



Mr. Ed Lelo
The Village of Orland Park
Director | Development Services
Via Electronic Mail: elelo@orlandpark.org

**RE: 155th and LaGrange, Former Staples Building
Tax Incentive Request**

Dear Mr. Lelo,

My name is Rob Rowe and I am the Contract Purchaser for the above-referenced property. As you know, I am working with REI and we are in the process of finalizing our lease agreement. As a contingency thereto, they want to pursue a tax classification status of: Class 7C with the County of Cook.

I am working with the seller to complete same to submit to the County of Cook however, I am requesting that The Village of Orland Park approve said classification at their next meeting, which I believe is April 6, 2020. As you know, we need the approval from Orland Park to complete the application process. As a matter of record, they are applying for the classification since the property has been vacant since 2017.

I sincerely appreciate your help in this regard. If you have any questions, comments or concerns please do not hesitate to reach out at your convenience. Thank you kindly.

Sincerely,

Rob Rowe

CEO/ Managing Broker

Commercial Realty & Development, Inc. www.crdus.com

2150 E. Lake Cook Rd., Suite 320

Buffalo Grove, IL 60089

C: (312) 543-3356

E: rob@crdus.com

Attached: Cook County



Meter Read Select

Meter No: 66918640, Acct Number: 251002, Property: 120010, 15515 S 95TH AVENUE

System

Temp To...

[Home](#) | [Account](#) | [Billing](#) | [Payment Batch](#) | [Service Orders by Dispatch Location](#) | [View Uploaded Meter-Reads](#) | [Print Server](#) | [Quick Payment](#) | [Collections](#) | [Meters](#) | [Logout](#)
 Starts With

showing 1 - 75 of 75

[Add](#) [Refresh](#)
[Meter](#) | [Readings](#) | [Test](#) | [Activity Log](#) | [Service Orders](#)

Meter Number	Read Date	Reading	Register	Sequence	Register Status	Prev. Read Date	Prev. Reading	Reader#	Name	User	Account	Post Code	Read Code	Utility	Estimated	Consumption	# of Days
66918640	12/20/2019	225.000	GAL	1	Active	10/20/2019	225.000			anonymous	251002	Upload	Normal	Water		0.000000	61
66918640	10/20/2019	225.000	GAL	1	Active	08/23/2019	225.000			anonymous	251002	Upload	Normal	Water		0.000000	58
66918640	08/23/2019	225.000	GAL	1	Active	06/21/2019	225.000			anonymous	251002	Upload	Normal	Water		0.000000	63
66918640	06/21/2019	225.000	GAL	1	Active	04/19/2019	225.000			anonymous	251002	Upload	Normal	Water		0.000000	63
66918640	04/19/2019	225.000	GAL	1	Active	02/19/2019	225.000			anonymous	251002	Upload	Normal	Water		0.000000	59
66918640	02/19/2019	225.000	GAL	1	Active	12/18/2018	225.000			anonymous	251002	Upload	Normal	Water		0.000000	63
66918640	12/18/2018	225.000	GAL	1	Active	10/21/2018	225.000			anonymous	251002	Upload	Normal	Water		0.000000	58
66918640	10/21/2018	225.000	GAL	1	Active	08/24/2018	225.000			anonymous	251002	Upload	Normal	Water		0.000000	58
66918640	08/24/2018	225.000	GAL	1	Active	06/27/2018	225.000			anonymous	251002	Upload	Normal	Water		0.000000	58
66918640	06/27/2018	225.000	GAL	1	Active	04/27/2018	225.000			anonymous	251002	Upload	Normal	Water		0.000000	61
66918640	04/27/2018	225.000	GAL	1	Active	04/11/2018	225.000			anonymous	251002	Upload	Normal	Water		0.000000	16
66918640	04/11/2018	225.000	GAL	1	Active	02/19/2018	225.000			dkrzebiot	250480	Service Order Close		Water		0.000000	51
66918640	04/11/2018	225.000	GAL	1	Active					dkrzebiot	251002	Service Order Open		Water		0.000000	77
66918640	02/19/2018	225.000	GAL	1	Active	12/31/2017	225.000			anonymous	250480	Upload	Normal	Water		0.000000	50
66918640	12/31/2017	225.000	GAL	1	Active	10/21/2017	223.000			dkrzebiot	212645	Service Order Close		Water		2.000000	71
66918640	12/31/2017	225.000	GAL	1	Active					dkrzebiot	250480	Service Order Open		Water		0.000000	50
66918640	12/18/2017	225.000	GAL	1	Active					lgodfrey	212645	Upload	Normal	Water			
66918640	10/21/2017	223.000	GAL	1	Active	08/22/2017	219.000			anonymous	212645	Upload	Normal	Water		4.000000	60
66918640	08/22/2017	219.000	GAL	1	Active	06/18/2017	213.000			anonymous	212645	Upload	Normal	Water		6.000000	65
66918640	06/18/2017	213.000	GAL	1	Active	04/21/2017	210.000			anonymous	212645	Upload	Normal	Water		3.000000	58
66918640	04/21/2017	210.000	GAL	1	Active	02/20/2017	206.000			anonymous	212645	Upload	Normal	Water		4.000000	60
66918640	02/20/2017	206.000	GAL	1	Active	12/19/2016	201.000			anonymous	212645	Upload	Normal	Water		5.000000	63
66918640	12/19/2016	201.000	GAL	1	Active	10/21/2016	197.000			anonymous	212645	Upload	Normal	Water		4.000000	59
66918640	10/21/2016	197.000	GAL	1	Active	08/23/2016	193.000			anonymous	212645	Upload	Normal	Water		4.000000	59
66918640	08/23/2016	193.000	GAL	1	Active	06/24/2016	188.000			anonymous	212645	Upload	Normal	Water		5.000000	60
66918640	06/24/2016	188.000	GAL	1	Active	04/24/2016	184.000			anonymous	212645	Upload	Normal	Water		4.000000	61

