

**ORDINANCE NO. 13-2018**

**AN ORDINANCE OF THE VILLAGE OF EVERGREEN PARK APPROVING CLASS 7b ASSESSMENT STATUS FOR THE EVERGREEN PLAZA TOWERS BUILDING LOCATED AT 9730 SOUTH WESTERN AVENUE (P.I.N. 24-12-236-005-0000), IN THE VILLAGE OF EVERGREEN PARK, COOK COUNTY, ILLINOIS**

WHEREAS, the Village of Evergreen Park (the "Village") is a home rule unit of government pursuant to the Illinois Constitution of 1970; and

WHEREAS, the Village desires to promote the establishment of new commercial development in the Village of Evergreen Park; and

WHEREAS, the Cook County Assessor operates under the Cook County Real Property Classification Ordinance which the Cook County Board of Commissioners passed in order to encourage commercial development in Cook County; and

WHEREAS, Evergreen Plaza Associates LLC (the "Applicant") is purchasing out of foreclosure the real estate located at 9730 South Western Avenue, Evergreen Park, Illinois (the "Property") identified by P.I.N. 24-12-236-005-0000 and commonly known as the Evergreen Plaza Towers; and

WHEREAS, the Applicant has provided an Economic Disclosure Statement to the Village; and

WHEREAS, the Property is improved with a building that has been vacant and unused for less than 24 months and has remained vacant because of the significant code violations, deterioration of parking deck, building deficiencies and deferred maintenance; and

WHEREAS, even though the property has been vacant and unused for less than 24 months, the Village has determined that "special circumstances" exist due to the high level of vacant properties in the Village, the substantial amount of capital necessary to cure the defects in the Property as a result of significant code violations, deterioration of parking deck, building deficiencies and deferred maintenance, such that the Property is eligible as an "abandoned" property for purposes of the Class 7b assessment status; and

WHEREAS, the Applicant will rehabilitate the Property and convert the building from an abandoned building to a medical office building (the "Project") on a schedule which will have all parking deck improvements completed by October 1, 2019 and building façade improvements completed by November 1, 2019, both of which will be funded from a loan from First Merchants Bank as per the construction budget submitted to the Village; and

WHEREAS, the Village finds that the Property meets the eligibility requirements set forth in the Class 7b assessment status, specifically: (a) the Property is designated by the Village as blighted and in need of increased commercial development and exhibits factors associated with

properties included for TIF designation under the Tax Increment Allocation Redevelopment Act; (b) real estate taxes within said area, during the last 6 years, have declined, remained stagnant, or are not fully realized due to the depressed condition of the area; (c) the Project is both viable and likely to proceed on a reasonably timely basis, thereby contributing to the economic enhancement of the area; (d) Class 7b assessment status will materially assist redevelopment or rehabilitation of the area and the Project would not proceed without the incentive offered under Class 7b assessment status; and (e) Class 7b assessment status for the Property is reasonably expected to ultimately result in an increase in real property tax revenue and employment opportunities within the area.

NOW THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Evergreen Park, Illinois as follows:

**Section 1**

The Mayor and Board of Trustees hereby find that all of the recitals contained in the preambles to this Ordinance are full, true and correct and do incorporate them into this Ordinance by this reference. The Mayor and Trustees have previously determined in Ordinance No. 12-2018 that the Property is blighted.

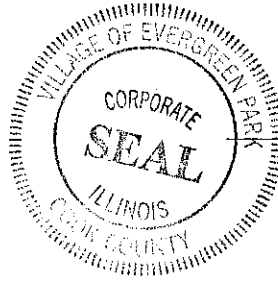
**Section 2**

The Mayor and Board of Trustees hereby find that the Property and the surrounding area needs commercial development, the Property will remained underutilized without Class 7b assessment status, and the incentives provided with the Class 7b assessment status are appropriate for the Applicant's Project. The Mayor and Board of Trustees hereby support and consent to the Applicant's request to the Cook County Assessor for Class 7b assessment status for the Property in conformity with the provisions of the Cook County Real Property Classification Ordinance. An Economic Disclosure Statement has been received and filed by the Applicant with the Village. This approval is limited to the existing buildings and structures on the Property.

