



33 NORTH LASALLE STREET, 28TH FLOOR CHICAGO, ILLINOIS 60602
BRIAN P. LISTON (312) 580-1594 PETER TSANTILIS (312) 604-3808 FACSIMILE (312) 580-1592
March 29, 2021

VIA MAIL & EMAIL

Village of Orland Park
ATTN: Alex Scharf
14700 Ravinia Avenue
Orland Park, IL 60462

RE: Class 7c Resolution Request
Great Lakes Med Investment LLC
82 Orland Square Drive
Orland Park, IL 60462
PIN: 27-10-301-024-0000

Dear Alex:

Great Lakes Med Investment LLC (the “Applicant”) will be the title holder of the above referenced property (the “Subject Property”), and is requesting a Resolution from the Village of Orland Park supporting and consenting to a Class 7c Tax Incentive for the Subject Property based on re-occupation of abandoned property for more than twelve (12) months continuous vacancy with a purchase for value, substantial rehabilitation and new construction. The Subject Property has been 100% vacant and unused since February 28th, 2020.

The Subject Property is approximately 20 years old and currently consists of a two (2) story 47,880 square foot Class B office building sited on an approximately 260,488 square foot site. The facility features an atrium lobby, balcony, high ceilings with abundant natural light, conference facility, kitchens, dining area, and wet sprinkler system. The property is constructed from precast and steel and is clad with a brick/precast exterior. The property is zoned COR (Mixed Use) and includes ample parking with 239 surface spaces, including 6 handicap spots. Amenities include an onsite fitness center, courtyard, patio area and outdoor seating. The Subject was formerly occupied by Robert Morris University, a leading not for profit university, and was exempt from property taxes. Since Robert Morris vacated, the property has sat vacant and unused for over a year, despite being marketed.

The Applicant plans to lease the property to a related entity, Affiliated Oncologists (the “Occupant” or “AO”) who will use the site to expand its growing practice of radiation oncology and hematology physicians. The practice is currently located at easily accessible sites in Chicago Ridge, Mokena, and Hazel Crest. Affiliated Oncologists is comprised of comprehensive medical and radiation oncology and hematology practice of physicians specializing in the diagnosis and treatment of cancer and blood disorders for patients in the greater Chicago area. Affiliated Oncologists also offers state-of-the-art technology and innovative treatment options as well as comprehensive education and support services. AO’s physicians and staff are a multi-disciplinary team of highly experienced caregivers focused on helping patients and their families receive the best care and support possible.

AO’s cancer specialists will create a personalized treatment plan for every patient and incorporate clinical trials when appropriate. Its multidisciplinary cancer treatment team provides a collaborative approach to care as they work in partnership with each patient to determine the most effective treatment options. Affiliated Oncologists not only provide important supportive care programs that address patient’s physical challenges, but also their emotional concerns as they undergo cancer treatment and beyond. Across

its current three locations, Affiliated Oncologists employ approximately 70 full time and 30-part time employees. The practice plans to initially hire/transfer 20-30 employees to the Orland Park location, and plans to give priority to qualified Village residents when hiring.

Affiliated Oncologists plans to demolish much of the current interior and fixtures at the Subject Property, and invest substantial amount to build out the property with a number of clinics for its practice. The Applicant also plans to construct a new approximately 2,000 square foot radiation building addition, and install a new drop-off driveway and canopy for patients. The first floor of the facility is expected to have a pharmacy and six (6) separate clinics, including oncology, radiation oncology and rehab. The second floor will include new composite floors and be reconfigured into two clinics.

The Applicant is still in the process of inspecting the property and receiving bids, but plans to immediately invest approximately \$4,400,000 in improvements to the property, resulting in approximately 50-75 temporary construction jobs. As mentioned above, the Applicant plans to demolish a large portion of the existing interior improvements and build out the space as a medical office building. Some of the larger costs are new framing/drywall for \$750,000, roofing repair/replacement for almost \$300,000, new plumbing/HVAC for \$685,000 and new electrical systems for \$650,000. As part of these improvements, the Applicant plans to construct a new 2,000 square foot radiation building addition near the back of the existing building. The Applicant will also consider installing a coffee shop which will both attract customers and produce sales tax revenue for the Village.

After the \$3,700,000 purchase and subsequent improvements, the Subject Property is projected to have a market value of approximately \$8,100,000, which would generate an estimated \$1,445,153 in total taxes over the life of the Class 7c Tax Incentive. Without the purchase, the property would continue to sit exempt or will receive full vacancy reduction on taxes. Therefore, should the Class 7c be approved, the subject property would generate an additional approximately **\$1,445,153** in real estate taxes over the life of the Class 7c Tax Incentive. Please see the attached "12 Year Tax Comparison Chart."

Without the assistance from the Class 7c incentive, the Applicant will not purchase the property; the Applicant has determined that without the incentive the heavy Cook County property tax burden may require it to bring its operations to a neighboring county, state or community. In the event the Applicant does not close on the property, it will remain exempt, vacant and unused. Should it lose exempt status, the property will receive full vacancy relief thereby lowering its total taxes.

AO is also expected to generate sales tax through the pharmacy and potential coffee shop, of which the Village will receive a portion. In addition to increased property & sales tax revenue, Affiliated Oncologists' presence in the Village will also significantly benefit the local community. The company's patients, visitors and employees will frequent Village restaurants, gas stations, stores and more. According to the enclosed New Business Impact chart, the Occupant's eventual 30 employees will contribute a projected **\$127,125** per year. In total, reoccupation and development of the project will generate an additional **\$2,080,778** in revenue to the Village over the life of the incentive.

The Applicant's proposed project is a substantial investment into Orland Park's economy, and without the assistance of a Class 7c Tax Incentive, the Applicant has determined that the project will not be feasible. The incentive will allow the Applicant to rehabilitate, renovate and occupy a property that has been vacant and unused for over 12 continuous months.

Based on the foregoing, the Applicant requests that the Village of Orland Park review its Class 7c request and approve a Resolution supporting and consenting to a Class 7c Incentive for the Subject Property

THE LAW OFFICES OF
LISTON & TSANTILIS

based on re-occupation of abandoned property for more than twelve (12) months continuous vacancy with a purchase for value, substantial rehabilitation and new construction. Should you need any additional documentation or have any questions or concerns, do not hesitate to contact me at (312) 604-3898.

Regards,

A handwritten signature in black ink, appearing to read 'MR', with a long horizontal flourish extending to the right.

Mark Rogers

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
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 Reoccupation of Vacant/Abandoned Property.

Applicant Information

Name: Great Lakes Med Investment LLC Telephone: (708) 214-9710
Address: 14490 John Humphrey Drive
City: Orland Park, IL 60462 State: IL Zip Code: 60462
Email: zalzaleh@comcast.net

Contact Person (if different than the Applicant)

Name: Ghassan Zalzeleh
Company: Great Lakes Med Investment LLC
Address: 14490 John Humphrey Drive
City: Orland Park State: IL Zip Code: 60462
Email: zalzaleh@comcast.net Telephone: (708) 214-9710

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) 82 Orland Drive
ermanent Real Estate Index Number: 27-10-301-024-0000
) _____
Permanent Real Estate Index Number: _____
(3) _____
Permanent Real Estate Index Number: _____
City: Orland Park State: IL Zip Code: 60462
Township: Orland Existing Class: 0 (Exempt)

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: Outpatient medical services, radiation and imaging center, and pharmacy

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

Attach copies of materials, which explain the occupant's business, including corporate letterhead, brochures, advertising material, leases, photographs, etc.

Nature of Development

Indicate nature of proposed development by checking the appropriate space:

- ☒ New Construction (**Read and Complete Section A**)
- ☒ Substantial Rehabilitation (**Read and Complete Section A**)
Incentive only applied to the market value attributable to the rehabilitation
- ☒ Occupation of Abandoned Property
(**Read and Complete Section B**)

SECTION A (NEW CONSTRUCTION/SUBSTANTIAL REHABILITATION)

If the proposed development consists of *New Construction* or *Substantial Rehabilitation*, provide the following information:

Estimated date of construction commencement (excluding demolition if any):	<u>ASAP</u>
Estimated date of construction completion:	<u>12-18 Months</u>
Total redevelopment cost, excluding land:	<u>\$ Approx. \$5,000,000</u>

Attach copies of the following:

X **Construction Documentation:**

- X Architectural Plans
- X Description of Improvement to be demolished or reoccupied
- X Development Schedule
- X Permits

N/A **Financial Documentation**

- N/A Income Tax Statements (last three years)
- N/A Agreements with any taxing district for sharing profits

X **Identification of Persons Having an Interest in the Property**

SECTION B (VACANT/ABANDONED PROPERTY)

Application must be made to Assessor prior to reoccupation

If the proposed development consists of the re-occupancy of *abandoned property* (property must be twelve months or more vacant), provide the following information:

1. Vacancy Information:

a. How long has the property been vacant?

