

9501 West 144th Place, Suite 205 Orland Park, Illinois 60462-2563 Telephone: (708) 448-8141 Facsimile: (708) 448-8140 DAVID B. SOSIN'
GEORGE J. ARNOLD*
GEORGE L. SCHOENBECK
CHRISTINE A. WALCZAK
JWAN L. ARNOLD
MICHAEL P. DINATALE
Of Counsel:
TIMOTHY G. LAWLER

*Also admitted in Indiana †Also admitted in Wisconsin

DAVID B. SOSIN dsosin@sosinarnold.com

June 6, 2017

VIA EMAIL TRANSMITTAL (kfriling@orlandpark.org)

Ms. Karie Friling, Development Services Director Department of Development Services Village of Orland Park 14700 S. Ravinia Avenue Orland Park, IL 60462

Re: Rizza Porsche of Orland Park

8760 W. 159th Street, Orland Park, Illinois

Dear Ms. Friling:

On behalf of my client, Rizza Porsche of Orland Park, attached is a copy of the Class 7C Eligibility Application for submittal to the Cook County Assessor's office. Please allow this letter to serve as our request to the Village of Orland Park to provide a Resolution in support of this tax incentive. I've also attached a copy of the Affidavit and the Trust Disclosure Form regarding this property.

Thank you for your attention to this matter and please advise me if you should require any further documentation.

Very truly yours,

SOSIN, ARNOLD & SCHOENBECK, LTD.

David B. Sosin

DBS/smf Enclosures

cc: Jack Fitzgerald via email only Dan McMillan via email only

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

| CLASS 7C |
|--------------------------------|
| ELIGIBILITY APPLICATION |

| CONTROL NUMBER |
|----------------|
| |
| |

Carefully review the Class 7c 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 must be filed as follows:

This application must be filed **PRIOR TO** the commencement of New Construction or the commencement of Substantial Rehabilitation Activities or **PRIOR TO** the Reoccupation of Vacant/Abandoned Property.

| plicant Information Name: Rizza Porsche or Orland Park | | Telephone: (708) 403-0300 | | |
|---|--|--|--|----------------------|
| Address: 8100 | W. 159th Street | • | · /- | |
| City: Orland P | ark | State: IL | Zip Code: | 60462 |
| Email: dmcmillan@rizzacars.com | | | • | |
| ontact Person (if di Name: John F | <i>ifferent than the Applicant)</i> itzgerald | | | |
| Company: Fit | zgerald Law Group | | | |
| Address:10 | 452 S. Kedzie Avenue | | | |
| City: Chicago | | State: IL | Zip Code: | 60655-2018 |
| Email: _jpf@propertytax.com | | | | |
| Email: jpf@pi | ropertytax.com | Telephor | ne: (<u>773</u>) | 238-3600 |
| Email: <u>jpf@pi</u> coperty Description | | Telephor | ne:(<u>773</u>) | 238-3600 |
| roperty Description | | | | |
| roperty Description If you are applyin | (per PIN) g for more than three different | PINs, please submi | | |
| roperty Description If you are applyin an attachment. | (per PIN) g for more than three different (1) 8760 W. 159th Str | PINs, please submi eet | t the additiona | l PIN information in |
| roperty Description If you are applyin an attachment. | (per PIN) g for more than three different (1) 8760 W. 159th Street | PINs, please submi eet | t the additiona | l PIN information in |
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| roperty Description If you are applyin an attachment. | (per PIN) g for more than three different (1) 8760 W. 159th Street Permanent Real Estate Index (2) Same Permanent Real Estate Index (3) Same | PINs, please submiteet ex Number: 27-14 ex Number: 27-14 | t the additiona 4-300-059-0 4-300-062-0 | 1 PIN information in |
| roperty Description If you are applyin an attachment. | (per PIN) g for more than three different (1) 8760 W. 159th Structure Permanent Real Estate Indu (2) Same Permanent Real Estate Indu (3) Same Permanent Real Estate Indu (3) Permanent Real Estate Indu | PINs, please submineet ex Number: 27-14 ex Number: 27-14 ex Number: 27-14 | t the additiona 4-300-059-0 4-300-062-0 4-300-063-0 | 1 PIN information in |

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.

