

AGENDA
SPECIAL PLANNING, BUILDING AND ZONING COMMITTEE
Village of Hoffman Estates
August 19, 2019

Immediately Following the Public Health & Safety Committee Meeting

Members:	Gary Stanton, Chairman	Anna Newell, Trustee
	Karen Arnet, Vice-Chairman	Gary Pilafas, Trustee
	Karen Mills, Trustee	Michael Gaeta, Trustee
		William McLeod, Mayor

I. Roll Call

NEW BUSINESS

1. Request by Rick E. Heidner d/b/a 2595 W. Golf, LLC for a Resolution supporting a Cook County Class 7C classification for property tax assessment purposes for the site located at the southeast corner of Golf Road and Barrington Road.

II. Adjournment

(Further details and information can be found in the agenda packet attached hereto and incorporated herein and can also be viewed online at www.hoffmanestates.org and/or in person in the Village Clerk's office).

The Village of Hoffman Estates complies with the Americans with Disabilities Act (ADA). For accessibility assistance, call the ADA Coordinator at 847/882-9100.

**COMMITTEE AGENDA ITEM
VILLAGE OF HOFFMAN ESTATES**

SUBJECT: Request by Rick E. Heidner d/b/a 2595 W. Golf, LLC for a Resolution supporting a Cook County Class 7C classification for property tax assessment purposes for the site located at the southeast corner of Golf Road and Barrington Road

MEETING DATE: August 19, 2019

COMMITTEE: Special Planning, Building & Zoning

FROM:  Kevin Kramer

REQUEST: Request by Rick E. Heidner d/b/a 2595 W. Golf, LLC for a Resolution supporting a Cook County Class 7C classification for property tax assessment purposes for the site located at the southeast corner of Golf Road and Barrington Road.

BACKGROUND: The southeast corner of Golf and Barrington Roads was developed in the mid-1980s with a gas station which stood until it was demolished earlier this year by the current owner due to the blighted state of the building. Prior to demolition, the building was vacant for more than a year.

2595 West Golf, LLC bought the property in 2017, with the desire to redevelop the site as a retail center with upgraded features for the entrance to Hoffman Estates. The site plan, presented at the August 7, 2019 Planning and Zoning Commission, was recommended for approval and appears on the Village Board agenda tonight, August 19, 2019. However, construction cannot start until a 7C designation is awarded due to the high property tax and development costs.

Class 7C designations are available in Cook County to encourage commercial property owners to reinvest and upgrade their existing buildings and sites. Under the program, real estate is eligible for a reduced level assessment for a 5 year period with a potential 5 year renewal should the Village choose to support a requested extension. The assessment level is 10% market value for the first 3 years, 15% in year 4, and 20% in year 5. In year 6, it would return to the normal 25%.

Cook County requires a Resolution from municipalities stating that the incentive provided by the Class 7C is necessary for the development to occur and that the municipality supports and consents to the Class 7C application. The submittal must be filed with the Assessor prior to commencement work. The 7C program will sunset and end on November 30, 2019, when Cook County will no longer accept applications.

BACKGROUND: (Cont'd)

The owner of the corner tore down the building in preparation of site plan approval due to the blighted and dilapidated nature of the project. He has received a 7C for the Ricky Rocket's project currently under construction on the north side of Golf Road, and at the courtesy review for this site, made mention he would request a 7C to redevelop this site into a multi-tenant retail building as well. This property is a gateway to the Village on a very busy intersection and it would improve the image of the Village to visitors, if this site were improved.

FINANCIAL IMPACT:

The Class 7C designation on this site should have minimal financial impact to the Village's budget due to the fact that the Village only receives about 11-12% of the property tax bill. Therefore, at this site, while fully vacant in 2018, the Village received about \$5,519 per year from this property. When the property is fully occupied, after the 7C expires, the Village should receive around \$16,700, or more than triple the current collection. Under the approved plan, when occupied, the site should generate around 10 new full time jobs and 20 new part-time jobs while also increasing the retail sales tax base.

RECOMMENDATION:

Approval of a request by Rick E. Heidner d/b/a 2595 W. Golf, LLC for a Resolution supporting a Cook County Class 7C classification for property tax assessment purposes for the site located at the southeast corner of Golf Road and Barrington Road.