The property has been 100% vacant and unused since February 28, 2020

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

The property was last occupied and used by an entity related to Robert Morris University on February 28
2020

2. Attach copies of the following documents:

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

N/A Records (such as statements of utility companies), indicating that the property has been vacant and unused and the duration of such vacancy

X Records indicating that the property was marketed for 6 continuous months

N/A Income Tax Statements (last three years)

3. If a sale has taken place:

Estimated date of reoccupation: ASAP

Date of purchase: TBD

Name of purchaser: Great Lakes Med Investment LLC

Name of seller: Entity realted to Robert Morris University

Relationship of purchaser to seller: None

Attach copies of the following documents:

- (a) sale contract
- (b) recorded deed
- (c) assignment of beneficial interest
- (d) real estate transfer declaration

EMPLOYMENT OPPORTUNITIES

How many **construction jobs** will be created as a result of this development? Approx. 50

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

Full-time: N/A Part-time: N/A

How many **new permanent full-time jobs** will be created as a result of this proposed development?
Approx. 70 Initially & 20-30 additional within the first few years.

How many **new permanent part-time jobs** will be created as a result of this proposed development?
Approx. 30 Initially - Additional based on growth

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.



03 / 29 / 2021

Ghassan Zalzeleh

Print Name

Member/Manager of Great Lakes Med Investment

Title LLC



Date 03 / 29 / 2021

Amar Hamad

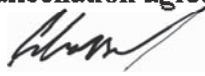
Member/Manager of Great Lakes Med Investment
LLC

**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.

	03 / 29 / 2021
Signature	Date
Ghassan Zalzeleh	Member/Manager of Great Lakes Med.
Print Name	Title Investment LLC

**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.*



03 / 29 / 2021

EDS AFFIDAVIT

We, Ghassan Zalzeleh and Amar Hamad, being the duly authorized agents of Great Lakes Med Investment, LLC, an Illinois limited liability company (the "Applicant") does hereby certify that it would attest to the following facts as required by Sections 74-46 and 74-62 through 74-73 of the Cook County Code if called to testify:


1. That we are duly authorized agents for Applicant, who is the contract purchaser of the property located at located at 82 Orland Square Drive, Orland Park, IL 60462 (PIN: 27-10-301-024-0000) (the "Subject Property").
2. Applicant does not own any other property in Cook County
3. Applicant's ownership is as follows:

The ownership consists of 18 individual persons, each of which have less than a 7.5% interest stake in the Applicant.


4. To our knowledge and after reviewing the Applicant's records, Applicant is not delinquent in the payment of any property taxes administered by Cook County or by a local municipality.

Further Affiant Sayeth Not

Great Lakes Med Investment, LLC,
an Illinois limited liability company

By: 

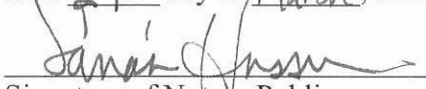
Ghassan Zalzeleh
Manager

By: 

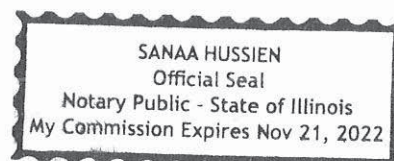
Amar Hamad
Manager

Date: 03 / 29 / 2021

Subscribed and sworn before me
This 29th day of March, 2021



Signature of Notary Public



Legal Description, Site and Building Square Footage

82 Orland Square Drive
Orland Park, Illinois 60462
PIN: 27-10-301-024-0000

The Subject Property is approximately 20 years old and currently consists of a two (2) story 47,880 square foot Class B office building sited on an approximately 260,488 square foot site. The property is constructed from precast and steel and is clad with a brick/precast exterior. The property is zoned COR (Mixed Use) and includes ample parking with 239 surface spaces, including 6 handicap spots. The Applicant plans to lease the property to a related entity, Affiliated Oncologists (the "Occupant" or "AO") who will use the site to expand its growing practice of radiation oncology and hematology physicians.

Attached hereto please find:

- Legal description
- Aerial of Subject Property
- Demo Plans
- Schematic Plans
- Marketing Materials

LEGAL DESCRIPTION

PARCEL 1:

LOT 1 IN ROBERT MORRIS COLLEGE RESUBDIVISION OF PART OF THE SOUTH ½ OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREF RECORDED FEBRUARY 25, 2005 AS DOCUMENT 0505644017, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR ACCESS, INGRESS AND EGRESS FOR THE BENEFIT OF PARCELS 1 AND 2 AFORESAID, OVER, ACROSS AND UPON THE ORLAND SQUARE RING ROAD PURSUANT TO EASEMENT AND OPERATING AGREEMENT ORLAND SQUARE, DATED MARCH 15, 1976 AND RECORDED AUGUST 10, 1976 AS DOCUMENT 23591873 AND AS AMENDED BY AMENDEMENT TO EASEMENT AND OPERATING AGREEMENT RECORDED DECEMBER 16, 1977 AS DOCUMENT 24240428, ALL IN COOK COUNTY, ILLINOIS.

Address: 82 Orland Square Drive, Orland Park, IL 60462

PIN: 27-10-301-024-0000



The best source for your PIN is your deed or tax bill, or other documents from the purchase of your home. Matches from this site are not guaranteed.

© Cook County GIS Dept
© Cook County All Rights Reserved





Orland Park, Illinois

Google

Street View

W 147th St

82 Orland St

Orland Park

Navigation controls: compass, zoom in (+), zoom out (-)

Dec 10, 2017, 10:00 AM (last capture) | Image capture Aug 2018 | © 2021 Google | United States | Terms | Report a problem



Orland Park, Illinois

Google

Street View

82 Orland Square
Orland Park, IL 60451

Doc ID: 614670083/aa3209a5a1a0b7e4/pano/pano1818
Image captured: Aug 2018 © 2021 Google United States Terms Report a problem



MEDICAL OFFICE BUILDING REMODEL PROJECT

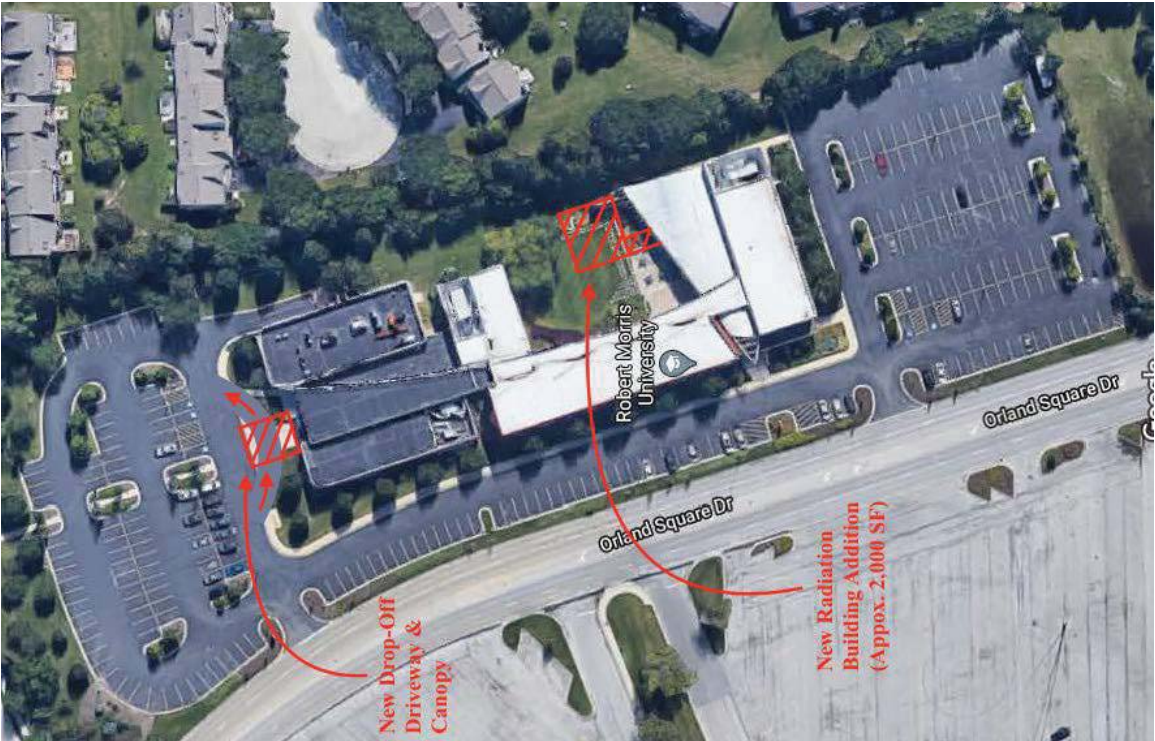
82 ORLAND SQUARE DR.
ORLAND PARK, ILLINOIS

