

A RESOLUTION DETERMINING THE APPROPRIATENESS FOR CLASS 8 STATUS PURSUANT TO THE COOK COUNTY REAL PROPERTY CLASSIFICATION ORDINANCE, AS FROM TIME TO TIME AMENDED, SPECIFICALLY FOR THE SPECIAL ASSESSMENT OF "OCCUPATION OF ABANDONED PROPERTY-WITH SPECIAL CIRCUMSTANCES" FOR CERTAIN REAL ESTATE BEING REOCCUPIED AND RENOVATED BY MEIJER STORES, LTD. AND LOCATED AT 15701 71ST COURT, IN BREMEM TOWNSHIP, ORLAND PARK/COOK COUNTY, ILLINOIS, PIN NUMBER 28-18-310-015-0000.

..Body

WHEREAS, the Village of Orland Park desires to promote the redevelopment, substantial rehabilitation and expansion of commercial industry in the Village of Orland Park; and

WHEREAS, the Cook County Assessor is operating under an ordinance enacted by the Cook County Board of Commissioners, and amended from time to time, which has instituted a program to encourage industrial and commercial attraction, retention, rehabilitation, and expansion in Cook County known as the Cook County Real Property Classification Ordinance; and

WHEREAS, Meijer Stores, Ltd, a commercial business has applied for or is applying for Class 8 property status pursuant to said aforementioned ordinance, specifically as the ordinance covers "occupation of abandoned property-special circumstances," for certain real estate located at 15701 71st Court, Bremen Township, Orland Park/Cook County, PIN No. 28-18-310-015-0000, and legally described hereto; and

WHEREAS, Meijer Stores, Ltd's, reoccupation and renovation will result in the reuse of a vacant "big box" store of approximately 115,000 square feet, and

WHEREAS, Meijer Stores, Ltd, anticipates to infuse an investment of approximately \$9 million into the reoccupation and renovation of the property, and

WHEREAS, Meijer Stores, Ltd. expects to create approximately 150 additional permanent full and part-time jobs and approximately 130 construction jobs, and

WHEREAS, the subject property has been vacant since December 28, 2008 and will be reoccupied by Meijer Stores, Ltd. with a focus on revitalizing Bremen Township, one of five townships targeted by the South Suburban Tax Reactivation Pilot Program, and

WHEREAS, the granting of Class 8 tax incentive for the subject property is necessary for the execution of the intended project, and

WHEREAS, Meijer Stores, Ltd. has requested approval from the Village of Orland Park and Cook County for waiver of the 24 month abandonment period, and

WHEREAS, notwithstanding the Class 8 status of the subject property, the improvements to, and utilization thereof, will generate significant new revenue to the Village of Orland Park and Cook County, and

WHEREAS, Meijer Stores Ltd. has proven the need for the granting of the Class 8 tax incentive to this Board, and that such incentive provided for in said ordinance is necessary for redevelopment to occur on this specific real estate, and that Meijer Stores, Ltd. intends to make a substantial reinvestment in said property to increase value and without this reinvestment the area would continue to decline and remain vacant and blighted.

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

1. That the request of Meijer Stores, Ltd. to have certain real estate located at 15701 71st Court, Bremen Township, Orland Park/Cook County, Illinois, legally described below, and with PIN NO. 28-18-310-015-0000, declared eligible for Class 8 status pursuant to the Cook County Real Property Classification Ordinance, as amended from time to time, is hereby granted in that this Board and municipality recognizes the property, as stated herein, is in need of "occupation - with special circumstances," and the incentive benefits provided for in said ordinance are necessary for redevelopment of this real estate to occur, and Meijer Stores, Ltd.'s substantial reinvestment in this real estate will increase its value, the value of surrounding properties and create new employment opportunities.
2. The commercial reuse of the property identified below is necessary and beneficial to the local economy of the Village of Orland Park, Cook County, Illinois, and the Village Board hereby supports and consents to the Class 8 status for the said property.
3. The waiver of the 24 month abandonment duration is hereby supported and approved by the Village Board.
4. The above findings of necessity and benefit to the local economy and support and consent for Class 8 designation shall relate to the property tax parcel No. 27-20-403-014-0000 legally described as:

LOTS 105 AND 106 (EXCEPTING THAT PART OF LOT 106, DEDICATED FOR 158TH STREET BY PLAT OF DEDICATION RECORDED JANUARY 28, 19B2 AS DOCUMENT 26117900) AND (EXCEPT THAT PART TAKEN IN CASES 93L051020 AND 93L051021) IN CATALINA'S COMMERCIAL AND INDUSTRIAL SUBDIVISION OF LOTS 3 AND 6 IN SILVER LAKE GARDENS UNIT NUMBER 7 A SUBDIVISION OF THE WEST 1/2 OF THE SOUTH WEST 1/4 (EXCEPT THE WEST 270 FEET OF THE SOUTH 260 FEET THEREOF) AND THE SOUTH 24 ACRES OF THE WEST 1/2 OF THE NORTHWEST QUARTER (EXCEPT THAT PART DEDICATED FOR ROAD RIGHT OF WAY) ALL IN SECTION 18, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED MARCH 22, 1976 AS DOCUMENT 2342377B AND EXCEPT FROM LOT 105 THAT PART CONVEYED IN DOCUMENT 93531376 IN COOK COUNTY, ILLINOIS.

And identified by the following common addresses:

Business

Address

Meijer Stores, Ltd (formerly Value City)

15701 71st Court, Orland Park, Illinois

5. That the Mayor and Clerk and other appropriate Village of Orland Park officials are hereby authorized to sign any necessary documents to implement this resolution.

6. This Resolution shall be in full force and effect from and after its adoption.

7. The Village Clerk shall forthwith transmit a certified copy of this Resolution to the Office of the Assessor of Cook County, Illinois, and to the business owners at the common address herein listed, and to such other parties in interest as required by law.