Property Use

| General Description of Proposed Property Usage: | New Porsche Franchise |
|---|-----------------------|
| | |

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 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:

[X] 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
 (Read and Complete Section B)

SECTION A (NEW CONSTRUCTION/SUBSTANTIAL REHABILITATION)

If the proposed development consists of *New Construction* or *Substantial Rehabilitation*, provide the following information:

| Es | timated date of construction commencement (excluding demolition if any): timated date of construction completion: stal redevelopment cost, excluding land: | August 1, 2017 (asap) June 1, 2018 |
|----------|--|------------------------------------|
| Attach | copies of the following: | |
| _ | Construction Documentation: X Architectural Plans X Description of Improvement to be demolished or reoccupied X Development Schedule X Permits | |
| | Financial Documentation Income Tax Statements (last three years) Recent Appraisal (for Substantial Rehabilitation projects) X Agreements with any taxing district for sharing profits | |
| <u>X</u> | Identification of Persons Having an Interest in the Property | |

SECTION B (VACANT/ABANDONED PROPERTY)

Application must be made to Assessor prior to reoccupation

If the proposed development consists of the re-occupancy of abandoned property (property must be twelve months or more vacant), provide the following information:

1. Vacancy Information:

- a. How long has the property been vacant? Two (2) years
- b. When and by whom was the subject property last occupied and used? Doctor's office occupying a small portion of the building.

2. Attach copies of the following documents:

- X Sworn statements from persons having personal knowledge attesting to the fact and duration of vacancy and abandonment
- X Records (such as statements of utility companies), indicating that the property has been vacant and unused and the duration of such vacancy
- X Records indicating that the property was marketed for 6 continuous months

N/A Income Tax Statements (last three years)

3. If a sale has taken place:

Estimated date of reoccupation: July 1, 2018

Date of purchase: April 6, 2017

Name of purchaser: Chicago Title Land Trust Company, as Trustee u/t/a

dated March 24, 2017 a/k/a Trust Number 8002374101

Chicago Title Land Trust Company, as Trustee u/t/a
Name of seller: dated December 16, 1968 a/k/a Trust Number 4386

and Georgiou LLC, an Illinois limited liability company

Relationship of purchaser to seller: None

Attach copies of the following documents:

- (a) sale contract
- (b) recorded deed
- (c) assignment of beneficial interest
- (d) real estate transfer declaration

| EMPLOYMENT OPPORTUNITIES |
|--|
| How many construction jobs will be created as a result of this development?150-200_ |
| How many permanent full-time and part-time employees do you currently employ in Cook County? |
| Full-time: 32 Part-time: |
| How many new permanent full-time jobs will be created as a result of this proposed development? |
| How many new permanent part-time jobs will be created as a result of this proposed development. |
| |
| |
| LOCAL APPROVAL |
| A certified copy of a resolution or ordinance from the municipality in which the real estate is loc |

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 7C Application and that it finds Class 7C 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, 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 7C incentive, whether or not construction has begun. In all circumstances, the resolution must be submitted by the time the applicant files an "Incentive Appeal" requesting the Class Change be applied to the property.

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 | Date |
|--------------|---|
| Joseph Rizza | President, Rizza Porsche of Orland Park |

^{*}Note: If title to the property is held in trust or by a corporation or a partnership, this Class 7C Eligibility Application must be signed by a beneficiary, officer or general partner.

INCENTIVES CLASS LIVING WAGE ORDINANCE AFFIDAVIT

| Joseph Rizza | as agent for the applicant set forth below, who | | | |
|---|--|--|--|--|
| is seeking a classification Incentive as referenced belo | ow, I do hereby state under oath as follows: | | | |
| As the agent for the applicant set forth below, I have | ave personal knowledge as to the facts stated herein. | | | |
| 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 Cool County, Chapter 74, Article II, Division 2, The Cook County Real Property Assessmen Classification Ordinance, Sec.74-60 et seq., as amended | | | | |
| | I-127 et seq., as amended (the "Ordinance"), and the above referenced Cook County Living Wage | | | |
| X Applicant is currently paying a living wage | e to its employees, as defined in the Ordinance. | | | |
| OR | | | | |
| Applicant is not required to pay a living w | age pursuant to the Ordinance. | | | |
| pp | -0., F | | | |
| Further affiant sayeth not. | | | | |
| Tuttier arriant sayeth not. | | | | |
| Agent's Signature | <u>Joseph Rizza, President</u> Agent's Name & Title | | | |
| | | | | |
| 8100 W. 159th Street, Orland Park, IL 60462 | (708) 403-0300 | | | |
| Agent's Mailing Address | Agent's Telephone Number | | | |
| Applicant's Name | Applicant's Mailing Address | | | |
| Applicant's e-mail address | | | | |
| Subscribed and sworn before me this day | of, 20 | | | |
| Signature of Notary Public | | | | |

EXHIBIT A

(Please type or Print)

| PIN(s) | Common Address | | |
|--------------------|---------------------------------------|--|--|
| 27-14-300-059-0000 | 8760 W. 159th Street, Orland Park, IL | | |
| 27-14-300-062-0000 | | | |
| 27-14-300-062-0000 | | | |
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REVOCATION OR CANCELLATION AGREEMENT

