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**ORLAND
PARK**

**Amazon RFQ2
Village of Orland Park, Illinois**

September 29, 2017

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Orland Park, is proposing a site of over 127 contiguous acres for Amazon's HQ2 project located North of Interstate 80 in Will County, IL

- The site is Orland Park's regional mixed use campus
 - Can accommodate a 500,000 square foot building immediately
 - Infrastructure is in place
- Transportation includes multiple interstates and mass transit rail with door-to-door bus service
- Domestic and international travel is accessible from multiple airports include corporate jet airport within 20 minute commute
- Access to a highly educated, diverse and dynamic workforce
- Will County location offers significantly lower taxes than Cook County or the City of Chicago
- Orland Park is a vibrant community with opportunities for employees with diverse lifestyles
 - Outstanding Primary and Secondary education
 - Over 60 public parks, 150 miles of bike/walking paths
 - Environmentally Friendly



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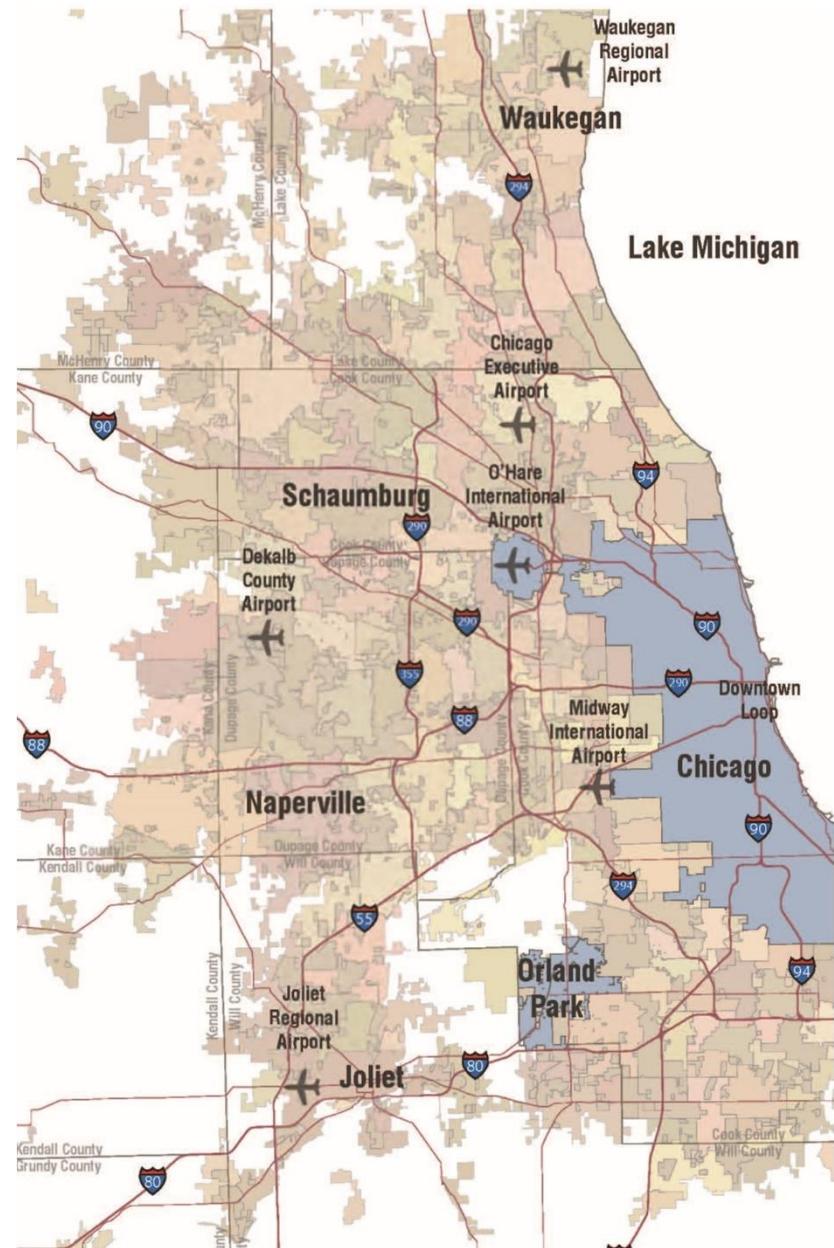
PROPOSED SITE
The Campus on I-80



Orland Park is a Southwest Suburb of Chicago, in both Cook & Will Counties

Orland Park Fast Facts

- Population – 58,862
- Median Household Income - \$81,453
- Average Household Income - \$106,777
- 41% of population with a Bachelor's Degree or Higher
- Median Home Price - \$271,800
- 12 Million Square Feet of Commercial Space
- 848,000 Trade Area



Our proposed site, is over 127 contiguous acres in Will County next to Interstate 80, plus an additional 34 acres owned by one family

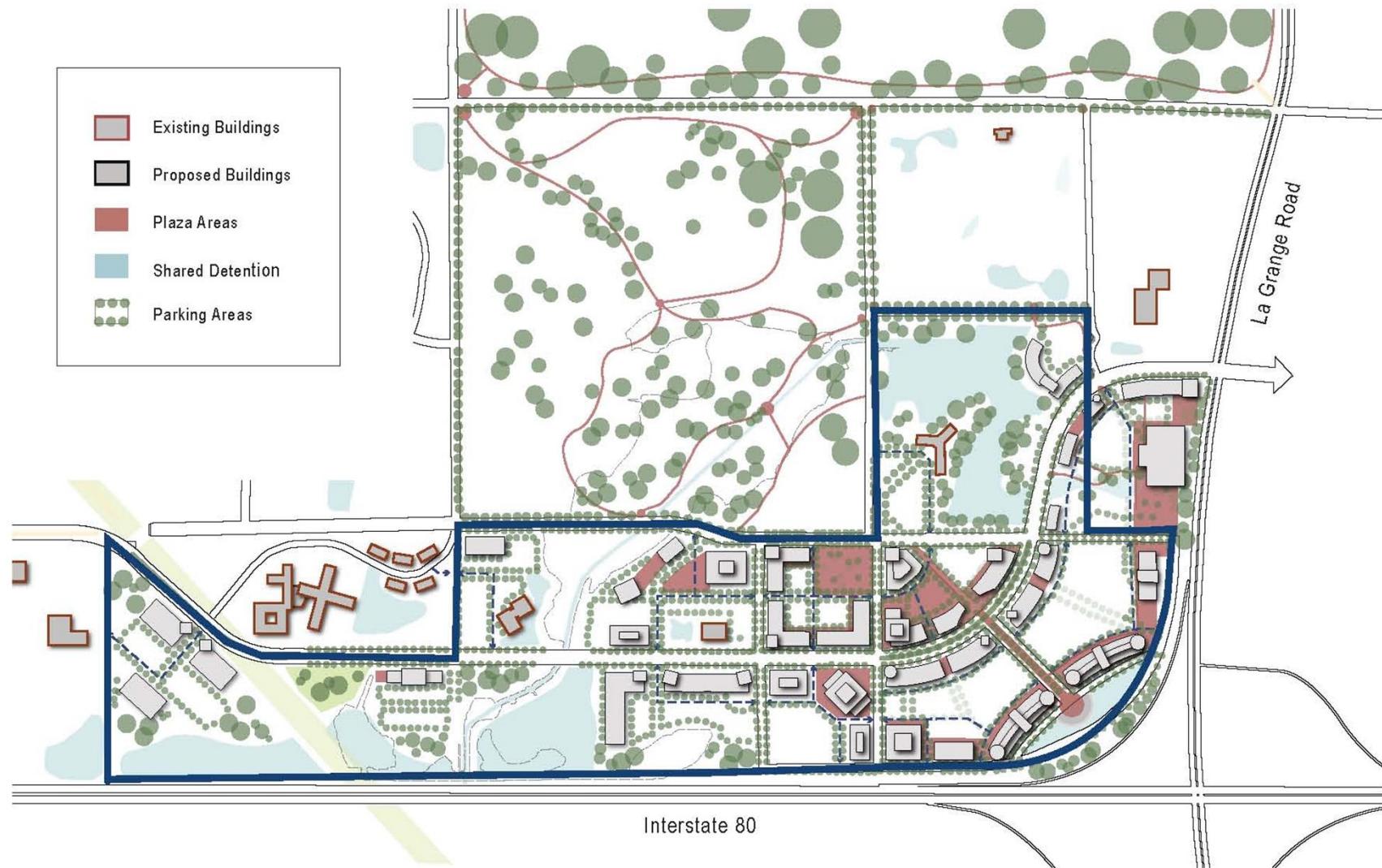
EXISTING ASSETS



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“THE CAMPUS ON I-80” - PROPOSED SITE

Orland Park’s Regional Mixed Use Campus Concept



Development Objectives

Interconnected Site Planning

Buildings shall be (1) located at the street edge and clustered together with (2) shared parking facilities and (3) common amenity space, including (4) regional stormwater detention facilities.



Life Between Buildings

The defining quality and character of the District shall be the campus feel created through a network of (5) public plazas and open space areas. The spaces between buildings shall flow together and provide visual and physical connections for pedestrians.



Pedestrian Experience

Sidewalks and pathways are required to (6) connect the street frontage to all front building entrances, parking areas, plazas, and any other destination that generates pedestrian traffic.

Mix of Development Intensity

The vast majority of the District shall have no height limit, thereby encouraging more intense development (7) appropriate next to an interstate. Development of (8) low- and (9) medium-intensity structures will be encouraged to co-locate and share common areas.

Target Knowledge-Based Industries

A broad spectrum of users are encouraged to congregate within the District - office, retail, multi-family, entertainment, and recreation - with a special emphasis on knowledge-intensive sectors, such as Class A office, research labs, advanced manufacturing (3D printing), and business incubator facilities.



Introducing

Over the course of 2016, the Village Board reviewed the development potential of the area along Interstate 80. The result is the adoption of the Regional Mixed-Use Campus (RMC), which is intended to develop as a high-intensity, interrelated live/work/play/learn district.

