

WILSON YARD REDEVELOPMENT PROJECT AREA (WARD 46)

Request authority for the Department of Housing to negotiate a redevelopment agreement with Cornerstone Community Outreach or a related entity, for the redevelopment of the property located at 1132-40 W Wilson in the Wilson Yard Tax Increment Financing Redevelopment Project Area; and to recommend to the Chicago City Council the Cornerstone Community Outreach, or a related entity, as Developer.

Meredith Muir

**COMMUNITY DEVELOPMENT COMMISSION
OF THE
CITY OF CHICAGO**

RESOLUTION __ -CDC- __

**AUTHORIZATION TO NEGOTIATE A
REDEVELOPMENT AGREEMENT WITH CORNERSTONE COMMUNITY
OUTREACH**

**AND
RECOMMENDATION TO
THE CITY COUNCIL OF THE CITY OF CHICAGO
FOR THE DESIGNATION OF CORNERSTONE COMMUNITY OUTREACH OR ITS
AFFILIATES
AS DEVELOPER**

WHEREAS, the Community Development Commission (the "Commission") of the City of Chicago (the "City") has heretofore been appointed by the Mayor of the City with the approval of its City Council (the City Council referred to herein collectively with the Mayor as the "Corporate Authorities") as codified in Section 2-124 of the City's Municipal Code; and

WHEREAS, the Commission is empowered by the Corporate Authorities to exercise certain powers enumerated in Section 5/11-74.4-4(k) of the Illinois Tax Increment Allocation Redevelopment Act, as amended (65 ILCS 5/11-74.4-1 et seq.), (as amended from time to time, the "Act"); and

WHEREAS, the City Council, upon the Commission's recommendation pursuant to Resolution #-CDC-# and pursuant to the Act, enacted three ordinances on June 27th, 2001 pursuant to which the City approved and adopted a certain redevelopment plan and project (the "Plan") for the Wilson Yard Redevelopment Project Area (the "Area"), designated the Area as a redevelopment project area and adopted tax increment allocation financing for the Area. The street boundaries of the Area are described on Exhibit A hereto; and

WHEREAS, Cornerstone Community Outreach, together with its affiliates, (the "Developer"), has presented to the City's Department of Planning and Development (the "Department") a proposal for redevelopment of the Area or a portion thereof that is in compliance with the Plan, consisting of the construction of a 40 unit non-congregate shelter (the "Project"); and

WHEREAS, HED requests that the Commission recommend to City Council that the Developer be designated as the developer for the Project and that the Department be authorized to negotiate, execute and deliver a redevelopment agreement with the Developer for the Project; now, therefore,

BE IT RESOLVED BY THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF CHICAGO:

- Section 1. The above recitals are incorporated herein and made a part hereof.
- Section 2. The Commission hereby recommends to City Council that the Developer be designated as the developer for the Project and that the Department be authorized to negotiate, execute and deliver on the City's behalf a redevelopment agreement with the Developer for the Project.
- Section 3. If any provision of this resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the remaining provisions of this resolution.
- Section 4. All resolutions, motions or orders in conflict with this resolution are hereby repealed to the extent of such conflict.
- Section 5. This resolution shall be effective as of the date of its adoption.
- Section 6. A certified copy of this resolution shall be transmitted to the City Council.

ADOPTED: _____, 20 ## YEAR ADOPTED

Attachment: Exhibit A, Street Boundary Description

EXHIBIT A

Street Boundary Description of the
Wilson Yard Tax Increment Financing
Redevelopment Project Area

The Area is generally bounded by **LAWRENCE** on the north, **CLARENDON AVE** on the east, **MONTROSE AVE** on the south, and **MAGNOLIA** on the west.

**City of Chicago
Department of Planning and Development**

**STAFF REPORT
TO THE
COMMUNITY DEVELOPMENT COMMISSION
REQUESTING DEVELOPER DESIGNATION
2/13/2024**

I. PROJECT IDENTIFICATION AND OVERVIEW

Project Name: **CORNERSTONE NCS 2023**

Applicant Name: Cornerstone Community Outreach

Project Address: 1132-1140 W. Wilson Ave

Ward and Alderman: **46TH WARD - ALDERWOMAN ANGELA CLAY**

Community Area: **UPTOWN**

Redevelopment Project Area: **WILSON YARDS**

Requested Action: 1) Issuance of up to \$5,000,000 in financial support from the Wilson Yard TIF District
2) Designate Cornerstone Community Outreach and its affiliates as the Developer

Proposed Project: This proposed project is the acquisition and accessibility of an existing 40-unit efficiency, 3-story apartment building and commercial retail space, then to convert the residential units into non-congregate shelter and supportive service space for people experiencing homelessness in partnership with the Department of Housing (DOH) Non-Congregate Shelter Acquisition program.

Goal of Project: Non-congregate shelter.

TIF Assistance: **UP TO \$5,000,000**

II. PROPERTY DESCRIPTION

Address: 1132-1140 W. Wilson Ave

Location: The project area is generally bounded by **LELAND AVE** on the north, **CLIFTON AVE** on the east, **WILSON AVE** on the south, and **RACINE AVE** on the west.

Tax Parcel Numbers: 14-17-207-015-0000 & 14-17-207-017-0000

Land Area: Approximately **.29** acres

Current Use: Property is currently a three-story mixed-use building with a basement comprised of two connected brick buildings constructed in the 1920's. There are 40 market rate efficiency units which were extensively remodeled in 2015/2016. The ground floor and basement of the building are subdivided into four commercial suites presently leased to a donut shop, a convenience store, a bar, and a church. The 40 residential rental units are on the second and third floors.

Current Zoning: **C1-5**

Proposed Zoning: Property does not need to be rezoned but a **SPECIAL USE ZONING PERMIT REQUIRED – PLANNING GOING BEFORE ZBA IN FEBRUARY**

Environmental Condition: Property does not require remediation. Phase I completed and reviewed by AIS.

III. BACKGROUND

Since 1989, Cornerstone Community Outreach has provided immediate and ongoing shelter and services to families and individuals experiencing homelessness. Presently, the men meet with their case managers at the daytime drop-in program in the 4615 N Clifton building. Each evening and morning, they walk from the Cornerstone Shelter Campus one mile north to the Epworth Church at 5253 N Kenmore Street, where they sleep. The twice-daily trek is particularly difficult for elderly and physically challenged guests. Severe Chicago winters and summers increase this hardship. Notably, the construction of the Epworth main church reached completion in 1891. The church deferred major renovations for decades, has left it in disrepair, and has been sold. The Epworth location will likely be unavailable by the end of 2024. Moreover, it is a congregate, non-accessible site that is difficult to heat and cool.

Cornerstone receives funding from City of Chicago Department of Family & Support Services to serve specifically men that are experiencing homelessness. Cornerstone competed in DOH's Non-

Congregate Shelter Acquisition Program Request for Proposal and was chosen as a grantee finalist. The proposed new site will offer case management offices and is in proximity to Cornerstone's other supportive services, making the site an ideal acquisition. The new site was renovated in 2013 – Cedar Street converted the 54-unit SRO hotel into a 40-unit apartment building. Most units are still SRO-configured. All units are located on the 2nd and 3rd floor, with several commercial tenants on the ground floor and basement. Cornerstone proposes to increase the property's accessibility by installing an elevator and creating 4 fully ADA accessible units. The site is in great condition following the remodeling work with a new roof, mechanicals, and upgraded services and configured for the proposed use.

The Non-Congregate Shelter (NCS) Grant program has the goal of supporting the transition of existing congregate shelter beds into non-congregate settings in multiple facilities, prioritizing those shelters in the greatest need of improved conditions. In exchange for grant, the shelter provider grantees will enter into a grant agreement that will include a deed restriction on property to ensure long term use in alignment with city and DOH goals.

IV. PROPOSED DEVELOPMENT TEAM

Development Entity: Since 1989, Cornerstone Community Outreach has provided immediate and ongoing shelter and services to families and individuals experiencing homelessness. Presently, the men meet with their case managers at the daytime drop-in program in the 4615 N Clifton building.

Cornerstone is a delegate agency of the DFSS and receives ongoing operating and programmatic funding, which will continue to be an important funding stream for the project. The proposed project will create a non-congregate shelter and significantly increase capacity, thus increasing shelter beds serving Chicago. Currently, the Cornerstone Men's Shelter offers 28 congregate beds.

Cornerstone offers individualized case management, wrap-around services, three nutritious meals daily, clothing, hygiene items, internet access, a computer lab, laundry facilities, transportation assistance, mailing address, and other services. Through linkages with organizations across the city, case managers access essential identification, behavioral and physical healthcare, counseling, advocacy, credit assistance, academic or employment training, legal assistance, financial benefits, subsidized and affordable housing, furniture assistance, and follow-up care. Many guests arrive at Cornerstone with multiple challenges and barriers to housing, making the case management team indispensable in paving the way to permanent housing.

Cornerstone Community Outreach currently has 63 full-time employees and four part-time employees. There are also 14 part-time volunteers that work at Cornerstone.

The board of directors consists of 4 mCornerstone Board of Directors - Andrew Winter - Executive Director, Chris Spencer – President, Nathon Cameron – Treasurer, Jiwon McCartney

– Secretary, Tiana Coleman – Vice President, Ted Jindrich – Director, and Tom Lavin – Director.

Consultants:

Zoning Attorney:	DLA Piper - Katie Jahnke Dale
General Counsel:	Tiesenga & Deboer LLP - Ed Tiesenga
Real Estate Attorney:	Tiesenga & Deboer LLP - Mike DeBoer
Architect:	MDT Architecture – Kate Lipkowitz and Pat Thompson
Realtor/Broker:	John Hunter Services LLC - John Hunter
Appraiser:	Gloodt Real Estate Counselors – Peter Gloodt
General Contractor:	Reed Construction – Nick Stading
Strategist:	Urban Strategies – Shelby Parchman
Lender:	National Covenant Properties – Peter Hedstrom
Elevator Engineer:	Jenkins & Huntington, Inc – Ray Volk

V. PROPOSED PROJECT

Project Overview: The proposed project is the acquisition and accessibility renovation of an existing 40-unit efficiency, 3-story apartment building with commercial retail space, then to convert the residential units into non-congregate shelter and supportive service space for people experiencing homelessness in partnership with the Department of Housing (DOH) Non-Congregate Shelter Acquisition program. The accessibility modifications include adding an elevator within the building footprint, common corridor modification, creating an area of rescue assistance, and converting four units to ADA-accessible apartments. Of the 40 units, four would become ADA-compliant.

The ground floor and basement of the building are subdivided into four commercial suites presently leased to a donut shop, a convenience store, a bar, and a church. On the second and third floors, 40 market-rate efficiency units were extensively remodeled in 2015/2016. The site is in great condition following the remodeling work with a new roof, mechanicals, and upgraded services and configured for the proposed use.

However, accessibility modifications are required to bring the building into full code compliance. Presently, none of the units are accessible, and not all common areas are visitable. Based on the number of units in the building, a minimum of two units will need to become Accessible Units, an elevator added, a remodeled entry at grade leading to the elevator provided, and corridors will need to be widened at intervals to create sufficient turning radius for wheelchair users.

The Cornerstone Shelter Campus is 400 feet away, making the site favorably situated for the proposed development. The easy proximity will allow shelter guests to receive services at the

project site or the Cornerstone Shelter Campus. Moreover, the location is only 300 feet from the Wilson Train Station, offering access to transportation for appointments, training, and employment. The proposed site would increase bed capacity from 28 to 40, allowing more people access to available, critically needed shelter space.

This project will expand the Cornerstone Shelter Campus and benefit shelter guests, low-income neighbors, and CDFSS, who rely on Cornerstone to provide shelter and services. The proposed project will make additional space available on the Cornerstone Campus that accommodates the daytime men’s program. Once the men have relocated to 1140 W Wilson, the Cornerstone Campus offices, computer lab, and drop-in space will be repurposed to expand or introduce new services. The expansion would raise the stock of services available in Uptown, which has seen enormous losses in recent years. Many non-profit organizations rooted in Uptown have been closed or relocated to other parts of the city.

Funding for the 40 units will be comprised of annual grants from DFSS (per bed rate increases due to unit being non-congregate), foundation and corporate grants, individual donors and other government grants from the US Department of Health and Human Services (HHS) and Illinois State Board of Education (ISBE).

A site plan, floor plans and elevation are provided as exhibits to this report.

Environmental Features: Cornerstone will be pursuing solar panels for electricity. The existing appliances are energy efficient. All work completed will pay attention to energy efficiency but due to budget restraints, no energy improvements will be made if not included in the rehab of building.

VI. FINANCIAL STRUCTURE

Capital Sources	Amount	Amount per Room	% of Funding
DOH Grant	\$4,000,000	\$100,000.00	45%
TIF – Wilson Yard	\$5,000,000 (up to)	\$125,000.00	50%
Philanthropy	\$460,000*	\$11,500.00	5%
Total Sources	\$9,460,000	\$236,500	100%

Development Costs	Amount	Amount Per Room	% of Costs
Acquisition	\$7,225,000	\$180,625	82%
Construction/Rehab	\$1,550,555	\$38,764	17%
Environmental	\$4,000	\$100	>1%
Professional Fees and Other Owner Costs	\$67,895	\$1,697	>1%
Construction Period Costs	\$10,000	\$250	>1%
Relocation - approximate	\$150,000	\$3,750	1%
Total Costs	\$9,007,450	\$225,186	100%

The project will be owned by Cornerstone, and the building will be divided up between the ground floor commercial tenants and the upper floors non-congregate shelter tenants. The 40 units on the 2nd and 3rd floors will be used as non-congregate shelter – these will be used as temporary housing at no cost to the residents. Residents will be people experiencing homelessness referred in from the 311 system as coordinated by the Department of Family and Support Services, who also provide the ongoing operating funding to run the shelter program. The commercial spaces on the first floor and basement will continue with current lease holders. To note, the commercial spaces will not change or receive the redevelopment improvements – they will only face a change in ownership – rents from the commercial leases will also help Cornerstone to continue shelter operations and sustain programmatic improvements. The TIF funds will be used to support acquisition and rehab and will be utilized fully by the end of the second half of 2024. Cornerstone will obtain a bridge loan in the amount of \$3,000,000 from National Covenant Properties.

The following table identifies the sources and uses of funds.

Sources and Uses of Funds

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Total Costs	\$9,007,450	\$225,186	100%

**Gross Building Area TOTAL*

BUILDING AREA SF

VII. PUBLIC BENEFITS

The proposed project will provide the following public benefits.

Environmental Features: The project will incorporate SOLAR PANELS FOR ELECTRICITY. Existing appliances are energy efficient.

Non-Congregate Shelter: This project will provide 40 non-congregate shelter units, which as a model has been proven to support more efficient transition for people experiencing homelessness to permanent or long-term housing, helping to increase the number of Chicago residents exiting homelessness.

Permanent Jobs: The project is estimated to generate **EIGHT** permanent jobs in **SHELTER PROVIDER SERVICES**. The department's workforce development specialists will work with the developer on job training and placement.

Construction Jobs: The project will produce **25** temporary construction jobs.

Affirmative Action: The developer will comply with the requirements of Chicago's affirmative action ordinance, which requires contract participation of 26% by minority-owned business enterprises (MBEs) and 6% by woman-owned business enterprises (WBEs). The developer has provided notification of the proposed project, by certified mail, to several associations of minority and women contractors. A sample version of the letter and copies of the post office receipts for the certified letters are presented as exhibits to this report.

City Residency: The developer will comply with the requirements of Chicago's city residency ordinance, which requires that at least half of all construction-worker hours be filled by Chicago residents. The developer will also comply with the requirement that all construction jobs are paid the prevailing wage.

VIII. COMMUNITY SUPPORT

Aldersperson **ANGELA CLAY** endorses the project and has provided a letter of support (see exhibits for copy). The project will be presented to the community at a meeting held on **JANUARY 8TH, 2024**. Ahead of the community meeting, Cornerstone has done significant community outreach, garnering over 75 letters of support. Additionally, the 46th Ward office has put forth a community survey to better gauge community input ahead of and after the community meeting. Any further community input will be shared verbally at CDC after the community meeting takes place. In advance of the community meeting, the following community organizations have already endorsed the project: **THE BUDDHIST TEMPLE OF CHICAGO,**

CHICAGO HOMELESSNESS & HEALTH RESPONSE GROUP FOR EQUITY, HEARTLAND ALLIANCE HEALTH, JESUS PEOPLE COVENANT CHURCH, MISSIO DEI CHICAGO, NORTHSIDE ACTION FOR JUSTICE, ONE NORTHSIDE, UPTOWN PEOPLES LAW CENTER, VOICE OF THE PEOPLE. There are additional letters of support from individuals within the community. (See exhibits for copies of support letters).

IX. CONFORMANCE WITH REDEVELOPMENT AREA PLAN

The proposed project is in the **WILSON YARD** Tax Increment Financing Redevelopment Project Area. The proposed project will satisfy the following goals of the area's redevelopment plan:

- Supporting the preservation and rehabilitation of existing multifamily housing and support the development of new rental housing that includes units affordable to very low-income households.
- Preserve retail and commercial business by keeping existing commercial tenants.
- Development will also make improvements in accessibility for persons with disabilities.
- Promote opportunities for locally owned businesses to share in the job and construction opportunities associated with the redevelopment of the Wilson Yard RPA.
- Support job training programs and increase employment opportunities, including welfare-to-work programs, for area residents and individuals working in area businesses.

The implementation strategy for achieving the plan's goals envisions the need to provide TIF financial assistance for the development of **NON-CONGREGATE SHELTER**. The proposed project also conforms to the plan's land use map, which calls for **NEIGHBORHOOD COMMERCIAL DISTRICT** development at the subject site.

X. CONDITIONS OF ASSISTANCE

If the proposed resolution is approved by the CDC, DPD will negotiate a redevelopment agreement with the developer. The redevelopment agreement will incorporate the parameters of the proposed project as described in this staff report.

It is DPD policy that no business will be conducted with a development entity whose any principal has outstanding municipal debts (such as unpaid parking tickets, unpaid water bills, unpaid business licenses, and others), is in arrears of child support payments, or who is a debtor in bankruptcy, a defendant in a legal action for deficient performance, a respondent in an administrative action for deficient performance, or a defendant in any criminal action.

Closing will not occur before the City Council has approved the redevelopment agreement the developer has obtained all necessary City approvals including zoning and building permits, and the developer has presented proof of financing. The documents will include a development timetable.

XI. RECOMMENDATION

The Department of Planning and Development has thoroughly reviewed the proposed project, the qualifications of the development team, the financial structure of the project, its need for public assistance, its public benefits, and the project's conformance with the redevelopment area plan, and DPD recommends that the CDC recommend to the City Council the designation of Cornerstone Community Outreach as Developer for the development of 40 units of non-congregate Shelter in an existing building with efficiency units at 1132-40 W Wilson.

EXHIBITS

TIF Project Assessment Form
TIF Annual Report
Redevelopment Area Map
Neighborhood Map or Aerial
Survey or Plat
Site Plan
Typical Floor Plan
Front Elevation or Rendering
Sample M/WBE Letter
Copies of M/WBE Certified Letter Receipts
Lender's Letter of Interest
Community Letters of Support
Alderman's Letter of Support

TIF PROJECT SCORECARD

Cornerstone Community Outreach

This proposed project is the acquisition and accessibility of an existing 40-unit efficiency, 3-story apartment building and commercial retail space, then to convert the residential units into non-congregate shelter and supportive service space for people experiencing homelessness in partnership with the Department of Housing (DOH) Non-Congregate Shelter Acquisition program.

Type of Project: Acquisition and rehab

Developer: Cornerstone Community Outreach

Total Project Cost: \$9,007,450

Timeline for Completion: October 2024

TIF Funding Request: up to \$5,000,000

Project Status: Pre-closing. Expected council introduction in Feb 2024.

TIF District: Wilson Yard

RETURN ON INVESTMENT BENCHMARKS

Advances Goal of Economic Development Plan YES or NO
 YES NO

Jobs Created/Retained
18 full time & 7 part time construction jobs, 5 full time positions & 3 part time shelter positions.

