



VILLAGE OF ORLAND PARK

14700 Ravinia Avenue
Orland Park, IL 60462
www.orlandpark.org

Meeting Agenda

Development Services, Planning and Engineering Committee

Chairman William R. Healy
Trustees Daniel T. Calandriello and Michael R. Milani
Village Clerk John C. Mehalek

Monday, July 15, 2019

6:00 PM

Village Hall

A. CALL TO ORDER/ROLL CALL

B. APPROVAL OF MINUTES

2019-0479 Approval of the June 17, 2019 Development Services, Planning and Engineering Committee Minutes

Attachments: [6 17 19 DS](#)

C. ITEMS FOR SEPARATE ACTION

1. **2019-0530** 66 Orland Square Drive - Class 7c Renewal Resolution

Attachments: [Class 7c Renewal Application](#)
[Resolution for Class 7c Renewal](#)
[Resolution No. 1507 - 66 Orland Square Drive Class 7c Incentive](#)
[Original Class 7c Application \(2015\)](#)
[Board Report for Original Class 7c Application 3-16-2015](#)

2. **2019-0511** Village Center Landscape Master Plan - Tree Preservation and Green Infrastructure Account

Attachments: [Village Center Landscape Master Plan](#)
[Opinion of Probable Cost](#)
[Rendering](#)

D. NON-SCHEDULED CITIZENS & VISITORS

E. ADJOURNMENT

DATE: July 15, 2019

REQUEST FOR ACTION REPORT

File Number:	2019-0479
Orig. Department:	Village Clerk
File Name:	Approval of the June 17, 2019 Development Services, Planning and Engineering Committee Minutes

BACKGROUND:

BUDGET IMPACT:

REQUESTED ACTION:

I move to approve the Minutes of the Regular Meeting of the Development Services, Planning and Engineering Committee of June 17, 2019.

VILLAGE OF ORLAND PARK

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Meeting Minutes

Monday, June 17, 2019

6:00 PM

Village Hall

Development Services, Planning and Engineering Committee

*Chairman William R. Healy
Trustees Daniel T. Calandriello and Michael R. Milani
Village Clerk John C. Mehalek*

CALL TO ORDER/ROLL CALL

The meeting was called to order at 6:00 P.M.

Present: 3 - Chairman Healy; Trustee Calandriello and Trustee Milani

APPROVAL OF MINUTES

ITEMS FOR SEPARATE ACTION

2019-0440 16155-16160 LaGrange Road Class 7C Resolution

Director of Development Services Mike Coleman reported that the applicant, Wrigley Hospitality Inc., owner of the property at 16155-16160 Lagrange Road, as represented by Joanne Elliott, of Elliot and Associates, is seeking a Class 7C tax incentive from Cook County pursuant to the abandonment of the subject property at 16155-16160 Lagrange Road and the fulfillment of all other criteria associated with the Class 7C Ordinance. The Cook County Board of Commissioners adopted the Class 7C Commercial Urban Relief Eligibility incentive in 2014, aiming to encourage real estate development in the region. The incentive is intended to encourage commercial projects which would not be economically feasible without assistance. Unlike the more familiar Class 6B and Class 8 incentives, the 7C allows all commercial properties to apply instead of restricting the incentive to only those properties which currently have or are marketed towards industrial uses.

The five year incentive applies to all newly constructed buildings or other structures, including the land upon which they are situated; the utilization of vacant structures abandoned for at least 12 months, including the land upon which they are situated; or all buildings and other structures which are substantially rehabilitated to the extent such rehabilitation has added to their value, including qualified land related to the rehabilitation.

Projects which qualify for the Class 7C incentive will receive a reduced assessment level of 10% of the fair market value for the first three years, 15% for the fourth year and 20% for the fifth year. Without the incentive, commercial property would normally be assessed at 25% of its market value.

The subject property consists of vacant land. A parking lot was constructed on the site in conjunction with the Main Street Village West Shopping Center that was constructed north of the subject site, however the anticipated buildings were never constructed on the subject site, and it has set idle for over 11 years.

Should the incentive be granted, the petitioner intends to spend approximately \$20,000,000 (including the \$1,050,000 land purchase) to construct an 83,357 square foot, 150 room hotel. The hotel will employ 30 full time and 15 part time

employees. The petitioner anticipates that 350 temporary construction jobs will be created as a result of this development.

The site has been vacant for more than 11 years. The Village has been aware of this vacancy. The property has been actively marketed.

Based on information gained from the Cook County Assessor, the assessed value of the property decreased in 2014 and 2016. Improvement of this property will improve the community by revitalizing a blighted site with a new hotel that will generate tax revenue and provide a needed service for residents, businesses, and visitors.

Without the incentive, the petitioner indicates that the current development project will not be economically viable. Specifically, the petitioner mentions that tax liability without the incentive is not sustainable for hotel use. The petitioner also notes that the assessed value may increase if any of the improvements made by their client are recognized by the County Assessor.

The petitioner has demonstrated that the subject property meets the following incentive evaluation criteria. The vacant spaces have been totally vacant for more than 7 years and the property has shown stagnant or declining assessments in three of the last six years. Plans for the hotel have been approved by the Village Board and the petitioner targets completion of the building in October of 2020. Redevelopment of this abandoned property will spur an overall increase in relevant taxes and will have a significant positive impact on the local community and Cook County. The Village of Orland Park has reviewed the Incentive Classification Initial Questionnaire (IC-IQ), and that the four eligibility factors which must be present to demonstrate that the area is in need of commercial development are satisfied and the village consents to and supports the application.

Chairman Healy and Trustee Milani had comments and questions regarding this matter. (refer to audio file)

Director Coleman responded to their comments and questions. (refer to audio file)

I move to recommend to the Village Board of Trustees approval of a resolution affirming the necessity and benefit from commercial uses and supporting the granting of Class 7C status pursuant to the Cook County Real Property Classification Ordinance for Certain Real Estate Located at 16155-16160 LaGrange Road in Orland Park, Illinois.

A motion was made by Trustee Calandriello, seconded by Trustee Milani, that this matter be RECOMMENDED FOR PASSAGE to the Board of Trustees. The motion carried by the following vote:

Aye: 3 - Chairman Healy, Trustee Calandriello, and Trustee Milani

Nay: 0

2018-0832 Akkawi Residence - 10841 W. 143rd Street - Rezoning, subject to annexation

Director of Development Services Mike Coleman reported that the petitioner is requesting to annex and rezone a 4.0 acre property located at 10841 W. 143rd Street to the R-2 Residential District in order to construct a single-family detached home connected to Village water and sewer.

The subject property is currently located in unincorporated Cook County. The site was previously utilized as a large estate lot with one single-family home, which has since been demolished.

The surrounding area is generally comprised of a mix of single family homes in the R-1 Residential District and R-2 Residential District. Single-family homes in the Ashford Estates subdivision are located to the north of the subject property across 143rd Street in the R-2 District. Single-family homes in the Rolling Oaks subdivision to the south in the Bobak subdivision and west of the site are located in the R-1 Residential District. One of the properties directly to the west of the site is used as a governmental use by the South Cook County Mosquito Abatement District. The adjacent parcel directly to the east is located in unincorporated Cook County and is occupied by a single-family home.

This petition is strictly a review of the proposed rezoning of the parcel and does not imply approval or denial of the proposed site plan. Approval from the Building Division will be required as part of the building permit review process. A summary of the proposed site plan is provided within this report for reference only. A revised plan showing proposed grading changes, accessory structures, lot coverage calculations and relevant dimensions would need to be submitted to the Building Division for review and approval upon rezoning approval.

Overall, the project conforms to the Village's Comprehensive Plan, Land Development Codes and policies for this area.

Chairman Healy and Trustee Milani had comments regarding this matter. (refer to audio file)

I move to recommend to the Village Board of Trustees approval (upon annexation) of the Rezoning of the property located at 10841 W. 143rd Street from E-1 Estate Residential District to R-2 Residential District, as recommended at the June 4, 2019 Plan Commission meeting and as fully referenced below.

THIS SECTION FOR REFERENCE ONLY (NOT NECESSARY TO BE READ)

I move to recommend to the Village Board approval (upon annexation) of the Rezoning of the property located at 10841 W. 143rd Street from E-1 Estate

Residential District to R-2 Residential District, subject to the following conditions:

1. Meet all building code requirements and final engineering requirements, including required permits from outside agencies.
2. The proposed development of a single-family home on this property must conform to all Village codes and ordinances, including the bulk requirements of the R-2 Residential District per Section 6-203 of the Land Development Code and the Building Code.
3. Submit a Plat of Dedication dedicating seventeen (17) feet south of the existing right-of-way on 143rd Street to the Village, resulting in a total fifty (50) foot right-of-way as measured to the street centerline, for execution and recording.
4. Driveway access to the site shall be provided from Oakland Drive. The existing gravel driveway connecting to 143rd Street shall not provide access to the future house on the property. Pavement of the existing gravel driveway shall be prohibited.
5. Provide four (4) parkway trees along Oakland Drive in accordance with Section 6-305.D.2 of the Land Development Code.
6. Submit a tree removal permit to the Village for review prior to the removal of any trees on site per Section 6-305.F.3 of the Land Development Code. Tree mitigation may be required if any existing trees are removed on site.

Approval of this petition is subject to annexation into the Village of Orland Park.

A motion was made by Trustee Milani, seconded by Trustee Calandriello, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion carried by the following vote:

Aye: 3 - Chairman Healy, Trustee Calandriello, and Trustee Milani

Nay: 0

2019-0496 Adoption of IBC 2018 and IRC 2018 - Village Code Amendments - Title 5, Chapter 1

Director of Development Services Mike Coleman reported that the Village of Orland Park currently uses the 2015 editions of the "International Building Code" (IBC/2015) and "International Residential Code" (IRC/2015) with Village amendments as the basis for its new construction regulations. The International Code Council (ICC) creates and revises this model IBC and IRC Code in three-year cycles as a standard for local municipal adoption.

The restructuring of this code being proposed for adoption by the Village consists

of added definitions and clarifications, as well as the renumbering of code sections in the Village code to allow the Village code to be coordinated with the model IBC & IRC codes.

The proposed local changes are limited and intended to clarify existing rules by removing outdated construction standards. Building Division staff has highlighted these draft code changes and deletions for your review and will provide answers to any questions.

The Illinois Building Commission has been notified of Orland Park's intention to adopt a new building/residential code with amendments as required by a recent act of the 101st General Assembly. Revisions to Title 5, Chapter 1 of the Village Code are attached.

Chairman Healy and Trustee Milani had comments regarding this matter. (refer to audio file)

Director Coleman responded to Chairman Healy's and Trustee Milani's comments. (refer to audio file)

I move to recommend to the Village Board approval of the Adoption of IBC 2018 and IRC 2018 - Village Code Amendments - Title 5, Chapter 1.

A motion was made by Trustee Calandriello, seconded by Trustee Milani, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees.

The motion carried by the following vote:

Aye: 3 - Chairman Healy, Trustee Calandriello, and Trustee Milani

Nay: 0

ADJOURNMENT: 6:09 P.M.

A motion was made by Trustee Milani, seconded by Trustee Calandriello, that this matter be ADJOURNED. The motion carried by the following vote:

Aye: 3 - Chairman Healy, Trustee Calandriello, and Trustee Milani

Nay: 0

2019-0474 Audio Recording for the June 17, 2019 Committee Meetings - Development Services, Planning and Engineering, Technology, Innovation and Performance Improvement & Finance

NO ACTION

/AB

Respectfully Submitted,

John C. Mehalek, Village Clerk

REQUEST FOR ACTION REPORT

File Number:	2019-0530
Orig. Department:	Development Services Department
File Name:	66 Orland Square Drive - Class 7c Renewal Resolution

BACKGROUND:

The applicant, Steven J. Field, representing Field and Goldberg, LLC, is petitioning on the behalf of his clients, GW Property Group, LLC - Series 8 and BlitzLake Orland Park, LLC, for a renewal of a Class 7c tax incentive from Cook County pursuant to the abandonment of the subject property at 66 Orland Square Drive and the fulfillment of all other criteria associated with the Class 7c Ordinance. The Cook County Board of Commissioners adopted the Class 7c Commercial Urban Relief Eligibility incentive in 2014, aiming to encourage real estate development in the region. The incentive is intended to encourage commercial projects which would not be economically feasible without assistance. Unlike the more familiar Class 6b and Class 8 incentives, the 7c incentive allows all commercial properties to apply instead of restricting the incentive to only those properties which currently have or are marketed towards industrial uses.

The five year incentive applies to all newly constructed buildings or other structures, including the land upon which they are situated; the utilization of vacant structures abandoned for at least 12 months, including the land upon which they are situated; or all buildings and other structures which are substantially rehabilitated to the extent such rehabilitation has added to their value, including qualified land related to the rehabilitation.

Projects which qualify for the Class 7c incentive will receive a reduced assessment level of 10% of the fair market value for the first three years, 15% for the fourth year and 20% for the fifth year. Without the incentive, the commercial property would normally be assessed at 25% of its market value.

The Class 7c incentive may be renewed during the last year in which a property is entitled to a 10% assessment level or when the incentive is still applied at the 15% or 20% assessment level. A renewal application must be filed, along with a certified copy of a resolution or ordinance adopted by the municipality in which the real estate is located. The number of renewal period requests is limited to one.

The subject property consists of a one-story, steel frame structure with masonry walls containing approximately 161,327 square feet of leasable area.

The Village Board of Trustees previously voted to support the Class 7c incentive for the subject property. On March 16, 2015, the Board of Trustees passed Resolution Number 1507, "A Resolution Determining the Necessity of and Benefit from Commercial Uses and Supporting Granting of Class 7c Status Pursuant to the Cook County Real Property Classification Ordinance for Certain Real Estate located at 66 Orland Square Drive 27-10-400-018, Orland Township in Orland Park, Illinois." The Class 7c Incentive was subsequently approved by Cook County later in 2015.

The Class 7c incentive was intended to help the property owners transform the vacant spaces into new retail spaces. Prior to the approval of the Class 7c incentive in 2015, the building was occupied by Carson's Furniture Gallery within a tenant space measuring approximately 70,383 square feet in size, representing about 43% of the building on the subject property. The remaining 90,944 square feet, representing approximately 56% of the building, had been vacant for approximately 13 years.

