

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE VILLAGE OF ORLAND PARK, COOK AND WILL COUNTIES, ILLINOIS APPROVING THE AMENDMENT OF THE MAIN STREET TAX INCREMENT FINANCING DISTRICT**

**WHEREAS**, the Village of Orland Park (“Village”) is a home rule unit of local government pursuant to Section 6 of Article VII of the Constitution of the State of Illinois, and has the authority to exercise any power and perform any function pertaining to its government and affairs; and

**WHEREAS**, subject to that Section 6, a home rule unit may exercise any power and perform and function pertaining to its government and affairs for the protection of the public health, safety, morals and welfare; and

**WHEREAS**, the President and Board of Trustees, by Ordinance No. 3943 established The Main Street Orland Park Tax Increment Financing District (“MST TIF”) on October 4, 2004 and amended the MST TIF pursuant to Ordinance No. 4297 on October 15, 2007; and

**WHEREAS**, the Village President and Board of Trustees desire to further amend the boundaries of the MST TIF pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.* (“TIF Act”) by deleting certain territory from the MST TIF; and

**WHEREAS**, on August 5 2024, the Village President and Board of Trustees adopted Ordinance No. 5925 entitled 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) which, among other things, set a Joint Review Board meeting date and a public hearing date relative to the proposed TIF District (“Ordinance No. 5925”); and

**WHEREAS**, on November 21, 2022, the Village published the Tax Increment Financing Interested Parties Registry Notice regarding the TIF District in the *Daily Southtown*; and

**WHEREAS**, pursuant to Ordinance No. 5925, Joint Review Board meetings were held on November 27, 2023 and August 16, 2024, and a public hearing before the President and Board of Trustees was held on September 3, 2024, regarding the proposed amendment of the MST TIF District; and

**WHEREAS**, on August 5, 2024, the Village announced the availability of a new redevelopment plan and project which included the proposed amendment of the MST TIF District (the “TIF Plan”), containing the eligibility report for the proposed TIF Districts

(“Eligibility Study”) addressing the tax increment financing eligibility of the proposed redevelopment project areas (the “Redevelopment Project Areas; and

**WHEREAS**, the Village President and Board of Trustees desire that the currently ordinances and laws governing the currently existing MST TIF remain in place for that portion of the MST TIF District that will continue to exist after the deletion of the territory pursuant to this amending ordinance; and

**WHEREAS**, the Village has complied with the specific notice, Joint Review Board meeting and public hearing requirements provided for in the TIF Act as a prerequisite to approving the TIF Plan, as amended, in relation to the TIF District, in that the Village has taken the following actions:

	<b><u>ACTION</u></b>	<b><u>DATE TAKEN</u></b>
1.	Approved, by Motion, the preparation of the Eligibility Report and TIF Plan	May 16, 2022
2.	Published the TIF Interested Parties Registry notice in the newspaper	November 21, 2022
3.	Announced the availability of the Eligibility Report and the TIF Plan, at a Village Board meeting	August 5, 2024
4.	Approved an Ordinance calling for a Joint Review Board meeting and a Public Hearing relative to the proposed approval of the Redevelopment Project Area and the TIF Plan in relation thereto	August 5, 2024
5.	Mailed a copy of the Eligibility Report and the TIF Plan, a notice of the Joint Review Board meeting and the Public Hearing, and the Ordinance setting the date of the Joint Review Board meeting and the Public Hearing, to all taxing districts and the Illinois Department of Commerce and Economic Opportunity (by certified mail, return receipt requested)	August 9, 2024
6.	Mailed notices relative to the availability of the Eligibility Report and TIF Plan to all residential addresses within 750 feet of the boundaries of the Redevelopment Project Area, to all parties who were registered on the Village’s TIF Interested Parties Registry (by First Class U.S. Mail)	August 9, 2024
7.	Held the Joint Review Board meeting	November 27, 2023 And August 16, 2024
8.	Published notice of the Public Hearing in the newspaper twice	Week of August 12, 2024
9.	Mailed notices of the Public Hearing to each taxpayer of record (by certified mail, return receipt requested) within the Redevelopment Project Area and to each person on the Village’s TIF Interested Parties Registry (by First Class U.S. Mail)	August 9, 2024

10. Held a Public Hearing	September 3, 2024
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; and

**WHEREAS**, on November 27, 2023 and on August 16, 2024, the Joint Review Board, relative to the TIF District, recommended the approval of the amendment to the MST TIF Plan; and

**WHEREAS**, pursuant to the TIF Act, the Village has waited at least fourteen (14) days, but not more than ninety (90) days, from the Public Hearing date to take action on this Ordinance approving the amendment of the MST TIF District.

**NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ORLAND PARK, COOK AND WILL COUNTIES, ILLINOIS, AS FOLLOWS:**

**SECTION 1: Incorporation.** The recitals above shall be and are incorporated in this Section 1 as if fully restated in this Section.

**SECTION 2: Area.** The area constituting the Second Amended Redevelopment Project Area for the MST TIF is described and depicted as set forth in the attached **EXHIBIT A**.

**SECTION 3: Deleted Territory.** The territory previously included the existing MST TIF and not shown on and included in **EXHIBIT A** is hereby deleted from the MST TIF Plan (“Deleted Territory”) and the Orland Park TIF ordinances previously applying to the Deleted Territory are of no further force and effect with respect to the Deleted Territory. The Deleted Territory will become subject to the new Downtown Orland Park TIF District to be approved immediately subsequent to the approval of this ordinance.

**SECTION 4: Conformity to Comprehensive Plan.** The Second Amendment to the MST TIF Plan conforms to the Village’s Comprehensive Plan for the development of the Village.

**SECTION 5: Contiguity.** The parcels of real property in the Second Amended MST TIF Plan are contiguous.

**SECTION 6: Final Completion.** The estimated date for final completion of the MST TIF Plan and Project shall remain the same as it was when the First Amendment to the MST TIF Plan was adopted.

**SECTION 7: Retirement of Obligations.** The estimated date for retirement of obligations incurred to finance the MST TIF Plan and Project costs shall remain the same as they were when the First amendment to the MST TIF Plan was adopted.

**SECTION 8: Severability.** If any Section, paragraph or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such Section, paragraph or provision shall not affect any of the remaining provisions of this Ordinance.

**SECTION 9: Repeal.** That all ordinances, resolutions, motions or parts that are in conflict with this Ordinance shall be and the same are hereby repealed.

**SECTION 10: Effect.** That this Ordinance shall be in full force and effect upon its adoption, approval and publication in pamphlet form as provided by law.

**ADOPTED** this 7th day of October, 2024 pursuant to a roll call vote as follows:

AYES: \_\_\_\_\_

NAYES: \_\_\_\_\_

ABSENT: \_\_\_\_\_

**APPROVED** by me this 7<sup>th</sup> day of October, 2024.

\_\_\_\_\_  
Keith Pekau, Village President

**ATTEST:**

\_\_\_\_\_  
\_\_\_\_\_, Village Clerk

Published in pamphlet form this 7th day of October, 2024 under the authority of the Village Mayor and Board of Trustees.

Recorded in the Village records on October 7, 2024.

