



Legislation Details (With Text)

File #:	2021-0266	Version:	1	Name:	A RESOLUTION SUPPORTING AND CONSENTING TO A COOK COUNTY CLASS 7C REAL ESTATE TAX ASSESSMENT CLASSIFICATION FOR THE PROPERTY LOCATED AT 82 ORLAND SQUARE DRIVE IN THE VILLAGE OF ORLAND PARK
Type:	RESOLUTION	Status:	PASSED		
File created:	3/31/2021	In control:	Board of Trustees		
On agenda:	4/5/2021	Final action:	4/5/2021		
Title:	A RESOLUTION SUPPORTING AND CONSENTING TO A COOK COUNTY CLASS 7C REAL ESTATE TAX ASSESSMENT CLASSIFICATION FOR THE PROPERTY LOCATED AT 82 ORLAND SQUARE DRIVE IN THE VILLAGE OF ORLAND PARK				

Code sections:

Attachments: 1. Resolution, 2. Final 7C Application, 3. Vacancy Affidavit

Date	Ver.	Action By	Action	Result
4/6/2021	1	Village Clerk	PUBLISHED	
4/5/2021	0	Board of Trustees		
4/5/2021	0	Development Services Department	INTRODUCED TO BOARD	

Title

A RESOLUTION SUPPORTING AND CONSENTING TO A COOK COUNTY CLASS 7C REAL ESTATE TAX ASSESSMENT CLASSIFICATION FOR THE PROPERTY LOCATED AT 82 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 (except for structures in disrepair) and has been abandoned for at least 12 months; and

WHEREAS, GHASSAN ZALZELEH and AMAR HAMAD, on behalf of GREAT LAKES MED

INVESTMENT 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 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 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 and abandoned Subject Property for a new medical office facility, occupied by Affiliated Oncologists which will use the site to expand its growing practice of radiation oncology and hematology physicians, 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 structures (since 2020) 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:

LOT 1 IN ROBERT MORRIS COLLEGE RESUBDIVISION OF PART OF THE SOUTH ½ OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 25, 2005 AS DOCUMENT 0505644017, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR ACCESS, INGRESS AND EGRESS FOR THE BENEFIT OF PARCELS 1 AND 2 AFORESAID, OVER, ACROSS AND UPON THE ORLAND SQUARE RING ROAD PURSUANT TO EASEMENT AND OPERATING AGREEMENT ORLAND SQUARE, DATED MARCH 15, 1976 AND RECORDED AUGUST 10, 1976 AS DOCUMENT 23591873 AND AS AMENDED BY AMENDMENT TO EASEMENT AND OPERATING AGREEMENT RECORDED DECEMBER 16, 1977 AS DOCUMENT 24240428, ALL IN COOK COUNTY, ILLINOIS.

ADDRESS: 82 Orland Square Drive, Orland Park, IL 60462

PERMANENT INDEX NO. 27-10-301-024-0000

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 effective

immediately upon its adoption as provided by law.