



Board of Commissioners of Cook County

Business and Economic Development Committee

Tuesday, April 5, 2022

11:45 AM

**Cook County Building, Board Room,
118 North Clark Street, Chicago, Illinois
(Board Room Closed to Public -
Meeting Virtual for Public)**

NOTICE AND AGENDA

There will be a meeting of the Committee or Subcommittee of the Board of Commissioners of Cook County at the date, time and location listed above to consider the following:

PUBLIC TESTIMONY

Authorization as a virtual public speaker shall only be granted to those individuals who have submitted in writing, their name, email address, phone number, subject matter, and organization (if any) to the Secretary 24 hours in advance of the meeting. Duly authorized virtual public speakers shall be sent a link to virtually attend the meeting and will be called upon to deliver testimony at a time specified in the meeting agenda. Authorized public speakers who are not present during the specified time for public testimony will forfeit their allotted time to speak at the meeting. Public testimony must not exceed three minutes; the Secretary will keep track of the time and advise when the time for public testimony has expired. After each speaker has completed their statement, they will be removed from the meeting. Once removed, you will still be able to follow the proceedings for that day at:

<https://www.cookcountyil.gov/service/watch-live-board-proceedings> or in a viewing area at 69 W.Washington Street, 22nd Floor Conference Room F, Chicago, IL. Persons authorized to provide public testimony shall not use vulgar, abusive, or otherwise inappropriate language when addressing the Board; failure to act appropriately; failure to speak to an item that is germane to the meeting, or failure to adhere to the time requirements may result in expulsion from the meeting and/or disqualify the person from providing future testimony. Written comments will not be read aloud at the meeting, but will be posted on the meeting page and made a part of the meeting record.

[22-2719](#)

COMMITTEE MINUTES

Approval of the minutes from the meeting of 3/16/2022

[22-1985](#)

Sponsored by: TONI PRECKWINKLE (President) and KEVIN B. MORRISON, Cook County Board of Commissioners

PROPOSED RESOLUTION

Young Ai Choi 6B PROPERTY TAX INCENTIVE REQUEST

WHEREAS, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b application containing the following information:

Applicant: Young Ai Choi

Address: 820 Nicholas Blvd., Elk Grove Village Illinois

Municipality or Unincorporated Township: Village of Elk Grove

Cook County District: 15th District

Permanent Index Number: 08-26-301-033-0000

Municipal Resolution Number: Village of Elk Grove, Resolution No. 39-19

Number of month property vacant/abandoned: 19 months vacant

Special circumstances justification requested: Yes

Proposed use of property: Industrial Use: assembly, maintenance, warehousing, distribution

Living Wage Ordinance Compliance Affidavit Provided: Yes

WHEREAS, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

WHEREAS, the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

WHEREAS, in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that

justify finding that the property is abandoned for purpose of Class 6b; and

WHEREAS, in the case of abandonment of less than 24 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

WHEREAS, Class 6b requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 24 consecutive months upon purchase for value; and

WHEREAS, the municipality states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

WHEREAS, industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b; and

BE IT FURTHER RESOLVED, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

Legislative History: 3/17/2022 Board of Commissioners refer to the Business and Economic Development Committee

[22-1986](#)

Sponsored by: TONI PRECKWINKLE (President) and DEBORAH SIMS, Cook County Board of Commissioners

PROPOSED RESOLUTION

Wolfsburg Properties, LLC CLASS 8 PROPERTY TAX INCENTIVE REQUEST

WHEREAS, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 8 application containing the following information:

Applicant: Wolfsburg Properties, LLC

Address: 2125 W. 162nd Street, Markham, Illinois

Municipality or Unincorporated Township: City of Markham

Cook County District: 5th District

Permanent Index Number: 29-19-129-003-0000; 29-19-129-006-0000; 29-19-129-007-0000;
29-19-129-009-0000; 29-19-130-003-0000 and 29-19-130-008-0000

