

VILLAGE OF ORLAND PARK

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

Ordinance No: 5070

File Number: 2016-0150

AN ORDINANCE ESTABLISHING VILLAGE OF ORLAND PARK SPECIAL SERVICE AREA
NUMBER 5

VILLAGE OF ORLAND PARK STATE OF ILLINOIS, COUNTIES OF COOK AND WILL

Published in pamphlet form this 8th day of March, 2016 by authority of the President and Board of Trustees of the Village of Orland Park, Cook and Will Counties, Illinois.

VILLAGE OF ORLAND PARK

Ordinance No: 5070

AN ORDINANCE ESTABLISHING VILLAGE OF ORLAND PARK SPECIAL SERVICE AREA
NUMBER 5

BE IT ORDAINED by the President and Board of Trustees of the Village of Orland Park, Cook and Will
Counties, Illinois, as follows:

SECTION 1

AUTHORITY.

Special Service Area Number 5 is established pursuant to the provisions of Article VII, Section 6 of the
Constitution of the State of Illinois, and pursuant to the provisions of the Special Service Area Tax Law,
35 ILCS 200/27-5 et seq.

SECTION 2

FINDINGS.

The Village Board finds:

A. The question of the establishment of the area hereinafter described as a special service area was
considered by the President and Board of Trustees (hereinafter the “Village Board”) of the Village of
Orland Park (hereinafter the “Village”) pursuant to an Ordinance entitled: “An Ordinance Proposing the
Establishment of Special Service Area Number 5 in the Village of Orland Park and providing for a
Public Hearing and Other Procedures in Connection Therewith,” adopted November 2, 2015, and was
considered pursuant to a hearing held on December 7, 2015, by the Village Board pursuant to a
Newspaper Notice duly published in The Orland Park Prairie, a newspaper published in the Village, at
least fifteen (15) days prior to the hearing, and pursuant to Personal Notice by mail addressed to the
person or persons in whose name the general taxes for the last preceding year were paid on each lot,
block, tract or parcel of land lying within the special service area. Said Personal Notice by mail was
given by depositing said Personal Notice in the United States mails not less than ten (10) days prior to
the time set for the public hearing. In the event taxes for the last preceding year were not paid, the said
Personal Notice was sent to the person last listed on the tax rolls prior to that year as the owner of said
property. A Certificate of Publication of said Newspaper Notice and an Affidavit of Mailing of said
Personal Notice are attached to this Ordinance as Exhibit 1 and Exhibit 2, respectively, and made part
hereof. Said Newspaper Notice and Personal Notice conformed in all respects to the requirements of
Section 27-25 of the Special Service Area Tax Law (35 ILCS 200/27-25).

B. That a public hearing on the question set forth in the Newspaper Notice and Personal Notice was

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held on December 7, 2015. All interested persons were given an opportunity to be heard on the question of the creation of the special service area, and the levy of an annual tax to pay for the proposed Special Services (as defined in Section 4 below), as set forth in the Newspaper Notice and Personal Notice. The public hearing was opened on December 7, 2015, and there was final adjournment thereof on December 7, 2015, as part of the regular Orland Park Village Board meeting on said date.

- C. That more than sixty (60) days have passed since the public hearing, and no objections to the establishment of Special Service Area Number 5 have been filed with the Village.
- D. That after considering the data, as presented at the public hearing, the Village Board finds that it is in the public interest and in the interest of the Village of Orland Park Special Service Area Number 5 that said special service area, as hereinafter described, be established.
- E. Said area is compact and contiguous and exists as Special Use/P.U.D. area within the Village.
- F. It is in the best interest of said special service area that the furnishing of the municipal services proposed be considered for the common interests of said area.
- G. Said area is zoned under the Village Center District (VCD) zoning classification and will benefit specially from municipal services proposed to be provided. The proposed municipal services are unique and in addition to the municipal services provided to the Village as a whole.

SECTION 3

VILLAGE OF ORLAND PARK SPECIAL SERVICE AREA NUMBER 5 ESTABLISHED.

