



200 S. WACKER, SUITE 820 CHICAGO, ILLINOIS 60608
BRIAN P. LISTON (312) 580-1594 PETER TSANTILIS (312) 604-3808 FACSIMILE (312) 580-1592

May 29, 2026

VIA MAIL & EMAIL

Village of Orland Park
ATTN: Ed Lelo
14700 S. Ravinia Avenue
Orland Park, IL 60462
CC: Michael Stillman

RE: Class 7b Resolution Request
GEMCAP Development, LLC
14035 S. LaGrange Road
Orland Park, Illinois 60462
PINs: 27-03-300-024-0000
27-03-300-025-0000

Dear Mr. Lelo:

GEMCAP Development, LLC (the "Applicant") is the owner of the above-referenced property (the "Subject Property") and is requesting:

1. A Resolution from the Village of Orland Park supporting and consenting to a Class 7b Tax Incentive for the Subject Property based on Substantial Rehabilitation and Re-Occupation of Abandoned Property with 12 months or Greater of Continuous Vacancy with No Purchase for Value, Special Circumstances & Substantial Rehabilitation.
2. A Resolution designating the area as blighted pursuant to Section 74-65(a) in compliance with the County ordinance:

"The area is or has been within the last 10 years designated by federal, state or local agency as conservation, blighted or renewal area or an area encompassing a rehabilitation or redevelopment plan or project adopted under the Illinois Urban Renewal Consolidation Act of 1961, as amended, or the Commercial Renewal Redevelopment Areas Act of 1967, as amended, or that the area be located in a federal Empowerment Zone or Enterprise Community, as proposed and approved by the Cook County Board of Commissioners on June 22, 1994, or the Commercial District Development Commission Ordinance of the City of Chicago or the designations(s) of like effect adopted under any similar statute or ordinance." [74-65(a)(1)]

The Subject Property is approximately 19 years old and currently consists of an approximately 9,000 square foot retail commercial building (formerly Chuck Lager) located on approximately 40,424 square feet (~1.87 acres) of land. The property includes storefront retail

with associated office space, with parking for up to 131 vehicles. The site has been vacant and unused for almost two full years now since Chuck Lager vacated in July of 2024.

The property is zoned VCD, Village Center District, which aligns with the Applicant's planned operations for a restaurant. The VCD District offers a diverse mix of uses along intimate pedestrian scaled streets and buildings within compact, walkable blocks. New development on infill or vacant sites will strengthen the intimate character of the area, and civic buildings and open spaces will continue to be key focal points in the district.

The site is strategically located with immediate access to major highways including US 45, I-80, and I-294 and airports such as Midway and O'Hare. The site is located on an outlot to the Orland Park Crossing lifestyle center anchored by Mariano's (Kroger) grocery store, Talbots, WHBM, Chico's, and more. The site's prominent flagship position overlooks LaGrange Road which carries over 40k vehicles per day by the property. The subject property is close to many residences but also features quick access to the Orland Park Metra Station for local and out of town visitors.

Potential Occupant & Use

After renovations, Chicago Project One LLC DBA IBN HAMIDO Seafood (the "Occupant" or "IBN") will use the site as a high-end seafood restaurant. The Applicant and IBM are currently finalizing a long-term lease, contingent on 7b approval.

IBN Hamido Seafood is a family-owned Mediterranean and Egyptian seafood restaurant concept with roots in Alexandria, Egypt and an established U.S. presence in Astoria, Queens, New York. The restaurant's brand is built around an authentic Egyptian coastal seafood model: customers select fresh seafood from a display counter, choose a preferred preparation style, and pair the meal with traditional sides such as rice, tahini, hummus, baba ghanoush, salads, pita, and grilled vegetables. The restaurant's experience is inspired by Alexandria's seafood dining traditions, with a focus on fresh fish, made-to-order preparation, and a family-style dining atmosphere.

IBN currently has two exciting full-service restaurant locations in New York City and are hoping to expand to Chicago at this location. The proposed Orland Park location would introduce a differentiated restaurant concept to the Village and has the potential to draw customers from Orland Park and the broader southwest suburban market. Unlike a generic seafood chain, IBN Hamido would add a culturally distinctive, destination-oriented dining option that can help activate a commercial space, generate food-and-beverage sales tax, support local employment, and strengthen Orland Park's restaurant mix.

Assuming the incentive is granted, the Applicant plans on starting improvements immediately and hoping to start the soft opening near the end of August.

Employment, Improvements & Economic Analysis

The site requires extensive renovations, updates and additional improvements in order to build-out the site for IBN's proposed use. The Applicant is still in the process of gathering bids and estimates, but plans to spend between **\$1,700,000 to \$2,000,000** to improve the facility.

After improvements and subsequent re-occupation, the Subject Property is projected to have a market value of approximately **\$3,145,782**, which would generate an estimated \$1,091,883 in total taxes over the life of the Class 7b Tax Incentive (or approx. \$80,880 per year). Without the incentive and at full vacancy, the property would generate a total of \$883,703 over 12 years (or approx. \$73,642 per year). Therefore, should the Class 7b be approved, the Subject Property would generate an additional approximately **\$208,179** in real estate taxes over the life of the Class 7b Tax Incentive. Please see the attached “12 Year Tax Comparison Chart.”

In addition to increased property tax revenues, the Occupant’s increased presence will significantly benefit the local community. They expect to hire between **38 to 45 new full-time employees**, with preference given to qualified residents of Orland Park. The Applicant expects each of the Occupant’s new employees will frequent local restaurants, gas stations, stores and more. According to the attached employee economic impact chart, an estimated 40 full-time employees are expected to spend approximately **\$169,500 per year** on gas, entertainment, groceries, etc. in Orland Park as well. In total, the purchase, renovation and occupation of the new facility will generate over **\$2,000,000** in additional revenue as a result of the 7b tax incentive.

New Employee Business Impact Chart					
Purchase	Emp.	%	Exp./Week	Weeks	Total
Lunch	40	55%	\$55	50	\$60,500
Grocery	40	30%	\$50	50	\$30,000
Consumer Goods	40	25%	\$35	50	\$17,500
Entertainment	40	15%	\$55	50	\$16,500
Auto-Gas	40	75%	\$30	50	\$45,000
TOTAL (Per Year)					\$169,500
TOTAL (12 Years)					\$2,034,000

Blight

As indicated above, the 7b tax incentive requires property to be located within a blighted or conservation area. This can be established automatically if the property is located within a TIF district, otherwise the municipality is required to pass a resolution or ordinance specifying the specific property as blighted and in need of redevelopment.

Unfortunately, The Subject Property is located *immediately* to the East of the current Orland Park - Main St Triangle TIF. However, since the property is located less than 130 feet from the current TIF boundaries, many of the same ‘blight’ factors will apply. Below are currently identified blight factors present at the site with a quick explanation. Please refer to the Blight PowerPoint for additional information on the blight factors below:

1. Excessive vacancies / Underutilization

The Subject Property has a history of recurring vacancy/turnover issues. Granite City closed in 2019, operated by Chuck Lager for a few years and once again fell vacant in 2024. LoopNet/CoStar history shows the property was listed for sale/lease multiple times, including lease/sale listings in 2019, 2020, 2022, 2023, and 2024

2. Obsolescence

The statute defines obsolescence as the condition of “falling into disuse” where structures have become ill-suited for the original use. While the site will still be used as a restaurant style facility, IBN’s style and proposed use of the property will require significant improvements, demolition and new build-out.

Here, the property is essentially a purpose-built, single-tenant restaurant/brewpub-style building on a large 1.87-acre outlot, with 9,000 SF, 131 parking spaces, one-story construction, and a very low FAR of 0.11. As such, the building and site are over-specialized for prior uses and not readily adaptable to IBN’s use without significant investment.

3. Deterioration

As to Deterioration, the TIF Act references, “With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.”

Here, the Property has sat vacant without a user or regular maintenance for almost two (2) years – as such, the site has a combination of cracked/crumbling asphalt/concrete, pavement/parking area issues, damaged exterior components and dilapidated landscaping. Please see the photographs included in the Blight presentation.

4. Declining or Stagnant EAV:

The Applicant must show that the Equalized Assessed Value of the property has declined or remained stagnant for 3 of the past 5 tax years. Both parcels here meet these criteria (see enclosed County backup documents):

024 PIN						
Year	LAV	BAV	TAV	MULT	EAV	
2021	\$151,593	\$106,238	\$257,831	3.0027	\$774,189	BASE
2022	\$151,593	\$163,861	\$315,454	2.9237	\$922,293	INCREASE
2023	\$126,328	\$141,996	\$268,324	3.0163	\$809,346	DECREASE
2024	\$126,328	\$106,162	\$232,490	3.0355	\$705,723	DECREASE
2025	\$126,328	\$106,162	\$232,490	3.0355	\$705,723	STAGNANT

025 PIN						
Year	LAV	BAV	TAV	MULT	EAV	
2021	\$161,598	\$28,215	\$189,813	3.0027	\$569,951	BASE
2022	\$161,598	\$28,215	\$189,813	2.9237	\$554,956	DECREASE
2023	\$134,665	\$28,215	\$162,880	3.0163	\$491,295	DECREASE
2024	\$134,665	\$21,095	\$155,760	3.0355	\$472,809	DECREASE
2025	\$134,665	\$21,095	\$155,760	3.0355	\$472,809	STAGNANT

5. Deleterious Land Use or Layout/Excessive Land Coverage & Overcrowding of Structures and Community Facilities

The property’s existing outlot configuration reflects an older auto-oriented commercial pattern that does not completely integrate with the Village’s current downtown/TOD vision immediately across LaGrange Road. The Village has invested heavily in the Triangle and states that the area is intended to be different from typical commercial development in Orland Park, with a pedestrian orientation rather than car-dominant layout. The subject property’s current form includes a big pad, big parking field, single tenant, highway frontage, which was likely ideal for a 2007 Brewpub, but less so in 2026. With the Village’s “downtown edge” vision.

