

**RESOLUTION No. 25- \_\_\_\_\_**

**A RESOLUTION CONSENTING TO & SUPPORTING A CLASS 7b TAX INCENTIVE  
FOR THE REAL PROPERTY LOCATED AT 14497 JOHN HUMPHREY DRIVE, ORLAND  
PARK, ILLINOIS 60462**

**WHEREAS**, Article VII, Section 10 of the 1970 Illinois Constitution authorizes the Village of Orland Park ("Village" to contract with individuals, associations, and corporations in any manner not prohibited by law or ordinance; and

**WHEREAS**, the Village desires to promote and preserve commercial uses in the Village; and

**WHEREAS**, 24 Orland Park, LLC the current record title holder of that certain real property located at 14497 John Humphrey Drive, Orland Park, Illinois 60462, legally described as EXHIBIT A, attached hereto and made a part of this resolution (the "Subject Property"); and

**WHEREAS**, the Cook County Assessor is operating under the Cook County Real Property Classification Ordinance (the "Ordinance") enacted by the Cook County Board of Commissioners, as amended from time to time, which provides property owners, in certain cases, with a reduction in the assessed valuation of a commercial facility, in order to induce companies to locate, expand, and remain in Cook County; and

**WHEREAS**, 24 Orland Park, LLC or its assignee (the "Petitioner") has applied, or is applying, for a Class 7b Real Estate Tax Assessment Classification under the Ordinance, and has proven to the President and Board of Trustees of the Village (the "Village Board") that such Class 7b Classification is necessary to develop and maintain occupancy of the subject property under the eligibility criteria based on Reoccupation of Abandoned Property with Greater than 12 Months Vacancy, A Purchase for Value & and Substantial Rehabilitation as well as designating the area as blighted pursuant to Section 74-65(a) in compliance with the County Ordinance; and

**WHEREAS**, an Economic Disclosure Statement has been received and filed by the Village of Orland Park; and

**WHEREAS**, the Applicant desires to invest over \$2,000,000 to rehabilitate the Property (the "Proposed Improvements") and lease the site out to one or more suitable commercial users, and

**WHEREAS**, the Village Board supports and consents to the filing of a Class 7b Classification application by the Petitioner, with the understanding that any occupant of the subject property must meet the Class 7b Classification qualifications for commercial purposes; and

**WHEREAS**, the Village Board has determined that approving the Class 7b Classification to the Petitioner, for the Subject Property, subject to certain conditions would be beneficial to the Village;

NOW, THEREFORE BE IT RESOLVED BY **THE PRESIDENT AND BOARD OF TRUSTEES** OF THE VILLAGE OF ORLAND PARK, COUNTY OF COOK, STATE OF ILLINOIS, AS FOLLOWS:

**SECTION 1: RECITALS.** The foregoing recitals are incorporated into and made a part of this Resolution as findings of the Village Board.

**SECTION 2: ELIGIBILITY.** The Village Board hereby finds and determines that: (a) the subject property meets the requirements of Section 74-65(a) of the Classification Ordinance and is thus appropriate for the Class 7b classification; (b) Class 7b Classification of the subject property is necessary for the Development of the subject property, the continued occupation of the subject property and completion of the proposed improvements; (c) the completion of the development and proposed improvements is necessary for the Applicant to occupy the subject property; and (d) the subject property constitutes an abandoned property under the purpose of Class 7b Classification.

**SECTION 3: CONDITIONS.** The Village's support and consent to the Class 7b Classification is subject to and contingent upon the conditions, restrictions, and provisions set forth in this Section:

A. The Applicant will obtain all necessary building and/or construction-related permits from the Village for the construction of the Improvements.

B. The subject property will be occupied, operated, and maintained at all times in compliance with the applicable codes and ordinances of the Village.

C. All work performed will be conducted in a good and workmanlike manner, with due dispatch, and within any deadlines provided pursuant to this resolution or set forth in the Village Code.

**SECTION 4: FINDINGS AND APPROVAL.** The Village Board finds that the Subject Property qualifies for purposes of the Class 7b Classification, and hereby supports, consents to, and approves the subject property being designated under the Class 7b Classification by the Cook County Assessor, with a copy of the Class 7b Classification application of the Petitioner, based on Reoccupation of Abandoned Property with Greater than 12 Months Vacancy with a Purchase for Value and Substantial Rehabilitation as well as designating the area as blighted pursuant to Section 74-65(a) in compliance with the County Ordinance; , as outlined by the Petitioner in said application, being attached hereto as Exhibit B and made a part hereof.

**SECTION 5: FILING.** The Village Clerk is hereby directed to transmit a certified copy of this resolution to the Applicant. The Applicant shall be responsible for presenting such certified copy to the Board of Commissioners of Cook County and filing such certified copy with the Office

of the Assessor.

Trustee \_\_\_\_\_ moved, seconded by **Trustee** \_\_\_\_\_  
that Resolution No. 25 - \_\_\_\_\_ be adopted.

**President** \_\_\_\_\_

**Trustee** \_\_\_\_\_

**Trustee** \_\_\_\_\_

**Trustee** \_\_\_\_\_

**Trustee** \_\_\_\_\_

**Trustee** \_\_\_\_\_

**Trustee** \_\_\_\_\_

**APPROVED** this \_\_\_\_ day of \_\_\_\_\_ 2025, by the President and Board of Trustees of the  
Village of Orland Park, Illinois.

**ATTEST:** \_\_\_\_\_, **[Village President/Mayor]**

\_\_\_\_\_, **Village Clerk**

**Exhibit A**

Legal Description of Subject Property

Lot 1 in Orland Square Professional Center, a re-subdivision of Lots 3, 4, 5 and 6 in Orland Enterprise being a subdivision of part of the West 1/2 of the Northwest 1/4 of Section 10, Township 36 North, Range 12, East of the Third Principal Meridian, according to the plat thereof recorded May 18, 2005 as document number 0513827107, in Cook County, Illinois.

**Common Address:** 14497 John Humphrey Drive, Orland Park, Illinois 60462

**PIN:** 27-10-100-106-0000