

FIELD AND GOLDBERG, LLC

ATTORNEYS AT LAW

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June 27, 2019

VIA EMAIL AND FEDERAL EXPRESS

Ms. Bethany Salmon
Senior Planner, Development Services Department
Village of Orland Park
14700 Ravinia Avenue
Orland Park, IL 60462

Re: Request for Resolution supporting renewal of Class 7c Incentive for the property located at 66 Orland Square Drive, Orland Park, Illinois; P.I.N. 27-10-400-044-0000 (the "Property"). Requested jointly, by the co-owners of the Property, GW Property Group, LLC – Series 8 and BlitzLake Orland Park, LLC ("Applicants").

Dear Ms. Salmon

Field and Goldberg, LLC, on behalf of Applicants, hereby requests that the Village of Orland Park issue a resolution supporting the renewal of the Class 7c Incentive for the Property. Attached hereto are Applicant's 7c Renewal Application and supporting documentation which will be filed with the Cook County Assessor's Office and with the Cook County Bureau of Economic Development (See attached Exhibits).

The Property consists of a three unit, 100% occupied, one-story, commercial building containing approximately 83,944 square feet of improvement located at 66 Orland Square Drive, Orland Park, Illinois. In 2015, the Village of Orland Park and Cook County approved the application of a 7c Incentive for the Property. The 7c incentive reduces the subject's level of assessment from 25% to 10%. The incentive can be renewed for an additional five years in the third year of the incentive; 2019 is the third year of the incentive (the incentive was first activated in 2017). The Property's history, summarized below, sheds light on why the incentive is critical to the success of the Applicants, their tenants and the community.

66 Orland Square has a history of significant and prolonged economic hardship. As a result of the subject's economic underperformance and vacancy, in 2010, a foreclosure action was instituted against the title holder of 66 Orland Square. As part of that proceeding, on July 19, 2011, a receiver was appointed to manage the property.

In 2014, the Applicants' predecessor-in-interest purchased P.I.N. 27-10-400-018-0000 which contained approximately 83,944 square feet of undeveloped commercial space and an additional 77,383 square feet of space which was primarily occupied by Carson Furniture Gallery, as well as an additional vacant space. Based on the Property's total vacancy for approximately 13 years and fulfillment of other requirements, the subject was approved for Class 7c Incentive status in 2015.

FIELD AND GOLDBERG, LLC

At the Assessor's request, in 2016, Applicants petitioned the Assessor's office to divide the foregoing P.I.N. into two separate PINs (P.I.N. 27-10-400-044-0000, which receives the 7c Incentive, and P.I.N. 27-10-400-043-0000, which does NOT receive any incentive). In 2017, due to the Property's gradual stabilization, which was only made possible by the 7c incentive, the Class 7c incentive was activated.¹ As set forth below, all three formerly vacant spaces are leased and fully operational.

PIN 27-10-400-044-0000 (7c Parcel)		
Tenants	Square Feet	Percentage of Entire Building
Charter Fitness	18,298	11.34%
Orland Park FEC LLC ("Gizmo's")	37,000	22.93%
Sky Zone Franchise Group	28,646	17.76%
	83,944	52.03%
PIN 27-10-400-043-0000 (No Incentive)		
Tenants	Square Feet	Percentage of Entire Building
VACANT	7,000	4.34%
VACANT (formerly leased by Carsons)	70,383	43.63%
	77,383	47.97%
TOTAL	161,327	100%

Below is a review of the tax impact of the incentive for the 7c Parcel:

2017	Taxes	\$/sft
7c Incentive	\$ 126,506	\$ 1.51
No Incentive	\$ 316,265	\$ 3.77

2018	Taxes	\$/sft
7c Incentive	\$ 129,431	\$ 1.54
No Incentive	\$ 323,578	\$ 3.85

The tax savings associated with the incentive are game changing for a historically struggling economic center like 66 Orland Square. **Without the incentive, taxes would increase by 150%.** This increased cost would be born primarily by tenants who can little afford small increases in basic maintenance like snow removal.