IBN is somewhat distinct from a conventional sit-down restaurant as it operates more like a “fish market meets restaurant” model. Customers may select items such as branzino, salmon, snapper, tiger shrimp, scallops, lobster, calamari, and other seafood, then request grilled, fried, baked, butterfly, deboned, or other preparations. This format gives the restaurant a more modern, inviting feel which helps differentiate it from more standardized sit-down restaurants.

“But-For” Condition Statement

The Applicant’s proposed project is a substantial investment into the Village of Orland Park’s economy, and without the assistance of a Class 7b Tax Incentive, the Applicant has determined that it will be unable to complete its lease with IBN due to the incentive contingency, nor the proposed improvements. As such, the site will continue to sit vacant and unused, thereby drastically lowering current tax generation and preventing future tax generation potential. The incentive will allow the Applicant to renovate a long vacant building into a

successful, unique dining experience for the Village, while also increasing tax potential and employment in the area.

Conclusion

Based on the foregoing, the Applicant requests that Orland Park review its Class 7b Tax Incentive request and approve a Resolution supporting and consenting to a Class 7b Tax Incentive for the Subject Property based on Substantial Rehabilitation and Re-Occupation of Abandoned Property with 12 months or Greater of Continuous Vacancy with No Purchase for Value, Special Circumstances & Substantial Rehabilitation. Should you need any additional documentation or have any questions or concerns, do not hesitate to contact me at

Respectfully Submitted,

Mark Rogers

Mark Rogers

COOK COUNTY ASSESSOR
FRITZ KAEGI



COOK COUNTY ASSESSOR'S OFFICE
118 NORTH CLARK STREET, CHICAGO, IL 60602
PHONE: 312.443.7550 FAX: 312.603.3616
WWW.COOKCOUNTYASSESSOR.COM

CLASS 7B
ELIGIBILITY APPLICATION

CONTROL NUMBER

Carefully review the Class 7b 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 \$1,000.00, 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.

Applicant Information

Name: GEMCAP Development, LLC
Company: GEMCAP Development, LLC Telephone: (336) 724-0153 x 113
Address: 418 N. Marshall Street, Suite 201
City: Winston-Salem State: NC Zip Code: 27101
Email Address: Paul.williams@gemcapcapital.com

Contact Person (if different than the Applicant)

Name: Paul Williams
Company: GEMCAP Development, LLC Telephone: (336) 724-0153 x 113
Address: 418 N. Marshall Street, Suite 201
City: Winston-Salem State: NC Zip Code: 27101
Email Address: Paul.williams@gemcapcapital.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) 14035 S. LaGrange Road
Permanent Real Estate Index Number: 27-03-300-024/-025
(2) _____
Permanent Real Estate Index Number: _____
(3) _____
Permanent Real Estate Index Number: _____
City: Orland Park State: IL Zip Code: 60462

Township: Orland Existing Class: 517

Identification of Persons 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 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.

Employment Opportunities

How many construction jobs will be created as a result of this development? 50+

How many permanent full-time and part-time employees do you now employ in Cook County?
Full-time: N/A Part-time: N/A

How many new permanent full-time jobs will be created by this proposed development? 30-45

How many new permanent part-time jobs will be created by this proposed development? TBD

Nature of Development

Indicate nature of the proposed development by checking the appropriate space:

- New Construction (Read and Complete Section A below)
- Substantial Rehabilitation (Read and complete Section A below)
- Occupation of Abandoned Property – No Special Circumstances (Read and complete Section B)
- Occupation of Abandoned Property – With Special Circumstances (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):	<u>ASAP</u>
Estimated date of construction completion:	<u>Q3/Q4 2026</u>
Total redevelopment cost, excluding land:	<u>\$ 2,000,000</u>

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*)

SECTION B (ABANDONED PROPERTY WITH NO SPECIAL CIRCUMSTANCE)

If the proposed development consists of the reoccupation of abandoned property, purchased for value, complete (1) and (2) below:

1. Was the subject property vacant and unused for at least 12 continuous months prior to the purchase for value?

YES NO

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 person having personal knowledge attesting to the fact and the duration of vacancy and abandonment
- (b) Information (*such as statements of utility companies*) which demonstrate that the property was vacant and unused and indicate duration of such vacancy

2. Application must be made to the Assessor prior to occupation:

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

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 12 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 12 continuous months or greater***, complete section (2).

SECTION 1 - Property Purchase (less than 12 months vacant)

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 12-month abandonment period* (for additional information contact the Cook County Bureau of Economic Development – 312-603-1000).

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

SECTION 2 – No Purchase (more than 12 months vacant)

How long has the subject property been unused?

- 12 or greater continuous months (*Eligible for Special Circumstance*)
- 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?

The property was last occupied by Chuck Lager in July 2024. The property has been 100% vacant
_____ and unused since said date.

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 (for additional information contact the Cook County Bureau of Economic Development – 312-603-1000).

Application must be made to Assessor prior to the commencement of reoccupation of the abandoned property.

Estimated date of reoccupation: Q3/Q4 2026

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 7b Application and that it finds Class 7b necessary for development to occur on the subject property. This resolution must expressly state that the five eligibility factors, which must be present to demonstrate that the area is “in need of commercial development”, are satisfied.

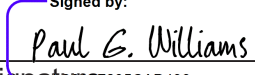
In addition, a copy of the application must be submitted to the Cook County Bureau of Economic Development (BED) for their approval (for additional information contact BED at 312-603-1000.

Finalizing The Incentive Process

In order to finalize the class change you will need to file an **Incentive Appeal** with supporting documentation (including **Proof of Occupancy**) in the year that the property has been substantially occupied. It is advised that you access our website (www.cookcountyassessor.com) to determine the allowable filing dates for such action.

The property cannot receive Class 7B designation until you file an Incentive Appeal, AND this office grants reclassification for the parcel(s).

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 the same to be true.

Signed by:


Signature
Paul Williams

Print Name

5/11/2026

Date
President

Title

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

Revised 12/30/2025

VACANCY AFFIDAVIT

I, Paul G. Williams, if called to testify, would attest to the following facts:

1. That I am an agent for GEMCAP Development, LLC who is the owner of the property located at 14035 S. LaGrange Road, Orland Park, Illinois 60462 (PINs: 27-03-300-024/-025) ("Subject Property").

2. The previous occupant, Chuck Lager, vacated the Subject Property on or about July 31 2024 leaving the site 100% vacant and unused.

3. As of the date of this affidavit, the Subject Property remains 100% vacant and unused.


Further Affiant Sayeth Not



Date: 6/2/2026

Subscribed and sworn before me

This 2 day of June, 2026



Signature of Notary Public



EDS AFFIDAVIT

I, Paul G. Williams as agent for GEMCAP Development, LLC (the "Applicant") does hereby certify that it would attest to the following facts as required by Sections 74-46 and 74-62 through 74-73 of the Cook County Code if called to testify:

1. That I am a duly authorized agent for the Applicant, and the Applicant is the owner of the property located at 14035 S. LaGrange Road, Orland Park, Illinois 60462 (PINs: 27-03-300-024/-025) (the "Subject Property").

2. The Applicant does not hold title to any other properties in Cook County.

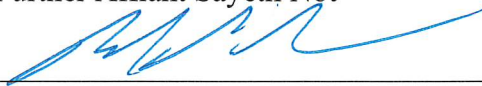
3. Applicant's ownership is as follows:

GEMCAP Development, LLC, 100% ownership,
418 N. Marshall Street, Ste 201,
Winston-Salem, NC 27101

See enclosed.

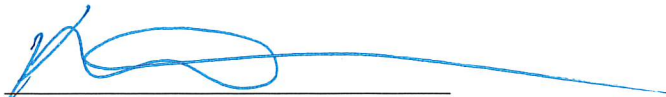
4. To my knowledge and after reviewing the Applicant's records, Applicant is not delinquent in the payment of any property taxes administered by Cook County or by a local municipality.

Further Affiant Sayeth Not



Date: 6/2/2026

Subscribed and sworn before me
This 2 day of June, 2026



Signature of Notary Public

<p style="text-align: center;">KATRINA NEWSOME Notary Public, North Carolina Forsyth County My Commission Expires: <u>10/31/2026</u></p>

Identification of Persons Having an Interest in the Property

14035 S. LaGrange Road,
Orland Park, Illinois 60462
PINs: 27-03-300-024/-025

Applicant:

- GEMCAP Development, LLC

See enclosed.

Occupant:

- Chicago Project One LLC DBA IBN HAMIDO Seafood (the “Occupant” or “IBN”)

After renovations, Chicago Project One LLC DBA IBN HAMIDO Seafood (the “Occupant” or “IBN”) will use the site as a high-end seafood restaurant. The Applicant and IBM are currently finalizing a long-term lease, contingent on 7b approval.

IBN Hamido Seafood is a family-owned Mediterranean and Egyptian seafood restaurant concept with roots in Alexandria, Egypt and an established U.S. presence in Astoria, Queens, New York. The restaurant’s brand is built around an authentic Egyptian coastal seafood model: customers select fresh seafood from a display counter, choose a preferred preparation style, and pair the meal with traditional sides such as rice, tahini, hummus, baba ghanoush, salads, pita, and grilled vegetables.