A special service area to be known and designated as "Village of Orland Park Special Service Area Number 5" (hereinafter "Special Service Area Number 5") is hereby established and shall consist of the following-described territory:

ORLAND PARK CROSSING SECOND RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 13, THE EASTERLY 130.0 FEET OF 14, 15, AND 16 IN ORLAND PARK CROSSING, BEING A SUBDIVISION OF PART OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 15, 2005 AS DOCUMENT NUMBER 0525845136, IN COOK COUNTY, ILLINOIS;

PINs: 27-03-300-027, part of -028, -029, -030;

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Street Location: The northeast corner of 143rd Street and LaGrange Road, Orland Park, Illinois.

(hereinafter the “Subject Property”).

An accurate map of the Subject Property is attached hereto as Exhibit 3, and made part hereof.

SECTION 4

PURPOSE OF THE AREA.

Special Service Area Number 5 is established to provide special municipal services to the Subject Property in addition to services provided to the Village generally. The special services to be provided by the Village shall consist of the following activities/items within Special Service Area Number 5: maintenance, repair, reconstruction and/or replacement of the private drives (cross access easements) located on Lots 1, 2, 3 and Outlot A, in the area described in Section 3, in the event that the owners of Lots 1, 2, 3 and Outlot A, in the area described in Section 3, fail to maintain, repair, reconstruct and/or replace said private drives (cross access easements) as required by:

(i) The “DEVELOPMENT AGREEMENT BETWEEN VILLAGE OF ORLAND PARK AND REVA DEVELOPMENT PARTNERS, LLC (NORTHEAST CORNER OF 143RD STREET AND LAGRANGE ROAD)” recorded with the Cook County Recorder of Deeds on May 13, 2014, as document number 1413316056; and

(ii) The Final Plat of Subdivision of Orland Park Crossing Second Resubdivision, being a Resubdivision of Lots 13, the easterly 130.0 Feet of 14, 15 and 16, in Orland Park Crossing, being a Subdivision of Part of Section 3, Township 36 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois, recorded with the Cook County Recorder of Deeds on May 28, 2015, as document number 1514819098;

(hereinafter the “Special Services”), within said Special Service Area Number 5.

SECTION 5

TAX LEVIES/RATES.

The Village shall levy a direct annual tax at a rate not to exceed \$8.75 per \$100.00 of equalized assessed value of the property in Special Service Area Number 5, for each year during which the Village of Orland Park is required to expend funds relative to said Special Services, so long as the private drives (cross access easements), as referenced above, exist. As taxes will not be levied until such time, if any, as the Village actually expends funds for said Special Services, it is currently unknown as to the actual

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amount of the taxes that will be levied for the initial year, if any, for which taxes will be levied within Special Service Area Number 5; however, any such initial tax levy shall not exceed the maximum tax rate as set forth above. Said tax is to be levied upon all taxable property within Special Service Area Number 5.

The aforementioned tax, if any, is to be levied upon all taxable property within Special Service Area Number 5, and shall be in addition to all other taxes provided by law.

SECTION 6

EFFECTIVE DATE.

This Ordinance shall be in full force and effect from and after its adoption, approval and publication in pamphlet form as required by law. The Village Clerk is hereby directed and ordered to file a certified copy of this Ordinance with the Cook County Clerk, and record a certified copy of this Ordinance with the Cook County Recorder's Office, within sixty (60) days of the effective date hereof.

PASSED this 7th day of March, 2016

/s/ John C. Mehalek

John C. Mehalek, Village Clerk

Aye: 5 Trustee Dodge, Trustee Gira, Trustee Griffin Ruzich, Trustee Calandriello, and Trustee Carroll

Nay: 0

Absent: 2 Trustee Fenton and President McLaughlin

DEPOSITED in my office this 7th day of March, 2016

/s/ John C. Mehalek

John C. Mehalek, Village Clerk

APPROVED this 7th day of March, 2016

/s/ Daniel J. McLaughlin

Daniel J. McLaughlin, Village President

VILLAGE OF ORLAND PARK

Ordinance No: 5070

PUBLISHED this 8th day of March, 2016

/s/ John C. Mehalek

John C. Mehalek, Village Clerk

Exhibit 1

**Certificate of Publication
of Newspaper Notice**

(attached)

NOTICE OF
PUBLIC HEARING
VILLAGE OF ORLAND PARK
SPECIAL SERVICE AREA
NUMBER 5
NOTICE IS HEREBY GIVEN that
on December 7, 2015, at 7:05 p.m.