¹ The 7c Incentive was originally granted to 66 Orland Square, LLC. The Applicants are the successors-in-interest to 66 Orland Square LLC, and equally own the subject as co-tenants in common. 66 Orland Square, LLC executed a quit claim deed on May 19, 2017, conveying a 50% interest in the subject property to GW Property Group, LLC – Series 8 and a 50% interest to BlitzLake 3D, LLC as co-tenants in common. An additional quit claim deed was executed on September 7, 2017, conveying all of BlitzLake 3D, LLC's interest to BlitzLake Orland Park, LLC.

FIELD AND GOLDBERG, LLC

Due to the significantly reduced taxes for the parcel, Applicants have been able to stabilize and lease the Property. The loss of the 7c Parcel's incentive would be devastating to the tenants which all have tax reimbursement obligations that will increase by 150% should the incentive not be renewed. This increase would almost certainly be unsustainable and result in one or more of the tenant's defaulting on their reimbursement obligations in the near term and all tenants likely defaulting in the long term. Not surprisingly, this space would likely revert to vacant space for the foreseeable future. The renewal of the incentive will prevent history from repeating at the Property.

The financial success of the Property also has far reaching implications to the local community; specifically: (i) the tenants pay sales taxes; (ii) it is estimated that the tenants employ approximately 58 full and part-time employees; (iii) Sky Zone and Gizmo's provide services aimed at the entertainment and education of the community's youth; (iv) Charter Fitness offers health and wellness related services/amenities that benefit the community; (v) the closest portion of the Orland Park mall has historically been economically underperforming for years. By stabilizing the Property, additional customers and traffic are driven into the vicinity of the mall; and (vi) having a stabilized retail center enhances the aesthetic appeal of the neighborhood and general well being of the community.

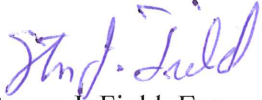
Based on the 7c's impact on the Property's economic performance, benefits to the local economy, and general well-being of the community, Applicants respectfully request that the Village of Orland Park issue a Resolution approving a 7c Incentive for the Property. To expedite the process, a sample resolution has been provided to the Village. See attached. Additionally, Applicants have submitted an economic disclosure statement (including all required attachments).

While the Village's Resolution is pending, Applicant respectfully requests that the Village provide Applicant with a letter confirming Applicant's request for the approval of a 7c Incentive for the Property. The Village's letter will be presented to the Cook County Assessor's Office in conjunction with the filing of Applicant's 7c renewal application.

Please contact me with any questions.

Very truly yours,

FIELD AND GOLDBERG, LLC


Steven J. Field, Esq.

Enclosures

EXHIBITS

- Class 7c Renewal Application
- Economic Disclosure Statement
- Suggested Draft Resolution

COOK COUNTY ASSESSOR
FRITZ KAEGI



COOK COUNTY ASSESSOR'S OFFICE
118 NORTH CLARK STREET, CHICAGO, IL 60602
PHONE: 312.443.7550 FAX: 312.603.3352
WWW.COOKCOUNTYASSESSOR.COM

CLASS 7c
RENEWAL APPLICATION

Control Number

7c008

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

GW Property Group, LLC - Series 8 and BlitzLake Orland Park LLC

Name: _____ Telephone: (773) 304-8600

Address: 2211 N. Elston Ave. #304

City, State: Chicago, IL Zip Code: 60614

Email Address: mitch@gwproperties.com

Agent/Representative (if any)

Name: Field and Goldberg Telephone: (312) 4087200

Address: 10 S. LaSalle, Suite 2910

City, State: Chicago, IL Zip Code: 60603

Email Address: sfield@fieldandgoldberg.com

II. Description of Subject Property

Street address: 66 Orland Square Drive

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

Permanent Real Estate Index Number (s): 27-10-400-044-0000

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.

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

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.

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.

V. Nature of Development

Indicate the nature of the original development receiving the Class 7c 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: 0 Part-time: 0

In Cook County: Full-time: 0 Part-time: 0

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/8 Renewal and has determined that the industrial use of the property is necessary and beneficial to the local economy.

