

Prepared by:

Klein Thorpe and Jenkins, Ltd.
20 North Wacker Drive
Suite 1660
Chicago, IL 60606 -2903
(2384-1375)

On behalf of the Village of Orland Park



2111740023

Doc# 2111740023 Fee \$87.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/27/2021 12:09 PM PG: 1 OF 19

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COOK COUNTY, ILLINOIS RECORDING COVER SHEET FOR

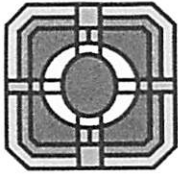
ORDINANCE NO 5602

An Ordinance Establishing Village of Orland Park Special Service Area Number 8

**Address: 8010-8030 W 143rd St
Orland Park, IL**

PIN: 27-02-411-016-0000 and 27-02-411-017-0000

**After recording return to:
Box 324**



VILLAGE OF ORLAND PARK

Certification

14700 Ravinia Avenue
Orland Park, IL 60462
(708) 403-6150
orlandpark.org

STATE OF ILLINOIS COUNTIES OF COOK AND WILL


I, John C. Mehalek, DO HEREBY CERTIFY that I am the duly elected and qualified Village Clerk of the Village of Orland Park, Illinois, and as such Village Clerk I am the keeper of the minutes and records of the proceedings of the Board of Trustees of said Village and have in my custody the minutes and books of the records of said Village.

I DO FURTHER CERTIFY that the attached and foregoing is a true and correct copy of:

Ordinance No. 5602

I DO FURTHER CERTIFY that the original Ordinance of which the foregoing is a true copy is entrusted to my care for safekeeping and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Orland Park aforesaid, at the said Village, in the Counties and State aforesaid, this 8th day of April 2021.



John C. Mehalek, Village Clerk

CORPORATE
SEAL

VILLAGE OF ORLAND PARK

14700 Ravinia Avenue
Orland Park, IL 60462
www.orlandpark.org

Ordinance No: 5602

File Number: 2021-0227

**AN ORDINANCE ESTABLISHING VILLAGE OF ORLAND PARK SPECIAL SERVICE AREA
NUMBER 8**

VILLAGE OF ORLAND PARK

STATE OF ILLINOIS, COUNTIES OF COOK AND WILL

Published in pamphlet form this 6th day of April, 2021 by authority of the President and Board of Trustees of the Village of Orland Park, Cook and Will Counties, Illinois.

VILLAGE OF ORLAND PARK

Ordinance No: 5602

AN ORDINANCE ESTABLISHING VILLAGE OF ORLAND PARK SPECIAL SERVICE AREA NUMBER 8

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

AUTHORITY.

Special Service Area Number 8 is established pursuant to the provisions of Article VII, Section 6 of the Constitution of the State of Illinois, and pursuant to the provisions of the Special Service Area Tax Law, 35 ILCS 200/27-5 et seq.

SECTION 2

FINDINGS.

The Village Board finds:

A. The question of the establishment of the area hereinafter described as a special service area was considered by the President and Board of Trustees (hereinafter the "Village Board") of the Village of Orland Park (hereinafter the "Village") pursuant to an Ordinance entitled: "An Ordinance Proposing the Establishment of Special Service Area Number 8 in the Village of Orland Park and providing for a Public Hearing and Other Procedures in Connection Therewith," adopted March 15, 2021, and was considered pursuant to a hearing held on April 5, 2021, by the Village Board pursuant to a Newspaper Notice duly published in Daily Southtown, a newspaper of general circulation in the Village, at least fifteen (15) days prior to the hearing, and pursuant to Personal Notice by mail addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the special service area. Said Personal Notice by mail was given by depositing said Personal Notice in the United States mails not less than ten (10) days prior to the time set for the public hearing. In the event taxes for the last preceding year were not paid, the said Personal Notice was sent to the person last listed on the tax rolls prior to that year as the owner of said property. A Certificate of Publication of said Newspaper Notice and an Affidavit of Mailing of said Personal Notice are attached to this Ordinance as Exhibit 1 and Exhibit 2, respectively, and made part hereof. Said Newspaper Notice and Personal Notice conformed in all respects to the requirements of Section 27-25 of the Special Service Area Tax Law (35 ILCS 200/27-25).