The applicant previously demonstrated that the subject property meets the following incentive evaluation criteria. At the time of applying for the Class 7c incentive, the vacant spaces were totally vacant for nearly 13 years; the space was physically divisible from the remainder of the property; the property had declining assessments in three of the last six years; and an analysis of the impact of the incentives indicated an overall increase in relevant taxes and a significant positive impact on the local community and Cook County. The staff report presented at the March 16, 2015 Board of Trustees meeting detailing the Class 7c incentive for the subject property and the associated resolution is attached for review.

The incentive was applied to the vacant spaces in the building, which accounts for approximately 52% of the improvement and to 52% of the land's improvement assessment. At the request of the Cook County Assessor's Office, the property was divided into two separate PINs to allow for the incentive to be applied to the eligible portion of the subject property. The north portion of the property, PIN 27-10-400-044-0000, receives the incentive and the south portion of the property, PIN 27-10-400-043-0000, does not receive the incentive.

The Class 7c incentive was first activated in 2017. The property is in its third year of utilizing the incentive. The applicant is currently requesting a renewal of the Class 7c incentive for an additional 5 years.

Since the Class 7c was granted, the subject parcel (PIN 27-10-400-044-0000) receiving the incentive has been converted into three separate tenant spaces. Collectively, these tenant spaces occupy 83,944 square feet of the 161,327 square foot building, or about 52% of the overall building. Charter Fitness occupies approximately 18,298 square feet, representing about 11.3% of the entire building area. Gizmos Fun Factory (Orland Park FEC, LLC) occupies approximately 37,000 square feet, representing about 22.9% of the entire building area. Gizmos Fun Factory occupies approximately 37,000 square feet, representing about 22.9% of the entire building area. Sky Zone Trampoline Park occupies approximately 28,646 square feet, representing 17.7% of the entire building area.

The parcel (PIN 27-10-400-043-0000) that does not receive the incentive includes two tenant spaces that collectively measure 77,383 square feet in size, or about 47.9% of the overall building area. One of these tenant spaces measures 7,000 square feet and the other, formerly occupied by Carson's Furniture Gallery, measures 70,383 square feet in size.

The applicant has provided a summary of the tax impact for the parcel (PIN 27-10-400-044-0000) during 2017 and 2018 with and without the incentive. In 2017, the subject parcel was billed \$126,506 in taxes, whereas without the incentive the taxes would have been \$316,265. In 2018, the parcel was billed \$129,431 in taxes, whereas without the incentive the taxes would have been \$323,578.

The reduced tax burden has allowed the property owner to stabilize and lease the tenant spaces in the building, which were previously vacant for 13 years. Without the incentive, the applicant

has indicated that the development project would not have been economically viable and sustaining the success of the project would be challenging. Should the renewal of the incentive be granted, the applicant intends to maintain the leases for the existing tenants and avoid vacancy in the future. The applicant estimates that the current tenants employ approximately 58 full time and part time employees. The tax obligations would increase by 150% without the renewal of the incentive, which would negatively impact the existing tenants.

BUDGET IMPACT:

REQUESTED ACTION:

I move to recommend to the Village Board of Trustees approval of a resolution supporting and consenting to a renewal of the Cook County Class 7c Real Estate Tax Assessment Classification for the property located at 66 Orland Square Drive (P.I.N.: 27-10-400-044-0000) in the Village of Orland Park, Illinois.

FIELD AND GOLDBERG, LLC

ATTORNEYS AT LAW

SUITE 2910

10 SOUTH LA SALLE STREET

CHICAGO, ILLINOIS 60603-1056

STEVEN J. FIELD

WRITER'S DIRECT DIAL NO.

312-408-7202

sfield@fieldandgoldberg.com

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FAX: (312) 408-7201

www.fieldandgoldberg.com

June 27, 2019

VIA EMAIL AND FEDERAL EXPRESS

Ms. Bethany Salmon
Senior Planner, Development Services Department
Village of Orland Park
14700 Ravinia Avenue
Orland Park, IL 60462

Re: Request for Resolution supporting renewal of Class 7c Incentive for the property located at 66 Orland Square Drive, Orland Park, Illinois; P.I.N. 27-10-400-044-0000 (the "Property"). Requested jointly, by the co-owners of the Property, GW Property Group, LLC – Series 8 and BlitzLake Orland Park, LLC ("Applicants").

Dear Ms. Salmon

Field and Goldberg, LLC, on behalf of Applicants, hereby requests that the Village of Orland Park issue a resolution supporting the renewal of the Class 7c Incentive for the Property. Attached hereto are Applicant's 7c Renewal Application and supporting documentation which will be filed with the Cook County Assessor's Office and with the Cook County Bureau of Economic Development (See attached Exhibits).

The Property consists of a three unit, 100% occupied, one-story, commercial building containing approximately 83,944 square feet of improvement located at 66 Orland Square Drive, Orland Park, Illinois. In 2015, the Village of Orland Park and Cook County approved the application of a 7c Incentive for the Property. The 7c incentive reduces the subject's level of assessment from 25% to 10%. The incentive can be renewed for an additional five years in the third year of the incentive; 2019 is the third year of the incentive (the incentive was first activated in 2017). The Property's history, summarized below, sheds light on why the incentive is critical to the success of the Applicants, their tenants and the community.

66 Orland Square has a history of significant and prolonged economic hardship. As a result of the subject's economic underperformance and vacancy, in 2010, a foreclosure action was instituted against the title holder of 66 Orland Square. As part of that proceeding, on July 19, 2011, a receiver was appointed to manage the property.

In 2014, the Applicants' predecessor-in-interest purchased P.I.N. 27-10-400-018-0000 which contained approximately 83,944 square feet of undeveloped commercial space and an additional 77,383 square feet of space which was primarily occupied by Carson Furniture Gallery, as well as an additional vacant space. Based on the Property's total vacancy for approximately 13 years and fulfillment of other requirements, the subject was approved for Class 7c Incentive status in 2015.

FIELD AND GOLDBERG, LLC

At the Assessor's request, in 2016, Applicants petitioned the Assessor's office to divide the foregoing P.I.N. into two separate PINs (P.I.N. 27-10-400-044-0000, which receives the 7c Incentive, and P.I.N. 27-10-400-043-0000, which does NOT receive any incentive). In 2017, due to the Property's gradual stabilization, which was only made possible by the 7c incentive, the Class 7c incentive was activated.¹ As set forth below, all three formerly vacant spaces are leased and fully operational.

PIN 27-10-400-044-0000 (7c Parcel)		
Tenants	Square Feet	Percentage of Entire Building
Charter Fitness	18,298	11.34%
Orland Park FEC LLC ("Gizmo's")	37,000	22.93%
Sky Zone Franchise Group	28,646	17.76%
	83,944	52.03%
PIN 27-10-400-043-0000 (No Incentive)		
Tenants	Square Feet	Percentage of Entire Building
VACANT	7,000	4.34%
VACANT (formerly leased by Carsons)	70,383	43.63%
	77,383	47.97%
TOTAL	161,327	100%

Below is a review of the tax impact of the incentive for the 7c Parcel:

2017	Taxes	\$/sft
7c Incentive	\$ 126,506	\$ 1.51
No Incentive	\$ 316,265	\$ 3.77

2018	Taxes	\$/sft
7c Incentive	\$ 129,431	\$ 1.54
No Incentive	\$ 323,578	\$ 3.85

The tax savings associated with the incentive are game changing for a historically struggling economic center like 66 Orland Square. **Without the incentive, taxes would increase by 150%.** This increased cost would be born primarily by tenants who can little afford small increases in basic maintenance like snow removal.

¹ The 7c Incentive was originally granted to 66 Orland Square, LLC. The Applicants are the successors-in-interest to 66 Orland Square LLC, and equally own the subject as co-tenants in common. 66 Orland Square, LLC executed a quit claim deed on May 19, 2017, conveying a 50% interest in the subject property to GW Property Group, LLC – Series 8 and a 50% interest to BlitzLake 3D, LLC as co-tenants in common. An additional quit claim deed was executed on September 7, 2017, conveying all of BlitzLake 3D, LLC's interest to BlitzLake Orland Park, LLC.

FIELD AND GOLDBERG, LLC

Due to the significantly reduced taxes for the parcel, Applicants have been able to stabilize and lease the Property. The loss of the 7c Parcel's incentive would be devastating to the tenants which all have tax reimbursement obligations that will increase by 150% should the incentive not be renewed. This increase would almost certainly be unsustainable and result in one or more of the tenant's defaulting on their reimbursement obligations in the near term and all tenants likely defaulting in the long term. Not surprisingly, this space would likely revert to vacant space for the foreseeable future. The renewal of the incentive will prevent history from repeating at the Property.

The financial success of the Property also has far reaching implications to the local community; specifically: (i) the tenants pay sales taxes; (ii) it is estimated that the tenants employ approximately 58 full and part-time employees; (iii) Sky Zone and Gizmo's provide services aimed at the entertainment and education of the community's youth; (iv) Charter Fitness offers health and wellness related services/amenities that benefit the community; (v) the closest portion of the Orland Park mall has historically been economically underperforming for years. By stabilizing the Property, additional customers and traffic are driven into the vicinity of the mall; and (vi) having a stabilized retail center enhances the aesthetic appeal of the neighborhood and general well being of the community.

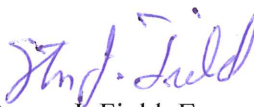
Based on the 7c's impact on the Property's economic performance, benefits to the local economy, and general well-being of the community, Applicants respectfully request that the Village of Orland Park issue a Resolution approving a 7c Incentive for the Property. To expedite the process, a sample resolution has been provided to the Village. See attached. Additionally, Applicants have submitted an economic disclosure statement (including all required attachments).

While the Village's Resolution is pending, Applicant respectfully requests that the Village provide Applicant with a letter confirming Applicant's request for the approval of a 7c Incentive for the Property. The Village's letter will be presented to the Cook County Assessor's Office in conjunction with the filing of Applicant's 7c renewal application.

Please contact me with any questions.

Very truly yours,

FIELD AND GOLDBERG, LLC



Steven J. Field, Esq.

Enclosures

EXHIBITS

- Class 7c Renewal Application
- Economic Disclosure Statement
- Suggested Draft Resolution

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
RENEWAL APPLICATION

Control Number

7c008

A certified copy of the resolution or ordinance obtained from the municipality in which the real estate is located, or from the Cook County Board of Commissioners if located in an unincorporated area, must accompany this Renewal Application. This application, resolution and a filing fee of \$500.00 must be filed. For assistance in preparing this Renewal Application, please contact the Cook County Assessor's Office Development Incentives Department at (312) 603-7529.

I. Identification of Applicant

GW Property Group, LLC - Series 8 and BlitzLake Orland Park LLC

Name: _____ Telephone: (773) 304-8600

Address: 2211 N. Elston Ave. #304

City, State: Chicago, IL Zip Code: 60614

Email Address: mitch@gwproperties.com

Agent/Representative (if any)

Name: Field and Goldberg Telephone: (312) 4087200

Address: 10 S. LaSalle, Suite 2910

City, State: Chicago, IL Zip Code: 60603

Email Address: sfield@fieldandgoldberg.com

II. Description of Subject Property

Street address: 66 Orland Square Drive

City, State: Orland Park, IL Zip Code: 60462

Permanent Real Estate Index Number (s): 27-10-400-044-0000

Township: Orland

III. Identification of Persons or Entities Having an Interest

Attach a current and 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.

Attach legal description, site dimensions and square footage, and building dimensions and square footage.

IV. Property Use

Attach a current and detailed description of the precise nature and extent of the use of the subject property, specifying in the case of multiple uses the relative percentages of each use.

If there have been any changes from the original application, include current copies of materials which explain each occupant's business, including corporate letterhead, brochures, advertising material, leases, photographs, etc.

V. Nature of Development

Indicate the nature of the original development receiving the Class 7c designation

☐ New Construction

☐ Substantial Rehabilitation

☐ Occupation of Abandoned Property - No Special Circumstance

☐ Occupation of Abandoned Property - With Special Circumstance

VI. Employment

How many permanent full-time and part-time employees do you now employ?

On-Site: Full-time: 0 Part-time: 0

In Cook County: Full-time: 0 Part-time: 0

VII. 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) must accompany this renewal. The ordinance or resolution must expressly state that the municipality supports and consents to this Class 6B/8 Renewal and has determined that the industrial use of the property is necessary and beneficial to the local economy.

RENEWAL APPLICATION – CLASS 7C

CONTROL NUMBER 7c0008

III. Identification of Persons or Entities Having an Interest

Applicants:	Owners:	
GW Property Group, LLC – Series 8	Mitch Goltz Shai Wolkowicki	2211 N. Elston Ave. Suite 304 Chicago, IL 60614
BlitzLake Orland Park, LLC	David Blitz Jeff Lake	2211 N. Elston Ave. Suite 304 Chicago, IL 60614
Each entity owns 50% of the subject property		
Tenants:	Ownership Entity:	
Charter Fitness	Charter Fitness of Orland Park LLC	13161 W 143RD ST SUITE 103 HOMER GLEN, IL 60491
Direct Buy	The Bon-Ton Holdings, Inc.	8450 Broadway Merrillville, IN 46410
Sky Zone Franchise Group	Sky Zone Franchise Group, LLC	1201 West Fifth Street, Suite T-340 Los Angeles, California 90017
Orland Park FEC LLC	Orland Park FEC LLC	66 Orland Square Drive Suite D Orland Park, IL 60462

IV. Property Use

In 2014, the applicant purchased P.I.N. 27-10-400-018-0000 which contained approximately 83,944 square feet of undeveloped commercial space and an additional 77,383 square feet of space which was primarily occupied by Carson Furniture Gallery, as well as an additional vacant space. At the Assessor's request, in 2016, applicant petitioned the Assessor's office to divide the foregoing P.I.N. into two separate PINs (P.I.N. 27-10-400-044-0000, which receives the 7c Incentive, and P.I.N. 27-10-400-043-0000, which does NOT receive any incentive).

P.I.N. 27-10-400-044-0000 (the "7c Parcel") consists of a three unit, 100% occupied, one-story, commercial building containing approximately 83,944 square feet of improvement located at 66 Orland Square Drive, Orland Park, Illinois. Below is a breakdown of rental information regarding the 7c Parcel and the related -043 P.I.N.

