



**SOSIN &
ARNOLD LTD.**
ATTORNEYS AT LAW

9501 West 144th Place, Suite 205
Orland Park, Illinois 60462-2563
Telephone: (708) 448-8141
Facsimile: (708) 448-8140

DAVID B. SOSIN*
GEORGE J. ARNOLD†
GEORGE L. SCHOENBECK
STEVEN D. MROCKOWSKI†

JWAN L. ARNOLD
CHRISTINE A. WALCZAK
BRIAN D. NUSSBAUM

Of Counsel:
TIMOTHY G. LAWLER

*Also admitted in Indiana
†Also admitted in Wisconsin

DAVID B. SOSIN
dsosin@sosinarnold.com

September 18, 2015

Ms. Karie Friling
Director of Development Services
Village of Orland Park
14700 S. Ravinia Avenue
Orland Park, Illinois 60462

Re: 15255 S. Harlem, Unit 2

Dear Karie:

Our client, Medical Pavilions, LLC, an Illinois limited liability company, has determined to proceed with the development of Unit 2 in the Millennium Condominiums. Enclosed please find two copies of the Class 8 Eligibility Application to be presented to the Cook County Assessor in connection with Unit A-1 and A-2. We are requesting a Resolution in support of our application pursuant to the prior discussions with our client.

Thank you for your cooperation in this matter.

Very truly yours,

SOSIN & ARNOLD, LTD.

David B. Sosin

DBS/ap
Enclosures

COOK COUNTY ASSESSOR
JOSEPH BERRIOS



COOK COUNTY ASSESSOR'S OFFICE
118 NORTH CLARK STREET, CHICAGO, IL 60602
PHONE: 312.443.7550 FAX: 312.603.6584
WWW.COOKCOUNTYASSESSOR.COM

T-3384A

CLASS 8
ELIGIBILITY APPLICATION

Carefully review the Class 8 Eligibility Bulletin before completing this Application. For assistance, please contact the Assessor's Office, Development Incentives Department (312) 603-7529. This application, *a filing fee of \$500.00*, and supporting documentation (*except drawings and surveys*) must be filed as follows:

This application must be filed **PRIOR TO** the commencement of New Construction or **PRIOR TO** the commencement of Substantial Rehabilitation Activities or **PRIOR TO** the commencement of Reoccupation of Abandoned Property.

Applicant Information

Name: Medical Pavilions, LLC Telephone: (630) 325-4118
Address: 10 Andrew Court
City: Burr Ridge State: IL Zip Code: 60527
Email: nishasundram@yahoo.com

Contact Person (if different than the Applicant)

Name: William P. Colson
Company: Finkel, Martwick & Colson, P.C.
Address: 203 N. LaSalle St., Suite 1500
City: Chicago State: IL Zip Code: 60601
Email: bill@fmctaxlaw.com Telephone: (312) 368-7020

Property Description (per PIN)

If you are applying for more than three different PINs, please submit the additional PIN information in an attachment.

Street Address: (1) 15255 S. Harlem Ave., Orland Park, IL
Permanent Real Estate Index Number: 28-18-100-056-1001
(2) 15255 S. Harlem Ave., Orland Park, IL
Permanent Real Estate Index Number: 28-18-100-056-1003
(3) _____
Permanent Real Estate Index Number: _____

City: Orland Park State: IL Zip Code: 60462
Township: Bremen Existing Class: 5-99

Class 8 application is based upon the location of the property in:

- 1) An area which has been Certified for Class 8
- 2) One of the following townships: Bloom, Bremen, Calumet, Rich, or Thornton
- 3) Property obtained through the Cook County Tax Reactivation Program

Identification of Person Having an Interest in the Property

Attach a complete list of all owners, developers, occupants and other interested parties (*including all beneficial owners of a land trust*) identified by names and addresses, and the nature and extent of their interest. See Exhibit A

Property Use

Type of Development: Industrial or Commercial (Please circle)

General Description of Proposed Property Usage Medical Office

Attach a detail description of the precise nature and extent of the intended use of the subject property, specifying in the case of the multiple uses the relative percentages of each use. See Exhibit B

Attach legal description, site dimensions and square footage and building dimensions and square footage. See Exhibit C

Include copies of materials, which explain the occupant's business, including corporate letterhead, brochures, advertising material, leases, photographs, etc.

