

COOK COUNTY ASSESSOR
FRITZ KAEGI



COOK COUNTY ASSESSOR'S OFFICE
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CLASS 6B/7/8
RENEWAL APPLICATION

Control Number

7COO39

A certified copy of the resolution or ordinance obtained from the municipality in which the real estate is located, or from the Cook County Board of Commissioners if located in an unincorporated area, must accompany this Renewal Application. This application, resolution and a filing fee of \$500.00 must be filed. For assistance in preparing this Renewal Application, please contact the Cook County Assessor's Office Development Incentives Department at (312) 603-7529.

I. Identification of Applicant

Name: AJZ-Infiniti Orland Park, LLC Telephone: (269) 375-4500

Address: 4201 Stadium Drive

City, State: Kalamazoo, MI Zip Code: 49008

Email Address: ds@zeigler.com

Agent/Representative (if any)

Name: Steven B. Pearlman & Assoc. Telephone: (312) 662-5817

Address: 350 W. Hubbard St., Ste. 630

City, State: Chicago, IL Zip Code: 60654

Email Address: aer@stevepearlman.com

II. Description of Subject Property

Street address: 8745 W. 159th Street

City, State: Orland Park, IL Zip Code: 60462

Permanent Real Estate Index Number (s): 27-23-100-015

Township: Orland

III. Identification of Persons or Entities Having an Interest

Attach a current and 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 Addendum.

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

IV. Property Use

Attach a current and detailed description of the precise nature and extent of the use of the subject property, specifying in the case of multiple uses the relative percentages of each use. See Addendum.

If there have been any changes from the original application, include current copies of materials which explain each occupant's business, including corporate letterhead, brochures, advertising material, leases, photographs, etc. The original PINs (27-23-100-013/-014) were divided. The new PIN is 27-23-100-015.

V. Nature of Development

Indicate the nature of the original development receiving the Class 6B/7/8 designation

☒ New Construction

☐ Substantial Rehabilitation

☐ Occupation of Abandoned Property - No Special Circumstance

☐ Occupation of Abandoned Property - With Special Circumstance

VI. Employment

How many permanent full-time and part-time employees do you now employ?


On-Site: Full-time: 51 Part-time: 4

In Cook County: Full-time: 54 Part-time: 4

VII. 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) must accompany this renewal. The ordinance or resolution must expressly state that the municipality supports and consents to this Class 6B/7/8 Renewal and has determined that the industrial use of the property is necessary and beneficial to the local economy.

I, Daniel J. Scheid the undersigned, certify that I have read this Renewal Application and that the statements set forth in this Renewal 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

August 28, 2024

Date

Daniel J. Scheid

Print Name

CFO

Title

02/10/2020

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Applicant: AJZ-Infiniti Orland Park, LLC
Property Address: 8751 W. 159th Street, Orland Park, IL
Township: Orland Park
PINs: 27-23-100-015

7C RENEWAL APPLICATION ADDENDUM

SECTION III – IDENTIFICATION OF PERSONS HAVING INTEREST IN THE PROPERTY

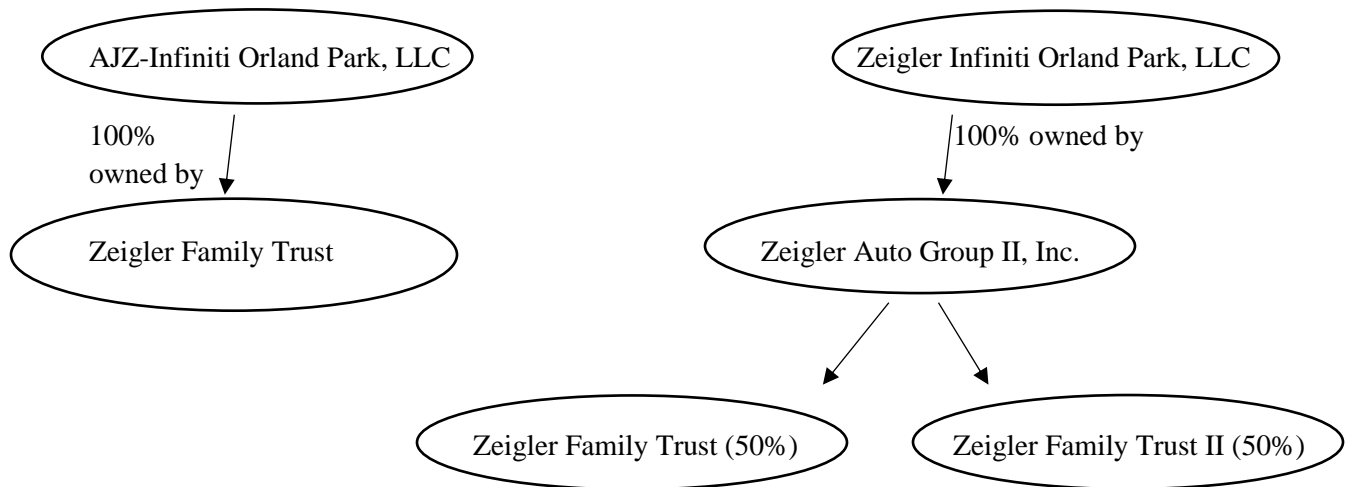
Property Owner

- AJZ-Infiniti Orland Park, LLC
4201 Stadium Drive
Kalamazoo, MI 49008

Occupant

- Zeigler Infiniti Orland Park, LLC
4201 Stadium Drive
Kalamazoo, MI 49008

Ownership Structure



Zeigler Family Trust

Grantor: Harold Zeigler
Trustee: Aaron Zeigler
Beneficiary: Aaron Zeigler

Zeigler Family Trust II

Grantor: Aaron Zeigler
Trustee: Harold Zeigler
Beneficiary: Harold Zeigler

Applicant: AJZ-Infiniti Orland Park, LLC
Property Address: 8751 W. 159th Street, Orland Park, IL
Township: Orland Park
PINs: 27-23-100-015

SECTION III – LEGAL DESCRIPTION

THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (EXCEPT THE WEST 1 ROD OF THE NORTH 80 RODS THEREOF) OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF 159TH STREET AS DEDICATED PER DOCUMENT NO. 10909314, AND NORTH OF A LINE BEING 876.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SECTION III – SITE DIMENSIONS AND BUILDING SQUARE FOOTAGE

The subject property consists of a one-story, masonry constructed, automobile dealership facility. The improvement contains approximately 23,570± square feet of gross building area. The improvements were built in 2018. This improvement is situated on a mostly rectangular-shaped, corner site, which has approximately 254,661 square feet of area, of which approximately 55,000± square feet is used for the retention pond. The useable site area is 199,661 square feet. The site has an indicated land to building ratio of 8.47 to 1, excluding retention pond. The property is zoned BIZ, General Business District by the Village of Orland Park.

Site Area: 199,661± square feet – Useable Site Area
 55,000± square feet – Retention Pond
 254,661± square feet – Total Site Area

SECTION IV – PROPERTY USE

The property use is an Infinity automobile dealership. The breakdown of the uses is as follows:

Description	Square feet	Percent
Showroom/Office Area	11,912	50.5%
Service, Customer Drop Off & Parts	11,658	49.5%
Total	23,570	100%