Advances Goal of TIF District YES or NO
 YES NO

Affordable Housing Units Created/Preserved
40 non-congregate shelter units created

Acquisition and rehab of housing and made affordable to very low income households, improve accessibility, create jobs & job training

Addresses Community Need YES or NO
 YES NO

Return on Investment to City

40 units of non-congregate shelter, job training

FINANCIAL BENCHMARKS

Other Funds Leveraged by \$1 of TIF

Financing Structure DOH grant \$4,000,000, TIF up to \$5,000,000, \$460,000 philanthropy

Types of Other Funding Leveraged YES or NO
 YES NO

DOH grant funds and philanthropy funds raised by shelter

RDA TERMS

Payment Schedule:
TIF payments at 33%, 66% and 100% completion

Monitoring Term of Agreement:
until expiration of TIF

Taxpayer Protection Provisions YES or NO
 YES NO

OTHER CONSIDERATIONS

non-congregate shelter housing and services






CITY OF CHICAGO

Wilson Yard

TAX INCREMENT FINANCE DISTRICT

MAP 5A ADDITIONAL LAND ACQUISITION OVERVIEW MAP

LEGEND

-  TIF BOUNDARY
-  BLOCK NUMBER*
-  Additional Properties Recommended For Acquisition in 2009

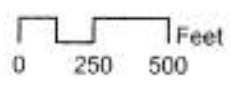
* Based on Cook County Permanent Index Numbering (P-I-N) System

June 2009

F. N. R. Friedman & Company
Real Estate Services and Consulting



GRACELAND CEMETARY



Cornerstone NCS 1132-40 W Wilson Ave



DEPARTMENT OF HOUSING


JIM HORAN
ACTING COMMISSIONER

Work Product
Copyright, 2023, City of Chicago



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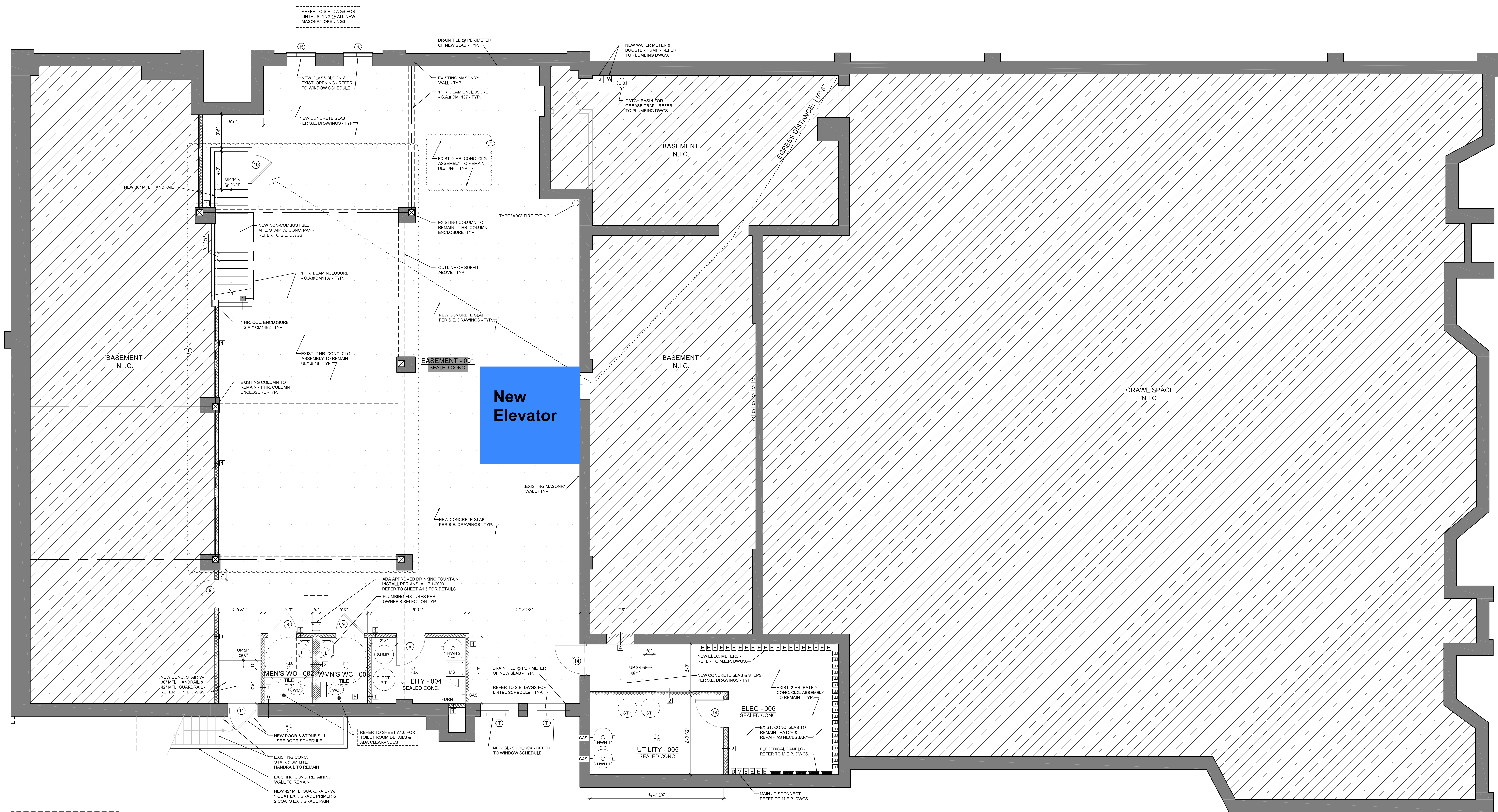
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 1132-40 W Wilson Ave



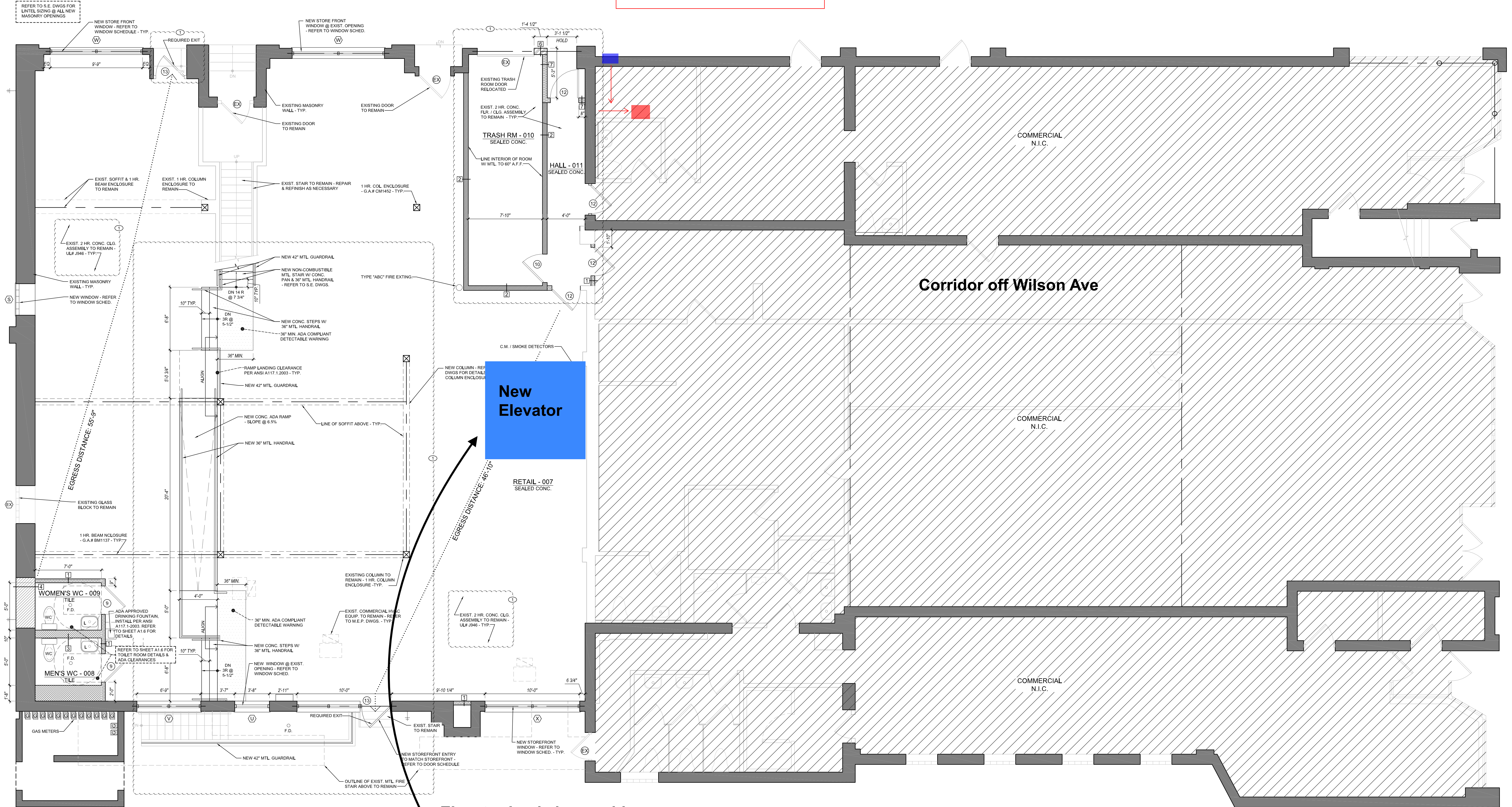
2022 Aerials

Cook County GIS Dept.



1 BASEMENT FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 PERMIT CORRECTION KEY NOTES:
 ① REVISION FOR CPC - 11.17.14

Re-route exhaust from sidewalk, bring pipe directly above to Unit 214 and then terminate at 2nd floor roof.



Elevator lands in worship space where they currently have the altar.

1 1ST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

PERMIT CORRECTION KEY NOTES:
 (1) REVISION FOR CPC - 11.17.14

ZONING DEFINITIONS REFERENCED:

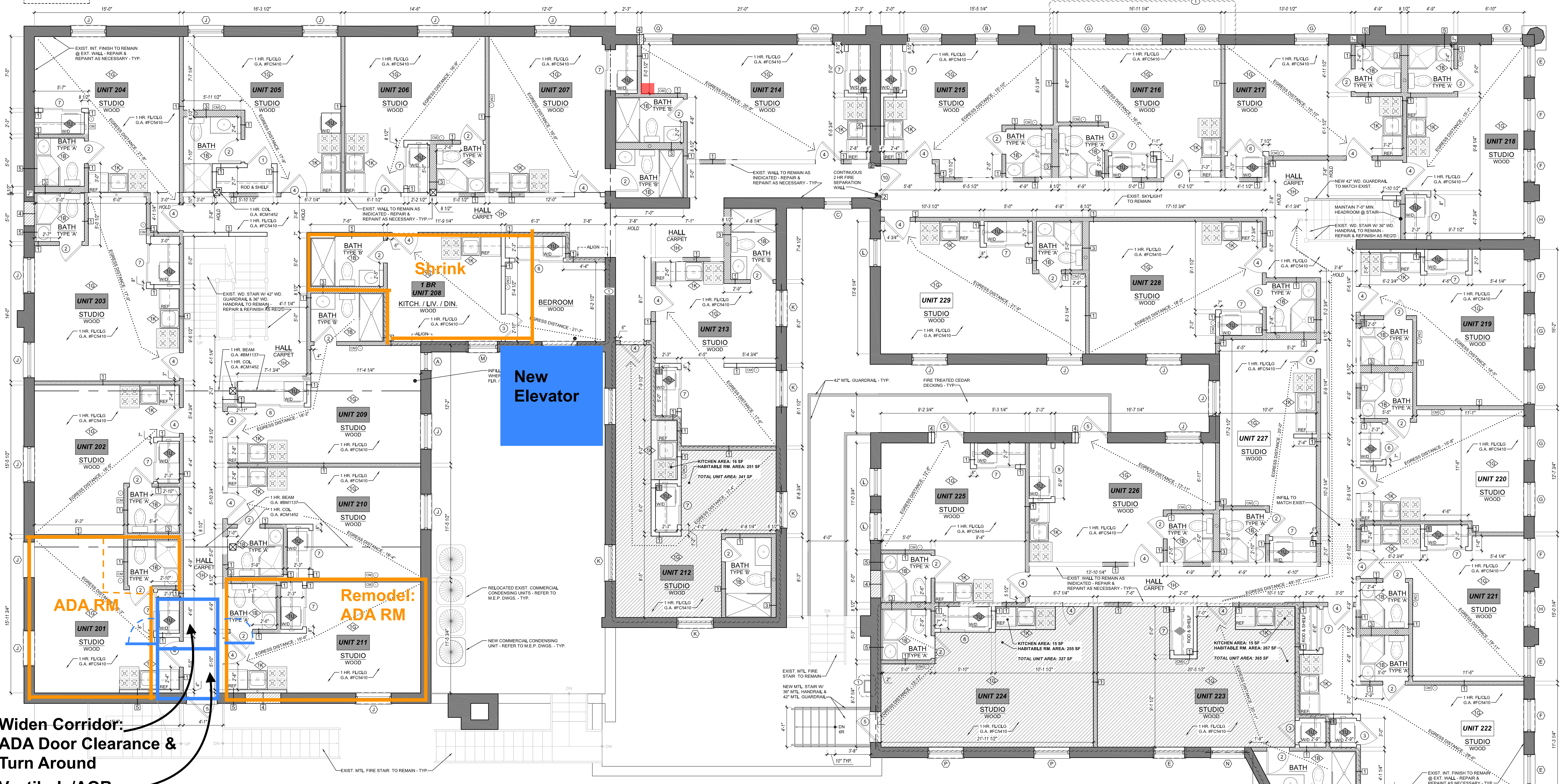
17-17-02163 SINGLE-ROOM OCCUPANCY
 A RESIDENTIAL BUILDING CONTAINING 5 OR MORE SINGLE-ROOM OCCUPANCY UNITS IN WHICH AT LEAST 80% OF THE UNITS ARE SINGLE-ROOM OCCUPANCY UNITS OCCUPIED BY THE SAME TENANTS FOR A CONTINUOUS PERIOD OF AT LEAST 32 DAYS.

17-17-02164 SINGLE-ROOM OCCUPANCY UNIT
 A DWELLING UNIT WITHIN A SINGLE-ROOM OCCUPANCY (BUILDING) THAT IS USED OR INTENDED TO BE USED AS SLEEPING QUARTERS OR LIVING QUARTERS WITH OR WITHOUT COOKING FACILITIES, AND THAT CONTAINS NOT MORE THAN ONE HABITABLE ROOM CONSISTING OF NOT MORE THAN 250 SQUARE FEET OF FLOOR AREA, EXCLUDING FROM THE CALCULATION OF FLOOR AREA ANY KITCHEN HAVING LESS THAN 70 SQUARE FEET OF FLOOR AREA.

ZONING NOTES:

UNITS 212, 223 AND 224 ARE OVER 320 SF AND CONTAIN A HABITABLE ROOM OF AT LEAST 250 SF.
 UNITS 208 AND 308 ARE 1 BEDROOM UNITS.
 (3) OR 12.5% OF 40 TOTAL UNITS ARE NOT SINGLE-ROOM OCCUPANCY UNITS.
 THEREFORE, BUILDING IS NOT A SINGLE-ROOM OCCUPANCY BUILDING BY DEFINITION.

REFER TO S.E. DWGS FOR UNITS SIZING @ ALL NEW MASONRY OPENINGS.



**Widen Corridor:
 ADA Door Clearance &
 Turn Around
 Vestibule/AOR**

KITCHEN KEYNOTES:

- APPLIANCES PER OWNER SELECTION
- STONE COUNTER & WOOD BASE CABINETS PER OWNER SELECTION
- WOOD UPPER CABINETS PER OWNER SELECTION
- TILED BACKSPLASH PER OWNER SELECTION
- UNDERMOUNT SINK PER OWNER SELECTION
- PROVIDE 1" MIN. FILLER PANEL @ WALLS
- PROVIDE GAS LINES @ STOVE

BATHROOM KEYNOTES:

- WOOD VANITY & STONE TOP PER OWNER SELECTION
- PLUMBING FIXTURES PER OWNER SELECTION
- PROVIDE TILE FLOOR SHOWER SURROUNDS PER OWNER SELECTION
- INSULATE PLUMBING ON EXTERIOR WALLS WITH 1" PIPE INSULATION
- ACRYLIC SHOWER ENCLOSURE PER OWNER SELECTION

CLOSET KEYNOTES:

- PROVIDE DRIP PAN @ W/D
- PROVIDE GREYBOX @ W/D
- ROD & SHELVES PER OWNER SELECTION

GENERAL KEYNOTES:

- SMOKE / CARBON MONOXIDE DETECTORS 15'-0" MAX. FROM ALL SLEEPING ROOMS
- CENTER DOORS IN OPENING UNLESS DIMENSIONED
- INSULATE PLUMBING ON EXTERIOR WALLS WITH 1" PIPE INSULATION
- W/D FLOORING & VINYL WALL BASE PER OWNER SELECTION

