



Legislation Details (With Text)

**File #:** 2017-0199    **Version:** 2    **Name:** 10441 W 163rd Street - Class 6B 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 6B STATUS PURSUANT TO THE COOK COUNTY REAL PROPERTY CLASSIFICATION ORDINANCE, AS FROM TIME TO TIME AMENDED, A RESOLUTION DETERMINING THE APPROPRIATENESS FOR CLASS 6B 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 10441 WEST 163RD PLACE, ORLAND PARK/COOK COUNTY, ILLINOIS, PIN NUMBER 27-20-401-023

**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 6B 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 10441 WEST 163RD PLACE, ORLAND PARK/COOK COUNTY, ILLINOIS, PIN NUMBER 27-20-401-023

**Body**

WHEREAS, the Village of Orland Park desires to promote the development and retention of industry in the Village of Orland Park; and

WHEREAS, Cook County has instituted a program to encourage industrial and commercial development in Cook County known as the Cook County Real Property Classification Ordinance; and

WHEREAS, the Cook County Class 6B incentive is designed to encourage industrial development throughout Cook County by offering a real estate tax incentive for the development of new industrial facilities, the rehabilitation of existing industrial structures, and the redevelopment and occupancy of abandoned property or buildings; and

WHEREAS, Sandrick Law Firm LLC, on behalf of MGD Consulting, LLC/Dave Musial/Four Seasons, has applied for a Class 6B 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 10441 West 163rd Place in the Village of Orland Park, Cook County, Illinois, with PIN 27-20-401-023; and

WHEREAS, although the property will not be vacant in excess of twenty-four (24) months prior to re-occupancy, the Village of Orland Park has determined the property meets the requirements of “Occupation of Abandoned Property - with Special Circumstances” and that such incentive provided for in said ordinance is necessary for development to occur in this specific real estate. Such special circumstances include the property’s deferred maintenance as well as the condition of the exterior parking lot.

WHEREAS, the Village of Orland Park has further determined that but for the 6B property status, the purchase and subsequent re-occupancy would not be viable.

NOW, THEREFORE, Be it Resolved, by the Mayor 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 MGD Consulting, LLC/Dave Musial/Four Seasons, to have certain real estate located at 10441 West 163rd Place in Orland Park/Cook County, legally described below, and with PIN No. 27-20-401-023, is declared eligible for Class 6B 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 recognize 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 sale and development of this real estate 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 above findings are 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 new designation of the Class 6B status for the said property, legally described as:

Lot 13 in Apple Knoll Industrial Park Unit 2, Being a Subdivision of Part of the Northeast Quarter of the Southeast Quarter of Section 20, Township 36 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

And identified by the following common address: 10441 West 163rd Place, Orland Park, Illinois.

#### SECTION 4

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 5

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

#### SECTION 6

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.