Attachments

cc: Michael Andre (Eugene Griffin & Associates, Ltd)
Rick Heidner (Heidner Property Management Company)

VILLAGE OF HOFFMAN ESTATES

**A RESOLUTION SUPPORTING A COOK COUNTY CLASS 7C
CLASSIFICATION APPLICATION FOR PROPERTY TAX ASSESSMENT
PURPOSES FOR THE SITE LOCATED AT THE SOUTHEAST CORNER OF
GOLF ROAD AND BARRINGTON ROAD**

WHEREAS, the Cook County Real Property Assessment Classification Ordinance requires the Village's support and consent for an application for a 7C real estate classification under Sec. 74-63 (11); and

WHEREAS, Rick E. Heidner d/b/a 2595 W. Golf, LLC ("Owner"), proposes to redevelop, own, and lease space at the parcel on the southeast corner of the intersection of Golf Road and Barrington Road in the Village of Hoffman Estates, Cook County, Illinois, ("Village") and hereinafter legally described on Exhibit A (P.I.N. #07-18-100-005-0000) ("Property"); and

WHEREAS, the Village has deemed this retail corner, which stood 100% vacant for over one (1) year as a redevelopment priority; and

WHEREAS, the redevelopment ("Project") will include an approximate 6,200 square foot, multi-tenant, retail strip center; and

WHEREAS, the Owner cannot make this financial commitment without a commitment of support from the Village for a Cook County 7C real estate classification; and

WHEREAS, the proposed development would result in additional economic and fiscal impacts for the Village of Hoffman Estates and Cook County of nearly \$1,150,000 in investment and ten (10) new full-time jobs and twenty (20) part-time jobs; and

WHEREAS, the Village has received the Owner's completed Class 7C application (Exhibit B), including the identification of persons having an interest in the property, a detailed description of the precise nature of the intended use, and a signed Living Wage Ordinance Affidavit ; and

WHEREAS, the adoption of a resolution by the Corporate Authorities is required and must be filed with Applicant's application in order for the Property to obtain a Class 7C Tax Assessment Classification; and

WHEREAS, it is in the best interests of the Village and its residents to attract new and diverse businesses whom they can support and patronize, and consent to an application for a Cook County 7C real estate classification for the subject property.

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Hoffman Estates, Cook and Kane Counties, Illinois, as follows:

Section 1: That the above recitals and legislative findings are hereby incorporated herein and made a part hereof, as if fully set forth in their Entirety.

Section 2: That the Village of Hoffman Estates supports and consents to Owner's filing of a Class 7C Application with respect to the Property and finds Class 7C classification under the Cook County Real Estate Classification System necessary for redevelopment to occur on the Property.

Section 3: That this Resolution shall be in full force and effect immediately from and after its passage and approval.

Section 4: If any section, paragraph, clause or provision of this Resolution shall be held invalid, the invalidity thereof shall not affect any other provision of this Resolution.

PASSED THIS _____ day of _____, 2019

VOTE	AYE	NAY	ABSENT	ABSTAIN
Trustee Karen V. Mills	_____	_____	_____	_____
Trustee Anna Newell	_____	_____	_____	_____
Trustee Gary J. Pilafas	_____	_____	_____	_____
Trustee Gary G. Stanton	_____	_____	_____	_____
Trustee Michael Gaeta	_____	_____	_____	_____
Trustee Karen Arnet	_____	_____	_____	_____
Mayor William D. McLeod	_____	_____	_____	_____

APPROVED THIS _____ DAY OF _____, 2019

Village President

ATTEST:

Village Clerk

Exhibit A
Legal Description of Property

The North 250 feet (as measured on the West Section line) of the West 250 feet (as measure on the North Section line, the South line of the North 250 feet also being parallel with the said North Section line), of the fractional Northwest Quarter of Section 18, Township 41 North, Range 10 East of the Third Principal Meridian, excepting therefrom roads and highways as per Document No. 10550563 and Document No. 11172680, all in Cook County, Illinois.

Exhibit B
Owner's 7C Application

EUGENE L. GRIFFIN & ASSOCIATES, LTD.
LAW OFFICES

29 NORTH WACKER DRIVE, SUITE 650
CHICAGO, ILLINOIS 60606-3215
(312) 855-5050

May 31, 2018

FACEFAX
(312) 855-5048
WRITER'S DIRECT DIAL NUMBER
855-5013

Mr. Kevin Kramer
Director of Economic Development
Village of Hoffman Estates
1900 Hassell Road
Hoffman Estates, Illinois 60169

Re: Class 7(c) Property Tax Incentive
2595 West Golf, LLC
2595 West Golf Road, Hoffman Estates
Schaumburg Township – Volume 187
Perm No. 07-18-100-005

Dear Mr. Kramer,

On behalf of applicant, 2595 West Golf, LLC, we are requesting the support of the Village of Hoffman Estates in securing a Class 7c Property Tax Incentive for the above referenced property.

