

COOK COUNTY ASSESSOR
FRITZ KAEGI



COOK COUNTY ASSESSOR'S OFFICE
118 NORTH CLARK STREET, CHICAGO, IL 60602
PHONE: 312.443.7550 FAX: 312.603.6584
WWW.COOKCOUNTYASSESSOR.COM

CLASS 6B/7/8
RENEWAL APPLICATION

Control Number

7COO39

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

Name: AJZ-Infinity Orland Park, LLC Telephone: (269) 375-4500
Address: 4201 Stadium Drive
City, State: Kalamazoo, MI Zip Code: 49008
Email Address: ds@zeigler.com

Agent/Representative (if any)

Name: Steven B. Pearlman & Assoc. Telephone: (312) 662-5817
Address: 350 W. Hubbard St., Ste. 630
City, State: Chicago, IL Zip Code: 60654
Email Address: aer@stevepearlman.com

II. Description of Subject Property

Street address: 8745 W. 159th Street
City, State: Orland Park, IL Zip Code: 60462
Permanent Real Estate Index Number (s): 27-23-100-015

Township: Orland

RECEIVED

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

November 13, 2020

AJZ-Infiniti Orland Park, LLC
4201 STADIUM DR
KALAMAZOO, MI 49008

Control #: 7C0039

Applicant: AJZ-Infiniti Orland Park, LLC(Original Applicant)

PIN: 27-23-100-015-0000

Property Address: 8745 159th Street, Orland Park

RE: 2021 Renewal for Incentive Properties

Please be informed that this property is eligible to file a Renewal Application for the Class 7C Incentive on the above referenced property. The property has a start year of 2011. Unless renewed, the assessment level for the portion of the property subject to the Class 7C Incentive will increase from 10% to 15% for the 2021 assessment year.

In order to renew your Incentive you must do the following:

1. **Complete and return** the enclosed renewal application and the \$500 application fee (*payable to the Cook County Assessor*) no later than **December 31, 2020**. No application will be accepted or effective if filed after December 31, 2020.
2. **Return application to:**
Cook County Assessor's Office
Incentives Department (I. Horwitz)
118 North Clark Street, Room 301
Chicago, Illinois 60602
3. **Contact your local municipality** immediately to request a municipal ordinance approving renewal of the Incentive (*a letter in lieu may be submitted pending resolution*). The new ordinance must reference the original ordinance, including the original resolution number that approved the initial term of the Incentive. **The application (and application fee) can be filed without the resolution, BUT, it must be present in order to renew the Incentive.**
4. **You must present** the municipal resolution or ordinance to the Board of Commissioners of Cook County (Sheryl Caldwell – 312-603-1000) as to whether it will validate the renewal.
5. **Failure to meet the deadline will result in the loss of your opportunity to renew for 2021.**

If you have any questions or if you need any additional assistance, please email:
ihorwitz@cookcountyassessor.com.

Sincerely,

Ira Horwitz
Incentives Department

****Please disregard this notice if you have already submitted your application****

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FRITZ KAEGI



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II. Description of Subject Property

Street address: 8745 W. 159th Street

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

Permanent Real Estate Index Number (s): 27-23-100-015

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. See Addendum.

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

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. See Addendum.

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. The original PINs (27-23-100-013/-014) were divided. The new PIN is 27-23-100-015.

V. Nature of Development

Indicate the nature of the original development receiving the Class 6B/7/8 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: 49 Part-time: 6

In Cook County: Full-time: 53 Part-time: 6

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/7/8 Renewal and has determined that the industrial use of the property is necessary and beneficial to the local economy.

I, Daniel J. Scheid 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

December 2, 2020

Date

Daniel J. Scheid

Print Name

CFO

Title

02/10/2020

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Applicant: AJZ-Infiniti Orland Park, LLC
Property Address: 8751 W. 159th Street, Orland Park, IL
Township: Orland Park
PINs: 27-23-100-015

