

**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: Harrison Street Ventures Telephone: ( 312 ) 543-1250  
Address: 15 Forest Lane  
City: South Barrington State: IL Zip Code: 60010  
Email: harrisonstreetventures@gmail.com

***Contact Person (if different than the Applicant)***

Name: Eugene P. Griffin  
Company: Eugene L. Griffin & Associates, Ltd.  
Address: 29 North 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) 219-221 Harrison Street, Oak Park, IL 60304  
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.

***Property Use***

**General Description of Proposed Property Usage:**     Retail    

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 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?

219-221 Harrison Street has been vacant for more than 15 years

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

219-221 Harrison Street was last used by a local high school for their sports teams

**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: January, 2018

Date of purchase: October 23, 2015

Name of purchaser: Harrison Street Ventures, LLC

Name of seller: Waterfall Olympic Master Grantor Trust

Relationship of purchaser to seller: Loan Purchaser

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? 15

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

Full-time: 0 Part-time: 0

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

10

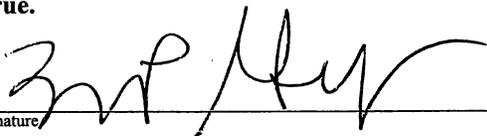
How many **new permanent part-time jobs** will be created as a result of this proposed development?

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.

**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.**

  
\_\_\_\_\_  
Signature

4/27/17  
\_\_\_\_\_  
Date

Eugene P. Griffin  
\_\_\_\_\_  
Print Name

attorney-in-fact  
\_\_\_\_\_  
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

\_\_\_\_\_ 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 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

\_\_\_\_\_  
Agent's Mailing Address

\_\_\_\_\_  
Agent's Telephone Number

\_\_\_\_\_  
Applicant's Name

\_\_\_\_\_  
Applicant's Mailing Address

\_\_\_\_\_  
Applicant's e-mail address

Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

\_\_\_\_\_  
Signature of Notary Public



**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>Ramona Navitsky</u>	<u>March 28, 2017</u>
Signature	Date
<u>Ramona Navitsky</u>	<u>Owner</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 8/03/16