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DAVID B. SOSIN  
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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**)

**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

Commencement (excluding demolition, if any):

\_\_\_\_\_

Estimated date of construction completion:

\_\_\_\_\_

Attach copies of the following:

1. Specific description of the proposed New Construction or Substantial Rehabilitation

2. Current Plat of Survey for subject property

3. 1<sup>st</sup> 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 or New

Construction (including such items as contracts, itemized statements of all direct and

indirect costs, contractor's affidavits, etc)

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

**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~~

**SECTION C (SPECIAL CIRCUMSTANCES)**

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 prior to purchase was less than 24 months, complete section (1).

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 no purchase for value, but the period of abandonment prior to the application was greater than 12 continuous months and less than 24 continuous month, complete section (2) and the TFRM Supplemental Application.

1. How long was the period of abandonment prior to the purchase for value?  
\_\_\_\_\_  
\_\_\_\_\_  
When and by whom was the subject property last occupied prior to the purchase for value?  
\_\_\_\_\_  
\_\_\_\_\_

Attach copies of the following documents:

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

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

(c) 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 less than 24 month abandonment period.

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

Estimated date of Reoccupation:

Date of purchase:

Name of purchaser:

Name of seller:

Relationship of purchaser to seller:

Attach copies of the following documents:

(a) Sale Contract

(b) Closing Statement

(c) Recorded Deed

(d) Assignment of Beneficial Interest

(e) Real Estate Transfer Declaration

2. How long has the subject property been unused?

- ☐ 24 or greater continuous months (Eligible for Special Circumstances)
- ☐ 12 continuous months but less than 24 continuous months (Eligible for Special Circumstances under TIERM) - Complete TIERM Supplemental Application
- ☐ Less than 12 continuous months (Not Eligible for Special Circumstances)

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

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Attach copies of the following documents:

- (a) Sworn statements from persons having personal knowledge attesting to the fact and the duration of the vacancy and abandonment
- (b) Information (such as statements of utility companies) which demonstrate that the property was vacant and unused and indicate duration of vacancy
- (c) 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.

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

Estimated date of reoccupation: \_\_\_\_\_

### **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

9/3/2015  
Date

Nisha Sundram  
Print Name

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.*



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

~~This supplemental eligibility 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.~~

~~Under the TEERM Program, qualifying industrial real estate would be eligible for the Class 8 level of assessment from the date of substantial re occupancy of the abandoned property. Properties receiving 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.~~

~~No applications will be taken after November 30, 2018.~~

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

Further affiant sayeth not.

\_\_\_\_\_  
Agent's Signature

\_\_\_\_\_  
Agent's Mailing Address

\_\_\_\_\_  
Agent's Name

\_\_\_\_\_  
Applicant's e-mail address

Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Signature of Notary Public

# 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.

*Nisha Sundram*  
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

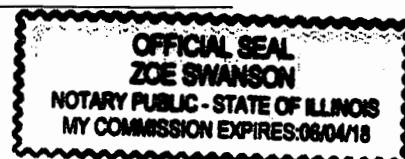
Nisha Sundram, President  
Agent's Name & Title

630-325-4118  
Agent's Telephone Number

10 Andrew Ct., Burr Ridge, IL 60527  
Applicant's Mailing Address

Subscribed and sworn before me this 3<sup>rd</sup> day of September, 20 15

*Zoe Swanson*  
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](http://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  
Director of Development Services