

K T J

KLEIN, THORPE & JENKINS, LTD.
Attorneys at Law

20 N. Wacker Drive, Ste 1660
Chicago, Illinois 60606-2903
T 312 984 6400 F 312 984 6444

15010 S. Ravinia Avenue, Ste 10
Orland Park, Illinois 60462-5353
T 708 349 3888 F 708 349 1506

DD 708 349-3888
ekfriker@ktjlaw.com

www.ktjlaw.com

May 8, 2017

Hand Delivered

Nancy Melinauskas
Clerk's Office
Village of Orland Park
14700 S. Ravinia Avenue
Orland Park, Illinois 60462

2016-0875
Ord 5166
passed: 2/20/17

Re: ORDINANCE NO. 5166
"AN ORDINANCE ESTABLISHING VILLAGE OF
ORLAND PARK SPECIAL SERVICE AREA NUMBER 6"

Dear Nancy:

Enclosed herewith is Village Ordinance No. 5166 which was recorded with the Cook County Recorder of Deeds on March 23, 2017, as Document No. 1708229118.

This document should be retained with the official records of the Village of Orland Park. If you should have any questions, please do not hesitate to contact me.

Very truly yours,

KLEIN, THORPE AND JENKINS, LTD.



E. Kenneth Friker

Enclosure

VILLAGE OF ORLAND PARK

14700 Ravinia Avenue
Orland Park, IL 60462
www.orlandpark.org

Ordinance No: 5166

File Number: 2016-0875

**AN ORDINANCE ESTABLISHING VILLAGE OF ORLAND PARK SPECIAL SERVICE AREA
NUMBER 6**

VILLAGE OF ORLAND PARK STATE OF ILLINOIS, COUNTIES OF COOK AND WILL

Published in pamphlet form this 21st day of February, 2017 by authority of the President and Board of Trustees of the Village of Orland Park, Cook and Will Counties, Illinois.

VILLAGE OF ORLAND PARK

Ordinance No: 5166

AN ORDINANCE ESTABLISHING VILLAGE OF ORLAND PARK SPECIAL SERVICE AREA NUMBER 6

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 6 is established pursuant to the provisions of 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. 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 6 in the Village of Orland Park and providing for a Public Hearing and Other Procedures in Connection Therewith," adopted October 17, 2016, and was considered pursuant to a hearing held on December 19, 2016, by the Village Board pursuant to a Newspaper Notice duly published in The Orland Park Prairie, a newspaper published in the Village, at least fifteen (15) days prior to the hearing, and pursuant to Personal Notice by 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 special service area. Said Personal Notice by mail was given by depositing said Personal Notice in the United States mails not less than ten (10) days prior to the time set for the public hearing. In the event taxes for the last preceding year were not paid, the said Personal Notice was sent to the person last listed on the tax rolls prior to that year as the owner of said property. A Certificate of Publication of said Newspaper Notice and an Affidavit of Mailing of said Personal Notice are attached to this Ordinance as Exhibit 1 and Exhibit 2, respectively, and made part hereof. Said Newspaper Notice and Personal Notice conformed in all respects to the requirements of Section 27-25 of the Special Service Area Tax Law (35 ILCS 200/27-25).

VILLAGE OF ORLAND PARK

Ordinance No: 5166

B. That a public hearing on the question set forth in the Newspaper Notice and Personal Notice was held on December 19, 2016. 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 and Personal Notice. The public hearing was opened on December 19, 2016, and there was final adjournment thereof on December 19, 2016, as part of the regular Orland Park Village Board meeting on said date.

C. That more than sixty (60) days have passed since the public hearing, and no objections to the establishment of Special Service Area Number 6 have been filed with the Village.

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 6 that said special service area, as hereinafter described, be established.

E. Said area is compact and contiguous and exists as Special Use/P.U.D. area within the Village.

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 General Business District (BIZ) zoning classification and will benefit specially from municipal services proposed to be provided. The proposed municipal service 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 6 ESTABLISHED.