**Section 3**

This ordinance shall be immediately in full force and effect after passage and approval. This approval is unique to the Applicant, and the Applicant shall at all times be majority owned by and controlled by Anthony Ruh until such time as the Village has issued an occupancy permit approving all rehabilitation of the Property. The Applicant shall use the proceeds of the loan from First Merchants Bank to rehabilitate the Property as outlined in the construction budget submitted to the Village with the parking deck improvements (see attached) to be completed by October 1, 2019 and the building façade improvements (see attached) to be completed by November 1, 2019.

This ordinance was passed and deposited in the office of the Village Clerk of the Village of Evergreen Park this 16<sup>th</sup> day of April, 2018.



*Catherine T. Aparo*

\_\_\_\_\_  
CATHERINE T. APARO, Village Clerk

APPROVED by me this 16<sup>th</sup>  
day of April, 2018

*James J. Sexton*

\_\_\_\_\_  
JAMES J. SEXTON, Mayor

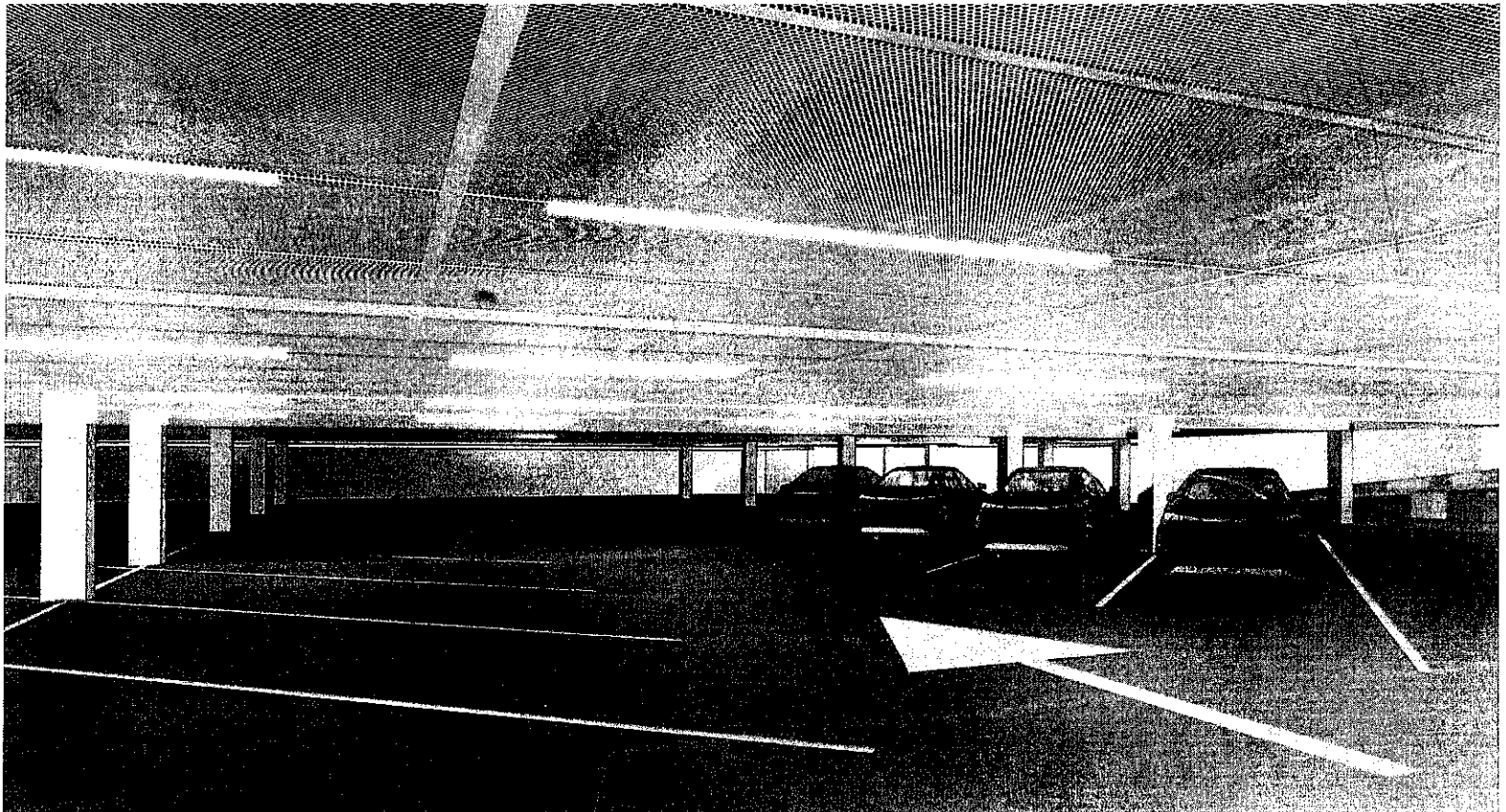
# PLANNED LOWER LEVEL PARKING DECK IMPROVEMENTS

9730 S. Western Avenue, Evergreen Park, IL 60805  
(03.26.18)

EXISTING CONCRETE BEAMS TO BE PATCHED,  
SEALED, & PAINTED AND CONCEALED FROM  
VIEW BY PROPOSED NEW SUSPENDED  
SCREEN SYSTEM.

NEW SUSPENDED SCREEN SYSTEM.

NEW INTEGRATED LIGHTING  
THROUGHOUT FOR IMPROVED  
VISIBILITY



NEW COATING & STRIPING FOR  
PARKING SURFACE

**ARCHITECT /  
STRUCTURAL ENGINEER**

JF2 DESIGN, LLC  
605 WILLIAM STREET  
RIVER FOREST, ILLINOIS 60305  
708-363-9856

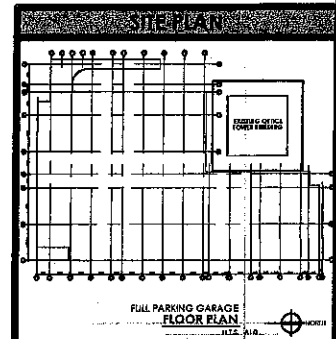
