

VILLAGE OF ORLAND PARK

RESOLUTION NO. _____

A RESOLUTION DECLARING THE VILLAGE OF ORLAND PARK'S OFFICIAL INTENT TO REIMBURSE EXPENDITURES (ORLAND PARK RAVINIA TAX INCREMENT FINANCING DISTRICT)

WHEREAS, the Village of Orland Park (the "Village") is authorized, under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.* (the "TIF Act"), to finance "redevelopment project costs," as defined in Section 3(q) of the TIF Act, 65 ILCS 5/11-74.4-3(q) (the "TIF Project Costs"), in connection with redevelopment project areas established in accordance with the requirements set forth in the TIF Act; and

WHEREAS, on January 19, 2026, the Village President and Board of Trustees of the Village adopted an Ordinance Granting a Special Use for a Planned Development with a Modification, a Special Use for a Commercial Retail Establishment with a Floor Area Greater than 50,000 Square Feet, and a Special Use for Development Within 50 Feet of a Nontidal Wetland (Amazon Retail Planned Development – 9600 159th Street); and

WHEREAS, the Village President and Board of Trustees of the Village intend to move forward with a feasibility study under the TIF Act (the "Feasibility Study"), to determine if the area set forth on attached and incorporated Exhibit A (the "Study Area"), may be designated as a redevelopment project area under the TIF Act; and

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WHEREAS, the Developer will be expending funds for TIF Project Costs which, if the Study Area is established as a TIF district pursuant to the TIF Act, such Project costs may be reimbursable from TIF incremental revenues generated from properties within the Study Area (“TIF Expenditures”); and

WHEREAS, if certain conditions are met, the Village reasonably expects to reimburse the Developer for TIF Expenditures from TIF incremental revenues generated by properties within the Study Area (“TIF Revenues”) and / or from the proceeds of debt obligations to be issued by the Village (“Debt Obligations”) in relation to these TIF Expenditures, should a TIF district be established in the Study Area; and

WHEREAS, the Developer has requested that the Village pay for certain of the Developer’s TIF Expenditures required to implement the Project from TIF Revenues if the Village creates a TIF district within the Study Area; and

WHEREAS, if a TIF district is created within the Study Area, the Village and the Developer desire to negotiate a master development agreement that includes such terms as are necessary for the completion of the Project by the Developer (“Master Development Agreement”); and

WHEREAS, if the Master Development Agreement is approved by the Village, the Village expects to pay or reimburse the Developer for a portion of the Project costs which are TIF Expenditures from TIF Revenues; and

WHEREAS, the Developer reasonably expects that it: (i) will pay or incur TIF Expenditures in connection with the Project prior to formal approval and execution of the

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Master Development Agreement; (ii) will use funds from sources other than TIF Revenues which are or will be available on a short-term basis to pay for such TIF Expenditures prior to the approval of a Master Development Agreement; and (iii) desires reimbursement for the use of some of its capital expenses related to the Project; and

WHEREAS, the purpose of this Resolution is to induce the Developer to pay or incur certain TIF Expenditures in connection with the Project prior to creation of a TIF district within the Study Area and prior to formal approval and execution of the Master Development Agreement, thereby advancing the purposes of the TIF Act; and

WHEREAS, the Village may issue Debt Obligations relative to the TIF Expenditures and use the proceeds to pay the costs of the TIF Expenditures;

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

SECTION 1

The recitals set forth above are incorporated into and made a part of this Resolution.

SECTION 2

The Village declares its intention to negotiate and enter into the Master Development Agreement with the Developer which may provide for, inter alia, reimbursement from TIF Revenues of certain TIF Expenditures, paid or incurred by the Developer. The Village acknowledges that, to keep the Project moving forward on an acceptable schedule, it will be necessary for the Developer to incur some eligible

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redevelopment project costs prior to negotiation, approval and execution of the Master Development Agreement.

SECTION 3

Neither the Developer nor any other party is entitled to rely on this Resolution as a commitment by the Village to enter into the Master Development Agreement, and the Village reserves the right, in its sole and absolute discretion, to not enter into the Master Development Agreement. In such event the Village shall not be subject to any liability or damages of any nature. Neither the Developer nor anyone claiming by or through the Developer shall have any claim against the Village because of any decision by the Village not to enter into the Master Development Agreement.

SECTION 4

Subject to the conditions in this Resolution, the Village reasonably expects to reimburse the Developer under the terms of the Master Development Agreement from the TIF Revenue and/or the proceeds of Debt Obligations issued by or on behalf of the Village for costs of the TIF Expenditures paid prior to the receipt of TIF Revenues or the issuance of the Debt Obligations.

SECTION 5

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

SECTION 6

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If any section, paragraph, clause or provision of this Resolution shall be held invalid, such invalidity shall not affect any of the other provisions of this Resolution.

SECTION 7

All resolutions or parts of resolutions in conflict with this Resolution are, to the extent of such conflict, hereby repealed.

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

EXHIBIT A

Depiction of the Boundaries
of the Study Area

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(attached)

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.