In return for receiving the Class 7c incentive classification for the subject property, the undersigned owner(s) hereby stipulates and agrees that in the event of a voluntary cancellation of the Incentive or upon revocation, that the undersigned shall be personally liable for and shall reimburse to the County Collector an amount equal to the difference, if any, in the amount of taxes that would have been collected had the subject property been assessed without the Class 7c classification and the amount of taxes actually billed and collected upon the subject property for the tax year in which the incentive was revoked or cancelled during which the property was being assessed with the Class 7c classification. Failure of the undersigned to make such a reimbursement to the County Collector shall not constitute a lien upon the subject property but shall constitute an in personam liability, which may be enforced against the owners. Further, the undersigned certifies that he/she has read this Application and that the statements set forth in this Application and in the attachments hereto are true and correct, except as to those matters stated to be on information and belief and as to such matters the undersigned certifies that he/she has received and reviewed a copy of the COOK COUNTY LIVING WAGE ORDINANCE.

I, the undersigned, hereby agree to be bound by the terms of the revocation or cancellation agreement.

| Signature | Date |
|--------------|-----------|
| Joseph Rizza | President |
| Print Name | Title |

*Note: If title to the property is held in trust or by a corporation or a partnership, this Class 7c Eligibility Application must be signed by the beneficiary, officer and/or general partner.

Revised 8/03/16

A Notarized Affidavit - Complete if Public Hearing is Required

For

| Project Name | Porsche of Orland Pa | ark | |
|--|---|--|--|
| The requirements (below) h | ave been completed and ssion of the Village of Orla | d a public hearing is requeste and Park, Illinois. | d before the Plan |
| Submittal has been made for the ap provisions of the Land Development Code o 8760 W. 159th Street | proval of <u>Rizza Porso</u> f the Village of Orland Par | che of Orland Park, prick, with respect to the real est | ursuant to the ate located at |
| <u>David B. Sosin</u> project and for a public hearing and also has | (the petitioner/repres met the following require | entative) has completed the a ments: | application for the |
| A. Certified letters with return receip property upon which development is propose the public hearing). | ot requested have been se ed. Letters were postman | ent to all property owners with ked <u>2/21/17</u> (at least 15 d (date) | in 300 feet of said lays prior to the date of |
| B. Weatherproof sign(s) at least two east four (4) feet above the ground, have be n _2/23/17 (date). Such sign(s) will revith the provisions of the Subsection shall not comply. | een posted on every roadvemain in place until the co | vay frontage of the parcel pro nclusion of the public hearing | posed for development . Failure to comply |
| <u>David B. Sosin</u> (t ater than thirty (30) days after the Village Bo | | re) will remove the public hea ed development. | ring notice sign(s) no |
| David B. Sosin (the following of Orland Park staff prior to or at the Plan Complied with David B. Sosior a period of no less than seven (7) years f | ommission meeting, confining, (the petitioner/re | ming that all requirements list epresentative) agrees to retain | ed above have been |
| Signature: Petitioner (or Repre | Sentative) | 03/14/2017 Date | |
| Signature: Signature: Notary | M. fox) | 03/14/2017 Date | |
| <u> </u> | - AND THE WATER LAND | | |

SUSAN M FORS
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Jun 17, 2020

DISCLOSURE OF BENEFICIARY FORM

STATE OF ILLINOIS) COUNTY OF COOK) COUNTY OF WILL)

That the name of the trust is

ATTACH A SEPARATE SHEET.

1.

In accordance with Chapter 765, Act 405, Section 2, of the Illinois Compiled Statutes, the undersigned, one of the corporate officers of the trust or beneficiary thereof, being first duly sworn on oath, deposes and says:

| | Number 8002374101 | st Company, under Trust A | igreement dated | March 24, 2017 and known as Trust | |
|-------------------|--|--|--|--|--|
| 2. | That the exact street address of the property is 8760 W. 159th Street, Orland Park, IL 60462 | | | | |
| 3. | That the legal descriptio See attached | n of the property affected | in the trust is | | |
| | | | | | |
| 4. | | | | addresses, and the percentage of needed, add a separate sheet) | |
| | Name of Beneficiary | Residence Ad | <u>dress</u> | Percentage of Beneficial Interest | |
| | Joseph Rizza | - | | 100% | |
| | | | | | |
| Affiant author | makes this affidavit for triation, license, permit o | the purpose of applying r zoning relief with respe | to the Village of ect to the above- | Orland Park for a benefit, described premises. | |
| LAND | TRUSTEE: | | BENEFICIARY | f : | |
| Signati | ure of Trust Office | | Signature of n | Beneficiary | |
| Title | | OR- | | | |
| | Office ibed and sworn to before n day of | | | nd sworn to before me this, 20 | |
| NOTE: | Public Signature) THIS FORM MUST BE SI OR BY A BENEFICIARY C | GNED BY ONE OF THE OF T | (Notary Publi CORPORATE OF DATH, IF ANY AL | c Signature) FICERS OF THE LAND TRUST UNDER DDITIONAL SPACE IS NEEDED, | |