OWNER

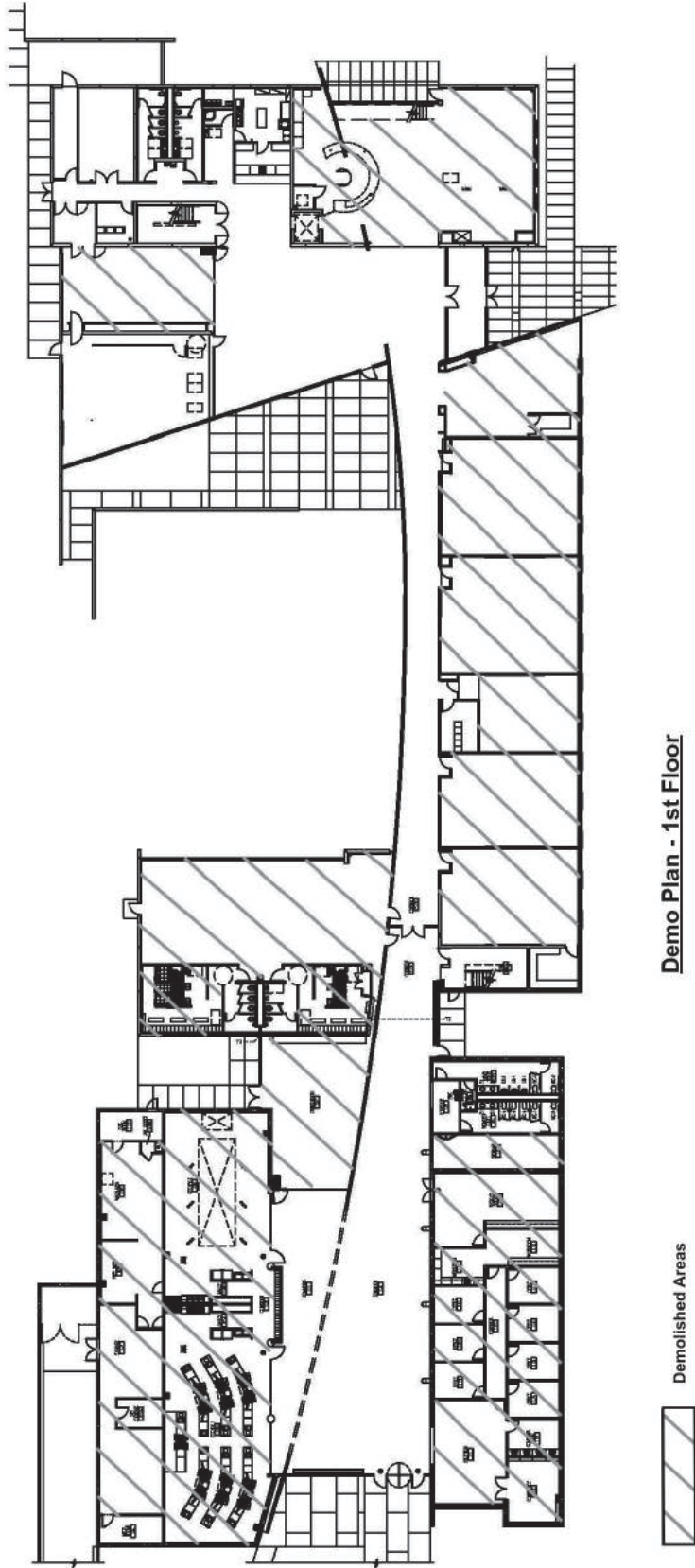
GREAT LAKES MED INVESTMENT LLC
10604 SOUTHWEST HWY
CHICAGO RIDGE, ILLINOIS

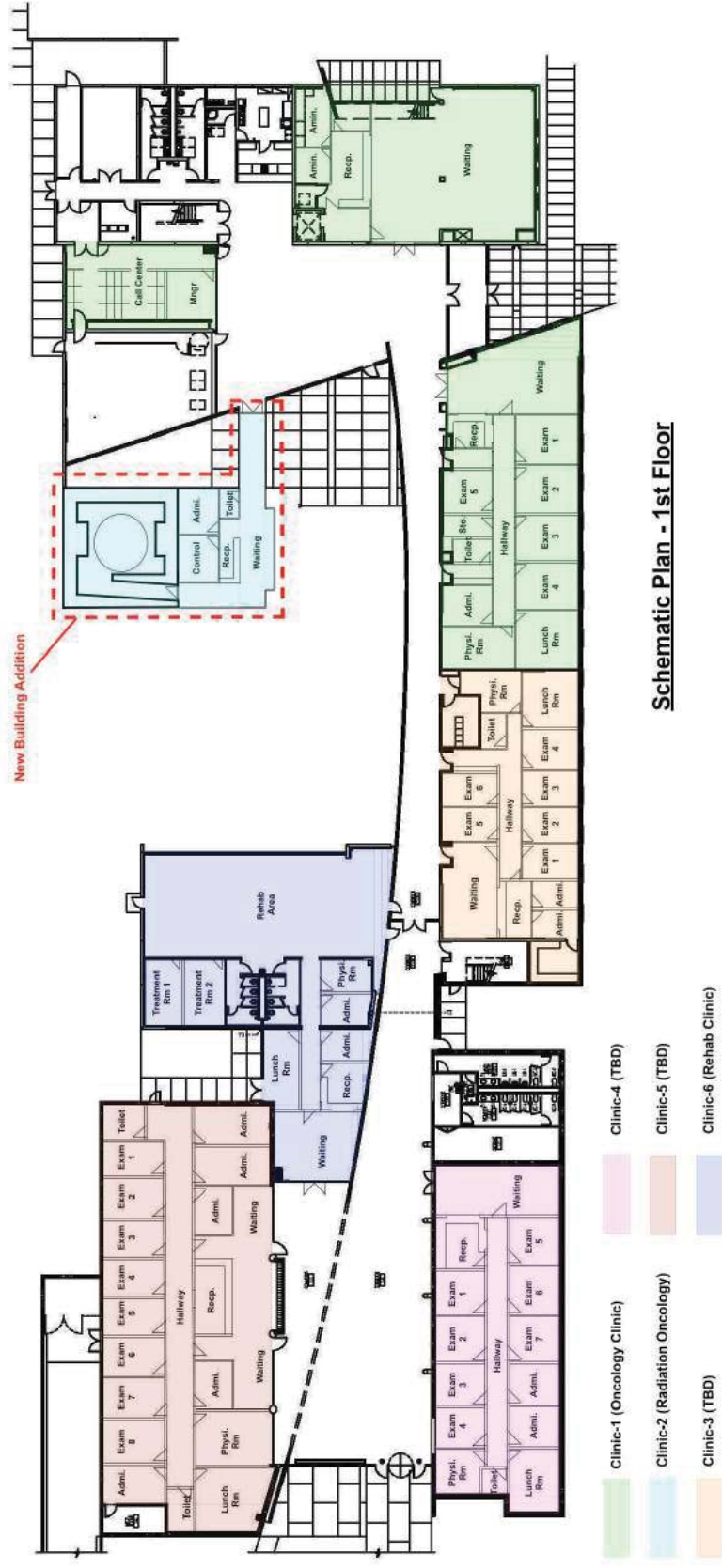
CONSTRUCTION MANAGER

VIA MERIDIANA CONTRACTORS LLC