## EXHIBIT A-1

### REDEVELOPMENT PROJECT AREA DESCRIPTION

#### LEGAL DESCRIPTION:

BEGINNING AT A POINT ON THE EAST LINE OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID POINT BEING 50 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SECTION 9, SAID POINT ALSO BEING ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF 143RD STREET; THENCE WESTERLY ALONG THE SOUTH LINES OF 143RD STREET TO A POINT 244.27 FEET WEST OF THE WEST LINE OF RAVINIA AVENUE; THENCE NORTH TO THE NORTH LINE OF SAID SECTION 9; THENCE WEST ALONG SAID NORTH LINE OF SECTION 9, ALSO BEING THE SOUTH LINE OF SAID SECTION 4, TO A POINT BEING ON THE NORTHERLY EXTENSION OF THE WEST LINE OF THE EAST HALF OF THE EAST 195.30 FEET OF THE WEST HALF OF BLOCK 16 IN COTTAGE HOME SUBDIVISION RECORDED JULY 21, 1891 AS DOCUMENT 1507763; THENCE NORTHEASTERLY TO THE INTERSECTION OF THE NORTH LINE OF 143RD STREET AND THE EAST LINE OF MAIN STREET; THENCE NORTHERLY AND NORTHEASTERLY ALONG THE EAST LINE OF MAIN STREET TO THE SOUTH LINE OF CRESCENT PARK CIRCLE; THENCE EASTERLY ALONG THE SOUTH LINE OF CRESCENT PARK CIRCLE TO THE WEST LINE OF RAVINIA AVENUE; THENCE SOUTH ALONG THE WEST LINE OF RAVINIA AVENUE TO THE NORTH LINE OF STREET B; THENCE WEST ALONG THE NORTH LINE OF STREET B TO THE NORTHWEST CORNER OF STREET B; THENCE SOUTH ALONG THE WEST LINE OF STREET B TO THE SOUTHWEST CORNER OF STREET B; THENCE EAST ALONG THE SOUTH LINE (AND ITS EASTERLY EXTENSION) OF STREET B TO THE EAST LINE OF RAVINIA AVENUE; THENCE NORTH ALONG THE EAST LINE OF RAVINIA AVENUE TO THE SOUTH LINE OF STREET B; THENCE EAST ALONG THE SOUTH LINE OF STREET B TO A POINT 208.85 FEET WEST OF THE EAST LINE OF JEFFERSON AVENUE; THENCE SOUTH TO A POINT 208.85 FEET WEST OF THE EAST LINE OF JEFFERSON AVENUE AND 202.40 FEET NORTH OF THE NORTH LINE OF 143RD STREET; THENCE EASTERLY TO A POINT ON THE EAST LINE OF JEFFERSON AVENUE BEING 200.84 FEET NORTH OF THE NORTH LINE OF 143RD STREET; THENCE NORTH ALONG THE EAST LINE OF JEFFERSON STREET TO THE NORTHWEST CORNER OF LOT 4 IN MAIN STREET TRIANGLE - PHASE 2 SUBDIVISION RECORDED MARCH 16, 2018 AS DOCUMENT 1807529084; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 4 AND ITS EASTERLY EXTENSION TO THE EAST LINE OF LAGRANGE ROAD; THENCE SOUTH ALONG SAID EAST LINE OF LAGRANGE ROAD TO THE SOUTH LINE OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH 50 FEET TO A POINT SAID POINT BEING 50 FEET EAST OF THE EAST LINE OF SAID SECTION 9; THENCE WESTERLY TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THAT PART OF SAID LOT 5, LYING BELOW AN INCLINE PLANE ESTABLISHED BY THE HEREAFTER POINTS "A", "B", "C" AND "D", AND LYING

ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +699.50 FEET NAVD 88 VERTICAL DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARIES PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 5; THENCE SOUTH 01 DEGREES 34 MINUTES 53 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 5; A DISTANCE 5.94 FEET; THENCE NORTH 88 DEGREES 25 MINUTES 07 SECONDS EAST.

72.45 FEET AFOREMENTIONED POINT "A", HAVING AN ELEVATION OF +720.79 FEET NAVD 88 DATUM, BEING ALSO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 25 MINUTES 07 SECONDS EAST, 35.50 FEET TO THE AFOREMENTIONED POINT "B", HAVING AN ELEVATION OF +720.79 FEET NAVD 88 DATUM; THENCE SOUTH 01 DEGREES 24 MINUTES 43 SECONDS EAST, 63.65 FEET TO THE AFOREMENTIONED POINT "C", HAVING AN ELEVATION OF +719.17 FEET NAVD 88 DATUM; THENCE SOUTH 88 DEGREES 36 MINUTES 17 SECONDS WEST, 58.18 FEET TO THE AFOREMENTIONED POINT "D", HAVING AN ELEVATION OF +719.317 FEET NAVD 88 DATUM; THENCE NORTH 01 DEGREES 24 MINUTES 16 SECONDS WEST, 11.95 FEET; THENCE SOUTH 88 DEGREES 35 MINUTES 44 SECONDS WEST, 0.35 FEET; THENCE NORTH 01 DEGREES 24 MINUTES 16 SECONDS WEST, 31.02 FEET; THENCE NORTH 88 DEGREES 35 MINUTES 44 SECONDS EAST, 0.35 FEET; THENCE NORTH 01 DEGREES 24 MINUTES 16 SECONDS WEST, 2.30 FEET; THENCE NORTH 88 DEGREES 35 MINUTES 44 SECONDS EAST, 21.70 FEET; THENCE NORTH 01 DEGREES 24 MINUTES 16 SECONDS WEST, 12.80 FEET; THENCE NORTH 88 DEGREES 35 MINUTES 44 SECONDS EAST, 2.33 FEET; THENCE NORTH 01 DEGREES 24 MINUTES 16 SECONDS WEST, 2.85 FEET; THENCE SOUTH 88 DEGREES 35 MINUTES 44 SECONDS WEST, 0.95 FEET; THENCE NORTH 01 DEGREES 24 MINUTES 16 SECONDS WEST, 2.62 FEET TO THE POINT OF BEGINNING;