**OWNER**

EVERGREEN PLAZA ASSOCIATES, LLC  
9730 South Western Avenue  
Evergreen Park, Illinois 60805  
708-389-8820

NO	DRAWING TITLE
T1.0	TITLE SHEET
T1.1	CONDITION PICTURES
A1.0	PARTIAL FLOOR PLAN
A2.0	PARTIAL FLOOR PLAN
A3.0	PARTIAL FLOOR PLAN
A4.0	PARTIAL FLOOR PLAN
A5.0	PARTIAL FLOOR PLAN
A6.0	PARTIAL FLOOR PLAN
A7.0	PARTIAL FLOOR PLAN
A8.0	PARTIAL FLOOR PLAN
A9.0	PARTIAL FLOOR PLAN
A10.0	PARTIAL FLOOR PLAN
A11.0	PARTIAL FLOOR PLAN

# EXISTING OPEN PARKING GARAGE STRUCTURAL EVALUATION OF EXPOSED BOTTOM OF UPPER DECK

9730 South Western Avenue  
Evergreen Park, Illinois 60805



**JF2 DESIGN**

STRUCTURAL ENGINEER ARCHITECT  
605 William Street  
River Forest, Illinois 60305-1923

j.farr@comcast.net 708-363-9856

**EXISTING OPEN  
PARKING GARAGE  
STRUCTURAL EVALUATION**

9730 S. Western Ave. Evergreen Park, IL 60805

03/23/18  
Project Number H18001  
Scale  
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Sheet Name  
**TITLE SHEET**  
Sheet Number  
**T1.0**  
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Lower Concrete Surface Surveying  
and In-situ Load Testing  
Upper Concrete Parking Deck  
9730 S Western Avenue  
Evergreen Park, IL 60805

March 26, 2018

The initial assignment, which we commenced on January 5, 2017, was to make observations, perform testing and fully assess the garage structure to document and implement a plan to restore the garage to full usage. Our introduction to this facility was in July of 2016 and we have regularly been on site during the ensuing 22 months, several times with Village inspectors present.