7C RENEWAL APPLICATION ADDENDUM

Identification of Persons Having an Interest in the Property

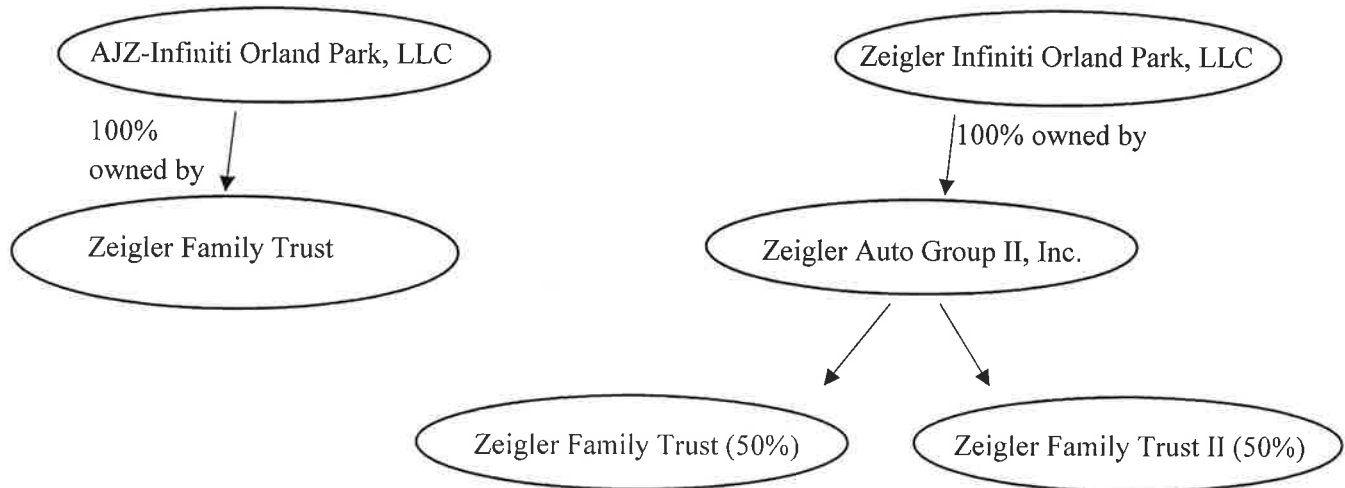
Property Owner

- AJZ-Infiniti Orland Park, LLC
4201 Stadium Drive
Kalamazoo, MI 49008

Occupant

- Zeigler Infiniti Orland Park, LLC
4201 Stadium Drive
Kalamazoo, MI 49008

Ownership Structure



Zeigler Family Trust

Grantor: Harold Zeigler
Trustee: Aaron Zeigler
Beneficiary: Aaron Zeigler

Zeigler Family Trust II

Grantor: Aaron Zeigler
Trustee: Harold Zeigler
Beneficiary: Harold Zeigler

Property Description

The subject property consists of a one-story, masonry constructed, automobile dealership facility. The improvement contains approximately 23,570± square feet of gross building area. The improvements were built in 2018. This improvement is situated on a mostly rectangular-shaped, corner site, which has

Applicant: AJZ-Infiniti Orland Park, LLC
Property Address: 8751 W. 159th Street, Orland Park, IL
Township: Orland Park
PINs: 27-23-100-015

approximately 254,661 square feet of area, of which approximately 55,000± square feet is used for the retention pond. The useable site area is 199,661 square feet. The site has an indicated land to building ratio of 8.47 to 1, excluding retention pond. The property is zoned BIZ, General Business District by the Village of Orland Park.

Site Area: 199,661± square feet – Useable Site Area
55,000± square feet – Retention Pond
254,661± square feet – Total Site Area

LEGAL DESCRIPTION

THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (EXCEPT THE WEST 1 ROD OF THE NORTH 80 RODS THEREOF) OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF 159TH STREET AS DEDICATED PER DOCUMENT NO. 10909314, AND NORTH OF A LINE BEING 876.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Use

The property use is an Infinity automobile dealership. The breakdown of the uses is as follows:

Description	Square feet	Percent
Showroom/Office Area	11,912	50.5%
Service, Customer Drop Off & Parts	11,658	49.5%
Total	23,570	100%

Attachments:

1. Letter in lieu of Resolution from Village of Orland Park.
2. Photos

MAYOR
Keith Pekau

VILLAGE CLERK
John C. Mehalek

14700 S. Ravinia Avenue
Orland Park, IL 60462
708.403.6100
OrlandPark.org



TRUSTEES

Kathleen M. Fenton
James V. Dodge
Patricia A. Gira
Carole Griffin Ruzich
Daniel T. Calandriello
Michael F. Carroll

December 3, 2020

Fritz Kaegi, Cook County Assessor
Cook County Assessor's Office
118 North Clark Street
Third Floor, Room #320
Chicago, IL 60602

Dear Mr. Fritz Kaegi and Cook County Assessor's Office staff:

AJZ-Infinity Orland Park, LLC has requested the Orland Park Village Board adopt a resolution supporting the renewal of the 7c incentive. The request is currently being processed and shall be considered at a future date by the Village Board. Should you have any questions, please contact the Village's Economic Development Coordinator, Alex Scharf, at (708) 403-6133 or ascharf@orlandpark.org.

Sincerely,



Ed Lelo, Director of Development Services
Village of Orland Park
14700 Ravinia Avenue
Orland Park, IL 60462



SUBJECT PHOTOGRAPHS



North Elevation – Front View of Subject Property



East Elevation – Side View of Subject Property

SUBJECT PHOTOGRAPHS



West Elevation – Side View of Subject Property



South Elevation – Rear View of Subject Property

SUBJECT PHOTOGRAPHS



Showroom



Customer Waiting Area

SUBJECT PHOTOGRAPHS



Sales Office



Conference Room

SUBJECT PHOTOGRAPHS



Customer Service Write Up Area



Customer Service Drop Off Lanes

SUBJECT PHOTOGRAPHS



Service Area



Parts Department

SUBJECT PHOTOGRAPHS



Parking Lot



Retention Pond from 2018 inspection

6680

STEVEN B PEARLMAN & ASSOCIATES350 W HUBBARD STREET - SUITE 630
CHICAGO, IL 60654
312-832-0123**NORTH SHORE
COMMUNITY BANK**
A TRUST COMPANY
A BRANCH OF WINTRUST BANK
70-2544/719

12/2/2020

PAY TO THE
ORDER OF

Cook County Assessor's Office

\$ **500.00

Five Hundred and 00/100*****

DOLLARS

Cook County Assessor's Office

MEMO

27-23-100-015-000



AUTHORIZED SIGNATURE

⑈006680⑈ ⑆07192544⑆ ⑈3350006833⑈

STEVEN B PEARLMAN & ASSOCIATES

6680

Cook County Assessor's Office

Date	Type	Reference	Original Amt.	Balance Due	12/2/2020 Discount	Payment
12/2/2020	Bill		500.00	500.00		500.00
					Check Amount	500.00



FILE C Y

Steven B. Pearlman C 27-23-100-015-000

500.00

STEVEN B PEARLMAN & ASSOCIATES

6680

Cook County Assessor's Office

Date	Type	Reference	Original Amt.	Balance Due	12/2/2020 Discount	Payment
12/2/2020	Bill		500.00	500.00		500.00
					Check Amount	500.00

Steven B. Pearlman C 27-23-100-015-000

500.00