As you are aware, the Class 7c Incentive was initiated as part of the Cook County Real Property Assessment Classification Ordinance and is intended to encourage commercial projects which would not be economically feasible without assistance. This five year incentive applies to/in the following scenarios:

1. Newly constructed buildings, including land upon which they are situated;
2. The utilization of vacant structures abandoned for at least 12 months, including the land upon which they are situated;
3. All buildings which are substantially rehabilitated to the extent such rehabilitation is added to their value, including qualified land related to the rehabilitation.

We are applying under the provision of newly constructed buildings, including the land upon which they are situated.

The subject property currently consists of a vacant former gas station / convenience store with a detached car wash. It was acquired by Rick E. Heidner in November of 2016. A statement of Rick Heidner's real estate experience and Affidavit of Economic Disclosure are attached as Exhibit A. As the property is owned by an LLC, the members of the LLC and their ownership interests are attached as Exhibit B.

Currently, there are two improvements on the site that will be demolished: a gas station store / convenience store containing approximately 2,200 square feet, and a detached car wash containing approximately 800 square feet along with a former fuel canopy. The improvements are situated on a parcel of land containing approximately 34,674 square feet. The property is located at 2595 W. Golf Road in Hoffman Estates, Illinois, and is identified by Perm. No. 07-18-100-005. An aerial photograph and additional photographs of the property are attached as Exhibit C. A plat of survey of the existing improvements are attached as Exhibit D, and a recent appraisal of the subject property is attached as Exhibit E.

After the existing improvements are demolished, the site will be developed into a newly constructed 6,200 square foot, five-unit, retail strip shopping center to be occupied by neighborhood type retail. Architectural renderings of the proposed new construction are attached as Exhibit F.

Construction is anticipated to commence in September 2018 or as soon as the incentive can be approved by the Village and the Bureau of Economic Development. If construction begins in September of 2018, it is anticipated that it would be complete by February of 2019.

The architect and engineer is Thomas V. Scesniak Associates, 1754 West Wise Road, Schaumburg, Illinois. The project manager is Eric Grabowski, 5277 Trillium Boulevard, Hoffman Estates, Illinois. A general contractor has not been selected yet.

The projected development costs are estimated at \$1,150,000. Ownership expects 12 construction jobs to be created as a result of the development project. We further project at least 10 new full time jobs and 20 part time jobs once the project is complete.

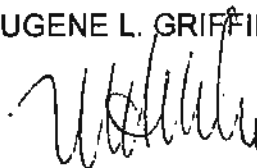
A real estate tax analysis is attached as Exhibit G. In the first four columns, the actual historical assessments for the last four years are noted to decline from \$312,200 in 2014 to \$164,325 in 2015. A five year prospective real estate tax analysis commencing in 2018, the year of anticipated construction completion, demonstrates the added real estate tax revenue resulting from the development with and without the incentive. With the incentive, the real estate taxes are projected at \$45,824 in 2018, and increasing to \$111,398 in the fifth and final year of the incentive. The initial assessment used in the real estate tax analysis is based on an estimated reproductive cost attached as Exhibit H.

The Class 7c Property Tax Incentive would materially assist in the new construction and redevelopment of the subject property. The incentive is a critical piece for the redevelopment project, and it will not proceed without a Village Resolution in support. Therefore, we are requesting support from the Village of Hoffman Estates for approval of the Class 7c Incentive.

Thank you for your assistance in this matter. If you should require further information, please do not hesitate to contact us.

Very truly yours,

EUGENE L. GRIFFIN & ASSOCIATES, LTD.

A handwritten signature in black ink, appearing to read "Michael B. Andre", written over the typed name below.

Michael B. Andre

Enclosures



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: 2595 West Golf, LLC Telephone: (630) 894-0099
Address: Heidner Property Management Company, Inc., 5277 Trillium Boulevard
City: Hoffman Estates State: IL Zip Code: 60192
Email: N/A

Contact Person (if different than the Applicant)

Name: Michael B. Andre
Company: Eugene L. Griffin & Associates, Ltd.
Address: 29 N. Wacker Drive, Suite 650
City: Chicago State: IL Zip Code: 60606
Email: mandre@griffinlaw.com Telephone: (312) 855-5013

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) 2595 W. Golf Road
Permanent Real Estate Index Number: 07-18-100-005
(2) _____
Permanent Real Estate Index Number: _____
(3) _____
Permanent Real Estate Index Number: _____
City: Hoffman Estates State: IL Zip Code: 60169
Township: Schaumburg Existing Class: 5-23

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 Attached**

Property Use

General Description of Proposed Property Usage: 6,200 sq. ft. retail strip shopping center
***See Attached**

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): September 2018
Estimated date of construction completion: February 2019
Total redevelopment cost, excluding land: \$ \$1,150,000

Attach copies of the following:

X **Construction Documentation:**

- X Architectural Plans
- X Description of Improvement to be demolished or reoccupied
- X Development Schedule
- Permits Not issued yet

X **Financial Documentation**

- Income Tax Statements (last three years)
- X Recent Appraisal (for Substantial Rehabilitation projects)
- 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?

