

**Segment of Main
with Blockage
L-15 to L-20**

**Residence
with Backup**

Legend

- Sanitary Manhole
- Sanitary Sewer Main

PUBLIC WORKS DEPARTMENT
 Village of Orland Park
 15655 Ravinia Avenue
 Orland Park, IL 60462
 (708) 403-6350
 publicworks@orland-park.il.us

14403 Irving Avenue

Sanitary Sewer Blockage

This map is for reference only. The Village makes no representations as to the accuracy of the depicted utility locations or sizes. The data is subject to change without notice. The Village of Orland Park assumes no liability in the use or application of the data. Reproduction or redistribution is forbidden without the expressed written consent from the Village of Orland Park.

AN APPRAISAL OF

The Single-Family Residence and Land

LOCATION

14403 Irving Avenue
Orland Park, Illinois

PREPARED FOR

The Village of Orland Park
c/o Ellen J. Baer
Assistant Village Manager
14700 Ravinia Avenue
Orland Park, Illinois 60462

PREPARED BY

Dale J. Kleszynski, MAI, SRA
Christopher R. Glenday
15028 South Cicero Avenue
Suite L
Oak Forest, Illinois 60452

AS OF

October 31, 2014

ASSOCIATED PROPERTY COUNSELORS, LTD.

Real Estate Appraisers and Consultants

ASSOCIATED PROPERTY COUNSELORS, LTD.

Real Estate Appraisers and Consultants

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Dale J. Kleszynski, MAI, SRA
President
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dkleszynski@apclimited.com

November 11, 2014

The Village of Orland Park
c/o Ellen J. Baer
Assistant Village Manager
14700 Ravinia Avenue
Orland Park, Illinois 60462

**Re: 14403 Irving Avenue
Orland Park, Illinois**

Dear Ms. Baer:

At your request, I inspected and appraised the above referenced property to estimate the market value as of October 31, 2014. The appraisal is to assist you in the possible acquisition of the property. The conclusions are communicated in an Appraisal Report as described in the USPAP Guidelines – 2014-2015. The Appraisal Report is presented in a summary format. Information used in formulating the opinion is summarized here and retained in my file and/or office.

Subject Location: 14403 Irving Avenue, Orland Park, Illinois

Property Type: The subject property is a one-story, single-family residence and land.

Intended Use: This appraisal and report is to be used by the client in the possible acquisition of the subject property. No other use is intended or implied.

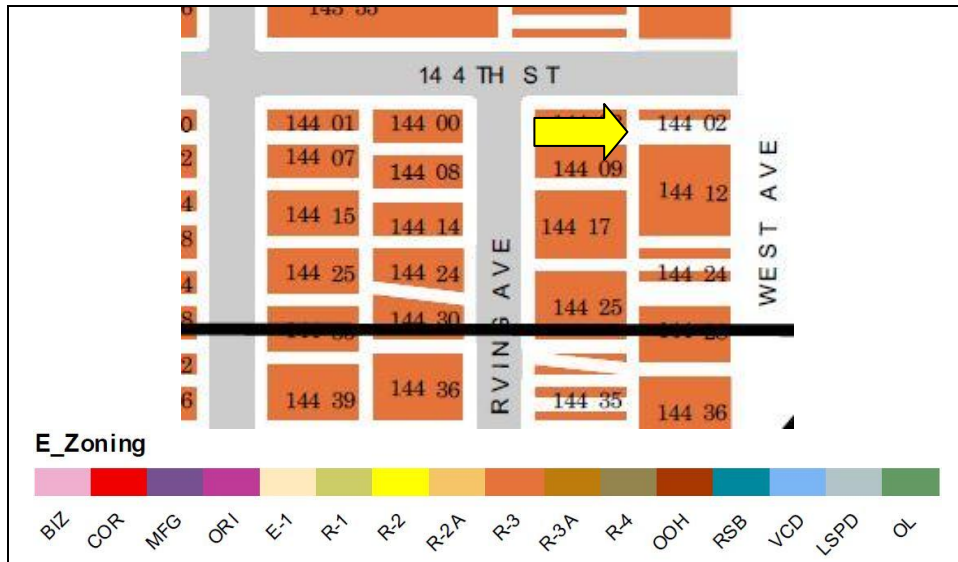
Intended User: In this matter, the client is identified as The Village of Orland Park. No other user is intended or implied.

Type and Definition of Value: The subject property is appraised in fee simple estate. The Dictionary of Real Estate Appraisal, Fifth Edition, defines fee simple estate as the “absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.”

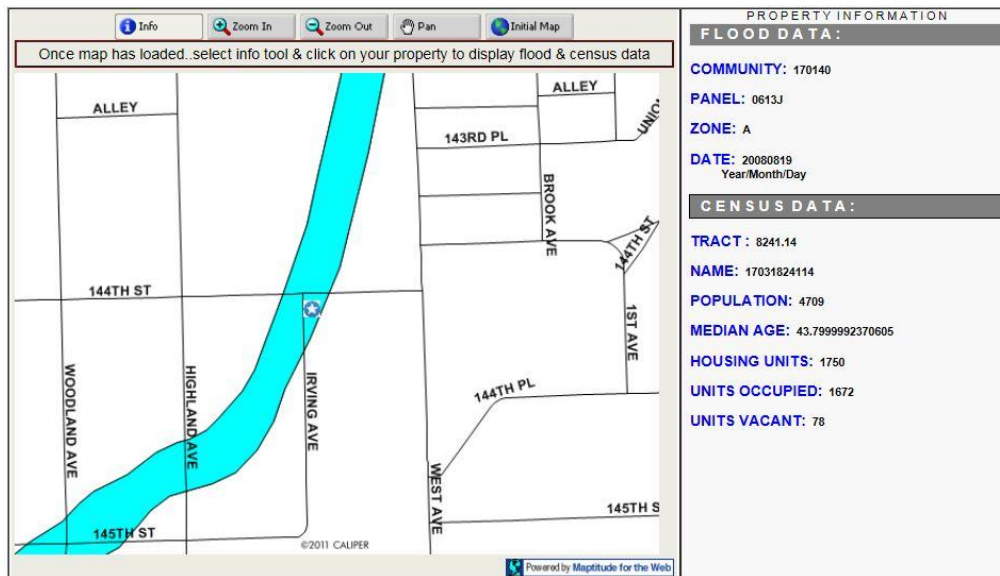
Effective Date of the Appraisal: October 31, 2014

Effective Date of the Report: November 11, 2014

Zoning Classification: According to the Zoning Department of the Village of Orland Park, the subject site is zoned R-3, "Single Family Residential District." To the best of my knowledge, the current use is legal under this zoning classification.



Flood Hazard Area: According to the Community Panel Number 170140 0613J dated August 19, 2008, the subject property is located in a Zone A and X flood hazard area. Zone X is an area of minimal flooding, while Zone A is considered to be an area inundated by 1% annual chance flooding, for which no base flood elevations (BFE's) have been determined.



Marketing Time: The marketing time for the subject property is estimated at 3 to 6 months. This is typical of residential properties in this market.

Exposure Time: The exposure time for the subject property is estimated at 3 to 6 months. This is typical of residential properties in this market.

Appraisal Development and Report Processing: To complete this appraisal and report, Christopher R. Glenday, Certified Residential Real Estate Appraiser, inspected the interior and exterior of the subject property. Dale J. Kleszynski, MAI, SRA inspected the exterior of the subject property. Research to develop comparable data was completed and analyzed. The conclusions presented here are communicated in an Appraisal Report.