VILLAGE OF ORLAND PARK

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B. That a public hearing on the question set forth in the Newspaper Notice and Personal Notice was held on April 5, 2021. All interested persons were given an opportunity to be heard on the question of the creation of the special service area, and the levy of an annual tax to pay for the proposed Special Services (as defined in Section 4 below), as set forth in the Newspaper Notice and Personal Notice. The public hearing was opened on April 5, 2021, and there was final adjournment thereof on April 5, 2021, as part of the regular Orland Park Village Board meeting on said date.

C. Unless a Waiver of Right to File an Objection Petition opposing the Creation of Orland Park Special Service Area Number 8 has been received by the Village from the person or persons in whose name the general taxes for the last proceeding year were paid on the territory described below, more than sixty (60) days have passed since the public hearing, and no objections to the establishment of Special Service Area Number 8 have been filed with the Village.

D. That after considering the data, as presented at the public hearing, the Village Board finds that it is in the public interest and in the interest of the Village of Orland Park Special Service Area Number 8 that said special service area, as hereinafter described, be established.

E. Said area is compact and contiguous and exists as Special Use Planned Development. area within the Village.

F. It is in the best interest of said special service area that the furnishing of the municipal services proposed be considered for the common interests of said area.

G. Said area is zoned under the Village R-4 Residential zoning classification and will benefit specially from municipal services proposed to be provided. The proposed municipal services are unique and in addition to the municipal services provided to the Village as a whole.

SECTION 3

VILLAGE OF ORLAND PARK SPECIAL SERVICE AREA NUMBER 8 ESTABLISHED.

A special service area to be known and designated as "Village of Orland Park Special Service Area Number 8" (hereinafter "Special Service Area Number 8") is hereby established and shall consist of the following-described territory:

LOTS 1 AND 2 IN MAHLER'S SUBDIVISION OF THE SOUTH 330 FEET OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED

VILLAGE OF ORLAND PARK

Ordinance No: 5602

AS DOCUMENT NUMBER 90188561, IN COOK COUNTY, ILLINOIS.

Now known as:

LOTS 1 THROUGH 9, AND OUTLOTS A AND B IN THE VILLAS OF COBBLESTONE, BEING A SUBDIVISION IN THE EAST ½ OF THE SW ¼ OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 12, 2020 AS DOCUMENT NUMBER 2031706140, IN COOK COUNTY, ILLINOIS.

PINs: 27-02-411-016-0000 and 27-02-411-017-0000

Street Location: 8010-8030 W. 143rd Street, Orland Park, Illinois

(hereinafter the "Subject Property").

An accurate map of the Subject Property is attached hereto as Exhibit 3, and made part hereof.

SECTION 4

PURPOSE OF THE AREA.

Special Service Area Number 8 is established to provide special municipal services to the Subject Property in addition to services provided to the Village generally. The special services to be provided by the Village shall consist of the following activities/items within Special Service Area Number 8: maintenance, repair, reconstruction and/or replacement of the detention pond and retaining wall on Outlot A and the park on Outlot B in the event the owners of the Subject Property fail to maintain, repair, reconstruct and/or replace said detention pond and retaining wall on Outlot A and the park on Outlot B as required by:

- (i) The "DEVELOPMENT AGREEMENT - (VILLAS OF COBBLESTONE - 8010-8030 W. 143RD STREET) recorded with the Cook County Recorder of Deeds on January 14, 2021, as document number 2101422032; and
- (ii) The Final Plat of Subdivision for Villas of Cobblestone, being a subdivision of part of Section 27, Township 36 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois, recorded with the Cook County Recorder of Deeds on November 12, 2020, as document number 2031706140;

VILLAGE OF ORLAND PARK

Ordinance No: 5602

(hereinafter the "Special Services"), within said Special Service Area Number 8.

SECTION 5

TAX LEVIES/RATES.

The Village shall levy a direct annual tax at a rate not to exceed (\$1.00) per \$100.00 of equalized assessed value of the property in Special Service Area Number 8, for each year during which the Village of Orland Park is required to expend funds relative to said Special Services, so long as the detention pond, retaining wall and park, as referenced above, exist. As taxes will not be levied until such time, if any, as the Village actually expends funds for said Special Services, it is currently unknown as to the actual amount of the taxes that will be levied for the initial year, if any, for which taxes will be levied within Special Service Area Number 8; however, any such initial tax levy shall not exceed the maximum tax rate as set forth above. Said tax is to be levied upon all taxable property within Special Service Area Number 8.

