

Property is located at 16255 S. La Grange Road, Orland Park, IL 60467

Date: 2/13/2019

Respond to (4) mandatory eligibility factors of the Ordinance are as follows:

1. Real Estate Tax Analysis:

Attached is the Cook County Assessor Appeal History indicating total vacancy and decreased assessed value.

2. Viability and timelines:

This project will be to convert the former restaurant into a doctor's office requiring approximately \$400,000 of additional capital.

The plan is to start construction as early as the second quarter of 2019 and the project be completed no later than the 3rd quarter of 2019.

All the architecture work and design need to be completed so bids can be generated from general contractors, this process will take about two months, we are planning to apply for Village permits as soon as we get this application approved and plans completed.

This property is owned by Value on Ground Realty, LLC Orland Park.

Dr. Ayman Rawda is the owner and just acquired another site in Oak Lawn where he currently leases a location.

3. Assistance and Necessity:

The property is located at 16255 S. La Grange Road, Orland Park, IL 60467

This property was used as a restaurant and has been closed for seven (7) years now. In order the doctor's office to be sustainable as well as off-set the cost of conversion, the taxes need to be at a level where the taxes are below \$5.00 a square foot. They would be over \$10.00 a square without the incentive.

4. Increased Tax Revenue and employment:

The Doctor's office will create 40 new medical professional jobs in the area. This will increase the Tax Revenue since these individuals will be spending dollars in the trade area. Whether it be the shift of shopping patterns for weekly or seasonal items due to the job location or just purchasing day to day items such as food and gas.

Property Data Exemption History Appeal History Certificate of Error

Appeal History

Appeal History

2018 Assessment Appeal Information

Tax Year: 2018
 Appeal Number: 140889
 Attorney/Tax Representative: THOMAS D. FLANAGAN
 Applicant: LAGRANGE ENTRPRSE LLC
 Status: Appeal Review Complete
 Status Date:
 Prior Value: 159,409
 Current Value: 159,557
 Result: **Assessed Value Adjusted** This is the result of the total vacancy of your property.

1) Initial Result:		0				
2) Re-Review:		0				
3) Final Review:		Assessed Value Adjusted	159,557			
Permanent Index Number	Class	Property Location	Result	2017 Board Final	2018 Proposed	2018 Assessor Final
27-22-102-015-0000	5-17	16255 LA GRANGE RD	Assessed Value Adjusted This is the result of the total vacancy of your property.	159,409	278,920	159,557

2017 Assessment Appeal Information

Tax Year: 2017
 Appeal Number: 139997
 Attorney/Tax Representative: THOMAS D. FLANAGAN
 Applicant: LAGRANGE ENTRPRSE LLC
 Status: Appeal Review Complete
 Status Date:
 Prior Value: 149,877
 Current Value: 159,409
 Result: **Assessed Value Adjusted** This is the result of the total vacancy of your property.

1) Initial Result:		0				
2) Re-Review:		0				
3) Final Review:		Assessed Value	Adjusted	159,409		
Permanent Index Number	Class	Property Location	Result	2016 Board Final	2017 Proposed	2017 Assessor Final
27-22-102-015-0000	5-17	16255 LA GRANGE RD	Assessed Value Adjusted This is the result of the total vacancy of your property.	149,877	278,181	159,409

2016 Assessment Appeal Information

Tax Year: 2016
 Appeal Number: 9100771
 Attorney/Tax Representative: LAGRANGE ENTRPRSE LLC
 Applicant: THOMAS D. FLANAGAN
 Status: Appeal Review Complete
 Status Date:
 Prior Value: 259,349
 Current Value: 149,877
 Result: **Assessed Value Adjusted** This is the result of the total vacancy of your property.

Result:						
Assessed Value Adjusted: This is the result of the total reassessment of your property.						
1) Initial Result:		0				
2) Re-Review:		0				
3) Final Review:		Assessed Value Adjusted		149,877		
Permanent Index Number	Class	Property Location	Result	2015 Board Final	2016 Proposed	2016 Assessor Final
27-22-102-015-0000	5-17	16255 LA GRANGE RD				

Assessed Value Adjusted This is the result of the 259,349 259,349 149,877
total vacancy of your property.

2014 Assessment Appeal Information

Tax Year: 2014
Appeal Number: 9097585
Attorney/Tax Representative: LAGRANGE
ENTRPRSE LLC
Applicant: MICHAEL J
SHERIDAN
Status: Appeal Review Complete
Status Date:
Prior Value: 201,248
Current Value: 149,878
Result: **Assessed Value Adjusted** This is the result of the total vacancy of your property.

1) Initial Result:	0
2) Re-Review:	0
3) Final Review:	Assessed Value Adjusted 149,878

Permanent Index Number	Class	Property Location	Result	2013 Board Final	2014 Proposed	2014 Assessor Final
27-22-102-015-0000	5-17	16255 LA GRANGE RD	Assessed Value Adjusted This is the result of the total vacancy of your property.	201,248	259,350	149,878

2011 Assessment Appeal Information

Tax Year: 2011
Appeal Number: 69838
Attorney/Tax Representative: MICHAEL J
SHERIDAN
Applicant: LAGRANGE
ENTRPRSE LLC
Status: Appeal Review Complete
Status Date:
Prior Value: 252,320
Current Value: 236,748
Result: **Assessed Value Adjusted** This is the result of an income, market or cost analysis.

1) Initial Result:	0
2) Re-Review:	Assessed Value Adjusted 257,865
3) Final Review:	Assessed Value Adjusted 236,748

Permanent Index Number	Class	Property Location	Result	2010 Board Final	2011 Proposed	2011 Assessor Final
27-22-102-015-0000	5-17	16255 LA GRANGE RD	Assessed Value Adjusted This is the result of an income, market or cost analysis.	252,320	404,841	236,748