RENEWAL APPLICATION – CLASS 7C

CONTROL NUMBER 7c0008

III. Identification of Persons or Entities Having an Interest

Applicants:	Owners:	
GW Property Group, LLC – Series 8	Mitch Goltz Shai Wolkowicki	2211 N. Elston Ave. Suite 304 Chicago, IL 60614
BlitzLake Orland Park, LLC	David Blitz Jeff Lake	2211 N. Elston Ave. Suite 304 Chicago, IL 60614
Each entity owns 50% of the subject property		
Tenants:	Ownership Entity:	
Charter Fitness	Charter Fitness of Orland Park LLC	13161 W 143RD ST SUITE 103 HOMER GLEN, IL 60491
Direct Buy	The Bon-Ton Holdings, Inc.	8450 Broadway Merrillville, IN 46410
Sky Zone Franchise Group	Sky Zone Franchise Group, LLC	1201 West Fifth Street, Suite T-340 Los Angeles, California 90017
Orland Park FEC LLC	Orland Park FEC LLC	66 Orland Square Drive Suite D Orland Park, IL 60462

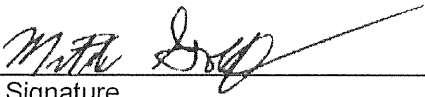
IV. Property Use

In 2014, the applicant purchased P.I.N. 27-10-400-018-0000 which contained approximately 83,944 square feet of undeveloped commercial space and an additional 77,383 square feet of space which was primarily occupied by Carson Furniture Gallery, as well as an additional vacant space. At the Assessor's request, in 2016, applicant petitioned the Assessor's office to divide the foregoing P.I.N. into two separate PINs (P.I.N. 27-10-400-044-0000, which receives the 7c Incentive, and P.I.N. 27-10-400-043-0000, which does NOT receive any incentive).

P.I.N. 27-10-400-044-0000 (the "7c Parcel") consists of a three unit, 100% occupied, one-story, commercial building containing approximately 83,944 square feet of improvement located at 66 Orland Square Drive, Orland Park, Illinois. Below is a breakdown of rental information regarding the 7c Parcel and the related -043 P.I.N.

PIN 27-10-400-044-0000 (7c Parcel)		
Tenants	Square Feet	Percentage of Entire Building
Charter Fitness	18,298	11.34%
Orland Park FEC LLC	37,000	22.93%
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VACANT	7,000	4.34%
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	77,383	47.97%
TOTAL	161,327	100%

_____, I, 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

Mitch Goltz, as agent of GW Property Group, LLC-Series 8

Print Name

agent of GW Property Group, LLC-Series 8

Title

06/25/2019

Date

12/4/18

INCENTIVES CLASS LIVING WAGE ORDINANCE AFFIDAVIT

Mitchell Goltz

_____ 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, (Sec. 74-71), as amended:

_____ Class 6B _____ Class 8 (*Industrial property*) _____ Class 9 X Class 7

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

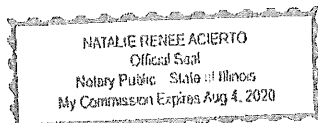
X Applicant is not required to pay a living wage, pursuant to the Ordinance.

Further affiant sayeth not.

<u>Mitch Goltz</u>	Mitch Goltz
Agent's Signature Agent's Name & Title	
2211 N. Elston, Suite 304	773.382.0590
Agent's Mailing Address Agent's Telephone Number	
GW Property Group, LLC-Series 8	2211 N. Elston, Suite 304, Chicago, IL 60614
Applicant's Name Applicant's Mailing Address	
mitch@gwproperties.com	
Applicant's Email Address	

Subscribed and sworn before me this 15 day of May, 2019

Natalie Renee Acierio
Signature of Notary Public



INCENTIVES CLASS LIVING WAGE ORDINANCE AFFIDAVIT

David Blitz 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, (Sec. 74-71), as amended:

