



# Board of Commissioners of Cook County

118 North Clark Street  
Chicago, IL

## Legislation Details (With Text)

---

<b>File #:</b>	22-2667	<b>Version:</b>	1	<b>Name:</b>	Home Investment Partnership Loan - Hanover Landing, Elgin
<b>Type:</b>	HOME Investment Partnerships Program	<b>Status:</b>			Approved
<b>File created:</b>	3/29/2022	<b>In control:</b>			Business and Economic Development Committee
<b>On agenda:</b>	4/7/2022	<b>Final action:</b>			5/12/2022
<b>Title:</b>	PROPOSED HOME INVESTMENT PARTNERSHIPS PROGRAM				

Department: Planning and Development

Other Part(ies): Hanover Landing LLC, Lincolnwood, IL

Request: Respectfully request the Board approve a \$1,500,000, 32-year construction and permanent loan with 0% interest and an annual \$5,000 payment to support the new construction of Hanover Landing, an affordable permanent supportive housing development in Elgin, IL

Total Development Cost: \$16,030,794.0

Project Loan Amount: \$1,500,000.00

Fiscal Impact: \$1,500,000.00

Account(s): 11900.1013.53956.580170.

Summary: The new three-story building will have forty 535 SF one-bedroom units, with one unit reserved for the onsite manager. The common areas of the building will be fully accessible, all units will be visitable, and six units will be fully accessible, four units will be adaptable and two sensory impaired units will complete the twelve-unit accessible unit mix.

The development will be located at 711 East Chicago Street and 712 East Laurel Street, in Elgin, Illinois, encompassing approximately 3.87 acres. The proposed building will have entrances on both Chicago and Laurel to facilitate public entrance and resident entry tied closely to the management office.

Currently, there is a two-story, 1,778-square-foot, single-family residential structure, and associated garage, both scheduled for demolition under the subject development. The remainder of the subject property consists primarily of a gravel parking area, lightly forested areas, and pine tree nurseries. The back half of the land will remain undisturbed as the land slopes to be inside the 100-year flood plain. Both a Phase I and Phase II have been completed, examining the property for concerns, yielding no further remediation recommendations.

The new development will have landscaping all around with walking paths connecting the building to the rest of the grounds, including picnic and gardens area approaching the rear of the property. 60 parking spaces will be designed along Chicago Avenue, with coordinated accessible parking and entry.

UP HOLDINGS will serve as developer and property manager, delivering management through its Property Management affiliate UPA, LLC of Lincolnwood. UP Holdings LLC owns eight Illinois LIHTC developments totaling 337 units and averaging 34 units. They currently have four LIHTC projects under construction in both the Chicago metro area and outstate Illinois.

UPA, LLC, the property management affiliate currently has 1,355 units under management in developments primarily centered in Illinois, with properties in Indiana, California and one development in Ohio.

Ownership Structure

Owner/Borrower: Hanover Landing LLC

General Partner: UP Holdings or a 100% owned subsidiary

Non-Profit Sponsor Housing Opportunity Development Corporation (HODC)

Limited Partner CREA, NYC (CREA) 99.99% Ownership

Managing Member: UP HOLDINGS is 100% managing member for operations and decision making.

Property Management: UPA, LLC (property management affiliate of borrower)

**Sponsors:** TONI PRECKWINKLE (President)

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
5/12/2022	1	Board of Commissioners	approve	Pass
5/11/2022	1	Business and Economic Development Committee	recommend for approval	Pass
4/7/2022	1	Board of Commissioners	refer	Pass

**PROPOSED HOME INVESTMENT PARTNERSHIPS PROGRAM**

**Department:** Planning and Development

**Other Part(ies):** Hanover Landing LLC, Lincolnwood, IL

**Request:** Respectfully request the Board approve a \$1,500,000, 32-year construction and permanent loan with 0% interest and an annual \$5,000 payment to support the new construction of Hanover Landing, an affordable permanent supportive housing development in Elgin, IL

**Total Development Cost:** \$16,030,794.0

**Project Loan Amount:** \$1,500,000.00

**Fiscal Impact:** \$1,500,000.00

**Account(s):** 11900.1013.53956.580170.

**Summary:** The new three-story building will have forty 535 SF one-bedroom units, with one unit reserved for the onsite manager. The common areas of the building will be fully accessible, all units will be visitable, and six units will be fully accessible, four units will be adaptable and two sensory impaired units will complete the twelve-unit accessible unit mix.

The development will be located at 711 East Chicago Street and 712 East Laurel Street, in Elgin, Illinois, encompassing approximately 3.87 acres. The proposed building will have entrances on both Chicago and Laurel to facilitate public entrance and resident entry tied closely to the management office.

Currently, there is a two-story, 1,778-square-foot, single-family residential structure, and associated garage, both scheduled for demolition under the subject development. The remainder of the subject property consists primarily of a gravel parking area, lightly forested areas, and pine tree nurseries. The back half of the land will remain undisturbed as the land slopes to be inside the 100-year flood plain. Both a Phase I and Phase II have been completed, examining the property for concerns, yielding no further remediation recommendations.

The new development will have landscaping all around with walking paths connecting the building to the rest of the grounds, including picnic and gardens area approaching the rear of the property. 60 parking spaces will be designed along Chicago Avenue, with coordinated accessible parking and entry.

UP HOLDINGS will serve as developer and property manager, delivering management through its Property Management affiliate UPA, LLC of Lincolnwood. UP Holdings LLC owns eight Illinois LIHTC developments totaling 337 units and averaging 34 units. They currently have four LIHTC projects under construction in both the Chicago metro area and outstate Illinois.

UPA, LLC, the property management affiliate currently has 1,355 units under management in developments primarily centered in Illinois, with properties in Indiana, California and one development in Ohio.

### **Ownership Structure**

Owner/Borrower: Hanover Landing LLC

General Partner: UP Holdings or a 100% owned subsidiary

Non-Profit Sponsor Housing Opportunity Development Corporation (HODC)

Limited Partner CREA, NYC (CREA) 99.99% Ownership

Managing Member: UP HOLDINGS is 100% managing member for operations and decision making.

Property Management: UPA, LLC (property management affiliate of borrower)