The Sales Comparison to Value was applied to formulate the conclusion presented here. Several sales of properties similar to the subject were found in the marketplace and adjustments made to the comparable data are supported by market data. This data allowed me to develop a market supported indication of value. The Income Approach to Value was not presented, because the subject is not considered to be an income producing property. The Cost Approach was not applied as an analytical tool because this approach to value is weakened by the difficulty associated with estimating accrued depreciation.

While completing this appraisal, I considered (by way of example and not limitation) the physical characteristics of the subject property, the location of the property, comparable data, supplemental data retained in my file and summarized in this report, the USPAP Guidelines, and various text material published by the Appraisal Institute (14th Edition - Dictionary of Terminology and various articles) and documents associated with the verification of the sales transactions. Additional data related to the valuation of the property and the conclusions presented are retained in my file and/or office.

The conclusions formulated in this appraisal are communicated in an Appraisal Report as defined in the Uniform Standards of Appraisal Practice 2014-2015. The Appraisal Report is presented in a summary format.

Property History: According to the available information, the owner of record is Dennis and Candida Kamykowski. To the best of my knowledge, the subject property has not been listed for sale or sold within the past three years. In addition, the subject property is not known to be under contract to purchase as of the effective date of this appraisal.

Real Estate Tax and Assessment Information: Cook County identifies the subject property by Permanent Real Estate Index Number 27-09-113-042-0000. The 2014 real estate tax assessment is reported to be \$16,305. The 2013 real estate tax is reported to be \$3,637.36.

Legal Description and Additional Information: Any legal description of the subject property, additional information provided by the client, and information developed in the completion of this appraisal and report are retained in my file and/or office.

Functional Utility: The design of the building is typical of the neighborhood.

Disclosure of Past Appraisals: Associated Property Counselors, Ltd. has not completed an appraisal or analysis of the subject property within the past three years.

Limiting Conditions and Extraordinary Assumptions: There are no extraordinary assumptions, hypothetical conditions, and/or special limiting conditions that impact the evaluation or the value of the property. See Limiting Conditions located elsewhere in this report.

Compliance with USPAP: This appraisal is completed in accordance with the Uniform Standards of Professional Appraisal Practice and the Code of Ethics of the Appraisal Institute.

Statement of Competency: Christopher R. Glenday, Certified Residential Real Estate Appraiser, inspected the interior and exterior of the property, completed research to develop comparable data, and completed the analysis that is presented elsewhere in this report. Dale J. Kleszynski, MAI, SRA inspected the exterior of the property and reviewed the report.

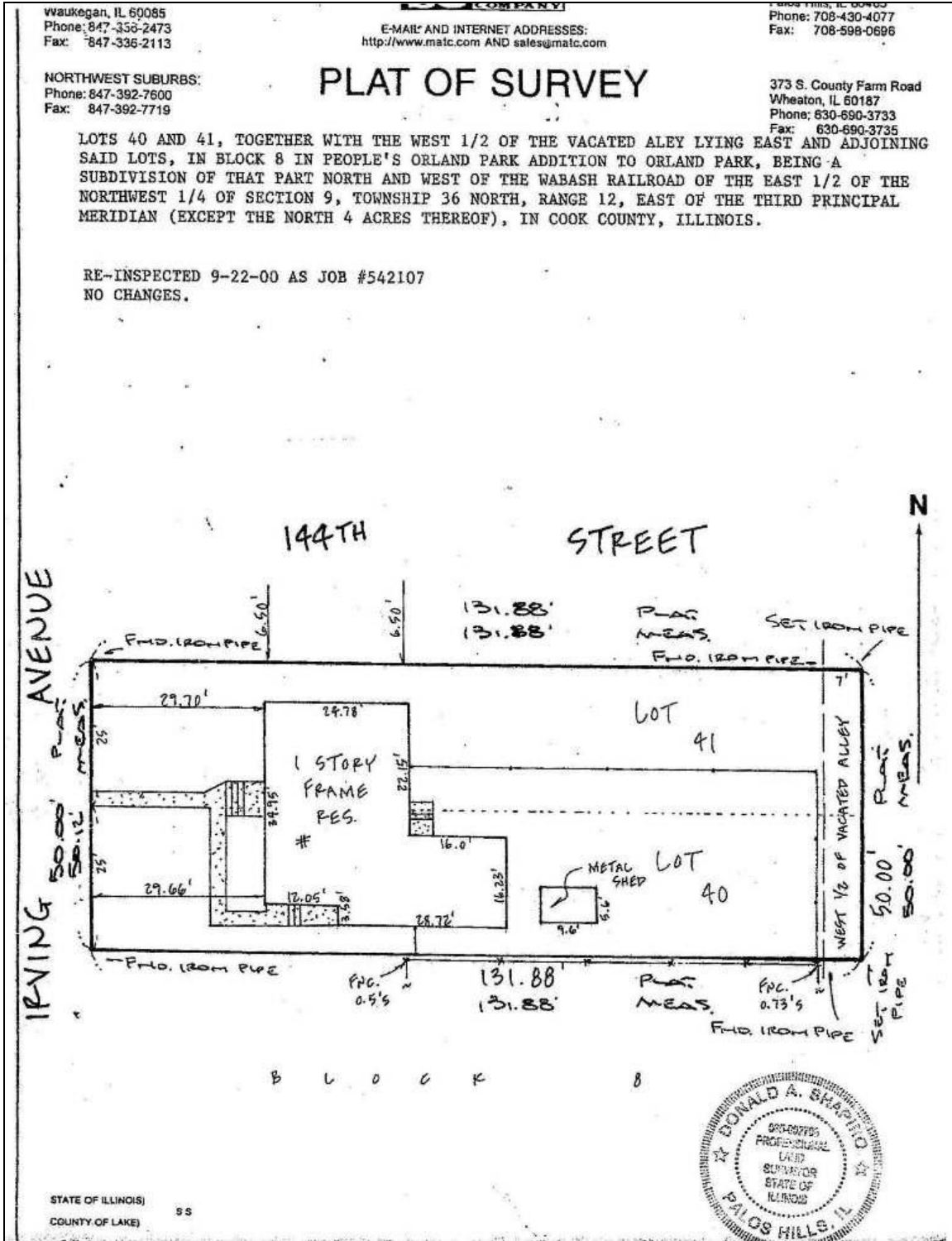
A statement of my professional qualifications is located elsewhere in this report. I have completed the appraisal of similar properties in the vicinity of the subject and am competent to complete this analysis.

Description of the Property: The subject site is a rectangular shaped parcel of land that is located on the southeast corner of Irving Avenue and 144th Street in Orland Park, Illinois. Frontage along the east side of Irving Avenue is 50.0 feet. Frontage along the south side of 144th Street is reported to be approximately 131.88 feet. The land area is reported to be 0.15 acre or 6,594 square feet. This property is serviced by public sewer and water, gas, electric and telephone. The site is generally level and at street grade.

Improvements to the site include a one-story, single-family residence that was constructed in 1955. Total above-grade living area is reported to be approximately 1,171 square feet. The above-grade floor plan consists of a living room, kitchen, four bedrooms and one full bathroom. Additional features include a crawlspace, laundry closet, 200 ampere electric service, 40 gallon hot water heater, forced-air heating and central air-conditioning and a detached 2-car garage.

Measurements and calculations were taken from the plat of survey and field measurements. Photographs of the current condition of the subject property are located elsewhere in this report.