A special service area to be known and designated as "Village of Orland Park Special Service Area Number 6" (hereinafter "Special Service Area Number 6") is hereby established and shall consist of the following-described territory:

THE SOUTH 665.0 FEET OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTIES:

(1) THE EAST 952.00 FEET THEREOF; (2) THE EAST 300.00 FEET OF THE WEST 660.00 FEET OF THE SOUTH 465.00 FEET THEREOF; (3) EAST 10.00 FEET OF THE WEST 360.00 FEET OF THE SOUTH 562.06 FEET OF THE SOUTH 665.00 FEET THEREOF; (4) THE WEST 350.00 FEET OF THE SOUTH 665.00 FEET THEREOF; (5) THAT PART FALLING WITHIN GOODWILL INDUSTRIES SUBDIVISION RECORDED AS DOCUMENT 0020244618; (6) THE

VILLAGE OF ORLAND PARK

Ordinance No: 5166

NORTH 415 FEET OF THE SOUTH 665 FEET OF THE WEST 160 FEET OF THE EAST 1112 FEET THEREOF; (7) THE SOUTH 250 FEET OF THE WEST 198 FEET OF THE EAST 1150 FEET THEREOF; (8) THE WEST 150 FEET OF THE EAST 1300 FEET OF THE SOUTH 250 FEET THEREOF; (9) THAT PART TAKEN FOR PUBLIC ROAD PURPOSES BY CASE 93150932, FINAL JUDGEMENT ORDER RECORDED AS DOCUMENT 98369233; IN COOK COUNTY, ILLINOIS.

PIN: 27-13-402-027

Street Location: 7420 W. 159th Street, Orland Park, Illinois.

(hereinafter the "Subject Property").

An accurate map of the Subject Property is attached hereto as Exhibit 3, and made part hereof.

SECTION 4

PURPOSE OF THE AREA.

Special Service Area Number 6 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 6: maintenance, repair, reconstruction and/or replacement of the stormwater detention ponds located on Outlot A and all appurtenant pipes and lines for stormwater drainage and all infrastructure and easements associated therewith ("Drainage Facilities"), in the area described in Section 3, in the event that the owner of Outlot A, in the area described in Section 3, fails to maintain, repair, reconstruct and/or replace said Drainage Facilities as required by:

(i) The "DEVELOPMENT AGREEMENT BETWEEN VILLAGE OF ORLAND PARK AND GW Property Group, LLC - Series 11 (7420 W. 159th Street - Planned Development)" dated April 4, 2016 and recorded with the Cook County Recorder of Deeds on June 7, 2016, as document number 1615945059;

(ii) Declaration of Easements, Covenants and Restrictions dated July 22, 2016 and recorded with the Cook County Recorder of Deeds on July 25, 2016 as document number 1620729088;

(iii) The Final Plat of Subdivision for GW Property Subdivision, being that part of the South 665.00 feet of the South half of the Southeast Quarter of Section 13, Township 36 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois, recorded with the Cook County Recorder of Deeds on June, 24 2016, as document number 1617618107;

(hereinafter the "Special Services"), within said Special Service Area Number 6.

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SECTION 5

TAX LEVIES/RATES.

The Village shall levy a direct annual tax at a rate not to exceed \$8.75 per \$100.00 of equalized assessed value of the property in Special Service Area Number 6, for each year during which the Village of Orland Park is required to expend funds relative to said Special Services, so long as the private drives (cross access easements), 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 6; 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 6.

The aforementioned tax, if any, is to be levied upon all taxable property within Special Service Area Number 6, 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, approval 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 Cook County Recorder's Office, within sixty (60) days of the effective date hereof.

