



Legislation Details (With Text)

**File #:** 2023-0984    **Version:** 1    **Name:** A RESOLUTION SUPPORTING AND CONSENTING TO RENEWAL OF THE COOK COUNTY CLASS 7C REAL ESTATE TAX ASSESSMENT CLASSIFICATION FOR THE PROPERTY LOCATED AT 7648 W. 159th STREET IN THE VILLAGE OF ORLAND PARK

**Type:** RESOLUTION    **Status:** PASSED

**File created:** 12/12/2023    **In control:** Board of Trustees

**On agenda:** 12/18/2023    **Final action:** 12/18/2023

**Title:** A RESOLUTION SUPPORTING AND CONSENTING TO RENEWAL OF THE COOK COUNTY CLASS 7C REAL ESTATE TAX ASSESSMENT CLASSIFICATION FOR THE PROPERTY LOCATED AT 7648 W. 159th STREET IN THE VILLAGE OF ORLAND PARK

**Code sections:**

**Attachments:** 1. M Group - Voda Wash 7C Renewal Application, 2. Voda Village of Orland Park Incentive Letter, 3. Res for renewal of a Cook Cty Class 7C Real Estate Tax Assessment (7648 W. 159th St.)(VODA CAR WASH) (00000003)

Date	Ver.	Action By	Action	Result
12/20/2023	1	Village Clerk		PUBLISHED
12/18/2023	0	Board of Trustees		
12/18/2023	0	Development Services Department	INTRODUCED TO BOARD	

**Title**

A RESOLUTION SUPPORTING AND CONSENTING TO RENEWAL OF THE COOK COUNTY CLASS 7C REAL ESTATE TAX ASSESSMENT CLASSIFICATION FOR THE PROPERTY LOCATED AT 7648 W. 159<sup>th</sup> STREET IN THE VILLAGE OF ORLAND PARK

**Body**

WHEREAS, the Village of Orland Park (the “Village”) desires to encourage occupancy and utilization of vacant/abandoned commercial property in the Village; 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 commercial property owners, in certain cases, with a reduction in the assessed valuation of commercial property in order to induce the occupancy and utilization of commercial property that is vacant (except for structures in disrepair) and has been abandoned for at least 12 months; and

WHEREAS, DRAGO K. GLAVAC, on behalf of VODA CAR WASH, LLC, an Illinois limited liability company (the “Applicant”), has applied, or is applying, for renewal of the Class 7c Classification under the Ordinance originally supported by the Village pursuant to Resolution No. 2027 adopted June 6, 2020, and has proven to the President and Board of Trustees of the Village (the “Village Board”) that such Class 7c Classification is necessary to encourage improvement and occupancy of the specific vacant and abandoned real estate identified below (the “Subject Property”); and

WHEREAS, the Village Board supports and consents to the filing of a Class 7c Classification renewal

application by the Applicant, with the understanding that any occupant of the Subject Property must meet the Class 7c Classification qualifications for commercial property; and

WHEREAS, the Applicant has provided an Economic Disclosure Statement to the Village of Orland Park; and

WHEREAS, the Village Board has determined that the renewal of the Class 7c Classification to the Applicant, for the Subject Property, would be beneficial to the Village and its economy;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ORLAND PARK, COUNTIES OF COOK AND WILL, STATE OF ILLINOIS, that the request of the Applicant to have the Subject Property declared eligible for renewal of the Class 7c Classification under the Ordinance, is hereby granted, in that the Village Board has determined that the incentive provided by renewal of the said Class 7c Classification is necessary for the continued improvement and occupancy of the previously vacant and abandoned Subject Property for a new VODA CAR WASH facility to occur.

BE IT FURTHER RESOLVED, that the Village Board finds that the Subject Property qualifies for purposes of the Class 7c Classification, and consents to the Subject Property to continue to be designated under the Class 7c Classification by the Cook County Assessor; with a copy of the Class 7c Classification renewal application of the Applicant, based on occupation of the previously vacant and abandoned structures (since 2014) as outlined by the Applicant in said application, being attached hereto as Exhibit A and made a part hereof.

BE IT FURTHER RESOLVED that the Village Board hereby supports, consents to, and approves the renewal of the Class 7c Classification for the Subject Property, pursuant to the Cook County Ordinance; said Subject Property being described as follows:

LEGAL DESCRIPTION:

LOT 1 IN BUIKEMA'S RESUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 36 NORTH, RANGE IL EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NO. 27-13-308-062-0000

COMMON ADDRESS: 7648 W. 159<sup>th</sup> Street, Orland Park, Illinois 60462

BE IT FURTHER RESOLVED that the Village Clerk is hereby authorized and directed to forward a certified copy of this Resolution to the Office of the Cook County Assessor.

This Resolution shall be in full force and effect from and after its adoption as provided by law.