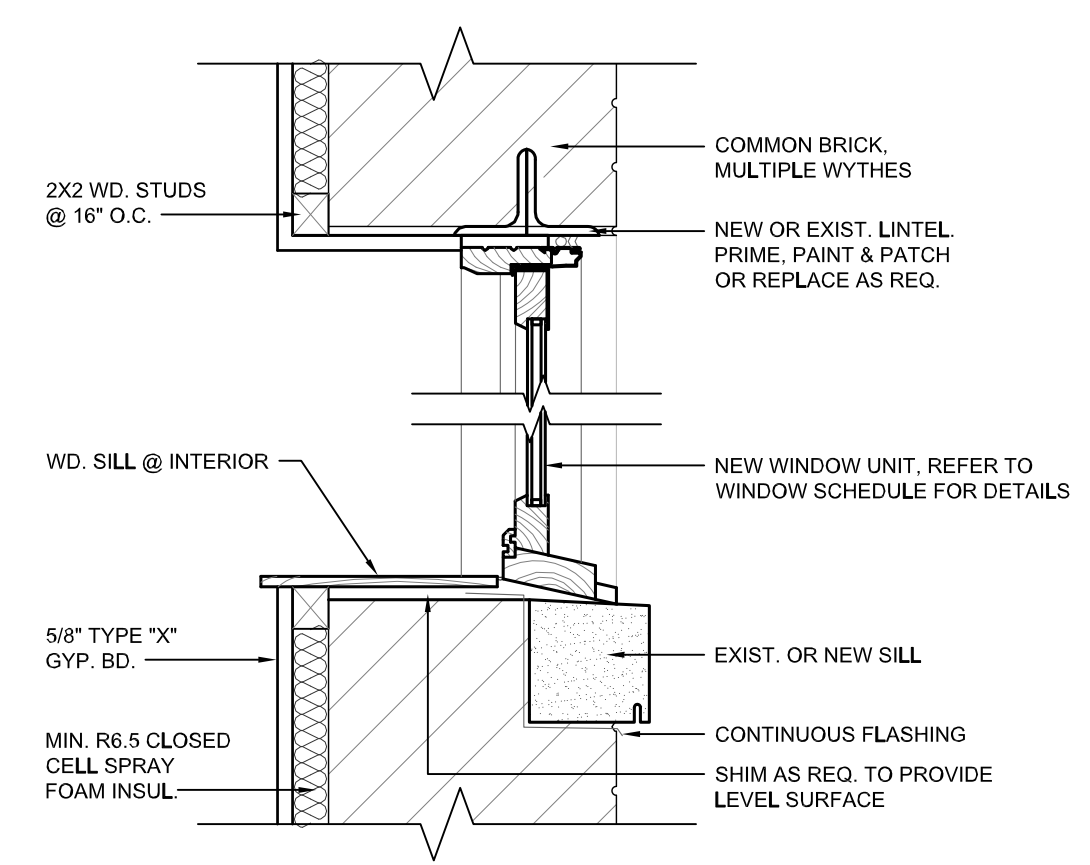
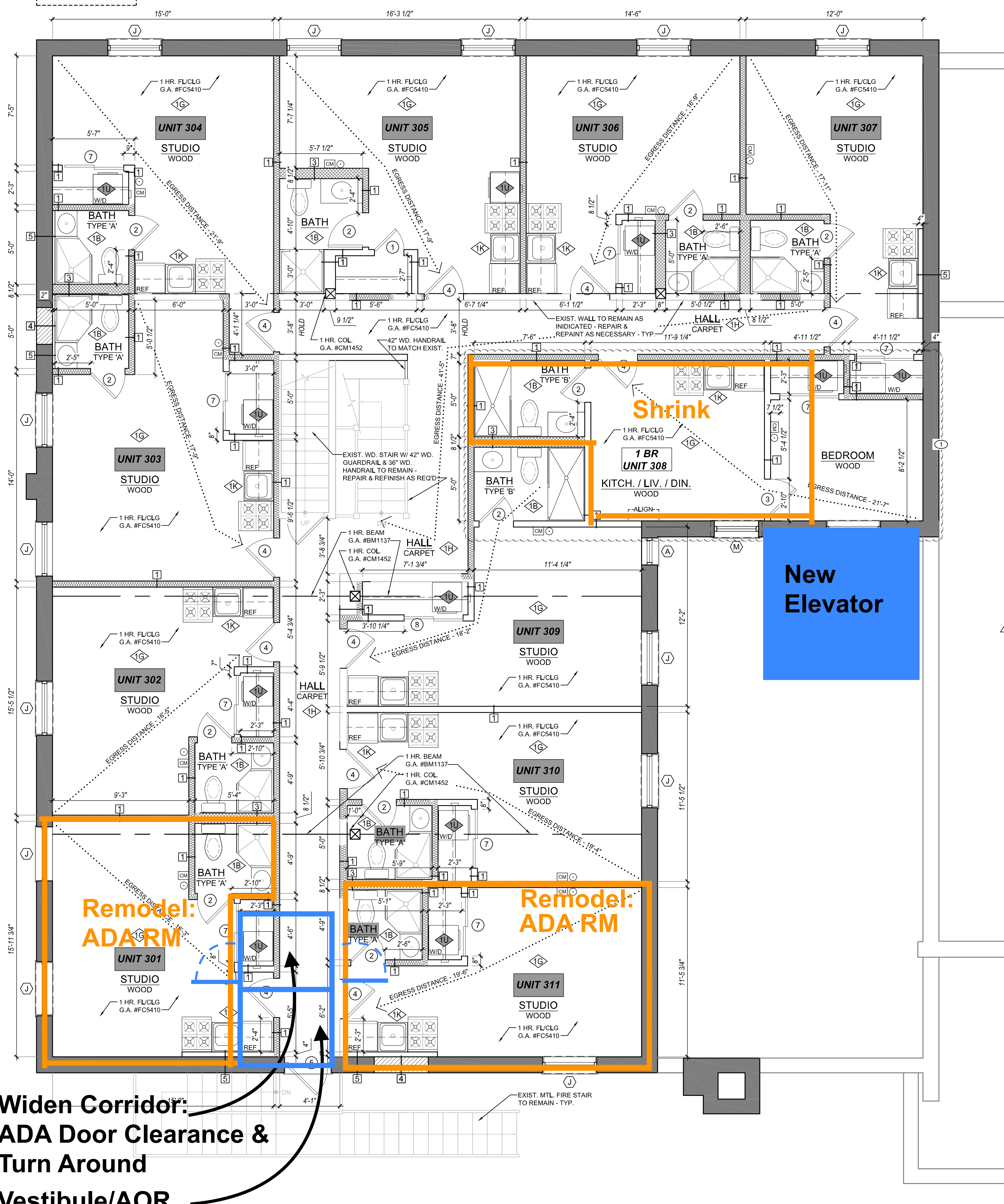
HALL KEYNOTES:

- CARPET PER OWNER SELECTION
- TYPE 'ABC' FIRE EXTINGUISHERS

1 2ND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

PERMIT CORRECTION KEYNOTES:
 ① "REVISION FOR CPC" - 09.25.14

SEE NOTES FOR 2ND FLOOR UNITS 201-211 SIMILAR PLAN
 REFER TO S.E. DWGS FOR UNITS SIZING @ ALL NEW MASONRY OPENINGS



1 3RD FLOOR PLAN
 SCALE: 1/4" = 1'-0"

PERMIT CORRECTION KEYNOTES:
 ① "REVISION FOR CPC" - 09.25.14

- KITCHEN KEYNOTES:**
- APPLIANCES PER OWNER SELECTION
 - STONE COUNTER & WOOD BASE CABINETS PER OWNER SELECTION
 - WOOD UPPER CABINETS PER OWNER SELECTION
 - TILED BACKSPASH PER OWNER SELECTION
 - UNDERMOUNT SINK PER OWNER SELECTION
 - PROVIDE 1" MIN. FILLER PANEL @ WALLS
 - PROVIDE GAS LINES @ STOVE

- BATHROOM KEYNOTES:**
- WOOD VANITY & STONE TOP PER OWNER SELECTION
 - PLUMBING FIXTURES PER OWNER SELECTION
 - PROVIDE TILE FLOOR SHOWER SURROUNDINGS PER OWNER SELECTION
 - INSULATE PLUMBING ON EXTERIOR WALLS WITH 1" PIPE INSULATION
 - ACRYLIC SHOWER ENCLOSURE PER OWNER SELECTION

- CLOSET KEYNOTES:**
- PROVIDE DRIP PAN @ W/D
 - PROVIDE GREYBOX @ W/D
 - ROD & SHELVES PER OWNER SELECTION

- GENERAL KEYNOTES:**
- SMOKE / CARBON MONOXIDE DETECTORS 15'-0" MAX. FROM ALL SLEEPING ROOMS
 - CENTER DOORS IN OPENING UNLESS DIMENSIONED
 - INSULATE PLUMBING ON EXTERIOR WALLS WITH 1" PIPE INSULATION
 - W/D FLOORING & VINYL WALL BASE PER OWNER SELECTION

- HALL KEYNOTES:**
- CARPET PER OWNER SELECTION
 - TYPE 'ABC' FIRE EXTINGUISHERS





CORNERSTONE COMMUNITY OUTREACH

November 24, 2023

Re: Cornerstone Community Outreach - 1140 W Wilson Redevelopment

Dear:

Cornerstone Community Outreach is pleased to announce the development of the property located at 1140 W Wilson Ave, Chicago, Illinois. The property consists of approximately 12,838 square feet of land site, and is an existing multi-use building, that has 40 units of market-rate housing in floors 2 and 3 that will be converted into Non-Congregate Shelter for people experiencing homelessness, and 4 commercial retail spaces totaling 11,612 on the ground floor that will continue to operate as such.

Cornerstone has chosen REED Construction LLC as the general contractor for the project. The project will require participation of trades such as carpentry, electrical, mechanical, plumbing, paving, roofing, and others. The property was renovated in 2015 and the primary work on the project will be the installation of a four-stop elevator, modification of some number of rooms and access areas to be ADA complaint, and upgrades to address any code changes. We encourage contracting with minority business enterprise (MBE) participation, women business enterprise (WBE) participation, and city resident hiring.

At your request, the general contractor will meet with a representative of your organization to present the project budget and schedule. At your request, the general contractor will also provide your organization with one copy of the project bid documents (including plans and specifications).

Cornerstone is requesting that you make your member companies aware of this exciting project so that they may submit bids for appropriate subcontracting opportunities. Should you have any questions, please do not hesitate to call.

Sincerely,

Andrew Winter, Executive Director
Cornerstone Community Outreach
awinter@ccolife.org
773-858-0497

9589 0710 5270 0455 7293 17

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

Chicago, IL 60603

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$5.01
Sent To	Over Star Avionus Post
Street and Apt. No., or PO Box No.	122 So Michigan
City, State, ZIP+4®	Chicago, IL 60603

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 0455 7231 00

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

Chicago, IL 60615

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$5.01
Sent To	51st St. Business Assoc
Street and Apt. No., or PO Box No.	220 E. 51st Street
City, State, ZIP+4®	Chicago, IL 60615

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 0455 7230 94

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

Riverdale, IL 60827

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$5.01
Sent To	Angel of God Resources Center
Street and Apt. No., or PO Box No.	14527 S. Halsted
City, State, ZIP+4®	Riverdale, IL 60827

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 0455 7293 24

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

Chicago, IL 60619

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$5.01
Sent To	African Amer. Contrac. Assoc. AACA
Street and Apt. No., or PO Box No.	P.O. Box 19670
City, State, ZIP+4®	Chicago, IL 60619

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



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U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

Chicago, IL 60651

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$5.01
Sent To	Martin African Amer. Bus. Network
Street and Apt. No., or PO Box No.	5820 W. Chicago Ave
City, State, ZIP+4®	Chicago, IL 60651

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 0455 7230 70

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

Chicago, IL 60609

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$5.01
Sent To	Assoc. of Asian Const. & Enterprise
Street and Apt. No., or PO Box No.	712 W. Root St
City, State, ZIP+4®	Chicago, IL 60609

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 0455 7292 87

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Chicago, IL 60649

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.66
Total Postage and Fees	\$5.01



Sent To: *Black Contractors United, Inc. Exec.*
 Street and Apt. No., or PO Box No.: *1811 S. Stony Island Ave*
 City, State, ZIP+4®: *Chicago, IL 60649*

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0455 7230 63

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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For delivery information, visit our website at www.usps.com®.

Chicago, IL 60611

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.66
Total Postage and Fees	\$5.01



Sent To: *Better Bus. Bur. of Chicago/USPS North IL*
 Street and Apt. No., or PO Box No.: *330 N. Wabash Suite 312*
 City, State, ZIP+4®: *Chicago, IL 60611*

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U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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For delivery information, visit our website at www.usps.com®.

Chicago, IL 60601

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.66
Total Postage and Fees	\$5.01



Sent To: *Business Leadership Council*
 Street and Apt. No., or PO Box No.: *150 N. Michigan Ave Suite 2400*
 City, State, ZIP+4®: *Chicago, IL 60601*

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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For delivery information, visit our website at www.usps.com®.

Chicago, IL 60827

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.66
Total Postage and Fees	\$5.01



Sent To: *Black Contractors, Limited*
 Street and Apt. No., or PO Box No.: *12000 S. Marshfield Ave*
 City, State, ZIP+4®: *Calumet Park, IL 60827*

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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For delivery information, visit our website at www.usps.com®.

Sycamore, IL 60178

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.66
Total Postage and Fees	\$5.01



Sent To: *Chicago Land Assoc. Member Contractor*
 Street and Apt. No., or PO Box No.: *One Oakbrook Woods, Suite 210*
 City, State, ZIP+4®: *Chicago, IL 60619*

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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For delivery information, visit our website at www.usps.com®.

Chicago, IL 60619

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.66
Total Postage and Fees	\$5.01



Sent To: *Chatham Bus. Assoc. Small Business*
 Street and Apt. No., or PO Box No.: *300 E 78th St*
 City, State, ZIP+4®: *Chicago, IL 60619*

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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For delivery information, visit our website at www.usps.com®.

Chicago, IL 60653

Certified Mail Fee \$4.35

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.66

Total Postage and Fees \$5.01

Sent To Chicago URBAN League
 Street and Apt. No., or PO Box No. 7510 So. Michigan Ave
 City, State, ZIP+4® Chicago, IL 60653



PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Chicago, IL 60606

Certified Mail Fee \$4.35

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.66

Total Postage and Fees \$5.01

Sent To Chicago Minority Supplier Develop.
 Street and Apt. No., or PO Box No. 216 W. Jackson, Blvd
 City, State, ZIP+4® Chicago, IL 60606 Suite 600



PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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For delivery information, visit our website at www.usps.com®.

Chicago, IL 60637

Certified Mail Fee \$4.35

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.66

Total Postage and Fees \$5.01

Sent To Contractor Advisors Bus. Develop
 Street and Apt. No., or PO Box No. 273 University Ave, Suite
 City, State, ZIP+4® Chicago, IL 60637 1149



PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Chicago, IL 60608

Certified Mail Fee \$4.35

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.66

Total Postage and Fees \$5.01

Sent To Chicago Women in Trades (CWIT)
 Street and Apt. No., or PO Box No. 2444 W. 16th St
 City, State, ZIP+4® Chicago, IL 60608



PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Chicago, IL 60616

Certified Mail Fee \$4.35

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.66

Total Postage and Fees \$5.01

Sent To Cosmopolitan Chamber of Commerce
 Street and Apt. No., or PO Box No. 1631 So. Michigan Ave, Unit 161
 City, State, ZIP+4® Chicago, IL 60616



PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0455 7231 31

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Chicago, IL 60612

Certified Mail Fee \$4.35

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.66

Total Postage and Fees \$5.01

Sent To Construction Cares
 Street and Apt. No., or PO Box No. 2532 W. Warren
 City, State, ZIP+4® Chicago, IL 60612



PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.
Chicago, IL 60619

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$5.01



Sent To
 Street and Apt. No., or PO Box No.
 FOR SELF Community Develop.
 8059 S. Engleside Ave
 Chicago, IL 60619

City, State, ZIP+4®
 Chicago, IL 60619

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.
Chicago, IL 60606

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$5.01



Sent To
 Street and Apt. No., or PO Box No.
 Council of Black Architects Engineer Co
 50. Wacker Suite 2650
 Chicago, IL 60606

City, State, ZIP+4®
 Chicago, IL 60606

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0455 7251 11

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.
Chicago, IL 60643

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$5.01



Sent To
 Street and Apt. No., or PO Box No.
 AB 50. Community Development Co. AP
 37 W. 115th St
 Chicago, IL 60643

City, State, ZIP+4®
 Chicago, IL 60643

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0455 7231 17

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.
Dearfield, IL 60015

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$5.01



Sent To
 Street and Apt. No., or PO Box No.
 Elite Sen. Disabled Veteran Bus
 420 Lake Cook Rd, 104
 Deerfield, IL 60015

City, State, ZIP+4®
 Deerfield, IL 60015

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9 0710 5270 0455 7230 56

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.
Chicago, IL 60615

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$5.01



Sent To
 Street and Apt. No., or PO Box No.
 Fresh Start Home Develop Corp

City, State, ZIP+4®
 Chicago, IL 60615

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0455 7250 81

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.
Chicago, IL 60641

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$5.01



Sent To
 Street and Apt. No., or PO Box No.
 Federation of Women's Clubs

City, State, ZIP+4®
 Chicago, IL 60641

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0455 7293 31

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Chicago, IL 60661

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$5.01

Sent To: *Hispanic Amer. Const. Ind. Assoc*
 Street and Apt. No., or PO Box No. *650 W. Lake St, Unit 415*
 City, State, ZIP+4® *Chicago, IL 60661*

Postmark Here
NOV 29 2023
11/27/2023

NEW STATION CHICAGO, IL 60613 0131 87

USPS

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9589 0710 5270 0455 7250 67

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Chicago, IL 60629

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$5.01

Sent To: *Greater SoWest Development Center*
 Street and Apt. No., or PO Box No. *2601 W. 63rd St.*
 City, State, ZIP+4® *Chicago, IL 60629*

Postmark Here
NOV 29 2023
11/27/2023

NEW STATION CHICAGO, IL 60613 0131 87

USPS

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9589 0710 5270 0455 7293 00

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Chicago, IL 60654

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$5.01

Sent To: *All Hispanic Chamber of Com*
 Street and Apt. No., or PO Box No. *222 Marchant Plaza, Suite 1212*
 City, State, ZIP+4® *Chicago, IL 60654*

Postmark Here
NOV 29 2023
11/27/2023

NEW STATION CHICAGO, IL 60613 0131 87

USPS

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0455 7232 16

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Chicago, IL 60616

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$5.01

Sent To: *HIRE 360*
 Street and Apt. No., or PO Box No. *2301 So. Lake Shore Dr. Leharde*
 City, State, ZIP+4® *Chicago, IL 60616*

Postmark Here
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NEW STATION CHICAGO, IL 60613 0131 87

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89 0710 5270 0455 7293 79

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Chicago, IL 60612

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$5.01

Sent To: *JLM Bldg. Dorel Center*
 Street and Apt. No., or PO Box No. *1-77 W. Harrison Boulevard*

Postmark Here
NOV 29 2023
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NEW STATION CHICAGO, IL 60613 0131 87

USPS

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Peoria, IL 61602

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$5.01

Sent To: *Illinois State Black Chamber of Commerce*
 Street and Apt. No., or PO Box No. *411 Hamilton Blvd. suite 1404*
 City, State, ZIP+4® *Peoria, IL 61602*

Postmark Here
NOV 29 2023
11/27/2023

NEW STATION CHICAGO, IL 60613 0131 87

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Chicago, IL 60606

Certified Mail Fee \$4.35

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.66

Total Postage and Fees \$5.01

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Sent To: EBT Chamber of Comm of sel
 10 S. Riverside Plaza
 Chicago, IL 60606

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9589 0710 5270 0455 7231 79

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Chicago, IL 60626

Certified Mail Fee \$4.35

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.66

Total Postage and Fees \$5.01

Postmark Here NOV 29 2023

11/27/2023

Sent To: Center: ROSAIE ANN... Center
 6610 N. Clark St.
 Chicago, IL 60626-4062

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0455 7293 55

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Chicago, IL 60606

Certified Mail Fee \$4.35

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.66

Total Postage and Fees \$5.01

Postmark Here NOV 29 2023

11/27/2023

Sent To: Native Amer. Chamber of Comm - Del
 100 N. Riverside Plaza - ste 1670
 Chicago, IL 60606

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0455 7231 62

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Chicago, IL 60653

Certified Mail Fee \$4.35

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.66

Total Postage and Fees \$5.01

Postmark Here NOV 29 2023

11/27/2023

Sent To: NATIONAL Black Wall St. NPH
 1155 S. King Dr. suite 203
 Chicago, IL 60653-4156

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9589 0710 5270 0455 7250 98

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Chicago, IL 60615

Certified Mail Fee \$4.35

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.66

Total Postage and Fees \$5.01

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11/27/2023

Sent To: Rainbow/PUSH Coalition
 930 E. 50th St
 Chicago, IL 60615

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Chicago, IL 60616

Certified Mail Fee \$4.35

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.66

Total Postage and Fees \$5.01

Postmark Here NOV 29 2023

11/27/2023

Sent To: NDIGO Foundation
 329 W. 18th St, ste 613
 Chicago, IL 60616

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Certified Mail Fee \$
 Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$
 Postage \$
Total Postage and Fees \$
 Sent To *RTW Veterans Center*
 Street and Apt. No., or PO Box No. *7415 E. END, suite 120*
 City, State, ZIP+4® *Chicago, IL 60649*

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Chicago, IL 60624
 Certified Mail Fee \$4.35
 Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$0.00
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00
 Postage \$0.66
Total Postage and Fees \$5.01
 Sent To *Revolution Workshop*
 Street and Apt. No., or PO Box No. *3410 W. Lake St*
 City, State, ZIP+4® *Chicago, IL 60624*

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Chicago, IL 60643
 Certified Mail Fee \$4.35
 Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$0.00
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00
 Postage \$0.66
Total Postage and Fees \$5.01
 Sent To *Sustainable Options for Urban Living Inc*
 Street and Apt. No., or PO Box No. *11603 S. Throop St.*
 City, State, ZIP+4® *Chicago, IL 60643*

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Chicago, IL 60643
 Certified Mail Fee \$4.35
 Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$0.00
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00
 Postage \$0.66
Total Postage and Fees \$5.01
 Sent To *South Shore Chamber Inc*
 Street and Apt. No., or PO Box No. *1750 E. 75th St*
 City, State, ZIP+4® *Chicago, IL 60649-2000*

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South Holland, IL 80473
 Certified Mail Fee \$4.35
 Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$0.00
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00
 Postage \$0.66
Total Postage and Fees \$5.01
 Sent To *Turn 2 Growers*
 Street and Apt. No., or PO Box No. *13475 S. Park*
 City, State, ZIP+4® *South Holland, IL 60473*

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Hillside, IL 60162
 Certified Mail Fee \$4.35
 Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$0.00
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00
 Postage \$0.66
Total Postage and Fees \$5.01
 Sent To *The Monroe Foundation*
 Street and Apt. No., or PO Box No. *1547 S. Wolf Rd.*
 City, State, ZIP+4® *Hillside, IL 60162*

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CHICAGO, IL 60603

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	
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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$5.01

Sent To
 Street and Apt. No., or PO Box No.
 Women's Business Development Center
 8 S. Michigan Ave. Suite 400
 Chicago, IL 60603

Postmark Here
 NOV 29 2023
 11/27/2023
 STATION CHICAGO, IL 60613

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Barrington, IL 60010

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$5.01

Sent To
 Street and Apt. No., or PO Box No.
 U.S. Minority Contractors Assoc
 1250 S. Grove Suite 200
 Barrington, IL 60010

Postmark Here
 NOV 29 2023
 11/27/2023
 STATION CHICAGO, IL 60613

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Forest Park, IL 60130

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$5.01

Sent To
 Street and Apt. No., or PO Box No.
 Woman Construction Director - Executives
 308 Circle Ave (WCOE)
 Forest Park, IL 60130

Postmark Here
 NOV 29 2023
 11/27/2023
 STATION CHICAGO, IL 60131

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Cornerstone Community Outreach Board of Directors

Cornerstone Board of Directors

Andrew Winter - Executive Director

Chris Spencer – President

Nathon Cameron – Treasurer

Jiwon McCartney – Secretary

Tiana Coleman – Vice President

Ted Jindrich – Director


Tom Lavin – Director




DEPARTMENT OF ASSETS, INFORMATION & SERVICES

MEMORANDUM

To: Michelle Penar
Department of Planning and Development

From: Sarah Rubin 
Environmental Engineer III

Reviewer: Heidi Keller 
Environmental Engineer III

Date: November 29, 2023

Subject: 1132 - 1140 W Wilson
Phase I Environmental Site Assessment Report Review

The Department of Assets, Information and Services (AIS) has completed its review of the Phase I Environmental Site Assessment (ESA) report prepared by EPS Environmental Services, Inc. (EPS) dated October 19, 2023 for the Cornerstone Community Outreach for an approximately 33,750 sf building located at 1132 - 1140 W Wilson (the "Site"). The Property Index Number (PINs) are 14-17-207-015 and -017. AIS understands that the Department of Planning and Development (DPD) is considering supporting the funding of acquisition and rehab of the building for non-congregant housing.