Plat of Survey



A Copy of the Provided Plat of Survey is Retained in My Office

Highest and Best Use:

The Appraisal Institute defines Highest and Best Use as follows:

“The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.”

The following criteria must be met in determining Highest and Best Use:

1. Legal Permissibility. A property use that is either currently allowed or most probably allowable under zoning codes, building codes, environmental regulations, and other applicable laws and regulations that govern land use restrictions.
2. Physical Possibility. The land must be able to accommodate the size and shape of the ideal improvement.
3. Financial Feasibility. The ability of a property to generate sufficient income to support the use for which it was designed.
4. Maximum Productivity. The selected land use must yield the highest value of the possible uses.

The Highest and Best Use of the land (site) as vacant and available for use may be different from the Highest and Best Use of the improved property. This will be true so long as the improvements continue to contribute to the total market value of the property, or until the return from a new improvement would more than offset the cost of demolishing the existing building and constructing a new one.

The following tests must be passed in determining Highest and Best Use:

- The use must be legal.
- The use must be probable, not speculative or conjectural.
- There must be a profitable demand for such use, and it must return to land the highest net return for the longest period of time.

Conclusion - Summary

Based on my analysis, I conclude that the Highest and Best Use of the subject property, as vacant, is for development in accordance with the current zoning ordinance and area development patterns.

Based on my analysis, I conclude that the current use, as a single-family residence, is the Highest and Best Use of the subject property, as improved.

Photographs of the Subject Property



Subject Property



Subject Property

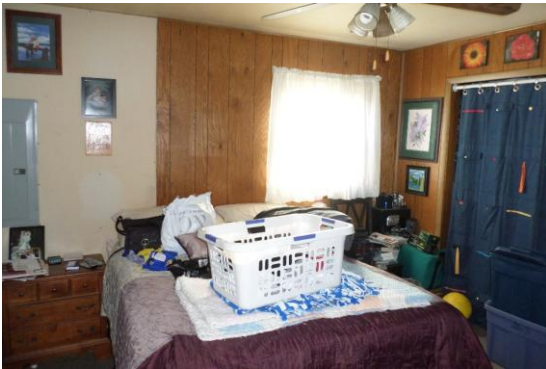
Photographs of the Subject Property



Living Room



Kitchen



Bedroom



Bedroom



Bedroom



Bedroom



Full Bathroom



Central Air-Conditioning

Photographs of the Subject Property

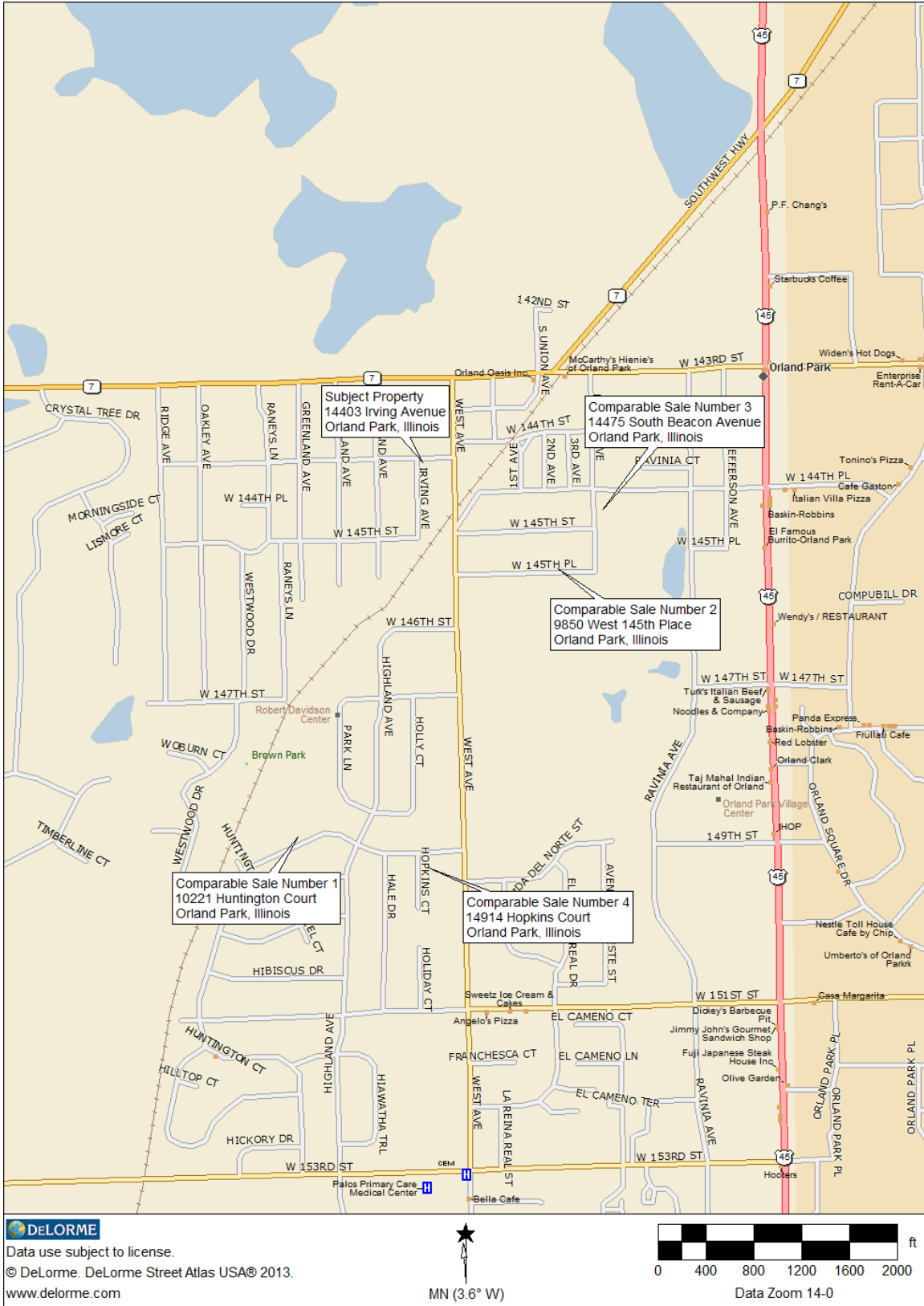


Irving Avenue



144th Street

Comparable Sales Data Map



Summary of Sales

Location	10221 Huntington Court Orland Park, IL	9850 West 145 th Place Orland Park, IL	14475 South Beacon Avenue Orland Park, IL	14915 Hopkins Court Orland Park, IL
Sale Date:	May 2013	August 2014	July 2013	April 2013
Sale Price:	\$140,000	\$145,000	\$152,500	\$163,500
Short / Foreclosure:	Conventional Transaction	Conventional Transaction	Conventional Transaction	Conventional Transaction
Financing:	Conventional Finance	FHA Financing	Conventional Financing	FHA Financing
Room Count:	6 / 3 / 1.0	5 / 2 / 1.0	4 / 2 / 1.0	6 / 4 / 2.0
Design:	One Story	One Story	One Story	One Story
Construction:	Siding	Brick	Siding	Siding
Year Built:	1959	1953	1950	1960
Building Area:	1,073 SF	1,072 SF	1,006 SF	1,305 SF
Price PSF:	\$130.48	\$135.26	\$151.59	\$125.29
Land Area:	7,500 SF	7,500 SF	6,630 SF	8,250 SF
Zoning:	Residential	Residential	Residential	Residential
Condition:	Similar to Subject	Similar to Subject	Superior to Subject	Similar to Subject
Location:	Similar to Subject	Similar to Subject	Similar to Subject	Similar to Subject
Garage:	1-car, attached	1-car, attached	2-car, detached	1-car, attached
Fireplace:	None	One	None	None
Kitchen Mod:	Similar to Subject	Similar to Subject	Superior to Subject	Similar to Subject
Heat:	Forced Air	Forced Air	Forced Air	Forced Air
A/C:	Central Air	Central Air	Central Air	Central Air
Appliances:	Similar to Subject	Similar to Subject	Similar to Subject	Similar to Subject
Sewer:	Municipal	Municipal	Municipal	Municipal
Water:	Municipal	Municipal	Municipal	Municipal
Patio/Deck:	Deck	Deck	Enclosed Porch	Patio
Basement:	Slab	Full Unfinished	Crawlspace	Slab
Document Number:	1319741118	1428348052	1319935067	1311912097
Grantor:	Eileen Piper	David and Jeanne Sjo	David, Ross and Mary Feithen	Peter Kitchin
Grantee:	Kevin Halleran	Scott Arnold and Hilary Holliger	Anthony Barczak	Rochello Gonzalgo