NORTH CAROLINA

Department of the Secretary of State

To all whom these presents shall come, Greetings:

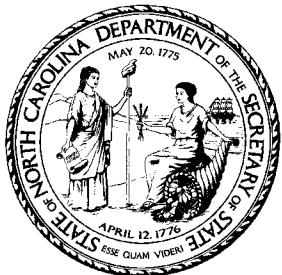
I, Elaine F. Marshall, Secretary of State of the State of North Carolina, do hereby certify the following and hereto attached to be a true copy of

ARTICLES OF ORGANIZATION

OF

GEMCAP DEVELOPMENT, LLC

the original of which was filed in this office on the 12th day of May, 2015.



Scan to verify online.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at the City of Raleigh, this 9th day of January, 2019.

Elaine F. Marshall

Secretary of State

C2015 126 01007

**State of North Carolina
Department of the Secretary of State**

**Limited Liability Company
ARTICLES OF ORGANIZATION**

Pursuant to §57D-2-20 of the General Statutes of North Carolina, the undersigned does hereby submit these Articles of Organization for the purpose of forming a limited liability company.

1. The name of the limited liability company is: **GEMCAP Holdings, LLC**
2. The name and address of each person executing these articles of organization is as follows:

**Kristan D. Bryant, Organizer
100 N. Cherry Street, Suite 600
Winston-Salem, NC 27101**

3. The name of the initial registered agent is: **George V. Dunn**
4. The street address, mailing address and county of the initial registered office of the limited liability company is:

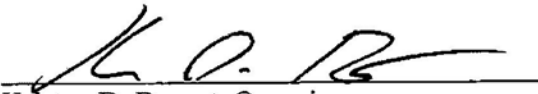
Number and Street: **210 W. Fourth Street, Suite 200**
City, State, Zip Code: **Winston-Salem, NC 27101** County: **Forsyth**

5. The limited liability company has a principal office. The street address, mailing address and county of the principal office of the limited liability company is:

Number and Street: **210 W. Fourth Street, Suite 200**
City, State, Zip Code: **Winston-Salem, NC 27101** County: **Forsyth**

6. These articles will be effective upon filing.

This is the 4th day of May, 2015.


Kristan D. Bryant, Organizer

Legal Description, Site and Building Square Footage

14035 S. LaGrange Road,
Orland Park, Illinois 60462
PINs: 27-03-300-024/-025

The Subject Property is approximately 19 years old and currently consists of an approximately 9,000 square foot retail commercial building (formerly Chuck Lager) located on approximately 40,424 square feet (~1.87 acres) of land. The property includes storefront retail with associated office space, with parking for up to 131 vehicles. The site has been vacant and unused for almost two full years now since Chuck Lager vacated in July of 2024.

The property is zoned VCD, Village Center District, which aligns with the Applicant's planned operations for a restaurant. The VCD District offers a diverse mix of uses along intimate pedestrian scaled streets and buildings within compact, walkable blocks. New development on infill or vacant sites will strengthen the intimate character of the area, and civic buildings and open spaces will continue to be key focal points in the district.

The site is strategically located with immediate access to major highways including US 45, I-80, and I-294 and airports such as Midway and O'Hare. The site is located on an outlot to the Orland Park Crossing lifestyle center anchored by Mariano's (Kroger) grocery store, Talbots, WHBM, Chico's, and more. The site's prominent flagship position overlooks LaGrange Road which carries over 40k vehicles per day by the property. The subject property is close to many residences but also features quick access to the Orland Park Metra Station for local and out of town visitors.

Attached hereto please find:

- Legal description
- Survey
- Lot Coverage Exhibit
- Aerial of Subject Property (pre-renovations)
- Street View of the Subject Property (pre-renovations)

LEGAL DESCRIPTION

PARCEL 1:

LOTS 10 AND 11 OF ORLAND PARK CROSSING, BEING A SUBDIVISION OF PART OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SUBDIVISION RECORDED SEPTEMBER 15, 2005 AS DOCUMENT NUMBER 0525845136, (EXCEPTING FROM SAID LOTS 10 AND 11 THAT PORTION CONVEYED TO THE STATE OF ILLINOIS BY DEED RECORDED MAY 20, 2011 AS DOCUMENT NUMBER 1114046032, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 10; THENCE NORTH 00 DEGREES 20 MINUTES 46 SECONDS WEST (BEARING BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 1983), 447.25 FEET (447.20 FEET RECORDED DISTANCE) ALONG SAID WEST LINE OF LOTS 10 AND 11 TO AN ANGLE POINT; THENCE NORTH 01 DEGREES 34 MINUTES 54 SECONDS WEST, 8.34 FEET ALONG THE WEST LINE OF SAID LOT 11 TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 88 DEGREES 15 MINUTES 28 SECONDS EAST, 10.89 FEET ALONG THE NORTH LINE OF SAID LOT 11; THENCE SOUTH 00 DEGREES 04 MINUTES 08 SECONDS WEST, 455.68 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID LOT 10; THENCE SOUTH 88 DEGREES 15 MINUTES 28 SECONDS WEST, 7.41 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING) IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1, OVER AND ACROSS THE ACCESS AND PERIMETER DRIVEWAYS, AND PARKING AREA, SIDEWALKS, WALKWAYS AND DRIVEWAYS, FOR VEHICULAR, PEDESTRIAN AND BIKE INGRESS AND EGRESS, AS CREATED BY DECLARATION OF RECIPROCAL EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS, DATED SEPTEMBER 8, 2005 AND RECORDED SEPTEMBER 15, 2005 AS DOCUMENT NUMBER 0525839096, AND AS AMENDED BY FIRST AMENDMENT DATED FEBRUARY 13, 2007 AND RECORDED MARCH 23, 2007 AS DOCUMENT NUMBER 0708234088 AND SECOND AMENDMENT RECORDED APRIL 4, 2012 AS DOCUMENT NUMBER 1209518068.

Commonly Known As: 14035 S. LaGrange Road, Orland Park, Illinois 60462

PINs: 27-03-300-024/-025

OWNER/CLIENT

GEMCAP DEVELOPMENT
418 N. MARSHALL STREET, STE. 201
WINSTON-SALEM, NORTH CAROLINA

ALTA/NSPS LAND TITLE SURVEY

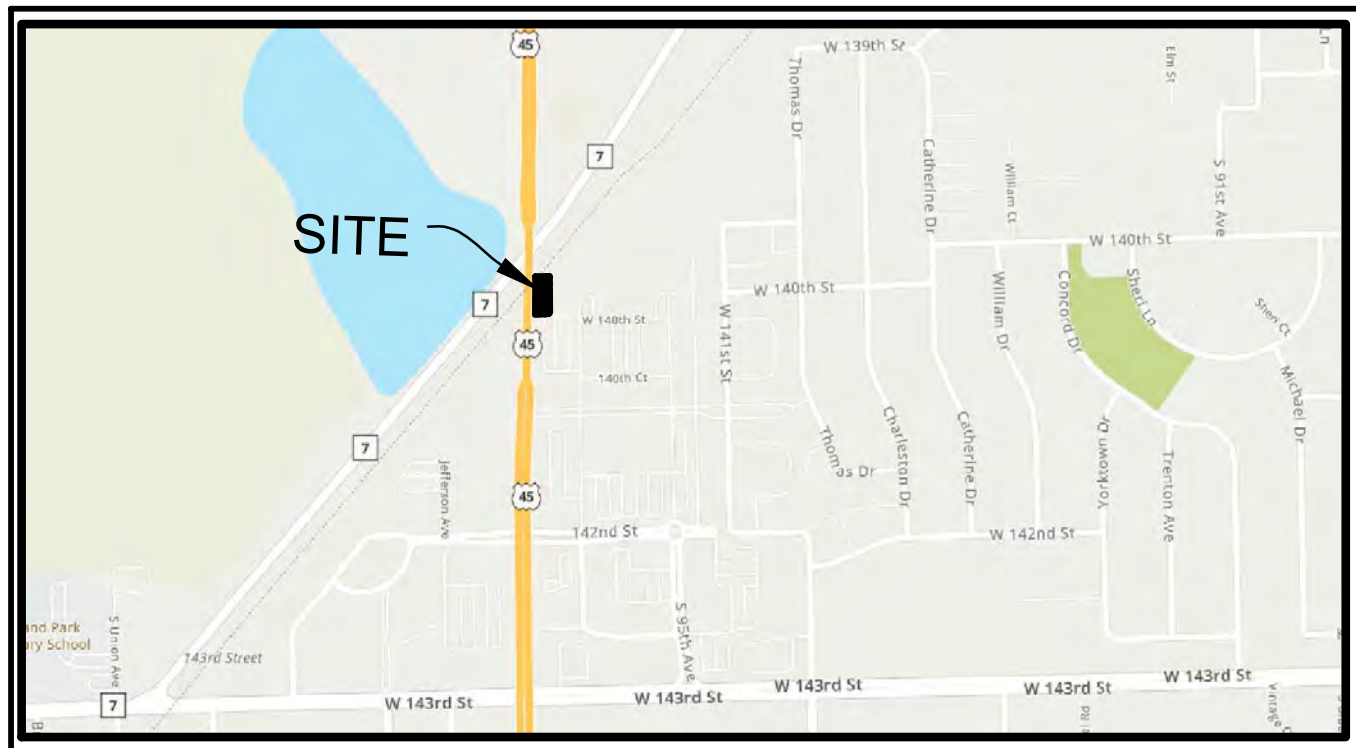
CURRENT P.I.N.:

27-03-300-024
27-03-300-025

LEGAL DESCRIPTION

PARCEL 1:
LOTS 10 AND 11 OF ORLAND PARK CROSSING, BEING A SUBDIVISION OF PART OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SUBDIVISION RECORDED SEPTEMBER 15, 2005 AS DOCUMENT NUMBER 0525845136, (EXCEPTING FROM SAID LOTS 10 AND 11 THAT PORTION CONVEYED TO THE STATE OF ILLINOIS BY DEED RECORDED MAY 20, 2011 AS DOCUMENT NUMBER 1114046032, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 10; THENCE NORTH 00 DEGREES 20 MINUTES 46 SECONDS WEST (BEARING BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 1983), 447.25 FEET (447.20 FEET RECORDED DISTANCE) ALONG SAID WEST LINE OF LOTS 10 AND 11 TO AN ANGLE POINT; THENCE NORTH 01 DEGREES 34 MINUTES 54 SECONDS WEST, 8.34 FEET ALONG THE WEST LINE OF SAID LOT 11 TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 88 DEGREES 15 MINUTES 28 SECONDS EAST, 10.89 FEET ALONG THE NORTH LINE OF SAID LOT 11; THENCE SOUTH 00 DEGREES 04 MINUTES 08 SECONDS WEST, 455.68 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID LOT 10; THENCE SOUTH 88 DEGREES 15 MINUTES 28 SECONDS WEST, 7.41 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING) IN COOK COUNTY, ILLINOIS.