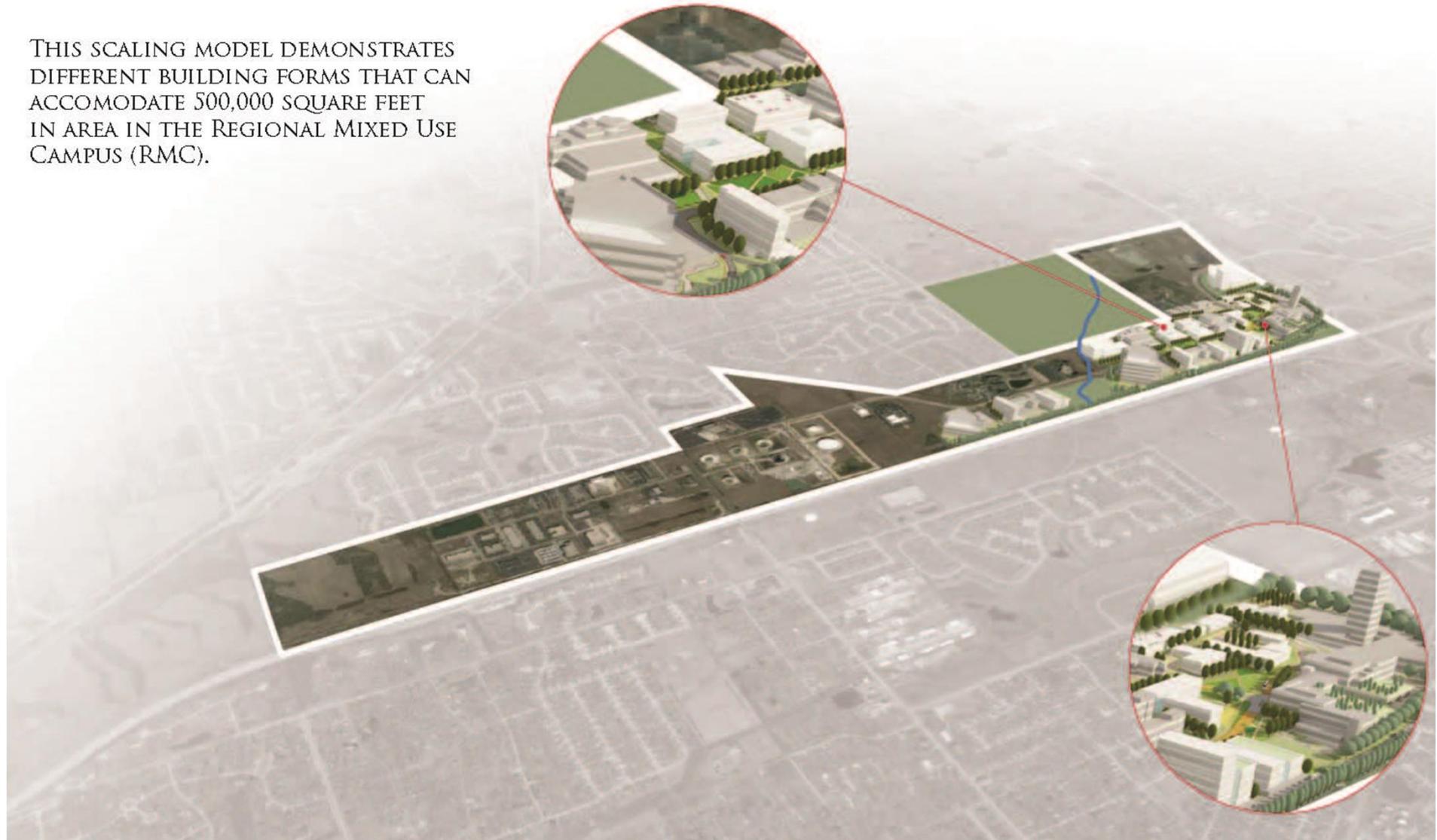
The RMC District includes properties within the area loosely bordered by LaGrange Road on the east, Interstate 80 to the south, 107th Avenue to the west, and certain parcels on the north side of Orland Parkway.

The Campus on I-80



MASTER PLAN

THIS SCALING MODEL DEMONSTRATES DIFFERENT BUILDING FORMS THAT CAN ACCOMODATE 500,000 SQUARE FEET IN AREA IN THE REGIONAL MIXED USE CAMPUS (RMC).



The Campus on I-80 Site Boundaries – Parcels with Acreage



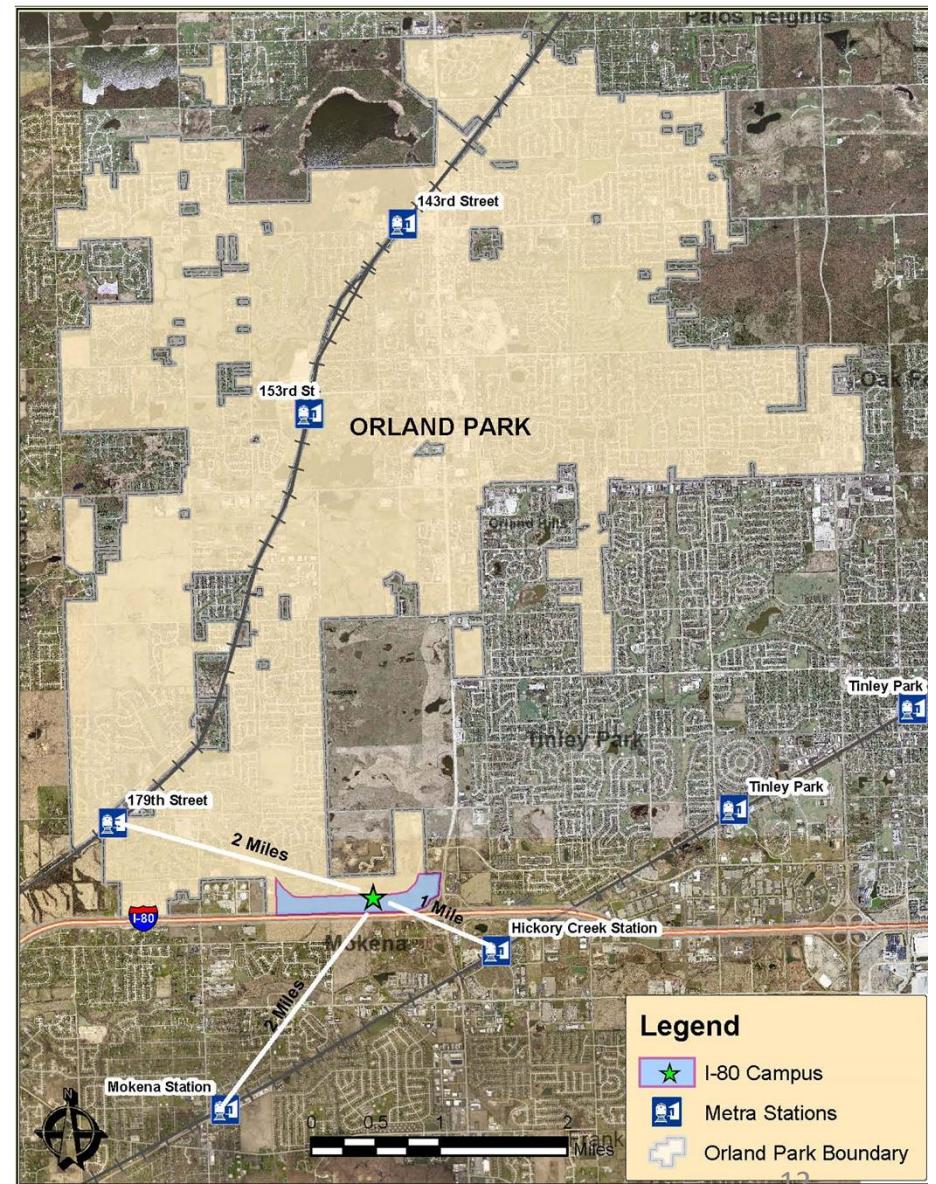
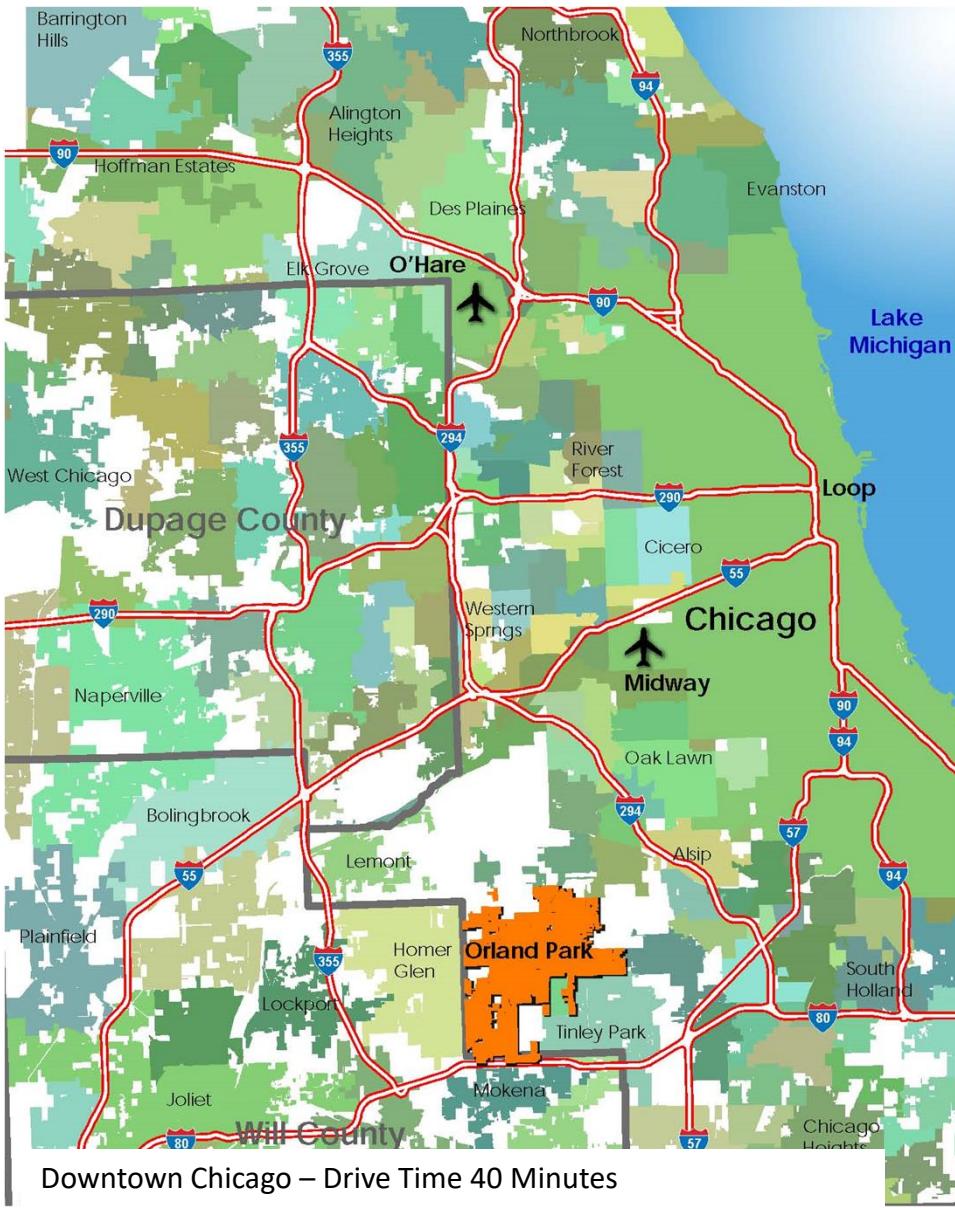
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The Campus on I-80 Potential Development Capacity

