

**KTJ**

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June 9, 2016

2015-0526  
Ord-5078  
4/4/16

Hand Delivered

Nancy Melinauskas  
Clerk's Office  
Village of Orland Park  
14700 S. Ravinia Avenue  
Orland Park, Illinois 60462

Dear Nancy:

Per your request, enclosed herewith is the Development Agreement for 7420 W. 159<sup>th</sup> Street which has been recorded with the Cook County Recorder of Deeds on June 7, 2016 as Document No. 1615945059.

This document should be retained in the official records of the Village of Orland Park. If you should have any questions, please do not hesitate to contact me.

Very truly yours,

KLEIN, THORPE AND JENKINS, LTD.



E. Kenneth Friker

Enclosure

This document prepared by:  
Kathleen T. Henn  
On Behalf of the Village of Orland Park  
Klein, Thorpe and Jenkins, Ltd.  
20 North Wacker Drive, Suite 1660  
Chicago, Illinois 60606



Doc#: 1615945059 Fee: \$84.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/07/2016 02:25 PM Pg: 1 of 24

For Recorder's Use Only

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**DEVELOPMENT AGREEMENT**  
**7420 W. 159<sup>TH</sup> STREET – PLANNED DEVELOPMENT**

INTRODUCTION

1. This Agreement entered into this 4<sup>th</sup> day of April, 2016 (“Effective Date”), by and between the VILLAGE OF ORLAND PARK, an Illinois municipal corporation (hereinafter referred to as the "Village"), and GW PROPERTY GROUP, LLC – SERIES 11, a Delaware limited liability company, (“Owner” or “Developer”) (together referred to herein as the “Parties”).

2. The Property subject to this Agreement, legal title to which is vested in Owner (excepting such portion as is dedicated to the public), is legally described as follows:

THE SOUTH 665.0 FEET OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTIES:

(1) THE EAST 952.00 FEET THEREOF; (2) THE EAST 300.00 FEET OF THE WEST 660.00 FEET OF THE SOUTH 465.00 FEET THEREOF; (3) EAST 10.00 FEET OF THE WEST 360.00 FEET OF THE SOUTH 562.06 FEET OF THE SOUTH 665.00 FEET THEREOF; (4) THE WEST 350.00 FEET OF THE SOUTH 665.00 FEET THEREOF; (5) THAT PART FALLING WITHIN GOODWILL INDUSTRIES SUBDIVISION RECORDED AS DOCUMENT 0020244618; (6) THE NORTH 415 FEET OF THE SOUTH 665 FEET OF THE WEST 160 FEET OF THE EAST 1112 FEET THEREOF; (7) THE SOUTH 250 FEET OF THE WEST 198 FEET OF THE EAST 1150 FEET THEREOF; (8) THE WEST 150 FEET OF THE EAST 1300 FEET OF THE SOUTH 250 FEET THEREOF; (9) THAT PART TAKEN FOR PUBLIC ROAD PURPOSES BY CASE 93150932, FINAL JUDGEMENT ORDER RECORDED AS DOCUMENT 98369233; IN COOK COUNTY, ILLINOIS.

PIN: 27-13-402-027-0000

**GOOD REVIEW** *[Signature]*

The said property is hereinafter referred to as the "Subject Property."

3. The Subject Property is located at 7420 W. 159<sup>th</sup> Street, and consists of approximately eleven (11) acres.

4. The Subject Property is currently zoned BIZ General Business District under the Land Development Code of the Village of Orland Park, as amended (the "Code"), and is proposed to be developed by Owner with a five (5) lot mixed use commercial development, with a special use for a planned development to accommodate multiple buildings on Lots 1 and 2 and to permit motor vehicle sales or rental on Lot 1 with modifications to reduce the detention pond setback from twenty-five (25) feet to ten (10) feet; to reduce the north bufferyard Type C from fifteen (15) feet to five (5) feet; to reduce the east bufferyard Type B from ten (10) feet to five (5) feet; to enable construction of a temporary facility on the Subject Property until the permanent structure is complete; and to reduce the wetland buffer from fifty (50) feet to zero (0) feet.

5. The Village of Orland Park is a Home Rule Unit pursuant to the provisions of the Illinois Constitution, Article VII, Section 6, and the terms, conditions and acts of the Village under this Agreement are entered into and performed pursuant to the Home Rule powers of the Village and the statutes in such cases made and provided.