Photographs of the Comparable Data



Comparable Sale Number 1

**10221 Huntington Court
Orland Park, Illinois**



Comparable Sale Number 2

**9850 West 145th Place
Orland Park, Illinois**



Comparable Sale Number 3

**14475 South Beacon Avenue
Orland Park, Illinois**



Comparable Sale Number 4

**14915 Hopkins Court
Orland Park, Illinois**

Comments Regarding Areas of Adjustments: Adjustments to the market data, by way of example and not limitation, were considered for property rights conveyed, financing, condition of sale, elapsed time, location, zoning, land area, building area and physical variations. In each instance, the sales used involved the fee simple ownership and to the best of my knowledge, did not involve partial or fractional interests. The sales utilized reflect a cash or equivalent transaction and reflect typical market conditions.

Each sale used in this analysis is reported to be a conventional transaction with no atypical market activity. These sales do not require a substantial adjustment for condition of sale. Each sale used in this analysis is considered to be similar to the subject property with respect to the residential zoning classification. A substantial adjustment for zoning is not required for the sales used in the analysis.

Each sale used in this analysis is considered to be similar to the subject with respect to location and do not require a substantial adjustment.

The comparable sales used in this analysis closed between April 2013 and August 2014. After a review of the subject market, I conclude that the median and average sale price for properties sold in the subject market has remained consistent over the past year. These sales do not require a substantial adjustment for elapsed time.

The sales presented are reported to have land areas that range from 6,630 to 8,250 square feet. **Sale Numbers 1, 2 and 4** are larger with respect to land area and require a downward adjustment. **Sale Number 3** is generally similar to the subject with respect to land area and does not require a substantial adjustment.

The sales presented are reported to have above grade building areas that range from 1,006 to 1,305 square feet. **Sale Numbers 1, 2 and 3** used in this analysis are smaller in size and require an upward adjustment. **Sale Number 4** is larger in size and requires a downward adjustment.

Sale Number 1 is inferior to the subject with respect to number of bedrooms and car storage. **Sale Number 2** is inferior to the subject with respect to number of bedrooms and car storage, while being superior to the subject with respect to number of fireplaces. **Sale Number 3** is inferior with respect to the number of bedrooms, while being superior to the subject with respect to condition, kitchen modernization and enclosed porch. **Sale Number 4** is inferior to the subject with respect to car storage, while being superior with respect to number of bathrooms.

Estimate of Value by the Sales Comparison Approach - Conclusion:

The unadjusted indicated value range for the subject property is \$140,000 to \$163,500. Based on the current market conditions, location, size and condition of the subject property, it is my opinion that the 'as is' market value of the subject property located at 14403 Irving Avenue, Orland Park, Illinois, as of October 31, 2014, is \$145,000.

Estimate of Value by the Sales Comparison Approach:

\$145,000

****** One Hundred Forty-Five Thousand Dollars ******

Respectfully submitted,



Christopher R. Glenday
Certified Residential Real Estate Appraiser
Illinois License Number 556.004945




Dale J. Kleszynski, MAI, SRA
President
Illinois License Number 553.000213
(Exterior Inspection)

CERTIFICATION

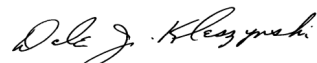
I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and I have no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- I Dale J. Kleszynski, MAI, SRA have made a personal exterior inspection of the property that is the subject of this report.
- I Christopher R. Glenday have made a personal interior inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification.
- As of the date of this report, I (Dale J. Kleszynski, MAI, SRA) have completed the continuing education program for Designated Members of the Appraisal Institute.
- As of the date of this report, I (Christopher R. Glenday) have completed the continuing education program for Candidates/Practicing Affiliates of the Appraisal Institute.
- I have **not** completed an appraisal or analysis of the subject property during the past three years.

Respectfully submitted,



Christopher R. Glenday
Certified Residential Real Estate Appraiser
Illinois State License Number 556.004945



Dale J. Kleszynski, MAI, SRA
President
Illinois State License Number 553.000213
(Exterior Inspection)

UNDERLYING ASSUMPTIONS AND LIMITING CONDITIONS

1. By this notice, all persons and firms reviewing, using or relying on this report in any manner bind themselves to accept these assumptions and limiting conditions. **Do not use this report if you do not accept these assumptions and limiting conditions.** These conditions are a preface to any certification, definition, fact or analysis, and are intended to establish as a matter of record that the consultant's function is to provide an opinion based on the appraiser's/consultant's observations of the subject property and real estate market as of a certain date. As the property and conclusions may be impacted by the passage of time due to various factors including, by way of description and not limitation: physical changes, economic changes and/or market activity, the opinions are considered to be reliable as of the date of the assignment. Subsequent to that date, the appraiser(s)/consultant(s) reserve the right to amend the analysis and/or conclusion in light of such changed conditions. This appraisal/consulting assignment and report are not an engineering, construction, legal or architectural study or survey and expertise in these areas is not implied.
2. The liability of Associated Property Counselors, Ltd., its officers, employees, contractors, and associate appraisers/consultants (hereinafter referred to collectively as "APC") is limited to the identified client. There is no accountability, obligation, or liability to any third party except if otherwise specifically stated within the report. APC's maximum liability relating to services rendered under this assignment (regardless of form of action, whether in contract, negligence or otherwise) shall be limited to the charges paid to APC for the portion of its services or work products giving rise to liability. In no event shall APC be liable for any consequential, special, incidental or punitive loss, damage or expense (including without limitation, lost profits, opportunity costs, etc.) even if advised of their possible existence. If this report is placed in the hands of anyone other than the client, the client shall make such party aware of all limiting conditions and assumptions of the assignment and related discussions. The appraisers/consultants are in no way responsible for any costs incurred to discover or correct any deficiency in the property. In the case of limited partnerships or syndication offerings or stock offerings in real estate, the client agrees that in case of lawsuit (brought by lender, partner, or part owner in any form of ownership, tenant, or any other party), the client will defend and hold Associated Property Counselors, Ltd., its officers, employees and associate appraisers/consultants completely harmless. Acceptance of and/or use of this report by the client or any third party is prima facie evidence that the user understands and agrees to these conditions.
3. The user/client agrees that any dispute arising from the completion of this assignment shall be settled through mediation and/or arbitration.
4. The report is intended to comply with the reporting requirements set forth in the Uniform Standards of Professional Appraisal Practice and it may or may not include discussions of the data, reasoning, and analysis used in the process of developing the appraiser's/consultant's opinion. The extent of the discussion and analysis applicable is based on the scope of work and report option outlined in the letter of transmittal and report. In some instances supporting documentation data, reasoning, and analyses is retained in the appraiser's file and/or office. The information contained in the report is specific to the needs of the client and for the intended use stated in the report. The appraiser/consultant is not responsible for unauthorized use of the report.