The Site is currently mixed use (residential, commercial, and institutional) building. The surrounding area consists of residential, commercial, and institutional uses.

EPS summarized historical aerials, topographical maps, Sanborn fire insurance maps, and environmental database records. Historical review indicated the Site was improved with a one- two- and three-story building from approximately 1911 and 1922.

EPS identified no Recognized Environmental Conditions (RECs) in connection with the Site. No further environmental investigations of the soil or groundwater are required.

A reliance letter naming the City of Chicago as an authorized user of the new Phase I ESA must be provided. The City of Chicago should also be named as an authorized user in a reliance letter for any future investigation performed at the Site.

Developer must conduct a Hazardous Building Material Survey of the Site prior to conducting any work that could constitute renovation, demolition, or abatement under the Environmental Laws ('abatement work') on or within an existing physical structure located on the Property. The Hazardous Building Material Survey shall include (but is not limited to) asbestos and lead-based paint surveys and testing and visually inspecting and, as necessary, testing the Property to determine the presence and location of polychlorinated-biphenyl (PCB)-containing equipment and materials (such as lighting ballasts, switchgears, transformers, and hydraulic fluids), mercury-containing equipment and materials (mercury

Michelle Penar
November 29, 2023
Page 2 of 2

lamps, thermostats, switches, thermometers, regulators, and gauges), radioactive material-containing equipment and/or waste, medical wastes (such as biological or infectious wastes, hazardous chemicals, and/or wastes), refrigerants such as chlorofluorocarbons (CFCs), large appliances or equipment, mold, or any other materials that may require special handling or disposal during or after abatement work. A report documenting the Hazardous Building Material Survey results and an abatement plan shall be submitted to the City for review prior to beginning any abatement work.

The Developer will incorporate the results of the Hazardous Building Material Survey into its Project documents and perform abatement work as part of the Project in accordance with all Environmental Laws. A report documenting the completion of the abatement work shall be submitted to and approved by the City prior to approval of the Property for occupancy. If abatement work activities are not deemed sufficient by the City, the Developer shall continue work at their own expense until approved.

Should you have any questions regarding this review, please call me at (312) 744-3639.

cc: Ram Ramasamy, AIS

ANGELA CLAY
ALDERWOMAN, 46TH WARD
4544 NORTH BROADWAY AVENUE
CHICAGO, ILLINOIS 60640
PHONE: 773-878-4646
E-MAIL: INFO@46THWARD.COM



CITY OF CHICAGO
CITY COUNCIL

CITY HALL ROOM 200
121 NORTH LASALLE STREET
CHICAGO, ILLINOIS 60602
PHONE: 773-878-4646

COMMITTEE MEMBERSHIPS
EDUCATION, AND CHILD DEVELOPMENT
ENVIRONMENTAL PROTECTION
AND ENERGY
HOUSING AND REAL ESTATE
LICENSE AND CONSUMER PROTECTION
POLICE AND FIRE
WORKFORCE DEVELOPMENT
ZONING, LANDMARKS, AND BUILDING
STANDARDS
RULES AND ETHICS

February 2nd, 2024

Ms. Gwendolyn Hatten Butler
Chair, Community Development Commission
Department of Planning and Development
121 N. LaSalle St., Room 1101
Chicago, IL 60602

Dear Ms. Butler,

I am submitting this letter to share an update on our process to date working with Andrew Winter from Cornerstone on the proposal to turn 1140 W. Wilson into a non-congregate shelter using TIF funding from the Wilson Yards TIF.

Address: 1132 – 1140 W. Wilson Ave.
Property PIN: 14-17-207-017-0000

In early January, we held a public meeting with around 250 attendees that included an open Q&A where residents raised questions, concerns, and shared support for the proposal. There was generally good reception at the meeting, with some residents raising concerns. After the meeting, our office worked with Cornerstone, the Department of Housing (DOH), and the Department of Family and Support Services (DFSS) to address those concerns and provide answers publicly on our website. Prior to the meeting, we also received results from our public survey, where 662 46th Ward residents responded and 60% of them indicated support of the proposal.

Over the last month, Cornerstone and my office have continued to engage residents and business owners about the proposal, field questions and concerns, and sharpen the plan for the shelter. To date, we have held at least two meetings with each of the three current commercial tenants and three meetings with the Chamber of Commerce to continue to address questions and concerns, ranging from property tax classification, to building requirements, to construction timelines. These conversations have moved in a positive direction, and Cornerstone has been a responsive and flexible partner in these conversations.

We are hopeful about the future of this project and the engagement that has been done to date. There are a few outlying questions, related to elevator placement and a safety/security plan that my office is

awaiting clarity on before issuing a final decision, but Cornerstone and our partners at the Department of Housing have assured us that answers can be provided in the next week.

Please don't hesitate to reach out if you have any questions. My office can be reached at 773-878-4646 or info@46thward.com.

Angela Clay
46th Ward Alderwoman

December 15, 2023

To Whom It May Concern:

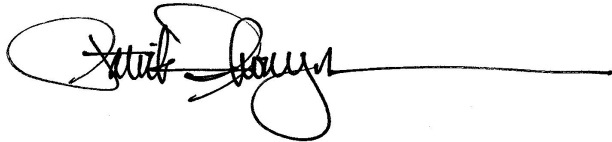
I am writing on behalf of Manske Dieckmann Thompson PLLC to express our strong support for the request for Tax Increment Financing (TIF) funding submitted on behalf of Cornerstone Community Outreach in relation to their project at 1140 West Wilson Avenue, Chicago, IL. This project encompasses the creation and operation of a Non-Congregate Shelter for individuals experiencing homelessness, as well as the enhancement of on-site commercial retail. Our support is based on one of the key goals of TIF funding, to support affordable housing initiatives within the district, helping to address housing shortages and provide affordable housing options for residents.

Cornerstone Community Outreach has been an invaluable neighbor and has consistently provided essential services to the people of Chicago. Manske Dieckmann Thompson PLLC is enthusiastic about the prospect of expanding these crucial services within the Uptown community.

In addition to our support for the TIF funding request, I am writing on behalf of Manske Dieckmann Thompson PLLC to affirm our endorsement of the Special Use Zoning application submitted by Cornerstone Community Outreach for their project at 1140 West Wilson Avenue, Chicago, IL. It is our understanding that this application seeks to establish a shelter for individuals experiencing homelessness within the existing building. We are in full support of this endeavor.

Cornerstone's commitment to improving the lives of those in need is a testament to their dedication to the community. Manske Dieckmann Thompson PLLC wholeheartedly embraces the idea of these much-needed services being extended to the Uptown community and beyond.

Sincerely,

A handwritten signature in black ink, appearing to read "Patrick Thompson", followed by a long horizontal line extending to the right.

Patrick Thompson, AIA, NCARB, LEED-AP
Principal

December 12, 2023

To Whom It May Concern:


I am writing to express my strong support for the request for Tax Increment Financing (TIF) funding submitted on behalf of Cornerstone Community Outreach in relation to their project at 1140 West Wilson Avenue, Chicago, IL. This project encompasses the creation and operation of a Non-Congregate Shelter for individuals experiencing homelessness, as well as the enhancement of on-site commercial retail. My support is based on one of the key goals of TIF funding, to support affordable housing initiatives within the district, helping to address housing shortages and provide affordable housing options for residents.

Cornerstone Community Outreach has been an invaluable neighbor and has consistently provided essential services to the people of Chicago. I am enthusiastic about the prospect of expanding these crucial services within the Uptown community.

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Cornerstone's commitment to improving the lives of those in need is a testament to their dedication to the community. I wholeheartedly embrace the idea of these much-needed services being extended to the Uptown community and beyond.

Sincerely,


Rev. Oregon K. Trickey
Uptown Resident
920 W. Wilson Ave.



December 12, 2024

To Whom It May Concern:

I am writing to express my strong support for the request for Tax Increment Financing (TIF) funding submitted on behalf of Cornerstone Community Outreach in relation to their project at 1140 West Wilson Avenue, Chicago, IL. This project encompasses the creation and operation of a Non-Congregate Shelter for individuals experiencing homelessness, as well as the enhancement of on-site commercial retail. My support is based on one of the key goals of TIF funding, to support affordable housing initiatives within the district, helping to address housing shortages and provide affordable housing options for residents.

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Cornerstone's commitment to improving the lives of those in need is a testament to their dedication to the community. I wholeheartedly embrace the idea of these much-needed services being extended to the Uptown community and beyond.

Sincerely,

Karen Mills
920 W Wilson Ave
Chicago, IL 60640

[12/12/23]

To Whom It May Concern:

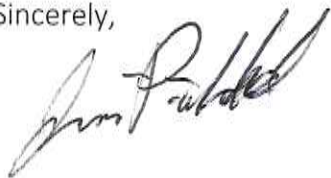
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Cornerstone's commitment to improving the lives of those in need is a testament to their dedication to the community. I wholeheartedly embrace the idea of these much-needed services being extended to the Uptown community and beyond.

Sincerely,

A handwritten signature in black ink, appearing to read "Jim P. [unreadable]". The signature is written in a cursive style with a large, sweeping initial.

[12/12/23]

To Whom It May Concern:

I am writing to express my strong support for the request for Tax Increment Financing (TIF) funding submitted on behalf of Cornerstone Community Outreach in relation to their project at 1140 West Wilson Avenue, Chicago, IL. This project encompasses the creation and operation of a Non-Congregate Shelter for individuals experiencing homelessness, as well as the enhancement of on-site commercial retail. My support is based on one of the key goals of TIF funding, to support affordable housing initiatives within the district, helping to address housing shortages and provide affordable housing options for residents.

Cornerstone Community Outreach has been an invaluable neighbor and has consistently provided essential services to the people of Chicago. I am enthusiastic about the prospect of expanding these crucial services within the Uptown community.

In addition to my support for the TIF funding request, I am writing to affirm my endorsement of the Special Use Zoning application submitted by Cornerstone Community Outreach for their project at 1140 West Wilson Avenue, Chicago, IL. It is my understanding that this application seeks to establish a shelter for individuals experiencing homelessness within the existing building. I am in full support of this endeavor.

Cornerstone's commitment to improving the lives of those in need is a testament to their dedication to the community. I wholeheartedly embrace the idea of these much-needed services being extended to the Uptown community and beyond.

Sincerely,

Lila Pritchard

Helen Shiller
1248 W Carmen Ave
Chicago, IL 60604

12/12/2023

To Whom It May Concern:

I am writing to express my strong support for the request for Tax Increment Financing (TIF) funding submitted on behalf of Cornerstone Community Outreach in relation to their project at 1140 West Wilson Avenue, Chicago, IL. I am also writing to express my support of their Special Use Zoning application that will allow for an expansion of their provision of housing and services to the unhoused.

This project encompasses the creation and operation of a Non-Congregate Shelter for individuals experiencing homelessness, as well as the enhancement of on-site commercial retail. My support is based on one of the key goals of TIF funding, to support affordable housing initiatives within the district, helping to address housing shortages and provide affordable housing options for residents.

Cornerstone Community Outreach has been invaluable, consistently provided essential services to the unhoused and by doing so, all of us. The ongoing and relentless affordable housing crisis in Chicago requires consistent, new and creative options for people most affected. This proposal by CCO does just that. I'm enthusiastic about the prospect of expanding these crucial services within the Uptown community.

Sincerely,



Helen Shiller

hshiller@gmail.com

helenshiller.com

Former city council woman and author, *Daring to Struggle Daring to Win, Five decades of Resistance in Chicago's Uptown Community*

"An informative book...." —*Kirkus*



follow me on twitter: <https://twitter.com/shillerista> and https://twitter.com/chi_civilrights
and Facebook: <https://www.facebook.com/helen.shiller>

Jennifer Ingerson
920 W. Wilson Ave.
Chicago, IL 60640

12/12/2023

To Whom It May Concern:

I am writing to express my strong support for the request for Tax Increment Financing (TIF) funding submitted on behalf of Cornerstone Community Outreach in relation to their project at 1140 West Wilson Avenue, Chicago, IL. This project encompasses the creation and operation of a Non-Congregate Shelter for individuals experiencing homelessness, as well as the enhancement of on-site commercial retail. My support is based on one of the key goals of TIF funding, to support affordable housing initiatives within the district, helping to address housing shortages and provide affordable housing options for residents.

Cornerstone Community Outreach has been an invaluable neighbor and has consistently provided essential services to the people of Chicago. As an individual residing in the neighborhood, I am enthusiastic about the prospect of expanding these crucial services within the Uptown community.

In addition to my support for the TIF funding request, I am writing my endorsement of the Special Use Zoning application submitted by Cornerstone Community Outreach for their project at 1140 West Wilson Avenue, Chicago, IL. It is my understanding that this application seeks to establish a shelter for individuals experiencing homelessness within the existing building. I am in full support of this endeavor.

Cornerstone's commitment to improving the lives of those in need is a testament to their dedication to the community. I wholeheartedly embrace the idea of these much-needed services being extended to the Uptown community and beyond.

Sincerely,

A handwritten signature in cursive script that reads "Jennifer Ingerson". The signature is written in black ink and is positioned above the printed name.

Jennifer Ingerson

Gregory S. Harris
4553 N. Magnolia Ave
Chicago IL 60640

December 13, 2023

To Whom It May Concern:

I am writing as a nearby neighbor, longtime human service supporter, and former Representative of this area to express my strong support for the request for Tax Increment Financing (TIF) funding submitted on behalf of Cornerstone Community Outreach in relation to their project at 1140 West Wilson Avenue, Chicago, IL. This project encompasses the creation and operation of a Non-Congregate Shelter for individuals experiencing homelessness, as well as the enhancement of on-site commercial retail. My support is based on one of the key goals of TIF funding, to support affordable housing initiatives within the district, helping to address housing shortages and provide affordable housing options for residents.

Cornerstone Community Outreach has been a good neighbor and has consistently provided essential services to the people of Chicago. I have lived in this area for many years and am enthusiastic about the prospect of expanding these crucial services within the Uptown community.

In addition to my support for the TIF funding request, I am writing to endorse the Special Use Zoning application submitted by Cornerstone Community Outreach for their project at 1140 West Wilson Avenue. I understand that this application seeks to establish a shelter for individuals experiencing homelessness within the existing building. I am in full support of this endeavor. Their existing programs have consistently been good neighbors in addition to providing critical services to the community.

Cornerstone's commitment to improving the lives of those in need is a testament to their dedication to the community. I wholeheartedly embrace the idea of these much-needed services being extended to the Uptown community and beyond, as one part of the eco-system to serve those who are experiencing homelessness.

Sincerely,



Gregory S. Harris
Representative, 13th District (Ret.)

December 14, 2023

To Whom It May Concern:

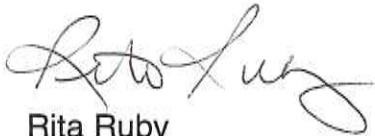
I am writing to express my strong support for the request for Tax Increment Financing (TIF) funding submitted on behalf of Cornerstone Community Outreach in relation to their project at 1140 West Wilson Avenue, Chicago, IL. This project encompasses the creation and operation of a Non-Congregate Shelter for individuals experiencing homelessness, as well as the enhancement of on-site commercial retail. My support is based on one of the key goals of TIF funding, to support affordable housing initiatives within the district, helping to address housing shortages and provide affordable housing options for residents.

Cornerstone Community Outreach has been an invaluable neighbor and has consistently provided essential services to the people of Chicago. I am enthusiastic about the prospect of expanding these crucial services within the Uptown community.

In addition to my support for the TIF funding request, I am writing on behalf of Cornerstone Community Outreach to affirm my endorsement of the Special Use Zoning application submitted by Cornerstone Community Outreach for their project at 1140 West Wilson Avenue, Chicago, IL. It is our understanding that this application seeks to establish a shelter for individuals experiencing homelessness within the existing building. I am in full support of this endeavor.

Cornerstone's commitment to improving the lives of those in need is a testament to their dedication to the community. I wholeheartedly embrace the idea of these much-needed services being extended to the Uptown community and beyond.

Sincerely,

A handwritten signature in black ink, appearing to read "Rita Ruby", written in a cursive style.

Rita Ruby

Ronald and Lyda Jackson

December 14, 2023

To Whom It May Concern:

We are writing express our strong support for the request for Tax Increment Financing (TIF) funding submitted on behalf of Cornerstone Community Outreach in relation to their project at 1140 West Wilson Avenue, Chicago, IL. This project encompasses the creation and operation of a Non-Congregate Shelter for individuals experiencing homelessness, as well as the enhancement of on-site commercial retail. Our support is based on one of the key goals of TIF funding, to support affordable housing initiatives within the district, helping to address housing shortages and provide affordable housing options for residents.

Cornerstone Community Outreach has been an invaluable neighbor and has consistently provided essential services to the people of Chicago. We are enthusiastic about the prospect of expanding these crucial services within the Uptown community.

In addition to our support for the TIF funding request, we are writing to affirm our endorsement of the Special Use Zoning application submitted by Cornerstone Community Outreach for their project at 1140 West Wilson Avenue, Chicago, IL. It is our understanding that this application seeks to establish a shelter for individuals experiencing homelessness within the existing building. We are in full support of this endeavor.

Cornerstone's commitment to improving the lives of those in need is a testament to their dedication to the community. We wholeheartedly embraces the idea of these much-needed services being extended to the Uptown community and beyond.

Sincerely,



Ronald and Lyda Jackson

12/13/23

To Whom It May Concern:

I am writing to express my strong support for the request for Tax Increment Financing (TIF) funding submitted on behalf of Cornerstone Community Outreach in relation to their project at 1140 West Wilson Avenue, Chicago, IL. This project encompasses the creation and operation of a Non-Congregate Shelter for individuals experiencing homelessness, as well as the enhancement of on-site commercial retail. My support is based on one of the key goals of TIF funding, to support affordable housing initiatives within the district, helping to address housing shortages and provide affordable housing options for residents.

Cornerstone Community Outreach has been an invaluable neighbor and has consistently provided essential services to the people of Chicago. I am enthusiastic about the prospect of expanding these crucial services within the Uptown community.

In addition to my support for the TIF funding request, I am writing to affirm my endorsement of the Special Use Zoning application submitted by Cornerstone Community Outreach for their project at 1140 West Wilson Avenue, Chicago, IL. It is my understanding that this application seeks to establish a shelter for individuals experiencing homelessness within the existing building. I am in full support of this endeavor.