Municipal Resolution Number: City of Markham, Ordinance No. 21-0-2296

Number of month property vacant/abandoned: One (1) month vacant

Special circumstances justification requested: Yes

Proposed use of property: Commercial use- distribution and warehousing

Living Wage Ordinance Compliance Affidavit Provided: N/A

WHEREAS, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 8 that provides an applicant a reduction in the assessment level for an abandoned commercial facility; and

WHEREAS, the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

WHEREAS, in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 8; and

WHEREAS, in the case of abandonment of less than 24 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

WHEREAS, Class 8 requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 24 consecutive months upon purchase for value; and

WHEREAS, the municipality states the Class 8 is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

WHEREAS; commercial real estate is normally assessed at 25% of its market value, qualifying commercial real estate eligible for the Class 8 can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 8 will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 8; and

BE IT FURTHER RESOLVED, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

Legislative History: 3/17/2022 Board of Commissioners refer to the Business and Economic Development Committee

[22-2046](#)

Sponsored by: TONI PRECKWINKLE (President) and PETER N. SILVESTRI, Cook County Board of Commissioners

PROPOSED RESOLUTION

Mr. Brad Nardick/ The Bazaar Inc. CLASS 6B SUSTAINABLE EMERGENCY RELIEF (SER)

WHEREAS, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b Sustainable Emergency Relief (SER) application containing the following information:

Applicant: Mr. Brad Nardick/ The Bazaar Inc.

Address: 1810 North 5th Avenue & 1900 5th Avenue, River Grove, Illinois

Length of time at current location: 25 years

Length of time property under same ownership: 11 years

Is there evidence supporting 10 years of the same ownership and/or occupancy (tenancy): Yes

Age of the Property (Building): 51 years

Municipality or Unincorporated Township: River Grove

Cook County District: 9th District

Permanent Index Number(s): 12-35-300-018-0000; 12-35-300-008-0000; 12-35-300-009-0000 & 12-35-300-010-0000

Municipal Resolution Number: Village of River Grove, Resolution No. 2021-R-67

Evidence of Economic Hardship: Yes.

Number of blighting factors associated with the property: Six blighting factors associated with this site: Dilapidation, Deterioration, Obsolescence, Excessive Land Coverage, Lack of Ventilation, and Inadequate Foundation.

Has justification for the Class 6b SER program been provided?: Yes

Proposed use of property: Industrial - Manufacturing: Warehousing and Distribution

Living Wage Ordinance Compliance Affidavit Provided: Yes

WHEREAS, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b Sustainable Emergency Relief (SER) that provides an applicant a reduction in the assessment level for a long-term existing industrial enterprise that meets the qualifications of the SER program ; and

WHEREAS, the Cook County Classification System for Assessment requires that an applicant under the Class 6b SER program provide evidence justifying their participation in the subject program; and

WHEREAS, Class 6b SER requires a resolution by the County Board validating the property for the purpose of the Class 6bSER Program; and

WHEREAS, the industrial enterprise that occupies the premises has been at the same location for a minimum of ten years prior to the date of the application for the Class 6b SER Program;

WHEREAS, the industrial enterprise that occupies the premises has submitted evidence of economic hardship to the Cook County Bureau of Economic Development supporting a determination that participation in the Class 6b SER Program is necessary for the industrial enterprise to continue its operations at its current location and maintain its staff, and without the Class 6b SER the industrial enterprise would not be economically viable causing the property to be in imminent risk of becoming vacant and unused; and

WHEREAS, the applicant is not receiving another Cook County Property Tax Incentive for the same property; and

WHEREAS, the municipality states the Class 6b SER is necessary for the industrial enterprise to maintain its operations on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of the Class 6b SER program; and

WHEREAS, industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b SER can receive a significant reduction in the level of assessment from the date that the application is approved by the Cook County Assessor. Properties receiving Class 6b SER will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

WHEREAS, the applicant understands that the Class 6b SER classification is not renewable and also the applicant vacates the specific real estate while the Class 6b SER is in place the designation will terminate and the assessment level will immediately revert back to the 25% assessment level; and

NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property as it meets the requirements of the Class 6bSER Program; and

