

---

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

---

**RESOLUTION  
NUMBER 2024- 005**

---

**A RESOLUTION OF THE CITY OF BLUE ISLAND, COOK  
COUNTY, ILLINOIS, SUPPORTING A CLASS 8 REAL ESTATE  
TAX ASSESSMENT CLASSIFICATION APPLICATION  
BY BLUE ISLAND MANAGEMENT, LLC FOR THE PROPERTY  
LOCATED AT 2418 JAMES STREET,  
CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS**

---

**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 2024-005

**A RESOLUTION OF THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS,  
SUPPORTING A CLASS 8 REAL ESTATE TAX ASSESSMENT CLASSIFICATION  
APPLICATION BY BLUE ISLAND MANAGEMENT, LLC FOR  
THE PROPERTY LOCATED AT 2418 JAMES STREET,  
CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS**

---

**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**, Blue Island Management, LLC, (the “*Applicant*”) will be the owner of certain parcels of property within Worth Township and commonly known as 2418 James Street, Blue Island, Illinois, identified by PIN Number: 24-36-408-007-0000 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 substantially improve the dilapidated industrial building and utilize the property for as a mixed commercial and residential use. Specifically, the Applicant intends to improve the building and utilize the commercial unit as a construction business and

lease out the apartment above the commercial space (the “*Project*”). The Project is 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 commercial 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

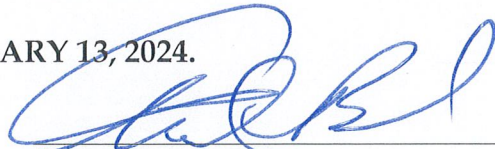
passage, approval, and publication as required by law.

*(Left intentionally blank)*

ADOPTED this 13<sup>th</sup> day of FEBRUARY, 2024, pursuant to roll call as follows:

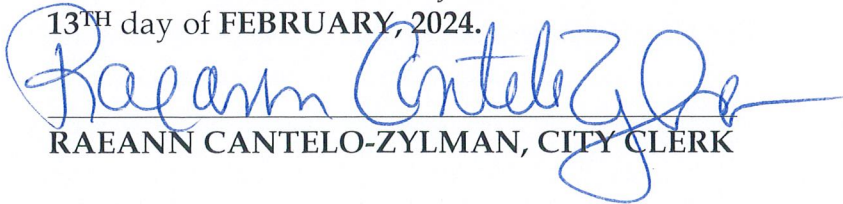
|                     | YES | NO | ABSENT | PRESENT | ABSTAIN |
|---------------------|-----|----|--------|---------|---------|
| Alderman JOHNSON    | X   |    |        |         |         |
| Alderman FAHRENWALD | X   |    |        |         |         |
| Alderman RITA       |     | X  |        | 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

APPROVED by the Mayor on FEBRUARY 13, 2024.



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

ATTESTED and Filed in my office this  
13<sup>th</sup> day of FEBRUARY, 2024.



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 8 REAL ESTATE TAX ASSESSMENT CLASSIFICATION APPLICATION BY BLUE ISLAND MANAGEMENT, LLC FOR THE PROPERTY LOCATED AT 2418 JAMES STREET, CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS.**

**RESOLUTION NO. 2024-005** which was adopted at a regular meeting of the City Council of the City of Blue Island, Illinois held on the **13<sup>TH</sup> of February, 2024**; 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 **13<sup>th</sup>** day of **February, 2024**.

CORPORATE SEAL

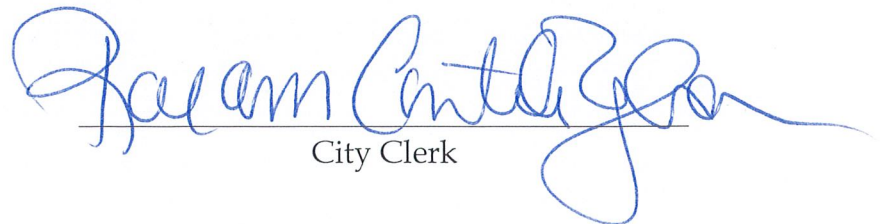
  
\_\_\_\_\_  
City Clerk





EXHIBIT A  
(Legal Description)

LOT 4 IN THE SUPERIOR COURT COMMISSIONER'S PARTITION OF BLOCKS 8 AND 10 IN ROBINSON'S ADDITION TO BLUE ISLAND, A SUBDIVISION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 SECTION 36, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 23, 1894, AS DOCUMENT 2121965, IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): 24-36-408-007-0000

Address of Real Estate: 2418 James Street, Blue Island, Illinois 60406



**CLASS 8**  
**ELIGIBILITY APPLICATION**

CONTROL NUMBER

Carefully review the Class 8 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: Przemyslaw Mazur Telephone: ( 773 ) 627.8671  
Company: Blue Island Management LLC  
Address: 8242 Latrobe Avenue  
City: Burbank State: IL Zip Code: 60459  
Email: gramekc@gmail.com