PIN 27-10-400-044-0000 (7c Parcel)		
Tenants	Square Feet	Percentage of Entire Building
Charter Fitness	18,298	11.34%
Orland Park FEC LLC	37,000	22.93%
Sky Zone Franchise Group	28,646	17.76%
	83,944	52.03%
PIN 27-10-400-043-0000		
Tenants	Square Feet	Percentage of Entire Building
VACANT	7,000	4.34%
VACANT (formerly leased by Carsons)	70,383	43.63%
	77,383	47.97%
TOTAL	161,327	100%

_____, I, the undersigned, certify that I have read this Renewal Application and that the statements set forth in this Renewal 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

Mitch Goltz, as agent of GW Property Group, LLC-Series 8

Print Name

agent of GW Property Group, LLC-Series 8

Title

06/25/2019

Date

12/4/18

INCENTIVES CLASS LIVING WAGE ORDINANCE AFFIDAVIT

Mitchell Goltz

_____ 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, (Sec. 74-71), as amended:

_____ Class 6B _____ Class 8 (*Industrial property*) _____ Class 9 X Class 7

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*):

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

OR

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

Further affiant sayeth not.

<u>Mitch Goltz</u>	Mitch Goltz
Agent's Signature Agent's Name & Title	
2211 N. Elston, Suite 304	773.382.0590
Agent's Mailing Address Agent's Telephone Number	
GW Property Group, LLC-Series 8	2211 N. Elston, Suite 304, Chicago, IL 60614
Applicant's Name Applicant's Mailing Address	
mitch@gwproperties.com	
Applicant's Email Address	

Subscribed and sworn before me this 15 day of May, 2019

Natalie Renee Acierio
Signature of Notary Public

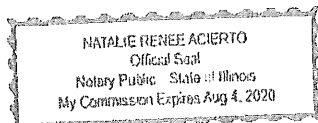


EXHIBIT A
(Please type or Print)

(Please type or Print)

PIN(s)
27-10-400-044-0000

27-10-400-044-0000

Common Address
66 Orland Square Drive, Orland Park

66 Orland Square Drive, Orland Park

INCENTIVES CLASS LIVING WAGE ORDINANCE AFFIDAVIT

David Blitz 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, (Sec. 74-71), as amended:

☐ Class 6B ☐ Class 8 (Industrial property) ☐ Class 9 ☒ Class 7

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*):

☐ 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 Agent's Name & Title

2211 N. Elston, Suite 304

Agent's Mailing Address Agent's Telephone Number

BlitzLake Orland Park, LLC

2211 N. Elston, Suite 304, Chicago, IL 60614

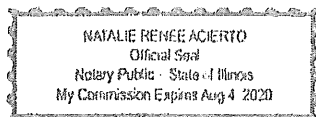
Applicant's Name Applicant's Mailing Address

JB@BlitzLake.com

Applicant's Email Address

Subscribed and sworn before me this 15 day of May, 2019

Natalie Renee Acierro
Signature of Notary Public



(Please type or Print)

27-10-400-044-0000

66 Orland Square Drive, Orland Park

**Cook County Bureau of Economic Development (CCBED)
AFFIDAVIT FOR COOK COUNTY TAX INCENTIVES**

Please check the box to indicate the tax incentive category:

- ☐ Class 6b, 6B CEERM, 6b TEERM, 6B SER ☒ Class 7a, Class 7b, Class 7c ☐ Class 8, Class 8 CEERM, Class 8 TEERM
☐ Class C

On behalf of BlitzLake Orland Park, LLC (the "Applicant"), I hereby certify, represent and warrant the following to the CCBED:

1. Attached as Exhibit 1 hereto and hereby incorporated herein is a true and correct list of all real estate owned in Cook County, Illinois by the Applicant, including all permanent index numbers associated with such real estate.
2. Attached as Exhibit 2 hereto and hereby incorporated herein is a true and correct Disclosure of the Ownership Interests of the Applicant as set forth in Cook County's Code of Ethical Conduct (Cook County, Ill., Code, Ch. 2, Art. VII, Div. 2, Subdiv. VI, Section 2-610).
3. The Applicant is not delinquent in the payment of any property taxes administered by Cook County or by a local municipality.
4. The Applicant is in compliance with all applicable laws, as required by the Cook County Tax Incentive Ordinance, Classification System for Assessment, as amended from time to time (the "Tax Incentive Ordinance").

Under penalty of perjury, I hereby certify, represent and warrant that I have the knowledge and the authority to provide this Affidavit to the CCBED on behalf of the Applicant. This Affidavit shall be deemed to be the Applicant's Economic Disclosure Statement, as defined in the Tax Incentive Ordinance. The Applicant hereby submits this Affidavit to the CCBED for purposes of complying with the provisions of the Tax Incentive Ordinance.

I hereby acknowledge that the CCBED has not, and will not independently verify the certifications, representations and warranties contained herein. I further acknowledge that the CCBED is entitled to and is in fact relying upon the certifications, representations and warranties contained herein in connection with its support and consent for the above stated tax incentive request of the Applicant to the Office of the Assessor of Cook County, Illinois pursuant to the Tax Incentive Ordinance in connection with property located at 66 Orland Square, in Orland Park, Illinois, 60482 (the "Subject Property").

I understand and acknowledge that if the certifications, representations or warranties contained herein are untrue in any respect, the support and consent of the CCBED for the tax incentive classification of the Subject Property may be revoked, and other penalties at law or in equity may apply.

APPLICANT:

Name of Company: BlitzLake Orland Park, LLC

By: David Blitz

Print Name of Signatory: _____

Print Title of Signatory: _____

Signed and sworn before me on 5/15/19 (Date)
at Cook (County) IL (State)
Natalie Renee Acierio (Notary Public)
My Commission expires on 8/4/20

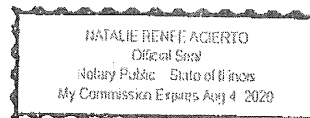


EXHIBIT 1

List below or attach all real estate owned in Cook County, Illinois by the Applicant,
Including all permanent index numbers associated with such real estate.

EXHIBIT 1

List below or attach all real estate owned in Cook County, Illinois by the Applicant,
Including all permanent index numbers associated with such real estate

P.I.N. 27-10-400-044-0000 (the "7c Parcel")

P.I.N. 27-10-400-043-0000

EXHIBIT 2

List below or attach Cook County Disclosure of Ownership Interests of the Applicant

Applicants**	Owners:	Address:
GW Property Group, LLC – Series 8	Mitch Goltz Living Trust U/T/A DTD 6/11/14 * Shai Wolkowicki	2211 N. Elston Ave., Suite 304 Chicago, IL 60614
BlitzLake Orland Park, LLC	David Blitz Jeff Lake Brian Lake	2211 N. Elston Ave., Suite 304 Chicago, IL 60614

* Mitchell Goltz is the sole beneficiary of the Mitchell Goltz Living Trust U/T/A DTD 6/11/14. Mr. Goltz can be reached at 2211 N. Elston Ave., Suite 304, Chicago, IL 60614

**The Applicants are the successors-in-interest to the original applicant and equally own the subject as co-tenants in common. The original applicant for the 7c incentive was 66 Orland Square LLC. The original applicant executed a quit claim deed on May 19, 2017, conveying a 50% interest in the subject property to GW Property Group, LLC – Series 8 and a 50% interest to BlitzLake 3D, LLC as co-tenants in common. An additional quit claim deed was executed on September 7, 2017, conveying all of BlitzLake 3D, LLC's interest to BlitzLake Orland Park, LLC.

EXHIBIT 3

See attached Cook County Assessor's Living Wage Affidavit for Applicant

INCENTIVES CLASS LIVING WAGE ORDINANCE AFFIDAVIT

David Blitz 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, (Sec. 74-71), as amended:

☐ Class 6B ☐ Class 8 (*Industrial property*) ☐ Class 9 ☒ Class 7

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*):

☐ 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 Agent's Name & Title

2211 N. Elston, Suite 304

Agent's Mailing Address Agent's Telephone Number

BlitzLake Orland Park, LLC

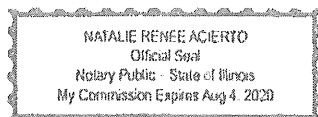
2211 N. Elston, Suite 304, Chicago, IL 60614

Applicant's Name Applicant's Mailing Address

JB@BlitzLake.com

Applicant's Email Address

Subscribed and sworn before me this 15 day of May, 2019
Natalie Renee Acierio
Signature of Notary Public



(Please type or Print)

27-10-400-044-0000

66 Orland Square Drive, Orland Park

**Cook County Bureau of Economic Development (CCBED)
AFFIDAVIT FOR COOK COUNTY TAX INCENTIVES**

Please check the box to indicate the tax incentive category:

- ☐ Class 6b, 6B CEERM, 6b TEERM, 6B SER ☒ Class 7a, Class 7b, Class 7c ☐ Class 8, Class 8 CEERM, Class 8 TEERM
☐ Class C

On behalf of GW Property Group, LLC - Series 8 (the "Applicant"), I hereby certify, represent and warrant the following to the CCBED:

1. Attached as Exhibit 1 hereto and hereby incorporated herein is a true and correct list of all real estate owned in Cook County, Illinois by the Applicant, including all permanent index numbers associated with such real estate.
2. Attached as Exhibit 2 hereto and hereby incorporated herein is a true and correct Disclosure of the Ownership Interests of the Applicant as set forth in Cook County's Code of Ethical Conduct (Cook County, Ill., Code, Ch. 2, Art. VII, Div. 2, Subdiv. VI, Section 2-610).
3. The Applicant is not delinquent in the payment of any property taxes administered by Cook County or by a local municipality.
4. The Applicant is in compliance with all applicable laws, as required by the Cook County Tax Incentive Ordinance, Classification System for Assessment, as amended from time to time (the "Tax Incentive Ordinance").

Under penalty of perjury, I hereby certify, represent and warrant that I have the knowledge and the authority to provide this Affidavit to the CCBED on behalf of the Applicant. This Affidavit shall be deemed to be the Applicant's Economic Disclosure Statement, as defined in the Tax Incentive Ordinance. The Applicant hereby submits this Affidavit to the CCBED for purposes of complying with the provisions of the Tax Incentive Ordinance.

I hereby acknowledge that the CCBED has not, and will not independently verify the certifications, representations and warranties contained herein. I further acknowledge that the CCBED is entitled to and is in fact relying upon the certifications, representations and warranties contained herein in connection with its support and consent for the above stated tax incentive request of the Applicant to the Office of the Assessor of Cook County, Illinois pursuant to the Tax Incentive Ordinance in connection with property located at 66 Orland Square, in Orland Park, Illinois, 60462 (the "Subject Property").

I understand and acknowledge that if the certifications, representations or warranties contained herein are untrue in any respect, the support and consent of the CCBED for the tax incentive classification of the Subject Property may be revoked, and other penalties at law or in equity may apply.

APPLICANT:

Name of Company: GW Property Group, LLC - Series 8

By: [Signature]

Print Name of Signatory: Mitch Galtz

Print Title of Signatory: Manager

Signed and sworn before me on 5/15/19 (Date)

at COOK (County) IL (State)

Natalie Renee Acierio (Notary Public)

My Commission expires on 8/4/20

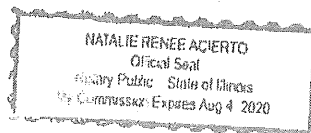


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Including all permanent index numbers associated with such real estate.

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Including all permanent index numbers associated with such real estate

P.I.N. 27-10-400-044-0000 (the "7c Parcel")

P.I.N. 27-10-400-043-0000

EXHIBIT 2

List below or attach Cook County Disclosure of Ownership Interests of the Applicant

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BlitzLake Orland Park, LLC	David Blitz Jeff Lake Brian Lake	2211 N. Elston Ave., Suite 304 Chicago, IL 60614

* Mitchell Goltz is the sole beneficiary of the Mitchell Goltz Living Trust U/T/A DTD 6/11/14. Mr. Goltz can be reached at 2211 N. Elston Ave., Suite 304, Chicago, IL 60614

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EXHIBIT 3

See attached Cook County Assessor's Living Wage Affidavit for Applicant

INCENTIVES CLASS LIVING WAGE ORDINANCE AFFIDAVIT

Mitchell Goltz 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, (Sec. 74-71), as amended:

 Class 6B Class 8 (*Industrial property*) Class 9 X Class 7

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*):

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

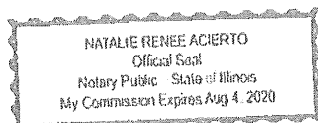
OR

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

Further affiant sayeth not.

<u><i>Mitch Goltz</i></u>	Mitch Goltz
Agent's Signature Agent's Name & Title	
<u>2211 N. Elston, Suite 304</u>	<u>773.382.0590</u>
Agent's Mailing Address Agent's Telephone Number	
<u>GW Property Group, LLC-Series 8</u>	<u>2211 N. Elston, Suite 304, Chicago, IL 60614</u>
Applicant's Name Applicant's Mailing Address	
<u>mitch@gwproperties.com</u>	
Applicant's Email Address	

Subscribed and sworn before me this 15 day of May, 2019
Natalie Renee Acierito
Signature of Notary Public



(Please type or Print)

27-10-400-044-0000

66 Orland Square Drive, Orland Park

A RESOLUTION SUPPORTING AND CONSENTING TO A RENEWAL OF A COOK COUNTY CLASS 7C REAL ESTATE TAX ASSESSMENT CLASSIFICATION FOR THE PROPERTY LOCATED AT 66 ORLAND SQUARE DRIVE (P.I.N.: 27-10-400-044-0000) IN THE VILLAGE OF ORLAND PARK, ILLINOIS

WHEREAS, the Village of Orland Park (the "Village") desires to promote the rehabilitation and utilization of abandoned or vacant buildings, structures, and properties in the Village; and

WHEREAS, the Cook County Assessor is operating under the Cook County Real Property Classification Ordinance (the "Ordinance") enacted by the Cook County Board of Commissioners, as amended from time to time, which provides owners of property, on which there are abandoned or vacant buildings or structures, in certain cases, with a reduction in the assessed valuation of the property in order to induce and encourage commercial projects which would not be economically feasible without assistance; and

WHEREAS, GW Property Group, LLC – Series 8 and BlitzLake Orland Park, LLC, (the "Petitioner"), has applied, or is applying, for a renewal of the Class 7c Classification under the Ordinance and has proven to the President and Board of Trustees of the Village (the "Village Board") that such renewal of the Class 7c Classification is necessary to encourage and induce rehabilitation, improvement and occupancy of the real estate identified below (the "Subject Property"); and

WHEREAS, the Village Board supports and consents to the filing of a renewal for the Class 7c Classification application by the Petitioner, with the understanding that any owner and/or occupant of the Subject Property must meet the Class 7c Classification qualifications for the rehabilitation, improvement and occupancy of the Subject Property; and

WHEREAS, the Village Board has determined that the granting of a renewal of the Class 7c Classification to the Petitioner, for the Subject Property, would be beneficial to the Village.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ORLAND PARK, COUNTIES OF COOK AND WILL, STATE OF ILLINOIS, that the request of the Petitioner to have the Subject Property declared eligible for the Class 7c Classification under the Ordinance, is hereby granted, in that the Village Board has determined that the incentive provided by the said Class 7c. Classification is necessary for the rehabilitation, improvement and occupancy of the Subject Property to occur.

