

VILLAGE OF ORLAND PARK

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

Ordinance No: 5134

File Number: 2016-0712

AN ORDINANCE PROPOSING THE ESTABLISHMENT OF SPECIAL SERVICE AREA NUMBER 6 IN THE VILLAGE OF ORLAND PARK, AND PROVIDING FOR A PUBLIC HEARING AND OTHER PROCEDURES IN CONNECTION THEREWITH

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

Published in pamphlet form this 18th day of October, 2016 by authority of the President and Board of Trustees of the Village of Orland Park, Cook and Will Counties, Illinois.

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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 TO ESTABLISH SPECIAL SERVICE AREAS.

Special Service Areas within home rule municipalities are established pursuant to 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. It is in the public interest that the creation of the area hereinafter described as a special service area, for the purposes set forth herein, be considered.
- B. That the area hereinafter described is compact and contiguous, and constitutes a Special Use/P.U.D. area under the BIZ General Business District zoning classification in the Village of Orland Park (hereinafter the "Village").
- C. That the area hereinafter described will benefit specifically from the municipal services to be provided, and that the proposed municipal services are unique and in addition to municipal services provided to the Village as a whole, and it is, therefore, in the best interests of the Village that the expenditure of funds by the Village, and the levy of special taxes against said area, for the services to be provided, be considered.
- D. That the special services to be provided by the Village shall consist of the maintenance, repair, reconstruction and/or replacement of the stormwater detention ponds located on Outlot A and all appurtenant pipes and lines for stormwater drainage and all infrastructure and easements associated therewith ("Drainage Facilities"), in the area described in Section 4 below, in the event that the owner of Outlot A, in the area described in Section 4 below, fails to maintain, repair, reconstruct and/or replace said Drainage Facilities as required by:

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(i) The “DEVELOPMENT AGREEMENT BETWEEN VILLAGE OF ORLAND PARK AND GW Property Group, LLC - Series 11 (7420 W. 159th Street - Planned Development)” dated April 4, 2016 and recorded with the Cook County Recorder of Deeds on June 7, 2016, as document number 1615945059;

(ii) Declaration of Easements, Covenants and Restrictions dated July 22, 2016 and recorded with the Cook County Recorder of Deeds on July 25, 2016 as document number 1620729088;

(iii) The Final Plat of Subdivision for GW Property Subdivision, being that part of the South 665.00 feet of the South half of the Southeast Quarter of Section 13, Township 36 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois, recorded with the Cook County Recorder of Deeds on June, 24 2016, as document number 1617618107;

(hereinafter the “Special Services”).

SECTION 3

PUBLIC HEARING - TAX RATES.

A. That a public hearing shall be held on the 19th day of December, at 7:00 p.m., in the Orland Park Village Hall, Board Room, 14700 South Ravinia Avenue, Orland Park, Illinois, to consider the creation of Special Service Area Number 6 of the Village in the area described in the notice of public hearing set forth in Section 4 hereof (hereinafter the “Public Hearing”).

B. At said Public Hearing, the levy of 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 6, for each year during which the Village is required to expend funds relative to said Special Services, so long as the detention pond as referenced above, exist, will be considered.

C. 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 6; however, any such initial tax levy shall not exceed the maximum tax rate as set forth in B. above.

D. The aforementioned taxes shall be in addition to all other taxes provided by law and shall be levied pursuant to the provisions of the Property Tax Code (35 ILCS 200/1-1 et seq.), as amended.

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SECTION 4

NOTICE OF PUBLIC HEARING.