Nature of Development

Indicate nature of proposed development by checking the appropriate space:

- New Construction **(Read and Complete Section A)**
- Substantial Rehabilitation **(Read and Complete Section A)**
Incentive only applied to the market value attributable to the rehabilitation
- Occupation of Abandoned Property - No Special Circumstance
(Read and Complete Section B)
- Occupation of Abandoned Property - With Special Circumstance
(Read and Complete Section C)
- Occupation of Abandoned Property - **(TEERM Supplemental Application)**
(Read and Complete Section C)

When construction is completed please submit the Class 8 Post Construction Application.

SECTION A NEW CONSTRUCTION/SUBSTANTIAL REHABILITATION	
If the proposed development consists of New Construction or Substantial Rehabilitation, provide the following information:	
Estimated date of construction completion: _____	
Comments (excluding demolition, if any): _____	
Estimated date of construction completion: _____	
Following information:	
Attaching copies of the following:	
1. Specific description of the proposed New Construction or Substantial Rehabilitation	
2. Current Plat or Survey for subject property	
3. As floor plan or schematic drawings	
4. Building permits, wrecking permits and occupancy permits (including date of issuance)	
5. Complete description of the cost and extent of the Substantial Rehabilitation of New Construction (including such items as contractor's affidavit and direct costs, contractor's affidavit, etc)	

SECTION B (ABANDONED PROPERTY WITH NO SPECIAL CIRCUMSTANCE)

If the proposed development consists of the reoccupation of abandoned property, purchased for value, complete (1) and (2) below:

1. Was the subject property vacant and unused for at least 24 continuous months prior to the purchase for value?

YES [] NO

When and by whom was the subject property last occupied prior to the purchase for value?

Property has never been occupied. It has been vacant and unfinished since constructed in 2004.

Attach copies of the following documents:

- (a) Sworn statements from person having personal knowledge attesting to the fact and the duration of vacancy and abandonment Exhibit D
- (b) Information (*such as statements of utility companies*) which demonstrate that the property was vacant and unused and indicate duration of such vacancy Exhibit E (to come)

2. Application must be made to the Assessor prior to occupation:

Estimated date of reoccupation:	<u>December 1, 2015</u>
Date of Purchase:	<u>February 9, 2015</u>
Name of purchaser:	<u>Medical Pavilions, LLC</u>
Name of seller:	<u>Standard Bank as Trustee</u>
Relationship of purchaser to seller:	<u>None</u>

Attach copies of the following documents:

- (a) Sale Contract
- (b) Closing Statement Exhibit F
- (c) Recorded Deed
- (d) Assignment of Beneficial Interest
- (e) Real Estate Transfer Declaration

- (a) Sale Contract
- (b) Closing Statement
- (c) Recorded Deed
- (d) Assignment of Beneficial Interest
- (e) Real Estate Transfer Declaration

Attach copies of the following documents:

Relationship of purchaser to seller:
Name of seller:
Name of purchaser:
Date of purchase:
Estimated date of reacquisition:

~~Applicant must be made to the Assessor prior to the commencement of reoccupation of the abandoned property.~~

(a) ~~Some statements from persons having personal knowledge attest to the fact that the duration of the vacancy and abandonment of the property was vacant and unused and indicate duration of vacancy (such as statements of utility companies) which demonstrate that the property was vacant and unused and indicate duration of vacancy~~

(b) ~~Information (such as statements of utility companies) which demonstrate that the property was vacant and unused and indicate duration of vacancy~~

(c) ~~Indicate the finding of special circumstances supporting "abandonment", as determined by the municipality, or the County Board, if located in an unincorporated area. Also include the ordinance or resolution from the Board of Commissioners of Cook County specifying its approval for less than 24 months a abandonment period.~~

~~Attach copies of the following documents:~~

~~How long was the period of abandonment prior to the purchase for value?~~

prior to the application was greater than 12 continuous months and less than 24 continuous months, complete section (2) and the TIRM Supplemental Application.