UNDERLYING ASSUMPTIONS AND LIMITING CONDITIONS

5. Unless otherwise specifically stated in the report, the assignment is based on the following assumptions: (a) that there is full compliance with all applicable federal, state and local environmental regulations and laws; (b) that all zoning, building, use regulations and restrictions of all types have been complied with; and (c) that all licenses, consents, permits, or other documentation required by any relevant legislative or administrative authority, local, state, federal and/or private entity or organization for any use considered in the value estimate have been or can be obtained or renewed.
6. As far as possible, the appraisers/consultants have inspected the property by personal observation. It is not, however, possible to observe conditions beneath the soil or hidden structural components. In this assignment it is assumed that the existing soil has the proper load bearing qualities to support the existing or proposed improvements where they exist or where they are proposed to exist. In this assignment no investigation of the potential for seismic hazard in the subject area was made. In this assignment mechanical components within the improvements were not critically inspected and no representations are made as to these matters unless specifically stated and considered in this report. In this assignment it is assumed that there are no conditions of the property site, subsoil, or structures, whether latent, patent or concealed, which would render it less valuable.
7. Unless otherwise stated within the report, no title evidence pertaining to easements, leases, reservations or other parties-in-interest was furnished.
8. In valuation assignments the property is appraised in fee simple estate unless otherwise noted.
9. In valuation assignments, the appraisal/consulting agreement assumes responsible ownership and competent management.
10. In this assignment it is assumed that the title of the property is good and merchantable. No responsibility is assumed for matters that are legal in nature, nor is any opinion of the state of the title to the property rendered herewith. A survey was not provided to the appraiser/consultant unless specifically stated in this report.
11. All data provided by the client or researched from public records is deemed reliable. If any errors are found that could have a material impact on the conclusion, APC reserves the right to recall this report and amend the analysis and/or conclusions. No guarantee is made for the accuracy of estimates or opinions furnished by others and contained in this report.
12. No liability is assumed for matters of legal character affecting the property, including by way of description and not limitation: title defects, encroachments, liens, overlapping lines.

UNDERLYING ASSUMPTIONS AND LIMITING CONDITIONS

13. Any liens or encumbrances that may now exist have been disregarded. In valuation assignments property is appraised as though free of indebtedness and as though no delinquency in payment of general taxes and special assessments exist.
14. In valuation or consulting assignments, any value assigned to improvements is in proportion to the contribution said improvements make to the value of the property as a whole.
15. Compensation for appraisal/consulting services is dependent only upon the delivery of the report.
16. In valuation or consulting assignments, the value found by the appraiser/consultant is in no way contingent upon the compensation to be paid or the appraisal services.
17. The assignment is completed in compliance with the Uniform Standards of Professional Appraisal Practice (USPAP) and the Code of Ethics of the Appraisal Institute.
18. In the event that the subject property enters into condemnation proceedings, it is assumed the appraiser/consultant will be given additional time for court preparation.
19. No portion of this report may be published or reproduced without the prior written consent of the appraiser/consultant and APC.
20. Unless specifically stated otherwise within the report, no earthquake compliance report, engineering report, flood zone analysis, hazardous waste or asbestos analysis was made, provided or ordered in conjunction with this assignment. The client is strongly urged to retain experts in these fields, if so desired.
21. In valuation assignments involving apartments, attempts were made to inspect a representative sample of the total number of units. In these assignments it is assumed that the condition and finish of all units is similar to the condition and finish of the inspected units. If it is determined that units not inspected differ from those inspected units in either condition or finish, the appraiser/consultant reserves the right to recall the appraisal to amend the analysis and/or conclusion.
22. Appraisal or consulting assignments involving less than the whole fee simple estate are subject to the following additional limitation: "The value reported for such estates relates to a fractional interest only in the real estate involved and the value of the fractional interest plus the value of all other fractional interests may or may not equal the value of the entire fee simple estate considered as a whole."
23. Appraisal or consulting assignments that relate to geographical portions of a large parcel or tract of real estate are subject to the following additional limitation: "The value reported for such geographical portion relates to such portion only and should not be construed as applying with equal validity to other portions of the larger parcel or tract. The value reported for such geographical portion plus the value of all other geographical portions may or may not equal the value of the entire parcel or tract considered as an entity."

UNDERLYING ASSUMPTIONS AND LIMITING CONDITIONS

24. The appraiser/consultant assumes that a any purchaser of the property that is the subject of this report is aware that (1) an appraisal of the subject property does not serve as a warranty of the condition of the property, (2) it is the responsibility of the purchaser to examine the property carefully and to take all necessary precautions before signing a purchase contract, and (3) any estimate for repairs is a non-warranted opinion of the appraiser/consultant unless otherwise stated.
25. Assignments prepared based upon provided plans and specifications are based on the assumption that the project is completed in a workmanlike manner in compliance with the plans and specifications. In prospective value assignments, it is understood and agreed that the appraiser/consultant cannot be held responsible for unforeseen events that impact the value or any conclusion presented. The user of the report and client agree that unforeseeable events may alter market conditions prior to completion of the project. The user and client agree the appraiser has the right to amend the report and conclusions in light of the identified changes.
26. In assignments where a Discounted Cash Flow Analysis is used as an analytical tool the user and client understand that the analysis has been prepared on the basis of information and assumptions identified in this report. The user/client understand that the achievement of any financial projections will be affected by fluctuating economic conditions and the conclusion is dependent upon the occurrence of other future events that cannot be assured. Therefore, the actual results achieved may vary from the projections made and such variation may be material. The client agrees to allow the appraiser to revise the conclusion and report in light of these changes.
27. Prior to entering into an agreement to perform any assignment, an appraiser/consultant must carefully consider the knowledge and experience that will be required to complete the assignment competently; disclose any lack of specific knowledge or experience to the client; and take all steps necessary or appropriate to complete the assignment competently. The appraisers/consultants have both the knowledge and experience required to complete this assignment competently.
28. The appraisers/consultants have inspected the subject property with the due diligence expected of a professional real estate appraiser. The appraisers/consultants are not qualified to detect hazardous waste and/or toxic materials. Any comment by the appraisers/consultants that might suggest the possibility of the presence of hazardous waste and/or toxic materials are subject to review by a qualified expert in the field. The user/client agree that the appraiser/consultant has the right to amend the assignment, report and conclusion after an investigation by a qualified expert in the field of environmental assessment is completed.
29. The user/client understands that the presence of substances such as asbestos, urea formaldehyde foam insulation, or other hazardous substances or environmental conditions, may affect the property and the conclusions presented. The appraiser's/consultant's opinion and conclusions are predicated on the assumption that there is no such condition on, in or near the property that could cause a loss in value or an extension of the marketing time. The user/client agree to allow the appraiser/consultant to review and amend the analysis, report and conclusions if the referenced substances or others exist on the property.

UNDERLYING ASSUMPTIONS AND LIMITING CONDITIONS

30. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover them. The appraiser's/consultant's descriptions and resulting comments are the result of routine observations made during the appraisal process. The client is urged to retain an expert in this field, if so desired.