BE IT FURTHER RESOLVED, that the Village Board finds that the Subject Property qualifies for purposes of the renewal of the Class 7c Classification, and consents to the

Subject Property being designated under the Class 7c Classification by the Cook County Assessor; with a copy of the Class 7c Classification renewal application of the Petitioner, based on the rehabilitation, improvement and occupancy of the Subject Property as outlined by the Petitioner in said application, being attached hereto as Exhibit A and made a part hereof.

BE IT FURTHER RESOLVED that the Village Board hereby supports, consents to, and approves the Class 7c Classification for the Subject Property, pursuant to the Ordinance; said Subject Property being described as follows:

LEGAL DESCRIPTION:

PARCEL 1B:

A TRACT OF LAND IN THE SOUTH 1/2 OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING ON THE NORTH AND SOUTH CENTERLINE OF SAID SECTION 10, A DISTANCE OF 501.78 FEET NORTH 0 DEGREES 01 MINUTES WEST OF THE SOUTH 1/4 CORNER OF SAID SECTION 10; THENCE SOUTH 70 DEGREES 48 MINUTES WEST 9.05 FEET TO A POINT ON CURVE; THENCE NORTHERLY ON A CURVE CONVEX TO THE EAST HAVING A RADIUS OF 505.17 FEET, AN ARC DISTANCE OF 223.26 FEET AND A CHORD BEARING OF NORTH 12 DEGREES 38 MINUTES 42 SECONDS EAST TO A POINT OF COMPOUND CURVE; THENCE NORTHERLY ON A CURVE CONVEX TO THE EAST HAVING A RADIUS OF 1330.73 FEET, AN ARC DISTANCE 75.34 FEET AND A CHORD BEARING OF NORTH 01 DEGREES 38 MINUTES 18 SECONDS EAST TO A POINT OF A CONCRETE WALL CENTERLINE EXTENDED EAST AND WEST, THAT POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTHERLY ON SAID CURVE CONVEX TO THE EAST AN ARC DISTANCE 307.12 FEET AND A CHORD BEARING OF NORTH 09 DEGREES 52 MINUTES 19 SECONDS WEST TO A POINT OF TANGENT; THENCE NORTH 16 DEGREES 29 MINUTES WEST 27.08 FEET; THENCE NORTH 73 DEGREES 31 MINUTES EAST 535.00 FEET; THENCE SOUTH 16 DEGREES 29 MINUTES EAST 328.90 FEET; THENCE SOUTH 02 DEGREES 10 MINUTES 40 SECONDS WEST 164.51 FEET TO A POINT OF A CONCRETE WALL CENTERLINE EXTENDED EAST AND WEST; THENCE NORTH 89 DEGREES 59 MINUTES 16 SECONDS WEST ALONG SAID CONCRETE WALL CENTERLINE EXTENDED EAST AND WEST 539.86 FEET TO THE POINT OF BEGINNING ON COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER (P.I.N): 27-10-400-044-0000

COMMON ADDRESS: 66 Orland Square Drive, Orland Park, Illinois 60462.

BE IT FURTHER RESOLVED that the Village Clerk is hereby authorized and directed to forward a certified copy of this Resolution to the Office of the Cook County Assessor.



VILLAGE OF ORLAND PARK

14700 Ravinia Avenue
Orland Park, IL 60462
www.orlandpark.org

Department Requested Action

File Number: 2015-0155

Agenda Date: 3/16/2015

Version: 2

Status: PASSED

In Control: Board of Trustees

File Type:
AGREEMENTS/CONTRACTS

Agenda Number: O.

Title/Name/Summary

A RESOLUTION DETERMINING THE NECESSITY OF AND BENEFIT FROM
COMMERCIAL USES AND SUPPORTING GRANTING OF CLASS 7C STATUS
PURSUANT TO THE COOK COUNTY REAL PROPERTY CLASSIFICATION
ORDINANCE FOR CERTAIN REAL ESTATE LOCATED AT 66 ORLAND SQUARE DRIVE
PIN: 27-10-400-018, ORLAND TOWNSHIP IN ORLAND PARK, ILLINOIS

..Body

WHEREAS, the Village of Orland Park desires to promote the development and retention of industry in the Village of Orland Park; and

WHEREAS, the Cook County Assessor's Office administers the Class 7C program, which is intended to encourage commercial development and retention in Cook County; and

WHEREAS, certain properties are or may be applying for renewal of their individual Class 7C property status and this Board finds the commercial use of said property is necessary and beneficial to the local economy, and therefore supports and consents to the approval of the Class 7C status for said property.

NOW, THEREFORE, Be it Resolved, by the Mayor and Board of Trustees of the Village of Orland Park, Cook County, Illinois, as follows:

SECTION 1

The commercial use of the property identified below is necessary and beneficial to the local economy of the Village of Orland Park, Cook County, Illinois, and the Village Board hereby supports and consents to the granting of the Class 7C status for the said property.

SECTION 2

The above finding of necessity and benefit to the local economy and support and consent shall apply to the property legally identified by the following common address:

66 Orland Square Drive, Orland Park, Illinois
PIN #27-10-400-018

SECTION 3

This Resolution shall be in full force and effect from and after its adoption.

SECTION 4

The Village Clerk shall forthwith transmit a certified copy of this Resolution to the Office of the Assessor of Cook County, Illinois, and to the property owner.

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 of Reoccupation of Vacant/Abandoned Property.

Applicant Information

Name: 66 Orland Square LLC Telephone: (773) 304-8600
Address: 225 W. Hubbard St, Suite 600
City: Chicago State: IL Zip Code: 60654
Email: Mitch@gwpproperties.com

Contact Person (if different than the Applicant)

Name: _____
Company: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Email: _____ Telephone: (_____) _____

OFFICE OF
COUNTY ASSESSOR
RECEIVED

FEB 20 2015

INCENTIVES DEPT.

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) 66 Orland Square LLC
Permanent Real Estate Index Number: 27-10-400-018
(2) _____
Permanent Real Estate Index Number: _____
(3) _____
Permanent Real Estate Index Number: _____
City: Orland Park State: IL Zip Code: 60462
Township: Orland Existing Class: 5-97

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: _____

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)

- See Next Page

Requested Information for Class 7C Eligibility Application

Identification of Person Having an Interest in the Property

		<u>Address</u>
Ownership Entity:	66 Orland Square LLC	225 W. Hubbard, Suite 600, Chicago, IL 60654
Members of Ownership Entity:	GW Property Group	225 W. Hubbard, Suite 600, Chicago, IL 60654
Members:	Mitch Goltz Shai Wolkowicki	
	BlitzLake 3D	225 W. Hubbard, Suite 600, Chicago, IL 60654
	David Blitz Jeff Lake	

Occupants in Property (Tenant):	Size of Space (Sq. Ft.)	% of Building	
Carson Piere Scott Furniture Gallery	71,738	44%	66 Orland Square Dr, Orland Park, IL 60462
Vacant Space	91,342	56%	
Total:	163,080		

General Description of the Proposed Property Usage:

The existing building is an approximately 163,080 square foot building occupied partially by Carson Piere Scott Furniture Gallery, who occupies approximately 71,738 sf total over two levels. The remainder of the building has been vacant for at least 13 years and was marketed extensively by several reputable brokerage firms and sellers prior to our taking ownership in December of 2014. We plan to undergo a renovation of the vacant space so that we can attract quality tenants to occupy the vacant spaces. The users targeted would be retail, entertainment, recreation and fitness focused.

Planned Improvements

Completely new façade improvements which would divide the one vacant space currently into five distinct storefronts
New HVAC units throughout the vacant spaces
New Interior buildouts for each space
Upgrade of all utilities
Enhancements to the parking lot and overall site by also creating more parking onsite to accommodate the various targeted users

The work and planned improvements to make the building tenantable will commence over the next 180 days with a targeted completion date in the 4th quarter of 2015. We believe that to attract the right tenants, this work needs to be completed prior to then since the Property has sat stagnant for many years and has a bit of a stigma with it in its current condition.

Attached Materials

Attached are photos of the existing building, a marketing brochure advertising the spaces for lease, a rendering of the planned façade enhancements and proposed site plan dividing the total vacant space into five smaller spaces ranging from 7,000 sf to 30,000 sf.

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 reoccupatlon

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?

13 years

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

Home Mart's Warehouse - about 2001

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: 7/1/2015

Date of purchase: 12/9/15

Name of purchaser: 615 Orland Square LLC

Name of seller: Donald Shapiro, duly appointed Receiver
~~in the matter of Orland Holdings, LLC,~~

Relationship of purchaser to seller: None Case No. 10 CH 20098

Attach copies of the following documents: - See Attached

- (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? 25

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

Full-time: 4 Part-time: 0

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

75

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

0

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.

Mitch Salt
Signature

Feb 18, 2015
Date

Mitch Saltz
Print Name

Manager
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.*

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.

<u>Mitch Goltz</u>	<u>Feb 18, 2015</u>
Signature	Date
<u>Mitch Goltz</u>	<u>Manager</u>
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 12/08/14

FIELD AND GOLDBERG, LLC
ATTORNEYS AT LAW

SUITE 2910
10 SOUTH LA SALLE STREET
CHICAGO, ILLINOIS 60603-1056

JAMES A. FIELD
WRITER'S DIRECT DIAL NO.
312-408-7270
jfield@fieldandgoldberg.com

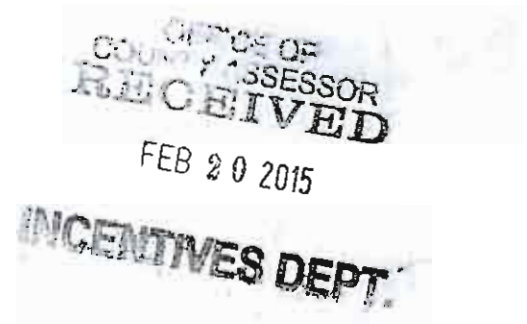
TELEPHONE (312) 408-7200
FAX: (312) 408-7201
www.fieldandgoldberg.com

February 20, 2015

VIA MESSENGER

Ms. Sheryl E. Caldwell
Project Director
Bureau of Economic Development
Department of Planning & Development
69 W. Washington, Suite 2900
Chicago, IL 60602

Mr. Ira Horwitz
Office of the Cook County Assessor
Incentives Department
County Building
Chicago, Illinois 60602



Re: Class 7C application and data for the Property located at 66 Orland Square Drive, Orland Park, IL, P.I.N. 27-10-400-018-0000 (the "Property")

Dear Ms. Caldwell and Mr. Horwitz:

Attached hereto is a signed copy of 66 Orland Square LLC's ("Applicant") 2015 Class 7C Eligibility Application (the "Application") for the Property, a Table of Contents and multiple documents supporting the filing. Applicant has simultaneously submitted its \$500 filing fee with the Cook County Assessor's Office.

At your request, this letter provides a description of the Property, details regarding its historic and persistent vacancy, its planned future use, and an analysis of the tax impact of granting the Class 7C incentive (the "Incentive") on the currently vacant space. Applicant is seeking the Incentive pursuant to the abandonment of the Property and the fulfillment of all other criteria associated with the Class 7C Ordinance.

DESCRIPTION OF THE PROPERTY

The Property consists of a one-story, steel frame structure with masonry walls containing approximately 163,125 square feet of improvement (see Survey, attached as Exhibit A to the application). Carson Furniture Gallery rents 71,738 square feet (located on two separate floors (the "Retail Space"); its lease represents approximately 44% of the Property's improvement. **The remaining 91,363 square feet of improvement has been vacant for approximately 13 years;** this represents approximately 56% of the Property's improvement (the "Vacant Space").

FIELD AND GOLDBERG, LLC

The attached site plan (Exhibit B of the application) lays out the location of the Retail Space and the Vacant Space. Assuming the Incentive is granted, Applicant intends to transform the Vacant Space into five separate retail spaces. See Exhibit B and C of the application. The locations of the Vacant Space and five corresponding retail spaces are set forth on the site plan as proposed Tenant Spaces A (located on the ground floor underneath the retail space), B, C, D and E.

The Vacant Space is **physically separated from the Retail Space by load bearing walls, shares no mechanicals with the Retail Space and must be accessed from outside the Retail Space; no entryway or doorway connects the Vacant and Retail Space.**

Applicant is seeking to have the Incentive applied to the Vacant Space which accounts for approximately 56% of the improvement and to 56% of the land's improvement assessment (collectively, the "Incentive Property").

ABANDONED PROPERTY

The Vacant Space has been 100% vacant for approximately thirteen years (see the affidavits contained in Exhibit D to the application). In spite of substantial efforts to market the Property, no attempts generated revenue or tenants for the space. Attached to the application are pictures of the vacant space and exterior, as well as, a broker's listing. (See Exhibits E and F to the application). Based on the foregoing, the Vacant Space is chronically incapable of generating revenue without incentives reducing its tax burden and should be treated as abandoned. Based on the foregoing, the Incentive Property fulfills the Incentive's abandonment requirement.

HISTORIC TAX ANALYSIS

Pursuant to the Incentive, an applicant must demonstrate that a property's taxes, assessments or equalized assessed values were either stagnant or decreased over the last six years. As Exhibit G to the application and the chart below indicate, the Property's assessed value has decreased in three of the last six years and meets the ordinance's requirement. In particular, tax years 2010, 2013 and 2014 all had lower assessments than the prior year; see below:

<u>Year</u>	<u>Assessment</u>	<u>Year</u>	<u>Assessment</u>	<u>Decrease</u>
2009	\$1,173,237	2010	\$1,042,725	\$130,512
2012	\$1,406,873	2013	\$1,406,869	\$ 4
2013	\$1,406,869	2014	\$1,280,396	\$126,473

TAX IMPACT OF INCENTIVE

Attached as Exhibit H is a five year projection demonstrating the projected increase in taxes attributable to applying the ordinance to the Incentive Property vs the taxes associated with the Incentive Property if the incentive was not granted and that space remained vacant. As the projection demonstrates, the estimated taxes for the Incentive Property are substantially higher than leaving the Vacant Space in its current state and applying vacancy relief to the property.

