

VILLAGE OF ORLAND PARK

RESOLUTION NO. _____

**A RESOLUTION APPROVING A COOK COUNTY CLASS 7B PROPERTY
TAX RATE DESIGNATION FOR PROPERTY
COMMONLY KNOWN AS _____, ORLAND PARK, ILLINOIS**

Preamble

WHEREAS, a Cook County Class 7B Eligibility Application concerning the property commonly known as 9600 159th Street (PINS: 27-21-201-002-0000 and 27-21-201-003-0000, approximately 39.6 acres) (the “Subject Property”), has been or will be filed with the Office of the Cook County Assessor by Amazon Retail LLC, the owner of the Subject Property (“Owner”); and

WHEREAS, the Subject Property consists of property legally described on attached and incorporated Exhibit A; and

WHEREAS, the Owner desires to construct and operate a retail store (“Store”) facility on the Subject Property, which is currently vacant and has received Village approval to construct and operate the Store at the Subject Property pursuant to a Special Use approved by the Village Board on January 19, 2026; and

WHEREAS, if a Cook County Class 7B Eligibility Designation is approved by a local municipality, the Subject Property will be assessed at 10% of market value for a 10-year period (15% in the 11th year, 20% in the 12th year); and

WHEREAS, the Owner requests that the Village specify and consent to the Class 7B Eligibility Designation to assist with and encourage the redevelopment of the Subject Property as a Retail Store; and

WHEREAS, the Village President and Board of Trustees find and determine that the five eligibility factors which must be present to demonstrate that the Subject

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Property is not currently amenable to but in need of commercial development are satisfied in accordance with the Class 7 Real Estate Tax Incentive of Cook County Real Estate Assessment Classification Ordinance.

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

SECTION 1: The Preamble set forth above is incorporated by reference and made a part of Section 1 of this Ordinance.

SECTION 2: The President and Board of Trustees support and consent to the Class 7B Eligibility Designation for the Subject Property, provided that for any such designation to become and remain effective, the following conditions must have been and must continue to be met:

A. The Owner shall complete all the improvements set forth in the Special Use and forthcoming Redevelopment Agreement Between Amazon Retail and the Village of Orland Park, Illinois, in regard to the Subject Property; and

B. The Owner (or any subsequent owner or leaseholder) of the Subject Property shall continue to operate the retail store on the Subject Property as proposed in the Special Use; and

C. The Owner (or any subsequent owner or leaseholder) shall use and maintain the Subject Property and all buildings, structures and other improvements constructed under the terms of this Special Use (or otherwise constructed) in compliance with all applicable ordinances, provisions and regulations set forth in the

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Orland Park Village Code as well as all applicable federal, county and state law and regulations.

SECTION 3: The President and Board of Trustees find that the five eligibility factors needed to demonstrate the Subject Property needs commercial development have been satisfied.

SECTION 4: The President and Board of Trustees find the Class 7B Eligibility Designation for the Subject Property to be necessary for construction and operation of the retail store at the Subject Property.

SECTION 5: The President and Board of Trustees find the redevelopment of the Subject Property, with the proposed retail store, to be consistent with the overall plan for rehabilitation of the area surrounding the Subject Property.

ADOPTED this ____ day of _____, 2026, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this ____ day of _____, 2026.

James Dodge, Village President

ATTEST:

Mary Ryan Norwell, Village Clerk

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EXHIBIT A

Legal Description of the Subject Property

PARCEL 1: THE NORTHEAST $\frac{1}{4}$ OF THE NORTH EAST $\frac{1}{4}$ OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM A TRACT OF LAND BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION AS MARKED BY CROSS IN A FOUR INCH SQUARE IRON PLATE, THENCE WEST ALONG THE NORTH LINE OF SAID SECTION, 208.71 FEET, THENCE SOUTH 208.72 FEET, THENCE EAST 208.71 FEET TO THE EAST OF SAID SECTION; THEN NORTH 208.71 FEET TO THE EAST LINE OF SAID SECTION; THENCE NORTH 208.71 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PART THERE OF DEDICATED FOR 159TH STREET PER DOCUMENT NO. 10909317 RECORDED MAY 26, 1931 AND THE PART DEDICATED FOR LAGRANGE ROAD PER DOCUMENT NUMBER 1015684 RECORDED SEPTEMBER 24, 1928,

ALSO EXCEPTING ANY PARTS TAKEN IN CASE NO. 06L050813, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION AS MARKED BY CROSS IN A FOUR INCH SQUARE IRON PLATE, THENCE WEST ALONG THE NORTH LINE OF SAID SECTION, 208.71 FEET, THENCE SOUTH 208.72 FEET, THENCE EAST 208.71 FEET TO THE EAST OF SAID SECTION; THEN NORTH 208.71 FEET TO THE EAST LINE OF SAID SECTION; THENCE NORTH 208.71 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART TAKEN FOR ROAD BY CASE NO. 06L050813.

PIN: 27-21-201-002-0000; 27-21-201-003-0000

COMMONLY KNOWN AS: 15901 92nd Avenue & 9600 159th Street in Orland Park, Illinois.