31. The Americans with Disabilities Act (ADA) became effective January 26, 1992. No specific compliance survey and analysis of this property have been made to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more requirements of the Act. The user/client understands that, this fact could have an effect on the property and conclusions presented. In this assignment the possibility of non-compliance with the requirements of ADA was not considered. The user/client agree that the appraiser/consultant has the right to amend the assignment, report and conclusion after an investigation by a qualified expert in the field is completed.

STATEMENT OF PROFESSIONAL QUALIFICATIONS

DALE J. KLESZYNSKI, MAI, SRA

Dale J. Kleszynski, MAI, SRA, is president and principal shareholder of Associated Property Counselors, Ltd. He has served as an expert witness in various areas of litigation and arbitration practice including zoning issues and disputes, legal malpractice, appraisal malpractice, dispute management, mediation, appraisal methodology, damages and eminent domain matters. As part of his service, he has prepared use impact studies, highest and best use studies, feasibility studies, cost estimates, estimates of just compensation, leasehold interests and leased fee interests. In addition to the above services, he has provided documented appraisals for financial institutions, corporations, developers, municipalities, governmental agencies, law firms, school districts and private individuals. Appraisal, arbitration and consulting assignments have been completed on a regional and nationwide basis.

Mr. Kleszynski has taught numerous appraisal and USPAP courses for professional organizations and specialized groups and he served as part of the development team that authored courses for the Appraisal Institute. He serves as a qualified instructor for the Appraisal Institute and is a certified USPAP instructor for the Appraisal Foundation. During the past 25 years, he has served on numerous national and local committees for the State of Illinois and the Appraisal Institute. Mr. Kleszynski is licensed and certified to complete appraisal and consulting assignments in the states of Illinois, Indiana, and Michigan.

Educational Background

Loyola University of Chicago, Bachelor of Arts, 1971

Completed all educational, admissions, demonstration report and comprehensive examination requirements to be awarded the MAI and SRA designations by the Appraisal Institute

Currently certified under the Appraisal Institute Continuing Education Program

Currently certified under the Continuing Education Requirements of the State of Illinois

Currently certified under the Continuing Education Requirements of the State of Indiana

Currently certified under the Continuing Education Requirements of the State of Michigan

STATEMENT OF PROFESSIONAL QUALIFICATIONS

DALE J. KLESZYNSKI, MAI, SRA

Professional Designations and Certification

Member of the Appraisal Institute - MAI No. 6747
Senior Residential Appraiser - SRA

Illinois State Certified Real Estate Appraiser- License No. 553.000213
Indiana Certified General Appraiser - License No. CG49300022
Michigan State Certified Appraiser - License No. 12-01-004591

Appraisal and Consultation Experience

Since 1979, various types of real estate, including:

- Office and commercial buildings

- Assisted living facilities

- Apartment structures and complexes

 - Including Low Income Housing Tax Credit complexes

- Industrial and warehouse properties

- Single-family and condominium residential properties

- Vacant land

 - Residential, multi-family, commercial, and industrial

- Special purpose properties

 - Including bulk petroleum storage facilities, steel fabricating plants, hotels, soccer arenas, golf courses, motels, chemical processing facilities, restaurants, bank facilities and ice arenas

- Eminent domain projects

 - McCormick Place expansion

 - Extension of Interstate 355 in Cook and Will Counties

 - City of Hammond v. Great Lakes Marina

 - Palwaukee Airport expansion

 - Lansing Municipal Airport expansion

 - Little Calumet River and Levee and Flood Abatement Project

 - O'Hare International Airport expansion

 - Various road and municipal projects

- Various zoning and municipal projects

 - Adult use impact study - County of Cook

 - Impact study for group home zoning

 - Impact studies for cell tower development

 - School site selection

 - Commercial development impact studies

 - Real estate tax impact studies

- Arbitration

 - Sole arbitrator to determine just compensation for a fiber optic easement

STATEMENT OF PROFESSIONAL QUALIFICATIONS

DALE J. KLESZYNSKI, MAI, SRA

Service Offices

President - Chicago Chapter of the Appraisal Institute
Regional Representative - Appraisal Institute
Division of Faculty - Appraisal Institute
Regional Chairman - Ethics Administration
Assistant Regional Representative - Review and Counseling
National Board of Directors - Appraisal Institute
Vice Chairman - General Appraisal Board
Chairman - General Appraisal Board
Executive Committee - Appraisal Institute
National Nominating Committee - Appraisal Institute
General Appraisal Council

Professional Experience

President and Chief Appraiser, Associated Property Counselors, Ltd.
Staff Appraiser, Abacus Realty Appraisers, Inc., Chicago
Staff Appraiser, Property Assessment Advisors, Chicago
Staff Appraiser, Central Appraisal Company, Chicago
Mortgage Loan Officer, First Calumet City Savings and Loan, Calumet City, Illinois

Course and Seminar Development

Course 700 - Introduction to Litigation - Development Team
Course 710 - Eminent Domain - Part A - Development Team
Course 720 - Eminent Domain - Part B - Development Team
Individual seminars for the Cook County State's Attorney

STATEMENT OF PROFESSIONAL QUALIFICATIONS

DALE J. KLESZYNSKI, MAI, SRA

Qualified Instructor for the Appraisal Institute

Courses:

- Basic Income Capitalization
- General Applications
- 7-Hour National USPAP Update Course
- General Appraiser Sales Comparison Approach
- 15-Hour National USPAP Course
- Business Practices and Ethics
- Advanced Income Capitalization
- Advanced Applications
- The Appraiser as an Expert Witness: Preparation & Testimony
- Litigation Appraising: Specialized Topics and Applications
- Condemnation Appraising: Basic Principles and Applications
- Condemnation Appraising: Advanced Topics and Applications

Seminars:

- Litigation Skills for the Appraiser
- Partial Interest Valuation – Undivided
- Case Studies in Commercial Highest and Best Use
- Understanding and Testing DCF Valuation Models
- Appraisal Review – General
- Supporting Capitalization Rates
- Scope of Work: Expanding Your Range of Services
- The Road Less Traveled: Special Purpose Properties
- Real Estate Finance, Value, and Investment Performance
- Introduction to Income Capitalization

PARTIAL LIST OF CLIENTS

Financial Institutions

American Chartered Bank
Associated Bank
Bank of Choice
Baytree Bank
Centrue Bank
Cole Taylor Bank
Delaware Place Bank
Fifth Third Bank
First Choice Bank
First Financial Bank
First Midwest Bank
First Trust
George Washington Savings Bank

Harris Bank
Heritage Community Bank
LaSalle Bank
MB Financial
Mercantile Bank
Midwest Bank
National City Bank
Peoples Bank
S & T Bank
Standard Bank
State Bank of Countryside
The Private Bank

Government Services Administration

City of Chicago
City of Kankakee
City of Palos Heights
City of Park Ridge
Cook County State's Attorney
Department of Justice
DuPage County State's Attorney
DuPage County Assessor's Office
Federal Aviation Administration
Frankfort Square Park District
Homewood-Flossmoor Park District
Kankakee County State's Attorney
Lake County Parks Department
Lan Oak Park District
Lansing Municipal Airport
Little Calumet River Basin Development
Manteno Township Assessor's Office
McHenry County Conservation District
Office of Banks and Real Estate
Town of Hobart

