

VILLAGE OF ORLAND PARK

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

Ordinance No: 5018

File Number: 2015-0515

AN ORDINANCE AUTHORIZING A GROUND LEASE AGREEMENT AND A DECLARATION OF EASEMENT AND A RECIPROCAL EASEMENT BETWEEN THE VILLAGE OF ORLAND PARK AND THE UNIVERSITY OF CHICAGO MEDICAL CENTER IN REGARD TO THE DEVELOPMENT OF A MULTI-STORY, MULTI-TENANT AMBULATORY CARE CENTER, INCLUDING A PHARMACY AND A MULTI-LEVEL PARKING STRUCTURE, WITHIN A PART OF THE ORLAND PARK MAIN STREET TRIANGLE TIF DISTRICT, AND AUTHORIZING THE EVENTUAL TRANSFER OF TITLE, TO CERTAIN REAL PROPERTY CURRENTLY OWNED BY THE VILLAGE, TO THE UNIVERSITY OF CHICAGO MEDICAL CENTER IN RELATION THERETO

VILLAGE OF ORLAND PARK

STATE OF ILLINOIS, COUNTIES OF COOK AND WILL

Published in pamphlet form this 18th day of August, 2015 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

The President and Board of Trustees of the Village of Orland Park (hereinafter referred to as the "Village") find as follows:

- A. The Village is a home rule unit of government in accordance with Article VII, Section 6 of the Constitution of the State of Illinois, 1970.
- B. The Village has the authority, pursuant to the laws of the State of Illinois, to promote the health, safety and welfare of the Village and its inhabitants, to prevent the presence of blight, to encourage private development in order to enhance the local tax base and increase additional tax revenues realized by the Village, to foster increased economic activity within the Village, to increase employment opportunities within the Village, and to enter into contractual agreements with third parties for the purpose of achieving the aforesaid purposes, and otherwise take action in the best interests of the Village.
- C. The Village is authorized under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et seq., as amended (the "Act"), to finance redevelopment in accordance with the conditions and requirements set forth in the Act.
- D. Pursuant to Ordinance Numbers 3941, 3942 and 3943, adopted October 4, 2004, as amended by Ordinance Numbers 4297 and 4298, adopted October 15, 2007, the Village approved a tax increment redevelopment plan and project (the "TIF Plan"), designated the tax increment redevelopment project area (the "Redevelopment Project Area"), and adopted tax increment financing relative to the Village's Main Street Triangle tax increment financing district (the "TIF District"); said TIF District being legally described and depicted as set forth in EXHIBIT A-1 and EXHIBIT A-2, respectively, attached hereto and made part hereof.

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E. The Village is the fee owner of certain real property located within the Redevelopment Project Area, said property being legally described on EXHIBIT B attached hereto and made part hereof (the “Ground Lease Property”).

F. The Village is the fee owner of certain real property located within the Redevelopment Project Area, said property being legally described on EXHIBIT C attached hereto and made a part hereof (the “Parking Deck Property”).

G. The University of Chicago Medical Center (the “Developer”) desires to acquire a ground lease in relation to, and eventual ownership of, the Ground Lease Property, and redevelop the Ground Lease Property with a multi-story, multi-tenant ambulatory care center occupying up to 120,000 square feet and four (4) floors, with associated pharmacy drive-thru and an associated surface motor vehicle parking lot (the “Project”), with the Project to be operated by the Developer upon completion thereof.

H. That, in conjunction with the Project, the Village will redevelop the Parking Deck Property with a multi-level cantilevered parking deck structure to be operated by the Village upon completion thereof, all in accordance with the provisions of the Ground Lease Agreement and in accordance with the provisions of the Declaration of Easement and Reciprocal Easement hereinafter referenced.

I. That attached hereto as EXHIBIT D and made part hereof is a ground lease agreement, between the Developer and the Village, which sets forth the terms and conditions pursuant to which the Village will grant a ground lease in relation to, and eventually transfer title to, the Ground Lease Property to the Developer, as well as the terms and conditions pursuant to which the Developer will proceed with the Project (the “Ground Lease Agreement”).

J. That notice of the Village’s intent to enter into the Ground Lease Agreement, including the Village’s intent to enter into a ground lease in relation to, and eventually transfer title to, the Ground Lease Property pursuant thereto, as required by 65 ILCS 5/11-74.4-4(c), was published on June 12, 2014 in the Orland Park Prairie and the Southtown Star newspapers (the “TIF Notices”); a copy of the publisher’s certificates in relation to said TIF Notices being attached hereto as EXHIBIT E-1 and EXHIBIT E-2 and made part hereof.

K. In accordance with the TIF Act, it is in the best interests of the Village to approve the Ground Lease Agreement, which provides for a ground lease in relation to the Ground Lease Property with the Developer, and the eventual transfer of title to the Ground Lease Property to the Developer, pursuant thereto, so that redevelopment within the TIF District can continue, said redevelopment pursuant to the TIF Act being the Village’s public purpose for entering into a ground lease in relation to, and eventually transferring title to, the Ground Lease Property.

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SECTION 2

Based upon the foregoing, and pursuant to the TIF Act, the Ground Lease Agreement, attached hereto as EXHIBIT D, is hereby approved, and the Village President and Village Clerk be and they are hereby authorized and directed to approve the ground lease provided for therein relative to the Ground Lease Property, and eventually transfer title to the Ground Lease Property, pursuant to the terms and conditions set forth in said Ground Lease Agreement, on behalf of the Village, and they are further authorized and directed to execute and deliver such other instruments, including said Ground Lease Agreement attached hereto as EXHIBIT D, and Declaration of Easement and Reciprocal Easement attached hereto as EXHIBIT F, as may be necessary or convenient to consummate said property transactions, and to carry out the terms of said Ground Lease Agreement.

SECTION 3

That this Ordinance shall be in full force and effect from and after its adoption, and publication in pamphlet form as provided by law.

PASSED this 17th day of August, 2015

/s/ John C. Mehalek

John C. Mehalek, Village Clerk

Aye: 7 Trustee Fenton, Trustee Dodge, Trustee Gira, Trustee Griffin Ruzich, Trustee Calandriello,
Trustee Carroll, and President McLaughlin

Nay: 0

DEPOSITED in my office this 17th day of August, 2015

/s/ John C. Mehalek

John C. Mehalek, Village Clerk

APPROVED this 17th day of August, 2015

/s/ Daniel J. McLaughlin

Daniel J. McLaughlin, Village President

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PUBLISHED this 18th day of August, 2015

/s/ John C. Mehalek

John C. Mehalek, Village Clerk