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

Name: \_\_\_\_\_ Telephone: ( \_\_\_\_\_ ) \_\_\_\_\_  
Company: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Email: \_\_\_\_\_

***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) 2418 James Street  
Permanent Real Estate Index Number: 24-36-408-007-0000  
(2) \_\_\_\_\_  
Permanent Real Estate Index Number: \_\_\_\_\_  
(3) \_\_\_\_\_  
Permanent Real Estate Index Number: \_\_\_\_\_

City: Blue Island ZIP: 60406  
Township: Worth Existing Class: exempt

**Class 8 application is based upon the location of the property in:**

- 1) An area which has been certified for Class 8  
 2) One of the following townships: Bloom, Bremen, Calumet, Rich, or Thornton  
 3) Property obtained through the Cook County Tax Reactivation Program

**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.

**Property Use**

Type of Development: Industrial or Commercial (Please circle one)

General Description of Proposed Property Usage mixed use commercial/residential

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.

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

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

**Employment Opportunities**

How many construction jobs will be created as a result of this development? 10

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

Full-time: 3 Part-time: \_\_\_\_\_

How many new permanent full-time jobs will be created by this proposed development? 2

How many new permanent part-time jobs will be created by this proposed development? 0

**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 - (CEERM)  
(Read and Complete Section C AND CEERM Supplemental Application)

Class 8 application is based upon the location of the property in:

- 1) An area which has been certified for Class 8
- 2) One of the following townships: Bloom, Bremen, Calumet, Rich, or Thornton
- 3) Property obtained through the Cook County Tax Reactivation Program

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.

Property Use

Type of Development: Industrial or Commercial (Please circle one)

General Description of Proposed Property Usage construction business & storage of materials

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.

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

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

Employment Opportunities

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

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

Full-time: \_\_\_\_\_ Part-time: \_\_\_\_\_

How many new permanent full-time jobs will be created by this proposed development? \_\_\_\_\_

How many new permanent part-time jobs will be created by this proposed development? \_\_\_\_\_

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 - (CEERM)  
(Read and Complete Section C AND CEERM Supplemental Application)

**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*): April 2024

Estimated date of construction completion: April 2025

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 CIRCUMSTANCES)**

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?

---

---

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: \_\_\_\_\_  
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

**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 12 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 12 continuous months or greater**, complete section (2).

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 12-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?

- [ ] 12 or greater continuous months (*Eligible for Special Circumstance*)
- [ ] 3 continuous months and maintain/create 250 Employees (*Eligible for Special Circumstance under CEERM*) - **Complete CEERM Supplemental Application**
- [ ] **Not Eligible for Special Circumstance if No purchase and less than 12 continuous months vacant, or not a CEERM**

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

---

---

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: \_\_\_\_\_



**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 8 Application and that it finds Class 8 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 8 Incentive, whether or not construction has begun. In all circumstances, the resolution must be submitted by the time the applicant files an "Incentive Appeal".

**FINALIZING THE INCENTIVE PROCESS**

In order to finalize the class change you will need to file an **Incentive Appeal** with supporting documentation (including **Proof of Occupancy**) in the year that the property has been substantially occupied. It is advised that you access our website ([www.cookcountyassessor.com](http://www.cookcountyassessor.com)) to determine the allowable filing dates for such action.

When filing an appeal requesting an Incentive Class Change a **\$100.00 filing fee** (made out to the **Cook County Assessor**) must be included. The property cannot receive Class 8 designation until you file an Incentive Appeal, AND this office grants reclassification for the parcel(s).

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.

  
\_\_\_\_\_  
Signature

2.6.14  
\_\_\_\_\_  
Date

Przemyslaw Mazur  
\_\_\_\_\_  
Print Name

Managing Member  
\_\_\_\_\_  
Title

*\*Note: If title to the property is held in trust or by a corporation or a partnership, this Class 8 Eligibility Application must be signed by a beneficiary, officer or general partner.*

***Identification of Persons Having an Interest in the Property:***

**Current Owner**

City of Blue Island – Mark W. Patoska  
13051 Greenwood Ave  
Blue Island, IL 60406  
708-396-7066  
[mpatoska@cityofblueisland.org](mailto:mpatoska@cityofblueisland.org)

***Property Use:***

Applicant intends to substantially renovate the vacant property and operate a construction business in the commercial unit and lease out the apartment above the commercial space.

Legal description is attached.

**EXHIBIT A**

**Legal Description**

LOT 4 IN THE SUPERIOR COURT COMMISSIONER'S PARTITION OF BLOCKS 8 AND 10 IN ROBINSON'S ADDITION TO BLUE ISLAND, A SUBDIVISION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 SECTION 36, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 23, 1894, AS DOCUMENT 2121965, IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): 24-36-408-007-0000

Address of Real Estate: 2418 James Street, Blue Island, Illinois 60406