Net Buildable Area by Floor Area Ratio (FAR)	Acres/Square Feet
Total acreage available for development:	195
Total square feet available for development:	8,493,339
Maximum Lot Coverage Reduction:	6,794,671
25 Percent Roads and Parking Reduction:	5,096,003
Required Plaza Space at 1.0 FAR:	127,400
Attainable sf at 1.0 FAR	4,968,603
Required Plaza Space at 2.0 FAR:	254,800
Attainable sf at 2.0 FAR	9,682,406
Required Plaza Space at 3.0 FAR:	382,200
Attainable sf at 3.0 FAR	14,141,409

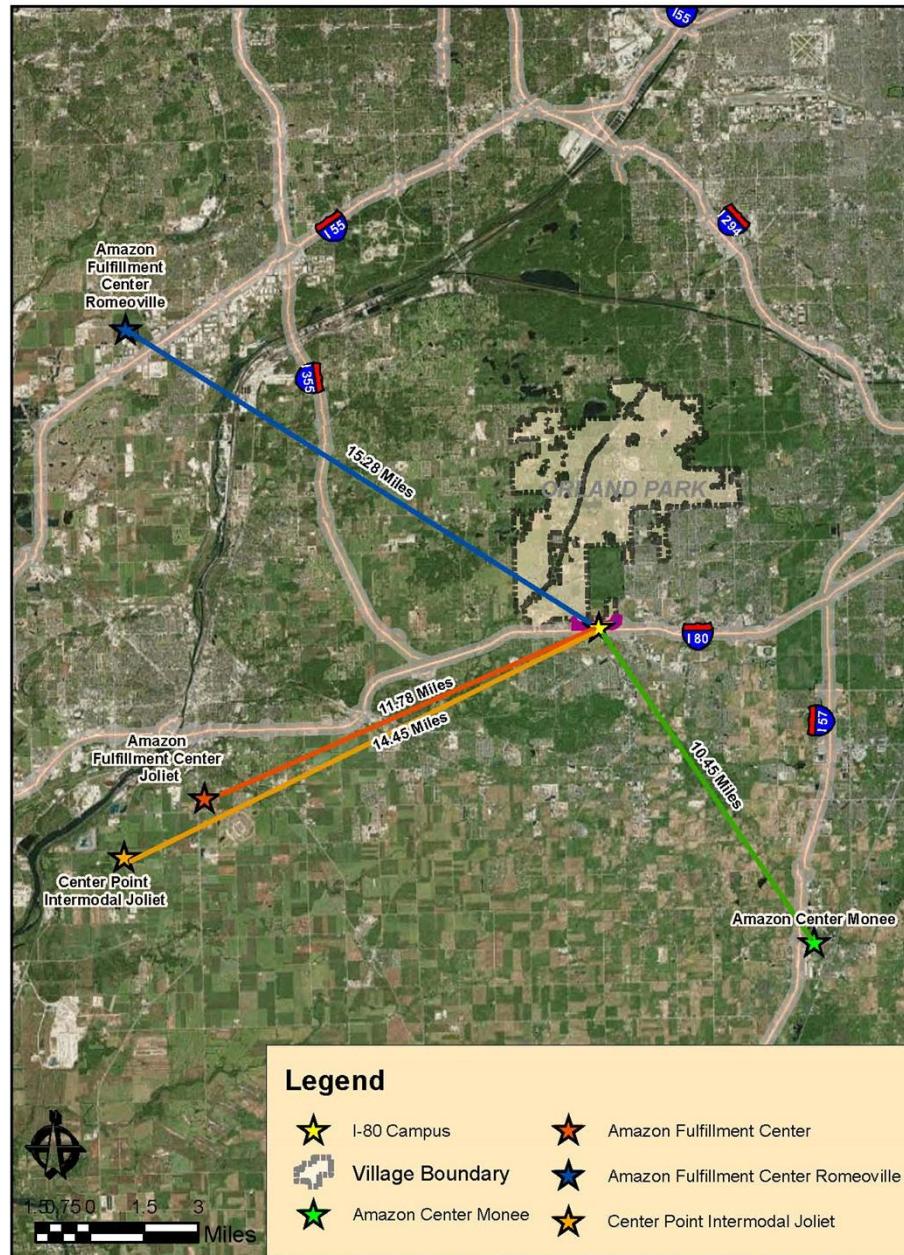


Transportation to the campus include multiple interstates and mass transit rail with door-to-door bus service



Travel Time to Downtown Chicago – 47 Minutes

Proximity to Amazon Fulfillment Centers



Domestic and international travel is accessible from multiple airports

- **MIDWAY INTERNATIONAL AIRPORT**
 - 25 miles from Site – Via I-55
 - Travel Times
 - Drive – 40 Minutes
 - Transit – 1hr 28 minutes
 - Hub for Southwest Airlines
 - Serviced by 5 major airlines
 - International airport
- **O'HARE INTERNATIONAL AIRPORT**
 - 45 miles from Site – Via I-355
 - Travel times
 - Drive – 50 Minutes
 - Transit – 2hrs 11 minutes
 - Hub for American and United Airlines
 - Serviced by 49 Major airlines
 - International airport
- **LEWIS UNIVERSITY**
 - 16 miles from Site
 - 20 minutes by car
 - Corporate aircraft accessible



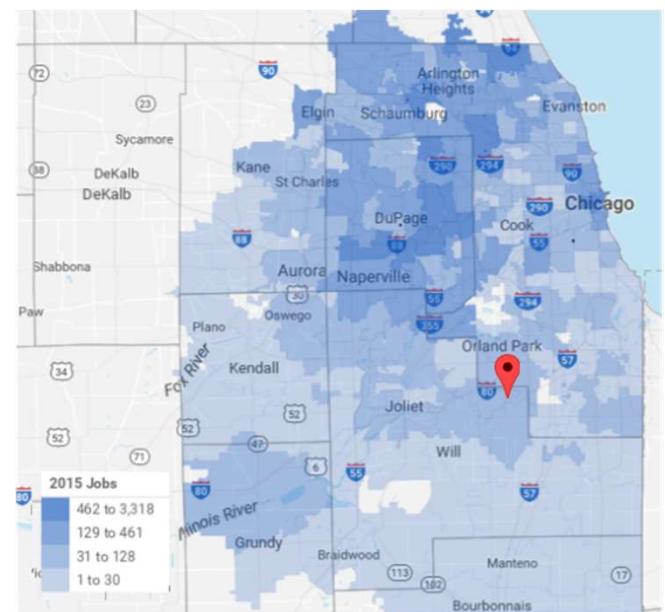
The I-80 Campus has access to a highly educated, diverse and dynamic workforce

- **Labor Force**
 - Orland Park – 31,914
 - I-80 Corridor Region – Over 1 million within 10 miles
 - South and West Chicago Region – Over 3 million
- **Short commute for employees who prefer the city lifestyle or the western suburbs which broadens the labor force to over 4 Million people**
 - Less than 40 minutes from downtown Chicago by car
 - Less than 30 minutes from Western Suburbs and Northwest Indiana
 - Door to door trains less than one hour commute



Within 35 miles of the Orland Park campus, you will find

- **A total labor force of 3.7 million people**
 - The well-educated, diverse labor force of the Chicago MSA can easily reach Orland Park by a variety of transportation options
- **More than 120,000 Computer and Mathematical workers**
 - Includes analysts, developers, programmers, information security administrators, network architects
- **An existing cluster of more than 42,000 software developers and programmers**
 - SOC Code 15-1130
 - Includes programmers, software developers, and web developers

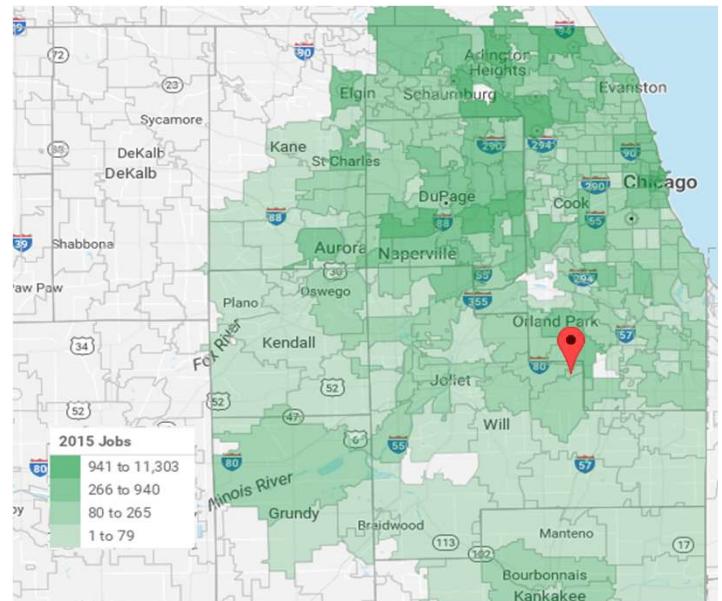


Location and concentration of software developers and programmers near Orland Park