1333 BURR RIDGE PKWY
BURR RIDGE, ILLINOIS 60527

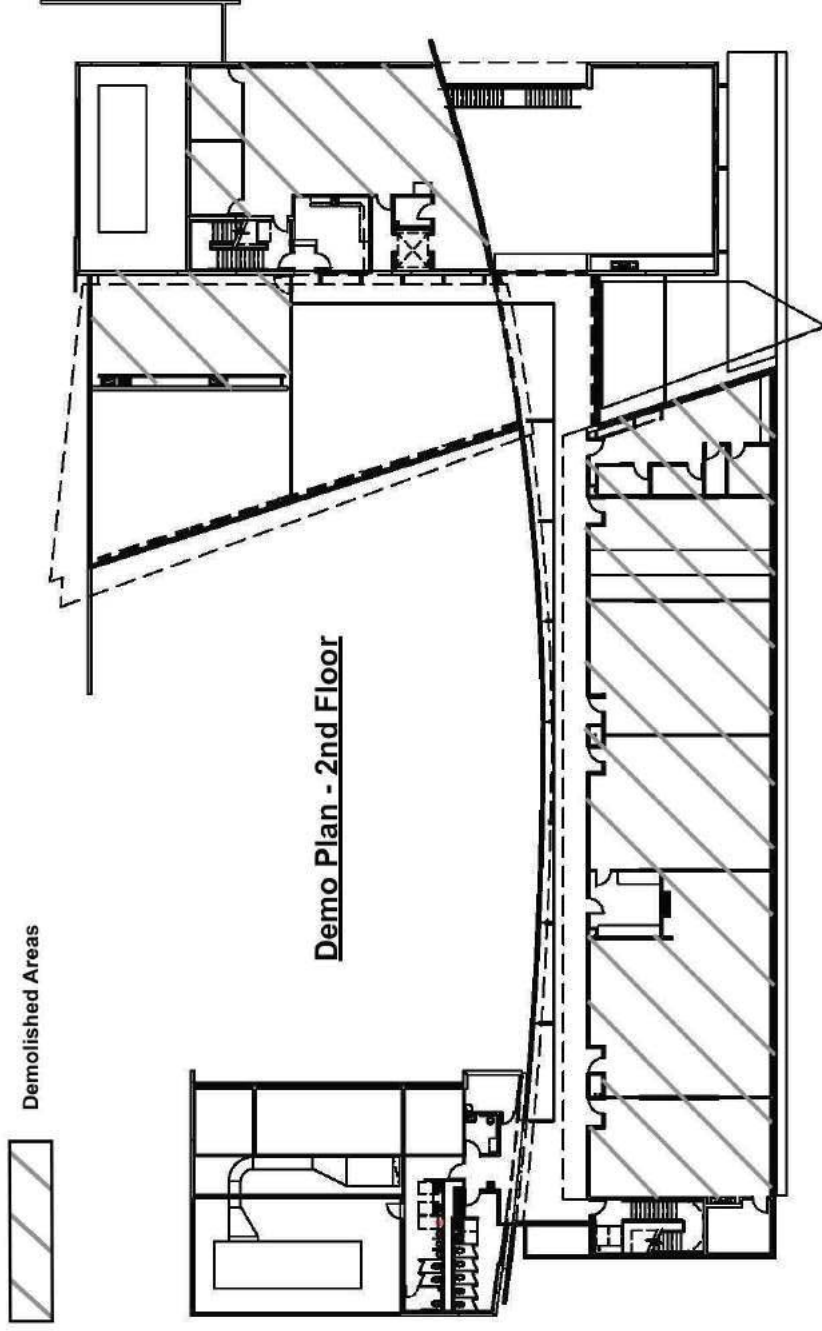


PROPOSED SITE PLAN

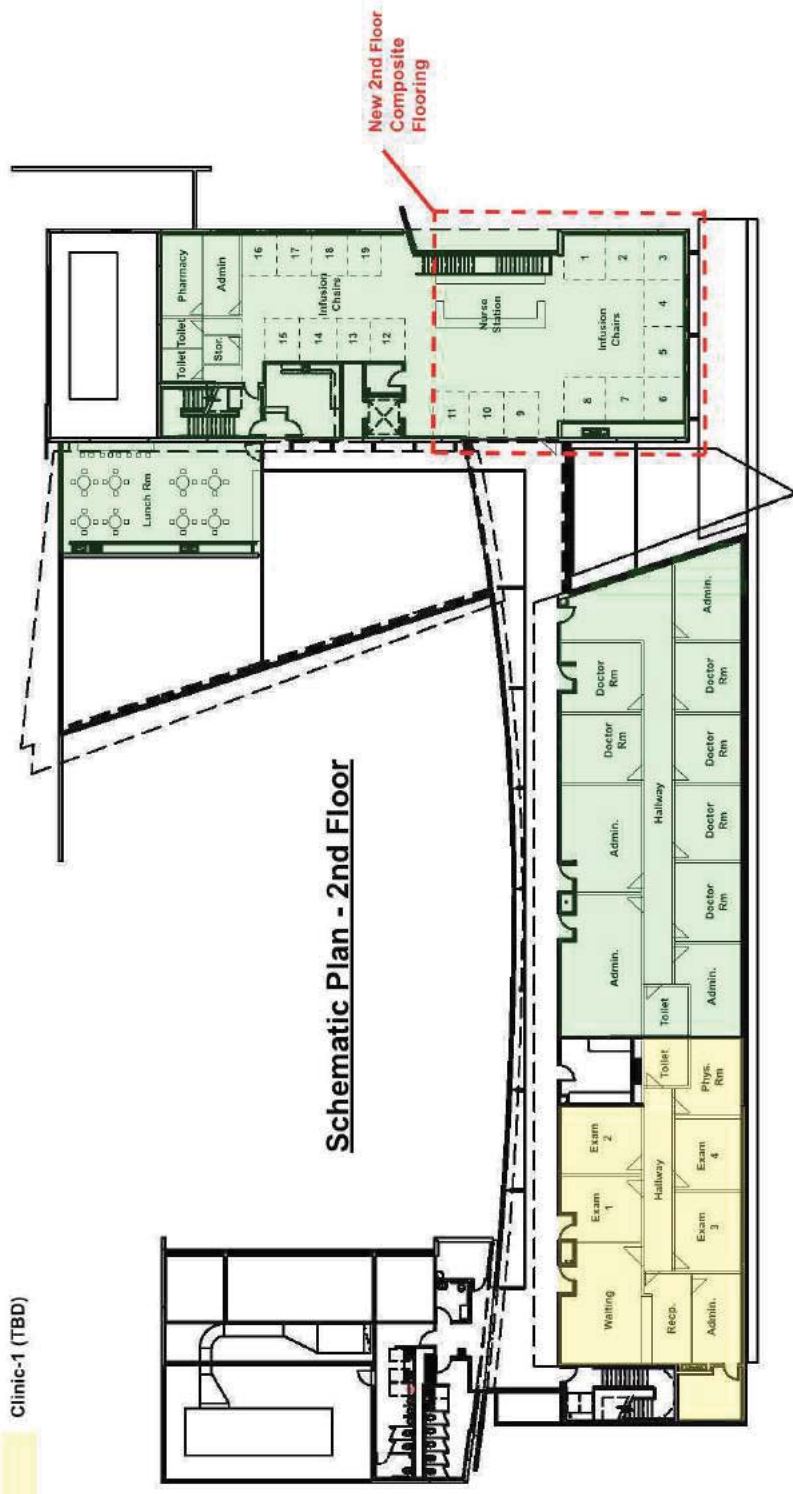




Schematic Plan - 1st Floor



- Clinic-1 (Oncology Clinic)
- Clinic-1 (TBD)