PASSED this 20th day of February, 2017

/s/ John C. Mehalek

John C. Mehalek, Village Clerk

Aye: 7 Trustee Fenton, Trustee Dodge, Trustee Gira, Trustee Griffin Ruzich, Trustee Calandriello,
Trustee Carroll, and President McLaughlin

Nay: 0

VILLAGE OF ORLAND PARK

Ordinance No: 5166

DEPOSITED in my office this 20th day of February, 2017

/s/ John C. Mehalek

John C. Mehalek, Village Clerk

APPROVED this 20th day of February, 2017

/s/ Daniel J. McLaughlin

Daniel J. McLaughlin, Village President

PUBLISHED this 21st day of February, 2017

/s/ John C. Mehalek

John C. Mehalek, Village Clerk

COOK COUNTY
RECORDER OF DEEDS

Exhibit 1

**Certificate of Publication
of Newspaper Notice**

Exhibit 2

**Affidavit of Mailing
of Notice of Public Hearing**

Exhibit 3

**Map of
Village of Orland Park
Special Service Area Number 6**

**COOK COUNTY
RECORDER OF DEEDS**

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

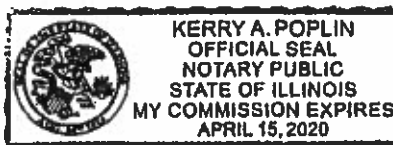
AFFIDAVIT OF MAILING

I, Erin K. Walsh, being first duly sworn on oath, depose and state that I served the attached "NOTICE OF PUBLIC HEARING VILLAGE OF ORLAND PARK SPECIAL SERVICE AREA NUMBER 6" to those persons and entities set forth on the attached Taxpayers Of Record list, by depositing one (1) copy addressed to each person/entity at the addresses as shown on the attached Service List in the U.S. Mail, First Class postage prepaid, at 20 North Wacker Drive, Chicago, Illinois, at or before 5:00 p.m. on December 1, 2016.

Erin K. Walsh
Erin K. Walsh

Subscribed and Sworn To
Before Me this 1st day
of December, 2016.

Kerry A. Poplin
Notary Public



**NOTICE OF PUBLIC HEARING
VILLAGE OF ORLAND PARK
SPECIAL SERVICE AREA NUMBER 6**

NOTICE IS HEREBY GIVEN that on December 19, 2016, 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:

THE SOUTH 665.0 FEET OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTIES:

(1) THE EAST 952.00 FEET THEREOF; (2) THE EAST 300.00 FEET OF THE WEST 660.00 FEET OF THE SOUTH 465.00 FEET THEREOF; (3) EAST 10.00 FEET OF THE WEST 360.00 FEET OF THE SOUTH 562.06 FEET OF THE SOUTH 665.00 FEET THEREOF; (4) THE WEST 350.00 FEET OF THE SOUTH 665.00 FEET THEREOF; (5) THAT PART FALLING WITHIN GOODWILL INDUSTRIES SUBDIVISION RECORDED AS DOCUMENT 0020244618; (6) THE NORTH 415 FEET OF THE SOUTH 665 FEET OF THE WEST 160 FEET OF THE EAST 1112 FEET THEREOF; (7) THE SOUTH 250 FEET OF THE WEST 198 FEET OF THE EAST 1150 FEET THEREOF; (8) THE WEST 150 FEET OF THE EAST 1300 FEET OF THE SOUTH 250 FEET THEREOF; (9) THAT PART TAKEN FOR PUBLIC ROAD PURPOSES BY CASE 93150932, FINAL JUDGEMENT ORDER RECORDED AS DOCUMENT 98369233; IN COOK COUNTY, ILLINOIS.

PIN: 27-13-402-027

Street Location: 7420 W. 159th Street, Orland Park, Illinois.

All interested persons affected by the formation of Orland Park Special Service Area Number 6 will be given an opportunity to be heard regarding the formation of and the boundaries of Special Service Area Number 6 and may object to the formation of Special Service Area Number 6 and the levy of taxes affecting said Special Service Area Number 6.