The region also provides a very large professional talent pool beyond the tech sector within 35 miles of Orland Park

- **More than 33,000 workers in legal occupations**
 - SOC 23-0000
 - Includes 23,000+ attorneys
- **More than 276,000 working in management occupations**
- **More than 223,000 people working in business and financial operations**
 - SOC 13-0000
 - Includes 87,000 financial specialists

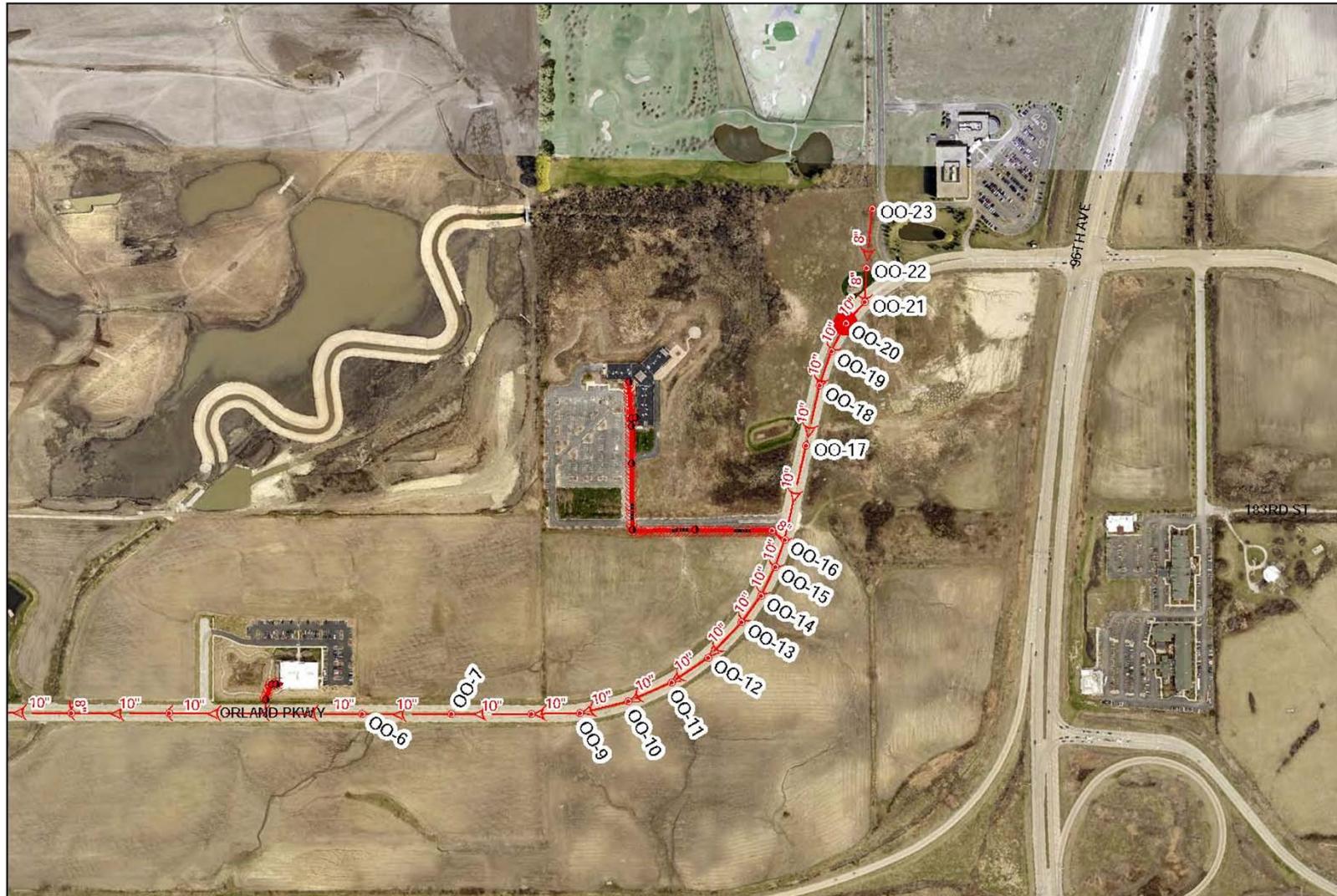


Location and concentration of business and financial labor force near Orland Park



DRAFT "THE CAMPUS ON I-80" - PROPOSED SITE

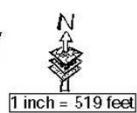
Existing infrastructure includes sanitary sewers, ...



Legend

- Sanitary Manhole
- Sanitary Sewer Main

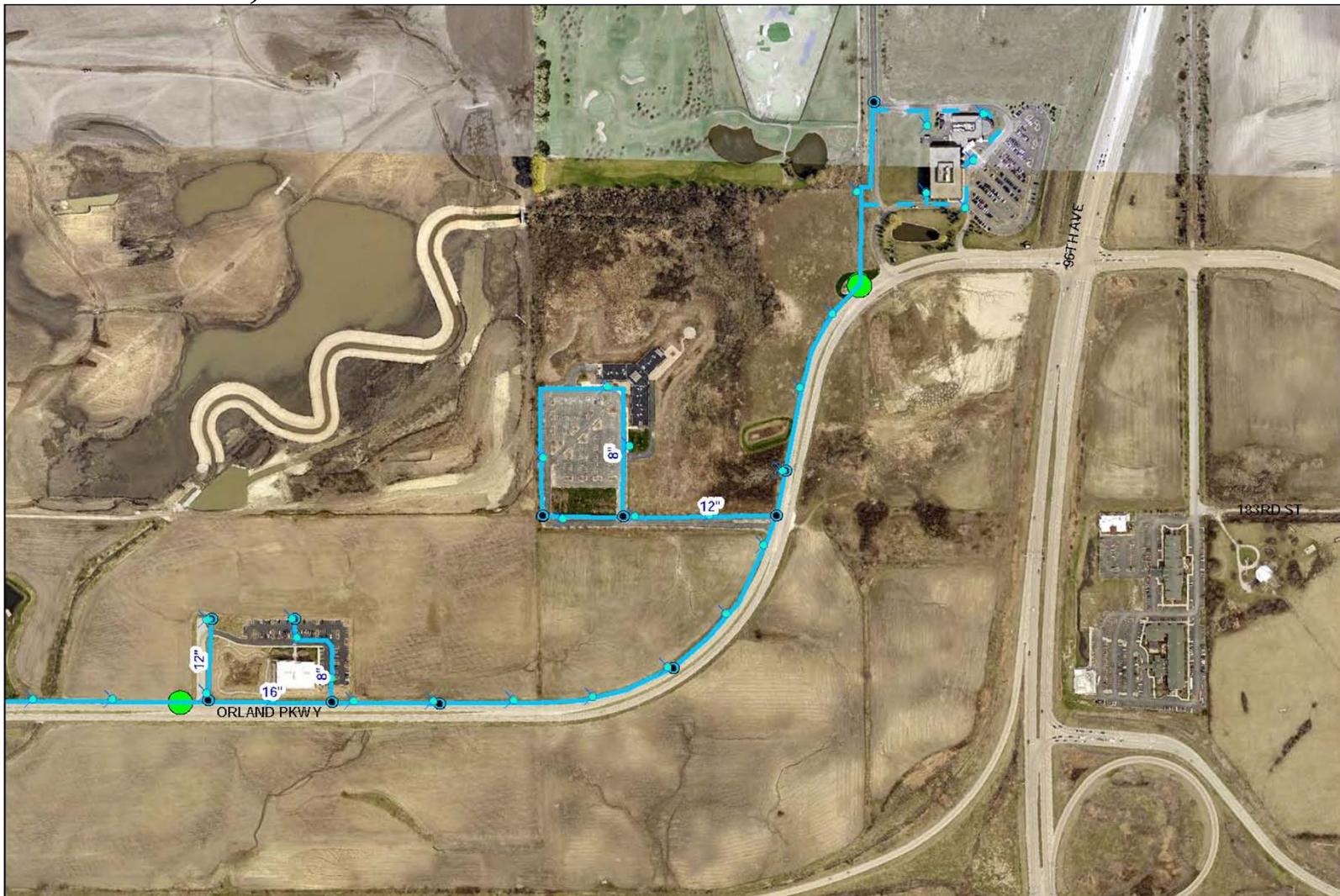
Orland Parkway - curve to LaGrange Rd, Sanitary



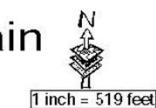
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DRAFT "THE CAMPUS ON I-80" - PROPOSED SITE

...water mains, ...

