

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION DESIGNATING AN AREA AS BLIGHTED AND  
IN NEED OF RENEWAL FOR THE REAL PROPERTY COMMONLY  
KNOWN AS 14035 S. LAGRANGE ROAD, ORLAND PARK, ILLINOIS 60462  
PINs: 27-03-300-024/-025**

**WHEREAS**, the Village of Orland Park, Cook County, Illinois (the “Village”) is a home rule municipality pursuant to Section 6(a), Article VII of the 1970 Constitution of the State of Illinois, and as such may exercise any power and perform any function pertaining to its government and affairs (“Home Rule Powers”); and

**WHEREAS**, the Cook County Board of Commissioners has amended the Cook County Real Property Classification Ordinance to provide real estate tax incentives to property owners who build, rehabilitate, enhance and occupy property which is located within Cook County and which is used for industrial and/or commercial purposes; and

**WHEREAS**, the Village, consistent with the Cook County Real Property Classification Ordinance, as amended, wishes to induce industrial and commercial enterprises to locate and expand in the Village by offering financial incentives in the form of property tax relief; and

**WHEREAS**, GEMCAP Development, LLC (the “Applicant”) is the owner property located at 14035 S. LaGrange, Orland Park, Illinois 60462, delineated by Property Index Numbers 27-03-300-024-0000 & 27-03-300-025-0000, and legally described on Exhibit “A” attached hereto and made a part hereof; (the “Redevelopment Project Area”); and

**WHEREAS**, the Applicant has submitted to the Village a Cook County Class 7b Property Tax Incentive Eligibility Application concerning the Redevelopment Project Area (the “Application”); and

**WHEREAS**, the Redevelopment Project Area, and any improvements located thereon, are

currently vacant and unused; and

**WHEREAS**, the Village has evaluated the Redevelopment Project Area to determine if the area constitutes a “blighted area” under the laws of the State of Illinois; and

**WHEREAS**, both the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.* (“TIF Act”), and the Commercial Renewal and Redevelopment Areas Act, 65 ILCS 5/11-74.2-2-1 *et seq.* (“Renewal Act”), provide guidance and criteria for determining whether an area is blighted; and

**WHEREAS**, pursuant to the TIF Act, a blighted area includes the presence of at least five of the following factors: (A) dilapidation; (B) obsolescence; (C) deterioration; (D) presence of structures below minimum code standards; (E) illegal use of minimum structures; (F) excessive vacancies; (G) lack of ventilation, light or sanitary facilities; (H) inadequate utilities; (I) excessive land coverage and overcrowding of structures and community facilities; (J) deleterious land use or layout; (K) Environmental clean-up; (L) lack of community planning and (M) declination/stagnation of the total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years (65 ILCS 5/11-74.4- 3(a)(1)); and

**WHEREAS**, the corporate authorities have reviewed the Blight Analysis prepared by the Applicant & Counsel, and attached hereto as Exhibit “B” (the “Blight Analysis”); and

**WHEREAS**, the Village finds that at least five (5) of the of the TIF Act blight factors are present within the Redevelopment Project Area including: (1) Excessive Vacancies / Underutilization; (2) Obsolescence (3) Deterioration; (4) Deleterious Land Use or Layout/Excessive Land Coverage & Overcrowding of Structures and Community Facilities and (5) Declining or Stagnant EAV, as specifically set forth in the Blight Analysis; and

**WHEREAS**, the Village finds that because the Redevelopment Project Area contains at least five or more of the factors used to establish blight under the TIF Act, the Redevelopment Project Area is found to be a blighted area; and

**WHEREAS**, the Village also finds that the Redevelopment Project Area also constitutes a commercial blight area or blight area under the Renewal Act; and

**WHEREAS**, the Village finds that unless corrected, the blighted condition of the Redevelopment Project Area will persist and continue to delay any future economic development within the area; and

**WHEREAS**, the Village finds that the Redevelopment Project Area is therefore in need of redevelopment and renewal to prevent the spread of blight.