Cornerstone's commitment to improving the lives of those in need is a testament to their dedication to the community. I wholeheartedly embrace the idea of these much-needed services being extended to the Uptown community and beyond.

Sincerely,

A handwritten signature in cursive script that reads "Sna Ceil".

12/13/23

To Whom It May Concern:

I am writing to express my strong support for the request for Tax Increment Financing (TIF) funding submitted on behalf of Cornerstone Community Outreach in relation to their project at 1140 West Wilson Avenue, Chicago, IL. This project encompasses the creation and operation of a Non-Congregate Shelter for individuals experiencing homelessness, as well as the enhancement of on-site commercial retail. My support is based on one of the key goals of TIF funding, to support affordable housing initiatives within the district, helping to address housing shortages and provide affordable housing options for residents.

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In addition to my support for the TIF funding request, I am writing to affirm my endorsement of the Special Use Zoning application submitted by Cornerstone Community Outreach for their project at 1140 West Wilson Avenue, Chicago, IL. It is my understanding that this application seeks to establish a shelter for individuals experiencing homelessness within the existing building. I am in full support of this endeavor.

Cornerstone's commitment to improving the lives of those in need is a testament to their dedication to the community. I wholeheartedly embrace the idea of these much-needed services being extended to the Uptown community and beyond.

Sincerely,

A handwritten signature in cursive script, appearing to read "James M. Salpe".

12/13/23

To Whom It May Concern:

I am writing to express my strong support for the request for Tax Increment Financing (TIF) funding submitted on behalf of Cornerstone Community Outreach in relation to their project at 1140 West Wilson Avenue, Chicago, IL. This project encompasses the creation and operation of a Non-Congregate Shelter for individuals experiencing homelessness, as well as the enhancement of on-site commercial retail. My support is based on one of the key goals of TIF funding, to support affordable housing initiatives within the district, helping to address housing shortages and provide affordable housing options for residents.

Cornerstone Community Outreach has been an invaluable neighbor and has consistently provided essential services to the people of Chicago. I am enthusiastic about the prospect of expanding these crucial services within the Uptown community.

In addition to my support for the TIF funding request, I am writing to affirm my endorsement of the Special Use Zoning application submitted by Cornerstone Community Outreach for their project at 1140 West Wilson Avenue, Chicago, IL. It is my understanding that this application seeks to establish a shelter for individuals experiencing homelessness within the existing building. I am in full support of this endeavor.

Cornerstone's commitment to improving the lives of those in need is a testament to their dedication to the community. I wholeheartedly embrace the idea of these much-needed services being extended to the Uptown community and beyond.

Sincerely,

A handwritten signature in black ink, appearing to read "Royce", followed by a long horizontal line extending to the right.

12/13/2023]

To Whom It May Concern:

My name is Ted Jindrich and I am writing to express my strong support for the request for Tax Increment Financing (TIF) funding submitted on behalf of Cornerstone Community Outreach in relation to their project at 1140 West Wilson Avenue, Chicago, IL. This project encompasses the creation and operation of a Non-Congregate Shelter for individuals experiencing homelessness, as well as the enhancement of on-site commercial retail. Our support is based on one of the key goals of TIF funding, to support affordable housing initiatives within the district, helping to address housing shortages and provide affordable housing options for residents.

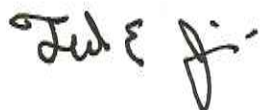
Cornerstone Community Outreach has been an invaluable neighbor and has consistently provided essential services to the people of Chicago. I am enthusiastic about the prospect of expanding these crucial services within the Uptown community.

In addition to my support for the TIF funding request, I am writing to affirm my endorsement of the Special Use Zoning application submitted by Cornerstone Community Outreach for their project at 1140 West Wilson Avenue, Chicago, IL. It is my understanding that this application seeks to establish a shelter for individuals experiencing homelessness within the existing building. I am in full support of this endeavor.

Cornerstone's commitment to improving the lives of those in need is a testament to their dedication to the community. I wholeheartedly embrace the idea of these much-needed services being extended to the Uptown community and beyond.

Sincerely,

Ted Jindrich
43 year Uptown resident
Board Member of Cornerstone Community Outreach

A handwritten signature in black ink that reads "Ted J." with a stylized flourish at the end.

12/13/2023]

To Whom It May Concern:

My name is Gail Jindrich and I am writing to express my strong support for the request for Tax Increment Financing (TIF) funding submitted on behalf of Cornerstone Community Outreach in relation to their project at 1140 West Wilson Avenue, Chicago, IL. This project encompasses the creation and operation of a Non-Congregate Shelter for individuals experiencing homelessness, as well as the enhancement of on-site commercial retail. Our support is based on one of the key goals of TIF funding, to support affordable housing initiatives within the district, helping to address housing shortages and provide affordable housing options for residents.

Cornerstone Community Outreach has been an invaluable neighbor and has consistently provided essential services to the people of Chicago. I am enthusiastic about the prospect of expanding these crucial services within the Uptown community.

In addition to my support for the TIF funding request, I am writing to affirm my endorsement of the Special Use Zoning application submitted by Cornerstone Community Outreach for their project at 1140 West Wilson Avenue, Chicago, IL. It is my understanding that this application seeks to establish a shelter for individuals experiencing homelessness within the existing building. I am in full support of this endeavor.

Cornerstone's commitment to improving the lives of those in need is a testament to their dedication to the community. I wholeheartedly embrace the idea of these much-needed services being extended to the Uptown community and beyond.

Sincerely,

A handwritten signature in cursive script that reads "Gail Jindrich".

Gail Jindrich

43 year Uptown resident

920 W. Wilson Avenue
Chicago, IL 60640
December 14, 2023

To Whom It May Concern:

I am writing to express my strong support for the request for Tax Increment Financing (TIF) funding submitted on behalf of Cornerstone Community Outreach in relation to their project at 1140 West Wilson Avenue, Chicago, IL. This project encompasses the creation and operation of a Non-Congregate Shelter for individuals experiencing homelessness, as well as the enhancement of on-site commercial retail. My support is based on one of the key goals of TIF funding, to support affordable housing initiatives within the district, helping to address housing shortages and provide affordable housing options for residents.

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Cornerstone's commitment to improving the lives of those in need is a testament to their dedication to the community. I wholeheartedly embrace the idea of these much-needed services being extended to the Uptown community and beyond.

Sincerely,

Sandra L. Rhearn
Sandra L. Rhearn _____

Unit # 715

Ward 46th
18 yrs. uptown resident

December 14, 2023

To Whom It May Concern:

I am writing to express strong support for the request for Tax Increment Financing (TIF) funding submitted on behalf of Cornerstone Community Outreach in relation to their project at 1140 West Wilson Avenue, Chicago, IL. This project encompasses the creation and operation of a Non-Congregate Shelter for individuals experiencing homelessness, as well as the enhancement of on-site commercial retail. My support is based on one of the key goals of TIF funding, to support affordable housing initiatives within the district, helping to address housing shortages and provide affordable housing options for residents.

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Cornerstone's commitment to improving the lives of those in need is a testament to their dedication to the community. I wholeheartedly embrace the idea of these much-needed services being extended to the Uptown community and beyond.

Sincerely,

A handwritten signature in black ink that reads "Bethany Wright". The signature is written in a cursive style with a large, prominent "B" and "W".

Bethany Wright
1424 W. Thome Ave, Apt 1D
Chicago, IL 60660

920 W. Wilson Avenue
Chicago, IL 60640
December 14, 2023

To Whom It May Concern:

I am writing to express my strong support for the request for Tax Increment Financing (TIF) funding submitted on behalf of Cornerstone Community Outreach in relation to their project at 1140 West Wilson Avenue, Chicago, IL. This project encompasses the creation and operation of a Non-Congregate Shelter for individuals experiencing homelessness, as well as the enhancement of on-site commercial retail. My support is based on one of the key goals of TIF funding, to support affordable housing initiatives within the district, helping to address housing shortages and provide affordable housing options for residents.

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In addition to my support for the TIF funding request, I am writing to affirm my endorsement of the Special Use Zoning application submitted by Cornerstone Community Outreach for their project at 1140 West Wilson Avenue, Chicago, IL. It is my understanding that this application seeks to establish a shelter for individuals experiencing homelessness within the existing building. I am in full support of this endeavor.

Cornerstone's commitment to improving the lives of those in need is a testament to their dedication to the community. I wholeheartedly embrace the idea of these much-needed services being extended to the Uptown community and beyond.

Sincerely,

Rick STEAHAN


Unit # 711

UPTOWN RESIDENT 46 WARD

SINCE 1979

920 W. Wilson Avenue
Chicago, IL 60640
December 14, 2023

To Whom It May Concern:

I am writing to express my strong support for the request for Tax Increment Financing (TIF) funding submitted on behalf of Cornerstone Community Outreach in relation to their project at 1140 West Wilson Avenue, Chicago, IL. This project encompasses the creation and operation of a Non-Congregate Shelter for individuals experiencing homelessness, as well as the enhancement of on-site commercial retail. My support is based on one of the key goals of TIF funding, to support affordable housing initiatives within the district, helping to address housing shortages and provide affordable housing options for residents.

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Cornerstone's commitment to improving the lives of those in need is a testament to their dedication to the community. I wholeheartedly embrace the idea of these much-needed services being extended to the Uptown community and beyond.

Sincerely,

Constance Hawkins Ward 46

Unit # 332

Resident since 1979

920 W. Wilson Avenue
Chicago, IL 60640
December 14, 2023

To Whom It May Concern:

I am writing to express my strong support for the request for Tax Increment Financing (TIF) funding submitted on behalf of Cornerstone Community Outreach in relation to their project at 1140 West Wilson Avenue, Chicago, IL. This project encompasses the creation and operation of a Non-Congregate Shelter for individuals experiencing homelessness, as well as the enhancement of on-site commercial retail. My support is based on one of the key goals of TIF funding, to support affordable housing initiatives within the district, helping to address housing shortages and provide affordable housing options for residents.

Cornerstone Community Outreach has been an invaluable neighbor and has consistently provided essential services to the people of Chicago. I am enthusiastic about the prospect of expanding these crucial services within the Uptown community.

In addition to my support for the TIF funding request, I am writing to affirm my endorsement of the Special Use Zoning application submitted by Cornerstone Community Outreach for their project at 1140 West Wilson Avenue, Chicago, IL. It is my understanding that this application seeks to establish a shelter for individuals experiencing homelessness within the existing building. I am in full support of this endeavor.

Cornerstone's commitment to improving the lives of those in need is a testament to their dedication to the community. I wholeheartedly embrace the idea of these much-needed services being extended to the Uptown community and beyond.

Sincerely,

Diana L. Strahan

Unit # 711

*Uptown/46th Ward resident since
1979*

920 W. Wilson Avenue
Chicago, IL 60640
December 14, 2023

To Whom It May Concern:

I am writing to express my strong support for the request for Tax Increment Financing (TIF) funding submitted on behalf of Cornerstone Community Outreach in relation to their project at 1140 West Wilson Avenue, Chicago, IL. This project encompasses the creation and operation of a Non-Congregate Shelter for individuals experiencing homelessness, as well as the enhancement of on-site commercial retail. My support is based on one of the key goals of TIF funding, to support affordable housing initiatives within the district, helping to address housing shortages and provide affordable housing options for residents.

Cornerstone Community Outreach has been an invaluable neighbor and has consistently provided essential services to the people of Chicago. I am enthusiastic about the prospect of expanding these crucial services within the Uptown community.

In addition to my support for the TIF funding request, I am writing to affirm my endorsement of the Special Use Zoning application submitted by Cornerstone Community Outreach for their project at 1140 West Wilson Avenue, Chicago, IL. It is my understanding that this application seeks to establish a shelter for individuals experiencing homelessness within the existing building. I am in full support of this endeavor.

Cornerstone's commitment to improving the lives of those in need is a testament to their dedication to the community. I wholeheartedly embrace the idea of these much-needed services being extended to the Uptown community and beyond.

Sincerely, *ERIC COLSON*
Eric Colson

Unit # 621

12/14/2023

To Whom It May Concern:

I am writing on behalf of Cornerstone Community Outreach to express our strong support for the request for Tax Increment Financing (TIF) funding submitted on behalf of Cornerstone Community Outreach in relation to their project at 1140 West Wilson Avenue, Chicago, IL. This project encompasses the creation and operation of a Non-Congregate Shelter for individuals experiencing homelessness, as well as the enhancement of on-site commercial retail. Our support is based on one of the key goals of TIF funding, to support affordable housing initiatives within the district, helping to address housing shortages and provide affordable housing options for residents.

Cornerstone Community Outreach has been an invaluable neighbor and has consistently provided essential services to the people of Chicago. I am enthusiastic about the prospect of expanding these crucial services within the Uptown community.

In addition to our support for the TIF funding request, I am writing to affirm endorsement of the Special Use Zoning application submitted by Cornerstone Community Outreach for their project at 1140 West Wilson Avenue, Chicago, IL. It is my understanding that this application seeks to establish a shelter for individuals experiencing homelessness within the existing building. I am in full support of this endeavor.

Cornerstone's commitment to improving the lives of those in need is a testament to their dedication to the community. I wholeheartedly embrace the idea of these much-needed services being extended to the Uptown community and beyond.

Sincerely,

A handwritten signature in blue ink, appearing to read "Suzanne M. Davis".

Grant Writer

920 W. Wilson Avenue
Chicago, IL 60640
December 14, 2023

To Whom It May Concern:

I am writing to express my strong support for the request for Tax Increment Financing (TIF) funding submitted on behalf of Cornerstone Community Outreach in relation to their project at 1140 West Wilson Avenue, Chicago, IL. This project encompasses the creation and operation of a Non-Congregate Shelter for individuals experiencing homelessness, as well as the enhancement of on-site commercial retail. My support is based on one of the key goals of TIF funding, to support affordable housing initiatives within the district, helping to address housing shortages and provide affordable housing options for residents.

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Cornerstone's commitment to improving the lives of those in need is a testament to their dedication to the community. I wholeheartedly embrace the idea of these much-needed services being extended to the Uptown community and beyond.

Sincerely,



Unit # 338

*I have lived in Uptown since
1982.*

920 W. Wilson Avenue
Chicago, IL 60640
December 14, 2023

To Whom It May Concern:

I am writing to express my strong support for the request for Tax Increment Financing (TIF) funding submitted on behalf of Cornerstone Community Outreach in relation to their project at 1140 West Wilson Avenue, Chicago, IL. This project encompasses the creation and operation of a Non-Congregate Shelter for individuals experiencing homelessness, as well as the enhancement of on-site commercial retail. My support is based on one of the key goals of TIF funding, to support affordable housing initiatives within the district, helping to address housing shortages and provide affordable housing options for residents.

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Cornerstone's commitment to improving the lives of those in need is a testament to their dedication to the community. I wholeheartedly embrace the idea of these much-needed services being extended to the Uptown community and beyond.

Sincerely,

Unit # Jean S. Franklin Room # 634
Gem S. Franklin

920 W. Wilson Avenue
Chicago, IL 60640
December 14, 2023

To Whom It May Concern:

I am writing to express my strong support for the request for Tax Increment Financing (TIF) funding submitted on behalf of Cornerstone Community Outreach in relation to their project at 1140 West Wilson Avenue, Chicago, IL. This project encompasses the creation and operation of a Non-Congregate Shelter for individuals experiencing homelessness, as well as the enhancement of on-site commercial retail. My support is based on one of the key goals of TIF funding, to support affordable housing initiatives within the district, helping to address housing shortages and provide affordable housing options for residents.

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In addition to my support for the TIF funding request, I am writing to affirm my endorsement of the Special Use Zoning application submitted by Cornerstone Community Outreach for their project at 1140 West Wilson Avenue, Chicago, IL. It is my understanding that this application seeks to establish a shelter for individuals experiencing homelessness within the existing building. I am in full support of this endeavor.

Cornerstone's commitment to improving the lives of those in need is a testament to their dedication to the community. I wholeheartedly embrace the idea of these much-needed services being extended to the Uptown community and beyond.

Sincerely, *Laura Crozier* *Resident for 30 years*
Laura Crozier *of 46th*
Unit # 223

920 W. Wilson Avenue
Chicago, IL 60640
December 14, 2023

To Whom It May Concern:

I am writing to express my strong support for the request for Tax Increment Financing (TIF) funding submitted on behalf of Cornerstone Community Outreach in relation to their project at 1140 West Wilson Avenue, Chicago, IL. This project encompasses the creation and operation of a Non-Congregate Shelter for individuals experiencing homelessness, as well as the enhancement of on-site commercial retail. My support is based on one of the key goals of TIF funding, to support affordable housing initiatives within the district, helping to address housing shortages and provide affordable housing options for residents.

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Cornerstone's commitment to improving the lives of those in need is a testament to their dedication to the community. I wholeheartedly embrace the idea of these much-needed services being extended to the Uptown community and beyond.

Sincerely, *Kyle Nelson*

Unit # 522 *4 year resident of uptown*

920 W. Wilson Avenue
Chicago, IL 60640
December 14, 2023

To Whom It May Concern:

I am writing to express my strong support for the request for Tax Increment Financing (TIF) funding submitted on behalf of Cornerstone Community Outreach in relation to their project at 1140 West Wilson Avenue, Chicago, IL. This project encompasses the creation and operation of a Non-Congregate Shelter for individuals experiencing homelessness, as well as the enhancement of on-site commercial retail. My support is based on one of the key goals of TIF funding, to support affordable housing initiatives within the district, helping to address housing shortages and provide affordable housing options for residents.

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Cornerstone's commitment to improving the lives of those in need is a testament to their dedication to the community. I wholeheartedly embrace the idea of these much-needed services being extended to the Uptown community and beyond.

Sincerely, *Rev. Glenn Kaiser*

Rev. Glenn Kaiser

Unit # 224

*Uptown Resident Since
1979*

920 W. Wilson Avenue
Chicago, IL 60640
December 14, 2023

To Whom It May Concern:

I am writing to express my strong support for the request for Tax Increment Financing (TIF) funding submitted on behalf of Cornerstone Community Outreach in relation to their project at 1140 West Wilson Avenue, Chicago, IL. This project encompasses the creation and operation of a Non-Congregate Shelter for individuals experiencing homelessness, as well as the enhancement of on-site commercial retail. My support is based on one of the key goals of TIF funding, to support affordable housing initiatives within the district, helping to address housing shortages and provide affordable housing options for residents.

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Sincerely,



- Darrell Thiessen

21 years in 46 ward

Unit #

#630

Tony Krogh
920 W Wilson Ave #725
Chicago IL 60640

December 14, 2023

To Whom It May Concern:

I am writing to express my strong support for the request for Tax Increment Financing (TIF) funding submitted on behalf of Cornerstone Community Outreach in relation to their project at 1140 West Wilson Avenue, Chicago, IL. This project encompasses the creation and operation of a Non-Congregate Shelter for individuals experiencing homelessness, as well as the enhancement of on-site commercial retail. My support is based on one of the key goals of TIF funding, to support affordable housing initiatives within the district, helping to address housing shortages and provide affordable housing options for residents.

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Sincerely,



Tony Krogh
Resident of Uptown Chicago since June 1979

Kathleen Krogh
920 W Wilson Ave #725
Chicago IL 60640

December 14, 2023

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Sincerely,

A handwritten signature in cursive script that reads "Kathleen Krogh".

Kathleen Krogh
Resident of Uptown Chicago since June 1979

920 W. Wilson Avenue
Chicago, IL 60640
December 14, 2023

To Whom It May Concern:

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Sincerely,

Barbara Gaffron
Barbara Gaffron
Unit # 440 *Uptown / 46th Ward resident since 1979*

920 W. Wilson Avenue
Chicago, IL 60640
December 14, 2023


To Whom It May Concern:

I am writing to express my strong support for the request for Tax Increment Financing (TIF) funding submitted on behalf of Cornerstone Community Outreach in relation to their project at 1140 West Wilson Avenue, Chicago, IL. This project encompasses the creation and operation of a Non-Congregate Shelter for individuals experiencing homelessness, as well as the enhancement of on-site commercial retail. My support is based on one of the key goals of TIF funding, to support affordable housing initiatives within the district, helping to address housing shortages and provide affordable housing options for residents.