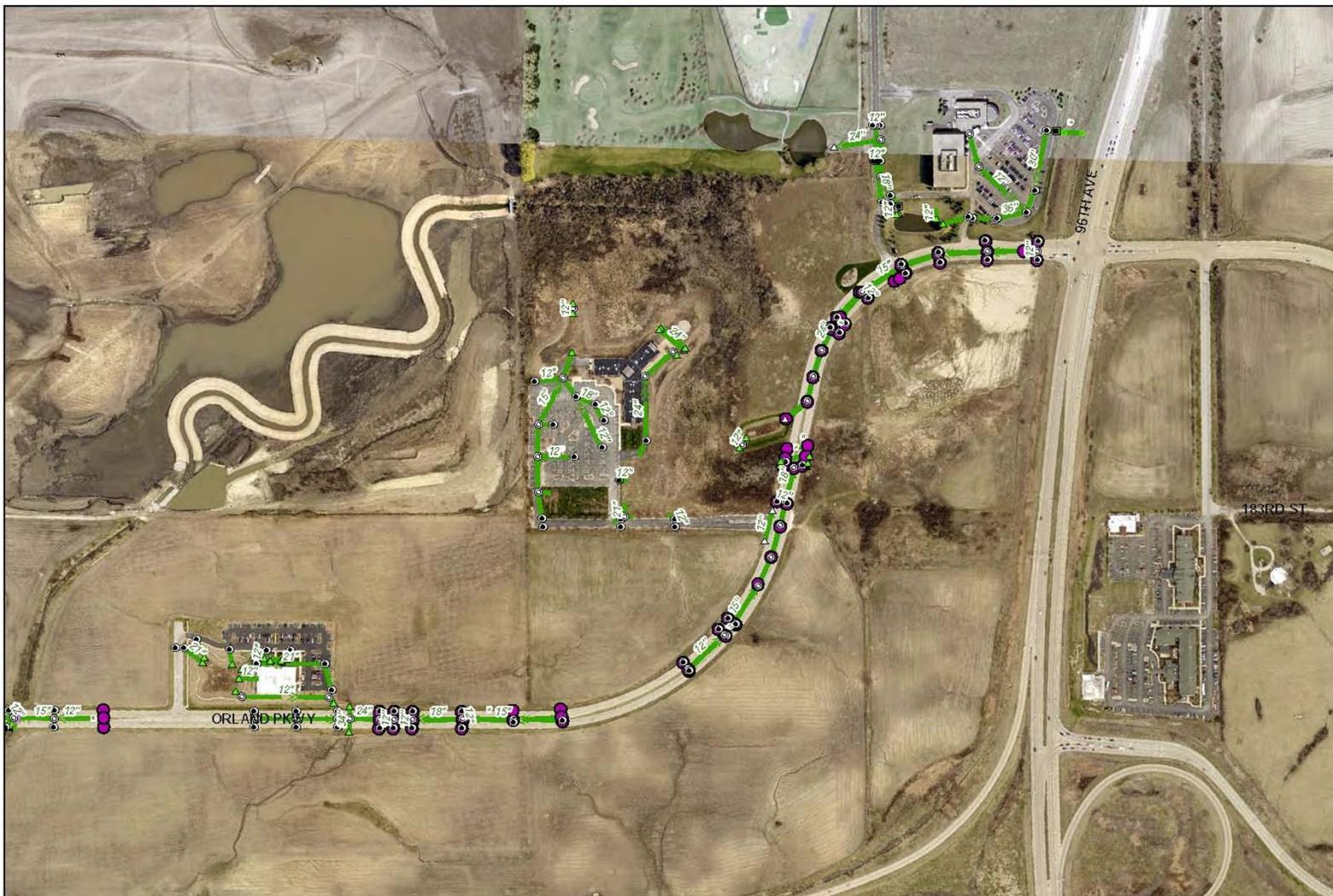


Orland Parkway - curve to LaGrange Rd, Watermain



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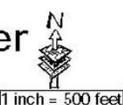
... and stormwater systems



Legend

— Storm Sewer Pipe

Orland Parkway - curve to LaGrange Rd, Stormwater

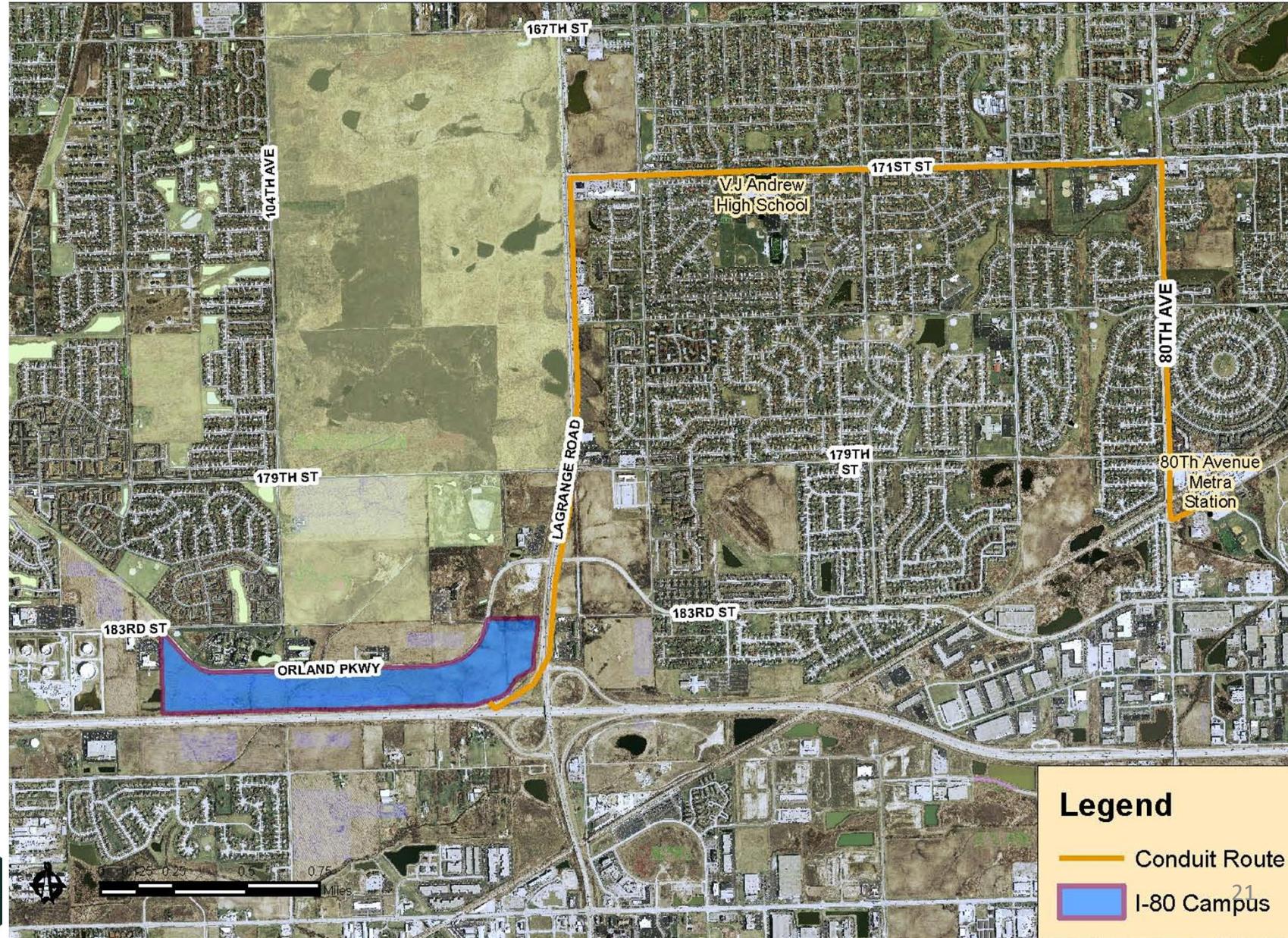


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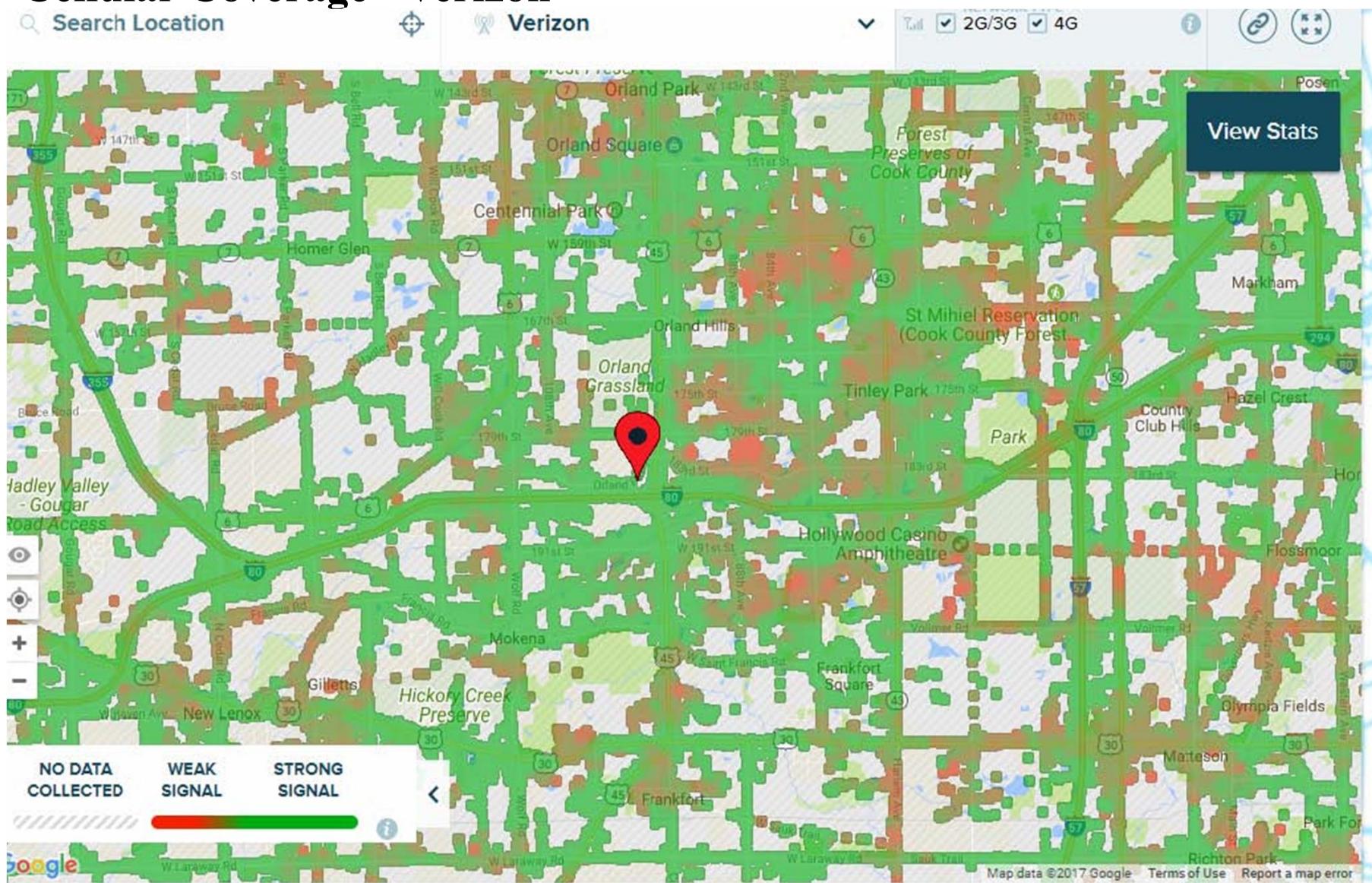
“THE CAMPUS ON I-80” - PROPOSED SITE

