

EUGENE L. GRIFFIN & ASSOCIATES, LTD.

LAW OFFICES

29 NORTH WACKER DRIVE, SUITE 650

CHICAGO, ILLINOIS 60606-3215

(312) 855-5050

February 6, 2018

FACSIMILE

(312) 855-5048

WRITER'S DIRECT DIAL NUMBER

855-5007

VIA: FEDERAL EXPRESS

Mr. Viktor Schrader
Economic Development Manager
Oak Park Economic Development Corporation
104 North Oak Park Avenue – Suite 203
Oak Park, Illinois 60301

Re: Class 7C Application
221 Harrison Street, LLC
221 West Harrison Street, Oak Park
Oak Park Township – Volume 143
Perm. No. 16-17-302-012

Dear Mr. Schrader:

221 Harrison Street, LLC will be seeking a Class 7C Incentive on the above referenced property. Per your request, enclosed please find the Class 7C Incentive application with supporting documentation for your review and to support your recommendation to the Oak Park Village Board.

Please do not hesitate to contact me should you require any further information.

Very truly yours,

EUGENE L. GRIFFIN & ASSOCIATES, LTD.


Eugene P. Griffin

cc: Mr. David Greene

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 Reoccupation of Vacant/Abandoned Property.

Applicant Information

Name: 221 Harrison Street, LLC; t/b/o Bull Barbell, LLC, the tenant,
d/b/a CrossFit Spero

Telephone: (708) 628-3784

Address: 8S185 Hudson Street

City: Darien

State: IL

Zip Code: 60561

Email: dave@crossfitspero.com

Contact Person (if different than the Applicant)

Name: Eugene P. Griffin

Company: Eugene L. Griffin & Associates, Ltd.

Address: 29 N. Wacker Drive - Suite 650

City: Chicago

State: IL

Zip Code: 60606

Email: epgriffin@griffinlaw.com

Telephone: (312) 855-5007

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) 221 Harrison Street

Permanent Real Estate Index Number: 16-17-302-012-0000

(2) _____

Permanent Real Estate Index Number: _____

(3) _____

Permanent Real Estate Index Number: _____

City: Oak Park

State: IL

Zip Code: 60304

Township: Oak Park

Existing Class: 5-17

Revised 8/3/2016

COPY



Joseph Berrios
Cook County Assessor

Cook County Assessor's Office
118 North Clark Street Chicago IL 60602
Phone: 312.443.7550 Fax: 312.603.3838
Website: www.cookcountyassessor.com

RECEIPT

221 HARRISON STREET LLC
C/O EUGENE L. GRIFFIN & ASSOCIATES, LTD.
29 N. WACKER DRIVE STE. 650
CHICAGO, IL. 60606

Order Number 12012
Order Date 4/20/18
User Name Pamela

PIN	Ctrl/Pet No	Fee Code/Description	Class	Qty	Amt	Total
16-17-302-012-0000		3001 Incentive Application Filing	Class 7c	1	\$500.00	\$500.00
Total Amount				1		\$500.00

FOI Section

Payment Received by Pamela
Payment Received Date 04/20/2018
Payment Received Amount \$500.00
Payment Type Received Check# 1011

Disclaimer:

All fees associated with the above referenced items are non-refundable filing fees. Acceptances of a filing fee by the Cook County Assessor's Office does not guaranteed that it will grant the requested action related to the filing fee. It is the responsibility of the submitter or the submitter's agent to provide all necessary materials related to the requested action.

COOK COUNTY ASSESSOR
JOSEPH BERRIOS



COOK COUNTY ASSESSOR'S OFFICE
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Name: Eugene P. Griffin
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City: Chicago State: IL Zip Code: 60606
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Permanent Real Estate Index Number: 16-17-302-012-0000
(2) _____
Permanent Real Estate Index Number: _____
(3) _____
Permanent Real Estate Index Number: _____
City: Oak Park State: IL Zip Code: 60304
Township: Oak Park Existing Class: 5-17

Revised 8/3/2016

COPY

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.

See Exhibit 1

Property Use

General Description of Proposed Property Usage: Fitness/Health Facility

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.

