

VILLAGE OF ORLAND PARK

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

Resolution No: 1518

File Number: 2015-0756

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 "NEW CONSTRUCTION" FOR CERTAIN REAL ESTATE LOCATED AT 7170 159TH STREET, IN BREMEN TOWNSHIP, ORLAND PARK/COOK COUNTY, ILLINOIS, PIN NUMBER 28-18-300-002.

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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, Mary Donners of Ryan Law, on behalf of Net 3 LLC, has applied for or is applying for Class 8 property status pursuant to said aforementioned ordinance, specifically as the ordinance covers “new construction,” for certain real estate located at 7170 159th Street, Bremen Township, Orland Park/Cook County, PIN No. 28-18-300-002 and legally described hereto; and

WHEREAS, Mary Donners of Ryan Law, on behalf of Net 3 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 Mary Donners of Ryan Law, on behalf of Net 3 LLC, to have certain real estate located at 7170 159th Street, Bremen Township, Orland Park/Cook County, Illinois, legally described below, and with PIN No. 28-18-300-002, 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 “new construction,” 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.

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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. 28-18-300-002 legally described as:

THAT PART OF THE WEST 270 FEET OF THE SOUTH 260 FEET OF THE SOUTHWEST ¼ OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION GENERATED BY THE EAST LINE OF THE WEST 70 FEET OF THE SOUTHWEST ¼ OF SAID SECTION 18 (SAID LINE ALSO BEING THE EAST RIGHT OF WAY LINE OF HARLEM AVENUE AS ESTABLISHED BY CONDEMNATION CASE 69L18887, FILED WITH THE CLERK OF THE CIRCUIT COURT OF COOK COUNTY, ON JUNE 23, 1971), AND THE NORTH LINE OF THE SOUTH 260 FEET OF THE SOUTHWEST ¼ OF SAID SECTION 18; THENCE SOUTH 89 DEGREES 58 MINUTES 06 SECONDS EAST ON THE LAST DESCRIBED LINE FOR A DISTANCE OF 200 FEET TO A POINT ON THE EAST LINE OF THE WEST 270 FEET OF THE SOUTHWEST ¼ OF SAID SECTION 18; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 195.56 FEET, TO A POINT ON THE NORTH RIGHT OF WAY LINE OF 159TH STREET AS ESTABLISHED BY SAID CONDEMNATION CASE NO. 69L18887; THENCE (THE FOLLOWING THREE COURSES BEING ALONG THE NORTH LINE OF 159TH STREET AND ALONG THE EAST LINE OF HARLEM AVENUE, AS ESTABLISHED BY SAID CONDEMNATION CASE NO. 69L18887) NORTH 89 DEGREES 43 MINUTES 33 SECONDS WEST, FOR A DISTANCE OF 150.24 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY, ALONG THE ARC OF A CIRCLE CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 50 FEET, FOR A DISTANCE OF 78.30 FEET TO A POINT OF TANGENCY; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ON A LINE TANGENT TO THE LAST DESCRIBED ARC OF A CIRCLE AND, SAID LINE ALSO BEING THE EAST LINE OF THE WEST 70 FEET OF THE SOUTHWEST ¼ OF SAID SECTION 18, FOR A DISTANCE OF 144.95 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY , ILLINOIS.

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EXCEPTING THEREFROM PARCEL OAX0009 CONDEMNED IN CASE 93L51337 DESCRIBED AS FOLLOWS: THAT PART OF THE SOUTHWEST ¼ OF SECTION 18 TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 IN SILVER LAKE GARDENS UNIT NO. 7, A SUBDIVISION OF PART OF SAID SOUTHWEST 1/4, ACCORDING TO THE PLANT THEREOF RECORDED NOVEMBER 2, 1973, AS DOCUMENT 22532993, SAID SOUTHWEST CORNER BEING ON THE NORTH RIGHT-OF-WAY LINE OF 159TH STREET; THENCE ON AN ASSUMED BEARING OF NORTH 01 DEGREE 47 MINUTES 00 SECONDS WEST, ON THE WEST LINE OF SAID LOT 1, A DISTANCE OF 10.00 FEET; THENCE SOUTH 88 DEGREES 30 MINUTES 30 SECONDS WEST, PARALLEL WITH SAID NORTH RIGHT-OF-WAY LINE, 104.51 FEET TO A 5/8" REBAR WITH AN ALLIED CAP STAMPED "STATE OF ILLINOIS DIVISION OF HIGHWAYS ROW CORNER P.L.S. 2377"; THENCE NORTH 67 DEGREES 39 MINUTES 53 SECONDS WEST 104.49 FEET TO A 5/8 REBAR WITH AND ALLIED CAP STAMPED "STATE OF ILLINOIS DIVISION OF HIGHWAYS ROW CORNER P.L.S. 2377", AND TO THE EAST RIGHT-OF WAY LINE OF HARLEM AVENUE, SAID EAST RIGHT-OF-WAY LINE BEING PARALLEL WITH AND 70.00 FEET EAST OF, AS MEASURED PERPENDICULAR TO , THE WEST LINE OF SAID SOUTHWEST ¼; THENCE SOUTH 01 DEGREE 47 MINUTES 00 SECONDS EAST, ON SAID EAST RIGHT-OF-WAY LINE, 2.47 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ON SAID EAST RIGHT-OF-WAY LINE, AND ON 50.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST, THROUGH A CENTRAL ANGLE OF 89 DEGREES 42 MINUTES 30 SECONDS, 78.29 FEET TO THE POINT OF TANGENCY OF SAID CURVE ON THE NORTH RIGHT-OF-WAY LINE, OF SAID 159TH STREET; THENCE NORTH 88 DEGREES 30 SECONDS EAST, ON SAID NORTH RIGHT-OF-WAY LINE, 150.14 FEET TO THE POINT OF BEGINNING.

And identified by the following common address:

Address

7170 159TH STREET, 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.

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SECTION 5

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

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 21st day of December, 2015

/s/ John C. Mehalek

John C. Mehalek, Village Clerk

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

Nay: 0

Absent: 1 Trustee Griffin Ruzich

DEPOSITED in my office this 21st day of December, 2015

/s/ John C. Mehalek

John C. Mehalek, Village Clerk

APPROVED this 21st day of December, 2015

/s/ Daniel J. McLaughlin

Daniel J. McLaughlin, Village President