CERTIFICATE OF PUBLICATION

LEGAL NOTICE
Village of Orland Park
SSA #5

22nd Century Media
does hereby certify that it is the publisher of
The Orland Park Prairie,
that said **The Orland Park Prairie** is
a secular newspaper that has been published
weekly in the City of Orland Park,
County of Will & Cook,
State of Illinois, continuously for more than one
year prior to the first date of publication of the
notice, appended, that it is of general circulation
throughout said County and State, that it is a
newspaper as defined in "An Act to revise the
law in relation to notices." as amended. Illinois
Compiled Statutes (715 ILCS 5/1 & 5/5), and
that the notice appended was published in the
said **The Orland Park Prairie** on
November 19, 2015

First publication date:
November 19, 2015
Final publication date:
November 19, 2015

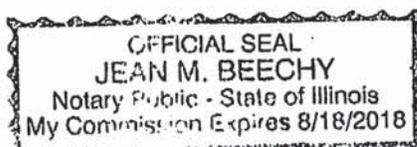
In witness thereof, the undersigned has caused
this certificate to be signed and its corporate
seal affixed at Orland Park, Illinois.

Authorized Agent:

Dated:

11/19/15

Jean M. Beechy



in the Orland Park Village Hall,
Board Room, 14700 South Ravinia
Avenue, Orland Park, Illinois, a
public hearing will be held by the
President and Board of Trustees of
the Village of Orland Park to con-
sider forming a special service area
consisting of the following de-
scribed property:
ORLAND PARK CROSSING
SECOND RESUBDIVISION, BE-
ING A RESUBDIVISION OF
LOTS 13, THE EASTERLY 130.0
FEET OF 14, 15, AND 16 IN OR-
LAND PARK CROSSING, BE-
ING A SUBDIVISION OF PART
OF SECTION 3, TOWNSHIP 36
NORTH, RANGE 12 EAST OF
THE THIRD PRINCIPAL ME-
RIDIAN, ACCORDING TO THE
PLAT THEREOF RECORDED
SEPTEMBER 15, 2005 AS
DOCUMENT NUMBER
0525845136, IN COOK
COUNTY, ILLINOIS;
PINS: 27-03-300-027, part of
-028, -029, -030;
Street Location: The northeast cor-
ner of 143rd Street and LaGrange
Road, Orland Park, Illinois.
All interested persons affected by
the formation of Orland Park Spe-
cial Service Area Number 5 will be
given an opportunity to be heard
regarding the formation of and the
boundaries of Special Service Area
Number 5 and may object to the
formation of Special Service Area
Number 5 and the levy of taxes af-
fecting said Special Service Area
Number 5.
The purpose of the formation of
Orland Park Special Service Area
Number 5 is to fund the Village of
Orland Park's cost of maintaining,
repairing, reconstructing and/or re-
placing the private drives (cross ac-
cess easements) on Lots 1, 2, 3 and
Outlot A of the above-described
property, in the event that the own-
ers of Lots 1, 2, 3 and Outlot A of
the above-described property fail
to maintain, repair, reconstruct
and/or replace said private drives
(cross access easements) as re-
quired by:
(i) The "DEVELOPMENT
AGREEMENT BETWEEN VIL-
LAGE OF ORLAND PARK AND
REVA DEVELOPMENT PART-
NERS, LLC (NORTHEAST COR-
NER OF 143RD STREET AND
LAGRANGE ROAD)," recorded
with the Cook County Recorder of
Deeds on May 13, 2014, as docu-
ment number 1413316056;
(ii) The Final Plat of Subdivision
of Orland Park Crossing Second
Resubdivision, being a Resubdivi-
sion of Lots 13, the Easterly 130.0
Feet of 14, 15 and 16, in Orland
Park Crossing, being a Subdivision
of part of Section 3, Township 36
North, Range 12 East of the Third
Principal Meridian, in Cook
County, Illinois, recorded with the
Cook County Recorder of Deeds
on May 28, 2015 as document
number 1514819098;
(hereinafter the "Special Ser-
vices"), within said Special Service
Area Number 5.
A tax levy at a rate not to exceed
\$8.75 per \$100.00 of equalized as-

