

RESOLUTION No. 26- _____

A RESOLUTION CONSENTING TO & SUPPORTING A CLASS 7b TAX INCENTIVE FOR THE REAL PROPERTY LOCATED AT 14035 S. LAGRANGE ROAD, ORLAND PARK, ILLINOIS 60462

WHEREAS, Article VII, Section 10 of the 1970 Illinois Constitution authorizes the Village of Orland Park ("Village" to contract with individuals, associations, and corporations in any manner not prohibited by law or ordinance; and

WHEREAS, the Village desires to promote and preserve commercial uses in the Village; and

WHEREAS, GEMCAP Development, LLC the current record title holder of that certain real property located at 14035 S. LaGrange Road, Orland Park, Illinois 60462, legally described as EXHIBIT A, attached hereto and made a part of this resolution (the "Subject Property"); and

WHEREAS, the Cook County Assessor is operating under the Cook County Real Property Classification Ordinance (the "Ordinance") enacted by the Cook County Board of Commissioners, as amended from time to time, which provides property owners, in certain cases, with a reduction in the assessed valuation of a commercial facility, in order to induce companies to locate, expand, and remain in Cook County; and

WHEREAS, GEMCAP Development, LLC (the "Petitioner") has applied, or is applying, for a Class 7b Real Estate Tax Assessment Classification under the Ordinance, and has proven to the President and Board of Trustees of the Village (the "Village Board") that such Class 7b Classification is necessary to develop and maintain occupancy of the subject property under the eligibility criteria based on Reoccupation of Abandoned Property with Greater than 12 Months Vacancy, No Purchase for Value, Special Circumstances & and Substantial Rehabilitation as well as designating the area as blighted pursuant to Section 74-65(a) in compliance with the County Ordinance; and

WHEREAS, an Economic Disclosure Statement has been received and filed by the Village of Orland Park; and

WHEREAS, the Applicant desires to invest over \$2,000,000 to rehabilitate the Property (the "Proposed Improvements") and lease the site out to one or more suitable commercial users, and

WHEREAS, the Village Board supports and consents to the filing of a Class 7b Classification application by the Petitioner, with the understanding that any occupant of the subject property must meet the Class 7b Classification qualifications for commercial purposes; and

WHEREAS, the Village Board has determined that approving the Class 7b Classification to the Petitioner, for the Subject Property, subject to certain conditions would be beneficial to the Village;

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

SECTION 1: RECITALS. The foregoing recitals are incorporated into and made a part of this Resolution as findings of the Village Board.

SECTION 2: ELIGIBILITY. The Village Board hereby finds and determines that: (a) the subject property meets the requirements of Section 74-65(a) of the Classification Ordinance and is thus appropriate for the Class 7b classification; (b) Class 7b Classification of the subject property is necessary for the Development of the subject property, the continued occupation of the subject property and completion of the proposed improvements; (c) the completion of the development and proposed improvements is necessary for the Applicant to occupy the subject property; and (d) the subject property constitutes an abandoned property under the purpose of Class 7b Classification.

SECTION 3: CONDITIONS. The Village's support and consent to the Class 7b Classification is subject to and contingent upon the conditions, restrictions, and provisions set forth in this Section:

A. The Applicant will obtain all necessary building and/or construction-related permits from the Village for the construction of the Improvements.

B. The subject property will be occupied, operated, and maintained at all times in compliance with the applicable codes and ordinances of the Village.

C. All work performed will be conducted in a good and workmanlike manner, with due dispatch, and within any deadlines provided pursuant to this resolution or set forth in the Village Code.

SECTION 4: FINDINGS AND APPROVAL. The Village Board finds that the Subject Property qualifies for purposes of the Class 7b Classification, and hereby supports, consents to, and approves the subject property being designated under the Class 7b Classification by the Cook County Assessor, with a copy of the Class 7b Classification application of the Petitioner, based on Reoccupation of Abandoned Property with Greater than 12 Months Vacancy, No Purchase for Value, Special Circumstances and Substantial Rehabilitation as well as designating the area as blighted pursuant to Section 74-65(a) in compliance with the County Ordinance; , as outlined by the Petitioner in said application, being attached hereto as Exhibit B and made a part hereof.

SECTION 5: FILING. The Village Clerk is hereby directed to transmit a certified copy of this resolution to the Applicant. The Applicant shall be responsible for presenting such certified copy to the Board of Commissioners of Cook County and filing such certified copy with the Office

of the Assessor.

Trustee _____ moved, seconded by **Trustee** _____
that Resolution No. 26 - _____ be adopted.

President _____

Trustee _____

Trustee _____

Trustee _____

Trustee _____

Trustee _____

Trustee _____

APPROVED this ____ day of _____ 2026, by the President and Board of Trustees of the
Village of Orland Park, Illinois.

ATTEST:

_____, [Village President/Mayor]

_____, Village Clerk

Exhibit A

Legal Description of Subject Property

PARCEL 1:

LOTS 10 AND 11 OF ORLAND PARK CROSSING, BEING A SUBDIVISION OF PART OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SUBDIVISION RECORDED SEPTEMBER 15, 2005 AS DOCUMENT NUMBER 0525845136, (EXCEPTING FROM SAID LOTS 10 AND 11 THAT PORTION CONVEYED TO THE STATE OF ILLINOIS BY DEED RECORDED MAY 20, 2011 AS DOCUMENT NUMBER 1114046032, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 10; THENCE NORTH 00 DEGREES 20 MINUTES 46 SECONDS WEST (BEARING BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 1983), 447.25 FEET (447.20 FEET RECORDED DISTANCE) ALONG SAID WEST LINE OF LOTS 10 AND 11 TO AN ANGLE POINT; THENCE NORTH 01 DEGREES 34 MINUTES 54 SECONDS WEST, 8.34 FEET ALONG THE WEST LINE OF SAID LOT 11 TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 88 DEGREES 15 MINUTES 28 SECONDS EAST, 10.89 FEET ALONG THE NORTH LINE OF SAID LOT 11; THENCE SOUTH 00 DEGREES 04 MINUTES 08 SECONDS WEST, 455.68 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID LOT 10; THENCE SOUTH 88 DEGREES 15 MINUTES 28 SECONDS WEST, 7.41 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING) IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1, OVER AND ACROSS THE ACCESS AND PERIMETER DRIVEWAYS, AND PARKING AREA, SIDEWALKS, WALKWAYS AND DRIVEWAYS, FOR VEHICULAR, PEDESTRIAN AND BIKE INGRESS AND EGRESS, AS CREATED BY DECLARATION OF RECIPROCAL EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS, DATED SEPTEMBER 8, 2005 AND RECORDED SEPTEMBER 15, 2005 AS DOCUMENT NUMBER 0525839096, AND AS AMENDED BY FIRST AMENDMENT DATED FEBRUARY 13, 2007 AND RECORDED MARCH 23, 2007 AS DOCUMENT NUMBER 0708234088 AND SECOND AMENDMENT RECORDED APRIL 4, 2012 AS DOCUMENT NUMBER 1209518068.

Commonly Known As: 14035 S. LaGrange Road, Orland Park, Illinois 60462

PINs: 27-03-300-024/-025