

# SANDRICK LAW FIRM LLC

January 16, 2019

Mr. Ed Lelo  
Operations Manager, Development Services  
Village of Orland Park  
14700 Ravinia Avenue  
Orland Park, IL 60462

Re: Request for Class 7c Property Tax Incentive  
Address: 16255 La Grange Road, Orland Park  
PIN: 27-22-102-015  
Client: Dr. Ayman Rawda/Value on Ground Realty, LLC Orland Park

Dear Ed,

Our client, Dr. Ayman Rawda/Value on Ground Realty, LLC Orland Park, is in the process of purchasing the approximate 4,800 square foot commercial building located at 16255 La Grange Road, Orland Park. This property was previously occupied by Fat Ricky's Restaurant. Because the property has been vacant over 12 months and marketed within the last six months, it qualifies for the Class 7c Property Tax Incentive. We are therefore respectfully requesting that the Village of Orland Park issue a Resolution supporting the 7c Property Tax Incentive for this property.

The building has been long shuttered. Our client anticipates spending over \$400,000 to complete the change in use. Forty (40) new professionals will be hired to provide pediatric care. Dr. Rawda currently has a practice in Oak Lawn where they are pursuing a purchase and complete renovation of space for their existing practice. This Orland Park location will be an expansion of their group called Pediatrics on Demand.

Based on the proposed purchase price of \$775,000 with a Class 7c Incentive, the projected taxes would be \$20,250 or \$4.21 a square foot. Without the Class 7c, the taxes would be around \$50,000 or \$10.42 a square foot. This tax liability for an office use is not sustainable. Also, the assessed value may increase if any of the improvements our client makes on the property is recognized by the County Assessor. Since this Incentive only lasts five (5) years, we are requesting that the Village express support of a one-time renewal in the resolution as long as our client is compliant with all regulations at the time.

We therefore are respectfully requesting that the Village of Orland Park issue a Resolution supporting a 7c Property Tax Incentive for the subject property, finding a "But For" the 7c Property Tax Incentive, this purchase and subsequent re-occupancy are not viable. We have enclosed a copy of the Class 7c application we will submit with the Assessor's office.

Should you need any more additional information of documentation, please feel free to give me a call. I thank you for your help and cooperation in this matter.

Sincerely,

SANDRICK LAW FIRM LLC



Adam E. Dotson  
Director of Economic Development



***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:** Doctors Office

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): \_\_\_\_\_

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)
- Recent Appraisal (for Substantial Rehabilitation projects)
- Agreements with any taxing district for sharing profits

**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?

Seven years

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

2012 Fat Ricky's Restaurant

**2. Attach copies of the following documents:**

\_\_\_ Sworn statements from persons having personal knowledge attesting to the fact and duration of vacancy and abandonment

\_\_\_ 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

\_\_\_ Income Tax Statements (last three years)

**3. If a sale has taken place:**

Estimated date of reoccupation:	<u>2nd Quarter 2019</u>
Date of purchase:	<u>1st Quarter 2019</u>
Name of purchaser:	<u>Ayman Rawda/Value on Ground Realty, LLC Orland Park</u>
Name of seller:	<u>LaGrange Enterprise, LLC</u>
Relationship of purchaser to seller:	<u>None</u>

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? 20

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

Full-time: 14 Part-time: 23

How many **new permanent full-time jobs** will be created as a result of this proposed development?  
25

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


**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

Adam E. Dotson  
\_\_\_\_\_  
Print Name

  
\_\_\_\_\_  
Date

Sandrick Law Firm/Dir. of Econ. Dev.  
\_\_\_\_\_  
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.*

STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF COOK        )

**ECONOMIC DISCLOSURE STATEMENT AFFIDAVIT**

I, Dr. Ayman Rawda, being duly sworn on oath depose and say that:

1. I am over the age of 18 and competent to testify in this or any other proceeding.
2. I am the Manager of Value On Ground Realty LLC Oland Park  
(title and name of Applicant)

Said Applicant is the title owner of the following tax parcels in Cook County:

<u>Address</u>	<u>PIN</u>
<u>16255 La Grange Road</u>	<u>27-22-102-015</u>
_____	_____
_____	_____

3. In my capacity with the Applicant, I have personal knowledge that there are no delinquencies in the payment of any property taxes administered by Cook County or by a local municipality concerning the properties referenced in Paragraph 2. above.

Further Affiant sayeth not.

Ayman Rawda 1/17/19  
Affiant

SUBSCRIBED and SWORN to before  
me this 17th day of January, 2019.  
[Signature]  
NOTARY PUBLIC