**NOW AND THEREFORE, BE IT RESOLVED** by the [Board/Council/Corporate Authorities] of the Village of Orland Park, Cook County, Illinois as follows:

**Section 1:** The recitals set forth above are incorporated herein and made a part hereof.

**Section 2:** That commercial buildings and improvements within the Redevelopment Project Area are detrimental to the public safety, health, or welfare because of a presence, as documented, of the following TIF Act and Renewal Act factors: (1) Excessive Vacancies / Underutilization; (2) Obsolescence (3) Deterioration; (4) Deleterious Land Use or Layout/Excessive Land Coverage & Overcrowding of Structures and Community Facilities and (5) Declining or Stagnant EAV

**Section 3:** Based on the findings set forth in Section 2 of this Resolution, the Village Council finds that:

- A. The Redevelopment Project Area is a blighted area;
- B. Unless corrected, the blighted condition of the Redevelopment Project Area will

persist and continue to delay any future economic development within the area; and  
C. The Redevelopment Project Area is therefore in need of redevelopment and renewal to prevent the spread of blight.

**Section 4:** Upon approval and execution of this Resolution, the Village Clerk shall prepare certified copies of this Resolution for purposes of filing with the Office of the Cook County Assessor & Board of Commissioners.

**Section 5:** If any section, paragraph, clause or provision of this Resolution shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Resolution.

**Section 6:** All resolutions in conflict herewith are hereby repealed to the extent of such conflict.

**Section 7:** This Resolution shall be in full force and effect from and after its passage and approval as provided by law.

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2026, by the \_\_\_\_\_ of the Village of Orland

Park on a roll call vote as follows:

AYES:

NAYS:

ABSENT:

ABSTAIN:

APPROVED this \_\_\_\_, day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
, Mayor

ATTEST:

\_\_\_\_\_

**Exhibit "A"**  
**Legal Description**

**PARCEL 1:**

LOTS 10 AND 11 OF 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 OF SUBDIVISION RECORDED SEPTEMBER 15, 2005 AS DOCUMENT NUMBER 0525845136, (EXCEPTING FROM SAID LOTS 10 AND 11 THAT PORTION CONVEYED TO THE STATE OF ILLINOIS BY DEED RECORDED MAY 20, 2011 AS DOCUMENT NUMBER 1114046032, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 10; THENCE NORTH 00 DEGREES 20 MINUTES 46 SECONDS WEST (BEARING BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 1983), 447.25 FEET (447.20 FEET RECORDED DISTANCE) ALONG SAID WEST LINE OF LOTS 10 AND 11 TO AN ANGLE POINT; THENCE NORTH 01 DEGREES 34 MINUTES 54 SECONDS WEST, 8.34 FEET ALONG THE WEST LINE OF SAID LOT 11 TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 88 DEGREES 15 MINUTES 28 SECONDS EAST, 10.89 FEET ALONG THE NORTH LINE OF SAID LOT 11; THENCE SOUTH 00 DEGREES 04 MINUTES 08 SECONDS WEST, 455.68 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID LOT 10; THENCE SOUTH 88 DEGREES 15 MINUTES 28 SECONDS WEST, 7.41 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING) IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1, OVER AND ACROSS THE ACCESS AND PERIMETER DRIVEWAYS, AND PARKING AREA, SIDEWALKS, WALKWAYS AND DRIVEWAYS, FOR VEHICULAR, PEDESTRIAN AND BIKE INGRESS AND EGRESS, AS CREATED BY DECLARATION OF RECIPROCAL EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS, DATED SEPTEMBER 8, 2005 AND RECORDED SEPTEMBER 15, 2005 AS DOCUMENT NUMBER 0525839096, AND AS AMENDED BY FIRST AMENDMENT DATED FEBRUARY 13, 2007 AND RECORDED MARCH 23, 2007 AS DOCUMENT NUMBER 0708234088 AND SECOND AMENDMENT RECORDED APRIL 4, 2012 AS DOCUMENT NUMBER 1209518068.

**Commonly Known As:** 14035 S. LaGrange Road, Orland Park, Illinois 60462  
**PINs:** 27-03-300-024/-025

**Exhibit "B"**  
**Blight Analysis**