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Sincerely, 
Terry L. Gaffron

Resident
May 1975

Unit # 440

920 W. Wilson Avenue
Chicago, IL 60640
December 14, 2023

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Sincerely,

Julie Petrone

Julie Petrone

Unit # 313

Moved to Uptown, Chicago in 1983.

920 W. Wilson Avenue
Chicago, IL 60640
December 14, 2023

To Whom It May Concern:

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Sincerely, *Laura Anderson* Volunteer at CCO
Laura Anderson

Unit # _____

920 W. Wilson Avenue
Chicago, IL 60640
December 14, 2023

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Sincerely,


CHRIS SPIDER 46TH WARD RESIDENT 42 YEARS
Unit # 235

920 W. Wilson Avenue
Chicago, IL 60640
December 14, 2023

To Whom It May Concern:

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Sincerely,

A handwritten signature in black ink, appearing to be "D. S. A.", written over a horizontal line.

Unit # _____

920 W. Wilson Avenue
Chicago, IL 60640
December 14, 2023

To Whom It May Concern:

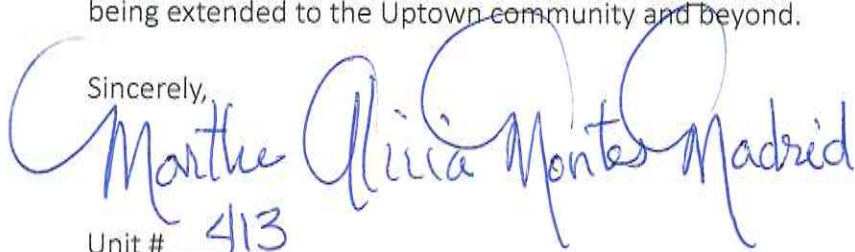
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Sincerely,


Unit # 413

*Resident for
7 years*

920 W. Wilson Avenue
Chicago, IL 60640
December 14, 2023

To Whom It May Concern:

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Sincerely, *colleen davick* 46th ward resident for
colleen davick 31 years

Unit # 515

920 W. Wilson Avenue
Chicago, IL 60640
December 14, 2023

To Whom It May Concern:

I am writing to express my strong support for the request for Tax Increment Financing (TIF) funding submitted on behalf of Cornerstone Community Outreach in relation to their project at 1140 West Wilson Avenue, Chicago, IL. This project encompasses the creation and operation of a Non-Congregate Shelter for individuals experiencing homelessness, as well as the enhancement of on-site commercial retail. My support is based on one of the key goals of TIF funding, to support affordable housing initiatives within the district, helping to address housing shortages and provide affordable housing options for residents.

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Sincerely, Renathe S. Lindholdt

Renathe S. Lindholdt

Unit # 340

I have been a resident for 11 years

920 W. Wilson Avenue
Chicago, IL 60640
December 14, 2023

To Whom It May Concern:

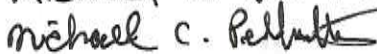
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Sincerely,

Michael C. Perlmutter


Unit # 640 46 ward 30 years

920 W. Wilson Avenue
Chicago, IL 60640
December 14, 2023

To Whom It May Concern:


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Sincerely,

THOMAS WRAY


Unit # 738
Since 1991

920 W. Wilson Avenue
Chicago, IL 60640
December 14, 2023

To Whom It May Concern:

I am writing to express my strong support for the request for Tax Increment Financing (TIF) funding submitted on behalf of Cornerstone Community Outreach in relation to their project at 1140 West Wilson Avenue, Chicago, IL. This project encompasses the creation and operation of a Non-Congregate Shelter for individuals experiencing homelessness, as well as the enhancement of on-site commercial retail. My support is based on one of the key goals of TIF funding, to support affordable housing initiatives within the district, helping to address housing shortages and provide affordable housing options for residents.

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Sincerely,

 (uptown resident since 1983)

Unit # 326

920 W. Wilson Avenue
Chicago, IL 60640
December 14, 2023

To Whom It May Concern:


I am writing to express my strong support for the request for Tax Increment Financing (TIF) funding submitted on behalf of Cornerstone Community Outreach in relation to their project at 1140 West Wilson Avenue, Chicago, IL. This project encompasses the creation and operation of a Non-Congregate Shelter for individuals experiencing homelessness, as well as the enhancement of on-site commercial retail. My support is based on one of the key goals of TIF funding, to support affordable housing initiatives within the district, helping to address housing shortages and provide affordable housing options for residents.

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Sincerely,

EDWARD A. BIALAK 

Unit # 426

WARD 46TH RESIDENT SINCE 1982 41 YEARS

920 W. Wilson Avenue
Chicago, IL 60640
December 14, 2023

To Whom It May Concern:

I am writing to express my strong support for the request for Tax Increment Financing (TIF) funding submitted on behalf of Cornerstone Community Outreach in relation to their project at 1140 West Wilson Avenue, Chicago, IL. This project encompasses the creation and operation of a Non-Congregate Shelter for individuals experiencing homelessness, as well as the enhancement of on-site commercial retail. My support is based on one of the key goals of TIF funding, to support affordable housing initiatives within the district, helping to address housing shortages and provide affordable housing options for residents.

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Sincerely,

Donna Harrar

Unit # 616

46th Ward Resident 38 years

920 W. Wilson Avenue
Chicago, IL 60640
December 14, 2023

To Whom It May Concern:

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Sincerely,


Hannah Siemens

Unit # 301

46th Ward resident for 16 years

920 W. Wilson Avenue
Chicago, IL 60640
December 14, 2023

To Whom It May Concern:

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Sincerely,

Timothy Kleiner
~~Timothy Kleiner~~

Unit # 213

46th ward resident for 14 years

920 W. Wilson Avenue
Chicago, IL 60640
December 14, 2023

To Whom It May Concern:


I am writing to express my strong support for the request for Tax Increment Financing (TIF) funding submitted on behalf of Cornerstone Community Outreach in relation to their project at 1140 West Wilson Avenue, Chicago, IL. This project encompasses the creation and operation of a Non-Congregate Shelter for individuals experiencing homelessness, as well as the enhancement of on-site commercial retail. My support is based on one of the key goals of TIF funding, to support affordable housing initiatives within the district, helping to address housing shortages and provide affordable housing options for residents.

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Sincerely,

BRACH SIEMENS 

Unit # 301

I'VE BEEN A 46TH WARD RESIDENT FOR 17 YEARS.

920 W. Wilson Avenue
Chicago, IL 60640
December 14, 2023

To Whom It May Concern:

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Sincerely,



46th ward resident
since 1980 43 yrs

Unit # _____

920 W. Wilson Avenue
Chicago, IL 60640
December 14, 2023

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Cornerstone's commitment to improving the lives of those in need is a testament to their dedication to the community. I wholeheartedly embrace the idea of these much-needed services being extended to the Uptown community and beyond.

Sincerely,

Terrence Wheeler
Terrence Wheeler

Unit # 626

38 yrs in 46th ward

920 W. Wilson Avenue
Chicago, IL 60640
December 14, 2023

To Whom It May Concern:

I am writing to express my strong support for the request for Tax Increment Financing (TIF) funding submitted on behalf of Cornerstone Community Outreach in relation to their project at 1140 West Wilson Avenue, Chicago, IL. This project encompasses the creation and operation of a Non-Congregate Shelter for individuals experiencing homelessness, as well as the enhancement of on-site commercial retail. My support is based on one of the key goals of TIF funding, to support affordable housing initiatives within the district, helping to address housing shortages and provide affordable housing options for residents.

Cornerstone Community Outreach has been an invaluable neighbor and has consistently provided essential services to the people of Chicago. I am enthusiastic about the prospect of expanding these crucial services within the Uptown community.

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Cornerstone's commitment to improving the lives of those in need is a testament to their dedication to the community. I wholeheartedly embrace the idea of these much-needed services being extended to the Uptown community and beyond.

Sincerely, **KARL SULLIVAN**



Unit # 326

38 year resident in Uptown

920 W. Wilson Avenue
Chicago, IL 60640
December 14, 2023

To Whom It May Concern:

I am writing to express my strong support for the request for Tax Increment Financing (TIF) funding submitted on behalf of Cornerstone Community Outreach in relation to their project at 1140 West Wilson Avenue, Chicago, IL. This project encompasses the creation and operation of a Non-Congregate Shelter for individuals experiencing homelessness, as well as the enhancement of on-site commercial retail. My support is based on one of the key goals of TIF funding, to support affordable housing initiatives within the district, helping to address housing shortages and provide affordable housing options for residents.

Cornerstone Community Outreach has been an invaluable neighbor and has consistently provided essential services to the people of Chicago. I am enthusiastic about the prospect of expanding these crucial services within the Uptown community.

In addition to my support for the TIF funding request, I am writing to affirm my endorsement of the Special Use Zoning application submitted by Cornerstone Community Outreach for their project at 1140 West Wilson Avenue, Chicago, IL. It is my understanding that this application seeks to establish a shelter for individuals experiencing homelessness within the existing building. I am in full support of this endeavor.

Cornerstone's commitment to improving the lives of those in need is a testament to their dedication to the community. I wholeheartedly embrace the idea of these much-needed services being extended to the Uptown community and beyond.

Sincerely,

ERIC CLAYTON



Unit # 409

RESIDENT SINCE 1989 OF THE 46th WARD

920 W. Wilson Avenue
Chicago, IL 60640
December 14, 2023

To Whom It May Concern:

I am writing to express my strong support for the request for Tax Increment Financing (TIF) funding submitted on behalf of Cornerstone Community Outreach in relation to their project at 1140 West Wilson Avenue, Chicago, IL. This project encompasses the creation and operation of a Non-Congregate Shelter for individuals experiencing homelessness, as well as the enhancement of on-site commercial retail. My support is based on one of the key goals of TIF funding, to support affordable housing initiatives within the district, helping to address housing shortages and provide affordable housing options for residents.

Cornerstone Community Outreach has been an invaluable neighbor and has consistently provided essential services to the people of Chicago. I am enthusiastic about the prospect of expanding these crucial services within the Uptown community.

In addition to my support for the TIF funding request, I am writing to affirm my endorsement of the Special Use Zoning application submitted by Cornerstone Community Outreach for their project at 1140 West Wilson Avenue, Chicago, IL. It is my understanding that this application seeks to establish a shelter for individuals experiencing homelessness within the existing building. I am in full support of this endeavor.

Cornerstone's commitment to improving the lives of those in need is a testament to their dedication to the community. I wholeheartedly embrace the idea of these much-needed services being extended to the Uptown community and beyond.

Sincerely,

Carl Szafrańiec

CARL SZAFRAŃIEC

Unit # 309

40 YEAR RESIDENT

920 W. Wilson Avenue
Chicago, IL 60640
December 14, 2023

To Whom It May Concern:

I am writing to express my strong support for the request for Tax Increment Financing (TIF) funding submitted on behalf of Cornerstone Community Outreach in relation to their project at 1140 West Wilson Avenue, Chicago, IL. This project encompasses the creation and operation of a Non-Congregate Shelter for individuals experiencing homelessness, as well as the enhancement of on-site commercial retail. My support is based on one of the key goals of TIF funding, to support affordable housing initiatives within the district, helping to address housing shortages and provide affordable housing options for residents.

Cornerstone Community Outreach has been an invaluable neighbor and has consistently provided essential services to the people of Chicago. I am enthusiastic about the prospect of expanding these crucial services within the Uptown community.

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Cornerstone's commitment to improving the lives of those in need is a testament to their dedication to the community. I wholeheartedly embrace the idea of these much-needed services being extended to the Uptown community and beyond.

Sincerely,


Christian Welch

Unit # 505

about 5 yrs - resident

920 W. Wilson Avenue
Chicago, IL 60640
December 14, 2023

To Whom It May Concern:

I am writing to express my strong support for the request for Tax Increment Financing (TIF) funding submitted on behalf of Cornerstone Community Outreach in relation to their project at 1140 West Wilson Avenue, Chicago, IL. This project encompasses the creation and operation of a Non-Congregate Shelter for individuals experiencing homelessness, as well as the enhancement of on-site commercial retail. My support is based on one of the key goals of TIF funding, to support affordable housing initiatives within the district, helping to address housing shortages and provide affordable housing options for residents.

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Cornerstone's commitment to improving the lives of those in need is a testament to their dedication to the community. I wholeheartedly embrace the idea of these much-needed services being extended to the Uptown community and beyond.

Sincerely,

 John Betten

Unit # 506

920 W. Wilson Avenue
Chicago, IL 60640
December 14, 2023

To Whom It May Concern:

I am writing to express my strong support for the request for Tax Increment Financing (TIF) funding submitted on behalf of Cornerstone Community Outreach in relation to their project at 1140 West Wilson Avenue, Chicago, IL. This project encompasses the creation and operation of a Non-Congregate Shelter for individuals experiencing homelessness, as well as the enhancement of on-site commercial retail. My support is based on one of the key goals of TIF funding, to support affordable housing initiatives within the district, helping to address housing shortages and provide affordable housing options for residents.

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Cornerstone's commitment to improving the lives of those in need is a testament to their dedication to the community. I wholeheartedly embrace the idea of these much-needed services being extended to the Uptown community and beyond.

Sincerely,

Priscilla Dembinski
Priscilla Dembinski

Unit # 729

920 W. Wilson Avenue
Chicago, IL 60640
December 14, 2023

To Whom It May Concern:

I am writing to express my strong support for the request for Tax Increment Financing (TIF) funding submitted on behalf of Cornerstone Community Outreach in relation to their project at 1140 West Wilson Avenue, Chicago, IL. This project encompasses the creation and operation of a Non-Congregate Shelter for individuals experiencing homelessness, as well as the enhancement of on-site commercial retail. My support is based on one of the key goals of TIF funding, to support affordable housing initiatives within the district, helping to address housing shortages and provide affordable housing options for residents.

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Cornerstone's commitment to improving the lives of those in need is a testament to their dedication to the community. I wholeheartedly embrace the idea of these much-needed services being extended to the Uptown community and beyond.

Sincerely,  (Rita Jo Brookmyer)

Unit # 625 Resident 1 yr

920 W. Wilson Avenue
Chicago, IL 60640
December 14, 2023

To Whom It May Concern:

I am writing to express my strong support for the request for Tax Increment Financing (TIF) funding submitted on behalf of Cornerstone Community Outreach in relation to their project at 1140 West Wilson Avenue, Chicago, IL. This project encompasses the creation and operation of a Non-Congregate Shelter for individuals experiencing homelessness, as well as the enhancement of on-site commercial retail. My support is based on one of the key goals of TIF funding, to support affordable housing initiatives within the district, helping to address housing shortages and provide affordable housing options for residents.

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Cornerstone's commitment to improving the lives of those in need is a testament to their dedication to the community. I wholeheartedly embrace the idea of these much-needed services being extended to the Uptown community and beyond.

Sincerely,

FRED ANDERSON
Fred Anderson

RESIDENT IN UPTOWN
SINCE JAN 1985

Unit # 338

920 W. Wilson Avenue
Chicago, IL 60640
December 14, 2023

To Whom It May Concern:

I am writing to express my strong support for the request for Tax Increment Financing (TIF) funding submitted on behalf of Cornerstone Community Outreach in relation to their project at 1140 West Wilson Avenue, Chicago, IL. This project encompasses the creation and operation of a Non-Congregate Shelter for individuals experiencing homelessness, as well as the enhancement of on-site commercial retail. My support is based on one of the key goals of TIF funding, to support affordable housing initiatives within the district, helping to address housing shortages and provide affordable housing options for residents.

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Cornerstone's commitment to improving the lives of those in need is a testament to their dedication to the community. I wholeheartedly embrace the idea of these much-needed services being extended to the Uptown community and beyond.

Sincerely,



Unit #

511

PETER J. SAWALLISCIA

30 YEAR RESIDENT

920 W. Wilson Avenue
Chicago, IL 60640
December 14, 2023

To Whom It May Concern:

I am writing to express my strong support for the request for Tax Increment Financing (TIF) funding submitted on behalf of Cornerstone Community Outreach in relation to their project at 1140 West Wilson Avenue, Chicago, IL. This project encompasses the creation and operation of a Non-Congregate Shelter for individuals experiencing homelessness, as well as the enhancement of on-site commercial retail. My support is based on one of the key goals of TIF funding, to support affordable housing initiatives within the district, helping to address housing shortages and provide affordable housing options for residents.

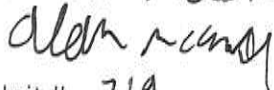
Cornerstone Community Outreach has been an invaluable neighbor and has consistently provided essential services to the people of Chicago. I am enthusiastic about the prospect of expanding these crucial services within the Uptown community.

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Cornerstone's commitment to improving the lives of those in need is a testament to their dedication to the community. I wholeheartedly embrace the idea of these much-needed services being extended to the Uptown community and beyond.

Sincerely,

ADAM MCCORMACK



Unit # 719

920 W. Wilson Avenue
Chicago, IL 60640
December 14, 2023

To Whom It May Concern:

I am writing to express my strong support for the request for Tax Increment Financing (TIF) funding submitted on behalf of Cornerstone Community Outreach in relation to their project at 1140 West Wilson Avenue, Chicago, IL. This project encompasses the creation and operation of a Non-Congregate Shelter for individuals experiencing homelessness, as well as the enhancement of on-site commercial retail. My support is based on one of the key goals of TIF funding, to support affordable housing initiatives within the district, helping to address housing shortages and provide affordable housing options for residents.

Cornerstone Community Outreach has been an invaluable neighbor and has consistently provided essential services to the people of Chicago. I am enthusiastic about the prospect of expanding these crucial services within the Uptown community.

In addition to my support for the TIF funding request, I am writing to affirm my endorsement of the Special Use Zoning application submitted by Cornerstone Community Outreach for their project at 1140 West Wilson Avenue, Chicago, IL. It is my understanding that this application seeks to establish a shelter for individuals experiencing homelessness within the existing building. I am in full support of this endeavor.

Cornerstone's commitment to improving the lives of those in need is a testament to their dedication to the community. I wholeheartedly embrace the idea of these much-needed services being extended to the Uptown community and beyond.

Sincerely,

JOSHUA A. KOLODZIEJ
Joshua Kolodziej
527

Unit # _____

UPTOWN
RESIDENT SINCE
2016

920 W. Wilson Avenue
Chicago, IL 60640
December 14, 2023

To Whom It May Concern:

I am writing to express my strong support for the request for Tax Increment Financing (TIF) funding submitted on behalf of Cornerstone Community Outreach in relation to their project at 1140 West Wilson Avenue, Chicago, IL. This project encompasses the creation and operation of a Non-Congregate Shelter for individuals experiencing homelessness, as well as the enhancement of on-site commercial retail. My support is based on one of the key goals of TIF funding, to support affordable housing initiatives within the district, helping to address housing shortages and provide affordable housing options for residents.

Cornerstone Community Outreach has been an invaluable neighbor and has consistently provided essential services to the people of Chicago. I am enthusiastic about the prospect of expanding these crucial services within the Uptown community.

In addition to my support for the TIF funding request, I am writing to affirm my endorsement of the Special Use Zoning application submitted by Cornerstone Community Outreach for their project at 1140 West Wilson Avenue, Chicago, IL. It is my understanding that this application seeks to establish a shelter for individuals experiencing homelessness within the existing building. I am in full support of this endeavor.

Cornerstone's commitment to improving the lives of those in need is a testament to their dedication to the community. I wholeheartedly embrace the idea of these much-needed services being extended to the Uptown community and beyond.

Sincerely,

Unit # 703

MARK M. HALL

Mark M. Hall

*Resident in Uptown
since 1982*

920 W. Wilson Avenue
Chicago, IL 60640
December 14, 2023

To Whom It May Concern:

I am writing to express my strong support for the request for Tax Increment Financing (TIF) funding submitted on behalf of Cornerstone Community Outreach in relation to their project at 1140 West Wilson Avenue, Chicago, IL. This project encompasses the creation and operation of a Non-Congregate Shelter for individuals experiencing homelessness, as well as the enhancement of on-site commercial retail. My support is based on one of the key goals of TIF funding, to support affordable housing initiatives within the district, helping to address housing shortages and provide affordable housing options for residents.

Cornerstone Community Outreach has been an invaluable neighbor and has consistently provided essential services to the people of Chicago. I am enthusiastic about the prospect of expanding these crucial services within the Uptown community.