ECONOMIC IMPACT

Without the Incentive, this development project will not be economically viable. The Property's current taxes must either be borne by the applicant who must lease the space for higher/non-competitive rates or by tenants, as pass-throughs, which are equally unattractive. If the Incentive is granted, the site will employ around 75 workers who are also likely to frequent nearby business which will provide significant additional tax dollars to the village.

QUALIFICATION FOR INCENTIVE

As set forth above, the applicant has met all criteria for the Incentive. In particular: (i) the Vacant Space has been totally vacant for nearly thirteen years; (ii) that space is physically divisible from the remainder of the Property; (iii) the Property has declining assessments in three of the last six years; and (iv) an analysis of the impact of the Incentive shows an overall increase in relevant taxes and a significant positive impact on the local community and the County. As such, all of the requirements for the Incentive have been met. Applicant is working with the Village of Orland Park to secure a resolution for the Incentive. We will provide a copy of that resolution as soon as it is passed. Based on all of the foregoing, Applicant respectfully requests that the Class 7C Incentive be granted to the Incentive Property which comprises 56% of the Property's land and improvement assessments.

Please let us know if you have any questions.

Very truly yours,

FIELD AND GOLDBERG, LLC



James A. Field

Enclosures

[illegible]



VILLAGE OF ORLAND PARK

14700 Ravinia Avenue
Orland Park, IL 60462
www.orland-park.il.us

Department Requested Action

File Number: 2015-0155

Agenda Date: 3/16/2015

Version: 1

Status: IN BOARD OF
TRUSTEES

In Control: Economic Development Strategy and Community Engagement

File Type: RESOLUTION

Agenda Number: 3.

Title/Name/Summary

66 Orland Square Drive - Class 7C Resolution

History

The applicant is seeking a Class 7C tax incentive from Cook County pursuant to the abandonment of the subject property at 66 Orland Square Drive and the fulfillment of all other criteria associated with the Class 7C Ordinance. The Cook County Board of Commissioners adopted the Class 7C Commercial Urban Relief Eligibility incentive in 2014, aiming to encourage real estate development in the region. The incentive is intended to encourage commercial projects which would not be economically feasible without assistance. Unlike the more familiar Class 6B and Class 8 incentives, the 7C allows all commercial properties to apply instead of restricting the incentive to only those properties which currently have or are marketed towards industrial uses.

The five year incentive applies to all newly constructed buildings or other structures, including the land upon which they are situated; the utilization of vacant structures abandoned for at least 12 months, including the land upon which they are situated; or all buildings and other structures which are substantially rehabilitated to the extent such rehabilitation has added to their value, including qualified land related to the rehabilitation.

Projects which qualify for the Class 7C incentive will receive a reduced assessment level of 10% of the fair market value for the first three years, 15% for the fourth year and 20% for the fifth year. Without the incentive, commercial property would normally be assessed at 25% of its market value.

The subject property consists of a one-story, steel frame structure with masonry walls containing approximately 163,125 square feet of leasable area. Carson's Furniture Gallery rents 71,738 square feet, representing approximately 44% of the subject property's area. The remaining 91,363 square feet, representing approximately 56% of the property's area, has been vacant for approximately 13 years.

Should the incentive be granted, the petitioner intends to transform the vacant space into five separate retail spaces. The vacant space is physically separated by load bearing walls, shares no mechanicals, and must be accessed from outside the retail space. No entrance or doorway connects the vacant and occupied spaces.

The petitioner is seeking to have the incentive applied to the vacant space which

accounts for approximately 56% of the improvement, and to 56% of the land's improvement assessment.

The petitioner has provided affidavits indicating that the vacant space has been vacant for approximately 13 years. Additionally the petitioner provided documentation showing that the property has been actively marketed over this time period but has been unsuccessful generating revenue or tenants for the space. Based on this information the subject property is chronically incapable of generating revenue without incentives reducing its tax burden and should be treated as abandoned.

Based on the incentive criteria for evaluation, an applicant must demonstrate that a property's taxes assessments or equalized assessed values were either stagnant or decreased over the last six years. As indicated by supplemental information provided by the petitioner, the subject property's assessed value has decreased in three of the last six years (2010, 2013, and 2014). As evidenced by the projection performed by the petitioner, the estimated taxes for the subject property will be significantly higher if the incentive is not granted.

Without the incentive the petitioner indicates that the current development project will not be economically viable. The reduction the subject property's tax burden will allow the petitioner to remain competitive in attracting new tenants and when the property is fully leased, is expected to employ approximately 75 workers.

The petitioner has demonstrated that the subject property meets the following incentive evaluation criteria. The vacant spaces has been totally vacant for nearly 13 years; the space is physically divisible from the remainder of the property; the property has declining assessments in three of the last six years; and an analysis of the impact of the incentives an overall increase in relevant taxes and a significant positive impact on the local community and Cook County. The Village of Orland Park has reviewed the Incentive Classification Initial Questionnaire (IC-IQ), and that the four eligibility factors which must be present to demonstrate that the area is in need of commercial development are satisfied and the village consents to and supports the application.

Economic Development Strategy and Community Engagement Committee

At the March 2, 2015 meeting, staff gave an overview of this new Class 7C tax incentive offered by Cook County. There was general discussion amongst the committee members about how the incentive works and the advantages that it offers commercial properties. The Economic Development Strategy and Community Engagement Committee unanimously recommended to the Village Board of Trustees for approval of the Class 7C Resolution for 66 Orland Square Drive. This request is now before the Village Board of Trustees for approval.

Financial Impact

The adoption of this resolution does not have a direct financial impact. However, redevelopment could have positive impacts on future revenue for the Village.

Recommended Action/Motion

I move to approve a resolution determining the neccessity and benefit from commercial uses and supporting the granting of class 7C status pursuant to the Cook County Real Property Classification Ordinance for Certain Real Estate Located at 66 Orland Square Drive in Orland Park, Illinois.

REQUEST FOR ACTION REPORT

File Number:	2019-0511
Orig. Department:	Development Services Department
File Name:	Village Center Landscape Master Plan - Tree Preservation and Green Infrastructure Account

BACKGROUND:

OVERVIEW AND BACKGROUND

On February 4, 2019, the Village Board of Trustees approved funding for the Village to work with Hey and Associates to create a master landscape plan for the Village Center campus (see 2019-0007). To date, a landscape plan of any kind has never been created for Village Center, despite the campus being nationally recognized by the American Institute of Architects (AIA) with an AIA Certificate of Merit for Good Design. The result has been an inconsistent landscape aesthetic and higher than normal maintenance demands throughout the grounds.

Subsequently, on February 29, 2019, the Village Board of Trustees approved a conceptual master landscape plan for the Village Center (see 2018-0811) in conjunction with parking lot and entry plaza improvements. The conceptual master landscape plan was developed by the Development Service Department in conjunction with the Village Manager's Office and Parks Departments to help guide a Village Center Master Landscape Plan.

The Village Manager's Office, Development Services Department and Parks and Grounds Department then worked with the Village's landscape consultant Hey and Associates between March and June, 2019 to create a master landscape plan for the Village Center campus. The result of those efforts is attached for review and consideration by the Development Services, Planning and Engineering Committee and Village Board.

PROJECT DESCRIPTION and OBJECTIVE

The objective of the proposed Village Center Landscape Master Plan is to extend the architectural principles used to develop the Village Center buildings in to the surrounding campus, as well as incorporate goals of the Comprehensive Plan and Land Development Code, through the use of green infrastructure and sustainable landscape design. The proposed master plan, a rendering and an opinion of probable cost is attached for review. In sum, the proposed plan focuses on:

- Green Infrastructure and Sustainable Landscape Design
- Low Maintenance / Native Plantings
- Stormwater Management Features
- Preservation of Quality Trees
- Enhanced Public Space
- Improved Outdoor Seating Areas
- Reuse of Existing Materials
- Overall Improved Aesthetics

The plan is broken into four (4) phases, as detailed below:

Phase 1 - Village Hall Foundation Landscaping

Cost Estimate - \$89,000

Scope of Work - Plants / Trees / Outcropping / Seating Area / Mulch / Soil / Installation

Phase 2 - Veteran's Plaza Permeable Walkway, Seatwall and Site Amenities

Cost Estimate - \$140,000

Scope of Work - Paver Walkway / Seatwall / Site Amenities

Phase 3 - Civic Center Foundation Landscaping and Parking Islands

Cost Estimate - \$70,000

Scope of Work - Plants / Trees / Outcropping / Mulch / Soil / Installation

Phase 4 - Demonstration Lawn and Parking Islands

Cost Estimate - \$85,000

Scope of Work - Plants / Trees / Mulch / Soil / Installation

Total Project Estimate = \$384,762.23

TIMELINE

If Board approves the use of Tree Preservation and Green Infrastructure Account (TPGIA) funds for Phase 1 of this project, Hey and Associates would then begin work on construction documents, funding for which would come out of the Parks and Grounds project consultant budget. The project could then go out to bid, and once the contractor was approved by Board, construction on Phase 1 could begin in the Fall, 2019.

This case is now before the Development Services, Planning and Engineering Committee for consideration.

BUDGET IMPACT:

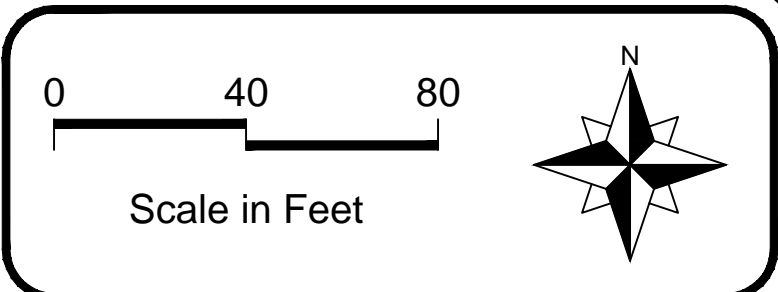
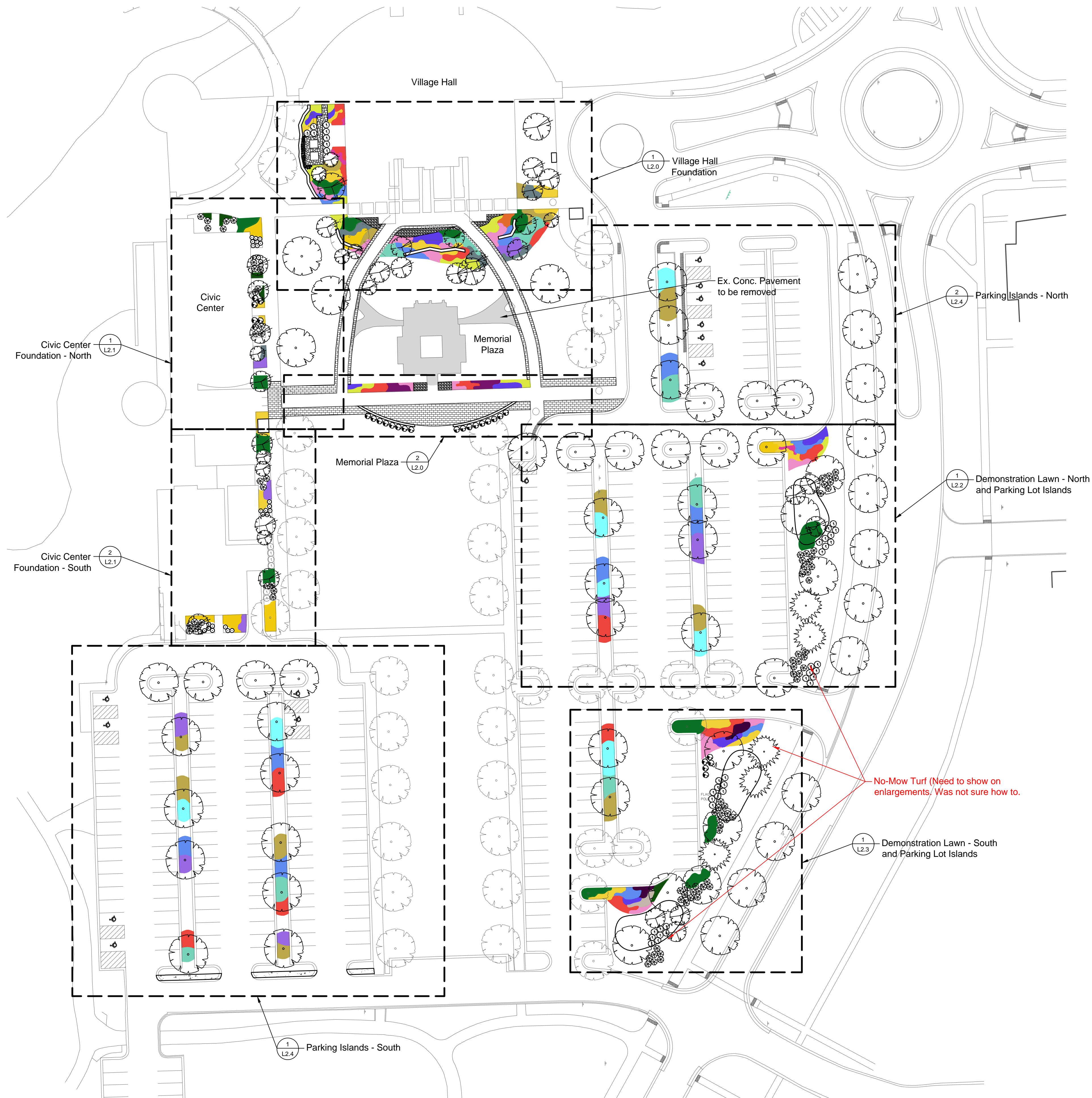
The project estimate for the construction and contingency for Phase 1 of this project is \$89,000 (see attached opinion of probable construction cost). Funds for this project are available in the Tree Preservation and Green Infrastructure Account (TPGIA) # 010-0000-223100. The Village's TPGIA was set up specifically for green infrastructure projects such as the proposed project.

REQUESTED ACTION:

I move to recommend approval of the landscape plan titled "Village Center Landscape Master Plan", prepared by Hey and Associates and dated 05/16/2019;

And

I move to recommend approval of the use of funds from the Tree Preservation and Green Infrastructure Account in an amount not to exceed \$89,000.00 for the construction of Phase 1 of the Village Center Landscape Master Plan.