Town of Munster
University of Illinois
Various School Districts in Cook, DuPage,
Lake, and Will Counties
Village of Bradley
Village of Burr Ridge
Village of Crestwood
Village of Glen Ellyn
Village of Lansing
Village of Lombard
Village of Maywood
Village of Oak Lawn
Village of Orland Park
Village of Riverdale
Village of Rosemont
Village of Western Springs
Village of Wheeling
Waubonsee Community College
Will County State's Attorney
Wisconsin Department of Revenue

Corporations

The Archdiocese of Chicago
AT&T
Attorney's Title Insurance Fund, Inc.
BP International
BP Products – North America
Broadacre Management
Casey's General Store
Commonwealth Edison
FP International
Gallagher Asphalt
Gallagher & Henry
Garvey Marine
Lucent Technologies
McDonald's Corporation

Moser Enterprises
Pasquinelli Development
Peoples Energy
Prairie Material Sales, Inc.
The Pritzker Foundation
Robinson Engineering
RR Donnelley Company
Sherwin-Williams Company
T-Mobile USA, Inc.
Taco Bell
Travelers Insurance
U. S. Steel Corporation
Wiseman-Hughes Enterprises

PARTIAL LIST OF CLIENTS

Professional Law Firms

Antonopoulos & Virtel, P.C.
Arnstein & Lehr, LLP
Azulay Seiden Law Group
Baker & McKenzie
Bell, Boyd & Lloyd, LLP
Blachly, Tabor, Bozik & Hartman
Burke, Burns and Pinelli, Ltd.
Burke, Warren, McKay & Serritella, P.C.
Campion, Curran, Dunlop & Lamb
Canna and Canna, Ltd.
Casale, Woodward & Buls, LLP
Clifford Law Offices
Defrees & Fisk, LLC
DLA Piper
Dunn Martin Miller & Heathcock, Ltd.
Eiden & O'Donnell, Ltd.
Figliulo & Silverman, P.C.
Fioretti, Lower & Carbona, LLP
Foley & Lardner, LLP
Foran, O'Toole & Burke, LLC
Franczek Radelet P. C.
Goldstine, Skrodzki, Russian, Nemecek & Hoff, Ltd.
Goodman, Katz and Scheele
Gordon & Pikarski
Green, Schoenfeld & Kyle, LLP
Harrison & Held
Helm and Wagner
Hinshaw & Culbertson, LLP
Holland and Knight, LLC
Huck Bouma
Jenner & Block, LLP
Joyce, Edward T. & Associates, P.C.
Klein, Thorpe & Jenkins, Ltd.
Koransky, Bouwer & Poracky, PC
Law Office of Eugene M. Feingold
Law Office of Matthew J. Carmody
Law Office of John K. Kallman
Law Office of Bryan P. Lynch
Law Office of Ronald N. Primack, LLC
Law Office of Randall A. Wolff
Liston & Tsantilis, P.C.
Masters, Charles J., Ltd.
McGuire Woods, LLP
Neal & Leroy, LLC
Newby, Lewis, Kaminski & Jones, LLP
Noonan & Lieberman, Ltd.
Peacock & McFarland, P.C.
Petersen and Houpt
Polsinelli Shughart PC
Pretzel & Stouffer, Chartered
Rathbun, Cservenyak & Kozol, LLC
Righeimer Martin and Cinquino
Robbins Schwartz
Ryan and Ryan
Sandrick Law Firm
Savaiano & Spear
Scariano, Himes and Petrarca
Schain, Burney, Ross & Citron, Ltd.
Schopf & Weiss, LLP
Seyfarth Shaw
Shaw Fishman Glantz & Towbin
Sonnenschein Nath & Rosenthal, LLC
Sosin & Arnold, Ltd.
Sullivan, Hincks & Conway
Sullivan, John P., DDS, JD
Tressler, LLP
Whitt Law

Personal and case references available upon request



144 51

PROUD
TOUGH
HOME

08.19.2013



PROUD
ENOUGH
HOME

144 ST

08.19.2013



08.19.2013



PROUD
UNION
HOME

08.19.2013



144th ST



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PROUD
UNION
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144th ST

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PROUD
UNION
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PROUD
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PROUD
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09.13.2013



PROUD
UNION
HOME

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09.24.2013



09.24.2013

PROUD
UNION
HOME

09.27.2013





09.27.2013



09.27.2013



09.27.2013



KX080-4

Orange flag: CAUTION
Red flag: CAUTION
Yellow flag: DANGER

09.27.2013



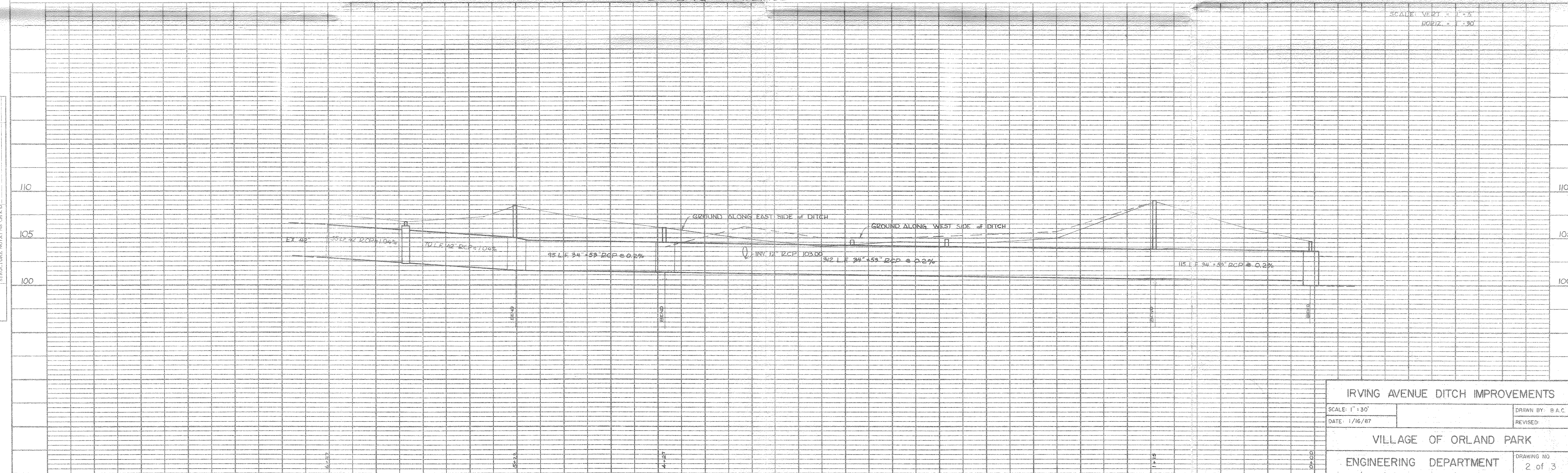
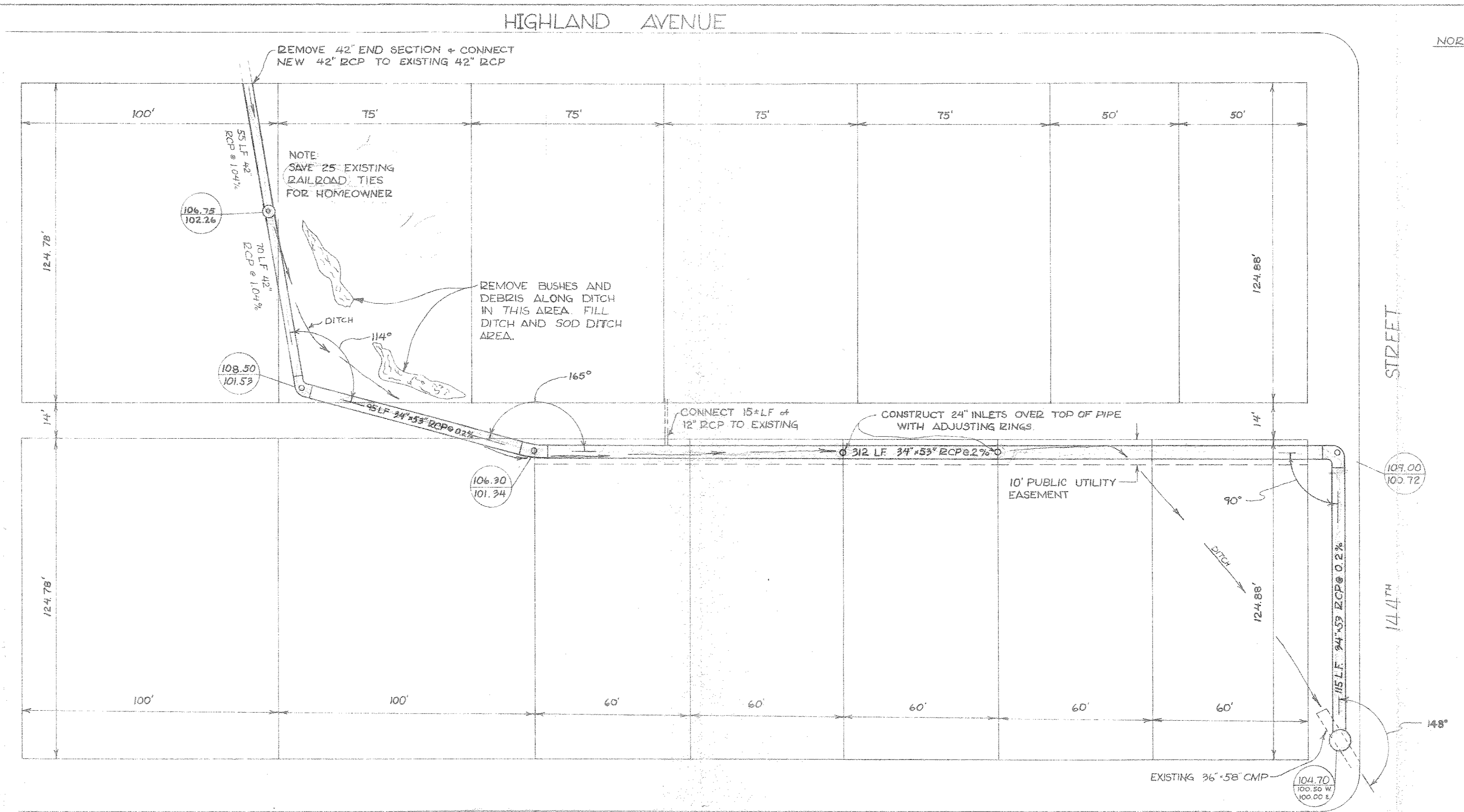
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09.27.2013