Potential Fiber Connectivity – Existing Conduit Line to be Extended at Village Expense



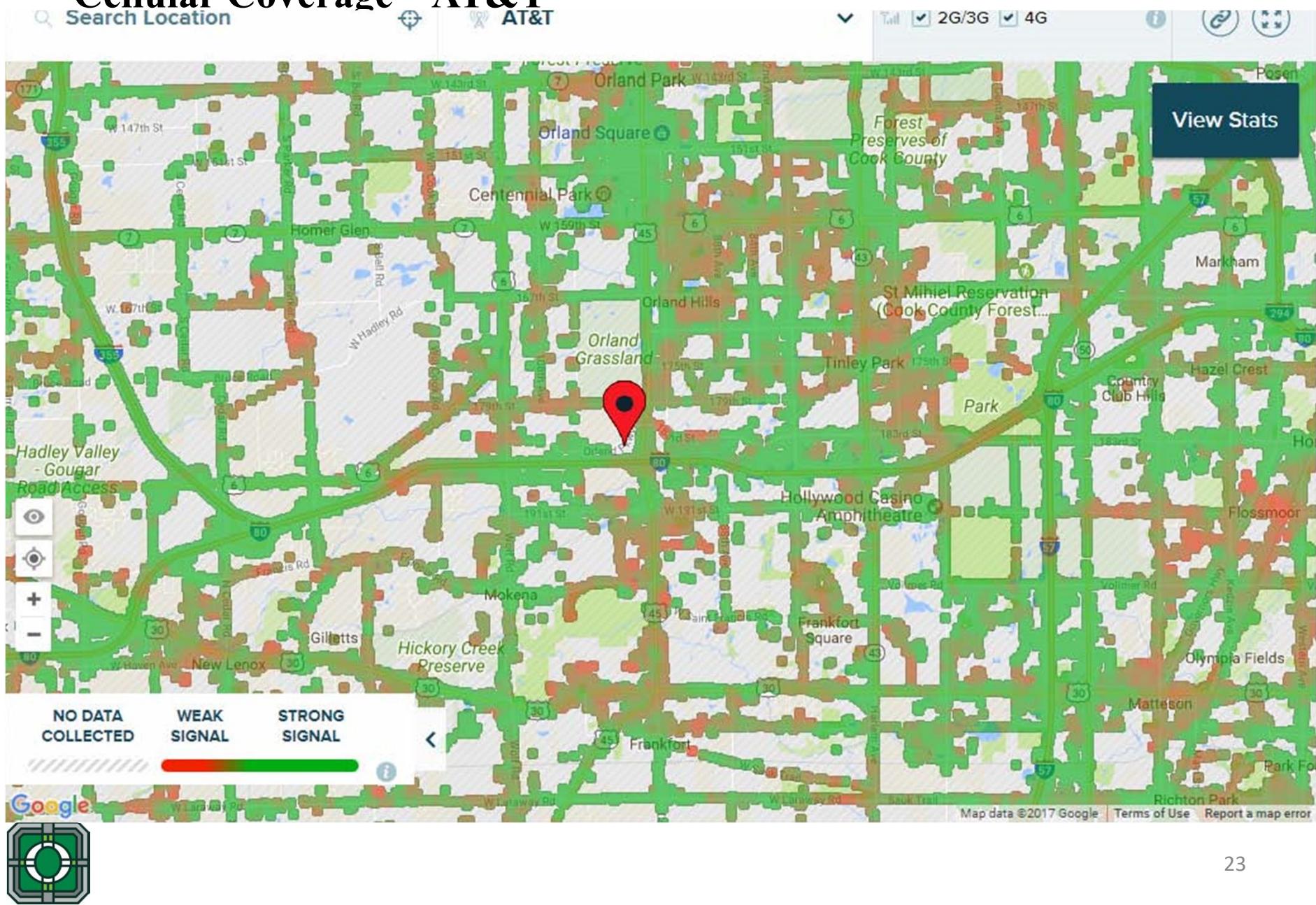
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Cellular Coverage - Verizon



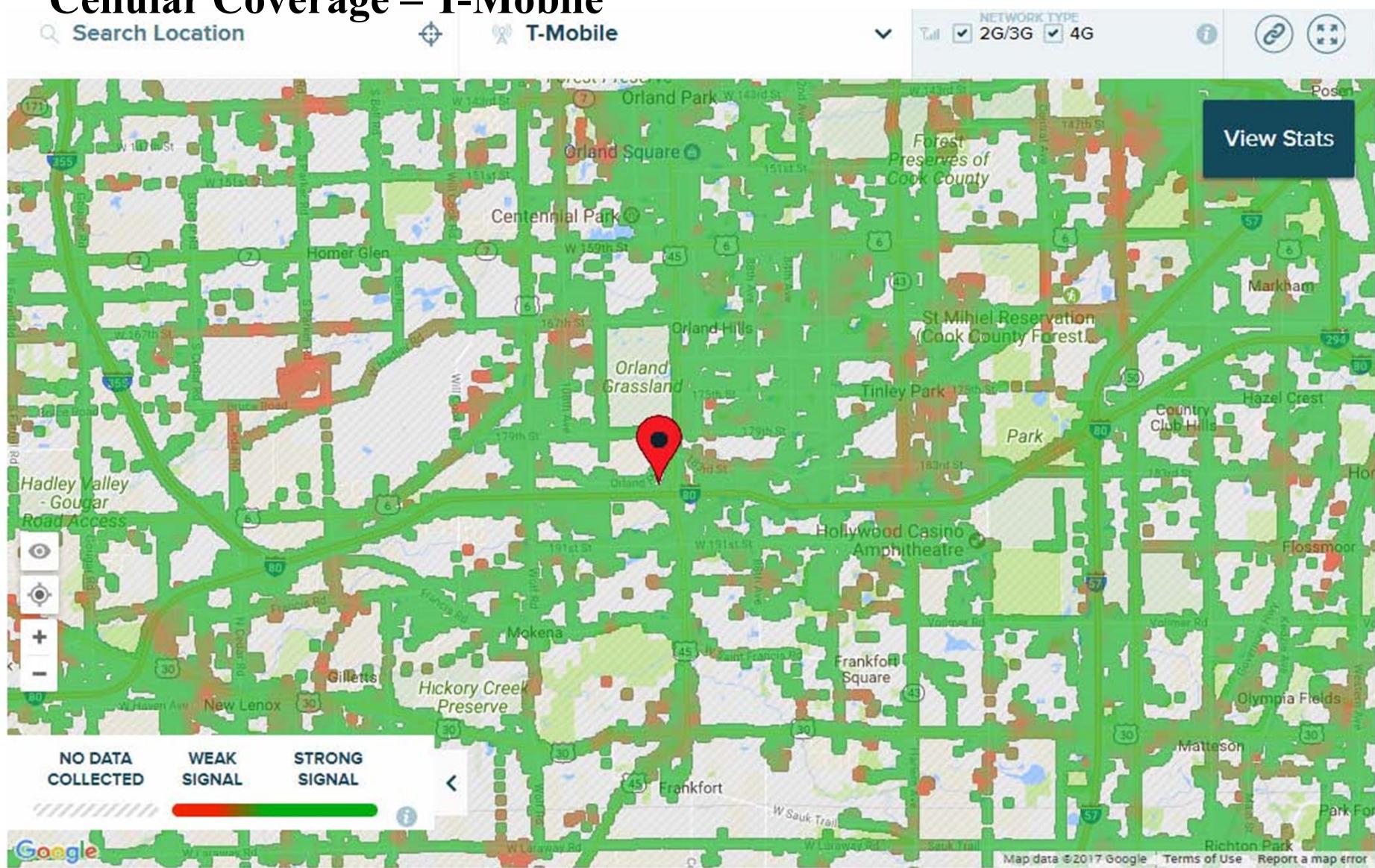
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Cellular Coverage – AT&T



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Cellular Coverage – T-Mobile



The tax and regulation benefits of the I-80 Campus versus Chicago are significant

- Business Property Taxes are **significantly lower** in Will County versus Cook County
- Telecommunication taxes are lower – **NO** special Chicago 7% tax
- **No** Chicago 9% lease tax on hardware and software usage and sales
- **Lower** hotel and amusement taxes
- **Lower** utility taxes
- **Lower** sales taxes (8.75% on I-80 campus versus 10.25% in Chicago)
- **No** Chicago 1% use tax
- **No** Chicago soft drink or bottled water tax
- **No** Cook County Beverage Tax on Sweetened Beverages
- **Significantly lower** transfer taxes on acquiring the real property
- **Lower** gas and fuel taxes
- ***Fewer fees, regulations and local government bureaucracy***



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COMMUNITY



Orland Park is a vibrant community with opportunities for employees with diverse lifestyles

- Education
 - Outstanding public grade school and high schools
 - Catholic private schools are also available
 - Within one to two hours of several of the nation's top Universities including the University of Illinois, Northwestern University and University of Chicago
- Parks & Recreation
 - 60 Public Parks – 650 Acres
 - Adjacent to 15,000 Acres of Cook County Forest Preserves
 - 150 Miles of Bike / Walking Paths
- Environmental Friendly
 - 280 acres of dedicated Open Lands
 - 4 LEED Certified Buildings with 70 Certifications Pending
 - Tree City U.S.A.
- 12 Million Square Feet of Commercial Space
 - 300 Restaurants
 - 60+ Big Box and Large Retailers
 - Regional Mall with a trade area of 850,000 people



Orland Park District 135 is the primary public grade school district, but is also serviced by several private grade schools

Public – District 135

- Century Jr. High School
- Jerling Jr. High School
- Oland Jr. High School
- Centennial School
- High Point Elementary
- Liberty Elementary
- Meadow Ridge School
- Orland Center School
- Orland Park Elementary School
- Prairie Elementary School

Public – District 146

- Kruse School

Private

- St. Michael's
- Cardinal Bernardin

District 135 statistics

- Total Student Enrollment 5,131
 - Students with 1:1 devices 3,469 – all students grade 3-8 to enhance learning in and outside of the class room
 - 1,148 students enrolled in Music Programs encompassing band, choir and orchestra
 - 1,363 Junior High Students (74%) participate in extracurricular programs
- 83% of teachers have Master Degrees
- Diverse student population with 27% minority enrollment
- 17% of Students have an IEP
- Student to teacher ratio is 17:1
- 0% of population is chronically truant
- Low income enrollment represents 18.5% of the student population