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

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: _____
- Date of purchase: _____
- Name of purchaser: _____
- Name of seller: _____
- Relationship of purchaser to seller: _____

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? 12

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

Full-time: 103 Part-time: 25

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?

20

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

Rick E. Heidner

Print Name

May 31, 2018

Date

Owner

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

Rick E. Heidner 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
c/o Eugene L. Griffin & Assoc.

Agent's Mailing Address
2595 West Golf Road, LLC

Applicant's Name
mandre@griffinlaw.com

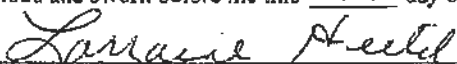
Applicant's e-mail address

Rick E. Heidner

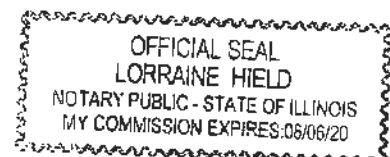
Agent's Name & Title
(312) 855-5050

Agent's Telephone Number
c/o Eugene L. Griffin & Assoc.

Applicant's Mailing Address

Subscribed and sworn before me this 31 day of May, 20 18


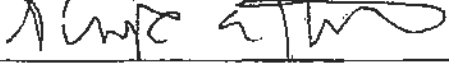
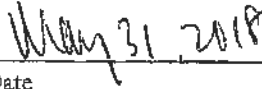
Signature of Notary Public



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.

	
Signature	Date
Rick E. Heidner	Owner
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

HEIDNER PROPERTY MANAGEMENT

399 Wall Street - Unit H

Glendale Heights IL 60139

Phone (630) 894-0099 * Fax (630) 894-0485



Rick Heidner Real Estate Experience

Rick Heidner has owned and developed commercial real estate for over 25 years. His entry into real estate came about from a convenience store venture he started with a partner in 1989. The venture, a chain of stores called JJ Peppers, has grown to 24 stores and is the 13th largest Lottery Ticket seller in Illinois with over \$18,000,000 in average annual sales.

Realizing he was the anchor tenant in most locations, as JJ Peppers grew, Rick began to buy and manage many of the buildings where his stores were located. He also designed and built many of his locations adding Laundromats in the mid 1990's.

Today, Rick owns and manages over 170 commercial properties spread over a 7 - state area leased to over 700 tenants. The estimated value of his portfolio is \$289,384,500.

Heidner, Inc. is a full service commercial real estate company, including management, leasing, selling, accounting, development, and financing.




State of Illinois)
) SS
County of Cook)

AFFIDAVIT IN SUPPORT OF ECONOMIC DISCLOSURE

Affiant, Rick E. Heidner, being first duly sworn on oath state as follows:


1. I am the owner of the property located at 2595 W. Golf Road, Hoffman Estates, Illinois (subject property).
2. An application has been made to the Village of Hoffman Estates, the Cook County Bureau of Economic Development, and the Cook County Assessor to obtain a Class 7C property tax incentive for the subject property.
3. Pursuant to the Economic Disclosure Statement requirements, a list of all real estate I own in Cook County, including permanent index numbers associated with such real estate, is attached as Exhibit A.
4. I hereby certify that I am not delinquent in the payment of any property taxes administered by Cook County or by a local municipality.

Further Affiant sayeth not.



Rick E. Heidner

SUBSCRIBED and SWORN TO BEFORE ME
this 31 day of May, 2018.