BE IT FURTHER RESOLVED, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

Legislative History: 3/17/2022 Board of Commissioners refer to the Business and Economic Development Committee

[22-2177](#)

Sponsored by: TONI PRECKWINKLE (President) and DEBORAH SIMS, Cook County Board of Commissioners

PROPOSED RESOLUTION

Shops at Coopers Grove LLC/Mainstream Commercial Group CLASS 8 PROPERTY TAX INCENTIVE REQUEST

WHEREAS, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 8 application containing the following information:

Applicant: Shops at Coopers Grove LLC/Mainstream Commercial Group

Address: 4044-4122 W. 183rd St., Country Club Hills, Illinois

Municipality or Unincorporated Township: Village of Country Club Hills

Cook County District: 5th District

Permanent Index Number: 28-34-427-011-0000

Municipal Resolution Number: Village of Country Club Hills, Resolution No. R-15-21,

Number of month property vacant/abandoned: More than 24 months vacant

Special circumstances justification requested: Yes

Proposed use of property: Commercial use - Retail

Living Wage Ordinance Compliance Affidavit Provided: N/A Commercial use

WHEREAS, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 8 that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

WHEREAS, the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for more than 24 continuous months, there has been no purchased for value by a purchaser and the property is in need of substantial rehabilitation; and

WHEREAS, in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 8; and

WHEREAS, in the case of abandonment of over 24 months and no purchase for value by a disinterested buyer, the County may determine that special circumstances justify finding the property as being deemed abandoned; and

WHEREAS, Class 8 requires a resolution by the County Board validating the property as abandoned for the purpose of Class 8; and

WHEREAS, the municipality states the Class 8 is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

WHEREAS; commercial real estate is normally assessed at 25% of its market value, qualifying commercial real estate eligible for the Class 8 can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 8 will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 8; and

BE IT FURTHER RESOLVED, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor.

Legislative History: 3/17/2022 Board of Commissioners refer to the Business and Economic Development Committee

[22-1988](#)

Sponsored by: TONI PRECKWINKLE (President) and STANLEY MOORE, Cook County Board of Commissioners

PROPOSED RESOLUTION

HH&N LTD Services d.b.a. Junk - King CLASS 8 PROPERTY TAX INCENTIVE REQUEST

WHEREAS, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 8 application containing the following information:

Applicant: HH&N LTD Services d.b.a. Junk - King

Address: 17406 Burnham Avenue, Lansing, Illinois

Municipality or Unincorporated Township: Village of Lansing

Cook County District: 4th District

Permanent Index Number: 30-30-409-052-0000 and 30-30-409-024-0000

Municipal Resolution Number: Village of Lansing Resolution No. 1199

Number of month property vacant/abandoned: Number of months vacant

Special circumstances justification requested: Yes

Proposed use of property: Industrial use- Equipment, Tools and supply storage

Living Wage Ordinance Compliance Affidavit Provided: Yes

WHEREAS, the Cook County Board of Commissioners has adopted a Real Property Assessment

Classification 8 that provides an applicant a reduction in the assessment level for an abandoned commercial facility; and

WHEREAS, the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

WHEREAS, in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 8; and

WHEREAS, in the case of abandonment of less than 24 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

WHEREAS, Class 8 requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 24 consecutive months upon purchase for value; and

WHEREAS, the municipality states the Class 8 is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

WHEREAS; commercial real estate is normally assessed at 25% of its market value, qualifying commercial real estate eligible for the Class 8 can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 8 will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 8; and

BE IT FURTHER RESOLVED, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

Legislative History: 3/17/2022 Board of Commissioners refer to the Business and Economic Development Committee

[22-2204](#)

Sponsored by: TONI PRECKWINKLE (President) and SCOTT R. BRITTON, Cook County Board of Commissioners

PROPOSED RESOLUTION

Michael DeCarlo d.b.a. DiCarlo Construction, Inc. 6B PROPERTY TAX INCENTIVE REQUEST

WHEREAS, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b application containing the following information:

Applicant: Michael DeCarlo d.b.a. DiCarlo Construction, Inc.