District 230 High School District serves Orland Park, with the majority of students going to Carl Sandburg High School. There are also several private high schools

PUBLIC

- Carl Sandburg High School
- Victor J. Andrew High School

PRIVATE (Catholic)

- Providence
- Marist
- Mother McCauley
- St. Rita
- St. Lawrence
- Brother Rice



Carl Sandburg High School Named

- America's Most Challenging High Schools by *The Washington Post*
- America's Best High Schools by *Newsweek's the Daily Beast*
- Top 20 Public High Schools in Cook County, IL by *Chicago Magazine*
- Best Public High Schools by *Niche.com*

Carl Sandburg High School

- 22 Advanced Placement Offerings and 29 Honors Offerings
 - 1,179 enrolled in A.P. classes
 - 965 students took 1,838 total AP tests, 69% were scored 3 or above
 - 191 A.P Scholars
- Extra curricular activities
 - 31 sports; 79 teams at different levels
 - 67 clubs and activities

Carl Sandburg High School

- Enrollment 2,951 – 785 in Senior Class
- 92% graduation rate
 - 77% Enroll in college and 91% of those move on from their freshman to sophomore year
 - Most frequent college enrollments include: Univ. of Illinois, Illinois Institute of Technology, Indiana Univ., Purdue University, Northwestern University, Marquette University, Loyola University Chicago, University of Iowa, University of Wisconsin, University of Missouri, Saint Louis University



Orland Park has over 66 public parks and the #1 community pool in Chicagoland

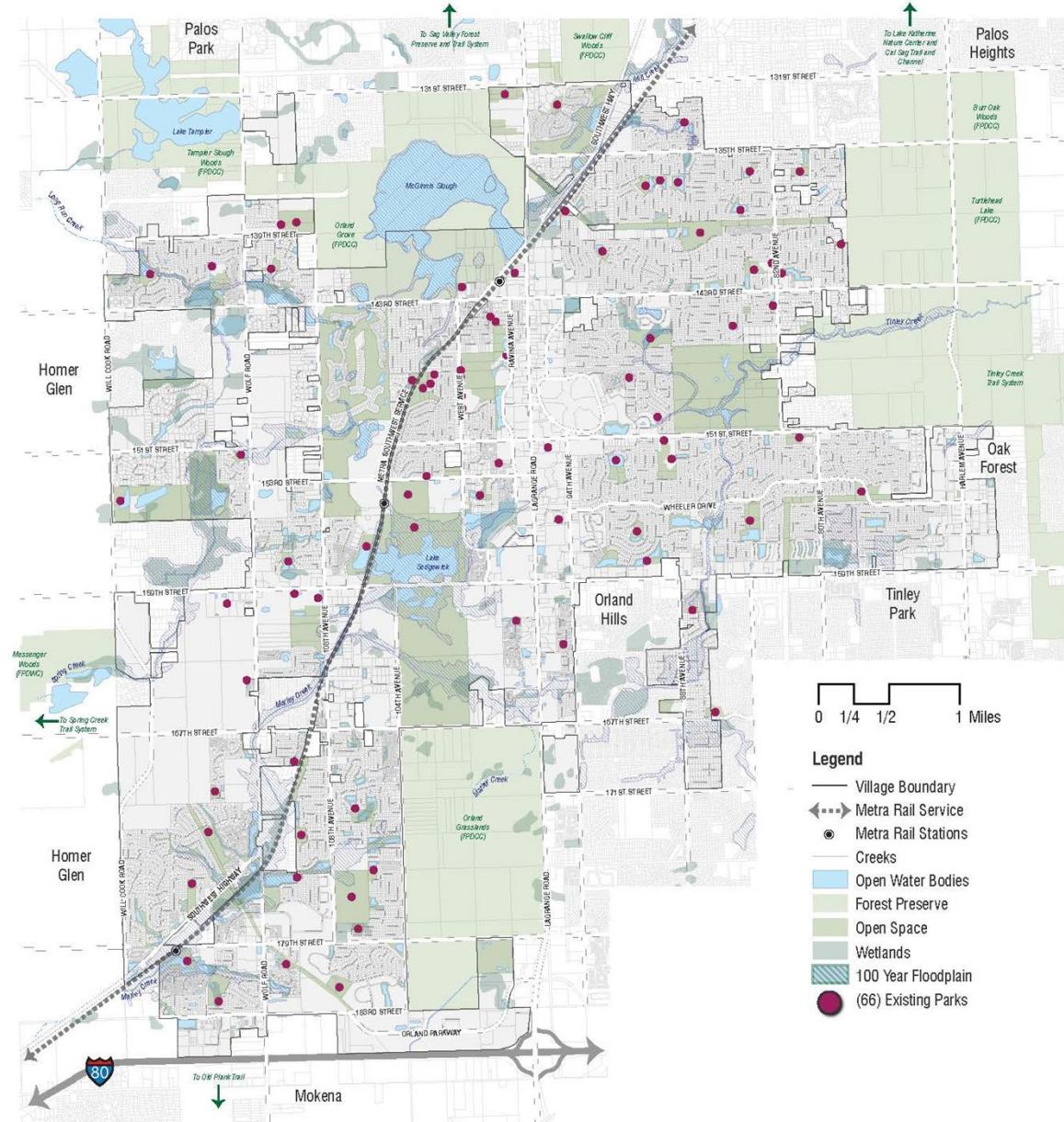
- 66 Public Parks – 650 Acres
- Centennial Park – 192 Acres
 - Aquatic Center – Rated #1 Public Pool in Chicagoland and earned 2 Five Star Safety Ratings
 - Ball Fields
 - Soccer Fields
 - Dog Park
 - Skate Park
 - Walking and Biking Paths
 - Lake with piers for Fishing, kayaks and paddle Boats
- Ice Arenas – Indoor/Outdoor



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COMMUNITY

Parks and Open Space



Orland Park has outstanding programs and amenities for youth recreation

- 33 Baseball Fields
- 25 Tennis Courts
- 52 Playgrounds
- 34 Basketball Courts
- Boating / Fishing
- Climbing Wall
- Playgrounds
- 24 Soccer Fields
- Volleyball

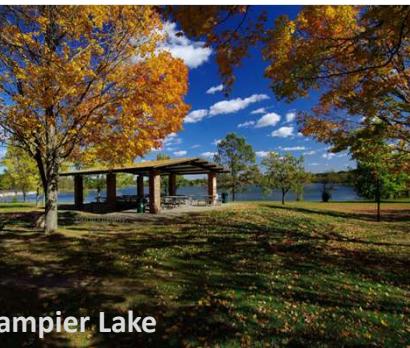
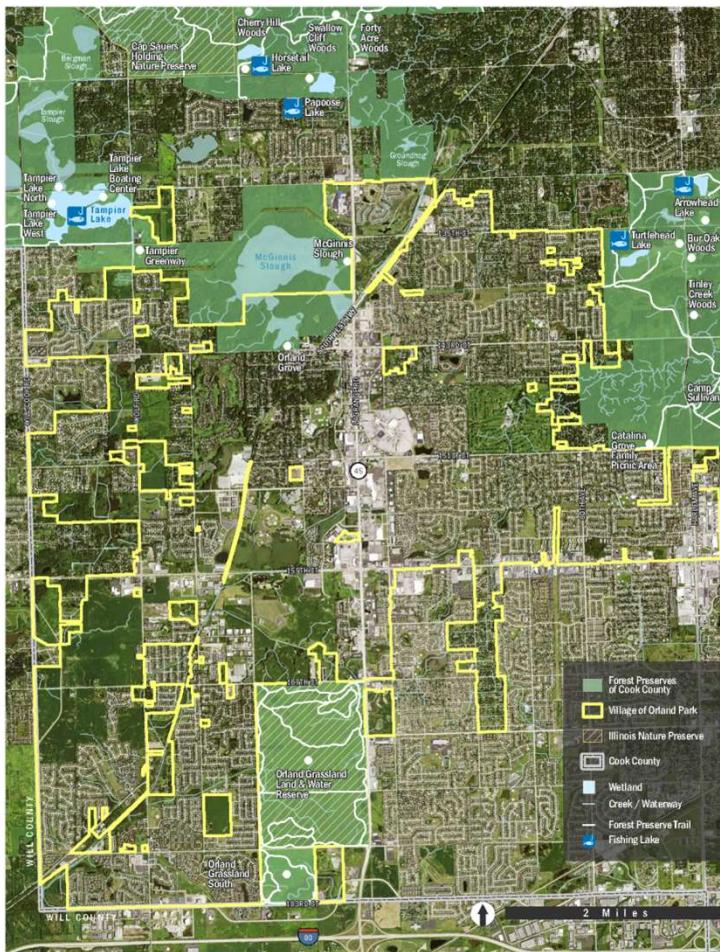


There are also additional amenities for adults

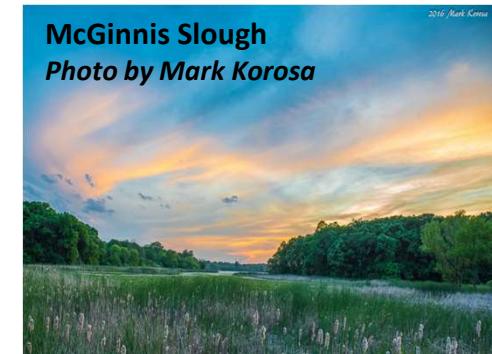
- Two Fitness Centers
 - 275,000 SF Total
- Programs and Classes for All Ages
- 1,300 Acres of Passive Open Space
- Over 150 miles of Bike Trails
- 19 Bocce Ball Courts



The Forest Preserves of Cook County is one of the oldest and largest forest preserve systems in the United States. Within and adjacent to Orland Park are several major preserves



Tampier Lake



McGinnis Slough
Photo by Mark Korosa

The Orland Grassland, an 1,120 acre complex with over 5 miles of biking/walking paths located directly north of the proposed site

