



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: Shailesh Shah Telephone: (708) 481-8080
Address: 3937 Sauk Trail
City: Richton Park State: IL Zip Code: 60471
Email: amikru@hotmail.com

Contact Person (if different than the Applicant)

Name: Adam E. Dotson / Sandrick Telephone: (312) 867-1515
Law Firm
Address: 16475 Van Dam Rd
City: South Holland State: IL Zip Code: 60473
Email: adotson@sbtaxlaw.com

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) 15615 S. Harlem Avenue
Permanent Real Estate Index Number: 28-18-308-004-0000
(2) _____
Permanent Real Estate Index Number: _____
(3) _____
Permanent Real Estate Index Number: _____

City: Orland Park State: IL Zip Code: 60462
Township: Bremen Existing Class: 5-17

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. Shailesh Shah is owner of property

Property Use

Type of Development: Industrial or Commercial (Please circle)

General Description of Proposed Property Usage Restaurant

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.

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

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. 1st 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*)

IMPORTANT:

**WHEN CONSTRUCTION IS COMPLETED SUBMIT A CLASS 8 POST CONSTRUCTION APPLICATION
(ATTACHED)**

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 **TEERM 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 Circumstance*)
- ☐ 12 continuous months but less than 24 continuous months (*Eligible for Special Circumstance under TEERM*) - **Complete TEERM Supplemental Application**
- ☐ Less than 12 continuous months (*Not Eligible for Special Circumstance*)

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

Orland Park Buffet June 2013

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: Summer 2017

EMPLOYMENT OPPORTUNITIES

How many construction jobs will be created as a result of this development? 20 +/-

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

Full-time: 015 Part-time: 0

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

5 +/-

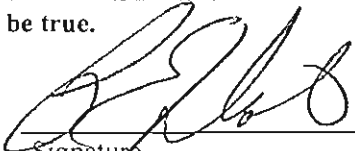
How many new permanent full-time jobs will be created as a result of this proposed development?

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".

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

Adam E. Dotson

Print Name

2/22/17

Date

Agent for Applicant

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.*

SANDRICK LAW FIRM LLC

February 22, 2017

Mrs. Karie Friling
Director of Transportation, Engineering and Development
Village of Orland Park
14700 Ravinia Avenue
Orland Park, IL 60462

Re: Request for Class 8 Tax Incentive
Applicant: Shailesh Shah / ACKS Property LLC
Address: 15615 Harlem Ave., Orland Park
PIN: 28-18-308-004

Dear Karie;

My Client, Mr. Shailesh Shah, currently is the tenant/operator of the Dunkin Donuts building located at 15625 Harlem Ave., Orland Park. Mr. Shah's lease will be expiring shortly and he will not renew the lease at this location. Mr. Shah purchased the vacant restaurant building located at 15615 Harlem Ave., Orland Park in June 2013 (Orland Park Buffet). The subject was vacant at the time of sale and remains vacant today. It is Mr. Shah's intention to relocate his Dunkin Donuts business into half of this former restaurant building and the other half will be leased out. Because the property was vacant at the time of Closing and remained vacant in excess of 24 months, it qualifies for a Class 8 Property Tax Incentive.

Mr. Shah is an experienced Dunkin Donuts franchise operator with 3 current locations. It is his desire to remain in the Orland Park area and the building located at 15615 Harlem is extremely suitable for his intentions. This building formerly housed the Orland Park Buffet and is in need of serious capital infusion. A visual inspection of the subject will evidence obvious deferred maintenance issues that Mr. Shah will need to cure. He will transform this eyesore into a vibrant Dunkin Donuts operation.

Mr. Shah's plans certainly require a significant capital contribution. He anticipates spending \$500,000+/- to retrofit this vacant building into a modern Dunkin Donuts operation. This is an important and risky venture on Mr. Shah's behalf. Mr. Shah currently has sixteen 16+ employees at the present location. He anticipates a full staff of twenty-five 25+ employees in the new location.

Property taxes are a major concern for all businesses in the south and southwest suburbs and the subject is no exception. The property has been receiving vacancy relief for the last three years resulting in tax liability of approximately \$39,500 annually, after the application of vacancy relief. Without vacancy, the subject's underlying assessed value results in a tax liability of \$72,000 or \$14.00 psf. This is a staggering amount and simply jeopardizes the future viability of Mr. Shah's investment.

Request for Class 8 Tax Incentive

Applicant: Shailesh Shah / ACKS Property LLC

15615 Harlem Ave., Orland Park / PIN: 28-18-308-004

Page 2

Based on Mr. Shah's purchase price of \$565,000 and projected \$500,000 capital infusion, the resulting tax liability, without a Class 8 Incentive could be \$95,000. This simply would not be sustainable. Based on the same underlining taxable market value, with a Class 8 Incentive, the subject taxes would be approximately \$38,250 (\$7.50 psf); substantially the same amount being generated in the last 3 years as vacant.

The Cook County Classification Ordinance provides for a Class 8 Incentive upon the reoccupancy of a vacant and abandon building, without change of ownership, if vacancy has been in excess of 24 months. Clearly vacancy has been in excess of 24 months. Because there will not be a change in ownership, the Cook County Classification Ordinance requires the finding of "Special Circumstances" in order ultimately receive a Class 8 Incentive. In this case, "Special Circumstances" are clearly evidenced by the deteriorated condition of the subject and the massive amount of capital infusion to remedy years of neglect.

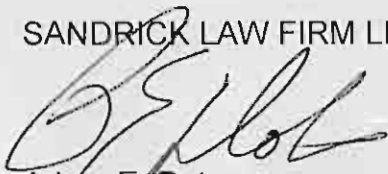
We are therefore, respectfully requesting that the Village of Orland Park issues a Resolution of Support finding but for the Class 8 Incentive the reoccupancy is not viable and "Special Circumstances" are present.

We have attached a copy of Class 8 Application we will file at the Cook County Assessor's Office.

Should you have any questions or need additional documentation, please feel free to give me a call.

Sincerely,

SANDRICK LAW FIRM LLC



Adam E. Dotson

Director of Economic Development