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**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**

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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 TO ESTABLISH SPECIAL SERVICE AREAS.**

Special Service Areas within home rule municipalities are established pursuant to Article VII, Section 6 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. It is in the public interest that the creation of the area hereinafter described as a special service area, for the purposes set forth herein, be considered.

B. That the area hereinafter described is compact and contiguous, and constitutes a Special Use/Planned Development area under the R-3 Residential Zoning District zoning classification in the Village of Orland Park (hereinafter the “Village”).

C. That the area hereinafter described will benefit specifically from the municipal services to be provided, and that the proposed municipal services are unique and in addition to municipal services provided to the Village as a whole, and it is, therefore, in the best interests of the Village that the expenditure of funds by the Village, and the levy of special taxes against said area, for the services to be provided, be considered.

D. That the special services to be provided by the Village shall consist of the maintenance, repair and/or replacement of the privately owned storm water detention and management facilities, retaining walls, multi-use paths, fences and monument sign, located in the area described in Section 4 below, in the event that the Homeowners Association or the owners of the area described in Section 4 below, fail to maintain, repair and/or replace said storm water detention and related storm water management facilities, retaining walls, multi-use paths, fences and monument sign.

(i) The Village “ORDINANCE GRANTING AN AMENDMENT TO A SPECIAL USE PLANNED DEVELOPMENT PERMIT WITH MODIFICATIONS (ESTATES AT RAVINIA MEADOWS BY PULTE—16100 RAVINIA AVENUE)”, Ordinance No. 6041, was adopted by the Village President and Board of Trustees on October 6, 2025; and

(ii) The Final Plat of Subdivision for Estates at Ravinia Meadow was recorded with the Cook County Recorder of Deeds on November 7, 2025, as document number 2531111056;

(hereinafter the “Special Services”).

### **SECTION 3: PUBLIC HEARING - TAX RATES.**

A. That a public hearing shall be held on the 19th day of January, 2025, at 7:00 p.m., in the Orland Park Village Hall, Board Room, 14700 South Ravinia Avenue, Orland Park, Illinois, to consider the creation of Special Service Area Number 13 of the Village in the area described in the notice of public hearing set forth in Section 4 hereof (hereinafter the “Public Hearing”).

B. At said Public Hearing, the levy of 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 is required to expend funds relative to said Special Services, so long as the storm water detention and related storm water management facilities, retaining walls, multi-use paths, fences and monument sign, as referenced above, exist, will be considered.

C. 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 in B. above.

D. The aforementioned taxes shall be in addition to all other taxes provided by law and shall be levied pursuant to the provisions of the Property Tax Code (35 ILCS 200/1-1 *et seq.*), as amended.

### **SECTION 4: NOTICE OF PUBLIC HEARING.**

Notice of the Public Hearing shall be published at least once not less than fifteen (15) days prior to the Public Hearing in one (1) or more newspapers of general circulation in the Village, and notice by mailing shall be given by depositing said notice in the U.S. mail 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 proposed Special Service Area Number 13, with said notice by mailing being mailed not less than ten (10) days prior to the time set for the Public Hearing (hereinafter collectively the “Notice”). In the event taxes for the last preceding year were not paid, the Notice shall be sent to the person last listed on the tax rolls prior to that year as the owner of said property. The Notice shall be in substantially the following form:

“NOTICE OF PUBLIC HEARING  
VILLAGE OF ORLAND PARK  
SPECIAL SERVICE AREA NUMBER 13

NOTICE IS HEREBY GIVEN that on January 19, 2026, at 7:00 p.m. in the Orland Park Village Hall, Board Room, 14700 South Ravinia Avenue, Orland Park, Illinois, a public hearing will be held by the President and Board of Trustees of the Village of Orland Park to consider forming a special service area consisting of the following described property:

## **LEGAL DESCRIPTION:**

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

All interested persons affected by the formation of Orland Park Special Service Area Number 13 will be given an opportunity to be heard regarding the formation of and the boundaries of Special Service Area Number 13 and may object to the formation of Special Service Area Number 13 and the levy of taxes affecting said Special Service Area Number 13.

The purpose of the formation of Orland Park Special Service Area Number 13 is to fund the Village of Orland Park's cost of maintaining, repairing and/or replacing the storm water detention and related storm water management facilities, retaining walls, multi-use paths, fences and monument sign, located in the above-described property, in the event that the Homeowners' Association or the owners of the above-described property fail to above-described facilities as required by:

(i) The Village "ORDINANCE GRANTING AN AMENDMENT TO A SPECIAL USE PLANNED DEVELOPMENT PERMIT WITH MODIFICATIONS (ESTATES AT RAVINIA MEADOWS BY PULTE—16100 RAVINIA AVENUE)", Ordinance No. 6041, was adopted by the Village President and Board of Trustees on October 6, 2025; and

(ii) The Final Plat of Subdivision for Estates at Ravinia Meadow recorded with the Cook County Recorder of Deeds on November 7, 2025, as document number 2531111056;

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

A tax levy at a rate not to exceed \$1.00 per \$100.00 of equalized assessed valuation of 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 storm water detention and related

storm water management facilities as referenced above, exist, will be considered at the public hearing. 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 the proposed Special Service Area Number 13.

At the public hearing, all persons affected by the formation of said Special Service Area Number 13, including all persons owning taxable real estate therein, will be given an opportunity to be heard. The public hearing may be adjourned by the President and Board of Trustees to another date without further notice, other than a motion, to be entered upon the minutes of its meeting, fixing the time and place of its adjournment and/or as otherwise required by law.

If a petition signed by at least fifty-one percent (51%) of the electors residing within Special Service Area Number 13 and by at least fifty-one percent (51%) of the owners of record of the land included within the boundaries of Special Service Area Number 13 is filed with the Village Clerk, within sixty (60) days following the final adjournment of the public hearing, objecting to the creation of Special Service Area Number 13, the enlargement thereof, the levy or imposition of a tax for the provision of the Special Services to the area, or to a proposed increase in the tax rate, said Special Service Area Number 13 may not be created or enlarged, and no tax may be levied or imposed nor the rate increased.

DATED \_\_\_\_\_, 2025.

Mary Ryan Norwell  
Village Clerk  
Village of Orland Park”

## **SECTION 5:**

This Ordinance shall be in full force and effect from and after its passage as provided by law.