Address: 4000 Industrial Avenue, Rolling Meadows, Illinois

Municipality or Unincorporated Township: City of Rolling Meadows

Cook County District: 14th District

Permanent Index Number: 02-23-402-033-0000

Municipal Resolution Number: City of Rolling Meadows, Resolution No. 20-R-73

Number of month property vacant/abandoned: 18 months vacant

Special circumstances justification requested: Yes

Proposed use of property: Industrial use - warehousing, assembly, and distribution

Living Wage Ordinance Compliance Affidavit Provided: Yes

WHEREAS, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

WHEREAS, the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

WHEREAS, in the instance where the property does not meet the definition of abandoned property, the

municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 6b; and

WHEREAS, in the case of abandonment of less than 24 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

WHEREAS, Class 6b requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 24 consecutive months upon purchase for value; and

WHEREAS, the municipality states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

WHEREAS, industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b; and

BE IT FURTHER RESOLVED, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

Legislative History: 3/17/2022 Board of Commissioners refer to the Business and Economic Development Committee

[22-2222](#)

Sponsored by: TONI PRECKWINKLE (President) and STANLEY MOORE, Cook County Board of Commissioners

PROPOSED RESOLUTION

DL3 Chatham, LLC 7b PROPERTY TAX INCENTIVE REQUEST

WHEREAS, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 7b application containing the following information:

Applicant: DL3 Chatham, LLC

Address: 8560 South Cottage Grove Avenue, Chicago, Illinois

Municipality or Unincorporated Township: Hyde Park

Cook County District: 4th District

Permanent Index Number: 20-34-413-061-0000

Municipal Resolution Number: City of Chicago, Ordinance No. 02021-2187

Number of month property vacant/abandoned: Seven (7) months vacant

Special circumstances justification requested: Yes

Proposed use of property: Commercial use - Call Center, Incubator and Community space

Living Wage Ordinance Compliance Affidavit Provided: N/A Commercial use

WHEREAS, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 7b that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

WHEREAS, the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

WHEREAS, in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 7b; and

WHEREAS, in the case of abandonment of less than 24 months, purchase for value and substantial rehabilitation, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

WHEREAS, Class 7b requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 24 consecutive months upon purchase for value; and

WHEREAS, the municipality states the Class 7b is necessary for development to occur on this specific real estate. The municipal resolution cites the five eligibility requirements set forth by the Class 7a assessment status; and

WHEREAS, industrial real estate is normally assessed at 25% of its market value, qualifying industrial

real estate eligible for the Class 7b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 7b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

NOW, THEREFORE, BE IT RESOLVED, that the Cook County Board of Commissioners does hereby do what you are suggesting or endorsing with this resolution; and

BE IT FURTHER RESOLVED, this is where you ask for further action or where you ask for ceremonial copies of your resolution to be sent to the person or organizations being memorialized.

NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 7b; and

BE IT FURTHER RESOLVED, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

Legislative History: 3/17/2022 Board of Commissioners refer to the Business and Economic Development Committee

[22-2328](#)

Sponsored by: TONI PRECKWINKLE (President), Cook County Board of Commissioners

PROPOSED HOME INVESTMENT PARTNERSHIPS PROGRAM

Department: Planning and Development

Other Part(ies): Evergreen Redevelopment LLC, Chicago, Illinois

Request: Request the County Board review for approval the HOME Investment Partnership Program Loan of \$1,250,000 to support the development of Bellwood Senior Apartments, an affordable Senior Housing in Bellwood, IL

Total Development Cost: \$29,412,209.00

Project Loan Amount: \$1,250,000.00

Fiscal Impact: \$1,250,000.00

Account(s): 11900-1013-53956-580170

Summary: Evergreen Redevelopment LLC has requested HOME Investments Partnerships Program funds in the amount of \$1,250,000 for the 12-month construction period and thirty-year permanent period with a 0% permanent loan rate. The loan will be used to finance the new construction of an 80-unit affordable housing for seniors who are 62 and over in the City of Bellwood, Illinois, a near western suburb of the City of Chicago.