PARCEL 2:
NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1, OVER AND ACROSS THE ACCESS AND PERIMETER DRIVEWAYS, AND PARKING AREA, SIDEWALKS, WALKWAYS AND DRIVEWAYS, FOR VEHICULAR, PEDESTRIAN AND BIKE INGRESS AND EGRESS, AS CREATED BY DECLARATION OF RECIPROCAL EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS, DATED SEPTEMBER 8, 2005 AND RECORDED SEPTEMBER 15, 2005 AS DOCUMENT NUMBER 0525839096, AND AS AMENDED BY FIRST AMENDMENT DATED FEBRUARY 13, 2007 AND RECORDED MARCH 23, 2007 AS DOCUMENT NUMBER 0708234088 AND SECOND AMENDMENT RECORDED APRIL 4, 2012 AS DOCUMENT NUMBER 1209518068.



LOCATION MAP

NOT TO SCALE

SURVEYED AREA

81,595 SQUARE FEET (1.873 AC±)

FLOOD ZONE NOTE

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 17031C0613K WITH AN EFFECTIVE DATE OF NOVEMBER 1, 2019 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE X. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN PER THE FLOOD INSURANCE RATE MAP. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD. APPROXIMATE LOCATIONS OF FLOOD ZONES HAVE BEEN SHOWN HEREON BASED ON THE CURRENT FLOOD INSURANCE RATE MAPS. THESE LOCATIONS ARE SUBJECT TO SCALING AND MAP INTERPRETATION.

BENCHMARKS

REFERENCE BENCHMARK: NGS PID: AE2559
FLANGE ENCASED STAINLESS STEEL ROD LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF 135TH STREET AND WILL-COOK ROAD, IN THE WEST RIGHT-OF-WAY AND NORTH OF THE SAID INTERSECTION.
ELEVATION: 687.53 DATUM: NAVD88-GEOD 12B

VILLAGE CENTER DISTRICT BULK REGS.

- 6-212: VILLAGE CENTER DISTRICT (VCD)
D. BULK REQUIREMENTS
- LOT COVERAGE: NO MORE THAN SEVENTY-FIVE (75) PERCENT OF THE AREA OF THE PARCEL MAY BE COVERED WITH BUILDING, PAVEMENT AND STORM WATER STORAGE, LEAVING AT LEAST TWENTY-FIVE (25) PERCENT OF TOTAL PARCEL AREA IN GREEN SPACE. (SEE SECTION 2-102 DEFINITIONS "GREEN SPACE"). IMPERVIOUS COVERAGE WILL BE ALLOWED UP TO 80% WHEN BEST MANAGEMENT PRACTICES (BMP) SUCH AS POROUS PAVEMENTS AND GREEN ROOFS ARE USED. UP TO 40% OF THE BMPs WILL BE CONSIDERED PERVIOUS, PROVIDED THAT THE DESIGN STANDARDS OUTLINED IN THE CODE FOR BMPs ARE MET. (ORD. 4574, 7/6/10)
 - LOT AREA AND WIDTH: FOR DETACHED DWELLING UNITS, MINIMUM LOT AREA SHALL BE 2,500 SQUARE FEET, WITH A MINIMUM LOT WIDTH OF 25 FEET AND A MAXIMUM LOT WIDTH OF 50 FEET FOR COMMERCIAL USES. THE MINIMUM LOT AREA SHALL BE 10,000 SQUARE FEET, WITH A MINIMUM LOT WIDTH OF 80 FEET.
 - HEIGHT: NO BUILDING MAY EXCEED 3 STORIES, UP TO A MAXIMUM HEIGHT OF 40 FEET, WITH THE FOLLOWING EXCEPTIONS:
 - BUILDING FOOTPRINTS WITHIN 600 FEET OF THE 142ND STREET TRAIN STATION MAY BE UP TO 6 STORIES TO A MAXIMUM HEIGHT OF 70 FEET.
 - AT INTERSECTIONS OF PUBLIC STREETS, OR PRIVATE STREETS THAT ARE DESIGNED TO PUBLIC STREET STANDARDS WITH SIDEWALKS AND PARKWAYS, CORNER BUILDINGS MAY BE UP TO 4 STORIES TALL TO A MAXIMUM HEIGHT OF 55 FEET.
 - BUILDINGS CANNOT BE MORE THAN TWO STORIES TALLER THAN ADJACENT EXISTING SINGLE FAMILY HOMES.
 - LAND USE INTENSITY: ALLOWABLE SQUARE FOOTAGE FOR ALL DEVELOPMENTS, INCLUDING SINGLE USE COMMERCIAL AND SINGLE USE RESIDENTIAL, AS WELL AS MIXED-USE PROJECTS, SHALL BE MEASURED BY THE FLOOR AREA RATIO (FAR). ALL DEVELOPMENTS WITH RESIDENTIAL USES WILL BE REGULATED ON THE BASIS OF FAR COMPLIANCE RATHER THAN THE NUMBER OF RESIDENTIAL UNITS. THE MAXIMUM FLOOR AREA RATIO (FAR) WILL BE 3.0 FOR DEVELOPMENTS WITHIN 1,000 FEET OF A MASS TRANSIT FACILITY AND 1.0 FOR DEVELOPMENTS OUTSIDE OF 1,000 FEET OF A MASS TRANSIT FACILITY. FAR WILL BE CALCULATED BY DIVIDING THE OVERALL GROSS FLOOR AREA BY THE GROSS SITE AREA. GROSS FLOOR AREA INCLUDES ALL BUILDING RESIDENTIAL SQUARE FOOTAGE. ACCESSORY PARKING OR TRANSIT FACILITY PARKING IS NOT INCLUDED IN THE GROSS FLOOR AREA FOR FAR CALCULATIONS.
 - PARKING: LARGE SURFACE PARKING LOTS ARE NOT APPROPRIATE TO THE SCALE AND CHARACTER OF THIS DISTRICT. TO PROMOTE SMALLER LOTS, SHARED PARKING, ON-STREET PARKING AND THE SHARED USE OF PUBLIC PARKING FACILITIES, AND MIXED-USE DEVELOPMENTS WILL BE ALLOWED TO REDUCE THE ON-SITE PARKING REQUIREMENTS OUTLINED IN SECTION 6-306.B BY UP TO 25%.
 - SETBACKS:
 - PURPOSE OF THE SETBACK REQUIREMENTS:
 - TO CREATE ATTRACTIVE AND PEDESTRIAN ORIENTED STREETS WITH BUILDINGS AND LANDSCAPING ALONG THE SIDEWALKS; AND
 - TO MINIMIZE THE VISUAL IMPACTS OF SURFACE PARKING LOTS AND DRIVE-THROUGH FACILITIES ALONG STREETS BY LOCATING THESE TO THE REAR (PREFERRED) OR SIDES OF BUILDINGS. IF PARKING LOTS ARE LOCATED IN THE SIDE-YARD, AN ENHANCED LANDSCAPING BUFFER WITH PEDESTRIAN ACCOMMODATION AND AMENITIES MUST BE PROVIDED. (ORD. 4210, 12/18/06)
 - TYPES OF SETBACKS REQUIRED:
 - BUILDING SETBACKS FROM STREETS;
 - BUILDING SETBACKS FROM LOT LINES NOT ABUTTING A STREET;
 - PARKING LOT SETBACKS FROM ALL LOT LINES;
 - BUILDING SETBACKS FROM STREET RIGHT-OF-WAYS:
SETBACKS BETWEEN THE STREET RIGHT-OF-WAY AND THE BUILDING FACADE FACING THE STREET SHALL FOLLOW THE MINIMUM REQUIREMENTS SET IN TABLE 6-212.D.6.C BELOW. THE SETBACK WIDTH IS RELATED TO THE WIDTH AND CHARACTER OF THE STREET.
 - BUILDING SETBACKS FROM REAR AND SIDE LOT LINES THAT DO NOT ABUT A STREET:
ALL BUILDINGS MUST MAINTAIN A MINIMUM OF 30 FEET OF SETBACK AREA FROM THE REAR LOT LINE AND A MINIMUM OF 15 FEET OF SETBACK AREA FROM THE SIDE LOT LINES THAT DO NOT ABUT A STREET.
 - PARKING LOT SETBACKS:
A MINIMUM LANDSCAPED SETBACK MUST BE PROVIDED BETWEEN THE PARKING LOT AND THE PRIMARY STREET RIGHT-OF-WAY THAT ACCOMMODATES THE REQUIRED LANDSCAPE BUFFER/YARD AREA PER SECTION 6-305. (ORD.4792 -2/4/13)

INFORMATION TAKEN FROM THE ORLAND PARK ZONING WEBSITE AND ZONING MAP LAST UPDATED FEBRUARY, 2018. SEE WEBSITE FOR PARTICULARS.