#### RECITALS:

1. The Parties hereto desire that the Subject Property be developed as described above, subject to Village codes and ordinances and the terms and conditions as hereinafter set forth in this Agreement.

2. The Owner has petitioned the Village for a subdivision of the Subject Property, approval of a special use permit for a planned development for a mixed use commercial development to allow multiple buildings on Lots 1 and 2 and to allow motor vehicle sales or rental on Lot 1 with modifications, as stated above, and plan approval.

3. The Parties hereto have fully complied with all relevant statutes of the State of Illinois and ordinances of the Village including the filing of petitions by Owner to enable development as herein provided. The Village has caused the issuance of proper notice and the conduct of all hearings by all necessary governmental entities to effectuate such actions as herein provided, including all hearings as are necessary to effectuate the plan of development herein set forth.

4. All reports by all relevant governmental entities have been submitted enabling appropriate action by the Village Board of Trustees to achieve the following:

(a) Adoption and execution of this Agreement by ordinance;

(b) Adoption of such ordinances as are necessary to effectuate the terms and provisions of this Agreement including the granting of a special use permit with modifications to reduce the detention pond setback from twenty-five (25) feet to ten (10) feet; to reduce the north bufferyard Type C from fifteen (15) feet to five (5) feet; to reduce the east bufferyard Type B from ten (10)

feet to five (5) feet; to enable construction of a temporary facility on the Subject Property until the permanent structure is complete; and to reduce the wetland buffer from fifty (50) feet to zero (0) feet and subdivision of the Subject Property and development of the Subject Property pursuant to the terms and conditions of this Agreement;

(c) The adoption of such other ordinances, resolutions and actions as may be necessary to fulfill and implement this Agreement pursuant to the terms and conditions herein contained.

5. The Parties hereto have determined that it is in the best interests of the Village and the Owner and in furtherance of the public health, safety, comfort, morals and welfare of the community to execute and implement this Agreement and that implementation of this Agreement and development of the Subject Property pursuant to its terms and conditions will be in implementation of the comprehensive plan of the Village and will constitute a preservation of environmental values.

6. Owner covenants and agrees that it will execute all reasonably necessary directions and issue all reasonably necessary instructions and take all other action necessary to perform their obligations hereunder.

SECTION ONE: Special Use with Modifications, Subdivision, Plan Approval, and Design Standards.

A. The Village, upon the necessary hearings before the relevant governmental bodies having taken place pursuant to statute and ordinances in such cases made and provided and pursuant to requisite notice having been given, will by proper ordinance cause the above-described Subject Property to be granted a special use under the Code for a planned development for a mixed use commercial development with multiple buildings on Lots 1 and 2 and motor vehicle sales or rental on Lot 1.

B. The Subject Property shall be developed substantially in accordance with the Preliminary Site Plan titled, "GW Property Subdivision Village of Orland Park, Illinois, Data Box Exhibit – Overall," prepared by Manhard Consulting, Ltd., dated August 26, 2015, sheet 6 of 6, appended hereto and incorporated herein as EXHIBIT A, and the preliminary site plan for Lot 1 of the planned development titled, "Commercial Development Village of Orland Park, Illinois Site Dimensional and Paving Plan," prepared by Manhard Consulting, Ltd., dated July 22, 2015, sheet 5 of 11, appended hereto and incorporated herein as EXHIBIT B, subject to the following conditions:

1. Remove the proposed Lot 1 drive-aisle connection to the east access drive to restrict ingress/egress and resubmit a revised plan;

2. Work with staff to convert the proposed temporary gravel lot, serving the temporary structure, into a temporary asphalt parking lot as soon as the weather permits;

3. Employ pergolas along the main interior access drives to frame pedestrian pathways between parking lots;

4. Address and enhance the central intersection of the interior access drives to serve as a focal point for the planned development;

5. Remove the temporary structure from the Subject Property entirely within one (1) week of an occupancy permit being issued by the Village;

6. Submit within thirty (30) days of the Effective Date an updated tree survey and catalog indicating total removal, tree species, size and health to assess tree mitigation requirements;

7. Submit a Final Landscape Plan, meeting all Village Codes, for separate review and approval within sixty (60) days of final engineering approval. It must include all pertinent site amenities such as pergolas, street enhancements and furniture, sidewalk walkway enhancements and other landscaping and site amenities;

8. Submit within sixty (60) days of the Effective Date a final plat of subdivision for recording; and

9. Meet within sixty (60) days of the Effective Date all final engineering related items including but not limited to the wetland avoidance report.