PLAN
 SURVEYED...
 PLOTTED...
 CHECKED...
 DATE...
 BY...
 NO.

PROFILE
 SURVEYED...
 PLOTTED...
 CHECKED...
 DATE...
 BY...
 NO.



IRVING AVENUE DITCH IMPROVEMENTS

SCALE: 1" = 30'
 DATE: 1/16/87

DRAWN BY: B.A.C.
 REVISED:

VILLAGE OF ORLAND PARK
 ENGINEERING DEPARTMENT

DRAWING NO.
 2 of 3

From: [Michael Kowski](#)
To: [Paul G. Grimes](#)
Cc: [Karie Friling](#)
Subject: RE: Village Acquisition of 14403 Irving Avenue
Date: Tuesday, December 1, 2015 6:08:12 PM
Attachments: [Village Acquisition of 14403 Irving Avenue.pdf](#)

Yes. I updated the report accordingly. The asterisk is that anything less than 25' can have a negative impact on lot coverage and the turning movements into the garage. These are design issues that the homeowner will need to balance as they consider the details of their project (i.e. size of garage, 1- or 2-lane driveway, etc.).

From: Paul G. Grimes
Sent: Tuesday, December 01, 2015 4:25 PM
To: Michael Kowski
Cc: Karie Friling
Subject: RE: Village Acquisition of 14403 Irving Avenue

Could there be a "Scenario D", whereby the south lot remains legal nonconforming, but perhaps at about 60-foot width. That way, they will get enough land to accommodate a driveway and garage and the remainder of the north lot (14403) can be turned into depressional storage?

Thanks.

Paul

From: Michael Kowski
Sent: Tuesday, December 01, 2015 2:07 PM
To: Paul G. Grimes
Cc: Karie Friling
Subject: Village Acquisition of 14403 Irving Avenue

Paul,

The Mayor requested that we look at a parcel that we are acquiring in Old Orland, and determine what portion of the parcel can be sold to a neighboring property to help accommodate a driveway and garage. Report attached.

Michael Kowski, AICP
Assistant Director

Development Services Department
Village of Orland Park
14700 Ravinia Avenue
Orland Park, IL 60462
708-403-6128 *direct*

Village Acquisition of 14403 Irving Avenue

December 1, 2015

The Village is considering the acquisition of 14403 Irving Avenue because of storm water drainage issues. In addition to this, the property owner to the south at 14409 Irving Avenue has indicated a willingness to purchase a portion of the property to construct a new driveway and a new detached garage. 14409 Irving Avenue has neither driveway nor garage currently. A few of scenarios are considered, and the background details on each approach can be provided upon request.

Overview of Parcels

14403 Irving Avenue (*parcel to be acquired*)

- R3 zoning
- 6,480 square feet
- 50' lot width
- Legal non-conforming

14409 Irving Avenue (*parcel to remain*)

- R3 zoning
- 6,989 square feet
- 50' lot width
- Legal non-conforming

Summary of Accessory Structure Area

To accommodate a garage and driveway on 14409, the lot must be expanded in width by roughly 25' – or just over 3,000 square feet. This would convert the parcel into a conforming lot (10,000 square feet). Expanding the lot by only 10' may also allow for a driveway and garage, but issues of lot coverage and garage access would need to be mitigated through the design process. At either rate, the final width of 14403 would remain non-conforming in terms of minimum lot standards.

Scenario A – Status quo

If the Village proceeds with acquisition, selling a portion of the property to the south neighbor would leave a remaining piece of land that would be unable to accommodate a pond or other stormwater management systems without variances. Moreover, the lot may become wholly unbuildable from a zoning perspective. Thus, keeping the parcel lines as they are today would provide more flexibility on the Village’s side to repurpose, reengineer, or sell the lot in the future.

Scenario B – Sell 25’

Sell 25’ of the lot to the property owner to accommodate the garage and driveway – and create a conforming lot and avoid any potential lot coverage issues – and work through the challenges on the leftover parcel at a future date.

Scenario C – Sell 10’

Sell 10’ of the lot to the property owner to accommodate the garage and driveway, which would keep the lot non-conforming, present garage layout challenges, and potentially raise lot coverage issues. The upside is that it would leave more room on the Village’s remaining lot for stormwater management.

Scenario D – Sell the Entire Parcel.

Offer the entirety of 14403 to the owners of 14409 and promote a lot consolidation. Whole lot consolidations are favored over partial consolidations so that there is no residual land and new conditions meet or exceed minimum standards.