The purpose of the formation of Orland Park Special Service Area Number 6 is to fund the Village of Orland Park's cost of maintaining, repairing, reconstructing and/or replacing the stormwater detention ponds located on Outlot A and all appurtenant pipes and lines for stormwater drainage and all infrastructure and easements associated therewith ("Drainage Facilities"), in the area described in the above-described property, in the event that the owner of Outlot A, in the area described in the above-described property, fails to maintain, repair, reconstruct and/or replace said Drainage Facilities as required by:

(i) The "DEVELOPMENT AGREEMENT BETWEEN VILLAGE OF ORLAND PARK AND GW PROPERTY GROUP, LLC - SERIES 11 (7420 W. 159TH STREET - PLANNED

DEVELOPMENT)" dated April 4, 2016 and recorded with the Cook County Recorder of Deeds on June 7, 2016, as document number 1615945059;

(ii) DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS dated July 22, 2016 and recorded with the Cook County Recorder of Deeds on July 25, 2016 as document number 1620729088;

(iii) THE FINAL PLAT OF SUBDIVISION FOR GW PROPERTY SUBDIVISION, being that part of the South 665.00 feet of the South half of the Southeast Quarter of Section 13, Township 36 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois, recorded with the Cook County Recorder of Deeds on June, 24 2016, as document number 1617618107;

(hereinafter the "Special Services"), within said Special Service Area Number 6.

A tax levy at a rate not to exceed \$8.75 per \$100.00 of equalized assessed valuation of property in Special Service Area Number 6, for each year during which the Village of Orland Park is required to expend funds relative to said Special Services, so long as the Drainage 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 6; 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 6.

At the public hearing, all persons affected by the formation of said Special Service Area Number 6 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 6 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 6 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 6, 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 6 may not be created or enlarged, and no tax may be levied or imposed nor the rate increased.

DATED December 1, 2016.

John C. Mehalek
Village Clerk
Village of Orland Park

SERVICE LIST

Heartis Orland Park Partners, LP
Attn: Jason Signor
5910 N. Central Expwy Ste. 200
Dallas, TX 75206

**COOK COUNTY
RECORDER OF DEEDS**

**COOK COUNTY
RECORDER OF DEEDS**

CERTIFICATE OF PUBLICATION

LEGAL NOTICE

Village of Orland Park
PHN SSA6

22nd Century Media

does hereby certify that it is the publisher of
The Orland Park Prairie,
that said **The Orland Park Prairie** is
a secular newspaper that has been published
weekly in the City of Orland Park,
County of Will and Cook,
State of Illinois, continuously for more than one
year prior to the first date of publication of the
notice, appended, that it is of general circulation
throughout said County and State, that it is a
newspaper as defined in "An Act to revise the
law in relation to notices," as amended. Illinois
Compiled Statutes (715 ILCS 5/1 & 5/5), and
that the notice appended was published in the
said **The Orland Park Prairie** on
December 1, 2016

First publication date:

December 1, 2016

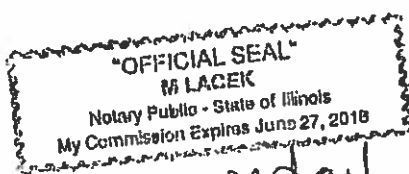
Final publication date:

December 1, 2016

In witness thereof, the undersigned has caused
this certificate to be signed and its corporate
seal affixed at Orland Park, Illinois.