Notary Public



Cook County Properties			Property Index Number(s)
1080-98 Francis		1080 East Ave, Streamwood	06-25-204-012-0000
11839 Bldg (medical)		9150 Crawford, Skokie pin consolidation 10-15-407-056-000 / 2006	10-15-407-056-0000
121-133 W. Grand		121 W. Grand, Northlake	12-29-312-001-0000
		119 W. Grand, Northlake	12-29-312-002-0000
		121 N 74th Ct	12-29-312-003-0000
		121 N 74th Ct	12-29-312-004-0000
11128 W. Grand, Melrose Park, IL 60164			12-29-114-025-0000
1221 S. Cicero Ave		Cicero, IL	16-22-100-023-0000
			16-22-100-024-0000
			16-22-100-025-0000
			16-22-100-026-0000
1221 South Harlem LLC		1221-1227 S. Harlem Berwyn, IL 60402	16-19-100-041-1001
			16-19-100-041-1041
			16-19-100-011-0000
			16-19-100-010-0000
			16-19-100-009-0000
1200 W. Dundee		Buffalo Grove	03-06-400-059-0000
12834 Trust (7-11)	# 22365	1750 W. Foster at Ravenswood, Chgo	14-07-229-040-0000
	# 22439	1 N. Wolf Rd. at Camp McDonald, Prospect Hts	03-24-306-019-0000
	# 27898	6757 W. 26th, Berwyn 6745	16-30-224-029-0000
		6743	16-30-224-030-0000
		6741	16-30-224-031-0000

	6739		16-30-224-032-0000
135th & Ridgeland	13499 S. Ridgeland Ave.		24-31-404-049-0000
1409 Wright	Schaumburg		07-33-202-012-0000
147th & Cicero	14640 S. Cicero Ave Midlothian		28-09-206-010-0000
1500 Broadway	1401 N. 20th Ave Melrose Pk White Hen		15-03-129-037-0000
1517-31 Bourbon	1517 Bourbon		06-24-406-022-0000
	1533 Bourbon		06-24-406-021-0000
	1517		06-24-406-017-0000
1540 Brandy			06-24-407-020-0000
1546-50 Burgandy			06-24-406-023-0000
159 th & Laramie	5201 159th St		28-21-104-006-0000
	5203 159th St		28-21-104-005-0000
	5205 159th St		28-21-104-004-0000
	5207 159th St		28-21-104-003-0000
	5209 159th St		28-21-104-002-0000
	5211 159th St		28-21-104-001-0000
162 & Ellis	958 E. 162nd St.		29-14-312-020-0000
171 st & Harlem	Timley Park	Goodyear HPM	28-30-300-015-0000
		Shell	28-30-300-016-0000
		Strip Mall HPM	28-30-300-017-0000
		McDonalds	28-30-300-018-0000
1701 N. Mannheim	Stone Pk		15-04-108-023-0000
			15-04-108-024-0000

		15-04-108-025-0000
		15-04-108-028-0000
		15-04-108-062-0000
		15-04-108-063-0000
17055 Oak Park Ave	Tinley Park White Hen # 33834	28-30-200-093-0000
183rd & Oak Park Ave		31-06-100-008-0000
19 th & Roosevelt	1900 Roosevelt Rd	15-22-105-014-0000
20 Brinker	Barrington Hills	01-03-100-038-0000
		01-03-100-028-0000
2075 Barrington Rd	Barrington & Hassell	07-06-101-009-0000
2085 Barrington	New pin due to division 8/27/10	07-06-101-013-0000
2095 Barrington Rd	Barrington & Hassell Pd by 1st Nations	07-06-101-004-0000
231 W. Main		01-01-100-002-0000
2590 West Golf Road	Hoffman Estates, IL 60169	07-07-300-047-0000
2595 West Golf Road	Hoffman Estates, IL 60169	07-18-100-005-0000
3-11 Streamwood	3 W.	06-23-310-005-0000
31 st & Union	653 W. 31st	17-33-102-001-0000
	651 W. 31st	17-33-102-002-0000
	647 W. 31st	17-33-102-003-0000
	645 W. 31st	17-33-102-004-0000
	643 W. 31st	17-33-102-005-0000
3591 N. Milwaukee		13-22-402-001-0000

3638 South Laramie Ave	Cicero, IL 60804	16-33-314-045-0000
3800 S. Cicero	Stickney, IL	
4-B Plaza	694 Barrington Rd	06-24-406-003-0000
4025 W. 147th Midlothian	VACANT	28-10-404-001-0000
4116 N. Clark Street	4120 N. Clark White Hen # 33843	14-17-311-001-0000
4122-28 N. Milwaukee Ave		13-16-422-015-0000
4200 S. First Ave.	White Hen # 33899	18-02-119-005-0000
4747 W. Roosevelt	Cicero	
4901 W. 167th St	Lyons White Hen # 33838	28-28-201-023-0000
505 Lake Shore Drive	#5206	17-10-214-016-1181
5050 Lincoln	Chicago	13-12-406-034-0000
		13-12-406-035-0000
		13-12-406-036-0000
5277 Trillium Blvd	Hoffman Estates	01-32-400-015-0000
5611 Archer	OLD PIN 2016	18-13-207-017-0000
	NEW PIN 6/1/2016 Due to subdivision	18-13-207-019-0000
	NEW VILLAGE PIN 5615 Archer	18-13-207-018-0000
5623 Clark		14-05-330-001-0000
5715 South Archer I.J.C	5715-19 S. Archer Ave. Summit, IL 60501	18-13-215-007-0000