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.

	3/17/2020
Signature	Date
Rick Palmer	Tax Director
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 11/25/19

EMPLOYMENT OPPORTUNITIES

How many **construction jobs** will be created as a result of this development? 10-15

How many **permanent full-time and part-time employees** do you **currently** employ in Cook County?

Full-time: 35 Part-time: 65

How many **new permanent full-time jobs** will be created as a result of this proposed development?
15

How many **new permanent part-time jobs** will be created as a result of this proposed development?
35

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

Rick Palmer

Print Name

3/17/2020

Date

Tax Director

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.*

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?

Since approximately October 2017

b. When and by whom was the subject property last occupied and used?

Since approximately October 2017, Staples the Office Superstore East, Inc.

2. Attach copies of the following documents:

____ 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

____ Records indicating that the property was marketed for 6 continuous months

NA Income Tax Statements (last three years)

3. If a sale has taken place: NA

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) recorded deed
- (c) assignment of beneficial interest
- (d) real estate transfer declaration

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): _____

Estimated date of construction completion: _____

Total redevelopment cost, excluding land: \$ _____

Attach copies of the following:

___ **Construction Documentation:**

- ___ Architectural Plans
- ___ Description of Improvement to be demolished or reoccupied
- ___ Development Schedule
- ___ Permits

___ **Financial Documentation**

- ___ Income Tax Statements (last three years)
- ___ Agreements with any taxing district for sharing profits

___ **Identification of Persons Having an Interest in the Property**

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: Commercial-Remodel as REI Retail store

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.

Please see rei.com

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**)

COOK COUNTY ASSESSOR
FRITZ KAEGI



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

CLASS 7C
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: Recreational Equipment, Inc. (REI) Telephone: (253) 395-5867
Address: P.O. Box 1938
City: Sumner State: WA Zip Code: 98390
Email: rpalmer@rei.com

Contact Person (if different than the Applicant)

Name: Rick Palmer
Company: REI
Address: P.O. Box 1938
City: Sumner State: WA Zip Code: 98390
Email: rpalmer@rei.com Telephone: (253) 395-5867

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) 15515 South 95th Avenue, Orland Park, IL 60462
Permanent Real Estate Index Number: 27-15-308-001-0000
(2) _____
Permanent Real Estate Index Number: _____
(3) _____
Permanent Real Estate Index Number: _____
City: Orland Park State: IL Zip Code: 60462
Township: _____ Existing Class: _____