TITLE NOTES

- CHICAGO TITLE COMPANY COMMITMENT NUMBER CCHI2103993LD WITH AN EFFECTIVE DATE OF MAY 27, 2021, HAS BEEN REVIEWED IN CONJUNCTION WITH THE PREPARATION OF THIS SURVEY. THIS SURVEY MAY NOT REFLECT MATTERS OF TITLE THAT MAY BENEFIT OR BURDEN THE PROPERTY UNLESS THEY ARE EVIDENT FROM THE FIELD SURVEY OR THEY ARE CONTAINED IN THE ABOVE TITLE COMMITMENT. THE FOLLOWING NOTES ARE RELATED TO CERTAIN TITLE EXCEPTIONS CONTAINED IN THE ABOVE COMMITMENT.
- SCHEDULE B, PART 2, ITEM 1: THE SURVEYED PROPERTY IS SUBJECT TO RIGHTS OF CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
- SCHEDULE B, PART 2, ITEM 2: THE SURVEYED PROPERTY IS SUBJECT TO ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND TITLE SURVEY OF THE LAND.
- SCHEDULE B, PART 2, ITEM 3: THE SURVEY PROPERTY IS SUBJECT TO EASEMENTS OR CLAIMS OF EASEMENTS, NOT SHOWN BY PUBLIC RECORDS.
- SCHEDULE B, PART 2, ITEMS 4-20 (A, B, C, D, E, F, G, H & J): NOT SURVEY RELATED.
- SCHEDULE B, PART 2, ITEM 21 (K): THE SURVEYED PROPERTY DOES NOT APPEAR TO BE SUBJECT TO THE NOTICE OF REQUIREMENT FOR STORM WATER DETENTION RECORDED AS DOCUMENT 93748015. NOTICE IS FOR AN AMOCO PUMP STATION AND CAR WASH, NOT COINCIDENT WITH THE SURVEYED PROPERTY.
- SCHEDULE B, PART 2, ITEM 22 (L): THE SURVEYED PROPERTY IS SUBJECT TO THE THE TERMS, PROVISIONS AND CONDITIONS CONTAINED WITHIN THE AMENDED AND RESTATED DEVELOPMENT AGREEMENT REGARDING DEVELOPMENT OF THE DESCRIBED PROPERTY, RECORDED JANUARY 26, 2005 AS DOCUMENT 0602639124. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
-
- ASSIGNMENT OF DEVELOPER'S AGREEMENT AND ASSUMPTION AGREEMENT AS CONTAINED IN AGREEMENT RECORDED MARCH 23, 2007 AS DOCUMENT 0708234090. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
- SUPPLEMENT TO AMENDED AND RESTATED DEVELOPMENT AGREEMENT RECORDED MARCH 24, 2011 AS DOCUMENT 1108334054. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
- SECOND SUPPLEMENT TO AMENDED AND RESTATED DEVELOPMENT AGREEMENT RECORDED APRIL 14, 2014 AS DOCUMENT 1410429063. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
- SCHEDULE B, PART 2, ITEM 23 (M): THE SURVEYED PROPERTY IS SUBJECT TO THE NOTICE OF REQUIREMENTS FOR STORM WATER DETENTION RECORDED MAY 19, 2005 AS DOCUMENT 0513927128. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
- SCHEDULE B, PART 2, ITEMS 24-26 (N, O & P): THE SURVEYED PROPERTY IS SUBJECT TO THE EASEMENTS AND PROVISIONS AS GRANTED AND SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT 0525845136. AS SHOWN HEREON.
- SCHEDULE B, PART 2, ITEM 27 (Q): THE SURVEYED PROPERTY IS SUBJECT TO THE NOTE AS SHOWN ON THE PLAT OF SUBDIVISION REGARDING NO DIRECT ACCESS TO LAGRANGE ROAD (US ROUTE 45) AND SOUTHWEST HIGHWAY (ROUTE 7) FROM LOTS 3, 5, 6, 8, 9, 10 & 11, RECORDED AS DOCUMENT 0525845136. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
- SCHEDULE B, PART 2, ITEMS 28 & 32 (R & V): THE SURVEYED PROPERTY IS SUBJECT TO THE TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THE DECLARATION OF RECIPROCAL EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR ORLAND PARK CROSSING AMONG OTHER ITEMS RELATING TO PARKING AND ACCESS EASEMENTS, STORMWATER DRAINAGE, SEWER AND WATER EASEMENTS, DRY UTILITY EASEMENTS AND INSTALLATION, COMMON AREAS, MONUMENT SIGNS, OUTPARCEL DEVELOPMENT RESTRICTIONS, CONSTRUCTION, LANDSCAPING AND OTHER ITEMS AS CONTAINED IN DECLARATION RECORDED SEPTEMBER 15, 2015 AS DOCUMENT 0525839096. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
FIRST AMENDMENT TO SAID DECLARATION RECORDED MARCH 23, 2007 AS DOCUMENT 0708234088. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
SECOND AMENDMENT TO SAID DECLARATION RECORDED APRIL 4, 2012 AS DOCUMENT 1209518068. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
THIRD AMENDMENT TO SAID DECLARATION RECORDED SEPTEMBER 4, 2014 AS DOCUMENT 1424741120. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
SUPPLEMENTAL AGREEMENT RECORDED SEPTEMBER 4, 2014 AS DOCUMENT 1424741123. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
ASSIGNMENT OF DECLARANT'S RIGHTS AND OBLIGATIONS UNDER DECLARATION OF ASSUMPTION AGREEMENT RECORDED OCTOBER 3, 2014 AS DOCUMENT 1427619108. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
SUPPLEMENTAL AGREEMENT RECORDED SEPTEMBER 26, 2014 AS DOCUMENT 1426934087. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
RIGHTS OF ADJOINING OWNERS TO THE CONCURRENT USE OF SAID EASEMENTS.
- SCHEDULE B, PART 2, ITEM 29 (S): THE SURVEYED PROPERTY IS SUBJECT TO THE TERMS, PROVISIONS AND CONDITIONS CONTAINED WITHIN THE DECLARATION OF RESTRICTIVE USE, RELATING TO RESTRICTED USE OF AND OTHER SITES WITHIN THE DEVELOPMENT BEING USED AS A BANK OR FINANCIAL INSTITUTION, AS CONTAINED IN DECLARATION RECORDED OCTOBER 6, 2005 AS DOCUMENT 0527939023. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
- SCHEDULE B, PART 2, ITEM 30 (T): THE SURVEYED PROPERTY IS SUBJECT TO THE TENANT EXCLUSIONS AND SHOPPING CENTER USE RESTRICTIONS AS CONTAINED IN A SPECIAL WARRANTY DEED RECORDED MARCH 23, 2007 AS DOCUMENT 0708234089. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
- SCHEDULE B, PART 2, ITEM 31 (U): THE SURVEYED PROPERTY IS SUBJECT TO THE TERMS, PROVISIONS AND CONDITIONS CONTAINED IN AN AGREEMENT (UNIVERSAL CAM EXPENSES) RELATING TO PROPORTIONATE FEE'S FOR THE SHOPPING CENTER MAINTENANCE, AS CONTAINED IN AGREEMENT RECORDED MARCH 23, 2007 AS DOCUMENT 0708234091. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.

SURVEYOR'S NOTES

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (123.45) ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.
- COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
- THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED ON THE LEGAL DESCRIPTION CONTAINED IN THE TITLE COMMITMENT AND SHOWN HEREON. THIS INFORMATION HAS BEEN FURNISHED BY THE CLIENT AND COMPARED TO RECORD DEEDS TO CHECK FOR GAPS AND/OR OVERLAPS. HOWEVER, THIS SURVEY MAY NOT REFLECT HISTORICAL MATTERS OF TITLE AND OWNERSHIP THAT HAVE NOT BEEN DISCLOSED BY THE TITLE COMMITMENT.
- UNLESS OTHERWISE NOTED, ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT THE TIME OF THE SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLERS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
- MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. LABELING OF THESE MANHOLES (SANITARY, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS ON THE RIM. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF UNDERGROUND UTILITIES.
- SURFACE INDICATIONS OF UTILITIES ON THE SURVEYED PARCEL HAVE BEEN SHOWN. UNDERGROUND AND OFFSITE OBSERVATIONS HAVE NOT BEEN MADE TO DETERMINE THE EXTENT OF UTILITIES SERVING OR EXISTING ON THE PROPERTY. PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES AND POLES (IF ANY) HAVE BEEN SHOWN, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
- THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS OR TRAILERS, OR WHEN THE SITE WAS COVERED WITH SNOW. AT THE TIME OF SURVEY, THE SITE **WAS NOT** COVERED BY SNOW.
- OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PARKING OR ABSENCE OF ANY UTILITY SERVICE OR UTILITY LINE. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH "JULI.E." MARKINGS IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT JULI.E. AT 811.
- THE SURVEYED PROPERTY IS A COMMERCIAL PROPERTY WITH A POSTED ADDRESS OF 14035 S. LAGRANGE ROAD. (TABLE A, ITEM 2).
- SURVEYED PROPERTY IS CONTAINED WITHIN FLOOD ZONE X AS SHOWN ON FEMA FLOOD MAP 17031C0613K WITH AN EFFECTIVE DATE OF NOVEMBER 1, 2019. (TABLE A, ITEM 3)
- BURIED UTILITIES WERE MARKED BY THE UNDERGROUND DETECTIVE PRIVATE UTILITY LOCATING COMPANY BASED ON ESTIMATE LOCATING NUMBER 00001980 AND FIELD MARKED ON JUNE 17, 2021. MARKS WERE LOCATED BY THE SURVEYOR OF RECORD ON JUNE 21, 2021. (TABLE A, ITEM 11b)
- THE SURVEYED PROPERTY IS LOCATED APPROXIMATELY 1265 FEET NORTH OF THE INTERSECT OF LAGRANGE ROAD AND 143RD STREET. (TABLE A, ITEM 14)
- THERE DID NOT APPEAR TO BE ANY EVIDENCE OF RECENT EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED DURING THE FIELD WORK PROCESS AT THE TIME OF SURVEY. (TABLE A, ITEM 16)
- ALL CURB SHOWN HEREON IS B6:12 UNLESS NOTED OTHERWISE.