C. The Subject Property shall be developed substantially in accordance with the Elevations titled, "Site Development 159th and Harlem Orland Park, Illinois," appended hereto and incorporated herein as EXHIBIT C, prepared by Site Design Studio 24, LLC, dated received September 28, 2015, sheet ST1,, subject to the conditions set forth above in Subsection B and to the following conditions.

1. Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline;

2. All masonry must be of anchored veneer type masonry with a 2.265" minimum thickness; and

3. Signs are subject to additional review and approval which shall not be unreasonably withheld, delayed or conditioned via the sign permitting process and additional restrictions may apply.

D. The Owner shall subdivide the land as shown on the plan set titled, "GW Property Subdivision Orland Park, Illinois, Preliminary Plat of Subdivision," prepared by Manhard Consulting, dated September 24, 2015, sheets 1 – 3, and subject to the conditions that the Owner submit a final Record Plat of Subdivision to the Village for recording and to the conditions set forth in Subsections B and C above.

E. The Special Use shall be granted for a Planned Development and to accommodate multiple buildings on Lots 1 and 2 and to permit motor vehicle sales or rental on Lot 1 subject to the conditions set forth above in Subsection B and with the following modifications to:

1. Reduce the detention pond setback from twenty-five (25) feet to ten (10) feet;
2. Reduce the north bufferyard Type C from fifteen (15) feet to five (5) feet;
3. Reduce the east bufferyard Type B from ten (10) feet to five (5) feet;
4. Enable construction of a temporary facility on the Subject Property until the permanent structure is complete; and
5. Reduce the wetland buffer and setback from fifty (50) feet to zero (0) feet.

F. A Declaration of Covenants and Restrictions shall be recorded after approval thereof by the Village attorney which approval shall not be unreasonably withheld, delayed or conditioned, providing for the ownership, care and maintenance of all common areas including the private roadways, private roadway lighting, common landscaping and stormwater retention/detention facilities including pond maintenance and storm sewer piping.

#### SECTION TWO: Contributions.

Developer shall upon issuance of the initial occupancy permit pay to the Village the following fees:

1. Fair Share Road Exaction Fee (“Exaction Fee”) of one dollar and 15/100 (\$1.15) per square foot as provided by Section 5-112(H) (6) (c) of the Code.

Note that the Fair Share Road Exaction Fee is not due for the temporary facility that will be in place until the permanent structure has been completed. In other words, the Exaction Fee will be due upon issuance of the initial occupancy permit for the permanent structures to be constructed on the Subject Property.

The Exaction Fee until paid in full shall be a lien on the Subject Property, and Owner acquiesces and agrees to the payment of said sum being a lien on the Subject Property subordinate to any acquisition loan or construction development loan of this or any subsequent developer of the Subject Property from the Effective Date. In the event of a default in the payment of the Exaction Fee, or any amount thereof, the Village shall have the right to foreclose the lien aforesaid in the same manner as provided for with respect to a mortgage foreclosure. Other than such payments to the Village as provided in this Agreement as well as the customary permit and inspection fees, no additional contributions, impact or Exaction Fees shall be paid to the Village by Developer.

The Village shall solely determine how said sum so paid shall be allocated and disbursed.

Sums of money required to be paid hereunder shall be obligations of the Owner and all successors in title, and no conveyance of the Subject Property shall relieve Owner or any subsequent Owner or Developer, of said obligation. In the event of a default in payment, in addition to the remedy of foreclosure of the lien aforementioned, Village shall have all other

rights and remedies against Developer or any subsequent owner for the collection of unpaid fees, fines and monies.

SECTION THREE: Storm Water Retention/Detention and Storm Sewers.

Storm Water runoff emanating from the Subject Property shall be retained or detained in Outlot A, which will contain a new detention pond that Owner is required to construct. The design criteria, construction and maintenance of the storm sewers shall be in accordance with all standards of the Village in force on the date of final plan, and also all standards of the Metropolitan Water Reclamation District of Greater Chicago in effect at the time of final plan approval, and shall be completed by the Owner at its expense. All storm water detention/retention facilities and storm sewer piping shall be owned and maintained by the Owner or its successors. The stormwater detention/retention facilities (Outlot "A" and pond) located on the Subject Property shall be perpetually owned and maintained by the Owner and its successors in title and there must be specific language in recorded covenants providing for such ownership and maintenance.