Schematic Plan - 2nd Floor

82 Orland Square Drive

ORLAND PARK, ILLINOIS 60462





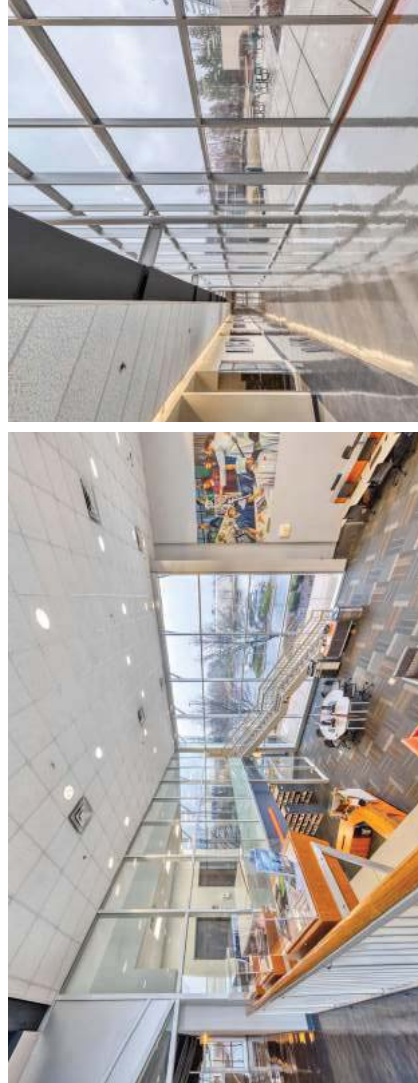
PROPERTY SUMMARY

82 ORLAND SQUARE DRIVE

Total Building SF	47,880 SF
Land Size	5.98 Acres
Construction	Masonry/Precast
Year Built	2001
Power	3,000 Amps
Heating	Gas Forced
Sprinklers	Wet
Parking	239 Spaces (5.98/1,000)
Loading	Yes
Current Zoning	COR
Real Estate Taxes	Exempt (Pin: 27-10-301-024-0000)

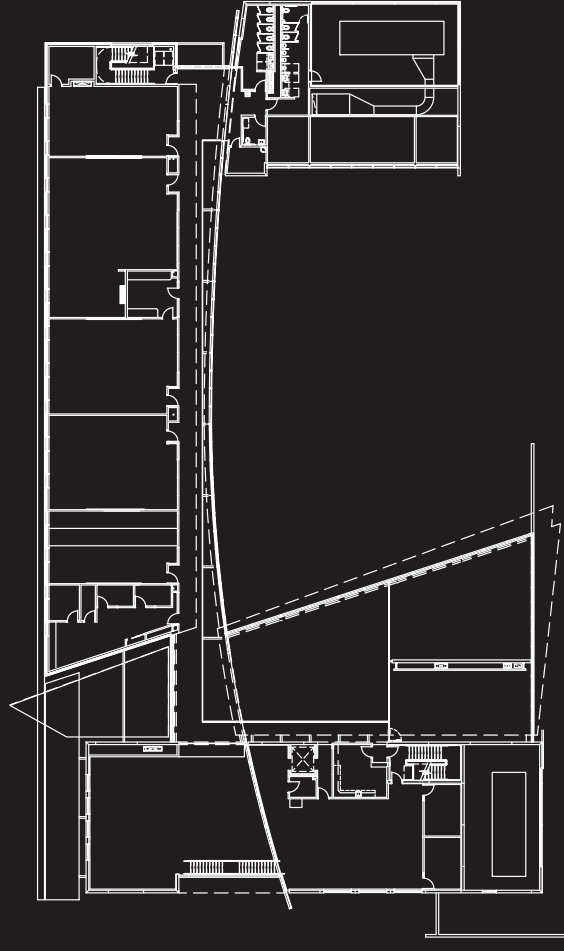
PROPERTY HIGHLIGHTS

- Abundant natural light
- High ceilings
- High-end interior finishes
- Beautiful setting including outdoor patios and seating areas
- Significant common area lends itself for social distancing requirement
- Conference facility available for tenants use
- Robust technological infrastructure
- Fitness center on-site
- Located in the heart of Orlando Park with excellent area amenities including restaurants, shopping and trails all within walking distance
- Ample parking with 239 surface spaces, including 6 handicap spots
- Two commuter rails are within 10 minutes of the property: Orlando Park 143rd St Station and Orlando Park 153rd St Station.
- Chicago Midway International airport is within a half-hour drive, and Chicago O'Hare is also within convenient access.
- The site location offers excellent interstate connectivity via I-55, I-355, I-80, I-57, I-294.