Authorized Agent:

Dated:



NOTICE OF PUBLIC HEARING VILLAGE OF ORLAND PARK SPECIAL SERVICE AREA NUMBER 6

NOTICE IS HEREBY GIVEN that on December 19, 2016, 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:

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(1) THE EAST 952.00 FEET THEREOF; (2) THE EAST 300.00 FEET OF THE WEST 660.00 FEET OF THE SOUTH 465.00 FEET THEREOF; (3) EAST 10.00 FEET OF THE WEST 360.00 FEET OF THE SOUTH 562.06 FEET OF THE SOUTH 665.00 FEET THEREOF; (4) THE WEST 350.00 FEET OF THE SOUTH 665.00 FEET THEREOF; (5) THAT PART FALLING WITHIN GOODWILL INDUSTRIES SUBDIVISION RECORDED AS DOCUMENT 0020244618; (6) THE NORTH 415 FEET OF THE SOUTH 665 FEET OF THE WEST 160 FEET OF THE EAST 1112 FEET THEREOF; (7) THE SOUTH 250 FEET OF THE WEST 198 FEET OF THE EAST 1150 FEET THEREOF; (8) THE WEST 150 FEET OF THE EAST 1300 FEET OF THE SOUTH 250 FEET THEREOF; (9) THAT PART TAKEN FOR PUBLIC ROAD PURPOSES BY CASE 93150932, FINAL JUDGEMENT ORDER RECORDED AS DOCUMENT 98369233; IN COOK COUNTY, ILLINOIS.
PIN: 27-13-402-027

Street Location: 7420 W. 159th Street, Orland Park, Illinois.

All interested persons affected by the formation of Orland Park Special Service Area Number 6 will be given an opportunity to be heard regarding the formation of and the boundaries of Special Service Area Number 6 and may object to the formation of Special Service Area Number 6 and the levy of taxes affecting said Special Service Area Number 6.

The purpose of the formation of Orland Park Special Service Area Number 6 is to fund the Village of Orland Park's cost of maintaining, repairing, reconstructing and/or replacing the stormwater detention ponds located on Outlot A and all appurtenant pipes and lines for stormwater drainage and all infrastructure and easements associated therewith ("Drainage Facilities"), in the area described in the above-described property, in the event that the owner of Outlot A, in the area described in the above-described property, fails to maintain, repair, reconstruct and/or replace said Drainage Facilities as required by:

(i) The "DEVELOPMENT AGREEMENT BETWEEN VILLAGE OF ORLAND PARK AND GW Property Group, LLC - Series 11 (7420 W. 159th Street - Planned Development)" dated April 4, 2016 and recorded with the Cook County Recorder of Deeds on June 7, 2016, as document number 1615945059;

(ii) Declaration of Easements, Covenants and Restrictions dated July 22, 2016 and recorded with the Cook County Recorder of Deeds on July 25, 2016 as document number 1620729088;

(iii) The Final Plat of Subdivision for GW Property Subdivision, being that part of the South 665.00 feet of the South half of the Southeast Quarter of Section 13, Township 36 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois, recorded with the Cook County Recorder of Deeds on June 24, 2016, as document number 1617618107; (hereinafter the "Special Services"), within said Special Service Area Number 6.

A tax levy at a rate not to exceed \$8.75 per \$100.00 of equalized assessed valuation of property in Special Service Area Number 6, for each year during which the Village of Orland Park is required to expend funds relative to said Special Services, so long as the Drainage 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 6; 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 6.