SECTION FOUR: Water Supply.

Owner shall be required to construct and install at its expense all necessary on-site water mains to service the Subject Property. All such water mains shall be sized, constructed and installed in accordance with the Code and final engineering plans approved by the Village. The Owner shall pay to the Village the required water connection charge(s) based upon the size of the connection(s) in accordance with Village ordinances. The Owner shall maintain the water mains and appurtenances until the Village issues final approval of the development.

SECTION FIVE: Sanitary Sewers.

Owner shall be required to construct and install at its expense all necessary sanitary sewers to service the Subject Property in accordance with the Code and final engineering plans approved by the Village. Said sewers shall be sized as required by the Village. All required fees are due before a building permit will be issued. The design criteria and construction of the sanitary sewers shall be in accordance with all standards of the Village in force on the date of final plan, and also all standards of the Metropolitan Water Reclamation District of Greater Chicago in effect at the time of final plan approval, and shall be completed by the Owner at its expense. The Owner shall maintain the sanitary sewer mains and appurtenances until the Village issues final approval of the development.

SECTION SIX: Sidewalks, Private Roadway Lighting and Landscaping.

All sidewalks shown on the final plans (EXHIBIT A and B) shall be constructed by Developer to the applicable Village standards. Owner shall construct all private roadway lighting and all necessary electrical wiring required by the Village in order to meet all applicable Village standards. Owner or its successors shall own and maintain the private roadway lighting. Developer shall construct and install all landscaping requirements per the final landscape plan, meeting all Village Code as required by Section One B.7 of this Development Agreement.

**SECTION SEVEN: Easements.**

Owner agrees as of the Effective Date to grant to the Village, and/or obtain grants to the Village, of all necessary easements for the provision of sewer, water, street, or other utilities, including cable television and fiber optic duct, or for other improvements which may serve not only the Subject Property, but other properties in the general area, such as cross-access easements.

Owner agrees at the time of approval of the Development Agreement to grant a public access easement for all sidewalks and streets located on private property within the Subject Property.

All such easements to be granted shall name the Village and/or other appropriate entities designated by the Village as grantee hereunder. It shall be the responsibility of Owner to obtain all easements, both on-site and off-site, necessary to serve the Subject Property.

**SECTION EIGHT: Developmental Codes and Ordinances and General Matters.**

The development of the Subject Property shall be in accordance with the existing building, zoning, subdivision, storm water retention and other developmental codes and ordinances of the Village as they exist on the date hereof, or, with respect to codes and ordinances subsequently adopted by the Village for the protection of life, health and safety and applicable to similar commercial buildings Village-wide, as are in existence during development of the Subject Property. Planning and engineering designs and standards, and road construction and dedication of public improvements, shall be in accordance with the then existing ordinances of the Village, or in accordance with the statutes and regulations of other governmental agencies having jurisdiction thereof if such standards are more stringent than those of the Village of Orland Park at such time.

No occupancy permit shall be issued for any building prior to the completion and acceptance by the Village of any required public improvements except that an occupancy permit will be issued for the temporary motor vehicle sales and rental facility. The occupancy permit for the temporary motor vehicle sales and rental facility will terminate upon termination of that temporary use. Any required public improvements shall be completed within one (1) year from the date hereof and the Owner shall deliver to the Village an irrevocable letter of credit (the form of security Owner has elected to provide) in a form satisfactory to and from a bank or financial institution and in an amount as provided for in the Code. Said Letter of Credit is to include all costs related to required lighting, landscaping, roadway, sidewalk, sewer and water lines and storm water management facilities. The Village may, in its discretion, permit the amount of said letter of credit (or such other form of security acceptable to the Village) to be reduced, from time to time, as major public improvements are completed. The Village may also require an increase, from time to time, if the estimated cost of completing the public improvements increases more than 3% per annum.



SECTION NINE: Utilities.

All electricity, telephone, cable television and gas lines shall be installed underground, the location of which underground utilities shall be at Developer's option as long as the underground facilities do not conflict with village-maintained infrastructure.

SECTION TEN: Impact Requirements.

Owner agrees that any and all contributions, dedications, donations and easements provided for in this Agreement substantially advance legitimate governmental interests of the Village, including, but not limited to, providing its residents, with access to and use of public utilities, streets, fire protection, and emergency services. Owner further agrees that the contributions, dedications, donations and easements required by this Agreement are uniquely attributable to, reasonably related to, and made necessary by the development of the Subject Property.

