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**THE VILLAGE OF TINLEY PARK**  
**Cook County, Illinois**  
**Will County, Illinois**

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**RESOLUTION**  
**NO. 2021-R-007**

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**A RESOLUTION APPROVING A COOK COUNTY CLASS 8  
RECLASSIFICATION FOR THE PROPERTY LOCATED AT 17200 OAK  
PARK AVENUE, TINLEY PARK, ILLINOIS**

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**JACOB C. VANDENBERG, PRESIDENT**  
**KRISTIN A. THIRION, VILLAGE CLERK**

**CYNTHIA A. BERG**  
**WILLIAM P. BRADY**  
**WILLIAM A. BRENNAN**  
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**MICHAEL W. GLOTZ**  
**MICHAEL G. MUELLER**  
**Board of Trustees**

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Peterson, Johnson, & Murray Chicago, LLC, Village Attorneys  
200 W. Adams, Suite 2125 Chicago, IL 60606

**VILLAGE OF TINLEY PARK**  
Cook County, Illinois  
Will County, Illinois

**RESOLUTION NO. 2021-R-007**

**A RESOLUTION APPROVING A COOK COUNTY CLASS 8  
RECLASSIFICATION FOR THE PROPERTY LOCATED AT 17200 OAK  
PARK AVENUE, TINLEY PARK, ILLINOIS**

**WHEREAS**, Section 6(a) of Article VII of the 1970 Constitution of the State of Illinois provides that any municipality which has a population of more than 25,000 is a home rule unit, and the Village of Tinley Park, Cook and Will Counties, Illinois, with a population in excess of 25,000 is, therefore, a home rule unit and, pursuant to the provisions of said Section 6(a) of Article VII, may exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and to incur debt; and

**WHEREAS**, the Village of Tinley Park desires to promote commercial and industrial development in the Village of Tinley Park; and

**WHEREAS**, the Cook County Assessor is operating under an ordinance enacted by the Cook County Board of Commissioners, and amended from time to time, which 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 Board of Commissioners has adopted a Real Property Assessment Classification 8 which provides an applicant a reduction in the assessment level for re-occupancy of an abandoned vacant industrial or commercial facility; and

**WHEREAS**, Class 8 requires the approval of the Cook County Board of Commissioners and the Village of Tinley Park; and

**WHEREAS**, Rocky Holdings, LLC (Owner) is applying for Class 8 property status pursuant to said aforementioned ordinance for certain real estate located at 17200 Oak Park Avenue (Subject Property) in the Village of Tinley Park, Bremen Township, Cook County, Illinois, with the Property Index Numbers 28-30-301-056-1001, 28-30-301-056-1002, 28-30-301-056-1003, 28-30-301-056-1004, 28-30-301-056-1005 and 28-30-301-056-1006, and legally described in Exhibit "A" attached hereto, and has proven to this Board that the Subject Area is in need of revitalization, and,

**WHEREAS**, the Subject Property real estate is located in Bremen Township; has been vacant since September, 2011; and is certified eligible for Class 8 by Cook County;

**WHEREAS**, Rocky Holdings, LLC intends to make improvements to the Subject Property and;

**WHEREAS**, the granting of a Class 8 tax incentive for the Subject Property is necessary for the re-occupancy of the abandoned and vacant property, and execution of the intended project; and

**WHEREAS**, the commercial development planned by Rocky Holdings, LLC is consistent with the overall Tinley Park comprehensive plan for rehabilitation and development of this area; and

**WHEREAS**, the Economic and Commercial Commission (ECC) reviewed the application at its February 8, 2021 meeting and recommended the Class 8 reclassification with a vote of 9-0.

**NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS, STATE AS FOLLOWS:**

**SECTION 1:** The President and Board of Trustees agree to grant a Cook County Real Estate Classification 8 status specifically for the special assessment of “occupation of vacant property” to Rocky Holdings, LLC for re-occupancy of a vacant commercial building located at 17200 Oak Park Avenue, Tinley Park, Bremen Township, Cook County, Illinois, PIN Numbers 28-30-301-056-1001, 28-30-301-056-1002, 28-30-301-056-1003, 28-30-301-056-1004, 28-30-301-056-1005 and 28-30-301-056-1006.

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

PASSED THIS 16<sup>th</sup> day of February, 2021.

AYES: Brady, Brennan, Glotz, Mueller

NAYS: Beng

ABSENT: Galante

APPROVED THIS 16<sup>th</sup> day of February, 2021.

ATTEST:

  
VILLAGE CLERK

  
VILLAGE PRESIDENT

STATE OF ILLINOIS        )  
COUNTY OF COOK         )     SS  
COUNTY OF WILL         )

CERTIFICATE

I, KRISTIN A. THIRION, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Resolution No. 2021-R-007, "A RESOLUTION APPROVING A COOK COUNTY CLASS 8 RECLASSIFICATION FOR THE PROPERTY LOCATED AT 17200 OAK PARK AVENUE, TINLEY PARK, ILLINOIS," which was adopted by the President and Board of Trustees of the Village of Tinley Park on February 16<sup>th</sup>, 2021.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 16<sup>th</sup> day of February, 2021.

  
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KRISTIN A. THIRION, VILLAGE CLERK

## **EXHIBIT A**

### **Legal Description**

PIN: 28-30-301-056-1001, 28-30-301-056-1002, 28-30-301-056-1003, 28-30-301-056-1004, 28-30-301-056-1005 and 28-30-301-056-1006.

UNITS C-101, C-102, C-103, C-104, C-105, C-106, G-9, G-10, G-16 AND G-17, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTERESTS IN THE COMMON ELEMENTS IN SPRING FORT HALL CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENTS NO. 0704715059, IN THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.