



**BOARD OF COMMISSIONERS OF COOK COUNTY  
BOARD OF COMMISSIONERS**

**Cook County Building, Board Room,  
118 North Clark Street, Chicago, Illinois**

**New Items Agenda**

**Thursday, February 9, 2023, 10:00 AM**

**Second Set**

[23-1215](#)

**Presented by:** LAWRENCE WILSON, County Comptroller

**REPORT**

**Department:** Comptroller's Office

**Report Title:** Bills and Claims Report

**Report Period:** 1/4/2023-1/17/2023

**Summary:** This report to be received and filed is to comply with the Amended Procurement Code Chapter 34-125 (k).

The Comptroller shall provide to the Board of Commissioners a report of all payments made pursuant to contracts for supplies, materials and equipment and for professional and managerial services for Cook County, including the separately elected Officials, which involve an expenditure of \$150,000.00 or more, within two (2) weeks of being made. Such reports shall include:

1. The name of the Vendor;
2. A brief description of the product or service provided;
3. The name of the Using Department and budgetary account from which the funds are being drawn; and
4. The contract number under which the payment is being made.

[23-1099](#)

**Presented by:** SUSAN CAMPBELL, Director, Department of Planning and Development

**PROPOSED HOME INVESTMENT PARTNERSHIPS PROGRAM**

**Department:** Planning and Development

**Other Part(ies):** Zion Development Corporation, Rockford, IL; Pivotal Housing Partners, West Chester, Ohio

**Request:** Respectfully requesting the Board consider approval of HOME Investment Partnership Program Funds in the amount of \$2,200,000.00 (40-year term, 0% interest rate, 1st position HOME loan) that will be used for new construction of 51 units of family housing. The 51-unit development is located at 15330 Center Avenue, Harvey, IL, 60426.

**Total Development Cost:** \$21,082,629.00

**Project Loan Amount:** \$2,200,000.00

**Fiscal Impact:** \$2,200,000.00

**Account(s):** 11900-1013-54147-580170

**Summary:** Zion Development Corporation has requested HOME Investment Partnerships Program funds in the amount of \$2,200,000.00 (40-year term, 0% interest rate, 1st position HOME loan) that will be used for new construction of 51 units of family housing. The 51-unit development is located at 15330 Center Avenue, Harvey, IL, 60426.

The location of the proposed facility is 20 minutes south of downtown Chicago and centrally located at the crossroads of I-80, I-94, I-57 and I-294.

Harvey Lofts consists of the new construction of 51 units of non-elderly housing in the City of Harvey. The proposed design includes a five-story wood frame with brick veneer building mix of one, two, and three-bedroom units. The facility will include various amenities and services that will keep residents independent and active, including a fitness room, laundry room, tot lot and community room with a kitchen for resident events. All units will have a universal design with energy efficient features, The entire site will have lighting, cameras and key fob-controlled entries. The proposed site includes ample parking for both residents and guests.

The site consists of an existing vacant bank building slated for demolition. The total residential construction is approximately 66,135 SF. There are eight 1-bedroom units, approximately 663 SF; seventeen 2-bedroom units, 908 SF; twenty-four 3-bedroom/2 bathrooms units, 1,231 SF; and two 3-bedroom units at 1,162 SF. All units will meet all local accessibility requirements and are designed as adaptable units and 2% for sensory units.

Pivotal Housing Partners (previously known as MVAH) located in West Chester, Ohio is a nationally recognized affordable housing development firm. Pivotal began developing affordable housing in 1993 and currently have more than 100 affordable properties and 10,000 affordable units in 15 states.

Zion Development Corporation (not-for-profit partner), a faith-based organization located in Rockford, Illinois has been providing quality affordable housing in the Midtown District since 1982 and are known for building communities that enrich lives.

The property will be managed by Pivotal Property Management LLC (PPM). The company was started in 2000 by Ron Kuster from Louisville, Kentucky

[23-1397](#)

**Presented by:** ELIZABETH GRANATO, Chief, Bureau of Asset Management

**PROPOSED LEASE AGREEMENT**

**Department:** Department of Real Estate Management

**Request:** Request to Approve Lease Agreement

**Landlord:** Beta Properties LLC

**Tenant:** County of Cook, for the use of Commissioner Maggie Trevor's 9th District Office

**Location:** 220 A Campbell Avenue, Arlington Heights, IL 60005

**Term/Extension Period:** 03/01/2023-11/30/2026

**Space Occupied:** Approximately 700 square feet

**Monthly Rent:** \$1,950.00 (increasing by 3% annually for length of term)

**Fiscal Impact:** FY 2023-2026 \$89,373.56 (term of lease)

**Accounts:** 11000.1089.16400.550130.00000.00000

**Option to Renew:** N/A

**Termination:** Allowable with sixty (60) days notice

**Utilities Included:** Includes water and gas, electric paid separately

**Summary/Notes:** Requesting approval of a Lease Agreement at 220-A Campbell Avenue, Arlington Heights, IL 60005 for the use of Commissioner Maggie Trevor's 9th District Office.

[23-1398](#)

**Presented by:** ELIZABETH GRANATO, Chief, Bureau of Asset Management

**PROPOSED LEASE AMENDMENT**

**Department:** Department of Real Estate Management

**Request:** Request Approval of First Amendment to Lease Agreement

**Landlord:** Jan Kralovec

**Tenant:** County of Cook, for the use of Commissioner Alma Anaya's District Office

**Location:** 4734 S. Archer Avenue, Chicago, Illinois, 60025

**Term/Extension Period:** 12/01/2022-11/30/2026

**Space Occupied:** Approximately 600 square feet

**Monthly Rent:** \$1,220.00

**Fiscal Impact:** FY 2023-2026 \$58,560.00 (term of lease)

**Accounts:** 11000.1087.19245.550130.00000.00000

**Option to Renew:** N/A

**Termination:** Allowable with sixty (60) days written notice

**Utilities Included:** No

**Summary:** Requesting approval of the First Amendment to Lease at 4734 S, Archer Avenue, Chicago, IL, 60025 for the use of Commissioner Alma Anaya's 7th District field office.