

ORDINANCE NO. _____

AN ORDINANCE CALLING FOR A PUBLIC HEARING AND A JOINT REVIEW BOARD MEETING TO CONSIDER THE SECOND AMENDED ELIGIBILITY REPORT FOR THE AMENDED MAIN STREET TIF PROJECT AREA, THE DOWNTOWN ORLAND PARK TIF PROJECT AREA, THE DESIGNATION OF THE TWO REDEVELOPMENT PROJECT AREAS, REDEVELOPMENT AND REDEVELOPMENT PROJECTS FOR THE VILLAGE OF ORLAND PARK (DOWNTOWN OP TIF DISTRICT)

WHEREAS, the Village of Orland Park is considering the designation of redevelopment project areas and the approval of redevelopment plans within the corporate limits of the Village of Orland Park, to be called the Amended Main Street Tax Increment Financing (“TIF”) District (“MST”) and the Downtown Tax Increment Financing (“TIF”) District (“DOP”), pursuant to the "Tax Increment Allocation Redevelopment Act", 65 ILCS 5/11-74.4-1 et seq. ("TIF Act"); and

WHEREAS, pursuant to the provisions of Section 5/11-74.4-5(a) of the TIF Act, as amended, prior to the adoption of an ordinance proposing the designation of a redevelopment project area or approval of a redevelopment plan or redevelopment project, the Village must fix a time and place for public hearing; and

WHEREAS, pursuant to the provisions of Section 5/11-74.4-5(b) of the TIF Act, as amended, prior to the adoption of an ordinance proposing the designation of a redevelopment project area or approval of a redevelopment plan or redevelopment project, the Village must convene a Joint Review Board (hereinafter referred to as the "JRB") to consider the proposal; and

WHEREAS, it is the desire of the Village Board of the Village to conduct such public hearing and to convene said meeting of the JRB;

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

SECTION 1: Pursuant to the provisions of the TIF Act, the Village Board hereby designates the date of Tuesday, September 3, 2024, at the hour of 7:00 p.m. at the Village Board Meeting Room of the Village of Orland Park, 14700 S. Ravinia Avenue, Orland Park, Illinois, for the purpose of the Village of Orland Park Village Board conducting a public hearing to hear from any interested persons, taxpayers or affected taxing districts regarding the proposed designation of a redevelopment project area, a redevelopment plan and redevelopment project for the area known as the Amended MST TIF Project Area legally described in attached EXHIBIT A and regarding the proposed designation of a redevelopment project area, a redevelopment project plan and redevelopment project for the area known as DOP TIF Project Area legally described in attached EXHIBIT B.

SECTION 2: A copy of the proposed redevelopment plan and redevelopment project has been on file in the office of the Village Clerk and has been available for public inspection during regular Village business hours, since June 19, 2024.

SECTION 3: At the public hearing, any interested person, taxpayer or affected taxing district may file with the Village Clerk written comments and/or objections to, and may be heard orally with respect to, any issues embodied in the attached Notice of Public Hearing.

SECTION 4: A JRB has been established and first met on November 27, 2023, in the Village Board Meeting Room at the Village of Orland Park Village Hall, 14700 S. Ravinia Avenue, Orland Park, Illinois. Another such meeting of the JRB is hereby called to discuss the approved redevelopment plan. This meeting shall be held on August 16, 2024 at 10:00 a.m. in the Village Board Room at 14700 S. Ravinia Avenue, Orland Park, Illinois to review the public record, planning documents and proposed ordinances approving the redevelopment plans and

projects. The JRB shall make an advisory recommendation to the Village within thirty (30) days after the convening of the new public hearing of the JRB. A written report shall be issued by the JRB. The failure of the JRB to submit its report on a timely basis shall not delay any public hearing or any other step in the process of establishing the redevelopment project areas and approving the redevelopment plans. In the event the JRB does not file a report, it shall be presumed that the JRB has found that the redevelopment project areas and redevelopment plans satisfy the plan requirements, the eligibility criteria defined in Section 5/11-74.4-3 of the TIF Act and the objectives of the TIF Act. Pursuant to the provisions of Section 5/11-74.4-5(b) of the TIF Act, the JRB consist of one (1) representative from each of the following taxing districts:

_____, _____,
_____, the County of Cook, the County of Will, the Village of Orland Park, and a public member.

SECTION 5: The Village of Orland Park’s representative on the JRB is confirmed as Marcus LeVigne.

SECTION 6: A notice setting forth the availability of the redevelopment plan and eligibility report, and how to obtain a copy of such document, shall be sent by mail to all residential addresses within seven hundred fifty (750) feet of the boundaries of the proposed redevelopment project area and to all persons who have registered on the Village's TIF Interested Parties Registry, within a reasonable time of the adoption of this Ordinance, as required by Section 5/11-74.4-5(a) of the TIF Act, with the notice being substantially in the form attached as EXHIBIT C.

SECTION 7: A notice of the public hearing and the JRB meeting shall be sent by certified mail, return receipt requested, and a notice of the public hearing shall be given by publication, as required by Sections 5/11-74.4-5(b) and 5/11-74.4-6(a), (b) and (c) of the TIF Act, with said notices being substantially in the form attached as EXHIBIT D.

ADOPTED this _____ day of _____, 2024, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this _____ day of _____, 2024.