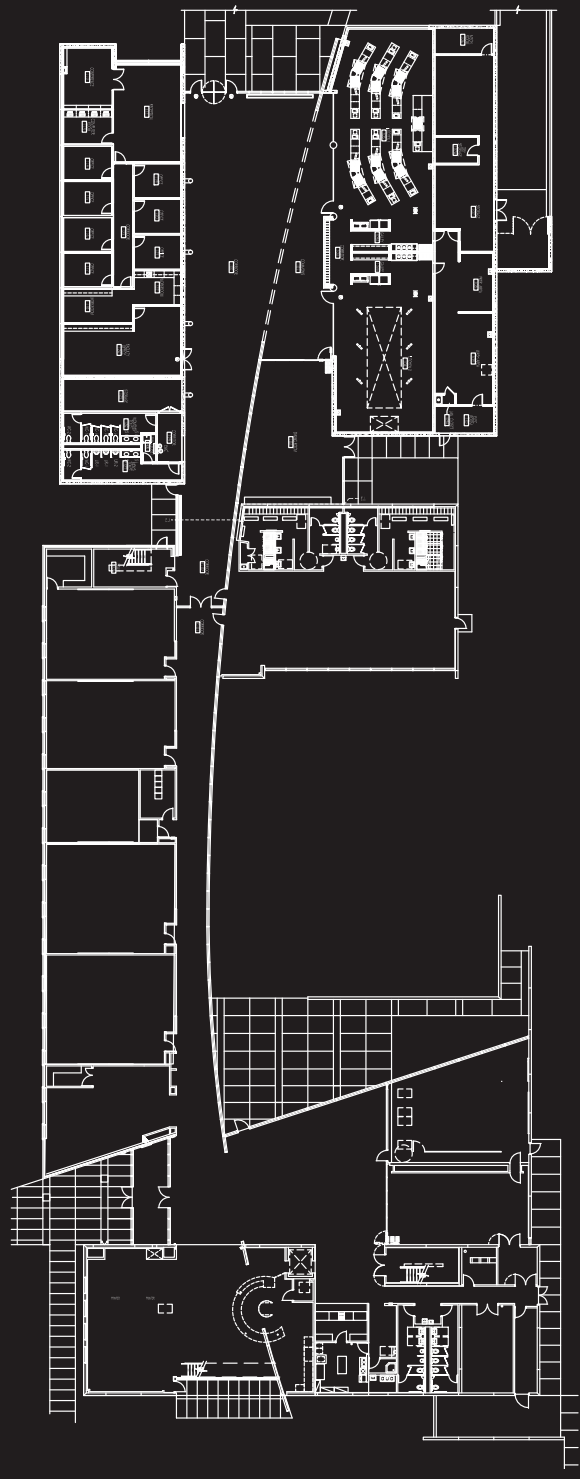


FLOORPLANS

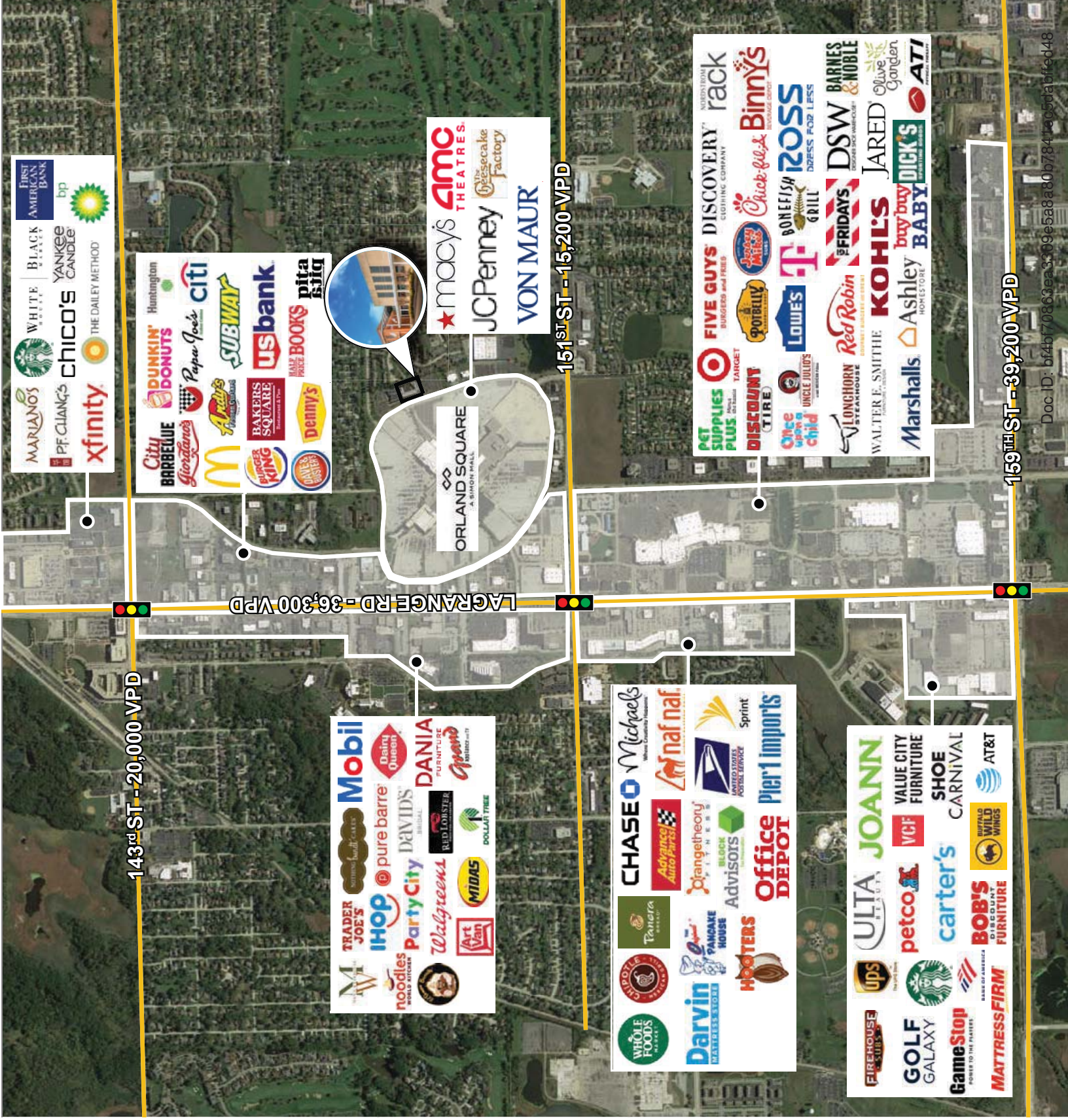
FIRST FLOOR



SECOND FLOOR



159TH ST - 39:200-VPD





Matt Ward
Principal
847.909.7021
matt.ward@avisonyoung.com

Melissa Hemberger
Vice President
630.267.6626
melissa.hemberger@avisonyoung.com



Carole Caveney
Vice President
773.355.5082
ccaveney@lee-associates.com



Identification of Persons Having an Interest in the Property

82 Orland Square Drive
Orland Park, Illinois 60462
PIN: 27-10-301-024-0000

Applicant: Great Lakes Med Investment LLC

The ownership consists of 18 individual persons, each of which have less than a 7.5% interest stake in the Applicant.

Occupants: Affiliated Oncologists (the “Occupant” or “AO”)

Great Lakes Med Investment LLC (the “Applicant”) intends to purchase the Subject Property and lease it to a related entity, Affiliated Oncologists who will use the site to expand its growing practice of radiation oncology and hematology physicians.

Form LLC-5.5	Illinois Limited Liability Company Act Articles of Organization	FILE # 09895663
Secretary of State Jesse White Department of Business Services Limited Liability Division www.cyberdriveillinois.com	Filing Fee: \$150 Approved By: <u>TLB</u>	FILED FEB 23 2021 Jesse White Secretary of State

1. Limited Liability Company Name: GREAT LAKES MED INVESTMENT, LLC

2. Address of Principal Place of Business where records of the company will be kept:
14490 JOHN HUMPHREY DRIVE
ORLAND PARK, IL 60462

3. The Limited Liability Company has one or more members on the filing date.

4. Registered Agent's Name and Registered Office Address:

GHASSAN ZALZALEH
14490 JOHN HUMPHREY DR
ORLAND PARK, IL 60462-2638

5. Purpose for which the Limited Liability Company is organized:
"The transaction of any or all lawful business for which Limited Liability Companies may be organized under this Act."

6. The LLC is to have perpetual existence.

7. Name and business addresses of all the managers and any member having the authority of manager:

ZALZALEH, GHASSAN
14490 JOHN HUMPHREY DRIVE
ORLAND PARK, IL 60462

HAMAD, AMAR
14490 JOHN HUMPHREY DRIVE
ORLAND PARK, IL 60462

8. **Name and Address of Organizer**
I affirm, under penalties of perjury, having authority to sign hereto, that these Articles of Organization are to the best of my knowledge and belief, true, correct and complete.

Dated: FEBRUARY 23, 2021

AMAR HAMAD
14490 JOHN HUMPHREY DRIVE
ORLAND PARK, IL 60462

Property Use

82 Orland Square Drive
Orland Park, Illinois 60462
PIN: 27-10-301-024-0000

The Subject Property is approximately 20 years old and currently consists of a two (2) story 47,880 square foot Class B office building sited on an approximately 260,488 square foot site. The facility features an atrium lobby, balcony, high ceilings with abundant natural light, conference facility, kitchens, dining area, and wet sprinkler system. The property' is constructed from precast and steel and is clad with a brick/precast exterior. The property is zoned COR (Mixed Use) and includes ample parking with 239 surface spaces, including 6 handicap spots.

The Applicant plans to lease the property to a related entity, Affiliated Oncologists (the "Occupant" or "AO") who will use the site to expand its growing practice of radiation oncology and hematology physicians. The practice is currently located at easily accessible sites in Chicago Ridge, Mokena, and Hazel Crest. Affiliated Oncologists is comprised of comprehensive medical and radiation oncology and hematology practice of physicians specializing in the diagnosis and treatment of cancer and blood disorders for patients in the greater Chicago area. Affiliated Oncologists also offers state-of-the-art technology and innovative treatment options as well as comprehensive education and support services.

AO's cancer specialists will create a personalized treatment plan for every patient and incorporate clinical trials when appropriate. Its multidisciplinary cancer treatment team provides a collaborative approach to care as they work in partnership with each patient to determine the most effective treatment options. Affiliated Oncologists not only provide important supportive care programs that address patient's physical challenges, but also their emotional concerns as they undergo cancer treatment and beyond.

Affiliated Oncologists plans to demolish much of the interior and fixtures at the Subject Property, and invest substantial amount to build out the property with a number of clinics for its practice. The Applicant also plans to construct a new approximately 2,000 square foot radiation building addition, and install a new drop-off driveway and canopy for patients. The first floor of the facility is expected to have a pharmacy and six (6) separate clinics, including oncology, radiation oncology and rehab. The second floor will include new composite floors and be reconfigured into two clinics. The Applicant will also consider installing a coffee shop which will both attract customers and produce sales tax revenue for the Village.

Employment Opportunities

82 Orland Square Drive
Orland Park, Illinois 60462
PIN: 27-10-301-024-0000

The Subject Property is approximately 20 years old and currently consists of a two (2) story 47,880 square foot Class B office building sited on an approximately 260,488 square foot site. The facility features an atrium lobby, balcony, high ceilings with abundant natural light, conference facility, kitchens, dining area, and wet sprinkler system. The property' is constructed from precast and steel and is clad with a brick/precast exterior. The property is zoned COR (Mixed Use) and includes ample parking with 239 surface spaces, including 6 handicap spots

The Subject was formerly occupied by Robert Morris University, a leading not for profit university, and was exempt from property taxes. Since Robert Morris vacated, the property has sat vacant and unused for over a year, despite being marketed. The Applicant plans to purchase the property contingent on the 7c tax incentive and lease it to a related entity, Affiliated Oncologists (the "Occupant" or "AO") who will use the site to expand its growing practice of radiation oncology and hematology physicians.

Affiliated Oncologists is comprised of comprehensive medical and radiation oncology and hematology practice of physicians specializing in the diagnosis and treatment of cancer and blood disorders for patients in the greater Chicago area. Affiliated Oncologists also offers state-of-the-art technology and innovative treatment options as well as comprehensive education and support services. AO's physicians and staff are a multi-disciplinary team of highly experienced caregivers focused on helping patients and their families receive the best care and support possible. Across its current three locations, Affiliated Oncologists employ approximately 70 full time and 30-part time employees. The practice plans to initially hire/transfer 20-30 employees to the Orland Park location, and plans to give priority to qualified Village residents when hiring.