SECTION ELEVEN: Binding Effect and Term and Covenants Running with the Land.

This Agreement shall be binding upon and inure to the benefit of the Parties hereto, successor owners of record of the Subject Property, assignees, lessees and upon any successor municipal authorities of said Village and successor municipalities, for a period of ten (10) years from the date of execution hereof and any extended time that may be agreed to by amendment.

The terms and conditions of this Agreement relative to the payment of monies to the various contributions to the Village, construction and/or dedication of public improvements, granting of easements to the Village, dedication of rights-of-way to the Village and the developmental standards established herein shall constitute covenants which shall run with the land.

SECTION TWELVE: Notices.

Unless otherwise notified in writing, all notices, requests and demands shall be in writing and shall be personally delivered to or mailed by United States Certified mail, postage prepaid and return receipt requested, as follows:

For the Village:

1. Daniel J. McLaughlin  
Village President  
14700 South Ravinia Avenue  
Orland Park, Illinois 60462
  
2. John C. Mehalek  
Village Clerk  
14700 South Ravinia Avenue  
Orland Park, Illinois 60462

3. E. Kenneth Friker  
Village Attorney  
Klein, Thorpe & Jenkins, Ltd.  
15010 S. Ravinia Avenue  
Orland Park, Illinois 60462

For the Owner/Developer:

1. GW Property Group LLC – Series 11  
c/o Mitch Goltz  
2211 N. Elston, Suite 304  
Chicago, Illinois 60614
2. Frank W. Jaffe  
Jaffe and Berlin, L.L.C.  
111 W. Washington St., Suite 900  
Chicago, Illinois 60602

or such other addresses as any party hereto may designate in writing to the other parties pursuant to the provisions of this Section.

SECTION THIRTEEN: Signs.

The location of any sign upon the Subject Property shall be in accordance with an approved Signage Plan and the Village's Sign Ordinance, as set forth in the Code, and shall have reasonable setbacks from streets and highways as the interest of safety may require.

SECTION FOURTEEN: Reimbursement of Village for Legal and Other Fees and Expenses.

A. To Effective Date of Agreement.

The Owner, within thirty (30) days of the Effective Date , shall reimburse the Village for the following expenses incurred in the preparation and review of this Agreement, and any ordinances, letters of credit, plats, easements or other documents relating to the Subject Property:

- (1) the costs incurred by the Village for engineering services;
- (2) all reasonable attorneys' fees incurred by the Village; and
- (3) miscellaneous Village expenses, such as legal publication costs, recording fees and copying expense.

**B. From and After Effective Date of Agreement.**

Except as hereinafter provided, upon demand by Village made by and through its President, Owner from time to time shall promptly reimburse Village for all enumerated reasonable expenses and costs incurred by Village in the administration of the Agreement, including and limited to engineering fees, attorneys' fees and out of pocket expenses involving various and sundry matters such as, but not limited to, preparation and publication, if any, of all notices, resolutions, ordinances and other documents required hereunder.

Such costs and expenses incurred by Village in the administration of the Agreement shall be evidenced to the Owner upon its request, by a sworn statement of the Village; and such costs and expenses may be further confirmed by the Owner at its option from additional documents relevant to determining such costs and expenses as designated from time to time by the Owner.

Notwithstanding the immediately preceding paragraph, Owner shall in no event be required to reimburse Village or pay for any expenses or costs of Village as aforesaid more than once, whether such are reimbursed or paid through special assessment proceedings, through fees established by Village ordinances or otherwise.

In the event that any third party or parties institute any legal proceedings against any party hereto, which relate to the terms of this Agreement, then, in that event, the Owner on notice from Village shall assume, fully and vigorously, the entire defense of such lawsuit and all expenses of whatever nature relating thereto; provided, however:

- (1) Owner shall not make any settlement or compromise of the lawsuit, or fail to pursue any available avenue of appeal of any adverse judgment, without the approval of the Village.
- (2) If the Village, in its sole discretion, determines there is, or may probably be, a conflict of interest between Village and Owner on an issue of importance to the Village having a potentially substantial adverse effect on the Village, then the Village shall have the option of being represented by its own legal counsel. In the event the Village exercises such option, then Owner shall reimburse the Village from time to time on written demand from the President of Village and notice of the amount due for any expenses, including but not limited to court costs, reasonable attorneys' fees and witnesses' fees, and other reasonable expenses of litigation, incurred by the Village in connection therewith.

