

RESOLUTION NO. _____

**A RESOLUTION DESIGNATING AN AREA AS BLIGHTED AND
IN NEED OF RENEWAL FOR THE REAL PROPERTY COMMONLY
KNOWN AS 14497 JOHN HUMPHREY DRIVE, ORLAND PARK, ILLINOIS 60462
PIN: 27-10-100-106-0000**

WHEREAS, the Village of Orland Park, Cook County, Illinois (the “Village”) is a home rule municipality pursuant to Section 6(a), Article VII of the 1970 Constitution of the State of Illinois, and as such may exercise any power and perform any function pertaining to its government and affairs (“Home Rule Powers”); and

WHEREAS, the Cook County Board of Commissioners has amended the Cook County Real Property Classification Ordinance to provide real estate tax incentives to property owners who build, rehabilitate, enhance and occupy property which is located within Cook County and which is used for industrial and/or commercial purposes; and

WHEREAS, the Village, consistent with the Cook County Real Property Classification Ordinance, as amended, wishes to induce industrial and commercial enterprises to locate and expand in the Village by offering financial incentives in the form of property tax relief; and

WHEREAS, 24 Orland Park, LLC (the “Applicant”) is the owner property located at 14497 John Humphrey Drive, Orland Park, Illinois 60462, delineated by Property Index Number 27-10-100-106-0000, and legally described on Exhibit “A” attached hereto and made a part hereof; (the “Redevelopment Project Area”); and

WHEREAS, the Applicant has submitted to the Village a Cook County Class 7b Property Tax Incentive Eligibility Application concerning the Redevelopment Project Area (the “Application”); and

WHEREAS, the Redevelopment Project Area, and any improvements located thereon, are

currently vacant and unused; and

WHEREAS, the Village has evaluated the Redevelopment Project Area to determine if the area constitutes a “blighted area” under the laws of the State of Illinois; and

WHEREAS, both the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.* (“TIF Act”), and the Commercial Renewal and Redevelopment Areas Act, 65 ILCS 5/11-74.2-2-1 *et seq.* (“Renewal Act”), provide guidance and criteria for determining whether an area is blighted; and

WHEREAS, pursuant to the TIF Act, a blighted area includes the presence of at least five of the following factors: (A) dilapidation; (B) obsolescence; (C) deterioration; (D) presence of structures below minimum code standards; (E) illegal use of minimum structures; (F) excessive vacancies; (G) lack of ventilation, light or sanitary facilities; (H) inadequate utilities; (I) excessive land coverage and overcrowding of structures and community facilities; (J) deleterious land use or layout; (K) Environmental clean-up; (L) lack of community planning and (M) declination/stagnation of the total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years (65 ILCS 5/11-74.4- 3(a)(1)); and

WHEREAS, the corporate authorities have reviewed the Blight Analysis prepared by the Applicant & Counsel, and attached hereto as Exhibit “B” (the “Blight Analysis”); and

WHEREAS, the Village finds that at least six (6) of the of the TIF Act blight factors are present within the Redevelopment Project Area including: (1) obsolescence; (2) deterioration; (3) excessive vacancies; (4) deleterious land-use or layout; (5) excessive land coverage / overcrowding; and (6) the declination/stagnation of the equalized assessed value, as specifically set forth in the Blight Analysis; and

WHEREAS, the Village finds that because the Redevelopment Project Area contains at least five or more of the factors used to establish blight under the TIF Act, the Redevelopment Project Area is found to be a blighted area; and

WHEREAS, the Village also finds that the Redevelopment Project Area also constitutes a commercial blight area or blight area under the Renewal Act; and

WHEREAS, the Village finds that unless corrected, the blighted condition of the Redevelopment Project Area will persist and continue to delay any future economic development within the area; and

WHEREAS, the Village finds that the Redevelopment Project Area is therefore in need of redevelopment and renewal to prevent the spread of blight.

NOW AND THEREFORE, BE IT RESOLVED by the [Board/Council/Corporate Authorities] of the Village of Orland Park, Cook County, Illinois as follows:

Section 1: The recitals set forth above are incorporated herein and made a part hereof.

Section 2: That commercial buildings and improvements within the Redevelopment Project Area are detrimental to the public safety, health, or welfare because of a presence, as documented, of the following TIF Act and Renewal Act factors: (1) obsolescence; (2) deterioration; (3) excessive vacancies; (4) deleterious land-use or layout; (5) excessive land coverage / overcrowding; and (6) the declination/stagnation of the equalized assessed value.

Section 3: Based on the findings set forth in Section 2 of this Resolution, the Village Council finds that:

- A. The Redevelopment Project Area is a blighted area;
- B. Unless corrected, the blighted condition of the Redevelopment Project Area will persist and continue to delay any future economic development within the area; and
- C. The Redevelopment Project Area is therefore in need of redevelopment and renewal

to prevent the spread of blight.

Section 4: Upon approval and execution of this Resolution, the Village Clerk shall prepare certified copies of this Resolution for purposes of filing with the Office of the Cook County Assessor & Board of Commissioners.

Section 5: If any section, paragraph, clause or provision of this Resolution shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Resolution.

Section 6: All resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 7: This Resolution shall be in full force and effect from and after its passage and approval as provided by law.

ADOPTED this ____ day of _____, 2025, by the _____ of the Village of Orland Park on a roll call vote as follows:

AYES:
NAYS:
ABSENT:
ABSTAIN:

APPROVED this ____, day of _____, 2025.

, Mayor

ATTEST:

Exhibit "A"
Legal Description

Lot 1 in Orland Square Professional Center, a re-subdivision of Lots 3, 4, 5 and 6 in Orland Enterprise being a subdivision of part of the West 1/2 of the Northwest 1/4 of Section 10, Township 36 North, Range 12, East of the Third Principal Meridian, according to the plat thereof recorded May 18, 2005 as document number 0513827107, in Cook County, Illinois.

Common Address: 14497 John Humphrey Drive, Orland Park, Illinois 60462

PIN: 27-10-100-106-0000

Exhibit “B”
Blight Analysis