



Legislation Text

File #: 2019-0834, **Version:** 1

Title

A RESOLUTION SUPPORTING AND CONSENTING TO A COOK COUNTY CLASS 7C REAL ESTATE TAX ASSESSMENT CLASSIFICATION FOR THE PROPERTY LOCATED AT 66 ORLAND SQUARE DRIVE 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, GW PROPERTY GROUP, LLC - SERIES 8, a Delaware limited liability Company and BLITZLAKE ORLAND PARK, LLC, an Illinois limited liability company (the "Applicant") has applied, or is applying, for Class 7c Classification under the Ordinance, 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 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 granting of a Class 7c 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 7c Classification under the Ordinance, is hereby granted, in that the Village Board has determined that the incentive provided by the said Class 7c Classification is necessary for the improvement and occupancy of the vacant Subject Property 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 being designated under the Class 7c Classification by the Cook County Assessor; with a copy of the Class 7c Classification application of the Applicant, based on occupation of the vacant and abandoned (Suite A of the Subject Property since at least 2011, and the balance of the Subject Property since August 2, 2018) 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 Class 7c Classification for the Subject Property, pursuant to the Ordinance; said Subject Property being described as follows:

LEGAL DESCRIPTION:

PARCEL 1:

A TRACT OF LAND IN THE SOUTH ½ OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING ON THE NORTH AND SOUTH CENTERLINE OF SAID SECTION 10, A DISTANCE OF 501.78 FEET NORTH 0 DEGREES 1 MINUTES WEST OF THE SOUTH 1/4 CORNER OF SAID SECTION 10; THENCE

SOUTH 70 DEGREES 48 MINUTES WEST 9.05 FEET TO A POINT ON CURVE; THENCE NORTHERLY ON A CURVE CONVEX TO THE EAST HAVING A RADIUS OF 505.17 FEET, AN ARC DISTANCE OF 223.26 FEET AND A CHORD BEARING OF NORTH 12 DEGREES 38 MINUTES 42 SECONDS EAST TO A POINT OF COMPOUND CURVE; THENCE NORTHERLY ON A CURVE CONVEX TO THE EAST HAVING A RADIUS OF 1330.73 FEET, AN ARC DISTANCE 382.45 FEET AND A CHORD BEARING OF NORTH 8 DEGREES 15 MINUTES WEST TO A POINT OF TANGENT; THENCE NORTH 16 DEGREES 29 MINUTES WEST 27.08 FEET; THENCE NORTH 73 DEGREES 31 MINUTES EAST 535 FEET; THENCE SOUTH 16 DEGREES 29 MINUTES EAST 328.9 FEET; THENCE SOUTH 2 DEGREES 10 MINUTES 40 SECONDS WEST 350 FEET; THENCE DUE WEST 275 FEET; THENCE SOUTH 70 DEGREES 48 MINUTES WEST 313 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS TO PARCEL 1 ABOVE, ACROSS AND UPON THE ORLAND SQUARE RING ROAD AS ESTABLISHED BY ARTICLE X, PARAGRAPH H. SUBPARAGRAPH (B)(I) OF THAT CERTAIN EASEMENT AND OPERATING AGREEMENT DATED MAY 15, 1976 AND RECORDED AUGUST 10, 1976 AS DOCUMENT 23591873 AND AS GRANTED IN DEED DATED DECEMBER 14, 1977 AND RECORDED DECEMBER 16, 1977 AS DOCUMENT 24240098 IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NO. 27-10-400-043-0000

COMMON ADDRESS: 66 Orland Square Drive, 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.