

# VILLAGE OF ORLAND PARK

14700 Ravinia Avenue  
Orland Park, IL 60462  
[www.orlandpark.org](http://www.orlandpark.org)

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Ordinance No: 4278

File Number: 2007-0482

AN ORDINANCE PROPOSING APPROVAL OF AN AMENDMENT TO THE REDEVELOPMENT PLAN AND PROJECT FOR THE MAIN STREET TRIANGLE REDEVELOPMENT PROJECT AREA AND CONVENING A JOINT REVIEW BOARD AND CALLING A PUBLIC HEARING IN CONNECTION THEREWITH

## VILLAGE OF ORLAND PARK

STATE OF ILLINOIS, COUNTIES OF COOK AND WILL

Published in pamphlet form this 7th day of August, 2007 by authority of the President and Board of Trustees of the Village of Orland Park, Cook and Will Counties, Illinois.

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WHEREAS, on October 7, 2004, pursuant to the Tax Increment Allocation Redevelopment Act, as supplemented and amended (the "Act"), the President and Board of Trustees (the "Corporate Authorities") of the Village of Orland Park, Cook County, Illinois (The "Village") adopted ordinances approving a redevelopment plan (the "Redevelopment Plan") and project (the "Redevelopment Project") and designating a redevelopment project area ("Project Area"). The Village has now determined that it is necessary to expand the Project Area and amend the Redevelopment Plan and Project; and

WHEREAS, in order to amend the boundaries of the Redevelopment Project Area, the Act requires the Village to conduct a public hearing at which any interested person or affected person may file with the Village Clerk written objections to and maybe heard orally with respect to the proposed amendment; and

WHEREAS, the Act further requires that the Village convene a joint review board consisting of a representative selected by each taxing unit that has authority to directly levy taxes on the property within the Redevelopment Project Area as amended, a representative selected by the Village and a public member to consider the subject matter as provided for in the Act; and

WHEREAS, the Act further requires that the time and place of such public hearing and joint review board meeting be fixed by ordinance or resolution adopted by the Corporate Authorities; and

WHEREAS, the Act further requires that prior to adopting such ordinance or resolution fixing the time and place of a public hearing, the Village must make available for the public inspection the redevelopment plan or separate report that provides in reasonable detail the basis for the proposed additional area being added to Redevelopment Project Area qualifying as a "blighted area" under the Act and any proposed amendment to the Redevelopment Plan and Project; and

WHEREAS, the firm of Camiros, Ltd. has conducted an eligibility survey of the proposed Amended Redevelopment Project Area and has prepared its report (the "Report") dated May, 2007, that stated the proposed Amended Redevelopment Project Area, as more full defined in Exhibit A attached hereto, qualifies as a "blighted area" as defined in the Act, which survey and findings have been presented to the Corporate Authorities and are now on file in the official files and records of the Village; and

WHEREAS, the Report has heretofore been on file and available for public inspection in the offices of the Village Clerk as required under the Act; and

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WHEREAS, the Act requires that notice of the public hearing be given by publication and mailing; and

WHEREAS, the Corporate Authorities have heretofore and it hereby is determined that it is advisable to hold a public hearing and convene a joint review board to consider the proposed approval of the Redevelopment Plan and Project.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Orland Park, County of Cook, Illinois, as follows:

Section 1: Amended Redevelopment Plan and Project Proposed. The Village Board will consider the approval of the Amended Redevelopment Plan and Project as hereby proposed.

Section 2: Time and Place of Public Hearing Fixed. A public hearing (the "Hearing") shall be held by the President and Board of Trustees of the Village at 7:00pm on the 1st day of October, 2007 at the Village Hall, Village of Orland Park, Illinois, 14700 S. Ravinia Avenue, for the purpose of hearing from any interested persons regarding the proposed approval of the Amended Redevelopment Plan and Project, designation of the Amended Redevelopment Project Area, and adoption of the tax increment allocation financing therefore.

Section 3: Publication of Notice of Hearing Authorized. Notice of the Hearing, substantially in the Form attached hereto as Exhibit B shall be published at least twice, the first publication to be not more than 30 nor less than 10 days prior to the Hearing, in a newspaper of general circulation within the taxing districts having property in the Redevelopment Project Area.

Section 4: Mailing of Notice of Hearing Authorized. A notice shall be mailed by certified mail not less than 10 days prior to the date set for the Hearing, 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 Redevelopment Project Area. In the event taxes for the last preceding year were not paid, the notice shall also be sent to the persons last listed on the tax rolls within the preceding three years as the owners of such property. Notice shall also be given by certified mail to all taxing districts of which taxable property is included in the Amended Redevelopment Project Area and to the Illinois Department of Commerce and Community Affairs not less than 45 days prior to the Hearing, and such notice shall also include an invitation to each taxing district and the Illinois Department of Commerce and Community Affairs to submit written comments prior to the date of the Hearing to the Village, to the attention of the Village Clerk, 14700 S. Ravinia Avenue, Orland Park, Illinois 60462, concerning the subject matter of the Hearing. Each such mailed notice shall include a copy of the Report, the name of an appropriate person to contact for additional information, and a copy of the proposed Amended Redevelopment Plan and Project.

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Section 5: Public Inspection of the Amended Redevelopment Plan. A draft of the Amended Redevelopment Plan was placed on file at the offices of the Village on the 24th day of May, 2007, a date being not less than 10 days prior to the adoption of this Ordinance.

Section 6: Joint Review Board Convened. A joint review board as set forth in the Act shall be convened and the board shall meet to review such documents and issue such report as set forth in the Act. The first meeting of said joint review board shall be held at 10:00a.m. on the 28th day of August, 2007 at 14700 S. Ravinia Avenue, Orland Park, Illinois.

Section 7: Superseder; Effective Date. All ordinances, resolutions, motions or orders in conflict with the provisions of this Ordinance are, to the extent of such conflict, hereby repealed. This Ordinance shall become effective upon its adoption.

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PASSED this 6th day of August, 2007

*/s/ David P. Maher*

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**David P. Maher, Village Clerk**

**Aye:** 6 Trustee Murphy, Trustee Fenton, Trustee O'Halloran, Trustee Dodge, Trustee Gira, and President McLaughlin

**Nay:** 0

**Abstain:** 1 Trustee Schussler

DEPOSITED in my office this 6th day of August, 2007

*/s/ David P. Maher*

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**David P. Maher, Village Clerk**

APPROVED this 6th day of August, 2007

*/s/ Daniel J. McLaughlin*

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**Daniel J. McLaughlin, Village President**

PUBLISHED this 7th day of August, 2007

*/s/ David P. Maher*

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**David P. Maher, Village Clerk**