LEGEND		
	Ex. Deciduous Shrub	
	Ex. Deciduous Tree	
	Prop. Deciduous Shrub	
	Prop. Deciduous Shrub	
	Prop. Deciduous Shrub	
	Prop. Coniferous Shrub	
	Prop. Ornamental Tree	
	Prop. Deciduous Tree	
	Prop. Coniferous Tree	
	Prop. Herbs	
No.	Revision/Issue	Date

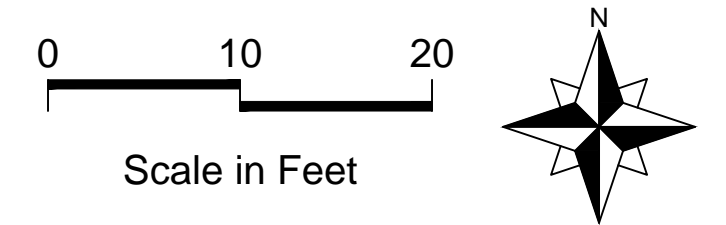
Hey and Associates, Inc.
Engineering, Ecology and Landscape Architecture
8755 W. HIGGINS ROAD, SUITE 835
CHICAGO, ILLINOIS 60631
OFFICE (773) 693-9200
FAX (773) 693-9202
CHICAGO@HEYASSOC.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-002429











Village of Orland Park
Municipal Complex
Landscape Improvements

Overall Landscape Plan

PROJECT NO: 17-0346		DRAWING NO:	
DESIGNED BY	LAV	L1.1	SHEET NO:
DRAWN BY	CFR/LAV		
CHECKED BY	TRP		
APPROVED BY	TRP	2 OF 9	
ISSUE DATE	05/16/2019		

Concept



	Ex. Deciduous Shrub
	Ex. Deciduous Tree
	Prop. Deciduous Shrub
	Prop. Deciduous Shrub
	Prop. Deciduous Shrub
	Prop. Coniferous Shrub
	Prop. Ornamental Tree
	Prop. Deciduous Tree
	Prop. Coniferous Tree
	Prop. Herbs

No.	Revision/Issue	Date
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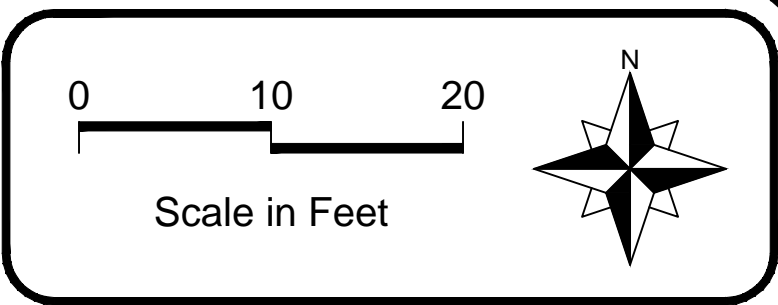
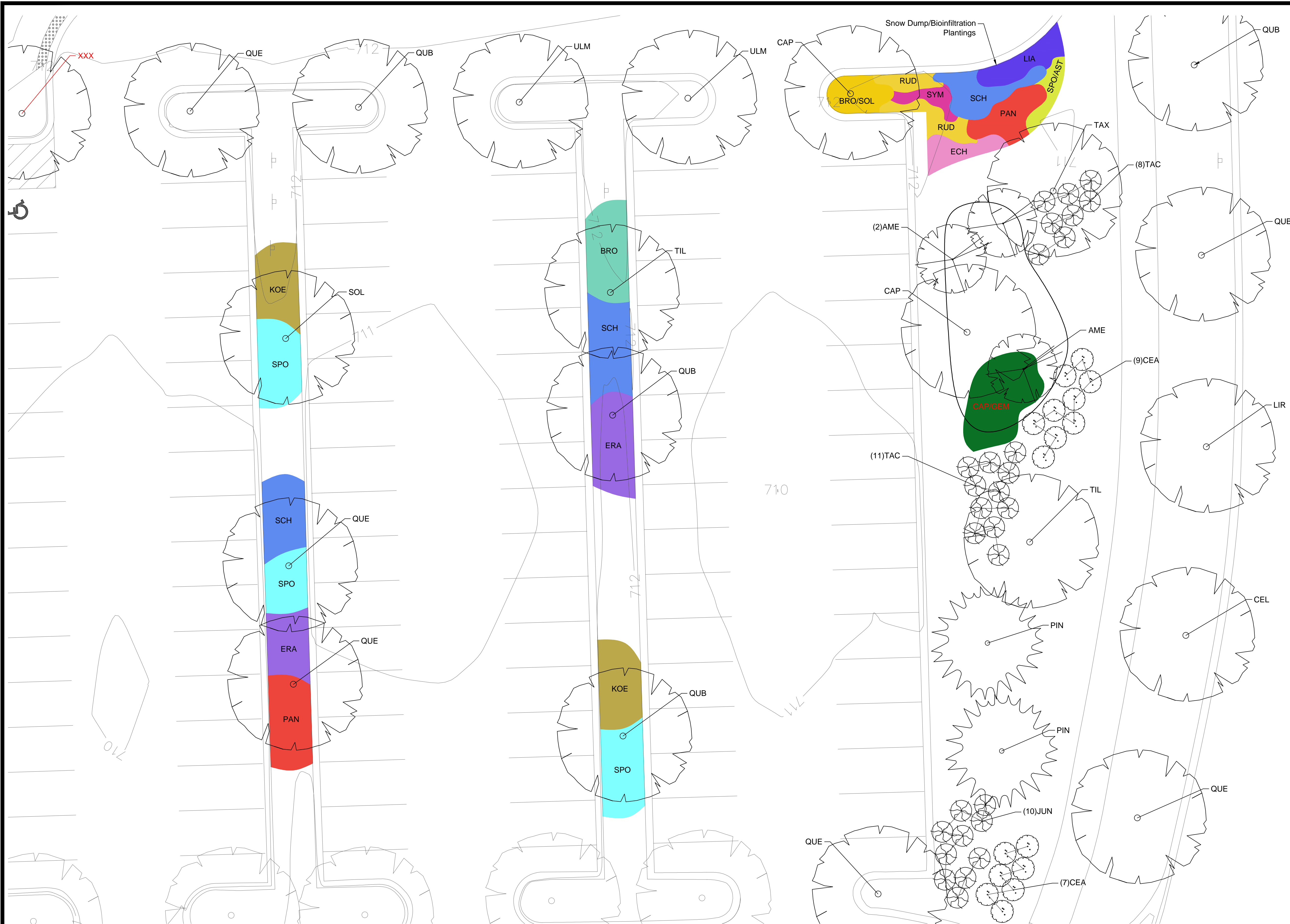
PROFESSIONAL DESIGN FIRM
LICENSE No. 184-002429

Village of Orland Park
Municipal Complex
Landscape Improvements

Civic Center Foundation

PROJECT NO: 17-0346		DRAWING NO:
DESIGNED BY	LAV	L2.1
DRAWN BY	CFR/LAV	
CHECKED BY	TRP	
APPROVED BY	TRP	
ISSUE DATE	05/16/2019	4 OF 9

Concept



LEGEND		
	Ex. Deciduous Shrub	
	Ex. Deciduous Tree	
	Prop. Deciduous Shrub	
	Prop. Deciduous Shrub	
	Prop. Deciduous Shrub	
	Prop. Coniferous Shrub	
	Prop. Ornamental Tree	
	Prop. Deciduous Tree	
	Prop. Coniferous Tree	
	Prop. Herbs	

No.	Revision/Issue	Date

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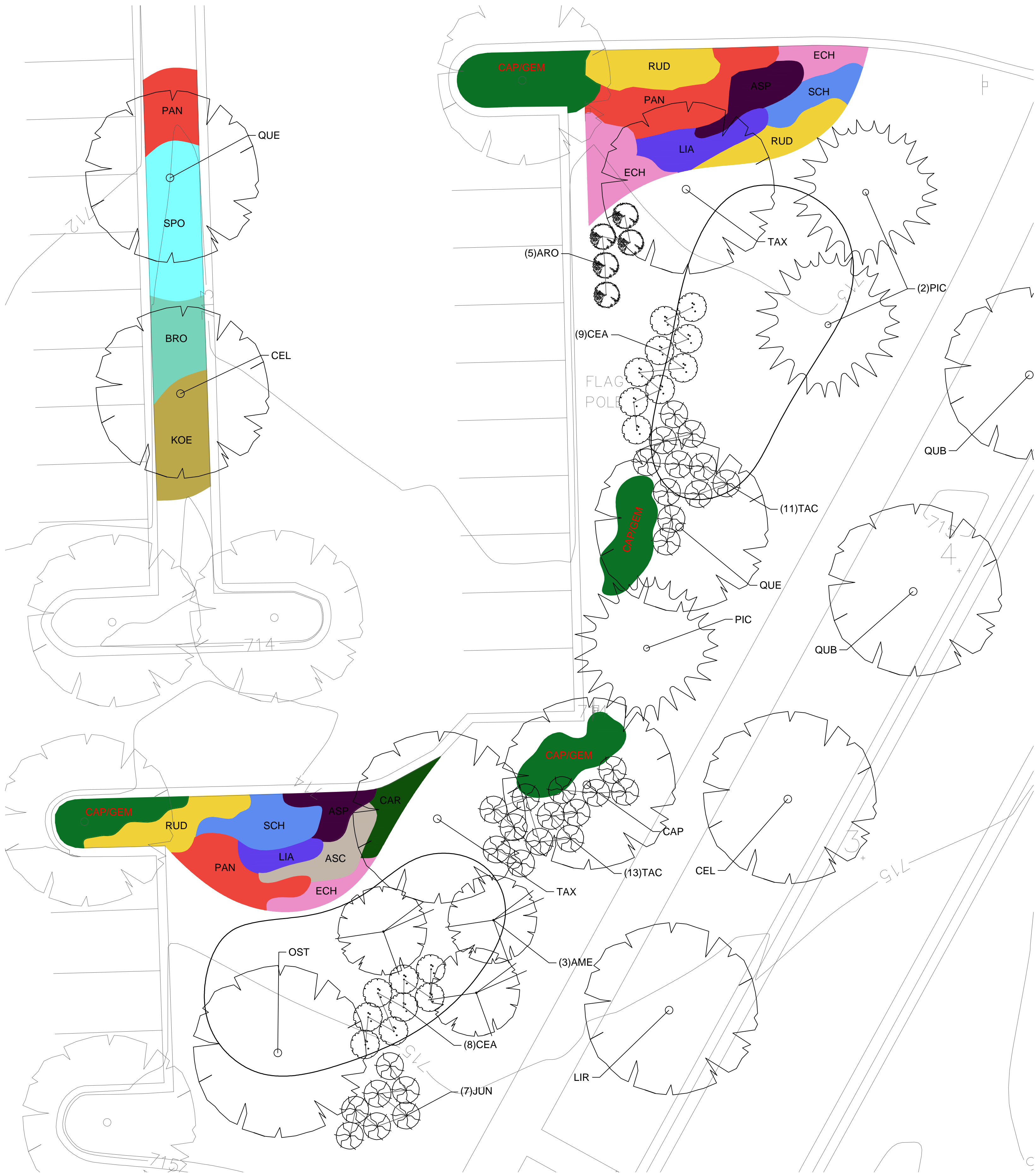
Village of Orland Park
Municipal Complex
Landscape Improvements

Demonstration Lawn - North
and Parking Lot Islands

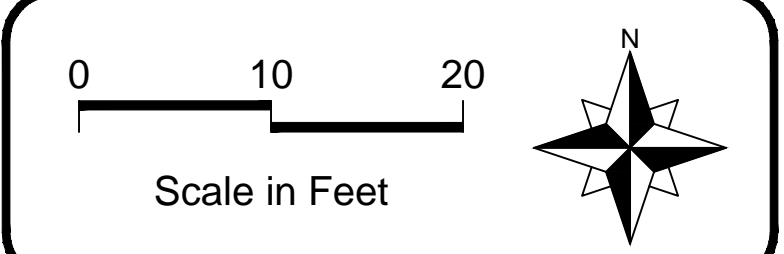
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DRAWN BY	CFR/LAV	
CHECKED BY	TRP	
APPROVED BY	TRP	
ISSUE DATE	05/16/2019	SHEET NO:
		5 OF 9

Concept

① Demonstration Lawn - North and Parking Lot Islands
Scale: 1" = 10'



① Demonstration Lawn - South and Parking Lot Islands
Scale: 1" = 10'



LEGEND		
	Ex. Deciduous Shrub	
	Ex. Deciduous Tree	
	Prop. Deciduous Shrub	
	Prop. Deciduous Shrub	
	Prop. Deciduous Shrub	
	Prop. Coniferous Shrub	
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	Prop. Coniferous Tree	
	Prop. Herbs	
No.	Revision/Issue	Date