The new construction will be comprised of a four-story mixed-used development and designed to accommodate 60 parking spaces. The elevator serviced 80 residential unit mix will include seventy-six (76) 626 sf. one bedroom and four (4) 998 sf. two-bedroom units. The facility will offer various amenities that will serve the needs of the residents and encourage social activity. There will be an on-site property management office, fitness room, community room, tenant storage, laundry room, and social service coordinator.

The site is located at 540 W. 25th Avenue, Bellwood, Illinois, currently a vacant building and parking lot previously occupied by Walgreens. The new building will be L-shaped carrying the corner of 25th Avenue and Washington Boulevard. The entry to the residential lobby will be accessible via Washington Boulevard, the lower density street heading to the adjacent residential district. Secondary frontage of the building along Washington Boulevard will connect the property to the adjacent grocery stores and restaurants along 25th Avenue.

Evergreen Redevelopment LLC, founded in 1999, is the new construction and adaptive reuse division of Chicago's Evergreen Real Estate Group and is the successor company to Evergreen Real Estate Group (EREG) Development LLC. The principals of Evergreen Redevelopment LLC bring more than 100 years of combined experience in the industry in various roles as owner, lawyer, property manager, educator, architect, and urban planner. Collectively, Evergreen principals have developed more than 4,000 units of affordable housing and market-rate multi-family housing in a dozen states.

Housing and Human Development Corporation, (HHDC), an Illinois not-for-profit corporation, will assign an on-site Social Service Coordinator (SSC) who will focus on providing individualized assistance for the Bellwood Senior Apartments residents.

Additionally, HHDC ,as a non-profit, will be the Sponsor in the Illinois Affordable Housing Tax Credit (IAHTC) program that will help finance the project.

Legislative History: 3/17/2022 Board of Commissioners refer to the Business and Economic Development

[22-2378](#)

Sponsored by: TONI PRECKWINKLE (President), Cook County Board of Commissioners

PROPOSED HOME INVESTMENT PARTNERSHIPS PROGRAM

Department: Planning and Development

Other Part(ies): Housing Authority of Cook County (HACC)

Request: Request the Board review for approval a HOME Investment Partnership Loan to support the Chicago Heights Veterans affordable housing development in Chicago Heights, IL

Total Development Cost: \$29,761,388.00

Project Loan Amount: \$3,000,000.00

Fiscal Impact: \$3,000,000.00

Account(s): 11900-1013-53596-580170

Summary: Housing Authority of Cook County (HACC) has requested HOME Investment Partnerships Program funds in the amount of \$3,000,000.00 (30-year term and 1% interest rate) that will be bridged by a construction loan made by BMO Harris. The funds will be used for new construction of a family housing community to extremely low and low-income veterans and their families. The proposed facility is a mid-rise consisting of four-story elevator wood-framed building with a total of eighty-two (82) units containing seventy-three (73) one bedroom and nine (9) two-bedroom units. All units are subsidized with 74 project-based voucher and 8 Veterans Affairs Supportive Housing (VASH) vouchers.

The new four-story building will be approximately 73,876 SF will consist of 82 residential units The units averaging 585 SF for 73 one-bedroom units and 985 SF for 9 two-bedroom units and 724 SF for resident service space. At least 10% of the total units are designed for persons with mobility impairment and 2% are designed for sensory impairment. The ground floor program will include a lobby space, property management offices, public restrooms, a larger multi-purpose room with an adjacent warming kitchen, an exercise room, a computer/media room, mail room and meeting areas. The upper floors will have shared living rooms and laundries located near the elevator core to promote community at the floor scale.

HACC will serve as its own developer and property manager as it has extensive experience in both.

Legislative History: 3/17/2022 Board of Commissioners refer to the Business and Economic Development Committee

Lynne M. Turner

Secretary

Chairman: Gainer

Vice-Chairman: Anaya

Members: Britton, Deer, Lowry, Miller, Moore, K. Morrison and S. Morrison