In the event a party hereto institutes legal proceedings against any other party for violation of this Agreement and secures a judgment in its favor, the court having jurisdiction thereof shall determine and include in its judgment against the unsuccessful party all expenses of such legal proceedings incurred by the successful party, including but not limited to the court costs and reasonable attorneys' fees, witnesses' fees, etc., incurred in connection therewith. Either party may, in its sole discretion, appeal any such judgment rendered in favor of the other party.

**SECTION FIFTEEN: Warranties and Representations.**

The Owner represents and warrants to the Village as follows:

1. Owner is the legal title holder and the owner of record of the Subject Property as indicated on the first page of this Agreement.
2. Owner proposes to develop the Subject Property in the manner contemplated in this Agreement.
3. Other than Owner, no other entity or person has any interest as of the date hereof in the Subject Property or its development as herein proposed.
4. Owner has provided the legal description of the Subject Property set forth in this Agreement and the attached Exhibits and said legal description is accurate and correct.
5. With respect to any real estate herein which will become property of the Village, Owner warrants and represents, to the best of its knowledge, that during the period of its ownership or control over said Subject Property it has no knowledge of, nor reason to suspect, that there has been any underground storage (or other) tank or any presence, disposal, release or threatened release of hazardous substances or hazardous wastes on, from or under the property, by or through Owner or any other party whatsoever. Owner similarly represents and warrants that to the best of its knowledge, there was no underground storage (or other) tank and not any presence, disposal, release or threatened release of hazardous substances or hazardous waste on, from or under the property prior to Owner's ownership or control of the Subject Property.

Owner similarly further represents and warrants that to the best of its knowledge, the Subject Property (including underlying soil and ground water conditions) is not in violation of any state, local, federal, municipal or other law, statute, regulation, code, ordinance, decree or other relating to hygienic or environmental conditions, and during ownership or control of the property by Owner, no party has stored or disposed of any flammable explosives, radioactive materials, hazardous waste, toxic substances or other related materials on, under or about the property. Owner shall and does hereby agree to indemnify, protect, defend, and hold the Village harmless from and against any claims, losses, demands, costs, proceedings, suits, liabilities, damages and causes of action, including consequential damages and attorneys' fees of counsel selected by the Village and other costs of defense incurred, arising against or suffered by the Village of its assigns as a consequence, directly or indirectly, of any misrepresentation by Owner of the foregoing representations and warranties, whether discovered before or after the conveyance of any of the Subject Property to the Village.

**SECTION SIXTEEN: Continuity of Obligations.**

Notwithstanding any provision of this Agreement to the contrary, including but not limited to the sale or conveyance of all or any part of the Subject Property by Owner, Owner shall at all times during the term of this Agreement remain liable to Village for the faithful performance of all obligations imposed upon it by this Agreement until such obligations have

been fully performed or until Village, at its sole option, has otherwise released them from any or all of such obligations.

SECTION SEVENTEEN: No Waiver or Relinquishment of Right to Enforce Agreement.

Failure of any party to this Agreement to insist upon the strict and prompt performance of the terms, covenants, agreements, and conditions herein contained, or either of them, upon any other party imposed, shall not constitute or be construed as a waiver or relinquishment of any party's right thereafter to enforce any such term, covenant, agreement or condition, but the same shall continue in full force and effect.

SECTION EIGHTEEN: Village Approval or Direction.

Where Village approval or direction is required by this Agreement, such approval or direction means the approval or direction of the Corporate Authorities of the Village unless otherwise expressly provided or required by law, and any such approval may be required to be given only after and if all requirements for granting such approval have been met unless such requirements are inconsistent with this Agreement.

SECTION NINETEEN: Singular and Plural.

Wherever appropriate in this Agreement, the singular shall include the plural, and the plural shall include the singular.

SECTION TWENTY: Section Headings and Subheadings.

All section headings or other headings in this Agreement are for general aid of the reader and shall not limit the plain meaning or application of any of the provisions hereunder whether covered or relevant to such heading or not.

SECTION TWENTY-ONE: Recording.

A copy of this Agreement and any amendment thereto shall be recorded by the Village at the expense of the Owner.

SECTION TWENTY-TWO: Authorization to Execute.

