



**Board of Commissioners of Cook County  
Minutes of the 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)**

**ATTENDANCE**

**Present:** Gainer, Anaya, Britton, Deer, Lowry, Miller, Moore, Morrison and Morrison (9)

**A motion was made by Vice Chairman Anaya, seconded by Commissioner Britton, to allow for remote participation in meeting [FILE\_NR]. The motion carried by the following vote:**

**Ayes:** Gainer, Anaya, Britton, Deer, Lowry, Miller, Moore, Morrison and Morrison (9)

**PUBLIC TESTIMONY**

Chairman Gainer asked the Secretary to the Board to call upon the registered public speakers, in accordance with Cook County Code.

No public speakers

[22-2719](#)

**COMMITTEE MINUTES**

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

**A motion was made by Vice Chairman Anaya, seconded by Commissioner Morrison, to approve 22-2719. The motion carried by the following vote:**

**Ayes:** Gainer, Anaya, Britton, Deer, Lowry, Miller, Moore, Morrison and Morrison (9)

[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

**A motion was made by Vice Chairman Anaya, seconded by Commissioner Britton, to recommend for approval 22-1985. The motion carried by the following vote:**

**Ayes:** Gainer, Anaya, Britton, Deer, Lowry, Miller, Moore, Morrison and Morrison (9)

[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

**A motion was made by Vice Chairman Anaya, seconded by Commissioner Britton, to recommend for approval 22-1986. The motion carried by the following vote:**

**Ayes:** Gainer, Anaya, Britton, Deer, Lowry, Miller, Moore, Morrison and Morrison (9)

[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 is 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

**A motion was made by Vice Chairman Anaya, seconded by Commissioner Britton, to recommend for approval 22-2046. The motion carried by the following vote:**

**Ayes:** Gainer, Anaya, Britton, Deer, Lowry, Miller, Moore, Morrison and Morrison (9)

[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 purchase 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.

**A motion was made by Vice Chairman Anaya, seconded by Commissioner Britton, to recommend for approval 22-2177. The motion carried by the following vote:**

**Ayes:** Gainer, Anaya, Britton, Deer, Lowry, Miller, Moore, Morrison and Morrison (9)

[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

**A motion was made by Vice Chairman Anaya, seconded by Commissioner Britton, to recommend for approval 22-1988. The motion carried by the following vote:**

**Ayes:** Gainer, Anaya, Britton, Deer, Lowry, Miller, Moore, Morrison and Morrison (9)

[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

**A motion was made by Vice Chairman Anaya, seconded by Commissioner Britton, to recommend for approval 22-2204. The motion carried by the following vote:**

**Ayes:** Gainer, Anaya, Britton, Deer, Lowry, Miller, Moore, Morrison and Morrison (9)

[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

**A motion was made by Vice Chairman Anaya, seconded by Commissioner Britton, to recommend for approval 22-2222. The motion carried by the following vote:**

**Ayes:** Gainer, Anaya, Britton, Deer, Lowry, Miller, Moore, Morrison and Morrison (9)

[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.

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**A motion was made by Vice Chairman Anaya, seconded by Commissioner Britton, to recommend for approval 22-2328. The motion carried by the following vote:**

**Ayes:** Gainer, Anaya, Britton, Deer, Lowry, Miller, Moore and Morrison (8)

**Present:** Morrison (1)

[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.

**A motion was made by Vice Chairman Anaya, seconded by Commissioner Britton, to recommend for approval 22-2378. The motion carried by the following vote:**

**Ayes:** Gainer, Anaya, Britton, Deer, Lowry, Miller, Moore and Morrison (8)

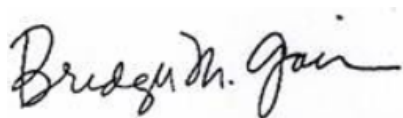
**Present:** Morrison (1)

**ADJOURNMENT**

**A motion was made by Vice Chairman Anaya, seconded by Commissioner Britton, to adjourn the meeting. The motion carried by the following vote:**

**Ayes:** Gainer, Anaya, Britton, Deer, Lowry, Miller, Moore, Morrison and Morrison (9)

Respectfully submitted,



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Chairman



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Secretary

A complete record of this meeting is available at <https://cook-county.legistar.com>.