☐ Class 6B ☐ Class 8 (Industrial property) ☐ Class 9 ☒ Class 7

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 Agent's Name & Title

2211 N. Elston, Suite 304

Agent's Mailing Address Agent's Telephone Number

BlitzLake Orland Park, LLC

2211 N. Elston, Suite 304, Chicago, IL 60614

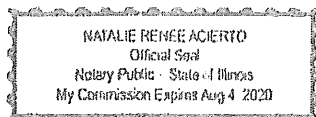
Applicant's Name Applicant's Mailing Address

JB@BlitzLake.com

Applicant's Email Address

Subscribed and sworn before me this 15 day of May, 2019

Natalie Renee Acierro
Signature of Notary Public



**Cook County Bureau of Economic Development (CCBED)
AFFIDAVIT FOR COOK COUNTY TAX INCENTIVES**

Please check the box to indicate the tax incentive category:

- ☐ Class 6b, 6B CEERM, 6b TEERM, 6B SER ☒ Class 7a, Class 7b, Class 7c ☐ Class 8, Class 8 CEERM, Class 8 TEERM
☐ Class C

On behalf of BlitzLake Orland Park, LLC (the "Applicant"), I hereby certify, represent and warrant the following to the CCBED:

1. Attached as Exhibit 1 hereto and hereby incorporated herein is a true and correct list of all real estate owned in Cook County, Illinois by the Applicant, including all permanent index numbers associated with such real estate.
2. Attached as Exhibit 2 hereto and hereby incorporated herein is a true and correct Disclosure of the Ownership Interests of the Applicant as set forth in Cook County's Code of Ethical Conduct (Cook County, Ill., Code, Ch. 2, Art. VII, Div. 2, Subdiv. VI, Section 2-610).
3. The Applicant is not delinquent in the payment of any property taxes administered by Cook County or by a local municipality.
4. The Applicant is in compliance with all applicable laws, as required by the Cook County Tax Incentive Ordinance, Classification System for Assessment, as amended from time to time (the "Tax Incentive Ordinance").

Under penalty of perjury, I hereby certify, represent and warrant that I have the knowledge and the authority to provide this Affidavit to the CCBED on behalf of the Applicant. This Affidavit shall be deemed to be the Applicant's Economic Disclosure Statement, as defined in the Tax Incentive Ordinance. The Applicant hereby submits this Affidavit to the CCBED for purposes of complying with the provisions of the Tax Incentive Ordinance.

I hereby acknowledge that the CCBED has not, and will not independently verify the certifications, representations and warranties contained herein. I further acknowledge that the CCBED is entitled to and is in fact relying upon the certifications, representations and warranties contained herein in connection with its support and consent for the above stated tax incentive request of the Applicant to the Office of the Assessor of Cook County, Illinois pursuant to the Tax Incentive Ordinance in connection with property located at 66 Orland Square, in Orland Park, Illinois, 60482 (the "Subject Property").

I understand and acknowledge that if the certifications, representations or warranties contained herein are untrue in any respect, the support and consent of the CCBED for the tax incentive classification of the Subject Property may be revoked, and other penalties at law or in equity may apply.

APPLICANT:

Name of Company: BlitzLake Orland Park, LLC

By: David Blitz

Print Name of Signatory: _____

Print Title of Signatory: _____

Signed and sworn before me on 5/15/19 (Date)
at Cook (County) IL (State)
Natalie Renee Acierio (Notary Public)
My Commission expires on 8/4/20

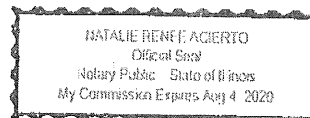


EXHIBIT 1

List below or attach all real estate owned in Cook County, Illinois by the Applicant,
Including all permanent index numbers associated with such real estate.

