

Village of Orland Park

A RESOLUTION DETERMINING THE APPROPRIATENESS OF CLASS C STATUS PURSUANT TO THE COOK COUNTY REAL PROPERTY CLASSIFICATION ORDINANCE, AS FROM TIME TO TIME AMENDED, FOR CERTAIN REAL ESTATE LOCATED AT 14360 W. LAGRANGE ROAD, IN ORLAND PARK/COOK COUNTY, ILLINOIS.

WHEREAS, the Cook County Board of Commissioners has enacted the Cook County Real Property Assessment Classification Ordinances, as amended from time to time (the Classification Ordinance), which provides for, among other things, real estate tax incentives to property owners who build, rehabilitate, enhance and occupy property which is located within Cook County and which is used primarily for industrial and commercial purposes; and

WHEREAS, the Village of Orland Park, consistent with the Classification Ordinance, wishes to induce industry and commerce to locate, expand and remain in the Village by supporting financial incentives in the form of property tax relief, and

WHEREAS, the MSOP Building LLC, (the “Applicant”), is the owner of certain real estate located generally at 14360 W. LaGrange Road, Orland Park, Illinois 60462, with permanent real estate index numbers – 27-09-215-007-000 & 27-09-215-029-000 as described on Exhibit A hereto; and

WHEREAS, the Subject Property has undergone environmental testing and was found to contain certain adverse environmental conditions (the “Contamination”); and

WHEREAS, neither the Applicant nor the Applicant’s individual owners are directly or indirectly responsible for creating the Contamination; and

WHEREAS, the Applicant has undertaken environmental remediation at the Subject Property and received a No Further Remediation Letter from the Illinois Environmental Protection Agency, dated September 29, 2011 (the “NFR Letter”); and

WHEREAS, the Subject Property has been vacant and unused for more than 24 continuous months; and

WHEREAS, the Applicant intends to redevelop the property with an approximately 10,000 square foot multi-tenant building to be used for commercial purposes in accordance with the eligibility requirements for Class C classification pursuant to the Classification Ordinance; and

WHEREAS, the Applicant intends to file for an application for the Class C classification with the Assessor pursuant to the Classification Ordinance; and

WHEREAS, it is the responsibility of the Assessor to determine that an application for a Class C Classification is eligible pursuant to the Classification Ordinance; and

WHEREAS, the Classification Ordinance requires that, in connection with the filing of a Class C application with the Assessor, an applicant must obtain from the municipality in which such real estate is located an ordinance or resolution expressly stating the municipality has determined the classification incentive is necessary for the development of the property to occur and that the municipality supports and consents to the Class C classification;

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

1. The above recitals are hereby expressly incorporated as if fully set forth herein.
2. The Village of Orland Park hereby determines that the incentive provided by the Class C classification is necessary for the Development to occur on the Subject Property.
3. The Village hereby expressly supports and consents to the Class C classification with respect to the Subject Property.
4. The Village President, Clerk and other appropriate Village of Orland Park officials are hereby authorized to sign any necessary documents to implement this resolution.
5. The Village Clerk of the Village of Orland Park is authorized and hereby directed to and shall send a certified copy of this Resolution to the Assessor, and a certified copy of this Resolution may be included with the Class C application to be filed with the Assessor by the Applicant, as applicant, in accordance with the Cook County Classification Ordinance.
6. This resolution shall be in full force and affect from and after its adoption.

DATED this 5th day of December, 2011.

Signed: _____

Daniel J. McLaughlin, Mayor
Village of Orland Park