SHEET INDEX

SHEET 1 OF 2: LEGAL DESCRIPTION, TITLE EXCEPTIONS, SURVEYORS NOTES AND CERTIFICATIONS
SHEET 2 OF 2: BOUNDARY, TOPOGRAPHIC INFORMATION, EASEMENTS AND LABELS

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

TO: CHICAGO TITLE INSURANCE COMPANY
AND: GEMCAP DEVELOPMENT, LLC
AND: KILPATRICK, TOWNSEND & STOCKTON LLP

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDED ITEMS 1, 2, 3, 4, 5, 6, 7a, 7b1, 8, 9, 11b, 13, 14 AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 21, 2021.

GIVEN UNDER MY HAND AND SEAL AT DOWNERS GROVE, ILLINOIS, THIS 11TH DAY OF AUGUST A.D., 2021.

BY: *Samuel J. Phillippe*
SAMUEL J. PHILLIPPE
SPHILLIPPE@CIVIL.COM
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3699
LICENSE EXPIRES NOVEMBER 30, 2022

DESIGN FIRM PROFESSIONAL LICENSE NO. 184007577
LICENSE EXPIRES APRIL 30, 2023.



SURVEYOR'S CERTIFICATE

14035 S LAGRANGE ROAD
ORLAND PARK, ILLINOIS
ALTA/NSPS LAND TITLE SURVEY

REVISIONS



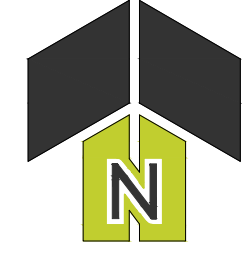
3110 WOODCREEK DRIVE
DOWNERS GROVE, IL 60515
P: 630.598.0007
WWW.CAGECIVIL.COM

1 OF 2
SHEET NUMBER
SCALE: N/A
DATE: 06/29/21
PROJ. NO. 210120
DWG. SJP

OWNER/CLIENT

GEMCAP DEVELOPMENT
418 N. MARSHALL STREET, STE. 201
WINSTON-SALEM, NORTH CAROLINA

ALTA/NSPS LAND TITLE SURVEY



BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING GPS OBSERVATIONS

CURRENT P.I.N.:

27-03-300-024
27-03-300-025

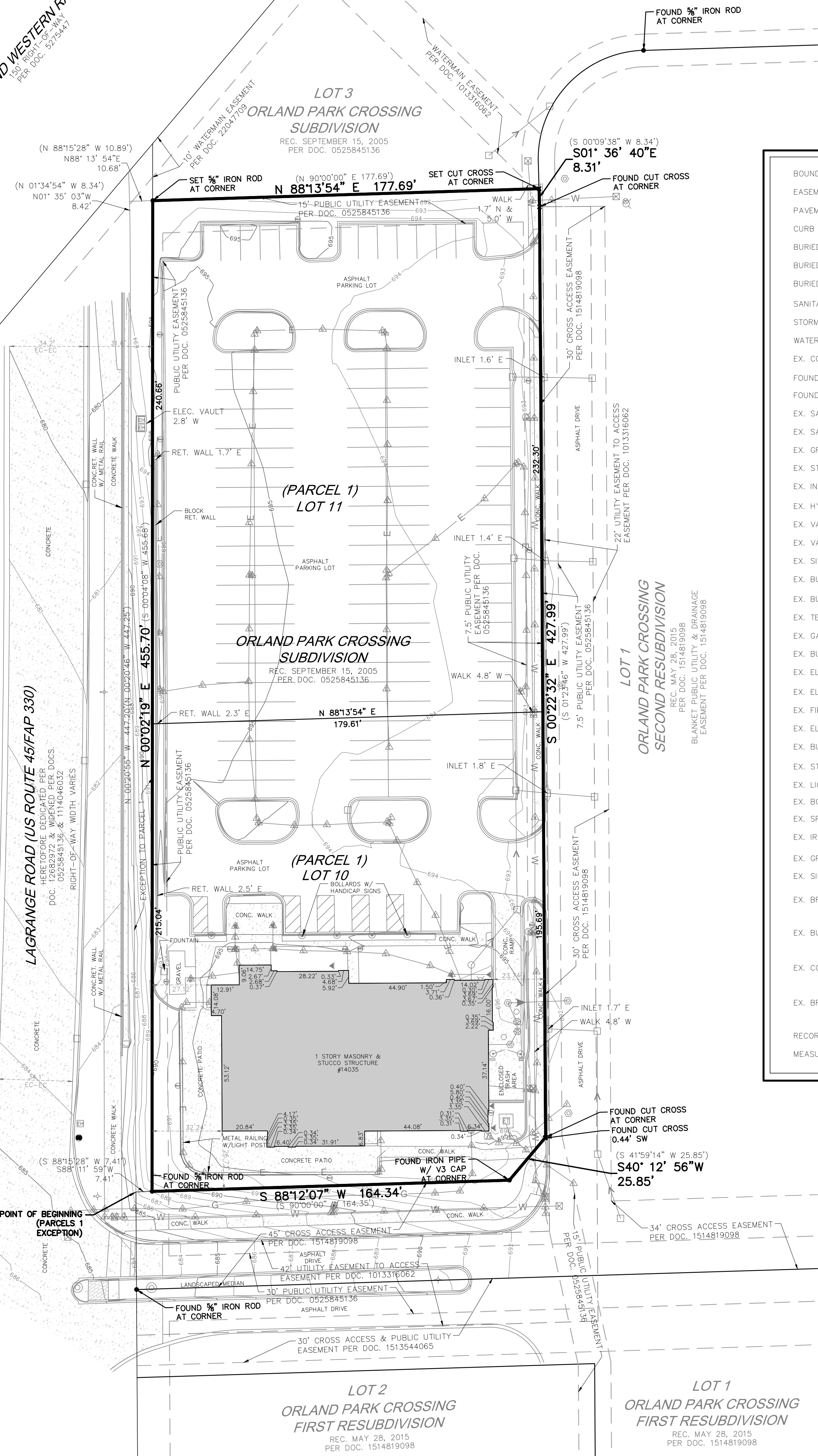
PARKING SUMMARY

REGULAR PARKING STALLS: 129
HANDICAPPED STALLS: 2
TOTAL STALLS: 131

SURVEYED AREA

81,595 SQUARE FEET (1.873 AC±)

NORFOLK AND WESTERN RAILROAD
100' RIGHT-OF-WAY
PER D.C. 5278447



LEGEND

BOUNDARY LINE =	———
EASEMENT LINE =	- - - - -
PAVEMENT LINE =	====
CURB & CUTTER =	=====
BURIED PHONE LINE =	—○—
BURIED GAS LINE =	—●—
BURIED ELECTRIC LINE =	—□—
SANITARY LINE =	—+—
STORM LINE =	—x—
WATERMAIN LINE =	— —
EX. CONTOUR =	—○—
FOUND IRON PIPE/ROD =	○
FOUND CUT CROSS =	x
EX. SANITARY MANHOLE =	⊙
EX. SANITARY CLEANOUT =	⊕
EX. GREASE TRAP =	⊗
EX. STORM MANHOLE =	⊘
EX. INLET =	□
EX. HYDRANT =	⊙
EX. VALVE BOX =	⊗
EX. VAULT VAULT =	⊕
EX. SIAMESE CONNECTION =	⊗
EX. BURIED WATER MARKER =	⊕
EX. BURIED PHONE MARKER =	⊕
EX. TELEPHONE PEDESTAL =	⊕
EX. GAS METER =	⊕
EX. BURIED GAS MARKER =	⊕
EX. ELECTRIC TRANSFORMER =	⊕
EX. ELECTRIC HANDHOLE =	⊕
EX. FIBER OPTIC HANDHOLE =	⊕
EX. ELECTRIC OUTLET =	⊕
EX. BURIED ELECTRIC MARKER =	⊕
EX. STREET LIGHT =	⊕
EX. LIGHT POLE =	⊕
EX. BOLLARD =	⊕
EX. SPIGOT =	⊕
EX. IRRIGATION VALVE =	⊕
EX. GROUND LIGHT =	⊕
EX. SIGN =	⊕
EX. BRICK WALL =	⊕
EX. BUILDING =	⊕
EX. CONCRETE HATCH =	⊕
EX. BRICK HATCH =	⊕
RECORD INFORMATION =	(XXX.XX)
MEASURED INFORMATION =	XXX.XX