The officers of Owner executing this Agreement warrant that they have been lawfully authorized to execute this Agreement on their behalf. The President and Clerk of the Village hereby warrant that they have been lawfully authorized by the Village Board of the Village to execute this Agreement. Owner and Village shall, upon request, deliver to each other, at the respective time such entities cause their authorized agents to affix their signatures hereto, copies of all bylaws, resolutions, ordinances, partnership agreements, letters of direction or other documents required to legally evidence the authority to so execute this Agreement on behalf of the respective entities.

SECTION TWENTY-THREE: Amendment.

This Agreement sets forth all the promises, inducements, agreements, conditions and understandings between the parties hereto relative to the subject matter thereof, and there are no promises, agreements, conditions or understandings, either oral or written, express or implied, between them, other than are herein set forth. Except as herein otherwise provided, no subsequent alteration, amendment, change or addition to this Agreement shall be binding upon the parties hereto unless authorized in accordance with law and reduced in writing and signed by them.

SECTION TWENTY-FOUR: Counterparts.

This Agreement may be executed in two or more counterparts, each of which taken together, shall constitute one and the same instrument.

SECTION TWENTY-FIVE: Curing Default.

The Parties to this Agreement reserve a right to cure any default hereunder within thirty (30) days from written notice of such default, or such additional time as is reasonably required to cure the default so long as the cure of default is commenced within said thirty (30) days, and efforts to effect such cure of default are diligently prosecuted to completion.

SECTION TWENTY-SIX: Conflict Between the Text and Exhibits.

In the event of a conflict in the provisions of the text of this Agreement and the Exhibits attached hereto, the text of the Agreement shall control and govern.

SECTION TWENTY-SEVEN: Severability.

If any provision of this Agreement is held invalid by a court of competent jurisdiction or in the event such a court shall determine that the Village does not have the power to perform any such provision, such provision shall be deemed to be excised herefrom and the invalidity thereof shall not affect any of the other provisions contained herein, and such judgment or decree shall relieve Village from performance under such invalid provision of this Agreement.

SECTION TWENTY-EIGHT: Definition of Village.

When the term Village is used herein it shall be construed as referring to the Corporate Authorities of the Village unless the context clearly indicates otherwise.

SECTION TWENTY-NINE: Execution of Agreement.

This Agreement shall be signed last by the Village and the President of the Village shall affix the date on which he signs this Agreement on page 1 hereof which date shall be the effective date of this Agreement.

VILLAGE OF ORLAND PARK, an  
Illinois Municipal Corporation

By:   
Village President


ATTEST:

By:   
Village Clerk



OWNER:

GW PROPERTY GROUP, LCC – SERIES 11,  
a Delaware limited liability company

By:   
Its Manager

ATTEST:

By: 





STATE OF ILLINOIS    )  
  ) SS.  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above-named Mitch Beltz, personally known by me to be the ← (President) of GW PROPERTY GROUP, LCC – SERIES 11, a Delaware limited liability company, and the above-named Mitch Beltz, personally known by me to be the Secretary of GW PROPERTY GROUP, LCC – SERIES 11, a Delaware limited liability company, and the same persons whose names are subscribed to the foregoing instrument as said President and Secretary of GW PROPERTY GROUP, LCC – SERIES 11, a Delaware limited liability company appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 28<sup>th</sup> day of April, 2016.

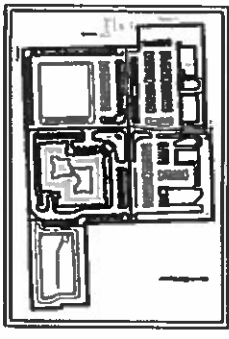
My commission expires 4-16-19

M. A. [Signature]

Notary Public







KEY MAP (N.T.S.)

GROSS PARCEL AREA	=	2.94 ACRES
EX. IMPERVIOUS AREA	=	0.004 ACRES
IMPERVIOUS AREA	=	2.30 ACRES
PERCENTAGE IMPERVIOUS	=	78.4%
LANDSCAPE AREA	=	0.64 ACRES
WETLAND AREA	=	0.55 ACRES
GROSS BUILDING AREA	=	50,799 S.F.
GROSS FLOOR AREA	=	89,000 S.F.
FLOOR AREA RATIO	=	0.70 FAR
PARKING REQUIRED (0.5 SPACE PER RESIDENT + 1 SPACE PER STAFF)	=	T.B.D.
PARKING PROVIDED	=	62 SPACES
HANDICAP REQUIRED	=	T.B.D.
HANDICAP PROVIDED	=	6 SPACES