The aforementioned tax, if any, is to be levied upon all taxable property within Special Service Area Number 8, and shall be in addition to all other taxes provided by law.

SECTION 6

EFFECTIVE DATE.

This Ordinance shall be in full force and effect from and after its adoption, and publication in pamphlet form as required by law. The Village Clerk is hereby directed and ordered to file a certified copy of this Ordinance with the Cook County Clerk, and record a certified copy of this Ordinance with the Cook County Recorder's Office, within sixty (60) days of the effective date hereof.

PASSED this 5th day of April, 2021

/s/ John C. Mehalek

John C. Mehalek, Village Clerk

Aye: 6 Trustee Fenton, Trustee Calandriello, Trustee Healy, Trustee Nelson Katsenes, Trustee Milani,
and Village President Pekau

Nay: 1 Trustee Dodge

VILLAGE OF ORLAND PARK

Ordinance No: 5602

DEPOSITED in my office this 5th day of April, 2021

/s/ John C. Mehalek

John C. Mehalek, Village Clerk

APPROVED this 5th day of April, 2021

/s/ Keith Pekau

Keith Pekau, Village President

PUBLISHED this 6th day of April, 2021

/s/ John C. Mehalek

John C. Mehalek, Village Clerk

Exhibit 1

**Certificate of Publication
of Newspaper Notice**

(attached)

CHICAGO TRIBUNE

media group

Sold To:
VILLAGE OF ORLAND PARK - CU00410456
14700 S Ravinia Ave
Orland Park, IL 60462-3167

Bill To:
VILLAGE OF ORLAND PARK - CU00410456
14700 S Ravinia Ave
Orland Park, IL 60462-3167

Certificate of Publication:

Order Number: 6908677
Purchase Order: April 5 Public Hearing

State of Illinois - Cook

Chicago Tribune Media Group does hereby certify that it is the publisher of the Daily Southtown. The Daily Southtown is a secular newspaper, has been continuously published Daily for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the City of Park Forest, Township of Rich, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 IL CS 5/5.

This is to certify that a notice, a true copy of which is attached, was published 1 time(s) in the Daily Southtown, namely one time per week or on 1 successive weeks. The first publication of the notice was made in the newspaper, dated and published on 3/21/2021, and the last publication of the notice was made in the newspaper dated and published on 3/21/2021.

This notice was also placed on a statewide public notice website as required by 715 ILCS 5/2. 1.

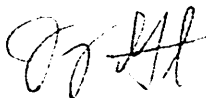
PUBLICATION DATES: Mar 21, 2021.

Daily Southtown

In witness, an authorized agent of The Chicago Tribune Media Group has signed this certificate executed in Chicago, Illinois on this

26th Day of March, 2021, by

Chicago Tribune Media Group



Jeremy Gates

CHICAGO TRIBUNE

media group

**"NOTICE OF PUBLIC HEARING
VILLAGE OF ORLAND PARK
SPECIAL SERVICE AREA
NUMBER 8**

NOTICE IS HEREBY GIVEN that on April 5, 2021, at 7:00 p.m. in the Orland Park Village Hall, Board Room, 14700 South Ravinia Avenue, Orland Park, Illinois, a public hearing will be held by the President and Board of Trustees of the Village of Orland Park to consider forming a special service area consisting of the following described property:

LEGAL DESCRIPTION:

LOTS 1 AND 2 IN MAHLER'S SUBDIVISION OF THE SOUTH 330 FEET OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 90188561, IN COOK COUNTY, ILLINOIS.

Now known as:

LOTS 1 THROUGH 9, AND OUTLOTS A AND B IN THE VILLAS OF COBBLESTONE, BEING A SUBDIVISION IN THE EAST ½ OF THE SW ¼ OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 12, 2020 AS DOCUMENT NUMBER 2031706140, IN COOK COUNTY, ILLINOIS.