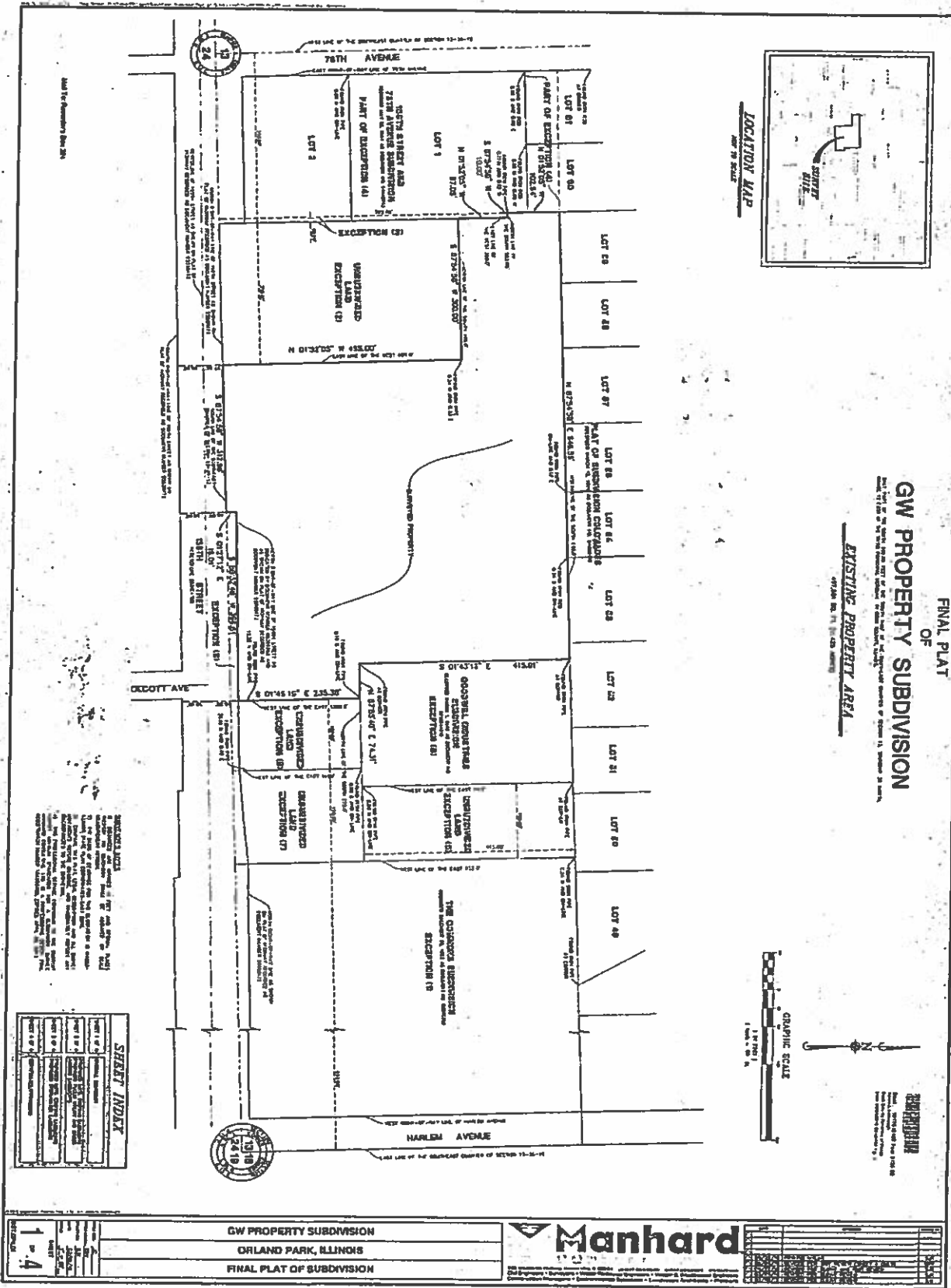
At the public hearing, all persons affected by the formation of said Special Service Area Number 6 including all persons owning taxable real estate therein, will be given an opportunity to be heard. The public hearing may be adjourned by the President and Board of Trustees to another date without further 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.

wise required by law.

If a petition signed by at least fifty-one percent (51%) of the electors residing within Special Service Area Number 6 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 6 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 6, 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 6 may not be created or enlarged, and no tax may be levied or imposed nor the rate increased.

DATED December 1, 2016.

John C. Mehalick
Village Clerk
Village of Orland Park



This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

[illegible]

1. = (verb) to give (attention, help, etc.) especially to someone who is in trouble or in need of assistance

[illegible][illegible]

Order: QuickView_
Doc: MAP PLAT

[illegible]

• **Highly rated** (4.5/5 stars)

[illegible]

Requested By: Printed: 9/22/2016 9:44 AM

