



Legislation Text

File #: 2021-0830, **Version:** 1

Title

A RESOLUTION SUPPORTING AND CONSENTING TO A COOK COUNTY CLASS 7B REAL ESTATE TAX ASSESSMENT CLASSIFICATION FOR THE PROPERTY LOCATED AT 15080 LAGRANGE ROAD 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 and has been abandoned for at least 12 months; and

WHEREAS, 55th & S. KEDZIE LLC, an Illinois limited liability company (the "Applicant") has applied, or is applying, for Class 7b Classification under the Ordinance, and has proven to the President and Board of Trustees of the Village (the "Village Board") that such Class 7b Classification is necessary to encourage improvement and occupancy of the specific vacant real estate identified below (the "Subject Property"); and

WHEREAS, the Village Board supports and consents to the filing of a Class 7b Classification application by the Applicant, with the understanding that any occupant of the Subject Property must meet the Class 7b Classification qualifications for commercial property; and

WHEREAS, the Applicant has provided an Eligibility Application and 7b Eligibility Analysis to the Village of Orland Park; and

WHEREAS, the Village Board has determined that the granting of a Class 7b Classification to the Applicant, for the Subject Property, would be beneficial to the Village;

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 the Class 7b Classification under the Ordinance, is hereby granted, in that the Village Board has determined that the incentive provided by the said Class 7b Classification is necessary for the improvement and occupancy of the vacant Subject Property to occur. The Village's redevelopment objective is to utilize a vacant/abandoned commercial property and to provide a variety of commercial options to residents of and visitors to the Village. The Applicant's intended use is as a Pete's Fresh Market grocery store.

BE IT FURTHER RESOLVED, that the Village Board supports a finding that the Subject Property qualifies for purposes of the Class 7b Classification and that all five eligibility factors are satisfied, and consents to the Subject Property being designated under the Class 7b Classification by the Cook County Assessor; with a copy of the Class 7b Classification application of the Applicant, being attached hereto as Exhibit A and made a part hereof. Further, the Village Board supports a designation of the area of the Subject Property as an area in need of redevelopment. The Village of Orland Park has received an Economic Disclosure statement from the applicant. The applicant intends to use

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

LEGAL DESCRIPTION:

LOT 1 IN ORLAND GREENS SUBDIVISION, BEING A RESUBDIVISION OF LOTS 1 AND 2 IN DOMINICK'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF FILED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS AS DOCUMENT LR3188017 ON NOVEMBER 12, 1980, EXCEPT THAT PART TAKEN FOR THE ILLINOIS DEPARTMENT OF TRANSPORTATION PER CONDEMNATION RECORDED DECEMBER 13, 2011 AS DOCUMENT NO. 1134831011, AND EXCEPT THAT PART DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 1 NORTH 88 DEGREES 13 MINUTES 28 SECONDS EAST 556.10 FEET TO THE WEST LINE OF US ROUTE 45 AS WIDENED, THENCE SOUTHERLY ALONG THE WEST LINE OF U.S. ROUTE 45 AS WIDENED SOUTH 01 DEGREE 57 MINUTES 05 SECONDS EAST, 291.50 FEET; THENCE SOUTH

88 DEGREES 13 MINUTES 28 SECONDS WEST 441.43 FEET; THENCE NORTH 01 DEGREE 46 MINUTES 32 SECONDS WEST 9.0 FEET; THENCE SOUTH 88 DEGREES 13 MINUTES 28 SECONDS WEST 105.97 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1 NORTH 01 DEGREE 38 MINUTES 10 SECONDS WEST 269.50 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PROPERTY DESCRIBED CONTAINS 4.154 ACRES

PERMANENT INDEX NO. 27-09-401-051-0000

COMMON ADDRESS: 15080 LaGrange Rd., 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.