assessed valuation of property in Special Service Area Number 5 for each year during which the Village of Orland Park is required to expend funds relative to said Special Services, so long as the private drives (cross access easements), as referenced above, exist, will be considered at the public hearing. As taxes will not be levied until such time, if any, as the Village actually expends funds for said Special Services, it is currently unknown as to the actual amount of the taxes that will be levied for the initial year, if any, for which taxes will be levied within Special Service Area Number 5; however, any such initial tax levy shall not exceed the maximum tax rate as set forth above. Said tax is to be levied upon all taxable property within the proposed Special Service Area Number 5.

At the public hearing, all persons affected by the formation of said Special Service Area Number 5 including all persons owning taxable real estate therein, will be given an opportunity to be heard. The public hearing may be adjourned by the President and Board of Trustees to another date without further notice, other than a motion, to be entered upon the minutes of its meeting, fixing the time and place of its adjournment and/or as otherwise required by law.

If a petition signed by at least fifty-one percent (51%) of the electors residing within Special Service Area Number 5 and by at least fifty-one percent (51%) of the owners of record of the land included within the boundaries of Special Service Area Number 5 is filed with the Village Clerk, within sixty (60) days following the final adjournment of the public hearing, objecting to the creation of Special Service Area Number 5, the enlargement thereof, the levy or imposition of a tax for the provision of the Special Services to the area, or to a proposed increase in the tax rate, said Special Service Area Number 5 may not be created or enlarged, and no tax may be levied or imposed nor the rate increased.

DATED November 19, 2015.

John C. Mehlck
Village Clerk
Village of Orland Park

Exhibit 2

**Affidavit of Mailing
of Notice of Public Hearing**

(attached)

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

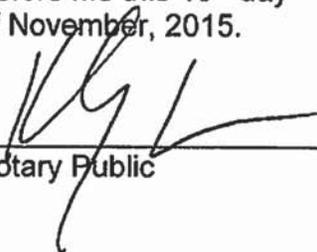
AFFIDAVIT OF MAILING

I, Erin K. Lavery, being first duly sworn on oath, depose and state that I served the attached "NOTICE OF PUBLIC HEARING VILLAGE OF ORLAND PARK SPECIAL SERVICE AREA NUMBER 5" to those persons and entities set forth on the attached Taxpayers Of Record list, by depositing one (1) copy addressed to each person/entity at the addresses as shown on the attached Service List in the U.S. Mail, First Class postage prepaid, at 20 North Wacker Drive, Chicago, Illinois, at or before 5:00 p.m. on November 19, 2015.

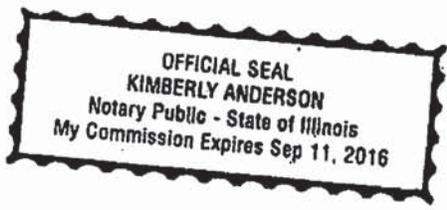


Erin K. Lavery

Subscribed and Sworn To
Before Me this 19th day
of November, 2015.



Notary Public



SERVICE LIST

Richard J. Metzner
Main Place Orland
622 Davis St. # 200
Evanston, IL 60201-4491

Main Place Orland
624 Davis St. # 200
Evanston, IL 60201

Schenk Annes Tepper Campbell
Residences of Orland Crossing, LLC
311 S. Wacker Dr. STE 2500
Chicago, IL 60606