Notice of the Public Hearing shall be published at least once not less than fifteen (15) days prior to the Public Hearing in one (1) or more newspapers of general circulation in the Village, and notice by mailing shall be given by depositing said notice in the U.S. 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 proposed Special Service Area Number 6, with said notice by mailing being mailed not less than ten (10) days prior to the time set for the Public Hearing (hereinafter collectively the "Notice"). In the event taxes for the last preceding year were not paid, the Notice shall be sent to the person last listed on the tax rolls prior to that year as the owner of said property. The Notice shall be in substantially the following form:

“NOTICE OF PUBLIC HEARING
VILLAGE OF ORLAND PARK
SPECIAL SERVICE AREA NUMBER 6

NOTICE IS HEREBY GIVEN that on December 19, 2016, at 7:00 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:

THE SOUTH 665.0 FEET OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTIES:

(1) THE EAST 952.00 FEET THEREOF; (2) THE EAST 300.00 FEET OF THE WEST 660.00 FEET OF THE SOUTH 465.00 FEET THEREOF; (3) EAST 10.00 FEET OF THE WEST 360.00 FEET OF THE SOUTH 562.06 FEET OF THE SOUTH 665.00 FEET THEREOF; (4) THE WEST 350.00 FEET OF THE SOUTH 665.00 FEET THEREOF; (5) THAT PART FALLING WITHIN GOODWILL INDUSTRIES SUBDIVISION RECORDED AS DOCUMENT 0020244618; (6) THE NORTH 415 FEET OF THE SOUTH 665 FEET OF THE WEST 160 FEET OF THE EAST 1112 FEET THEREOF; (7) THE SOUTH 250 FEET OF THE WEST 198 FEET OF THE EAST 1150 FEET THEREOF; (8) THE WEST 150 FEET OF THE EAST 1300 FEET OF THE SOUTH 250 FEET THEREOF; (9) THAT PART TAKEN FOR PUBLIC ROAD PURPOSES BY CASE 93150932, FINAL JUDGEMENT ORDER RECORDED AS DOCUMENT 98369233; IN COOK COUNTY, ILLINOIS.

PIN: 27-13-402-027

Street Location: 7420 W. 159th Street, Orland Park, Illinois.

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All interested persons affected by the formation of Orland Park Special Service Area Number 6 will be given an opportunity to be heard regarding the formation of and the boundaries of Special Service Area Number 6 and may object to the formation of Special Service Area Number 6 and the levy of taxes affecting said Special Service Area Number 6.

The purpose of the formation of Orland Park Special Service Area Number 6 is to fund the Village of Orland Park's cost of maintaining, repairing, reconstructing and/or replacing the stormwater detention ponds located on Outlot A and all appurtenant pipes and lines for stormwater drainage and all infrastructure and easements associated therewith ("Drainage Facilities"), in the area described in the above-described property, in the event that the owner of Outlot A, in the area described in the above-described property, fails to maintain, repair, reconstruct and/or replace said Drainage Facilities as required by:

(i) The "DEVELOPMENT AGREEMENT BETWEEN VILLAGE OF ORLAND PARK AND GW Property Group, LLC - Series 11 (7420 W. 159th Street - Planned Development)" dated April 4, 2016 and recorded with the Cook County Recorder of Deeds on June 7, 2016, as document number 1615945059;

(ii) Declaration of Easements, Covenants and Restrictions dated July 22, 2016 and recorded with the Cook County Recorder of Deeds on July 25, 2016 as document number 1620729088;

(iii) The Final Plat of Subdivision for GW Property Subdivision, being that part of the South 665.00 feet of the South half of the Southeast Quarter of Section 13, Township 36 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois, recorded with the Cook County Recorder of Deeds on June, 24 2016, as document number 1617618107;

(hereinafter the "Special Services"), within said Special Service Area Number 6.

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 6, for each year during which the Village of Orland Park is required to expend funds relative to said Special Services, so long as the Drainage Facilities, 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 6; 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 6.

At the public hearing, all persons affected by the formation of said Special Service Area Number 6

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APPROVED this 17th day of October, 2016

/s/ Daniel J. McLaughlin

Daniel J. McLaughlin, Village President

PUBLISHED this 18th day of October, 2016

/s/ John C. Mehalek

John C. Mehalek, Village Clerk