



# MINUTES

## Hybrid Public Hearing for the 2022 Consolidated Annual Evaluation Report/Economic Development Advisory Committee (EDAC) Meeting

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11/29/2023 8:00 AM | *Hybrid Public Hearing for the 2022 Consolidated Annual Evaluation Report/EDAC meeting called to order by Vice Chair Pam McDonough*

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### Chairman Males Request for Approval of Minutes

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- The minutes from 09/27/23 were approved.

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### Remarks from EDAC Chairman Howard Males

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- Pam McDonough opened the floor for public comment. No one from the public made comments.

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### Public Hearing for the 2022 Consolidated Annual Evaluation Report

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- **Cheryl Cooke, Deputy Director of Community Development**

**discussed:**

Components of the CAPER  
How CDBG funds were allocated  
CDBG Accomplishments  
Population CDBG funds were allocated to  
Population ESG funds were allocated to  
Section 108 update  
Services CDBG funds were allocated to

**Karl Bradley, Deputy Director of Housing discussed:**

# of units constructed during PY 2022 with HOME funds  
How DPD plans to utilize the PY 2022 allocation  
DPD's commitment to the South Suburbs

Transitional units goals via HOME funds

Strategy to help the homeless via HOME funds

Strategy to bring equal development throughout Cook County via HOME funds

**There were no public comments. Report was approved by EDAC.**

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### **Recommended Action from EDAC Financial Tools & Incentives Sub-Committee**

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- **Sheryl Caldwell, Project Director, Cook County Planning and Development, discussed:**

**Brixmor SPE 3, LLC, Class 7B:**

- **Address:** 4981 Cal Sag Road, Crestwood, IL 60445
- **PIN:** 24-33-404-021-0000 new (24-33-404-010-0000 former PIN)
- **Zoning:** commercial
- **Land sq. ft.:** 58,192
- **Building sq. ft.:** 55,000
- **Vacancy:** The Property has remained vacant for more than two years notwithstanding the Applicant's consistent marketing efforts.

**Approved. No one opposed. CMAP abstained.**

**Beau Chateau, Class 7C:**

- **Address:** 11535 S. Cicero Ave., Alsip, IL 60803
- **PIN(s):** 24-22-300-053-0000
- **Zoning:** B1SU – Business Special Use
- **Land sq. ft.-** 300,608 sq. ft.
- **Building sq. ft.** 26,500 sq. ft.

**Approved. No one opposed. CMAP abstained.**

**Shell Fuel Center with a Pride brand convenience store and fast-casual restaurant:**

- **Address:** 7150 W. 119th Street, Lot 2, Palos Heights, IL
- **PIN:** 24-19-306-005-0000
- **Zoning:** PUD
- **Land sq. ft.-** 2.3 acres (100,000 square feet)
- **Building sq. ft. –** no improvements (new develop 4,000 SF brick building)

**Approved. No one opposed. CMAP abstained.**

**Additional Comments in support of the projects were made by the below individuals:**

1. Joe Wight, Vice President, Property Management, Brixmor Property Group; Andrew P. Scott, Dykema Law Firm
2. Luis Vazque - TVB, LLC d/b/a Beau Chateau; Kevin Fanning, Fanning Law Firm
3. Daniel Soltis – CIMA Developers LP ; Kevin Griffin, Griffen and Associates

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**Potential Opportunities for Cook County to Address Access to Capital Challenges for Small Businesses**

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**Irene Sherr, Deputy Bureau Chief discussed:**

The Receive and File Report

Overview of services for small businesses

Business advising resources, events, and grants

Year to date client data

Number of businesses served through direct assistance

Dollar amounts of grant funding

2023 Source Partner Network

2023 Core Priorities

Additional Comments in support of the initiative were made by Beth Lampson, from Next Street.

**Additional Commentary/Announcements:**

Xochitl Flores, Bureau Chief, Bureau of Economic Development spoke of the importance of collaboration with external partners; the process and importance of long term stability; and she provided staff updates.

Susan Campbell, Director, Cook County Department of Planning and Development provided an updated on Emergency Rental Assistance funding.

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## Adjournment

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- Vice Chari Pam McDonough called for a motion to adjourn the Hybrid Public Hearing/ EDAC Meeting. The Hybrid EDAC meeting adjourned at 9:45 am.

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## Attendance

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- Pam McDonough (Vice Chair)
- Andrew Geer (EDAC Member)
- Emilia DiMenco (EDAC Member)
- Daryl Newell (EDAC Member)
- Todd Cababan (EDAC Member)
- Xochitl Flores (EDAC Member)
- Krista DeLaurentiis (EDAC Member)
- William Towns (EDAC Member)
- Teresa Cordova (EDAC Member)
- Cheryl Cooke
- Noel Bowers
- Karl Bradley
- Anna Coleman
- Paul Elue
- Irene Sherr
- Patricia Ruffolo
- Maddie Branch
- Sheryl Caldwell
- Elizabeth Schuh
- David Washington
- Mohammed Elahi
- David Day (EDAC Member)
- Veta Britt Handy
- Beth Lampson
- Kyle Garmes
- Dena Al-Khatib
- Edward Sitar (EDAC Member)
- Graham Grady (EDAC Member)
- Manny Flores (EDAC Member)
- Rob Tucker (EDAC Member)
- Sharon Legenza (EDAC Member)
- George Wright
- Ilana Feldman
- Nancy Negrete
- Jessica Uy