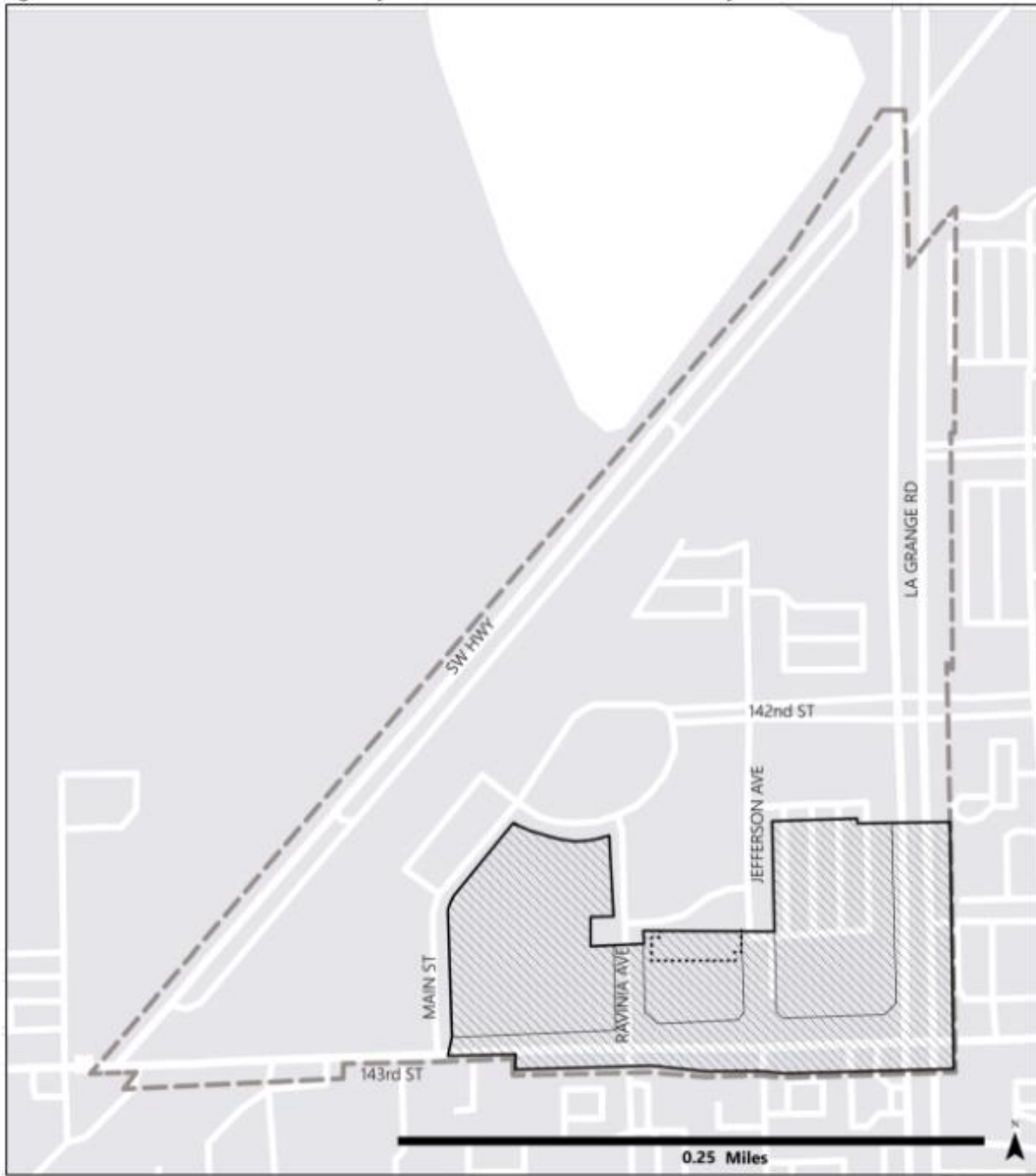
AND EXCEPTING THEREFROM THAT PART OF SAID LOT 5, LYING BELOW AN INCLINE PLANE ESTABLISHED BY THE HEREINAFTER POINTS "E", "F", "G" AND "H", AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +702.00 FEET NAVD 88 VERTICAL DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARIES PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 5; THENCE SOUTH 01 DEGREES 34 MINUTES 53 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 5; A DISTANCE 5.94 FEET; THENCE NORTH 88 DEGREES 25 MINUTES 07 SECONDS EAST, 107.96 FEET TO THE AFOREMENTIONED POINT "E", HAVING AN ELEVATION OF +723.67 FEET NAVD 88 DATUM, BEING ALSO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 25 MINUTES 07 SECONDS EAST, 99.49 FEET TO THE AFOREMENTIONED POINT "F", HAVING AN ELEVATION OF +723.67 FEET NAVD 88 DATUM; THENCE EASTERLY 3.30 FEET, ALONG THE ARC OF A NON-TANGENT CIRCLE TO THE LEFT, HAVING A RADIUS OF 131.71 FEET AND WHOSE CHORD BEARS SOUTH 73 DEGREES 45 MINUTES 09 SECONDS EAST, 3.30 FEET TO A POINT ON A NON-TANGENT LINE; THENCE SOUTH 15 DEGREES 15 MINUTES 08 SECONDS WEST,