Employee Economic Impact

Purchase	Emp.	%	Exp./Week	Weeks	Total
Lunch	30	55%	\$55	50	\$45,375
Grocery	30	30%	\$50	50	\$22,500
Consumer Goods	30	25%	\$35	50	\$13,125
Entertainment	30	15%	\$55	50	\$12,375
Auto-Gas	30	75%	\$30	50	\$33,750
TOTAL					\$127,125

Potential Growth & Property Improvements

82 Orland Square Drive
Orland Park, Illinois 60462
PIN: 27-10-301-024-0000

The Subject Property is approximately 20 years old and currently consists of a two (2) story 47,880 square foot Class B office building sited on an approximately 260,488 square foot site. The facility features an atrium lobby, balcony, high ceilings with abundant natural light, conference facility, kitchens, dining area, and wet sprinkler system. The property is constructed from precast and steel and is clad with a brick/precast exterior. The property is zoned COR (Mixed Use) and includes ample parking with 239 surface spaces, including 6 handicap spots.

The Applicant plans to lease the property to a related entity, Affiliated Oncologists (the “Occupant” or “AO”) who will use the site to expand its growing practice of radiation oncology and hematology physicians. Affiliated Oncologists plans to demolish much of the interior and fixtures at the Subject Property, and invest substantial amount to build out the property with a number of clinics for its practice. The Applicant also plans to construct a new approximately 2,000 square foot radiation building addition, and install a new drop-off driveway and canopy for patients. The first floor of the facility is expected to have a pharmacy and six (6) separate clinics, including oncology, radiation oncology and rehab. The second floor will include new composite floors and be reconfigured into two clinics. The Applicant will also consider installing a coffee shop which will both attract customers and produce sales tax revenue for the Village.

The Applicant is still in the process of inspecting the property and receiving bids, but plans to immediately invest approximately \$4,400,000 in improvements to the property, resulting in approximately 50-75 temporary construction jobs. As mentioned above, the Applicant plans to demolish a large portion of the existing interior improvements and build out the space as a medical office building. Some of the larger costs are new framing/drywall for \$750,000, roofing repair/replacement for almost \$300,000, new plumbing/HVAC for \$685,000 and new electrical systems for \$650,000. As part of these improvements, the Applicant plans to construct a new 2,000 square foot radiation building addition near the back of the existing building. The Applicant will also consider installing a coffee shop which will both attract customers and produce sales tax revenue for the Village. Please see attached cost breakdown.

After the \$3,700,000 purchase and subsequent improvements, the Subject Property is projected to have a market value of approximately \$8,100,000, which would generate an estimated \$1,445,153 in total taxes over the life of the Class 7c Tax Incentive. Without the purchase, the property would continue to sit exempt or will receive full vacancy reduction on taxes. Therefore, should the Class 7c be approved, the subject property would generate an additional approximately **\$1,445,153** in real estate taxes over the life of the Class 7c Tax Incentive. Please see the attached “12 Year Tax Comparison Chart” Affiliated Oncologists is also expected to generate sales tax through the pharmacy and potential coffee shop, of which the Village will receive a portion.

In addition to increased property & sales tax revenue, Affiliated Oncologists’ presence in the Village will also significantly benefit the local community. The company’s patients, visitors and employees will frequent Village restaurants, gas stations, stores and more. According to the enclosed New Business Impact chart, the Occupant’s eventual 30 employees will contribute a projected **\$127,125** per year. In total, reoccupation and development of the project will generate an additional **\$2,080,778** in revenue to the Village over the life of the incentive.

12 Year Tax Savings
82 Orland Square Drive
Orland Park, IL
(PIN: 27-10-301-024-0000)

Estimated Property Tax Savings Based on:
Estimated Taxes at \$3,700,000 Purchase Price, \$4,400,000 in Improvements & a 7c
Compared to
Current 2020 Market Value (Exempt) - No purchase, improvements or 7c

Current 2020 Market Value (Exempt) - No purchase, improvements or 7c												
Estimated Taxes at \$3,700,000 Purchase, \$4,400,000 in Improvements and a 7c				Current 2020 Market Value (Exempt) - No purchase, improvements or 7c								
Tax Year	2019 Tax Rate*	2019 Multiplier	Estimated Effective Tax Rate*	Estimated Taxes at \$3,700,000 Purchase, \$4,400,000 in Improvements and a 7c	Assessment Level with a Class 7c	Estimated Assessed Value With a Class 7c	Estimated Tax With a Class 7c	Current 2020 Market Value (Exempt) - No purchase, improvements or 7c	Assessment Level With NO Class 7c	Estimated Assessed Value Without a Class 7c	Estimated Taxes Without a Class 7c	
2021	9.413%	2.9160	27.448%	\$8,100,000	10%	\$810,000	\$222,331	\$0	25%	\$0	\$0	
2022	9.413%	2.9160	27.448%	\$8,100,000	10%	\$810,000	\$222,331	\$0	25%	\$0	\$0	
2023	9.413%	2.9160	27.448%	\$8,100,000	10%	\$810,000	\$222,331	\$0	25%	\$0	\$0	
2024	9.413%	2.9160	27.448%	\$8,100,000	15%	\$1,215,000	\$333,497	\$0	25%	\$0	\$0	
2025	9.413%	2.9160	27.448%	\$8,100,000	20%	\$1,620,000	\$444,663	\$0	25%	\$0	\$0	
Total Estimated Taxes (2021 to 2032)				\$1,445,153				Total Estimated Taxes (2021 to 2032)				\$0

Property Tax Savings from the Property's Tax Incentive:	\$1,445,153	Employee Impact (5 Years)	\$635,625	Total Revenue Generated from the 7c	\$2,080,778
--	--------------------	----------------------------------	------------------	--	--------------------

Notes:

* For the purposed of this estimate, the tax rate from the neighboring property, 66 Orland Square Drive was used. The 2019 Effective Tax Rate (the 2019 tax rate x the 2019 multiplier) was used. It does not take into account any increases or decreases in the Effective Tax Rate between 2021 and 2025.

**The above is based on the assumption that the Class 7c Tax Incentive for the subject property will be granted in 2021 and activated in 2021

The above estimates are speculative, and should be treated as such.



CHICAGO TITLE INSURANCE COMPANY
SWORN OWNER'S STATEMENT
TO CHICAGO TITLE INSURANCE COMPANY

STATE OF ILLINOIS }
 COUNTY OF COOK } SS

Pay Application No. 0.0
 Date: MARCH 26th, 2021
 Escrow No. TBD

The Affiant GREAT LAKES MED INVESTMENT LLC being duly sworn on oath deposes and says that he is the owner/beneficiary of Trust No. N/A held by N/A which is the owner of the following premises in COOK County, Illinois, to wit:
82 ORLAND SQUARE DRIVE, ORLAND PARK, ILLINOIS 60462

1. That he is thoroughly familiar with all the facts and circumstances concerning the premises described above;
2. That with respect to improvements on the premises the only work done or materials furnished to date are as listed below;
3. That the only contracts let for the furnishing of future work or materials relative to the contemplated improvements are as listed below;
4. That this statement is a true and complete statement of all such contracts, previous payments and balances due, if any.