See Exhibit 2

Nature of Development

Indicate nature of proposed development by checking the appropriate space:

☐

New Construction (**Read and Complete Section A**)

☐

Substantial Rehabilitation (**Read and Complete Section A**)
Incentive only applied to the market value attributable to the rehabilitation

☒

Occupation of Abandoned Property
(**Read and Complete Section B**)

SECTION A (NEW CONSTRUCTION/SUBSTANTIAL REHABILITATION)

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

Estimated date of construction commencement (excluding demolition if any): _____

Estimated date of construction completion: _____

Total redevelopment cost, excluding land: \$ _____

Attach copies of the following:

☐

Construction Documentation:

☐

Architectural Plans

☐

Description of Improvement to be demolished or reoccupied

☐

Development Schedule

☐

Permits

☐

Financial Documentation

☐

Income Tax Statements (last three years)

☐

Recent Appraisal (for Substantial Rehabilitation projects)

☐

Agreements with any taxing district for sharing profits

☐

Identification of Persons Having an Interest in the Property

SECTION B (VACANT/ABANDONED PROPERTY)

Application must be made to Assessor prior to reoccupation

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

1. Vacancy Information:

a. How long has the property been vacant?

The property has been vacant for more than 15 years.

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

Last used as a practice facility for a local high school sports team

2. Attach copies of the following documents: * See Exhibit 3

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

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

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

☒ Income Tax Statements (*last three years*)

3. If a sale has taken place:

Estimated date of reoccupation:	<u>August 2018</u>
Date of purchase:	<u>November 2017</u>
Name of purchaser:	<u>221 Harrison Street, LLC</u>
Name of seller:	<u>Harrison Street Ventures, LLC</u>
Relationship of purchaser to seller:	<u>None</u>

Attach copies of the following documents:

See Exhibit 4

- (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? 45-50

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

Full-time: 1 Part-time: 4

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

5

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

15

LOCAL APPROVAL

A certified copy of a resolution or ordinance from the municipality in which the real estate is located (or the County Board, if the real estate is located in an unincorporated area) should accompany this Application. The ordinance or resolution must expressly state that the municipality supports and consents to this Class 7C Application and that it finds Class 7C necessary for development to occur on the subject property. If a resolution is unavailable at the time the application is filed, a letter from the municipality or the County Board, as the case may be, stating that a resolution or ordinance supporting the incentive has been requested may be filed with this application instead. If, at a later date, the municipality or the County Board denies the applicant's request for a resolution or ordinance, the applicant will be deemed ineligible for the Class 7C incentive, whether or not construction has begun. In all circumstances, the resolution must be submitted by the time the applicant files an "Incentive Appeal" requesting the Class Change be applied to the property.

See Exhibit 5

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.

Eugene P. Griffin
Signature

Eugene P. Griffin
Print Name

2/2/18
Date

attorney
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.*

INCENTIVES CLASS LIVING WAGE ORDINANCE AFFIDAVIT

David Greene

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, Chapter 74, Article II, Division 2, The Cook County Real Property Assessment Classification Ordinance, Sec.74-60 et seq., as amended
3. I have reviewed the Code of Ordinances of Cook County, Chapter 34, Article IV, Division I 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

[Signature]
Agent's Signature

335 Harrison Street
Oak Park, IL 60304

Agent's Mailing Address

221 Harrison Street, LLC

Applicant's Name

dave@crossfitlsporo.com

Applicant's e-mail address

David Greene, Managing Member

Agent's Name & Title

(708) 628-3784

Agent's Telephone Number

85185 Hudson Street
Darien, IL 60561

Applicant's Mailing Address

Subscribed and sworn before me this 24th day of January, 20 18

[Signature]
Signature of Notary Public

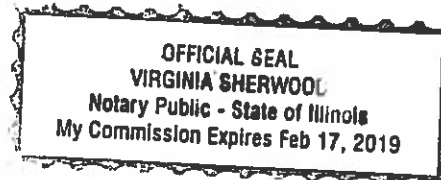


EXHIBIT A
(Please type or Print)

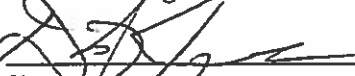
PIN(s)
16-17-302-012-0000

Common Address
221 Harrison Street, Oak Park

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.



Signature

David Greene

Print Name

1/27/2016

Date

Managing Member

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 8/03/16