

VILLAGE OF ORLAND PARK

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

Resolution No: 1514

File Number: 2015-0632

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 “ABANDONDED PROPERTY WITH NO SPECIAL CIRCUMSTANCE” FOR CERTAIN REAL ESTATE LOCATED AT 15255 S HARLEM AVENUE, IN BREMEN TOWNSHIP, ORLAND PARK/COOK COUNTY, ILLINOIS, PIN NUMBER 28-18-100-056-1001 & 28-18-100-056-1003

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STATE OF ILLINOIS, COUNTIES OF COOK AND WILL

VILLAGE OF ORLAND PARK

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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, Sosin and Arnold Ltd. on behalf of Medical Pavillions LLC, has applied for or is applying for Class 8 property status pursuant to said aforementioned ordinance, specifically as the ordinance covers “abandoned property with no special circumstance,” for certain real estate located at 15426 70th Court, Bremen Township, Orland Park/Cook County, PIN No. 28-18-100-056-1001, and 28-18-100-056-1003 and legally described hereto; and

WHEREAS, Sosin and Arnold Ltd. on behalf of Medical Pavillions LLC 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:

SECTION 1

The request of Sosin and Arnold Ltd. on behalf of Medical Pavillions LLC to have certain real estate located at 15255 S Harlem Avenue, Bremen Township, Orland Park/Cook County, Illinois, legally described below, and with PIN No. 28-18-100-056-1001 and 28-18-100-056-1003, 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 of abandoned property with no special circumstance,” and the incentive benefits provided for in said ordinance are necessary for the sale of this real estate and

VILLAGE OF ORLAND PARK

Resolution No: 1514

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 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. 28-18-100-056-1001 and property tax parcel No. 28-18-100-056-1003 legally described as:

UNIT NUMBERS A-1 AND A-2 IN THE MILLENNIUM OFFICE PARK CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 1 IN MILLENNIUM OFFICE PARK, A SUBDIVISION OF PART OF THE NORTHWEST ¼ OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS: WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 6, 2004 AS DOCUMENT NUMBER 0418827000: TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTERESTS IN THE COMMON ELEMENTS.

And identified by the following common address:

Address

15255 S. HARLEM AVENUE, ORLAND PARK, IL

SECTION 4

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 5

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

VILLAGE OF ORLAND PARK

Resolution No: 1514

SECTION 6

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 2nd day of November, 2015

/s/ John C. Mehalek

John C. Mehalek, Village Clerk

Aye: 6 Trustee Fenton, Trustee Dodge, Trustee Gira, Trustee Griffin Ruzich, Trustee Carroll, and President McLaughlin

Nay: 0

Absent: 1 Trustee Calandriello

DEPOSITED in my office this 2nd day of November, 2015

/s/ John C. Mehalek

John C. Mehalek, Village Clerk

APPROVED this 2nd day of November, 2015

/s/ Daniel J. McLaughlin

Daniel J. McLaughlin, Village President