#	NAME AND ADDRESS	KIND OF WORK	ADJUSTED TOTAL CONTRACT INCL. EXTRAS & CREDITS	PREVIOUSLY PAID	AMOUNT OF THIS PYMT.	BALANCE TO BECOME DUE
1.	Architectural Design Services, Inc. 321 SW Water Street, Suite 100, Peoria, IL 61602	ARCHITECTURAL SERVICES	\$ 350,000.00	\$ -	\$ -	\$ 350,000.00
2.	Via Meridiana Contractors, LLC 1333 Burr Ridge Parkway, Suite 200, Burr Ridge, IL 60521	GENERAL CONSTRUCTION	\$ 4,904,027.00	\$ -	\$ -	\$ 4,904,027.00
3.	GREAT LAKES MED INVESTMENT LLC 10604 Southwest Hwy, Chicago Ridge, IL 60415	BUILDING ACQUISITION	\$ 3,700,000.00	\$ -	\$ -	\$ 3,700,000.00
4.	A to Z Investment Enterprise, Inc. 10604 South Southwest Highway, Suite 200, Chicago, IL 60642	ACQUISITION FEES	\$ 100,000.00	\$ -	\$ -	\$ 100,000.00
5.	Allowance	LAB, TESTING & INSPECTION FEES	\$ 25,000.00	\$ -	\$ -	\$ 25,000.00
6.	Allowance	BUILDING INSPECTIONS	\$ 20,000.00	\$ -	\$ -	\$ 20,000.00
7.	Allowance	BUILDING APPRAISAL	\$ 10,000.00	\$ -	\$ -	\$ 10,000.00
8.	Allowance	LEGAL FEES	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00
9.	Allowance	EXTERIOR SIGNS	\$ 30,000.00	\$ -	\$ -	\$ 30,000.00
10.			\$ -	\$ -	\$ -	\$ -
11.			\$ -	\$ -	\$ -	\$ -
12.			\$ -	\$ -	\$ -	\$ -
13.			\$ -	\$ -	\$ -	\$ -
14.			\$ -	\$ -	\$ -	\$ -
15.			\$ -	\$ -	\$ -	\$ -
16.			\$ -	\$ -	\$ -	\$ -
17.			\$ -	\$ -	\$ -	\$ -
18.			\$ -	\$ -	\$ -	\$ -
19.			\$ -	\$ -	\$ -	\$ -
20.			\$ -	\$ -	\$ -	\$ -
TOTAL			\$ 9,154,027.00	\$ -	\$ -	\$ 9,154,027.00

OWNER:
 THE UNDERSIGNED HEREBY APPROVES THE ABOVE AMOUNTS FOR PAYMENT - BY: _____
 \$ - NAME & TITLE: DR. GHASSAN ZALZALH (OWNER)
 AFFIANT / COMPANY: GREAT LAKES MED INVESTMENT LLC
 ADDRESS: 150 West Market Street Ste 800 Indianapolis, IN

NOTARY PUBLIC:
 PERSONALLY APPEARED BEFORE ME AND PROVED TO ME THROUGH SATISFACTORY EVIDENCE OF IDENTIFICATION, IN THE FORM OF A STATE ISSUED DRIVERS LICENSE OR AN IDENTIFICATION CARD, TO BE THE PERSON WHOSE NAME IS SIGNED ON THIS GIVEN DOCUMENT HEREIN IN MY PRESENCE. SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 2021

BY: _____
 MY COMMISSION (NOTARY PUBLIC)
 EXPIRES: _____
 (SEAL)

TO OWNER AND TO CHICAGO TITLE INSURANCE COMPANY

1

State of ILLINOIS
County of COOK

Date: 3/26/21

} ss.

The affiant, GHANEM MUSLMANI being first duly sworn, on oath deposed and says that he is MANAGER of VIA MERIDIANA CONTRACTORS, LLC that IN WHICH has contract with GREAT LAKES MED INVESTMENT LLC, owner GEN. CONST. for MEDICAL BUILDING REMODEL PROJECT AT ORLAND PARK on the following described premises in said County, to wit: 82 ORLAND SQUARE DRIVE, ORLAND PARK, ILLINOIS 60462

That, for the purposes of said contract, the following persons have been contracted with, and have furnished, or are furnishing and preparing materials for, and have done or are doing labor on said improvement. That there is due and to become due them, respectively, the amounts set opposite their names for materials or labor as stated. That this statement is a full, true and complete statement of all such persons, the amounts paid and the amounts due or to become due to each.

1	2	3	4	5	6
Name and Address	Kind of Work	Amount of Contract	Net of Previous Payments	Net Amount This Payment	Balance to Become Due
TBD	Demolition	\$75,000.00	\$0.00	\$0.00	\$75,000.00
TBD	Sidewalk Concrete	\$25,000.00	\$0.00	\$0.00	\$25,000.00
TBD	Asphalt Paving	\$120,000.00	\$0.00	\$0.00	\$120,000.00
TBD	Concrete	\$250,000.00	\$0.00	\$0.00	\$250,000.00
TBD	Steel	\$95,000.00	\$0.00	\$0.00	\$95,000.00
TBD	Masonry	\$135,000.00	\$0.00	\$0.00	\$135,000.00
TBD	Roofing	\$289,027.00	\$0.00	\$0.00	\$289,027.00
TBD	Framing & Drywall	\$750,000.00	\$0.00	\$0.00	\$750,000.00
TBD	ACT	\$85,000.00	\$0.00	\$0.00	\$85,000.00
TBD	Millwork	\$350,000.00	\$0.00	\$0.00	\$350,000.00
TBD	Doors/Frames	\$140,000.00	\$0.00	\$0.00	\$140,000.00
TBD	Windows & Glass	\$105,000.00	\$0.00	\$0.00	\$105,000.00
TBD	Flooring	\$290,000.00	\$0.00	\$0.00	\$290,000.00
TBD	Painting	\$115,000.00	\$0.00	\$0.00	\$115,000.00
TBD	Fire Suppression	\$75,000.00	\$0.00	\$0.00	\$75,000.00
TBD	Plumbing & HVAC	\$685,000.00	\$0.00	\$0.00	\$685,000.00
TBD	Electrical / LV / FA	\$650,000.00	\$0.00	\$0.00	\$650,000.00
TBD	Medical Gas	\$150,000.00	\$0.00	\$0.00	\$150,000.00
TBD	Specialty	\$75,000.00	\$0.00	\$0.00	\$75,000.00
VIA MERIDIANA CONTRACTORS, LLC 1333 Burr Ridge Parkway, Suite 200, Burr Ridge, IL 60527	General Conditions	\$195,000.00	\$0.00	\$0.00	\$195,000.00
VIA MERIDIANA CONTRACTORS, LLC 1333 Burr Ridge Parkway, Suite 200, Burr Ridge, IL 60527	GC Fee/Overhead	\$250,000.00	\$0.00	\$0.00	\$250,000.00
TOTAL		\$4,904,027.00	\$0.00	\$0.00	\$4,904,027.00
AMOUNT OF ORIGINAL CONTRACT	\$4,904,027.00	WORK COMPLETED TO DATE			
EXTRAS TO CONTRACT		LESS	% RETAINED		
TOTAL CONTRACT AND EXTRAS		NET AMOUNT EARNED			
CREDITS TO CONTRACT		NET PREVIOUSLY PAID			\$0.00
ADJUSTED TOTAL CONTRACT		NET AMOUNT OF THIS PAYMENT			\$0.00
		BALANCE TO BECOME DUE			\$4,904,027.00

It is understood that the total amount paid to date plus the amount requested in this application shall not exceed ____% of the cost of work completed to date.

I agree to furnish Waivers of Lien for all materials under my contract when demanded.

Signed _____

(Position)

Subscribed and sworn to before me this _____ day of _____, 20_____.

TITLE	Final 7C Application 3.29.21.pdf
FILE NAME	Final%207C%20Application%203.29.21.pdf
DOCUMENT ID	bf4bf70863ea3309e5a8a80b7841ec5dabffed48
AUDIT TRAIL DATE FORMAT	MM / DD / YYYY
STATUS	● Completed

This document was requested from app.clio.com

Document History



SENT

03 / 29 / 2021

22:52:42 UTC

Sent for signature to Amar Hamad (amarhamad@aol.com) and Ghassan Zalzeleh (zalzeleh@comcast.net) from sanaa@sanaahussienlaw.com
IP: 98.226.98.238



VIEWED

03 / 29 / 2021

22:56:51 UTC

Viewed by Ghassan Zalzeleh (zalzeleh@comcast.net)
IP: 187.189.130.242



SIGNED

03 / 29 / 2021

22:58:16 UTC

Signed by Ghassan Zalzeleh (zalzeleh@comcast.net)
IP: 187.189.130.242



VIEWED

03 / 29 / 2021

23:02:34 UTC

Viewed by Amar Hamad (amarhamad@aol.com)
IP: 107.77.210.10



SIGNED

03 / 29 / 2021

23:03:29 UTC

Signed by Amar Hamad (amarhamad@aol.com)
IP: 107.77.210.10



COMPLETED

03 / 29 / 2021

23:03:29 UTC

The document has been completed.