		18-13-215-008-0000
		18-13-215-009-0000
5721 South Archer Ave	Summit, IL 60423	18-13-215-010-0000
57 th & Harlem	5709 S. Harlem, Chicago	19-18-116-040-0000
5724 S. Harlem Ave Summit		18-13-222-018-0000
5813-15 W. Cermak Cicero		16-29-203-002-0000
59 th & Pulaski	5849 S. Pulaski Ave., Chicago, IL 60629	19-14-128-025
		19-14-128-026
		19-14-128-027
		19-14-128-028
		19-14-128-098
60 S. Orchard	Park Forest	31-36-101-015-0000
6034 S. Archer	Summit	18-13-303-019-0000
63 rd & Kostner	4359 W. 63rd	19-22-200-043-0000
6740 N. Ridge Ave.	Chicago	11-31-400-046-0000
		11-31-400-052-0000
		11-31-400-038-0000
		11-31-400-031-0000
676 A-M Bonded	676 Bonded	06-24-405-010-0000
New parcel created by division	676 Bonded	06-24-405-014-0000
678-700 Bonded	670 Bonded	06-24-405-011-0000

	678 Bonded	06-24-405-009-0000
6601 Roosevelt Rd		16-19-203-008-0000
		16-19-203-007-0000
		16-19-203-006-0000
6801 Cermak	6817 W Cermak	16-30-104-003-0000
	6815 W Cermak	16-30-104-004-0000
	6813 W Cermak	16-30-104-005-0000
	6811 W Cermak	16-30-104-006-0000
	6805 W Cermak	16-30-104-007-0000
	6800 W Cermak	16-30-104-008-0000
	2215 Grove Ave	16-30-104-009-0000
	2216 Oak Park Ave	16-30-104-023-0000
	2216 Oak Park Ave	16-30-104-024-0000
	6819 Grove Ave	16-30-104-042-0000
	2203 Grove Ave	16-30-104-043-0000
702-724 Bonded		06-24-405-004-0000
71st & Pulaski (Dominicks)	7010-7050 S. Pulaski	19-22-417-013-0000
7101 S. Kedzie	3157 W. 71st	19-25-100-001-0000
	3155 W. 71st	19-25-100-002-0000
	3153 W. 71st	19-25-100-003-0000
	3149 W. 71st	19-25-100-004-0000
79 th & Perry	53 W. 79th St	20-33-206-041-0000
8-48 Barrington		06-13-403-019-0000
84-120 Old McHenry		03-03-400-064-0000

		03-03-400-055-0000
870-890 N. Roselle		07-15-102-027-0000
8300 S. Pulaski		19-34-407-043-0000
8301 S. Kedzie	8301 S. Kedzie	19-36-300-013-0000
	8311 S. Kedzie	19-36-300-014-0000
	3157 W. 83rd	19-36-300-016-0000
91 st & Commercial	2943 E. 91st	26-06-402-002-0000
	2949 E. 91st	26-06-402-003-0000
	2951 E. 91st	26-06-402-004-0000
	2953 E. 91st	26-06-402-005-0000
	2955 E. 91st	26-06-402-006-0000
	2957 E. 91st	26-06-402-007-0000
	2959 E. 91st	26-06-402-008-0000
93 rd & Cicero	4837 W. 93rd	24-04-427-013-0000
9400 W. Grand Ave		12-27-123-078-0000
		12-27-123-090-0000
		12-27-123-174-0000
95 th & Oak Park	6757 W. 95th	24-07-200-001-0000
		24-07-200-002-0000
		24-07-200-003-0000
		24-07-200-004-0000
		24-07-200-055-0000
9501 Grand Ave		12-27-300-019-0000
Addison & California	2800 Addison	13-24-131-035-0000