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the incentive where there was no purchase for value, but the period of abandonment prior to the application 24 continuous months or greater, complete section (2).

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the incentive where there was a purchase for value, but the period of abandonment for purposes of the incentive was less than 24 months, complete section (1).

SECTION C (SPECIAL CIRCUMSTANCES)

Estimated date of reoccupation: _____

Application must be made to Assessor prior to the commencement of reoccupation of the abandoned property.

(e) Include the finding of special circumstances supporting "abandonment", as determined by the municipality, or the County Board, if located in an unincorporated area. Also include the ordinance or resolution from the Board of Commissioners of Cook County stating its approval for lack of a purchase for value.

(b) Information (such as statements of utility companies) which demonstrate that the property was vacant and unused and indicate duration of vacancy.

(c) Sworn statements from persons having personal knowledge attesting to the fact and the duration of the vacancy and abandonment.

Attach copies of the following documents:

When and by whom the subject property was last occupied prior to the filing of this application?

24 or greater continuous months (Eligible for Special Circumstance)

12 continuous months but less than 24 continuous months (Eligible for Special Circumstance and TERA) Complete TERA Supplemental Application

Less than 12 continuous months (Not Eligible for Special Circumstance)

2. How long has the subject property been unused?

EMPLOYMENT OPPORTUNITIES

How many construction jobs will be created as a result of this development? 10 (est.)

How many new permanent full-time and part-time employees do you now employ in Cook County?

Full-time: 15

Part-time: 5

How many new permanent full-time jobs will be created as a result of this proposed development?

5

How many new permanent part-time jobs will be created as a result of this proposed development?

5

LOCAL APPROVAL

A certified copy of a resolution or ordinance from the municipality in which the real estate is located (*or the County Board, if the real estate is located in an unincorporated area*) should accompany this Application. *The ordinance or resolution must expressly state that the municipality supports and consents to this Class 8 Application and that it finds Class 8 necessary for development to occur on the subject property.* If a resolution is unavailable at the time the application is filed, a letter from the municipality or the County Board, as the case may be, stating that a resolution or ordinance supporting the incentive has been requested may be filed with this application instead. If the applicant is seeking to apply based on the reoccupation of abandoned property and will be seeking a finding of "special circumstances" from the municipality, in addition to obtaining a letter from the municipality confirming that a resolution or ordinance supporting the incentive has been requested, the applicant must file a letter from the County Board confirming that a resolution validating a municipal finding of special circumstances has been requested. If, at a later date, the municipality or the County Board denies the applicant's request for a resolution or ordinance, the applicant will be deemed ineligible for the Class 8 incentive, whether or not construction has begun. In all circumstances, the resolution must be submitted by the time the applicant files an "Incentive Appeal".

Exhibit F

I, the undersigned, certify that I have read this Application and that the statements set forth in this Application and in the attachments hereto are true and correct, except as those matters stated to be on information and belief and as to such matters the undersigned certifies that he/she believes the same to be true.


Signature

Nisha Sundram
Print Name

9/3/2015
Date

President
Title

**Note: If title to the property is held in trust or by a corporation or a partnership, this Class 8 Eligibility Application must be signed by a beneficiary, officer or general partner.*

Signature of Notary Public

Subscribed and sworn before me this _____ day of _____, 20____

Applicant's e-mail address

Applicant's Name

Applicant's Mailing Address

Agent's Mailing Address

Agent's Name & Title

Agent's Signature

Further affidavit sayeth not.

I hereby specifically elect applicant/representative to submit this Supplemental Application for the TEERM program.

No applications will be taken after November 30, 2018.