1.41 FEET; THENCE SOUTH 74 DEGREES 44 MINUTES 52 SECONDS EAST, 0.90 FEET; THENCE SOUTH 01 DEGREES 24 MINUTES 16 SECONDS EAST, 4.15 FEET; THENCE NORTH 88 DEGREES 35 MINUTES 44 SECONDS EAST, 2.35 FEET; THENCE SOUTH 01 DEGREES 24 MINUTES 16 SECONDS EAST, 30.71 FEET; THENCE SOUTH 88 DEGREES 35 MINUTES 44 SECONDS WEST, 2.45 FEET; THENCE SOUTH 01 DEGREES 24 MINUTES 16 SECONDS EAST, 3.55 FEET; THENCE SOUTH 88 DEGREES 35 MINUTES 44 SECONDS WEST, 14.94 FEET; THENCE SOUTH 01 DEGREES 24 MINUTES 16 SECONDS EAST, 22.32 FEET TO THE AFOREMENTIONED POINT "G", HAVING AN ELEVATION OF +721.50 FEET NAVD 88 DATUM; THENCE SOUTH 88 DEGREES 35 MINUTES 44 SECONDS WEST, 28.13 FEET; THENCE NORTH 01 DEGREES 24 MINUTES 16 SECONDS WEST, 11.49 FEET; THENCE SOUTH 88 DEGREES 35 MINUTES 44 SECONDS WEST, 1.00 FEET; THENCE SOUTH 01 DEGREES 24 MINUTES 16 SECONDS EAST, 12.11 FEET; THENCE SOUTH 88 DEGREES 35 MINUTES 09 SECONDS WEST, 59.32 FEET TO THE AFOREMENTIONED POINT "H", HAVING AN ELEVATION OF +721.50 FEET NAVD 88 DATUM; THENCE NORTH 01 DEGREES 24 MINUTES 43 SECONDS WEST, 63.65 FEET; TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.





PINS:

**EXHIBIT A-2**

**STREET LOCATION MAP**



**Boundary Detail**

-  Amended 2024 RPA Boundary
-  First floor not included in Amended 2024 RPA Boundary (commercial space)
-  Amended 2007 RPA Boundary
-  Parcels

Source: Village of Orland Park, Esri, SB Friedman



**EXHIBIT B**

**REDEVELOPMENT CORRIDOR TAX INCREMENT FINANCING DISTRICT TIF PLAN**

(attached)