Addison & Central		3549-65 N. Central	13-21-300-001
			13-21-300-002
			13-21-300-003
			13-21-300-004
Addison & Harlem	3555 N. Harlem	7183 W. Addison	13-19-300-043-0000
		7185 W. Addison	13-19-300-049-0000
Addison & Western		3601-11 N. Western Ave.	14-19-124-027-0000
Alsip		12680 S. Kedzie Ave Alsip IL 60803	24-26-407-006-0000
			24-26-407-008-0000
Archer & Central		5889 W. Archer	19-09-316-053-0000
Archer Central Center, LLC			19-09-317-085-0000
			19-09-317-086-0000
Arlington Heights	SOLD	1 E. Algonquin Road	08-16-401-018-0000
Arlington Market		806 W. Kensington	03-29-411-017-0000
Belmont & Laramie		5156 W. Belmont	13-21-417-042-0000
Brookfield - Zubar		8436 Brookfield Ave, Brookfield	15-35-310-026
			15-35-310-027
Center East (Golf Rd)		927 Golf Rd	07-16-101-029-0000
Chicago & Willard		751 E. Chicago	06-18-301-012-0000
Chicago Ridge (Midlothian & Cicero LLC)		10131 S. Ridgeland Ave	24-08-316-007-0000

Cicero & Fullerton	4755 W. Fullerton	13-34-100-001-0000
	4753 W. Fullerton	13-34-100-002-0000
	4751 W. Fullerton	13-34-100-003-0000
	4747 W. Fullerton	13-34-100-004-0000
	4743 W. Fullerton	13-34-100-005-0000
	4741 W. Fullerton	13-34-100-006-0000
Diversey & Kedzie	3205 W. Diversey	13-26-407-004-0000
	2745 N. Kedzie	13-26-407-006-0000
Diversey & Long	5355 Diversey Ave	13-28-302-044-0000
Golf & Roselle	10 E. Golf Rd	07-10-400-016-0000
	1245 N. Roselle	07-10-400-017-0000
	New parcel created by division	1 N. Roselle
Illinois & Plum	44 W. Illinois	02-22-410-011-0000
	52 W. Illinois	02-22-410-012-0000
Irving & Oriole 7-11	7555 W. Irving Pk Rd	12-24-200-001
		12-24-200-002
		12-24-200-003
		12-24-200-004
Manhm & Washington	522 Mannheim	15-08-422-034-0000
	2005 Omitted Assessment for Kiosk	
Merrionette Park	3333 W. 115th	24-23-409-045-0000
Montrose & Broadway		14-17-403-022
		14-17-403-023
		14-17-403-024
		14-17-403-025
	New PIN Due to Division	14-17-403-054

	New PIN Due to Division Dry Cleaners	14-17-403-055
	New PIN Due to Division Bank	14-17-403-057
	New PIN Due to Division Dry Cleaners	14-17-403-058
	New PIN Due to Division Dry Cleaners	14-17-403-059
Montrose & Western	4400 N. Western	13-13-234-031-0000
Oak Park Ave & 95th	6801 West 95th St	24-07-116-021-0000
Roselle & Valley Lake I.J.C	1530 Roselle	07-10-300-079-0000
	Only partially ours	07-10-300-078-0000
		07-10-300-081-0000
Toyota Park Retail	7000 S. Harlem Ave Bridgeview	18-24-402-011-8001
Trump Hotel Unit 2104		17-10-135-039-1082
Weathersfield & Roselle	606 S. Roselle	07-27-102-009-0000
Weathersway Plaza	7 Weathersfield	07-27-102-011-0000
	610 S. Roselle Rd.	07-27-102-012-0000
New parcel created by division	New PIN as of 2005	07-27-102-021-0000
New parcel created by division	Bank Building	07-27-102-022-0000
Wiseway Plaza	1710 Wise	07-29-309-019-0000
2348 Euclid		16-30-208-035-0000
20 S. Forest Lane	20 Forest Lane	01-24-400-030-0000
3156 Cambridge		14-28-102-011-0000
	Unit 1 Tenant	14-28-102-027-1001
	Unit 2 Heidner	14-28-102-027-1002
	Unit 3 Heidner	14-28-102-027-1003
	Unit 4 Tenant	14-28-102-027-1004

EXHIBIT A
TO
OPERATING AGREEMENT
OF
2595 W. GOLF LLC




NAME AND ADDRESS OF EACH MEMBER	CAPITAL CONTRIBUTION	NUMBER OF UNITS	VOTING RIGHTS
Rick E. Heidner Declaration of Trust 20 Brinker Road Barrington Hills, IL 60010	\$ _____	25	Yes
Zachary T. Heidner Trust 20 Brinker Road Barrington Hills, IL 60010	\$ _____	15	No
Nathan R. Heidner Trust 20 Brinker Road Barrington Hills, IL 60010	\$ _____	15	No
Chase M. Heidner Trust 20 Brinker Road Barrington Hills, IL 60010	\$ _____	15	No
Collin P. Heidner Trust 20 Brinker Road Barrington Hills, IL 60010	\$ _____	15	No
Aleca R. Heidner Trust 20 Brinker Road Barrington Hills, IL 60010	\$ _____	15	No