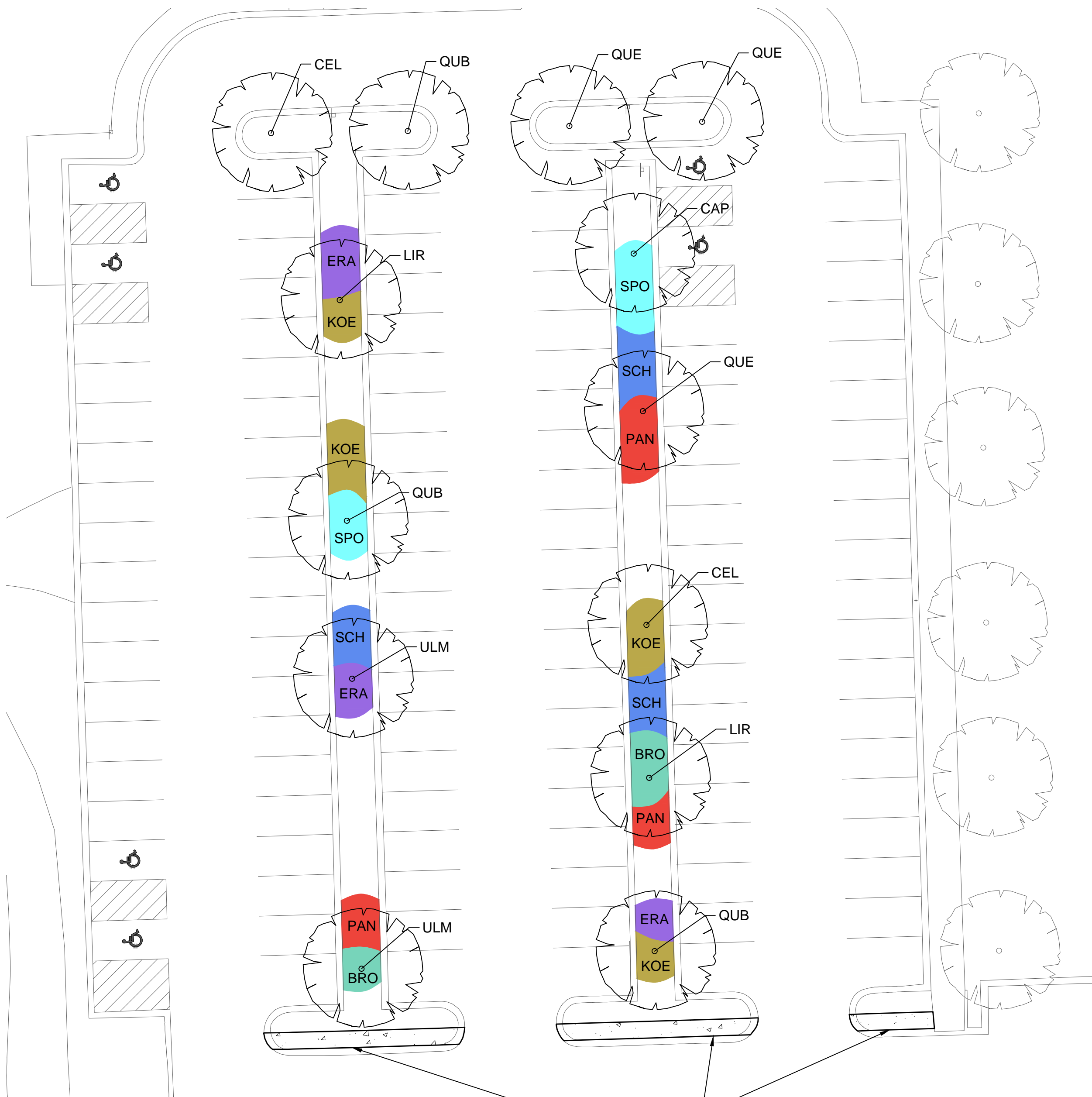
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Village of Orland Park
Municipal Complex
Landscape Improvements

Demonstration Lawn and
Parking Lot Islands

PROJECT NO: 17-0346		DRAWING NO:
DESIGNED BY: LAV		L2.3
DRAWN BY: CFR/LAV		
CHECKED BY: TRP		
APPROVED BY: TRP		SHEET NO:
ISSUE DATE: 05/16/2019		6 OF 9

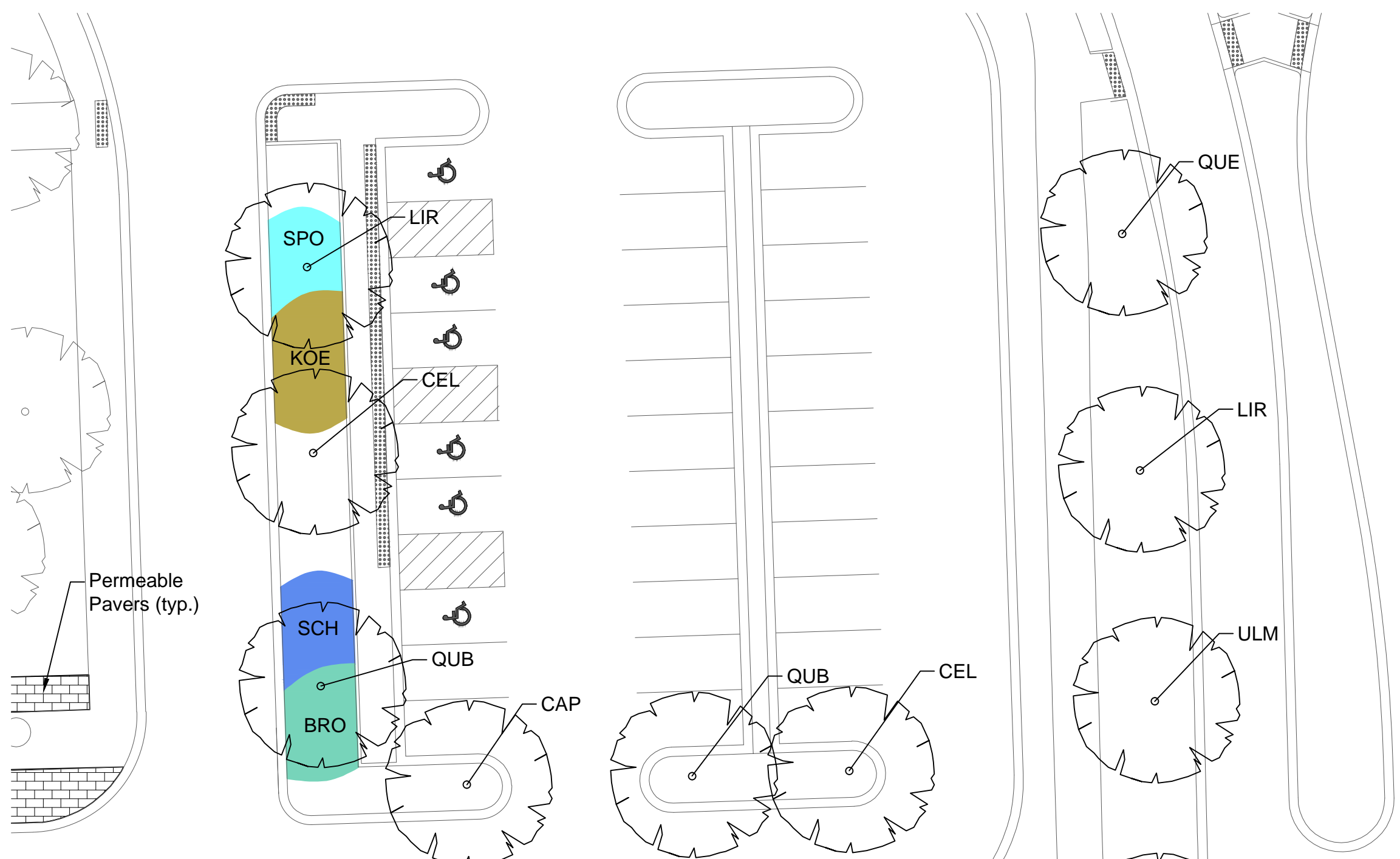
Concept



Concrete Sidewalk
w/Curb Ramps

1

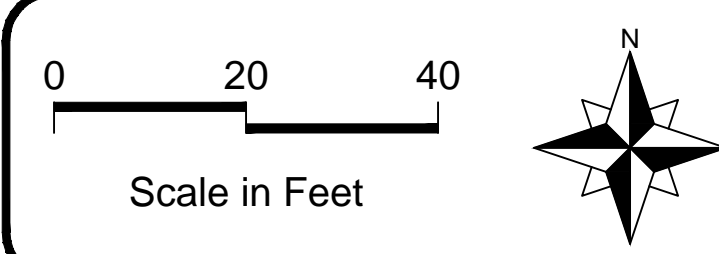
Parking Islands - South
Scale: 1" = 20'



Permeable
Pavers (typ.)

2

Parking Lot Islands - North
Scale: 1" = 20'



LEGEND

- Ex. Deciduous Shrub
- Ex. Deciduous Tree
- Prop. Deciduous Shrub
- Prop. Deciduous Shrub
- Prop. Deciduous Shrub
- Prop. Coniferous Shrub
- Prop. Ornamental Tree
- Prop. Deciduous Tree
- Prop. Coniferous Tree
- Prop. Herbs

No.	Revision/Issue	Date
-----	----------------	------

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CHICAGO@HEYASSOC.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-002429

Village of Orland Park
Municipal Complex
Landscape Improvements

Parking Lot Islands

PROJECT NO:	17-0346	DRAWING NO:	L2.4
DESIGNED BY:	LAV		
DRAWN BY:	CFR/LAV		
CHECKED BY:	TRP		
APPROVED BY:	TRP	SHEET NO:	
ISSUE DATE:	05/16/2019	7 OF 9	

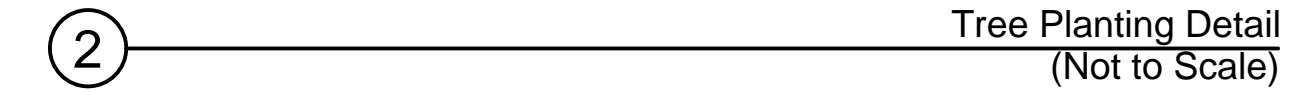
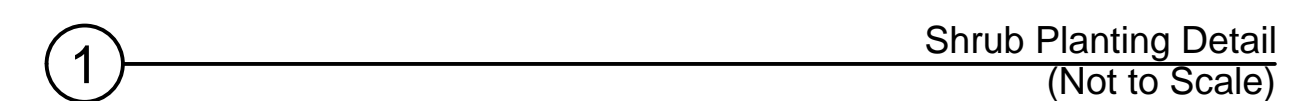
Concept

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Grasses				
Symbol	Scientific Name	Common Name	Size	Quantity
BRO	<i>Bromus pubescens</i>	Woodland Brome	#1 Container, MIN 6"	529
CAR	<i>Carex pensylvanica</i>	Pennsylvania Sedge	#1 Container, MIN 6"	432
ERA	<i>Eragrostis spectabilis</i>	Purple Love Grass	#1 Container, MIN 6"	453
FES	<i>Festuca spp.</i>	No-Mow Fescue	Seed	
KOE	<i>Koeleria macrantha</i>	June Grass	#1 Container, MIN 6"	691
PAN	<i>Panicum virgatum</i>	Switch Grass	#1 Container, MIN 6"	717
SPO	<i>Sporobolus berberidopsis</i>	Prairie Dropseed	#1 Container, MIN 6"	520
SCH	<i>Schizachyrium scoparium</i>	Little Bluestem	#1 Container, MIN 6"	680

Evergreen Shrubs				
Symbol	Scientific Name	Common Name	Size	Quantity
JUN	<i>Juniperus × pfitzeriana sea</i>	Chinese juniper	#5 Container, MIN 18"	17
TAC	<i>Taxus canadensis</i>	Canada Yew	#5 Container, MIN 18"	70

Evergreen Trees				
Symbol	Scientific Name	Common Name	Size	Quantity
PIC	Picea glauca 'Densata'	White Spruce	B&B, 8' H	3
PIN	Pinus strobus	White Pine	B&B, 8' H	2



③ Perennial Planting Detail
(Not to Scale)

No.	Revision/Issue	Date
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Village of Orland Park
Municipal Complex
Landscape Improvements

PROJECT NO: 17-0346		DRAWING NO:
DESIGNED BY	LAV	L3.0
DRAWN BY	CFR/LAV	
CHECKED BY	TRP	
APPROVED BY	TRP	SHEET NO:
ISSUE DATE	05/16/2019	8 OF 9

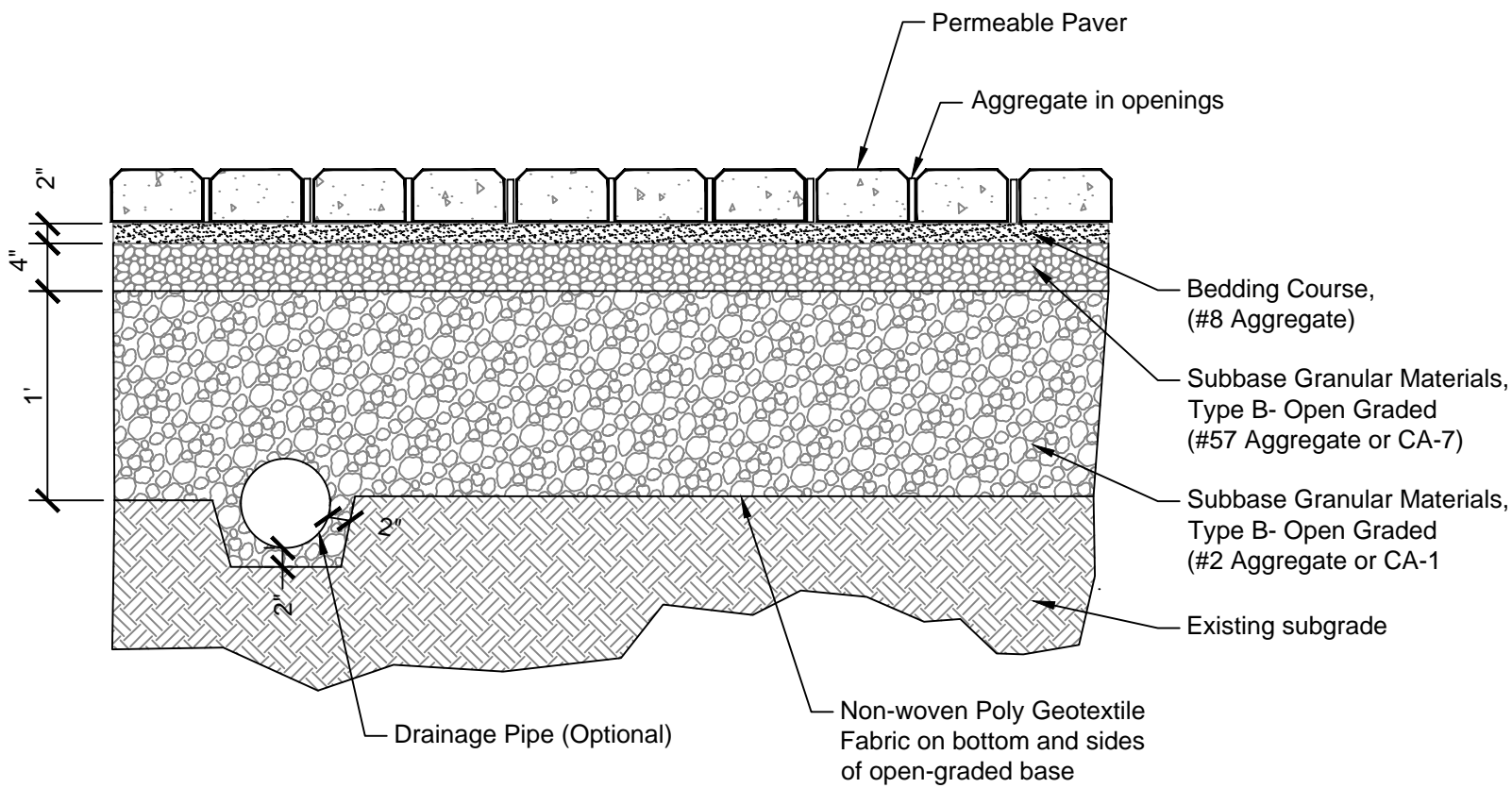
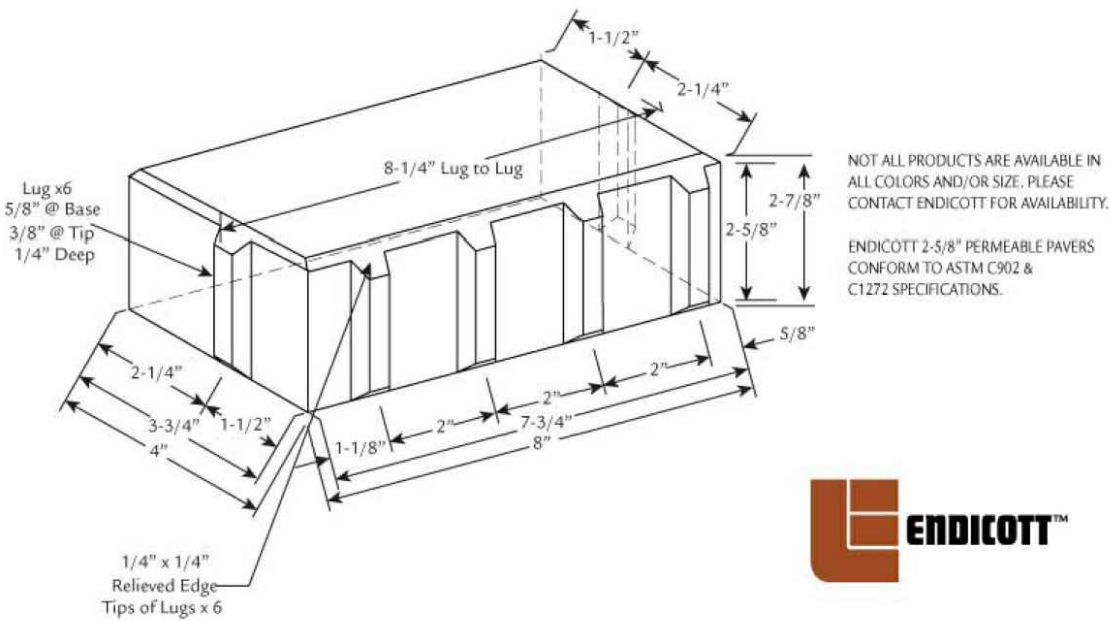
Concept