In addition to my support for the TIF funding request, I am writing to affirm my endorsement of the Special Use Zoning application submitted by Cornerstone Community Outreach for their project at 1140 West Wilson Avenue, Chicago, IL. It is my understanding that this application seeks to establish a shelter for individuals experiencing homelessness within the existing building. I am in full support of this endeavor.

Cornerstone's commitment to improving the lives of those in need is a testament to their dedication to the community. I wholeheartedly embrace the idea of these much-needed services being extended to the Uptown community and beyond.

Sincerely,

Tammy Perlmutter
~~Tammy Perlmutter~~

Resident in Uptown
since 2010

Unit # 640

920 W. Wilson Avenue
Chicago, IL 60640
December 14, 2023

To Whom It May Concern:

I am writing to express my strong support for the request for Tax Increment Financing (TIF) funding submitted on behalf of Cornerstone Community Outreach in relation to their project at 1140 West Wilson Avenue, Chicago, IL. This project encompasses the creation and operation of a Non-Congregate Shelter for individuals experiencing homelessness, as well as the enhancement of on-site commercial retail. My support is based on one of the key goals of TIF funding, to support affordable housing initiatives within the district, helping to address housing shortages and provide affordable housing options for residents.

Cornerstone Community Outreach has been an invaluable neighbor and has consistently provided essential services to the people of Chicago. I am enthusiastic about the prospect of expanding these crucial services within the Uptown community.

In addition to my support for the TIF funding request, I am writing to affirm my endorsement of the Special Use Zoning application submitted by Cornerstone Community Outreach for their project at 1140 West Wilson Avenue, Chicago, IL. It is my understanding that this application seeks to establish a shelter for individuals experiencing homelessness within the existing building. I am in full support of this endeavor.

Cornerstone's commitment to improving the lives of those in need is a testament to their dedication to the community. I wholeheartedly embrace the idea of these much-needed services being extended to the Uptown community and beyond.

Sincerely,

Wendy Kaiser

Unit # 224

*Resident in Uptown
since 1974*

December 13, 2023

To Whom It May Concern:

I am writing to express my strong support for the request for Tax Increment Financing (TIF) funding submitted on behalf of Cornerstone Community Outreach in relation to their project at 1140 West Wilson Avenue, Chicago, IL. This project encompasses the creation and operation of a Non-Congregate Shelter for individuals experiencing homelessness, as well as the enhancement of on-site commercial retail. My support is based on one of the key goals of TIF funding, to support affordable housing initiatives within the district, helping to address housing shortages and provide affordable housing options for residents.

Cornerstone Community Outreach has been an invaluable neighbor and has consistently provided essential services to the people of Chicago. I am enthusiastic about the prospect of expanding these crucial services within the Uptown community.

In addition to my support for the TIF funding request, I am writing to affirm my endorsement of the Special Use Zoning application submitted by Cornerstone Community Outreach for their project at 1140 West Wilson Avenue, Chicago, IL. It is my understanding that this application seeks to establish a shelter for individuals experiencing homelessness within the existing building. I am in full support of this endeavor.

Cornerstone's commitment to improving the lives of those in need is a testament to their dedication to the community. I wholeheartedly embrace the idea of these much-needed services being extended to the Uptown community and beyond.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Stahnke". The signature is fluid and cursive, with a long horizontal stroke at the end.

Scott Stahnke

December 13, 2023

To Whom It May Concern:

I am writing to express my strong support for the request for Tax Increment Financing (TIF) funding submitted on behalf of Cornerstone Community Outreach in relation to their project at 1140 West Wilson Avenue, Chicago, IL. This project encompasses the creation and operation of a Non-Congregate Shelter for individuals experiencing homelessness, as well as the enhancement of on-site commercial retail. My support is based on one of the key goals of TIF funding, to support affordable housing initiatives within the district, helping to address housing shortages and provide affordable housing options for residents.

Cornerstone Community Outreach has been an invaluable neighbor and has consistently provided essential services to the people of Chicago. I am enthusiastic about the prospect of expanding these crucial services within the Uptown community.

In addition to my support for the TIF funding request, I am writing to affirm my endorsement of the Special Use Zoning application submitted by Cornerstone Community Outreach for their project at 1140 West Wilson Avenue, Chicago, IL. It is my understanding that this application seeks to establish a shelter for individuals experiencing homelessness within the existing building. I am in full support of this endeavor.

Cornerstone's commitment to improving the lives of those in need is a testament to their dedication to the community. I wholeheartedly embrace the idea of these much-needed services being extended to the Uptown community and beyond.

Sincerely,

A handwritten signature in cursive script that reads "Heather Stahnke".

Heather Stahnke

920 W. Wilson Avenue
Chicago, IL 60640
December 14, 2023

To Whom It May Concern:

I am writing to express my strong support for the request for Tax Increment Financing (TIF) funding submitted on behalf of Cornerstone Community Outreach in relation to their project at 1140 West Wilson Avenue, Chicago, IL. This project encompasses the creation and operation of a Non-Congregate Shelter for individuals experiencing homelessness, as well as the enhancement of on-site commercial retail. My support is based on one of the key goals of TIF funding, to support affordable housing initiatives within the district, helping to address housing shortages and provide affordable housing options for residents.

Cornerstone Community Outreach has been an invaluable neighbor and has consistently provided essential services to the people of Chicago. I am enthusiastic about the prospect of expanding these crucial services within the Uptown community.

In addition to my support for the TIF funding request, I am writing to affirm my endorsement of the Special Use Zoning application submitted by Cornerstone Community Outreach for their project at 1140 West Wilson Avenue, Chicago, IL. It is my understanding that this application seeks to establish a shelter for individuals experiencing homelessness within the existing building. I am in full support of this endeavor.

Cornerstone's commitment to improving the lives of those in need is a testament to their dedication to the community. I wholeheartedly embrace the idea of these much-needed services being extended to the Uptown community and beyond.

Sincerely,



Ricardo 5 Años

Unit # 432.

December 14, 2023

To Whom It May Concern:

I am writing on behalf of Jesus People USA to express our strong support for the request for Tax Increment Financing (TIF) funding submitted on behalf of Cornerstone Community Outreach in relation to their project at 1140 West Wilson Avenue, Chicago, IL. This project encompasses the creation and operation of a Non-Congregate Shelter for individuals experiencing homelessness, as well as the enhancement of on-site commercial retail. Our support is based on one of the key goals of TIF funding, to support affordable housing initiatives within the district, helping to address housing shortages and provide affordable housing options for residents.

Cornerstone Community Outreach has been an invaluable neighbor and has consistently provided essential services to the people of Chicago. Jesus People USA is enthusiastic about the prospect of expanding these crucial services within the Uptown community.

In addition to our support for the TIF funding request, I am writing on behalf of Jesus People USA to affirm our endorsement of the Special Use Zoning application submitted by Cornerstone Community Outreach for their project at 1140 West Wilson Avenue, Chicago, IL. It is our understanding that this application seeks to establish a shelter for individuals experiencing homelessness within the existing building. We are in full support of this endeavor.

Cornerstone's commitment to improving the lives of those in need is a testament to their dedication to the community. Jesus People USA wholeheartedly embraces the idea of these much-needed services being extended to the Uptown community and beyond.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Hertenstein", with a long horizontal flourish extending to the right.

Mike Hertenstein
Jesus People USA

December 13, 2023

To Whom It May Concern:

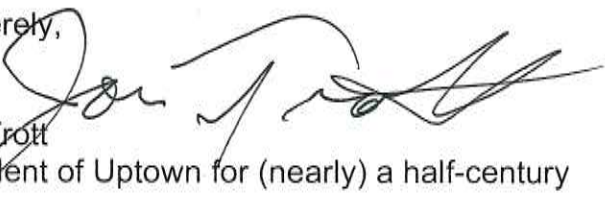
As a resident of Uptown for the past forty six years, I'm writing in this Christmas season to express my strongest support for the Tax Increment Financing (TIF) request for funding submitted on behalf of Cornerstone Community Outreach, and relating to their project at 1140 West Wilson Avenue, Chicago, IL. This project encompasses the creation and operation of a Non-Congregate Shelter for individuals experiencing homelessness, as well as the enhancement of on-site commercial retail. My support is based on one of the key goals of TIF funding, namely, to support affordable housing initiatives within the district, helping to address housing shortages, and providing affordable housing options for residents.

Cornerstone Community Outreach has been an invaluable neighbor and has consistently provided essential services to the people of Chicago. I am enthusiastic about the prospect of expanding these crucial services within the Uptown community.

In addition to my support for the TIF funding request, I am writing to affirm our endorsement of the Special Use Zoning application submitted by Cornerstone Community Outreach for their project at 1140 West Wilson Avenue, Chicago, IL. It is my understanding that this application seeks to establish a shelter for individuals experiencing homelessness within the existing building. We are in full and enthusiastic support of this endeavor.

Cornerstone's commitment to improving the lives of those in need is a testament to their dedication to the community. I wholeheartedly embrace the idea of these much-needed services being extended to the Uptown community and beyond.

Sincerely,



Jon Trott
Resident of Uptown for (nearly) a half-century

December 13, 2023

To Whom It May Concern:

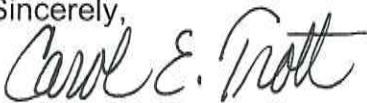
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In addition to my support for the TIF funding request, I am writing to affirm my endorsement of the Special Use Zoning application submitted by Cornerstone Community Outreach for their project at 1140 West Wilson Avenue, Chicago, IL. It is my understanding that this application seeks to establish a shelter for individuals experiencing homelessness within the existing building. I am in full support of this endeavor.

Cornerstone's commitment to improving the lives of those in need is a testament to their dedication to the community. I wholeheartedly embrace the idea of these much-needed services being extended to the Uptown community and beyond.

Sincerely,

A handwritten signature in black ink that reads "Carol E. Trott". The signature is written in a cursive, flowing style.

Carol E. Trott
Missionary, (retired)

12/14/2023

To Whom It May Concern:

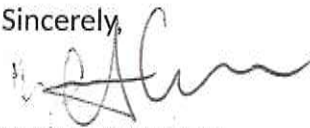
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Cornerstone Community Outreach has been an invaluable neighbor and has consistently provided essential services to the people of Chicago. I am enthusiastic about the prospect of expanding these crucial services within the Uptown community.

In addition to my support for the TIF funding request, I am writing to affirm my endorsement of the Special Use Zoning application submitted by Cornerstone Community Outreach for their project at 1140 West Wilson Avenue, Chicago, IL. It is my understanding that this application seeks to establish a shelter for individuals experiencing homelessness within the existing building. I am in full support of this endeavor.

Cornerstone's commitment to improving the lives of those in need is a testament to their dedication to the community. I wholeheartedly embrace the idea of these much-needed services being extended to the Uptown community and beyond.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nathan Cameron', written over a faint circular stamp.

Nathan Cameron
Uptown Resident

[

Dec. 14, 2023

To Whom It May Concern:

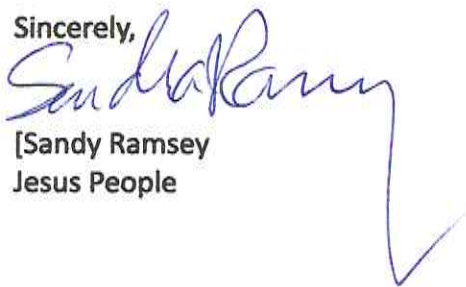
I am writing on behalf of Sandy Ramsey to express our strong support for the request for Tax Increment Financing (TIF) funding submitted on behalf of Cornerstone Community Outreach in relation to their project at 1140 West Wilson Avenue, Chicago, IL. This project encompasses the creation and operation of a Non-Congregate Shelter for individuals experiencing homelessness, as well as the enhancement of on-site commercial retail. Our support is based on one of the key goals of TIF funding, to support affordable housing initiatives within the district, helping to address housing shortages and provide affordable housing options for residents.

Cornerstone Community Outreach has been an invaluable neighbor and has consistently provided essential services to the people of Chicago. Sandy Ramsey is enthusiastic about the prospect of expanding these crucial services within the Uptown community.

In addition to our support for the TIF funding request, I am writing on behalf of Sandy Ramsey [to affirm our endorsement of the Special Use Zoning application submitted by Cornerstone Community Outreach for their project at 1140 West Wilson Avenue, Chicago, IL. It is our understanding that this application seeks to establish a shelter for individuals experiencing homelessness within the existing building. We are in full support of this endeavor.

Cornerstone's commitment to improving the lives of those in need is a testament to their dedication to the community. Sandy Ramsey wholeheartedly embraces the idea of these much-needed services being extended to the Uptown community and beyond.

Sincerely,

A handwritten signature in blue ink that reads "Sandy Ramsey". The signature is fluid and cursive, with a long, sweeping tail that extends downwards and to the right.

[Sandy Ramsey
Jesus People

December 14, 2023

To Whom It May Concern:

I am writing to express strong support for the request for Tax Increment Financing (TIF) funding submitted on behalf of Cornerstone Community Outreach in relation to their project at 1140 West Wilson Avenue, Chicago, IL. This project encompasses the creation and operation of a Non-Congregate Shelter for individuals experiencing homelessness, as well as the enhancement of on-site commercial retail. My support is based on one of the key goals of TIF funding, to support affordable housing initiatives within the district, helping to address housing shortages and provide affordable housing options for residents.

Cornerstone Community Outreach has been an invaluable neighbor and has consistently provided essential services to the people of Chicago. I am enthusiastic about the prospect of expanding these crucial services within the Uptown community.

In addition to support for the TIF funding request, I am writing to affirm endorsement of the Special Use Zoning application submitted by Cornerstone Community Outreach for their project at 1140 West Wilson Avenue, Chicago, IL. It is my understanding that this application seeks to establish a shelter for individuals experiencing homelessness within the existing building. I am in full support of this endeavor.

Cornerstone's commitment to improving the lives of those in need is a testament to their dedication to the community. I wholeheartedly embrace the idea of these much-needed services being extended to the Uptown community and beyond.

Sincerely,



Alana Heidenreich

920 W. Wilson Ave

Apt 627

Chicago, IL 60640

December 14, 2023

To Whom It May Concern:

I am writing on behalf of myself as a resident of the 46th Ward to express my strong support for the request for Tax Increment Financing (TIF) funding submitted on behalf of Cornerstone Community Outreach in relation to their project at 1140 West Wilson Avenue, Chicago, IL. This project encompasses the creation and operation of a Non-Congregate Shelter for individuals experiencing homelessness, as well as the enhancement of on-site commercial retail. My support is based on one of the key goals of TIF funding, to support affordable housing initiatives within the district, helping to address housing shortages and provide affordable housing options for residents.

Cornerstone Community Outreach has been an invaluable, longtime neighbor and has consistently provided essential services to the people of Chicago. I am enthusiastic about the prospect of expanding these crucial services within the Uptown community.

In addition to my support for the TIF funding request, I am writing on behalf to affirm my endorsement of the Special Use Zoning application submitted by Cornerstone Community Outreach for their project at 1140 West Wilson Avenue, Chicago, IL. It is our understanding that this application seeks to establish a shelter for individuals experiencing homelessness within the existing building. We are in full support of this endeavor.

Cornerstone's commitment to improving the lives of those in need is a testament to their dedication to the community. I wholeheartedly embrace the idea of these much-needed services being extended to the Uptown community and beyond.

Sincerely,

A handwritten signature in cursive script that reads "Michele Griffin".

Michele Griffin
46th Ward resident

December 13, 2023

Greetings Alderwoman Clay,

This is a letter in support of the proposed non-congregant shelter building conversion project at 1140 West Wilson Avenue, Chicago, IL. I am in support of both their Special Use Zoning application and their request for Tax Increment Financing (TIF) funding.

I believe this project will benefit the neighborhood in several ways. Primarily, it will provide compassionate and dignified support for men experiencing homelessness in our ward. Non-congregant type shelters provide greater safety and a less stressful environment for people who are in crisis. This project which provides non-congregant shelter for men, would provide a valuable safety net for people living and working in our ward. Having a non congregant shelter available may even encourage those who have not previously sought help to come inside.

Homelessness has been an increasingly urgent problem in our neighborhood, and having a space that will provide additional emergency housing as well as assistance in transitioning to permanent housing would be greatly beneficial in handling this problem. My hope would be that this project would lead to a decrease in people living in tents, sleeping rough on the street, or riding the trains to keep warm. If this were to happen it would improve the cleanliness, appearance, and availability of our public spaces, which could lead to many other benefits for our ward and its people.

Thank you for reading my letter, and I hope you will agree with me that this is a valuable project that is well worth the city's resources and support.

Sincerely,


Lindsey E Wray

Lindsey E Wray
From the Desk of: 920 W. Wilson Ave
Chicago, IL 60640



8303 West Higgins Road
Chicago, Illinois 60631
(800) 366-6273 (T)
(773) 784-4897 (F)
ncp@nationalcovenantproperties.org (E)

December 15, 2023

Mr. Andrew Winter, Executive Director
Cornerstone Community Outreach
4628 N. Clifton Ave.
Chicago IL 60640

Re: Chicago Department of Housing's Non-Congregate Shelter Acquisition Grant.

Dear Mr. Winter,

It was exciting to learn about your opportunity through the Chicago Department of Housing and Department of Family and Support Services Grant to apply for funding to acquire, manage and operate non-congregate shelter services in the City of Chicago.

I understand that if you receive the grant and the Tax Increment Financing approval that you will use the funds to acquire, improve and manage a new property which will house non-congregate shelter operations at 1140 W. Wilson Ave in Chicago.

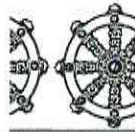
Please accept this non-binding letter as our support for Cornerstone Community Outreach's mission and work in Chicago and that National Covenant Properties would consider your request for bridge financing up to \$3 million to close the acquisition of this property per the requirements of the City of Chicago's Department of Housing Non-Congregate Shelter Program.

Thank you very much for all the great services your organization offers in the City of Chicago and for making a difference to so many people.

Thank you!

Peter A Hedstrom

Peter A. Hedstrom
President



THE BUDDHIST TEMPLE OF CHICAGO

1151 W. LELAND AVE. CHICAGO, ILLINOIS 60640 USA
PHONE: (773) 334 - 4661 FAX: (773) 334 - 4726

May 6, 2023

To Whom It May Concern:

I am writing on behalf of the Buddhist Temple of Chicago to express our strong support for the request for Tax Increment Financing (TIF) funding submitted on behalf of Cornerstone Community Outreach in relation to their project at 1140 West Wilson Avenue, Chicago, IL. This project encompasses the creation and operation of a Non-Congregate Shelter for individuals experiencing homelessness, as well as the enhancement of on-site commercial retail. Our support is based on one of the key goals of TIF funding, to support affordable housing initiatives within the district, helping to address housing shortages and provide affordable housing options for residents.

In our many years of relationship with Cornerstone Community Outreach, we feel CCO has been an invaluable neighbor and has consistently provided essential services to the people of Chicago. The Buddhist Temple of Chicago is enthusiastic about the prospect of expanding these crucial services within the Uptown community.

In addition to our support for the TIF funding request, I am writing on behalf of the Buddhist Temple of Chicago to affirm our endorsement of the Special Use Zoning application submitted by Cornerstone Community Outreach for their project at 1140 West Wilson Avenue, Chicago, IL. It is our understanding that this application seeks to establish a shelter for individuals experiencing homelessness within the existing building. We are in full support of this endeavor.

Cornerstone's commitment to improving the lives of those in need is a testament to their dedication to the community. In my involvement with ONE Northside advocating for affordable housing in Uptown, I wholeheartedly embrace the idea of bringing these services that are much-needed in this community.

Sincerely,

Rev. Patti Nakai
Minister Emerita



December 12, 2023

To Whom It May Concern:

I am writing on behalf of the Chicago Homelessness and Health Response Group for Equity (CHHRGE), a multi-sector collaborative comprised of homeless service providers, advocates, medical and behavioral health providers, students, people with lived expertise, city departments, and others. We want to express our strong support for the request for Tax Increment Financing (TIF) funding submitted on behalf of Cornerstone Community Outreach in relation to their project at 1140 West Wilson Avenue, Chicago, IL. This project encompasses the creation and operation of a Non-Congregate Shelter for individuals experiencing homelessness, as well as the enhancement of on-site commercial retail. Our support is based on one of the key goals of TIF funding, to support affordable housing initiatives within the district, helping to address housing shortages and provide affordable housing options for residents.