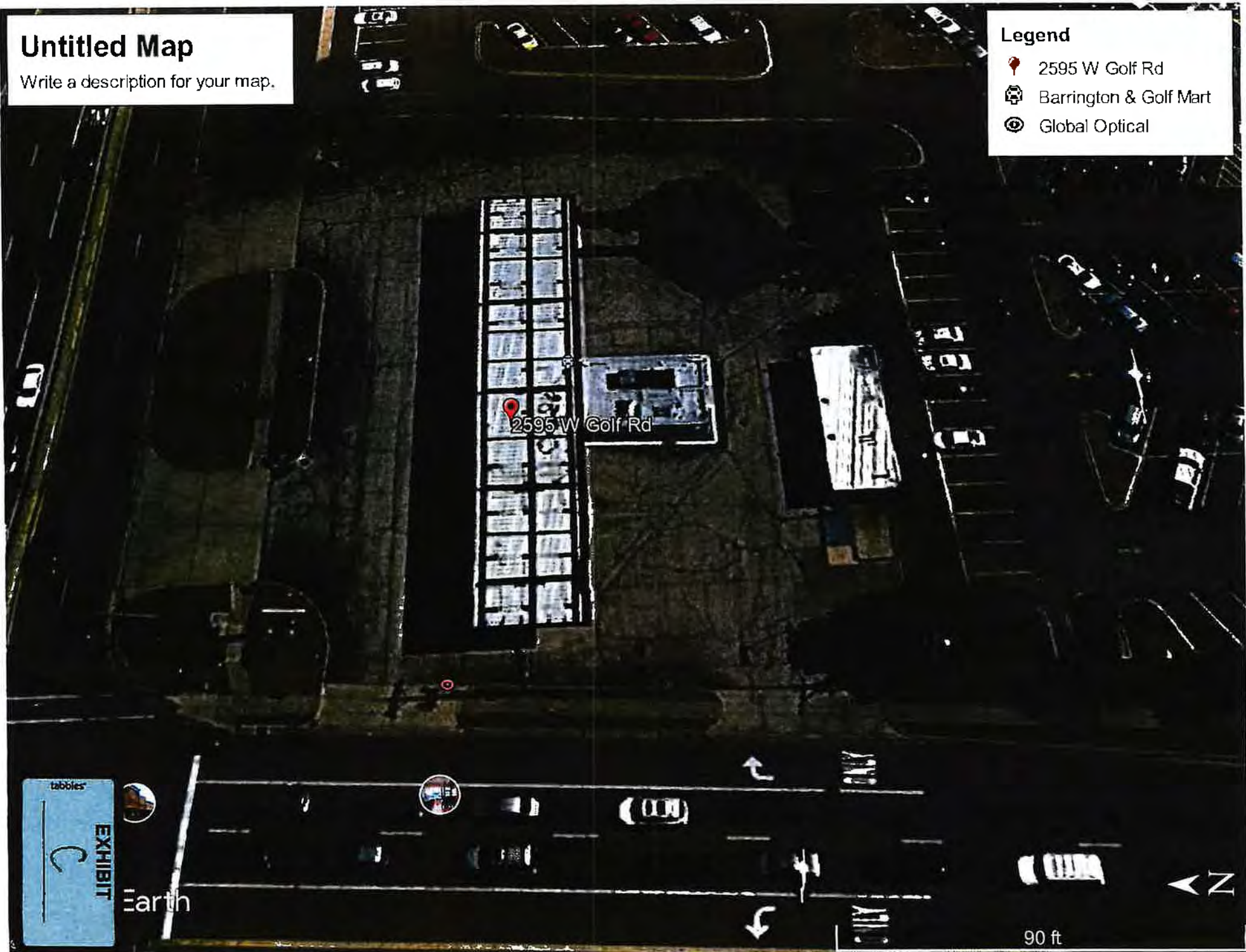


Untitled Map

Write a description for your map.

Legend

-  2595 W Golf Rd
-  Barrington & Golf Mart
-  Global Optical



2595 W Golf Rd

tabbles

EXHIBIT

Earth

90 ft





Sign on Site



Existing Improvements



Typical Dispenser on Site



C-Store Improvement



Car Wash Improvement



C-Store Interior