Residences of Orland Crossing, LLC
212 W. Kinzie St. 4th Fl.
Chicago, IL 60654

**NOTICE OF PUBLIC HEARING
VILLAGE OF ORLAND PARK
SPECIAL SERVICE AREA NUMBER 5**

NOTICE IS HEREBY GIVEN that on December 7, 2015, at 7:05 p.m. in the Orland Park Village Hall, Board Room, 14700 South Ravinia Avenue, Orland Park, Illinois, a public hearing will be held by the President and Board of Trustees of the Village of Orland Park to consider forming a special service area consisting of the following described property:

ORLAND PARK CROSSING SECOND RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 13, THE EASTERLY 130.0 FEET OF 14, 15, AND 16 IN ORLAND PARK CROSSING, BEING A SUBDIVISION OF PART OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 15, 2005 AS DOCUMENT NUMBER 0525845136, IN COOK COUNTY, ILLINOIS;

PINs: 27-03-300-027, part of -028, -029, -030;

Street Location: The northeast corner of 143rd Street and LaGrange Road, Orland Park, Illinois.

All interested persons affected by the formation of Orland Park Special Service Area Number 5 will be given an opportunity to be heard regarding the formation of and the boundaries of Special Service Area Number 5 and may object to the formation of Special Service Area Number 5 and the levy of taxes affecting said Special Service Area Number 5.

The purpose of the formation of Orland Park Special Service Area Number 5 is to fund the Village of Orland Park's cost of maintaining, repairing, reconstructing and/or replacing the private drives (cross access easements) on Lots 1, 2, 3 and Outlot A of the above-described property, in the event that the owners of Lots 1, 2, 3 and Outlot A of the above-described property fail to maintain, repair, reconstruct and/or replace said private drives (cross access easements) as required by:

(i) The "DEVELOPMENT AGREEMENT BETWEEN VILLAGE OF ORLAND PARK AND REVA DEVELOPMENT PARTNERS, LLC (NORTHEAST CORNER OF 143RD STREET AND LAGRANGE ROAD)," recorded with the Cook County Recorder of Deeds on May 13, 2014, as document number 1413316056;

(ii) The Final Plat of Subdivision of Orland Park Crossing Second Resubdivision, being a Resubdivision of Lots 13, the Easterly 130.0 Feet of 14, 15 and 16, in Orland Park Crossing, being a Subdivision of part of Section 3, Township 36 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois, recorded with the Cook County Recorder of Deeds on May 28, 2015 as document number 1514819098;

(hereinafter the "Special Services"), within said Special Service Area Number 5.

A tax levy at a rate not to exceed \$8.75 per \$100.00 of equalized assessed valuation of property in Special Service Area Number 5, for each year during which the Village of Orland Park is required to expend funds relative to said Special Services, so long as the private drives (cross access easements), as referenced above, exist, will be considered at the public hearing. As taxes will not be levied until such time, if any, as the Village actually expends funds for said Special Services, it is currently unknown as to the actual amount of the taxes that will be levied for the initial year, if any, for which taxes will be levied within Special Service Area Number 5; however, any such initial tax levy shall not exceed the maximum tax rate as set forth above. Said tax is to be levied upon all taxable property within the proposed Special Service Area Number 5.

At the public hearing, all persons affected by the formation of said Special Service Area Number 5 including all persons owning taxable real estate therein, will be given an opportunity to be heard. The public hearing may be adjourned by the President and Board of Trustees to another date without further notice, other than a motion, to be entered upon the minutes of its meeting, fixing the time and place of its adjournment and/or as otherwise required by law.

If a petition signed by at least fifty-one percent (51%) of the electors residing within Special Service Area Number 5 and by at least fifty-one percent (51%) of the owners of record of the land included within the boundaries of Special Service Area Number 5 is filed with the Village Clerk, within sixty (60) days following the final adjournment of the public hearing, objecting to the creation of Special Service Area Number 5, the enlargement thereof, the levy or imposition of a tax for the provision of the Special Services to the area, or to a proposed increase in the tax rate, said Special Service Area Number 5 may not be created or enlarged, and no tax may be levied or imposed nor the rate increased.

DATED this 19th day of November, 2015.

John C. Mehalek
Village Clerk
Village of Orland Park

Exhibit 3

**Map of
Village of Orland Park
Special Service Area Number 5**

(attached)

Special Service Area #5