In this report we reference two options which are equally satisfactory, to protect persons and property on the lower level from the potential hazards of cement particles falling. First, by removing all loose concrete throughout the lower level, any potential hazard of falling concrete particles would be eliminated. Alternatively, the installation of a protective safety netting would achieve the same result. Either alternative would achieve an adequate safeguard against any loose pieces doing harm to persons or property.

The reader should be aware that the goal is to eliminate any loose concrete. However, during 22 months of observations, only minor chipping has been observed, namely small flakes (ounces). The recommended safety netting would be a preventative measure adequate to catch fragments of over 5 lbs. which covers any potential foreseeable incidents by a measure of 20 times. If and when the alternative solution (chipping away) is completed, there would then be no need for any protective netting.

Our previous reports discuss in detail the specific reasons for the observed spalling and cracking of concrete. Our recent, detailed observations on the lower level confirm our conclusions that the parking garage is structurally Code conforming with no need for supplemental reinforcement or support. We previously recommended the immediate elimination of all the shoring which was in place and that has been done. The waterproofing that was performed in November has proved effective during the Winter months. As explained below, we have now examined the entire structure with audible and tactile testing and submit this specific plan for opening the entire garage and for long-term preservation of the structure.

As stated in the executive summary accompanying our 1.4.18 report, the problems identified with the concrete are the result of historic inadequate waterproofing. Since any possibility that the structure itself is overstressed has now been eliminated, the lower level is technically safe to open immediately provided adequate measures are taken to prevent loose concrete particles from falling onto pedestrians or automobiles. As mentioned, either of the two measures stated above would accomplish this purpose. The installation of adequate safety netting is all that is necessary to immediately make the lower level of the parking structure safely available for its intended use without limitation. Such netting has been deployed for public safety, for example, at Wrigley Field for over 25 years

successfully to protect thousands of jumping, stomping baseball fans from falling pieces of cement.

During the past several weeks we have methodically surveyed the entire lower level to identify every location with cement imperfections. A map of our findings is attached. Village inspectors have been present and have questioned us in detail about specifics. While all the repairs identified on the map are recommended for the purposes of effective preservation, there are none that are required immediately. Our findings remain consistent with the load testing, confirming that the structure is entirely safe without any such repairs, provided precautionary measures are implemented to protect persons or automobiles on the lower level from chipping cement. Because of this survey we can confirm with certainty that all the joists, having been individually examined, are structurally sound.

The attached provides a comprehensive map for all recommended concrete preservation steps throughout the lower level garage structure. Removing the loose concrete, where indicated, will eliminate any concerns relating to potential falling flakes and chips. We identify by color coding the steps recommended for preservation. At certain locations where delamination is observed, or where the removal of chipping cement results in the exposure of steel reinforcement, the procedure identified in our report of 8.17.17 should be followed by wire brushing, epoxy painting and patching. The recommended cement and rebar preservation methods are strictly to ensure longevity to the overall structure as with continued waterproofing precautions the structure will remain durable.

With respect to the concrete repairs, once permitted, we will periodically supervise and verify that the contractor is acting in conformance with our recommendations. The mapping that we performed allowed us to:

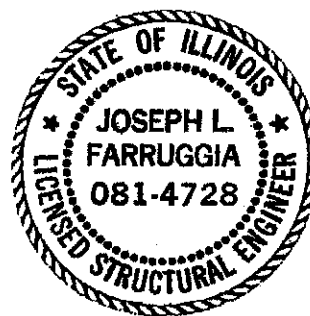
- a. Successfully verify with certainty our findings from the load testing on the upper level;
- b. Create a guide for a contractor to perform the preservation work on the lower level at each location identified; and
- c. Create a benchmark record of every imperfection to create the ability for accurate monitoring of each over time.

Submitted by:

JF2 Design



Joseph L. Farruggia  
Illinois Structural Engineer 081-4728



License Renews 11/30/18

THE NEW VISION FOR  
EVERGREEN PLAZA

EVERGREEN PLAZA

FOR MORE INFORMATION CALL **CHUCK GROEBE**, CCIM, JD:

**(708) 205-8703**



**RSA**  
PROPERTIES