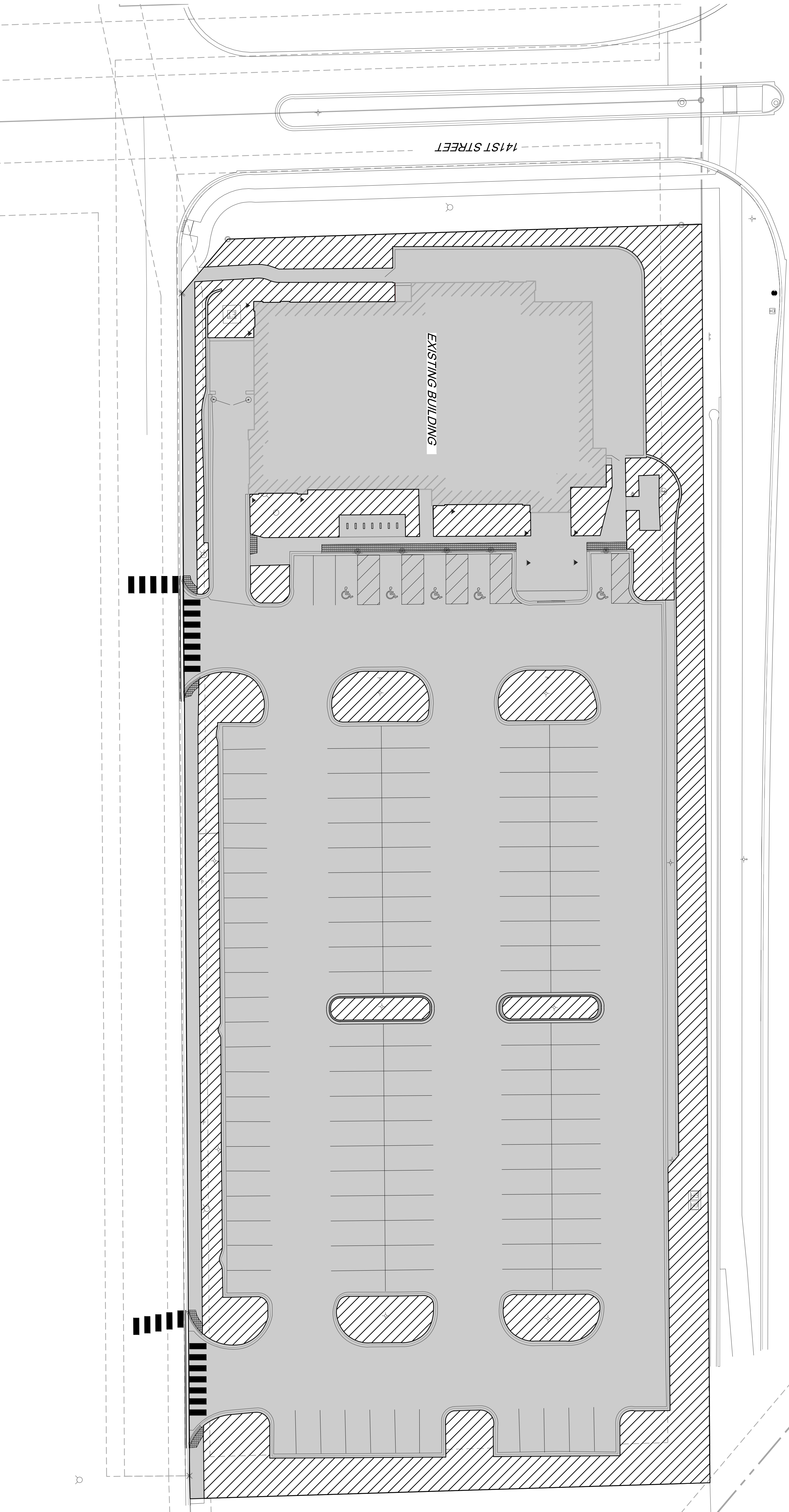
PROJ. NO. 210120
DATE: 06/29/21
SCALE: 1"=30'

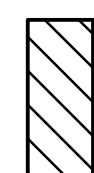
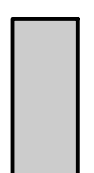
14035 S LAGRANGE ROAD
ORLAND PARK, ILLINOIS
ALTA/NSPS LAND TITLE SURVEY

REVISIONS	△
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3110 WOODCREEK DRIVE
DOWNERS GROVE, IL 60515
P: 630.598.0007
WWW.CAGECIVIL.COM



LEGEND	
	PERVIOUS AREA = 0.43 AC (21.9%)
	IMPERVIOUS AREA = 1.53 AC (78.1%)
TOTAL SITE AREA = 1.98 AC	



SHEET NUMBER EX-1 1 OF 1	LOT COVERAGE EXHIBIT	CHUCK LAGER AMERICA'S TAVERN 14035 S. LAGRANGE RD. ORLAND PARK, IL	PROJ. NO. 220007 ENG. LS DATE: 04/06/22	SHEET TITLE	REVISIONS ▽		3110 WOODCREEK DRIVE DOWNERS GROVE, IL 60515 P. 630.598.0007 WWW.CAGECIVIL.COM
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SOUTHWEST HWY

NORFOLK SOUTHERN

27-04
117-030

LA GRANGE RD

141ST ST

27-03
300-025

27-03
300-024

14
14


SW HWY

45

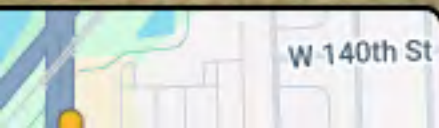
14035 LaGrange Rd
Recently viewed

141st St

14035 LaGrange Rd
Orland Park, Illinois

 Google Street View

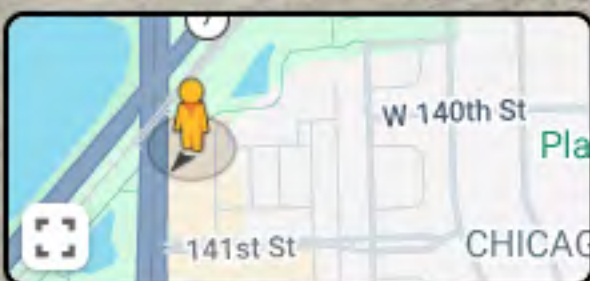
Sep 2024 [See more dates](#)



← **Orland Park, Illinois** 📍

Google Street View

Jul 2024 [See more dates](#)



Navigation controls including a compass, zoom in (+) and zoom out (-) buttons, and a street view pegman icon.

Commercial Use:

14035 S. LaGrange Road,
Orland Park, Illinois 60462
PINs: 27-03-300-024/-025

After renovations, Chicago Project One LLC DBA IBN HAMIDO Seafood (the “Occupant” or “IBN”) will use the site as a high-end seafood restaurant. The Applicant and IBM are currently finalizing a long-term lease, contingent on 7b approval.

IBN Hamido Seafood is a family-owned Mediterranean and Egyptian seafood restaurant concept with roots in Alexandria, Egypt and an established U.S. presence in Astoria, Queens, New York. The restaurant’s brand is built around an authentic Egyptian coastal seafood model: customers select fresh seafood from a display counter, choose a preferred preparation style, and pair the meal with traditional sides such as rice, tahini, hummus, baba ghanoush, salads, pita, and grilled vegetables. The restaurant’s experience is inspired by Alexandria’s seafood dining traditions, with a focus on fresh fish, made-to-order preparation, and a family-style dining atmosphere.

IBN currently has two exciting full-service restaurant locations in New York City and are hoping to expand to Chicago at this location. The proposed Orland Park location would introduce a differentiated restaurant concept to the Village and has the potential to draw customers from Orland Park and the broader southwest suburban market. Unlike a generic seafood chain, IBN Hamido would add a culturally distinctive, destination-oriented dining option that can help activate a commercial space, generate food-and-beverage sales tax, support local employment, and strengthen Orland Park’s restaurant mix.

Assuming the incentive is granted, the Applicant plans on starting improvements immediately and hoping to start the soft opening near the end of August.

Employment Opportunities

14035 S. LaGrange Road,
Orland Park, Illinois 60462
PINs: 27-03-300-024/-025

IBN currently has two exciting full-service restaurant locations in New York City and are hoping to expand to Chicago at this location. The proposed Orland Park location would introduce a differentiated restaurant concept to the Village and has the potential to draw customers from Orland Park and the broader southwest suburban market. Assuming the incentive is granted, the Applicant plans on starting improvements immediately and hoping to start the soft opening near the end of August.

Upon completion, IBN expects to hire between **38 to 45 new full-time employees**, with preference given to qualified residents of Orland Park. The Applicant expects each of the Occupant's new employees will frequent local restaurants, gas stations, stores and more. According to the attached employee economic impact chart, an estimated 40 full-time employees are expected to spend approximately **\$169,500 per year** on gas, entertainment, groceries, etc. in the Village. Additionally, the proposed improvements to the site are expected to result in approx. 50 temporary construction jobs.

New Employee Business Impact Chart					
Purchase	Emp.	%	Exp./Week	Weeks	Total
Lunch	40	55%	\$55	50	\$60,500
Grocery	40	30%	\$50	50	\$30,000
Consumer Goods	40	25%	\$35	50	\$17,500
Entertainment	40	15%	\$55	50	\$16,500
Auto-Gas	40	75%	\$30	50	\$45,000
TOTAL (Per Year)					\$169,500
TOTAL (12 Years)					\$2,034,000

Property Improvements & Economic Analysis

14035 S. LaGrange Road,
Orland Park, Illinois 60462
PINs: 27-03-300-024/-025

The site requires extensive renovations, updates and additional improvements in order to build-out the site for IBN's proposed use. The Applicant is still in the process of gathering bids and estimates, but plans to spend between **\$1,700,000 to \$2,000,000** to improve the facility.

