

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

ATTESTED and Filed in my office this  
28<sup>TH</sup> day of NOVEMBER, 2023.

RAEANN CANTELO-ZYLMAN, CITY CLERK

Exhibit A

**Legal Description, Site and Building Square  
Footage**

The total land area of the subject parcel located at 2341 W. 135th Place in Blue Island, Illinois (PINs: 28-01-202-002-0000 and 29-06-103-001-0000) is approximately 140,088 square feet. The subject property currently contains a total of approximately 55,118 square feet of building thereon. Specifically, there is one building that totals approximately 44,424 square feet with 575 storage units located solely on PIN: 29-06-103-001-0000 and has the Class 8 Incentive thereon. In addition, PIN: 28-01-202-002-0000 has three buildings totaling approximately 10,694 square feet with 50 storage units that does not have a Class 8 Incentive.

Below please find the legal description of the subject property.

**THAT PART OF LOTS 10, 11 AND 12 LYING NORTH OF THE B & O RAILROAD IN PETER ENGLAND'S SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ADJOINING PART OF THE EAST ½ OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING EAST OF WESTERN AVENUE, EXCEPTING THAT PART OF LOT 10 TAKEN FOR HIGHWAY PURPOSES IN WESTERN AVENUE, IN COOK COUNTY, ILLINOIS**

Property Address: 2341 West 135th Place, Blue Island, IL 60406

pin: 28-01-202-002-0000 & 29-06-103-001-0000