

VILLAGE OF ORLAND PARK

ORDINANCE NO. 2025 - 0725

**AN ORDINANCE AUTHORIZING ACQUISITION OF
PROPERTY BY EMINENT DOMAIN AT 17171 WOLF ROAD**

Published in pamphlet form by the authority the
President and Board of Trustees of the Village of
Orland Park, Illinois
this _____ day of _____, 2025.

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PROPERTY BY EMINENT DOMAIN AT 17171 WOLF ROAD**

WHEREAS, flood mitigation in the Village of Orland Park is a material concern to the entire community; and

WHEREAS, numerous formal Commissions and Village consultants have reviewed and studied plans for flood mitigation throughout Orland Park; and

WHEREAS, past and present Village Boards have recognized the benefit of creating flood mitigation areas as a means of fostering a vibrant and active place to live and to do business; and

WHEREAS, past and present Village Boards have pursued a policy of seeking opportunities to establish flood mitigation areas by virtue of compensatory storage in Orland Park; and

WHEREAS, the present Village Board has also pursued a very restrictive policy of using its eminent domain power only when it is “clearly necessary” to do so; and

WHEREAS, the Subject property is burdened by past due real estate taxes, the redemption for which exceeds the fair-market value of the Subject Property; and

WHEREAS, the Subject Property is also burdened by significant code violations and is in need of substantial repair for it to be of value to the owner and to the Village’s economic vitality; and

WHEREAS, the current owner of the Subject Property and the Village have been unable to come to terms on the purchase of the Subject Property by the Village; and

WHEREAS, the Village Board finds and determines that it is necessary, advisable and in the best interests of the Village and its residents that certain properties commonly known as 17171 South Wolf Road, Orland Park, Illinois (the "Subject Properties"), be acquired from current owner by the Village through eminent domain or otherwise for the public purpose of flood mitigation and for other Village purposes;

THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF ORLAND PARK, COOK COUNTY, ILLINOIS:

SECTION ONE: The Village hereby authorizes and empowers the President and/or his designee to negotiate personally or through a representative for and on behalf of the Village with the owner(s) of the Subject Property for acquisition of the Subject Property by the Village.

SECTION TWO: In the event the President and/or his designee is unable to agree with the owner(s) of the Subject Property as to compensation for the Subject Property, then at such time as the President determines that title to and possession of the Subject Property shall be acquired by the Village through eminent domain; authorization is hereby given to institute proceedings in any court of competent jurisdiction to acquire title to and possession of the Subject Property on behalf of the Village in accordance with the Illinois Municipal Code, the eminent domain laws of the State of Illinois and the other applicable regulations.

SECTION THREE: This Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law.

Passed by roll call vote this _____ day of _____, 2025.

	AYES	NAYS	ABSENT	ABSTAIN
Healy	_____	_____	_____	_____
Katsenes	_____	_____	_____	_____
Milani	_____	_____	_____	_____
Lawrence	_____	_____	_____	_____
Lawler	_____	_____	_____	_____
Leafblad	_____	_____	_____	_____

Approved this _____ day of _____, 2025

ATTEST:

James Dodge, Village President

Mary Ryan Norwell, Village Clerk