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AN ORDINANCE ESTABLISHING VILLAGE OF ORLAND PARK SPECIAL SERVICE AREA NUMBER 13

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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: AUTHORITY.

Special Service Area Number 13 is established pursuant to the provisions of Article VII, Section 7 of the Constitution of the State of Illinois, and pursuant to the provisions of the Special Service Area Tax Law, 35 ILCS 200/27-5 *et seq.*

SECTION 2: FINDINGS.

The Village Board finds:

A. The question of the establishment of the area hereinafter described as a special service area was considered by the President and Board of Trustees (hereinafter the "Village Board") of the Village of Orland Park (hereinafter the "Village") pursuant to an Ordinance entitled: "An Ordinance Proposing the Establishment of Special Service Area Number 13 in the Village of Orland Park and providing for a Public Hearing and Other Procedures in Connection Therewith," adopted December 1, 2025, and was considered pursuant to a hearing held on January 5, 2026, by the Village Board pursuant to a Newspaper Notice duly published in *Daily Southtown*, a newspaper of general circulation in the Village, at least fifteen (15) days prior to the hearing. As a Waiver of Right to File an Objection Petition Opposing the Creation of Orland Park Special Service Area Number 13 has been received by the Village from the person or persons in whose name(s) the general taxes for the last preceding year were paid on the property described below, no Personal Notice to such person(s) was required or mailed. A Certificate of Publication of said Newspaper Notice is attached to this Ordinance as EXHIBIT 1 and made part hereof. Said Newspaper Notice conformed in all respects to the requirements of Section 27-25 of the Special Service Area Tax Law (35 ILCS 200/27-25).

B. That a public hearing on the question set forth in the Newspaper Notice was held on January 5, 2026. All interested persons were given an opportunity to be heard on the question of the creation of the special service area, and the levy of an annual tax to pay for the proposed Special Services (as defined in Section 4 below), as set forth in the Newspaper Notice. The public hearing was opened on January 5, 2026, and there was final adjournment thereof on January 5, 2026, as part of the regular Orland Park Village Board meeting on said date.

C. A Waiver of Right to File an Objection Petition Opposing the Creation of Orland Park Special Service Area Number 13 has been received by the Village from the person or persons in whose name(s) the general taxes for the last preceding year were paid on the territory described below.

D. That after considering the data, as presented at the public hearing, the Village Board finds that it is in the public interest and in the interest of the Village of Orland Park Special Service Area Number 13 that said special service area, as hereinafter described, be established.

E. Said area is compact and contiguous and exists as a Special Use Planned Development area within the Village under the R-3 Residential Zoning District classification.

F. It is in the best interest of said special service area that the furnishing of the municipal services proposed be considered for the common interests of said area.

G. Said area is zoned under the “R-3 Residential District” zoning classification and will benefit especially from municipal services proposed to be provided. The proposed municipal services are unique and in addition to the municipal services provided to the Village as a whole.

SECTION 3: VILLAGE OF ORLAND PARK SPECIAL SERVICE AREA NUMBER 13 ESTABLISHED.

A special service area to be known and designated as “Village of Orland Park Special Service Area Number 13” (hereinafter “Special Service Area Number 13”) is hereby established and shall consist of the following-described territory:

PARCEL 1: LOT 4 IN COSTCO-ORLAND PARK, ILLINOIS, A SUBDIVISION OF THAT PART OF THE NORTHWEST ¼ AND PART OF THE NORTHEAST ¼ AND PART OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 26, 2005 AS DOCUMENT 0529903097, AND THE CERTIFICATE OF CORRECTION RELATING THERETO RECORDED DECEMBER 13, 2005 AS DOCUMENT 0534718010, IN COOK COUNTY, ILLINOIS.

PARCEL 2: A NON-EXCLUSIVE, IRREVOCABLE AND PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1, AS PROVIDED BY THE COVENANT AND GRANT OF STORMWATER DRAINAGE EASEMENT AGREEMENT DATED OCTOBER 25, 2005 BETWEEN COSTCO WHOLESALE CORPORATION AND THE CATHOLIC BISHOP OF CHICAGO TO CONNECT TO AND TO USE THE STORMWATER MANAGEMENT FACILITIES FOR THE FLOW OF STORMWATER FROM LOT 2 AND PART OF LOT 4.

PIN: 27-21-200-010-0000 and 27-21-400-004-0000

Street Location: 16100 Ravinia Avenue, Orland Park, Illinois

(hereinafter the “Subject Property”).

An accurate map of the Subject Property is attached hereto as EXHIBIT 2 and made part hereof.

SECTION 4: PURPOSE OF THE AREA.

Special Service Area Number 13 is established to provide special municipal services to the Subject Property in addition to services provided to the Village generally. The special services to be provided by the Village shall consist of the following activities/items within Special Service Area Number 13: maintaining, repairing and/or replacing storm water detention and related storm water management facilities, in the event the owners of the Subject Property fail to maintain, repair, and/or replace said detention pond and related storm water management facilities as required by:

(i) The Final Plat of Subdivision for Estates at Ravinia Meadow, recorded with the Cook County Clerk Recordings Division on November 7, 2025, as document number 2531111056;

(hereinafter the “Special Services”), within said Special Service Area Number 13.

SECTION 5: TAX LEVIES/RATES.

The Village shall levy a direct annual tax at a rate not to exceed \$1.00 per \$100.00 of equalized assessed value of the property in Special Service Area Number 13, for each year during which the Village of Orland Park is required to expend funds relative to said Special Services, so long as the detention pond and related stormwater management facilities, as referenced above, exist. As taxes will not be levied until such time, if any, as the Village actually expends funds for said Special Services, it is currently unknown as to the actual amount of the taxes that will be levied for the initial year, if any, for which taxes will be levied within Special Service Area Number 13; however, any such initial tax levy shall not exceed the maximum tax rate as set forth above. Said tax is to be levied upon all taxable property within Special Service Area Number 13.

The aforementioned tax, if any, is to be levied upon all taxable property within Special Service Area Number 13 and shall be in addition to all other taxes provided by law.

SECTION 6: EFFECTIVE DATE.

This Ordinance shall be in full force and effect from and after its adoption, and publication in pamphlet form as required by law. The Village Clerk is hereby directed and ordered to file a certified copy of this Ordinance with the Cook County Clerk and record a certified copy of this Ordinance with the Recording Division of the Cook County Clerk’s Office, within sixty (60) days of the effective date hereof.

EXHIBIT 1

Certificate of Publication
of Newspaper Notice

(attached)

EXHIBIT 2

Accurate Map of the Subject Property

(attached)