Under the TEERM program, qualifying industrial real estate would be eligible for the Class 8 level of taxing place.

Class 8 will be assessed at 10% of market value for the first 10 years, 15% in the 11th year and 20% in the 12th year. The terms of this program are Not Renewable.

This supplemental application is for properties that have been abandoned (due to special circumstances) for at least 12 continuous months and less than 24 continuous months with no purchase taking place.

(This form will ONLY be utilized for applicants who specifically elect for TEERM)

TEERM SUPPLEMENTAL APPLICATION

INCENTIVES CLASS LIVING WAGE ORDINANCE AFFIDAVIT

Nisha Sundram as agent for the applicant set forth below, who is seeking a classification incentive as referenced below, I do hereby state under oath as follows:

1. As the agent for the applicant set forth below, I have personal knowledge as to the facts stated herein.
2. The property identified by PIN(s) with commonly known address(es), listed in Exhibit A attached and herein incorporated, are/is the subject of a pending application/renewal (*circle as appropriate*) for one of the following development incentives provided by the Code of Ordinances of Cook County, Chapter 74, Article II, Division 2, The Cook County Real Property Assessment Classification Ordinance, Sec.74-60 et seq., as amended:

Class 6b Class 8 (*Industrial property*) Class 9

3. I have reviewed the Code of Ordinances of Cook County, Chapter 34, Article IV, Division 1 and The Cook County Living Wage Ordinance, Sec. 34-127 et seq., as amended (*the "Ordinance"*), and certify that the applicant is in compliance with the above referenced Cook County Living Wage Ordinance, due to one of the following options (*check as appropriate*):

Applicant is currently paying a living wage to its employees, as defined in the Ordinance.

OR

Applicant is not required to pay a living wage, pursuant to the Ordinance.

Further affiant sayeth not.



Agent's Signature

10 Andrew Ct., Burr Ridge, IL 60527

Agent's Mailing Address

Medical Pavilions, LLC

Applicant's Name

nishasundram@yahoo.com

Applicant's e-mail address

Nisha Sundram, President

Agent's Name & Title

630-325-4118

Agent's Telephone Number

10 Andrew Ct., Burr Ridge, IL 60527

Applicant's Mailing Address

Subscribed and sworn before me this 3rd day of September, 20 15

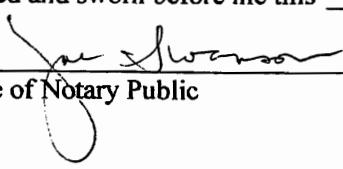

Signature of Notary Public



EXHIBIT A
(Please type or Print)

PIN(s)

28-18-100-056-1001

28-18-100-056-1003

Common Address

15255 S. Harlem Ave., Orland Park, IL

15255 S. Harlem Ave., Orland Park, IL

MAYOR
Daniel J. McLaughlin

VILLAGE CLERK
John C. Mehalek

14700 S. Ravinia Ave.
Orland Park, IL 60462
(708) 403-6100

www.orlandpark.org

July 30, 2015



VILLAGE HALL

TRUSTEES

Kathleen M. Fenton

James V. Dodge

Patricia A. Gira

Carole Griffin Ruzich

Daniel T. Calandriello

Michael F. Carroll

Medical Pavillions LLC.
15255 S. Harlem Avenue
Orland Park, IL 60462

To Whom it May Concern:

The original developer was approved to construct three office buildings. The buildings are labeled from east to west A-C respectively on the site. Building permits were issued in 1999 to complete the work. Since then, only building C has been fully completed and occupied. The shell of buildings A and B were constructed but were never completed.

The petitioner has attached photos of the interior conditions of the building which showing the uncompleted construction including bare walls and gravel floors. The Village of Orland Park passed a resolution in support of a Class 8 Tax incentive for building B. Aside from the original shell building permits the Village has not granted any occupancy permits or businesses licenses for this space. Accordingly, the building has been vacant since that time.

Sincerely,

Karie Friling
Karie Friling
Director of Development Services