

VILLAGE OF ORLAND PARK

14700 Ravinia Avenue
Orland Park, IL 60462
www.orland-park.il.us

Resolution No: 1410

File Number: 2014-0646

A RESOLUTION DETERMINING THE APPROPRIATENESS FOR CLASS 8 STATUS PURSUANT TO THE COOK COUNTY REAL PROPERTY CLASSIFICATION ORDINANCE, AS FROM TIME TO TIME AMENDED, SPECIFICALLY FOR THE SPECIAL ASSESSMENT OF "OCCUPATION OF ABANDONED PROPERTY-WITH SPECIAL CIRCUMSTANCES" FOR CERTAIN REAL ESTATE LOCATED AT 15428 70TH COURT, IN BREMEN TOWNSHIP, ORLAND PARK/COOK COUNTY, ILLINOIS, PIN NUMBER 28-18-100-051-1002.

VILLAGE OF ORLAND PARK

STATE OF ILLINOIS, COUNTIES OF COOK AND WILL

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WHEREAS, the Village of Orland Park desires to promote the redevelopment, substantial rehabilitation and expansion of commercial industry in the Village of Orland Park; and

WHEREAS, the Cook County Assessor is operating under an ordinance enacted by the Cook County Board of Commissioners, and amended from time to time, which has instituted a program to encourage industrial and commercial attraction, retention, rehabilitation, and expansion in Cook County known as the Cook County Real Property Classification Ordinance; and

WHEREAS, Sandrick Law Firm LLC on behalf of 15426 Building LLC (Seller) and Richard Post (Buyer), has applied for or is applying for Class 8 property status pursuant to said aforementioned ordinance, specifically as the ordinance covers "occupation of abandoned property-special circumstances," for certain real estate located at 15426 70th Court, Bremen Township, Orland Park/Cook County, PIN No. 28-18-100-051-1002, and legally described hereto; and

WHEREAS, Sandrick Law Firm LLC on behalf of 15426 Building LLC (Seller) and Richard Post (Buyer) has requested approval from the Village of Orland Park and Cook County for waiver of the 24 month abandonment period, and

WHEREAS, Sandrick Law Firm LLC on behalf of 15426 Building LLC (Seller) and Richard Post (Buyer) has proven the need for the granting of the Class 8 tax incentive to this Board, and that such incentive provided for in said ordinance is necessary for re-occupancy of the space and reinvestment in said property to increase value and without this reinvestment the area would continue to decline and remain vacant and blighted.

NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Trustees of the Village of Orland Park, Cook County, Illinois as follows:

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SECTION 1

The request of Sandrick Law Firm LLC on behalf of 15426 Building LLC (Seller) and Richard Post (Buyer) to have certain real estate located at 15428 70th Court, Bremen Township, Orland Park/Cook County, Illinois, legally described below, and with PIN No. 28-18-100-051-1002, declared eligible for Class 8 status pursuant to the Cook County Real Property Classification Ordinance, as amended from time to time, is hereby granted in that this Board and municipality recognizes the property as stated herein, is in need of “occupation - with special circumstances,” and the incentive benefits provided for in said ordinance are necessary for the sale of this real estate and for the substantial reinvestment in the property to occur. The substantial reinvestment in this real estate will increase its value, the value of surrounding properties and create new employment opportunities.

SECTION 2

The commercial reuse of the property identified below is necessary and beneficial to the local economy of the Village of Orland Park, Cook County, Illinois, and the Village Board hereby supports and consents to the Class 8 status for the said property.

SECTION 3

The waiver of the 24 month abandonment duration is hereby supported and approved by the Village Board.

SECTION 4

The above findings of necessity and benefit to the local economy and support and consent for Class 8 designation shall relate to the property tax parcel No. 28-18-100-051-1002 legally described as:

UNIT “B” IN 70TH COURT INDUSTRIAL CONDOMINIUM NUMBER 2 AS SET FORTH ON THE SURVEY OF FOLLOWING DESCRIBED PROPERTY: LOT 2 IN ORLAND INDUSTRIAL SUBDIVISION, A RESUBDIVISION OF LOT 4 IN FRANCES VOSS SUBDIVISION, A SUBDIVISION OF PART OF THE WEST QUARTER OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRICIPAL MERIDIAN, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS DEFINED AND SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 19, 1991 AS DOCUMENT 91609350, AS AMENDED FROM TIME TO TIME, ALL IN COOK COUNTY, ILLINOIS.

And identified by the following common address:

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Address

15428 70th Court, Orland Park, Illinois

SECTION 5

That the Mayor and Clerk and other appropriate Village of Orland Park officials are hereby authorized to sign any necessary documents to implement this resolution.

SECTION 6

This Resolution shall be in full force and effect from and after its adoption.

SECTION 7

The Village Clerk shall forthwith transmit a certified copy of this Resolution to the Office of the Assessor of Cook County, Illinois, and to the business owners at the common address herein listed, and to such other parties in interest as required by law.

PASSED this 3rd day of November, 2014

/s/ John C. Mehalek

John C. Mehalek, Village Clerk

Aye: 6 Trustee Fenton, Trustee Dodge, Trustee Schussler, Trustee Gira, Trustee Calandriello, and President McLaughlin

Nay: 0

Absent: 1 Trustee Griffin Ruzich

DEPOSITED in my office this 3rd day of November, 2014

/s/ John C. Mehalek

John C. Mehalek, Village Clerk

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APPROVED this 3rd day of November, 2014

/s/ Daniel J. McLaughlin

Daniel J. McLaughlin, Village President