PERMEABLE PAVER WALKWAY



PAVERS (PERMEABLE)

2-5/8X4X8 PERMEABLE PAVER

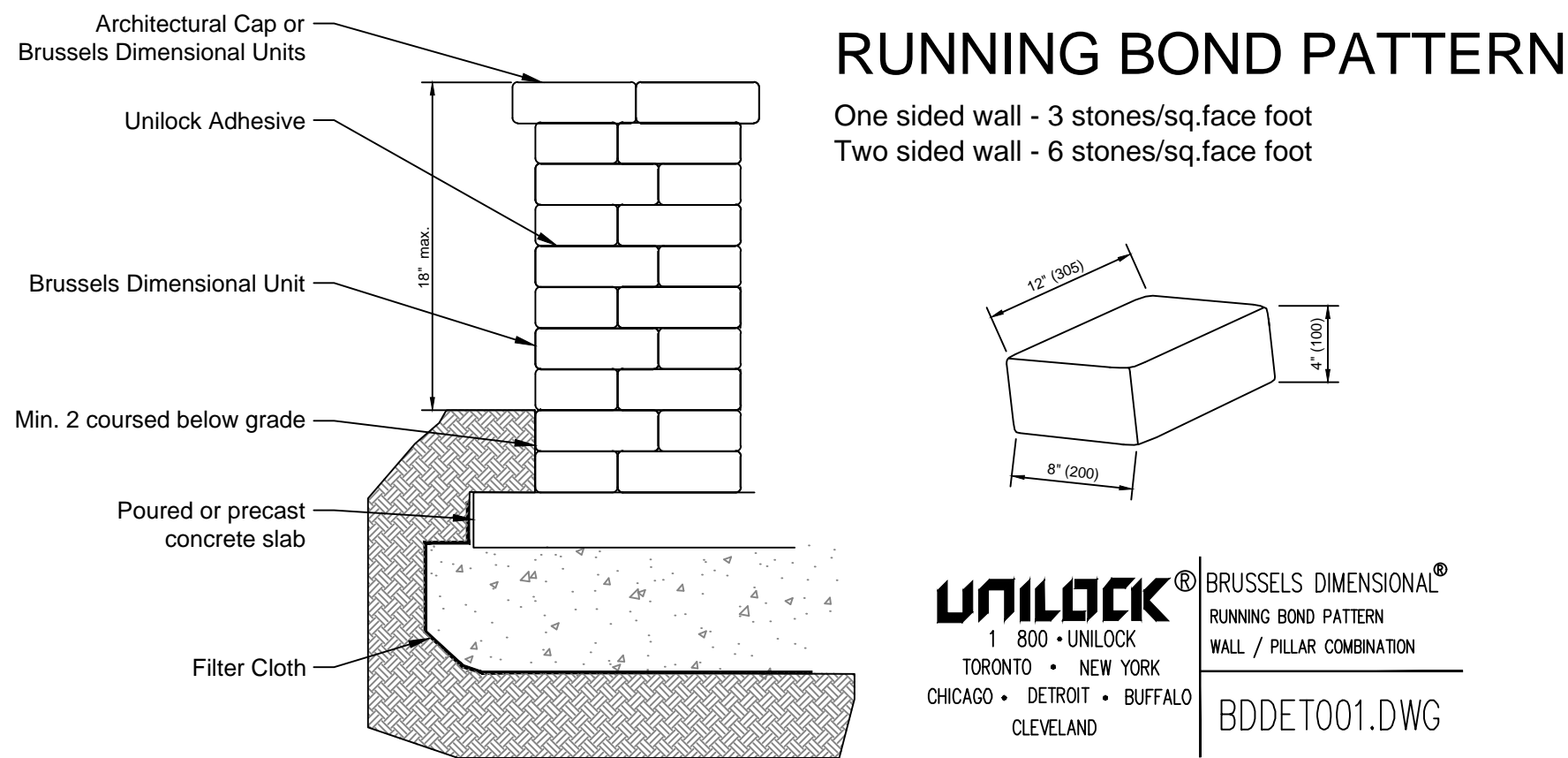


1 Permeable Pavers Detail
(Not to Scale)

MEMORIAL PLAZA SEAT WALL



Brussels Dimensional Stone; Color: Prairie

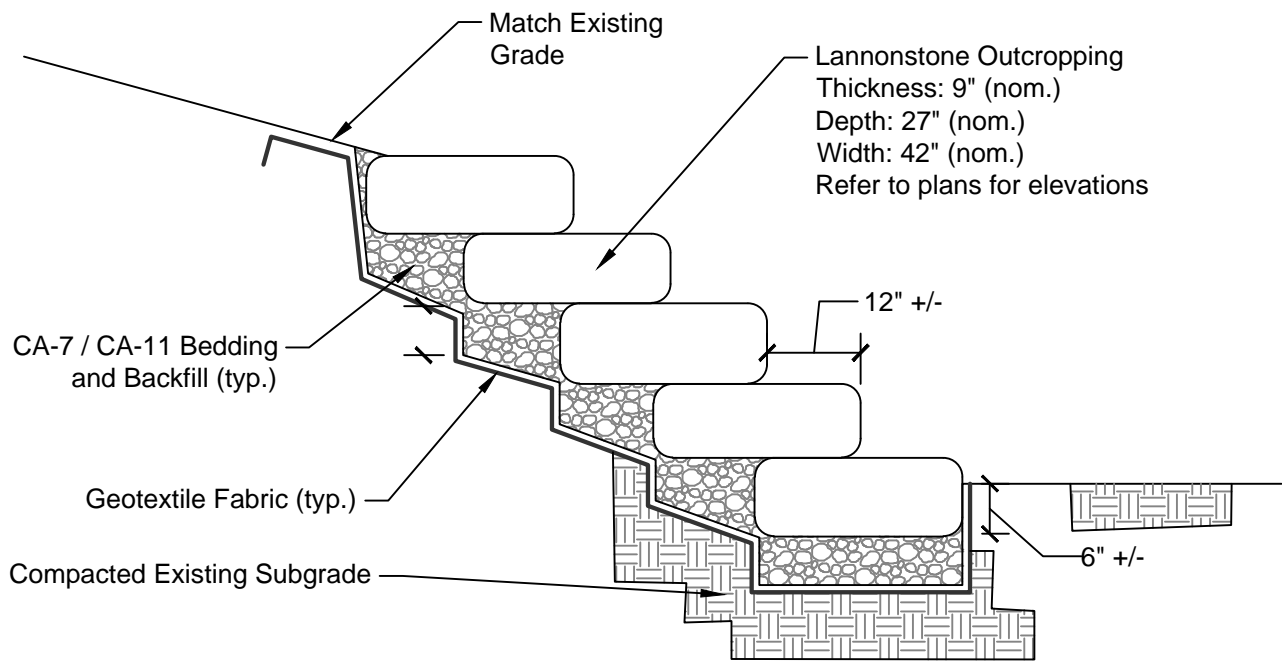


2 Memorial Plaza Seating Wall Detail
(Not to Scale)

LIMESTONE OUTCROPPING



HIGHLAND BROWN OUTCROPPING



3 Limestone Outcropping Wall Detail
(Not to Scale)

Scale bar measures 1" at full scale



LEGEND

No.	Revision/Issue	Date
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Hey and Associates, Inc.

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LICENSE N.O. 184-002429

Village of Orland Park
Municipal Complex
Landscape Improvements

Details and Materials

PROJECT NO:	17-0346	DRAWING NO:	
DESIGNED BY:	LAV	L3.1	SHEET NO:
DRAWN BY:	CFR/LAV		
CHECKED BY:	TRP		
APPROVED BY:	TRP		
ISSUE DATE:	05/16/2019	9 OF 9	

Concept

OPINION OF PROBABLE CONSTRUCTION COST

Village Hall Foundation and Plaza

Item	Unit	Quantity	Unit Cost	Extended Cost	Comments
Grass/Perennials (#1 cont., min. 6" ht.)	EA	2,252	\$15	\$33,780	
Spring Bulbs and Ephemerals	EA	900	\$0.70	\$630	
Shrubs (#5 cont. or B&B, min. 24" ht.)	EA	17	\$50	\$850	
Shade Tree (3" cal. B&B)	EA	7	\$750	\$5,250	
Ornamental Tree (6' ht. B&B)	EA	18	\$350	\$6,300	
Paving (Endicott brick pavers only)	SF	4,461	\$7.64	\$34,082	Materials cost is the same for permeable and regular pavers. Does not include excavation, base, or installation (see below).
Excavation for pavers	CY	271	\$15.00	\$4,065	4,461 SF x 1.64' (D)
CA-1 paver base	TON	249	\$35.00	\$8,715	4,461 SF x 12" (D) x 1.5 Ton/CY
CA-7 paver base	TON	83	\$35.00	\$2,905	4,461 SF x 4" (D) x 1.5 Ton/CY
CA-16 setting bed	TON	21	\$35.00	\$735	4,461 SF x 1" (D) x 1.5 Ton/CY
Paver installation, by hand	SF	4,461	\$11.82	\$52,729	RSMeans 2019 Q2 cost
Seatwall (18" ht. + 6" embed)	SFF	250	\$30	\$7,500	125' (L) x 2' (H)
Outcropping (30" ht. + 6" embed)	SFF	525	\$35	\$18,375.00	175' (L) x 3' (H)
Picnic Tables (standard, 6'x6', with conc. footing)	EA	2	By Owner	By Owner	
Bike Rack (standard with conc. footing)	EA	2	By Owner	By Owner	
Benches (standard with conc. footing)	EA	1	By Owner	By Owner	
Educational Signage	EA	1	\$3,500	\$3,500	
Salvage and Reuse Mexican Black Pebble	SF	845	Allowance	\$845	
Remove and Dispose of Concrete Paving	SF	855	\$5	\$4,275	
Topsoil	CY	7	\$55	\$385	
		Subtotal		\$184,921.06	

Civic Center Foundation + Parking Islands

Item	Unit	Quantity	Unit Cost	Extended Cost
Grass/Perennials (#1 cont., min. 6" ht.)	EA	593	\$15	\$8,895
Shrubs (#5 cont. or B&B, min. 24" ht.)	EA	61	\$50	\$3,050
Shade Tree (3" cal. B&B)	EA	13	\$750	\$9,750
Ornamental Tree (6' ht. B&B)	EA	12	\$350	\$4,200
Educational Signage	EA	1	\$3,500	\$3,500
PCC Sidewalk	SF	440	\$15	\$6,600
Curb Ramp with Detectable Tiles	EA	5	\$500	\$2,500
		Subtotal		\$38,495.00

Demonstration Lawn + Parking Islands

Item	Unit	Quantity	Unit Cost	Extended Cost
No-mow Fescue Seeding	SF	22,310	\$0.18	\$4,015.80
CLA Seeding	NA	NA	Allowance	\$500
Grass/Perennials (#1 cont., min. 6" ht.)	EA	2,143	\$15	\$32,145.00
Shrubs (#5 cont. or B&B, min. 24" ht.)	EA	95	\$50	\$4,750.00
Shade Tree (3" cal. B&B)	EA	32	\$750	\$24,000.00
Ornamental Tree (6' ht. B&B)	EA	6	\$350	\$2,100.00
Evergreen Tree (8' ht. B&B)	EA	5	\$675	\$3,375.00
Earthwork of Raingarden/Berms	CY	500	\$10	\$5,000.00
Educational Signage	EA	1	\$3,500	\$3,500.00
		Subtotal		\$76,385.80

Construction subtotal	\$299,801.86
Final Design-Bid/Construction Documents	\$15,000.00
Design Contingency (5% of construction subtotal)	\$14,990.09
Construction Contingency (15% of construction subtotal)	\$44,970.28
Construction Observation (not full time RE)	\$10,000
Total	\$384,762.23



Village of Orland Park VILLAGE CENTER LANDSCAPE PLAN