VILLAGE PRESIDENT

(SEAL)

ATTEST:

VILLAGE CLERK

EXHIBIT C

**NOTICE OF THE AVAILABILITY OF THE PROPOSED VILLAGE OF ORLAND
PARK AMENDED MAIN STREET TIF DISTRICT AND DOWNTOWN ORLAND
PARK TAX INCREMENT FINANCING DISTRICT
REDEVELOPMENT PLANS AND ELIGIBILITY REPORTS**

Notice is hereby given to you, in that you reside at a residential address within seven hundred fifty (750) feet of the boundaries of the Village of Orland Park's proposed Amended MST and Downtown OP Tax Increment Financing Districts or have registered your name on the Village of Orland Park Tax Increment Financing Interested Parties Registry, that the redevelopment plan and eligibility reports, relative to the proposed Village of Orland Park Amended MST and Downtown OP Tax Increment Financing Districts, are available for your review. Copies of said redevelopment plan and eligibility report can be obtained from the Assistant Village Manager, James Culotta, at the Orland Park Village Hall, 14700 S. Ravinia Avenue, Orland Park, Illinois, 60462, between the hours of 9:00 a.m. and 5:00 p.m., Monday through Friday, except holidays.

VILLAGE OF ORLAND PARK

Village Clerk

EXHIBIT D

**NOTICE OF PUBLIC HEARING AND JOINT REVIEW BOARD
MEETING TO CONSIDER THE DESIGNATION OF TWO
REDEVELOPMENT PROJECT AREAS, REDEVELOPMENT PLANS
AND A REDEVELOPMENT PROJECTS FOR THE PROPOSED MST AND DOP
VILLAGE OF ORLAND PARK TAX INCREMENT FINANCING DISTRICTS**

Notice is hereby given that a public hearing will be held on _____, _____, 2024, at __:00 p.m. in the Village Board Meeting Room of the Village of Orland Park, 14700 S. Ravinia Avenue, Orland Park, Illinois, on the proposed designation of the Redevelopment Project Areas, Redevelopment Plans and Redevelopment Projects for the proposed MST and DOP Tax Increment Financing Districts, pursuant to the provisions of the "Tax Increment Allocation Redevelopment Act", 65 ILCS 5/11-74.4-1 et seq., as amended (the "TIF Act").

The boundaries of the proposed Orland Park MST and DOP Tax Increment Financing Districts are more fully set forth on the legal description in attached EXHIBITS 1 and 2 and the street location map on attached EXHIBIT 2.

The proposed Redevelopment Plan and Redevelopment Projects provide for land sale, improvements to the public infrastructure within the proposed Redevelopment Project Areas and for the Village of Orland Park to implement a series of actions to promote redevelopment within the proposed Redevelopment Project Areas. The contemplated Village actions include, but are not limited to, the vacation of portions of existing rights-of-way, the encouragement of redevelopment agreements and relocating and improving public facilities including but not limited to water utility improvements, storm water detention improvements and related site work.

The Village of Orland Park would realize the goals and objectives of the Redevelopment Plans through public finance techniques including, but not limited to, tax increment allocation financing and the designation of a Business District.

A copy of the Redevelopment Plans and Eligibility Reports have been on file with the Village since _____, 2024, and are currently on file and available for public inspection between the hours of 9:00 a.m. and 5:00 p.m., Monday through Friday, except holidays, at the office of the Assistant Village Manager, James Culotta, located at Village Hall, 14700 S. Ravinia Avenue, Orland Park, Illinois, 60462. Copies of the Redevelopment Plans are enclosed with the copies of this Notice that are being mailed to the affected taxing districts and the Illinois Department of Commerce and Community Affairs. Assistant Village Manager for the Village of Orland Park [(708) 403-6100] or Geoffrey Dickinson of S.B. Friedman and Associates [(312) 424-4250], can be contacted for further information.

Pursuant to the TIF Act, a Joint Review Board for the proposed Uptown Tax Increment Financing District (the "JRB") has been established to review the public record, planning documents and proposed ordinances approving the redevelopment plan and project relative to the proposed Uptown Tax Increment Financing District. Pursuant to the TIF Act, the JRB shall consist of one (1) public member and one (1) representative from each of the following taxing districts: _____, _____, _____, the County of Cook, County of Will, and the Village of Orland Park. The public member and the chairperson of the JRB have been selected by a majority of the JRB members present and voting at the initial meeting of the JRB.

Pursuant to the TIF Act, the first meeting of the JRB was held on _____, _____, 2024 at the Village Board Meeting Room at the Orland Park Village Hall,

14700 S. Ravinia Avenue, Orland Park, Illinois, 60462. Those taxing districts with representatives on the JRB are hereby notified of the new JRB meeting to be held on _____, 2024 at the Orland Park Village Hall. The JRB's recommendation on the Redevelopment Project Area and Redevelopment Plan shall be advisory and non-binding, and shall be adopted by a majority vote of the JRB members present and voting and shall be submitted to the Village within thirty (30) days after _____, 2024, the convening of the JRB. Failure of the JRB to submit its report on a timely basis shall not delay the Public Hearing nor shall it delay any other step in the process of establishing the Redevelopment Project Areas.

Prior to and at the _____, 2024, Public Hearing, all interested persons, affected taxing districts and the Illinois Department of Commerce and Community Affairs may file with the Village Clerk written comments to and may be heard orally with respect to the designation of the Redevelopment Project Area and approval of the Redevelopment Plans. Written comments are invited and can be sent in advance of the Public Hearing to the Village of Orland Park Village Clerk, 505 Butler Place, Orland Park, Illinois, 60068. The Public Hearing may be adjourned by the Village Board without further notice other than a motion to be entered upon the minutes of the Public Hearing, fixing the time and place of the subsequent Public Hearing.

Mailed and Published by order of the
Corporate Authorities of the Village of
Orland Park, Cook and Will Counties, Illinois
Village Clerk

