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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

COOK COUNTY ASSESSOR
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.

Applicant Information

Name: Rizza Porsche or Orland Park Telephone: (708) 403-0300
Address: 8100 W. 159th Street
City: Orland Park State: IL Zip Code: 60462
Email: dmcmillan@rizzacars.com

Contact Person (if different than the Applicant)

Name: John Fitzgerald
Company: Fitzgerald Law Group
Address: 10452 S. Kedzie Avenue
City: Chicago State: IL Zip Code: 60655-2018
Email: jpf@propertytax.com Telephone: (773) 238-3600

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) 8760 W. 159th Street
Permanent Real Estate Index Number: 27-14-300-059-0000
(2) Same
Permanent Real Estate Index Number: 27-14-300-062-0000
(3) Same
Permanent Real Estate Index Number: 27-14-300-063-0000
City: Orland park State: IL Zip Code: 60462
Township: Orland Existing Class: _____

Revised 8/3/2016

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:

- ☒ 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:

Estimated date of construction commencement (excluding demolition if any): August 1, 2017 (asap)
Estimated date of construction completion: June 1, 2018
Total redevelopment cost, excluding land: \$

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

 X **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

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

22

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

5

LOCAL APPROVAL

A certified copy of a resolution or ordinance from the municipality in which the real estate is located (or the County Board, if the real estate is located in an unincorporated area) should accompany this Application. *The ordinance or resolution must expressly state that the municipality supports and consents to this Class 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
Print Name

President, Rizza Porsche of Orland Park
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 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 below, I do hereby state under oath as follows:

1. As the agent for the applicant set forth below, I have personal knowledge as to the facts stated herein.
2. The property identified by PIN(s) with commonly known address(es), listed in Exhibit A attached and herein incorporated, are/is the subject of a pending application/renewal (*circle as appropriate*) for one of the following development Incentives provided by the Code of Ordinances of Cook County, Chapter 74, Article II, Division 2, The Cook County Real Property Assessment Classification Ordinance, Sec.74-60 et seq., as amended
3. I have reviewed the Code of Ordinances of Cook County, Chapter 34, Article IV, Division 1 and The Cook County Living Wage Ordinance, Sec. 34-127 et seq., as amended (*the "Ordinance"*), and certify that the applicant is in compliance with the above referenced Cook County Living Wage Ordinance, due to one of the following options (*check as appropriate*):

 X Applicant is currently paying a living wage to its employees, as defined in the Ordinance.

OR

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

Further affiant sayeth not.

Agent's Signature

8100 W. 159th Street, Orland Park, IL 60462

Agent's Mailing Address

Joseph Rizza, President

Agent's Name & Title

(708) 403-0300

Agent's Telephone Number

Applicant's Name

Applicant's Mailing Address

Applicant's e-mail address

Subscribed and sworn before me this _____ day of June, 20 17

Signature of Notary Public

EXHIBIT A

(Please type or Print)

PIN(s)

27-14-300-059-0000

27-14-300-062-0000

27-14-300-062-0000

Common Address

8760 W. 159th Street, Orland Park, IL

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 believes the same to be true. The undersigned further 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

Joseph Rizza

Print Name

Date

President

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 Park

The requirements (below) have been completed and a public hearing is requested before the Plan Commission of the Village of Orland Park, Illinois.

Submittal has been made for the approval of Rizza Porsche of Orland Park, pursuant to the provisions of the Land Development Code of the Village of Orland Park, with respect to the real estate located at 8760 W. 159th Street.

David B. Sosin (the petitioner/representative) has completed the application for the project and for a public hearing and also has met the following requirements:

A. Certified letters with return receipt requested have been sent to all property owners within 300 feet of said property upon which development is proposed. Letters were postmarked 2/21/17 (at least 15 days prior to the date of the public hearing).
(date)

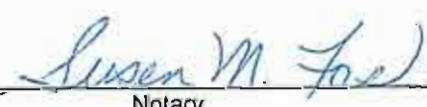
B. Weatherproof sign(s) at least two (2) by three (3) feet in front surface area, the bottom of which is mounted at least four (4) feet above the ground, have been posted on every roadway frontage of the parcel proposed for development on 2/23/17 (date). Such sign(s) will remain in place until the conclusion of the public hearing. Failure to comply with the provisions of the Subsection shall not render the public hearing invalid, provided that a good faith effort was made to comply.

David B. Sosin (the petitioner/representative) will remove the public hearing notice sign(s) no later than thirty (30) days after the Village Board action on the proposed development.

David B. Sosin (the petitioner/representative) hereby submits this notarized affidavit to Village of Orland Park staff prior to or at the Plan Commission meeting, confirming that all requirements listed above have been complied with. David B. Sosin (the petitioner/representative) agrees to retain certified mail receipts for a period of no less than seven (7) years from the final Village Board action.

Signature: 
Petitioner (or Representative)

03/14/2017
Date

Signature: 
Notary

03/14/2017
Date



DISCLOSURE OF BENEFICIARY FORM

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

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:

1. That the name of the trust is
Chicago Title Land Trust Company, under Trust Agreement dated March 24, 2017 and known as Trust
Number 8002374101
2. That the exact street address of the property is
8760 W. 159th Street, Orland Park, IL 60462
3. That the legal description of the property affected in the trust is
See attached
4. That the following are the names of all beneficiaries, their residence addresses, and the percentage of interest held by each beneficiary in said trust: (If additional space is needed, add a separate sheet)

<u>Name of Beneficiary</u>	<u>Residence Address</u>	<u>Percentage of Beneficial Interest</u>
Joseph Rizza		100%

Affiant makes this affidavit for the purpose of applying to the Village of Orland Park for a benefit, authorization, license, permit or zoning relief with respect to the above-described premises.

LAND TRUSTEE:

BENEFICIARY:

 Signature of Trust Office

 Signature of nBeneficiary

 Title

-OR-

By:

Trust Office

Subscribed and sworn to before me this
 ____ day of _____, 20__

Subscribed and sworn to before me this
 ____ day of _____, 20__

 (Notary Public Signature)

 (Notary Public Signature)

NOTE: THIS FORM MUST BE SIGNED BY ONE OF THE CORPORATE OFFICERS OF THE LAND TRUST UNDER OATH OR BY A BENEFICIARY OF THE TRUST UNDER OATH. IF ANY ADDITIONAL SPACE IS NEEDED, ATTACH A SEPARATE SHEET.

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.
- 3) 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.