



Legislation Details (With Text)

File #: 2017-0198 **Version:** 2 **Name:** 15615 Harlem Avenue Class - 8 Resolution
Type: RESOLUTION **Status:** PASSED
File created: 3/15/2017 **In control:** Board of Trustees
On agenda: 4/3/2017 **Final action:** 4/3/2017

Title: A RESOLUTION DETERMINING THE APPROPRIATENESS FOR CLASS 8 STATUS PURSUANT TO THE COOK COUNTY REAL PROPERTY CLASSIFICATION ORDINANCE, AS FROM TIME TO TIME AMENDED, A RESOLUTION DETERMINING THE APPROPRIATENESS FOR CLASS 8 STATUS PURSUANT TO THE COOK COUNTY REAL PROPERTY CLASSIFICATION ORDINANCE, AS FROM TIME TO TIME AMENDED, SPECIFICALLY FOR THE SPECIAL ASSESSMENT OF "ABANDONED PROPERTY WITH SPECIAL CIRCUMSTANCE" FOR CERTAIN REAL ESTATE LOCATED AT 15615 SOUTH HARLEM AVENUE, IN BREMEN TOWNSHIP, ORLAND PARK/COOK COUNTY, ILLINOIS, PIN NUMBER 28-18-308-004

Code sections:

Attachments: 1. Resolution, 2. Attachments

Date	Ver.	Action By	Action	Result
4/6/2017	2	Village Clerk	PUBLISHED	
4/3/2017	1	Board of Trustees		
4/3/2017	1	Development Services Department	INTRODUCED TO BOARD	
3/20/2017	0	Development Services, Planning and Engineering Committee	RECOMMENDED FOR APPROVAL	Pass
3/15/2017	0	Development Services Department	INTRODUCED TO COMMITTEE	

Title/Name/Summary

A RESOLUTION DETERMINING THE APPROPRIATENESS FOR CLASS 8 STATUS PURSUANT TO THE COOK COUNTY REAL PROPERTY CLASSIFICATION ORDINANCE, AS FROM TIME TO TIME AMENDED, SPECIFICALLY FOR THE SPECIAL ASSESSMENT OF "ABANDONED PROPERTY WITH SPECIAL CIRCUMSTANCE" FOR CERTAIN REAL ESTATE LOCATED AT 15615 SOUTH HARLEM AVENUE, IN BREMEN TOWNSHIP, ORLAND PARK/COOK COUNTY, ILLINOIS, PIN NUMBER 28-18-308-004

Body

WHEREAS, the Village of Orland Park desires to promote the redevelopment, substantial rehabilitation and expansion of commercial industry in the Village of Orland Park; and

WHEREAS, the Cook County Assessor is operating under an ordinance enacted by the Cook County Board of Commissioners, and amended from time to time, which has instituted a program to encourage industrial and commercial attraction, retention, rehabilitation, and expansion in Cook County known as the Cook County Real Property Classification Ordinance; and

WHEREAS, Sandrick Law Firm LLC, on behalf of Shailesh Shah/ACKS Property LLC, has applied for a Class 8 property status pursuant to said aforementioned ordinance, specifically as the ordinance covers "Occupation of Abandoned Property - with Special Circumstances" for certain real estate located at 15615 South Harlem Avenue, in Bremen Township, Orland Park/Cook County, PIN No. 28-18-308-004 and legally described hereto;

and

WHEREAS, a finding of special circumstances is necessary as there will be no change in ownership, and the Village has determined that those special circumstances are evidence by the deteriorated condition of the property and the capital investment that is required to bring it back to a useable condition; and

WHEREAS, the Village of Orland Park has determined that Sandrick Law Firm LLC, on behalf of Shailesh Shah/ACKS Property LLC, has proven the need for the granting of the Class 8 tax incentive to this Board, and that such incentive provided for in said ordinance is necessary for re-occupancy of the space and reinvestment in said property to increase value, and that without this reinvestment, the area would continue to decline and remain vacant and blighted.

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

SECTION 1

The above provisions are hereby incorporated into this Resolution as fully as if restated in this Section in their entirety.

SECTION 2

The request of Sandrick Law Firm LLC, on behalf of Shailesh Shah/ACKS Property LLC, to have certain real estate located at 15615 South Harlem Avenue, in Bremen Township, Orland Park/Cook County, legally described below, and with PIN No. 28-18-308-004, is declared eligible for Class 8 status pursuant to the Cook County Real Property Classification Ordinance, as amended from time to time, and hereby granted in that this Board and municipality recognizes the property as stated herein, is in need of "Occupation of Abandoned Property - with Special Circumstances", and the incentive benefits provided for in said ordinance are necessary for the development of and substantial reinvestment in the property to occur. The substantial reinvestment in this real estate will increase its value, the value of surrounding properties and create new employment opportunities.

SECTION 3

The commercial reuse of the property identified below is necessary and beneficial to the local economy of the Village of Orland Park, Cook County, Illinois, and the Village Board hereby supports and consents to the Class 8 status for the said property.

SECTION 4

The above findings of necessity and benefit to the local economy, and the support and consent for Class 8 designation shall relate to the property tax parcel No. 28-18-308-004 legally described as:

The North 270 feet of Lot 108 in Catalina's Commercial and Industrial Subdivision of Lots 3 and 6 in Silver Lake Gardens Unit No. 7, a Subdivision of part of the West ¼ of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, according to the plat thereof recorded November 2, 1973 as Document No. 22532993, in Cook County, Illinois.

And identified by the following common address: 15615 South Harlem Avenue, Orland Park, Illinois.

SECTION 5

That the Mayor and Clerk and other appropriate Village of Orland Park officials are hereby authorized to sign any necessary documents to implement this resolution.

SECTION 6

This Resolution shall be in full force and effect from and after its adoption.

SECTION 7

The Village Clerk shall forthwith transmit a certified copy of this Resolution to the Office of the Assessor of Cook County, Illinois, and to the business owners at the common address herein listed, and to such other parties in interest as required by law.