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AN ORDINANCE PROVIDING FOR SALES TAX REBATE AND REAL ESTATE TAX ABATEMENT

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WHEREAS, the home rule authority of the Village of Orland Park, as well as Sections 8-1-2.5 and 8-11-20 (65 ILCS 5/8-1-2.5 and 5/8-11-20) provides authority for the Village to rebate Retailers' Occupation and Service Occupation Taxes ("Sales Taxes") as well as to abate its taxes in relation to specific property as an economic development incentive; and

WHEREAS, in "An Intergovernmental Agreement Among the Village of Orland Park, Consolidated High School District 230, Orland School District 135, Orland Fire Protection District, Board of Library Trustees of the Village of Orland Park and Von Maur, Inc. Relative to the Development of the former Carson Pirie Scott & Co. Property," dated October 17, 2018 ("IGA"), the President and Board of Trustees of the Village previously determined it to be in its best interests to abate a portion of its taxes on the real estate legally described in Exhibit A-1, attached hereto and made a part hereof ("Subject Property"), in order to encourage a commercial firm to redevelop the Subject Property; and

WHEREAS, the conditions of the IGA for the rebate of Sales Taxes and abatement of a portion of the taxes on the Subject Property have been met; and

WHEREAS, in the IGA, this President and Board Trustees previously determined such rebate of Sales Taxes and abatement of taxes to be in the best interests of its tax payers in order to encourage a commercial firm to redevelop the Subject Property, increase the tax base, and increase employment opportunities; and

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Orland Park, Cook and Will Counties, Illinois, as follows:

SECTION 1

This President and Board of Trustees hereby finds that all of the recitals contained in the preambles to this Ordinance are full, true and correct and does now incorporate the same herein by reference.

SECTION 2

The County Clerk of Cook County, Illinois is hereby ordered to abate the real estate taxes to be extended on the Subject Property, on behalf of the Village of Orland Park according to the rate set forth in Section 3 below, but exclusive of any levy or levies for debt service of general applicability to all taxable property within the Village ("Abatement Rate"), commencing at the start of the next calendar year after the year in which this Ordinance is passed. However, in no event shall the aggregate abatement of real estate taxes levied against the Subject Property by the VILLAGE, the VILLAGE Sales Tax Rebates and VILLAGE building permit and inspection fee waivers, together with real estate taxes levied against the Subject Property and abated in previous

and future years by all other taxing districts, except for the Village of Orland Park, exceed the total of EIGHT MILLION, FIVE HUNDRED THOUSAND AND NO/100 DOLLARS (\$8,500,000.00).

SECTION 3

The Abatement Rate shall be an annual amount limited to One Hundred Percent (100%) of the real estate taxes (not including tax levies for debt service) to be extended on the Subject Property for the 2017 tax year on behalf of the VILLAGE.

SECTION 4

The Village shall, no less frequently than annually, advise the County Clerk in writing as to the monetary benefits received by Von Maur from the Village, Consolidated High School District 230, Orland School District 135, Orland Fire Protection District and Board of Library Trustees of the Village of Orland Park as a result of the Real Estate Tax Abatements, Sales Tax Rebates and waivers of Village building permit and inspection fees.

SECTION 5

The Village President and Clerk of this Village are hereby authorized and directed to execute this Ordinance and cause a certified copy of the same to be filed with the County Clerk of Cook County, Illinois.

SECTION 6

This Ordinance shall be in full force and effect upon its adoption and publication in pamphlet form, as provided by law.

Published in pamphlet form this _____ day of _____, 2019.

EXHIBIT A-1

Legal Description of Subject Property

For APN/Parcel ID(s): 27-10-300-012-0000

A tract of Land in the South ½ of Section 10, Township 36 North, Range 12, East of the Third Principal Meridian, described as follows:

Commencing on the West Line of said Section 10 a distance of 1274.60 feet North of the South Line of said Section 10: thence North 00 degrees 01 minutes 40 seconds East 104.00 feet along the West line of said South 1/2;; thence South 89 degrees 58 minutes 20 seconds East 50.40 feet; thence South 77 degrees 59 minutes 08 seconds East 40.93 feet; thence South 89 degrees 58 minutes 20 seconds East 231.61 feet; thence South 83 degrees 35 minutes 28 seconds East 156.17 feet; thence due East 512.84 feet; thence South 30 degrees West 31.75 feet; thence due East 65.60 feet; thence South 79 degrees 42 minutes 36 seconds East 64.98 feet; thence North 45 degrees East 25.15; thence South 44 degrees 59 minutes 08 seconds East 80.59 feet; thence North 45 degrees 04 minutes 08 seconds East 56.63 feet; thence South 45 degrees 00 minutes 25 seconds East 248.71 feet; thence South 44 degrees 57 minutes 32 seconds West 55.89 feet; thence South 44 degrees 54 minutes 17 seconds East 30.09 feet; thence South 45 degrees West 231.20 feet; thence due South 475.24 feet; thence South 26 degrees 32 minutes 43 seconds West 45.50 feet to a point on curve; thence Northwesterly on a curve convex to the South West having a radius of 1536.30 feet; an arc distance of 320.54 feet and a chord bearing of North 57 degrees 28 minutes 38 seconds West to a point of compound curve, thence Northwesterly on a curve convex to the South West having a radius of 1414.59 feet, and arc distance of 296.29 feet and chord bearing of North 45 degrees 30 minutes West to a point of compound curve; thence Northwesterly on a curve convex to the South West having a radius of 1949.66 feet, an arc distance of 576.12 feet and a chord bearing of North 31 degrees 02 minutes 04 seconds West to a point; thence South 67 degrees 25 minutes 52 seconds West 12.50 feet to a point on curve; thence Northwesterly on a curve convex to the North East having a radius of 30 feet, an arc distance of 35.29 feet and a chord bearing of North 56 degrees 16 minutes 12 seconds West to a point of Tangent; thence North 89 degrees 58 minutes 20 seconds West 285.74 feet; thence South 78 degrees 01 minute 15 seconds West 40.86 feet; thence North 89 degrees 58 minutes 20 seconds West 50.83 feet to the place of beginning, all in Cook County, Illinois.