PINS: 27-02-411-016-0000 and 27-02-411-017-0000

Street Location: 8010-8030 W. 143rd Street, Orland Park, Illinois

All interested persons affected by the formation of Orland Park Special Service Area Number 8 will be given an opportunity to be heard regarding the formation of and the boundaries of Special Service Area Number 8 and may object to the formation of Special Service Area Number 8 and the levy of taxes affecting said Special Service Area Number 8.

The purpose of the formation of Orland Park Special Service Area Number 8 is to fund the Village of Orland Park's cost of maintaining and repairing the privately owned detention pond, retaining wall and park on the above-described property, in the event that the Homeowners' Association or owners of the above-described property fail to maintain or repair said privately owned detention pond, retaining wall and park as required by:

(i) The "DEVELOPMENT AGREEMENT (VILLAS OF COBBLESTONE - 8010-8030 W. 143RD STREET)," recorded with the Cook County Recorder of Deeds on January 14, 2021, as document number

CHICAGO TRIBUNE

media group

2101422032;

(ii) The Final Plat of Subdivision for VILLAS OF COBBLESTONE recorded with the Cook County Recorder of Deeds on November 12, 2020, as document number 2031706140;

(hereinafter the "Special Services"), within said Special Service Area Number 8.

A tax levy at a rate not to exceed \$1.00 per \$100.00 of equalized assessed valuation of property in Special Service Area Number 8, for each year during which the Village of Orland Park is required to expend funds relative to said Special Services, so long as the privately owned detention pond, retaining wall and park, as referenced above, exist, will be considered at the public hearing. As taxes will not be levied until such time, if any, as the Village actually expends funds for said Special Services, it is currently unknown as to the actual amount of the taxes that will be levied for the initial year, if any, for which taxes will be levied within Special Service Area Number 8; however, any such initial tax levy shall not exceed the maximum tax rate as set forth above. Said tax is to be levied upon all taxable property within the proposed Special Service Area Number 8.

At the public hearing, all persons affected by the formation of said Special Service Area Number 8, including all persons owning taxable real estate therein, will be given an opportunity to be heard. The public hearing may be adjourned by the President and Board of Trustees to another date without further notice, other than a motion, to be entered upon the minutes of its meeting, fixing the time and place of its adjournment and/or as otherwise required by law.

If a petition signed by at least fifty-one percent (51%) of the electors residing within Special Service Area Number 8 and by at least fifty-one percent (51%) of the owners of record of the land included within the boundaries of Special Service Area Number 8 is filed with the Village Clerk, within sixty (60) days following the final adjournment of the public hearing, objecting to the creation of Special Service Area Number 8, the enlargement thereof, the levy or imposition of a tax for the provision of the Special Services to the area, or to a proposed increase in the tax rate, said Special Service Area Number 8 may not be created or enlarged, and no tax may be levied or imposed nor the rate increased.

DATED March 16, 2021.

John C. Mehalek
Village Clerk
Village of Orland Park

Chicago Tribune - chicagotribune.com
160 N Stetson Avenue, Chicago, IL 60601
(312) 222-2222 - Fax: (312) 222-4014

CHICAGO TRIBUNE

media group

Village of Oak Park
3/18/2021 6908677

Exhibit 2


**Affidavit of Mailing
of Notice of Public Hearing**

(attached)

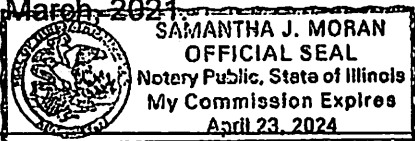
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

AFFIDAVIT OF MAILING

I, SAMANTHA MORAN, being first duly sworn on oath, depose and state that I served the attached "NOTICE OF PUBLIC HEARING VILLAGE OF ORLAND PARK SPECIAL SERVICE AREA NUMBER 8" to those persons and entities set forth on the attached Taxpayers Of Record list, by depositing one (1) copy addressed to each person/entity at the address as shown on the attached Service List in the U.S. Mail, First Class postage prepaid, at 15010 S. Ravinia Avenue, Orland Park, Illinois, at or before 5:00 p.m. on March 17, 2021.


Samantha Moran

Subscribed and Sworn To
Before Me this 17th day
of March, 2021.



Notary Public

SERVICE LIST

Villas of Cobblestone
8030 W. 143rd Street
Orland Park, Illinois 60462-2308

Exhibit 3

**Map of
Village of Orland Park
Special Service Area Number 8**

(attached)