EXHIBIT 1

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Including all permanent index numbers associated with such real estate

P.I.N. 27-10-400-044-0000 (the "7c Parcel")

P.I.N. 27-10-400-043-0000

EXHIBIT 2

List below or attach Cook County Disclosure of Ownership Interests of the Applicant

Applicants**	Owners:	Address:
GW Property Group, LLC – Series 8	Mitch Goltz Living Trust U/T/A DTD 6/11/14 * Shai Wolkowicki	2211 N. Elston Ave., Suite 304 Chicago, IL 60614
BlitzLake Orland Park, LLC	David Blitz Jeff Lake Brian Lake	2211 N. Elston Ave., Suite 304 Chicago, IL 60614

* Mitchell Goltz is the sole beneficiary of the Mitchell Goltz Living Trust U/T/A DTD 6/11/14. Mr. Goltz can be reached at 2211 N. Elston Ave., Suite 304, Chicago, IL 60614

**The Applicants are the successors-in-interest to the original applicant and equally own the subject as co-tenants in common. The original applicant for the 7c incentive was 66 Orland Square LLC. The original applicant executed a quit claim deed on May 19, 2017, conveying a 50% interest in the subject property to GW Property Group, LLC – Series 8 and a 50% interest to BlitzLake 3D, LLC as co-tenants in common. An additional quit claim deed was executed on September 7, 2017, conveying all of BlitzLake 3D, LLC's interest to BlitzLake Orland Park, LLC.

EXHIBIT 3

See attached Cook County Assessor's Living Wage Affidavit for Applicant

INCENTIVES CLASS LIVING WAGE ORDINANCE AFFIDAVIT

David Blitz 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, (Sec. 74-71), as amended:

☐ Class 6B ☐ Class 8 (*Industrial property*) ☐ Class 9 ☒ Class 7

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 Agent's Name & Title

2211 N. Elston, Suite 304

Agent's Mailing Address Agent's Telephone Number

BlitzLake Orland Park, LLC

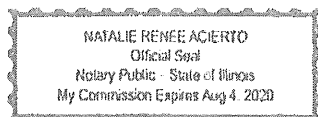
2211 N. Elston, Suite 304, Chicago, IL 60614

Applicant's Name Applicant's Mailing Address

JB@BlitzLake.com

Applicant's Email Address

Subscribed and sworn before me this 15 day of May, 2019
Natalie Renee Acierio
Signature of Notary Public



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AFFIDAVIT FOR COOK COUNTY TAX INCENTIVES

Please check the box to indicate the tax incentive category:

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☐ Class C

On behalf of GW Property Group, LLC - Series 8 (the "Applicant"), I hereby certify, represent and warrant the following to the CCBED:

1. Attached as Exhibit 1 hereto and hereby incorporated herein is a true and correct list of all real estate owned in Cook County, Illinois by the Applicant, including all permanent index numbers associated with such real estate.
2. Attached as Exhibit 2 hereto and hereby incorporated herein is a true and correct Disclosure of the Ownership Interests of the Applicant as set forth in Cook County's Code of Ethical Conduct (Cook County, Ill., Code, Ch. 2, Art. VII, Div. 2, Subdiv. VI, Section 2-610).
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I understand and acknowledge that if the certifications, representations or warranties contained herein are untrue in any respect, the support and consent of the CCBED for the tax incentive classification of the Subject Property may be revoked, and other penalties at law or in equity may apply.

APPLICANT:

Name of Company: GW Property Group, LLC - Series 8

By: [Signature]

Print Name of Signatory: Mitch Galtz

Print Title of Signatory: Manager

Signed and sworn before me on 5/15/19 (Date)

at COOK (County) IL (State)

Natalie Renee Acierio (Notary Public)

My Commission expires on 8/4/20

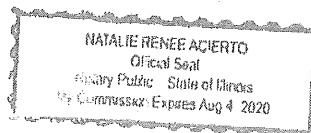


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 Class 6B Class 8 (*Industrial property*) Class 9 X Class 7

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<u></u>	Mitch Goltz
Agent's Signature Agent's Name & Title	
<u>2211 N. Elston, Suite 304</u>	<u>773.382.0590</u>
Agent's Mailing Address Agent's Telephone Number	
<u>GW Property Group, LLC-Series 8</u>	<u>2211 N. Elston, Suite 304, Chicago, IL 60614</u>
Applicant's Name Applicant's Mailing Address	
<u>mitch@gwproperties.com</u>	
Applicant's Email Address	

Subscribed and sworn before me this 15 day of May, 2019
Natalie Renee Acierito
Signature of Notary Public