After improvements and subsequent re-occupation, the Subject Property is projected to have a market value of approximately **\$3,145,782**, which would generate an estimated \$1,091,883 in total taxes over the life of the Class 7b Tax Incentive (or approx. \$80,880 per year). Without the incentive and at full vacancy, the property would generate a total of \$883,703 over 12 years (or approx. \$73,642 per year). Therefore, should the Class 7b be approved, the Subject Property would generate an additional approximately **\$208,179** in real estate taxes over the life of the Class 7b Tax Incentive. Please see the attached "12 Year Tax Comparison Chart."

In addition to increased property tax revenues, the Occupant's increased presence will significantly benefit the local community. As mentioned, an estimated 40 full-time employees are expected to spend approximately **\$169,500 per year** on gas, entertainment, groceries, etc. in Orland Park as well. Further, the site is expected to generate significant food and beverage tax, of which the Village will receive a portion. In total, the purchase, renovation and occupation of the new facility will generate over **\$2,000,000** in additional revenue as a result of the 7b tax incentive.

12 Year Tax Estimates
 14035 LaGrange Road
 Orland Park, IL 60462
 PINs: 27-03-300-024; 27-03-300-025

Estimated Taxes Based on:
Estimated Taxes Based on the Current Cook County Assessed Value at Full Vacancy, Approx. \$2,000,000 in Improvements, & a Class 7b Tax Incentive
Compared to
Estimated Market Value Based on the Current Cook County Assessed Value at Full Vacancy & No Class 7b Tax Incentive

Tax Year	2024 Tax Rate	2024 Multiplier	Estimated Effective Tax Rate*
2026	8.470%	3.0355	25.711%
2027	8.470%	3.0355	25.711%
2028	8.470%	3.0355	25.711%
2029	8.470%	3.0355	25.711%
2030	8.470%	3.0355	25.711%
2031	8.470%	3.0355	25.711%
2032	8.470%	3.0355	25.711%
2033	8.470%	3.0355	25.711%
2034	8.470%	3.0355	25.711%
2035	8.470%	3.0355	25.711%
2036	8.470%	3.0355	25.711%
2037	8.470%	3.0355	25.711%

Estimated Taxes Based on the Current Cook County Assessed Value at Full Vacancy, Approx. \$2,000,000 in Improvements, & a Class 7b Tax Incentive			
Estimated Market Value	Assessment Level with a Class 7b	Estimated Assessed Value With a Class 7b	Estimated Tax With a Class 7b
\$3,145,782	10%	\$314,578	\$80,880
\$3,145,782	10%	\$314,578	\$80,880
\$3,145,782	10%	\$314,578	\$80,880
\$3,145,782	10%	\$314,578	\$80,880
\$3,145,782	10%	\$314,578	\$80,880
\$3,145,782	10%	\$314,578	\$80,880
\$3,145,782	10%	\$314,578	\$80,880
\$3,145,782	10%	\$314,578	\$80,880
\$3,145,782	10%	\$314,578	\$80,880
\$3,145,782	15%	\$471,867	\$121,320
\$3,145,782	20%	\$629,156	\$161,760
Total Estimated Taxes (2026 to 2037)			\$1,091,883

Estimated Market Value Based on the Current Cook County Assessed Value at Full Vacancy & No Class 7b Tax Incentive			
Estimated Market Value 2025	Assessment Level With NO Class 7b	Estimated Assessed Value With NO Class 7b	Estimated Taxes With NO Class 7b
\$1,145,702	25%	\$286,426	\$73,642
\$1,145,702	25%	\$286,426	\$73,642
\$1,145,702	25%	\$286,426	\$73,642
\$1,145,702	25%	\$286,426	\$73,642
\$1,145,702	25%	\$286,426	\$73,642
\$1,145,702	25%	\$286,426	\$73,642
\$1,145,702	25%	\$286,426	\$73,642
\$1,145,702	25%	\$286,426	\$73,642
\$1,145,702	25%	\$286,426	\$73,642
\$1,145,702	25%	\$286,426	\$73,642
\$1,145,702	25%	\$286,426	\$73,642
\$1,145,702	25%	\$286,426	\$73,642
\$1,145,702	25%	\$286,426	\$73,642
\$1,145,702	25%	\$286,426	\$73,642
\$1,145,702	25%	\$286,426	\$73,642
Total Estimated Taxes (2026 to 2037)			\$883,703

Property Tax Revenue Generated Over the Life of the Property's Class 7b Tax Incentive	\$208,179
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Additional Estimated Revenue Generated by 38 Full Time New Employees - PER YEAR	\$161,025
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Total Additional Revenue Generated by the Class 7b Tax Incentive	\$2,140,479
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Notes:

* The Tax Rate (the 2024 tax rate x the 2024 multiplier) used does not take into account any increases or decreases in the Effective Tax Rate between 2026 and 2037.

**The above is based on the assumption that the Class 7b Tax Incentive for the subject property will be granted in 2026.

***A 20% Occupancy Factor was applied to the 2025 Current Building Assessed Value.

The above estimates are speculative, and should be treated as such.

Blight Factors:

14035 S. LaGrange Road,
Orland Park, Illinois 60462
PINs: 27-03-300-024/-025

As indicated previously, the 7b tax incentive requires property to be located within a blighted or conservation area. This can be established automatically if the property is located within a TIF district, otherwise the municipality is required to pass a resolution or ordinance specifying the specific property as blighted and in need of redevelopment.

Unfortunately, The Subject Property is located *immediately* to the East of the current Orland Park - Main St Triangle TIF. However, since the property is located less than 130 feet from the current TIF boundaries, many of the same ‘blight’ factors will apply. Below are currently identified blight factors present at the site with a quick explanation. Please refer to the Blight PowerPoint for additional information on the blight factors below:

1. Excessive vacancies / Underutilization

The Subject Property has a history of recurring vacancy/turnover issues. Granite City closed in 2019, operated by Chuck Lager for a few years and once again fell vacant in 2024. LoopNet/CoStar history shows the property was listed for sale/lease multiple times, including lease/sale listings in 2019, 2020, 2022, 2023, and 2024

2. Obsolescence

The statute defines obsolescence as the condition of “falling into disuse” where structures have become ill-suited for the original use. While the site will still be used as a restaurant style facility, IBN’s style and proposed use of the property will require significant improvements, demolition and new build-out.

Here, the property is essentially a purpose-built, single-tenant restaurant/brewpub-style building on a large 1.87-acre outlot, with 9,000 SF, 131 parking spaces, one-story construction, and a very low FAR of 0.11. As such, the building and site are over-specialized for prior uses and not readily adaptable to IBN’s use without significant investment.

3. Deterioration

As to Deterioration, the TIF Act references, “With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to,

surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.”

Here, the Property has sat vacant without a user or regular maintenance for almost two (2) years – as such, the site has a combination of cracked/crumbling asphalt/concrete, pavement/parking area issues, damaged exterior components and dilapidated landscaping. Please see the photographs included in the Blight presentation.

4. Declining or Stagnant EAV:

The Applicant must show that the Equalized Assessed Value of the property has declined or remained stagnant for 3 of the past 5 tax years. Both parcels here meet these criteria (see enclosed County backup documents):

024 PIN						
Year	LAV	BAV	TAV	MULT	EAV	
2021	\$151,593	\$106,238	\$257,831	3.0027	\$774,189	BASE
2022	\$151,593	\$163,861	\$315,454	2.9237	\$922,293	INCREASE
2023	\$126,328	\$141,996	\$268,324	3.0163	\$809,346	DECREASE
2024	\$126,328	\$106,162	\$232,490	3.0355	\$705,723	DECREASE
2025	\$126,328	\$106,162	\$232,490	3.0355	\$705,723	STAGNANT
025 PIN						
Year	LAV	BAV	TAV	MULT	EAV	
2021	\$161,598	\$28,215	\$189,813	3.0027	\$569,951	BASE
2022	\$161,598	\$28,215	\$189,813	2.9237	\$554,956	DECREASE
2023	\$134,665	\$28,215	\$162,880	3.0163	\$491,295	DECREASE
2024	\$134,665	\$21,095	\$155,760	3.0355	\$472,809	DECREASE
2025	\$134,665	\$21,095	\$155,760	3.0355	\$472,809	STAGNANT

5. Deleterious Land Use or Layout/Excessive Land Coverage & Overcrowding of Structures and Community Facilities

The property’s existing outlot configuration reflects an older auto-oriented commercial pattern that does not completely integrate with the Village’s current downtown/TOD vision immediately across LaGrange Road. The Village has invested heavily in the Triangle and states that the area is intended to be different from typical commercial development in Orland Park, with a pedestrian orientation rather than car-dominant layout. The subject property’s current form includes a big pad, big parking field, single tenant, highway frontage, which was likely ideal for a 2007 Brewpub, but less so in 2026 With the Village’s “downtown edge” vision.

IBN is somewhat distinct from a conventional sit-down restaurant as it operates more like a “fish market meets restaurant” model. Customers may select items such as branzino, salmon, snapper, tiger shrimp, scallops, lobster, calamari, and other seafood, then request grilled, fried, baked, butterfly, deboned, or other preparations. This format gives the restaurant a more modern, inviting feel which helps differentiate it from more standardized sit-down restaurants.