NOTE: A PERSON MAKING A FALSE STATEMENT IS GUILTY OF PERJURY OR SUBORNATION OF PERJURY, AS THE CASE MAY BE, UNDER SECTION 32-2 OR 32-3, RESPECTIVELY OF THE CRIMINAL CODE OF 1961, AS AMENDED.

DISCLOSURE OF BENEFICIARY FORM (contd.)

SUBMITTAL INSTRUCTIONS FOR PROPERTY HELD IN TRUST:

- 1) OBTAIN A CERTIFIED COPY OF THE TRUST AGREEMENT FROM THE FINANCIAL INSTITUTION WHERE THE PROPERTY IS HELD IN TRUST.
- 2) THE BENEFICIARY WITH POWER OF DIRECTION SHOULD PREPARE A LETTER AS INDICATED IN THE SAMPLE BELOW AND PRESENT IT TO THE TRUST OFFICER FOR SIGNATURE.
- COMPLETE A DISCLOSURE OF BENEFICIARY FORM. THIS FORM MUST BE SIGNED BY A BENEFICIARY AND NOTARIZED OR BY THE TRUST OFFICER AND NOTARIZED.

THE FOLLOWING IS A SAMPLE LETTER OF AUTHORIZATION TO BE SIGNED BY THE TRUST OFFICER.

| Date |
|--|
| To the Village of Orland Park: |
| The undersigned, as legal titleholder of the property located at (street address, city, state, zip code), hereby authorizes the beneficiary to apply for (identify each application - preliminary plan, rezoning, special use permit, variance, annexation, etc.) with respect to said premises. |
| NAME OF BANK |
| As Trustee under trust agreement #, |
| dated and not personally: |
| By: Signature of Trust Officer |

Title

LEGAL DESCRIPTION 8760 W. 159TH STREET – ORLAND PARK, IL

PARCEL A:

THE SOUTH 10.55 ACRES (EXCEPT THE NORTH 211.0 FEET THEREOF) AND ALSO EXCEPT, THE WEST 163 FEET OF THE SOUTH 387 FEET OF THE SOUTH 10.55 ACRES OF THE WEST 30 ACRES OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN (ALSO EXCEPTING THE SOUTH 47 FEET, AND EXCEPTING THAT PART OF THE WEST 30 ACRES AS TAKEN BY STATE OF ILLINOIS THROUGH CONDEMNATION PROCEEDING 72134348 ON MAY 23, 1972 AND DESCRIBED AS FOLLOWS: BEGINNING AT INTERSECTION OF THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 14, WITH THE NORTH LINE 159TH STREET AS PER DOCUMENT NUMBER 10909314 RECORDED MAY 26, 1931 THENCE EAST ALONG SAID NORTH LINE A DISTANCE OF 100 FEET TO A POINT; THENCE NORTH ALONG A LINE FORMING A RIGHT ANGLE WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 10 FEET TO A POINT; THENCE WEST ALONG A LINE PARALLEL WITH SAID NORTH LINE OF 159TH STREET TO A POINT ON SAID WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 14 THENCE SOUTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL B:

THE WEST 163 FEET OF THE SOUTH 387 FEET OF THE SOUTH 10.55 ACRES OF THE WEST 30 ACRES OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING THE SOUTH 47 FEET THEREOF), AND ALSO EXCEPTING THAT PART OF THE WEST 30 ACRES AS TAKEN BY STATE OF ILLINOIS THROUGH CONDEMNATION PROCEEDING 72134348 ON MAY 23, 1972 AND DESCRIBED AS FOLLOWS: BEGINNING AT INTERSECTION OF THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 14, WITH THE NORTH LINE 159TH STREET AS PER DOCUMENT NUMBER 10909314 RECORDED MAY 26, 1931 THENCE EAST ALONG SAID NORTH LINE A DISTANCE OF 100 FEET TO A POINT; THENCE NORTH ALONG A LINE FORMING A RIGHT ANGLE WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 10 FEET TO A POINT; THENCE WEST ALONG A LINE PARALLEL WITH SAID NORTH LINE OF 159TH STREET TO A POINT ON SAID WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 14 THENCE SOUTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.