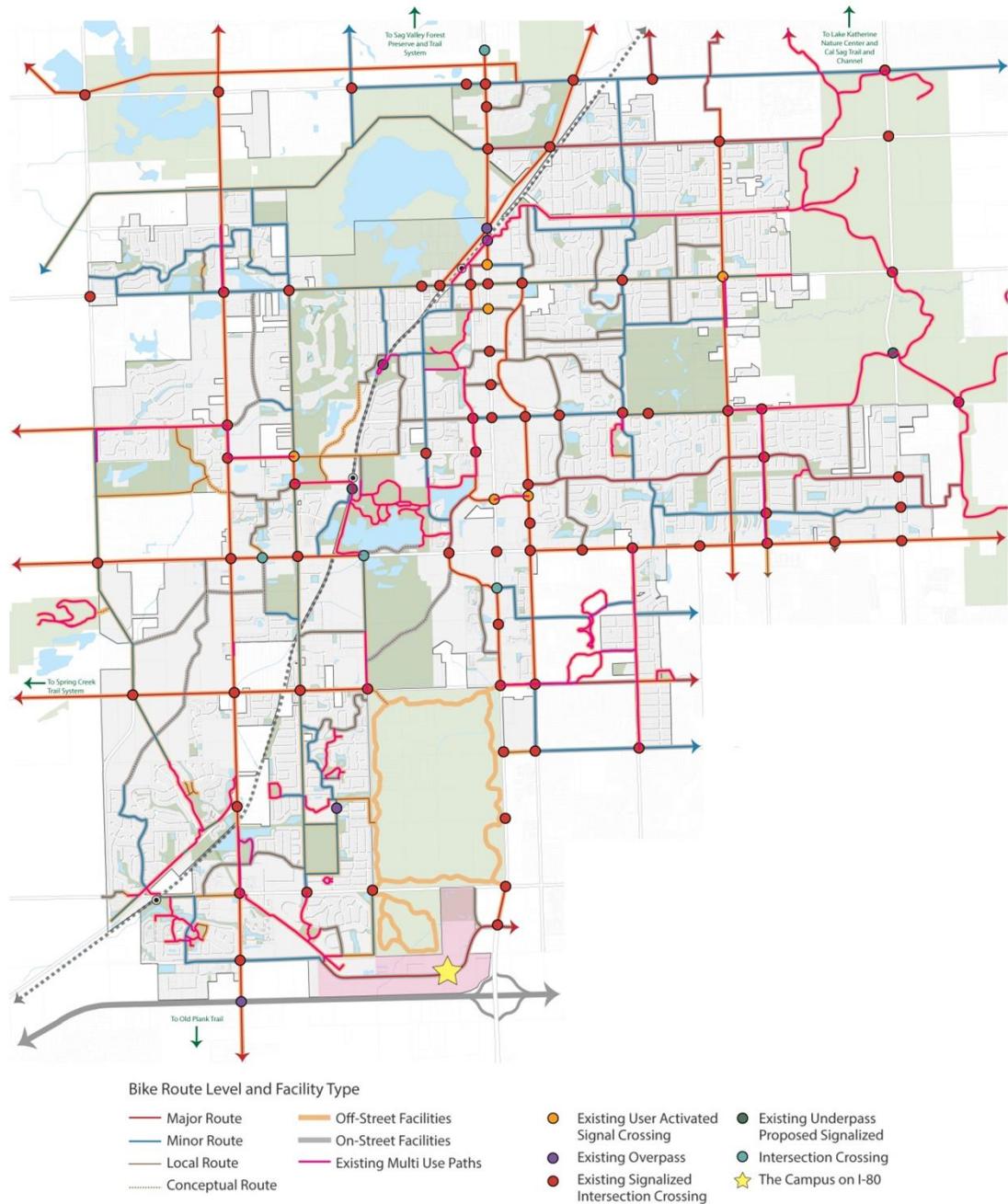


Proposed Amazon Site



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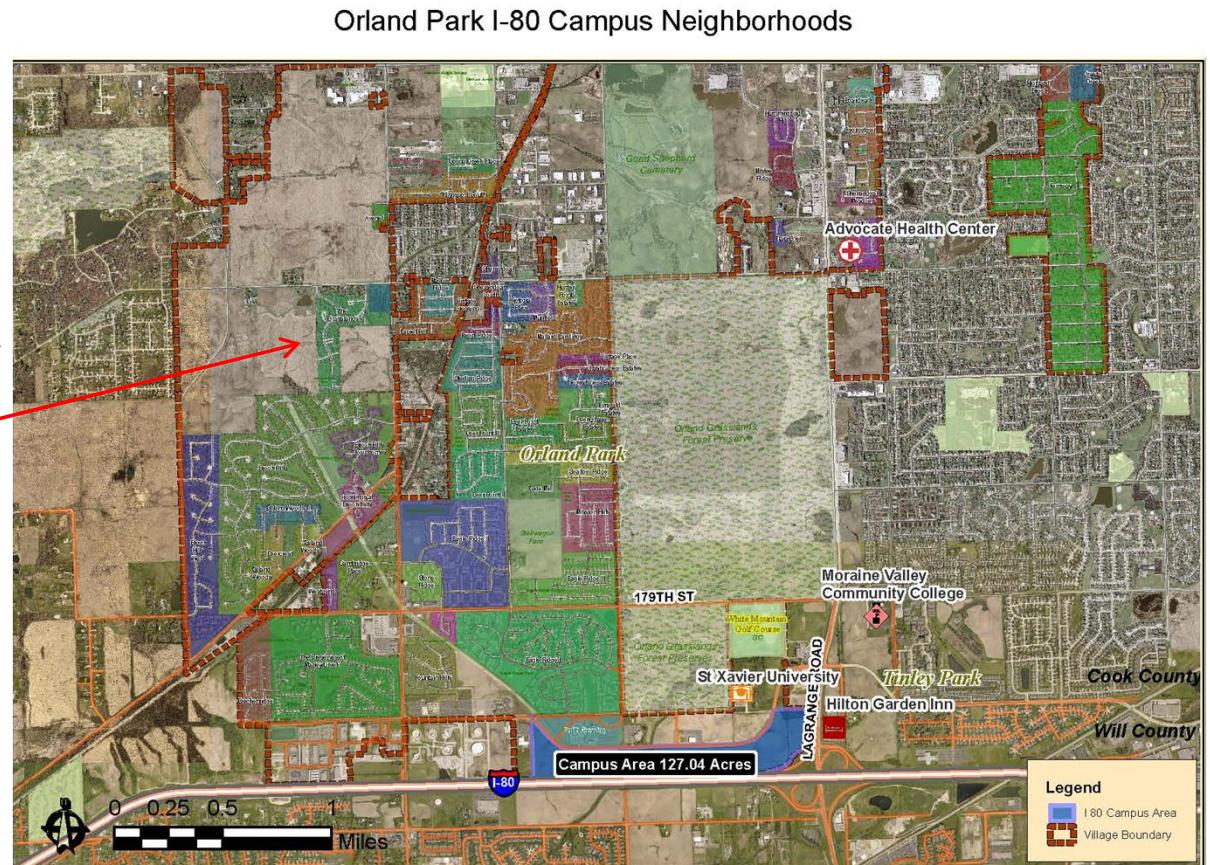
Neighborhood Connectivity



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Residential Development Existing and Future Capacity

- Existing Residential Units
 - 1 mile radius from site: 259
 - 5 Mile Radius from Site: 9,849
- Potential Residential Units – 4,217
 - Vacant Land In Proximity to Site



Orland Park has made a significant commitment to developing open lands

- 150 Miles of Walking/Biking Trails
- 1,300 Acres of Passive Open Space
- Open Lands Corporation
- In the year 2000 Residents of Orland Park Approved a \$20 Million Bond Referendum to purchase and maintain open space
- 280 Acres Purchased to Date



Located in the City Center, the Orland Park Public Library is an award winning library with over 93,000 square feet of space



- 93,000 total square feet
- Collection capacity 310,000
- User seating – 280
- Public Computers – 66
- Meeting Rooms – 5
- The library building received several construction awards
 - Chicago Building Congress Merit Award, 2006
 - Brick in Architecture Award, 2007
- Robert B. Downs Intellectual Freedom Award, 2014
- NASA Marshall Space Flight Center Grant, 2017



Orland Park has 4 LEED Certified buildings with 70 additional certification pending



- 4 LEED Certified Buildings
- 70 Certifications Pending
- Orland Park Police Station was the First LEED Gold Certified Police Station in Illinois
- American Technical Publishers LEED Gold Certified Building Adjacent to Proposed Amazon Site



The Village has over 12 million square feet of commercial space



- Over 300 Restaurants
- Regional Mall
- 15 Screen Theater
- 4 Hotels
 - 2 Immediately Adjacent to I-80 Campus
- 4 Golf Courses



Orland Park's proximity to Chicago allows residents to take full advantage of a World Class City while living in a family oriented village

Museums

- Field Museum of Natural History
- Museum of Science & Industry
- Adler Planetarium
- Art Institute of Chicago
- Chicago History Museum

Zoos

- Brookfield Zoo
- Lincoln Park Zoo
- John G. Shedd Aquarium

Broadway Theaters

- Cadillac Palace Theater
- Chicago Theater
- Oriental Theater
- Albert Goodman Theater

Concert Venues

- Hollywood Amphitheater (3 miles from I-80 campus)
- United Center
- Soldier Field

Professional Sports

- Chicago Bears
- Chicago Blackhawks
- Chicago White Sox
- Chicago Bulls
- Chicago Cubs
- Chicago Fire

Recreation

- Lake Michigan
- Chicago Riverwalk
- Millennium Park



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SUPPORT FOR PROJECT



Orland Park has the support of neighboring communities, local businesses, chambers of commerce, mayors' conferences, as well as legislators at the state and national levels.

- Patrick O'Malley – PROPERTY OWNER
- Village of Mokena
- Village of Palos Park
- Village of Orland Hills
- Village of Homewood
- American Technical Publishers
- Southland Chamber of Commerce
- Southwest Conference of Mayors
- South Suburban Mayors and Managers Association
- U.S. Congressman Dan Lipinski
- State Senator Michael Hastings
- State Senator Bill Cunningham
- State Representative Margo McDermed