Cornerstone Community Outreach has been an invaluable neighbor and has consistently provided essential services to the people of Chicago. CHHRGE is enthusiastic about the prospect of expanding these crucial services within the Uptown community.

In addition to our support for the TIF funding request, I am writing on behalf of CHHRGE to affirm our endorsement of the Special Use Zoning application submitted by Cornerstone Community Outreach for their project at 1140 West Wilson Avenue, Chicago, IL. It is our understanding that this application seeks to establish a shelter for individuals experiencing homelessness within the existing building. We are in full support of this endeavor.

Cornerstone's commitment to improving the lives of those in need is a testament to their dedication to the community. CHHRGE wholeheartedly embraces the idea of these much-needed services being extended to the Uptown community and beyond.

Sincerely,

Chicago Homelessness and Health Response Group for Equity
Contact: Eugenia R. Olson
eugenia_olson@rush.edu

12/13/23

To Whom It May Concern:

I am writing on behalf of Citizen Skate Shop to express our strong support for the request for Tax Increment Financing (TIF) funding submitted on behalf of Cornerstone Community Outreach in relation to their project at 1140 West Wilson Avenue, Chicago, IL. This project encompasses the creation and operation of a Non-Congregate Shelter for individuals experiencing homelessness, as well as the enhancement of on-site commercial retail. Our support is based on one of the key goals of TIF funding, to support affordable housing initiatives within the district, helping to address housing shortages and provide affordable housing options for residents.

Cornerstone Community Outreach has been an invaluable neighbor and has consistently provided essential services to the people of Chicago. Citizen Skate Shop is enthusiastic about the prospect of expanding these crucial services within the Uptown community.

In addition to our support for the TIF funding request, I am writing on behalf of Citizen Skate Shop to affirm our endorsement of the Special Use Zoning application submitted by Cornerstone Community Outreach for their project at 1140 West Wilson Avenue, Chicago, IL. It is our understanding that this application seeks to establish a shelter for individuals experiencing homelessness within the existing building. We are in full support of this endeavor.

Cornerstone's commitment to improving the lives of those in need is a testament to their dedication to the community. Citizen Skate Shop wholeheartedly embraces the idea of these much-needed services being extended to the Uptown community and beyond.

Sincerely,



General Manager
Citizen Skate Shop

EVERYBODY'S

COFFEE

Everybody deserves great coffee.

12-14-23

To Whom It May Concern:

I am writing on behalf of Everybody's Coffee to express our strong support for the request for Tax Increment Financing (TIF) funding submitted on behalf of Cornerstone Community Outreach in relation to their project at 1140 West Wilson Avenue, Chicago, IL. This project encompasses the creation and operation of a Non-Congregate Shelter for individuals experiencing homelessness, as well as the enhancement of on-site commercial retail. Our support is based on one of the key goals of TIF funding, to support affordable housing initiatives within the district, helping to address housing shortages and provide affordable housing options for residents.

Cornerstone Community Outreach has been an invaluable neighbor and partner to us over the last 10 years. Cornerstone Community Outreach consistently provided essential services to the people of Chicago and our neighbors in need here in Uptown . Everybody's Coffee is enthusiastic about the prospect of expanding these crucial services within the Uptown community.

In addition to our support for the TIF funding request, I am writing on behalf of Everybody's Coffee to affirm our endorsement of the Special Use Zoning application submitted by Cornerstone Community Outreach for their project at 1140 West Wilson Avenue, Chicago, IL. It is our understanding that this application seeks to establish a shelter for individuals experiencing homelessness within the existing building. We are in full support of this endeavor.

Cornerstone's commitment to improving the lives of those in need is a testament to their dedication to the community. Our history of partnering together over the years to extend those services to everybody has been a core pillar to our local business! Everybody's Coffee wholeheartedly embraces the idea of these much-needed services being extended to the Uptown community and beyond.

Thank you for taking the time to read this letter and I am excited for this project!

Sincerely,



Rich Troche
Founder
Everybody's Coffee

935 W WILSON AVE. CHICAGO IL. • 773.303.6220 • EVERYBODYSCOFFEE.COM

HEARTLAND ALLIANCE

HEALTH

December 12, 2023

Heartland Alliance Health

4750 N Sheridan Rd, Suite 469

Chicago, IL 60640

P 312.919.9056

F 773.751-4175

heartlandalliance.org/hah

To Whom it may concern:

Heartland Alliance Health (HAH) is delighted to express our unwavering support for the request for Tax Increment Financing (TIF) funding, submitted on behalf of Cornerstone Community Outreach for their project at 1140 West Wilson Avenue, Chicago, IL. This initiative involves the establishment and operation of a Non-Congregate Shelter for individuals experiencing homelessness, coupled with the enhancement of on-site commercial retail. Our endorsement is grounded in community well-being, and particularly in bolstering safe housing initiatives for our vulnerable neighbors experiencing homelessness.

Cornerstone Community Outreach has consistently proven to be an invaluable neighbor, rendering essential services to the people of Chicago. HAH is enthusiastic about the potential expansion of these critical services within the Uptown community.

In addition to backing the TIF funding request, I am writing on behalf of HAH to affirm our endorsement of the Special Use Zoning application submitted by Cornerstone Community Outreach for their project at 1140 West Wilson Avenue, Chicago, IL. We understand that this application aims to establish a shelter for individuals experiencing homelessness within the existing building, and we offer our full support for this endeavor.

Cornerstone's unwavering commitment to enhancing the lives of those in need speaks volumes about their dedication to the community. HAH wholeheartedly embraces the prospect of extending these much-needed services to the Uptown community and beyond. Your continued efforts are commendable, and we stand behind you in promoting positive change and community growth.

Sincerely,



Mary Kay Gilbert

Interim Executive Director

ILLINOIS HOUSE OF REPRESENTATIVES

Springfield Office:
237-E Stratton Office Building
Springfield, IL 62706
217-782-4194

District Office:
1967 W Montrose Ave
Chicago, IL 60613
(773) 348-3434

hello@rephoanhuynh.com
rephoanhuynh.com



Hoan Huynh
Representative • 13th District

- Committees:*
- Appropriations-Health & Human Services Committee
 - Appropriations-General Services Committee
 - Health Care Availability & Accessibility Committee
 - Housing Committee
 - Immigration & Human Rights Committee
 - Transportation: Regulations, Roads & Bridges Committee
 - Restorative Justice Committee

December 17, 2023

To Whom It May Concern:

I am writing on behalf of our state office to express our strong support for the request for Tax Increment Financing (TIF) funding submitted on behalf of Cornerstone Community Outreach in relation to their project at 1140 West Wilson Avenue, Chicago, IL. This project encompasses the creation and operation of a Non-Congregate Shelter for individuals experiencing homelessness, as well as the enhancement of on-site commercial retail. Our support is based on one of the key goals of TIF funding, to support affordable housing initiatives within the district, helping to address housing shortages and provide affordable housing options for residents.

Cornerstone Community Outreach has been an invaluable neighbor and has consistently provided essential services to the people of Chicago. Our state office is enthusiastic about the prospect of expanding these crucial services within the Uptown community.

In addition to our support for the TIF funding request, I am writing on behalf of our state office to affirm our endorsement of the Special Use Zoning application submitted by Cornerstone Community Outreach for their project at 1140 West Wilson Avenue, Chicago, IL. It is our understanding that this application seeks to establish a shelter for individuals experiencing homelessness within the existing building. We are in full support of this endeavor.

Cornerstone's commitment to improving the lives of those in need is a testament to their dedication to the community. We wholeheartedly embrace the idea of these much-needed services being extended to the Uptown community and beyond.

Sincerely,

A handwritten signature in black ink that reads "Hoan Huynh".

Hoan Huynh
State Representative IL-13
Illinois General Assembly



Mike Simmons
SENATOR • 7th SENATE DISTRICT
WWW.SENATORMIKESIMMONS.COM

Springfield Office:
401 S. Spring St.
Stratton Office Building
Section F, Office G
Springfield, IL 62706
(217) 782-8492

District Office:
1040 W. Bryn Mawr Ave
Chicago, IL 60660
(773) 769-1717

December 15, 2023

To Whom It May Concern:

As State Senator for Illinois' 7th Senate District, I am pleased to write in support of Cornerstone Community Outreach's application for \$4.5 million in Tax Increment Financing (TIF) funding submitted in relation to their project at 1140 West Wilson Avenue, Chicago, IL. This project aims to create forty units of Non-Congregate Shelter for individuals experiencing homelessness, as well as the enhancement of on-site commercial retail. Access to affordable housing for all is a major priority of mine, and I am dedicated to making sure those in our community who are most at risk, whether it be new arrivals, those struggling with addiction, and long-term residents who have fallen on hard times have housing and shelter they need.

For over 30 years, Cornerstone Community Outreach has been an invaluable neighbor and has consistently provided essential services to the people of Chicago. I am encouraged about the prospect of these crucial services expanding within the Uptown community.

In addition to my support for the TIF funding request, I would like to affirm my support of the Special Use Zoning application submitted by Cornerstone Community Outreach for their project at 1140 West Wilson Avenue, Chicago, IL. It is my understanding that this application seeks to establish a shelter for individuals experiencing homelessness within the existing building. I am in full support of this endeavor.

Cornerstone's commitment to improving the lives of those in need is a testament to their dedication to the community. I support this effort to expand much-needed housing and counseling services for the Uptown community and the City of Chicago.

Sincerely,

A handwritten signature in cursive script that reads "Mike Simmons".

Mike Simmons
Illinois State Senator, 7th District



JESUS PEOPLE

December 12, 2023

To Whom It May Concern:

I am writing on behalf of Jesus People Covenant Church to express our strong support for the request for Tax Increment Financing (TIF) funding submitted on behalf of Cornerstone Community Outreach in relation to their project at 1140 West Wilson Avenue, Chicago, IL. This project encompasses the creation and operation of a Non-Congregate Shelter for individuals experiencing homelessness, as well as the enhancement of on-site commercial retail. Our support is based on one of the key goals of TIF funding, to support affordable housing initiatives within the district, helping to address housing shortages and provide affordable housing options for residents.

Cornerstone Community Outreach has been an invaluable neighbor and has consistently provided essential services to the people of Chicago. Jesus People is enthusiastic about the prospect of expanding these crucial services within the Uptown community.

In addition to our support for the TIF funding request, I am writing on behalf of Jesus People to affirm our endorsement of the Special Use Zoning application submitted by Cornerstone Community Outreach for their project at 1140 West Wilson Avenue, Chicago, IL. It is our understanding that this application seeks to establish a shelter for individuals experiencing homelessness within the existing building. We are in full support of this endeavor.

Cornerstone's commitment to improving the lives of those in need is a testament to their dedication to the community. Jesus People wholeheartedly embraces the idea of these much-needed services being extended to the Uptown community and beyond.

Sincerely,

Reverend Andrea Spicer

Pastor

Jesus People Covenant Church

Living together in intentional community and serving the poor.

920 W WILSON AVE • CHICAGO, IL • 60640

www.jesuspeoplechicago.org



JESUS PEOPLE

Dec. 12, 2023

To Whom It May Concern:

I am writing on behalf of Jesus People Chicago to express our strong support for the request for Tax Increment Financing (TIF) funding submitted on behalf of Cornerstone Community Outreach in relation to their project at 1140 West Wilson Avenue, Chicago, IL. This project encompasses the creation and operation of a Non-Congregate Shelter for individuals experiencing homelessness, as well as the enhancement of on-site commercial retail. Our support is based on one of the key goals of TIF funding, to support affordable housing initiatives within the district, helping to address housing shortages and provide affordable housing options for residents.

Cornerstone Community Outreach has been an invaluable neighbor and has consistently provided essential services to the people of Chicago. Jesus People Chicago is enthusiastic about the prospect of expanding these crucial services within the Uptown community.

In addition to our support for the TIF funding request, I am writing on behalf of Jesus People Chicago to affirm our endorsement of the Special Use Zoning application submitted by Cornerstone Community Outreach for their project at 1140 West Wilson Avenue, Chicago, IL. It is our understanding that this application seeks to establish a shelter for individuals experiencing homelessness within the existing building. We are in full support of this endeavor.

Cornerstone's commitment to improving the lives of those in need is a testament to their dedication to the community. Jesus People Chicago wholeheartedly embraces the idea of these much-needed services being extended to the Uptown community and beyond.

Sincerely,

Rev. Tom Crozier
JP Service Learning Coordinator
Direct: 773-617-4099
www.iesuspeoplechicago.org

Living together in intentional community and serving the poor.

920 W WILSON AVE • CHICAGO, IL • 60640

www.jesuspeoplechicago.org

Missio Dei Uptown
931 W Wilson Ave
Chicago, IL 60640



12/13/23

To Whom It May Concern:

I am writing on behalf of Missio Dei Uptown to express our strong support for the request for Tax Increment Financing (TIF) funding submitted on behalf of Cornerstone Community Outreach in relation to their project at 1140 West Wilson Avenue, Chicago, IL. This project encompasses the creation and operation of a Non-Congregate Shelter for individuals experiencing homelessness, as well as the enhancement of on-site commercial retail. Our support is based on one of the key goals of TIF funding, to support affordable housing initiatives within the district, helping to address housing shortages and provide affordable housing options for residents.

Cornerstone Community Outreach has been an invaluable neighbor and has consistently provided essential services to the people of Chicago. Missio Dei Uptown is enthusiastic about the prospect of expanding these crucial services within the Uptown community.

In addition to our support for the TIF funding request, I am writing on behalf of Missio Dei Uptown to affirm our endorsement of the Special Use Zoning application submitted by Cornerstone Community Outreach for their project at 1140 West Wilson Avenue, Chicago, IL. It is our understanding that this application seeks to establish a shelter for individuals experiencing homelessness within the existing building. We are in full support of this endeavor.

Cornerstone's commitment to improving the lives of those in need is a testament to their dedication to the community. Missio Dei Uptown wholeheartedly embraces the idea of these much-needed services being extended to the Uptown community and beyond.

Sincerely,

Jimmy Clifton, Tiana Coleman, and Chris White
Lead Pastor, Associate Pastor, and Executive Pastor
Missio Dei Uptown



December 14, 2023

To whom it may concern,

My name is Marc Kaplan and I am a Board member at Northside Action for Justice (NA4J) We are a grassroots member controlled organization based in Chicago's northside communities of Uptown, Edgewater, and Rogers Park. The great majority of our members are low- and moderate-income residents, including houseless neighbors. One of the programs we organize is a mutual aid food distribution program that distributes food to our houseless neighbors, so we are in regular contact with them and see their numbers steadily growing in tent encampments in our communities. We have also seen the work that Cornerstone Community Outreach has done in our communities and the high-quality programs that they run.

I am writing on behalf of NA4J to express our wholehearted support for the request for Tax Increment Financing (TIF) funding submitted by Cornerstone Community Outreach in relation to their project at 1140 West Wilson, Chicago IL. This project encompasses the creation and operation of a Non-Congregate Shelter for individuals experiencing homelessness, as well as the enhancement of on site commercial retail. Our support is because this project is totally aligned with one of the key goals of TIF funding, to support affordable housing initiatives in the district, helping to address housing shortages and provide affordable housing opportunities for residents.

Over the last decade in the Uptown area TIF funds have been used almost exclusively to support development that is high end with studios renting for over 1000 dollars and many 2 bedrooms for 2500 - 3000 dollars. This has severely impacted the ability of low- and moderate-income residents to live in the community. This has also resulted in an increase in homelessness. The TIF funding for this project would help address some of the consequences of this.

Cornerstone Community Outreach has been an invaluable neighbor and has provided essential services to the people of Chicago. Na4J is enthusiastic about the project of expanding crucial services within the Uptown community.

In addition to our support for the TIF funding request, I am writing on behalf of NA4J to affirm our endorsement of the Special Use Zoning application submitted by Cornerstone Community Outreach for their project at 1140 W Wilson Ave, Chicago, IL. It is our understanding that this application seeks to establish a shelter for individuals experiencing homelessness within the existing building. We are in full support of this project.

FROM THE DESK OF
Rick Mills
nine3nine Creative



December 13, 2023

I am writing on behalf of nine3nine Creative to express our strong support for the request for Tax Increment Financing (TIF) funding submitted on behalf of Cornerstone Community Outreach in relation to their project at 1140 West Wilson Avenue, Chicago, IL. This project encompasses the creation and operation of a Non-Congregate Shelter for individuals experiencing homelessness, as well as the enhancement of on-site commercial retail. Our support is based on one of the key goals of TFI funding, to support affordable housing initiatives within the district, helping to address housing shortages and provide affordable housing options for residents.

Cornerstone Community Outreach has been an invaluable neighbor and has consistently provided essential services to the people of Chicago. nine3nine Creative is enthusiastic about the prospect of expanding these crucial services within the Uptown community.

In addition to our support for the TIF funding request, I am writing on behalf of nine3nine Creative to affirm our endorsement of the Special Use Zoning application submitted by Cornerstone Community Outreach for their project at 1140 West Wilson Avenue, Chicago, IL. It is our understanding that this application seeks to establish a shelter for individuals experiencing homelessness within the existing building. We are in full support of this endeavor.

Cornerstone's commitment to improving the lives of those in need is a testament to their dedication to the community. nine3nine Creative wholeheartedly embraces the idea of these much-needed services being extended to the Uptown community and beyond.

Sincerely,

Rick Mills
nine3nine Creative

A handwritten signature in black ink, appearing to read 'Rick Mills', is placed to the right of the typed name.

939 W WILSON AVE CHICAGO IL (773) 2185175 RICK@NINE3NINE.COM



ONE Northside
4648 N. Racine Ave
Chicago, IL 60640

12/13/2023

To Whom It May Concern:

I am writing on behalf of ONE Northside to express our strong support for the request for Tax Increment Financing (TIF) funding submitted on behalf of Cornerstone Community Outreach in relation to their project at 1140 West Wilson Avenue, Chicago, IL. This project encompasses the creation and operation of a Non-Congregate Shelter for individuals experiencing homelessness, as well as the enhancement of on-site commercial retail. Our support is based on one of the key goals of TIF funding, to support affordable housing initiatives within the district, helping to address housing shortages and provide affordable housing options for residents.

Cornerstone Community Outreach has been an invaluable neighbor and has consistently provided essential services to the people of Chicago. ONE Northside is enthusiastic about the prospect of expanding these crucial services within the Uptown community.

In addition to our support for the TIF funding request, I am writing on behalf of ONE Northside to affirm our endorsement of the Special Use Zoning application submitted by Cornerstone Community Outreach for their project at 1140 West Wilson Avenue, Chicago, IL. It is our understanding that this application seeks to establish a shelter for individuals experiencing homelessness within the existing building. We are in full support of this endeavor.

Cornerstone's commitment to improving the lives of those in need is a testament to their dedication to the community. ONE Northside wholeheartedly embraces the idea of these much-needed services being extended to the Uptown community and beyond.

Sincerely,

Jesse Hoyt
Executive Director
ONE Northside



December 13, 2023

Andrew Winter, CEO
Cornerstone Community Outreach
4628 N Clifton Avenue
Chicago, IL 60640

Re: 1140 W. Wilson Project Support

Dear Mr. Winter & CCO Friends:

With this letter, and on behalf of Voice of the People's community and tenant-controlled board of directors, I would like to express our support of the planned re-development at 1140 W Wilson Avenue as a Non-Congregate Care initiative.

Our understanding is that the planned acquisition and rehab will benefit people experiencing or at risk of homelessness – people who will be in studio-like units, constructed and conducive to independent living, located above viable ground floor commercial stores. Residents would benefit by food, health and social services that is critical to transitioning to a better quality of life.

Such projects require significant support from multiple sources, and Voice urges the City's Department of Housing and Department of Planning & Development to fully fund this development from local, federal and Tax Increment Financing sources. Our organization, which is committed to serving both affordable housing residents and affordable housing owners, wants to back CCO's plans as a historically responsible housing and service provider.

We at Voice know that our City has 300 linear miles of commercial streets, with hundreds of similar buildings -- with ground floor commercial spaces and residential above in marginal condition. We hope this project can be a model for other redevelopment efforts, ideally which can be done on scale, with programmatic support and cost-efficiency.

Congratulations on your work so far. Let us know how we can be of further assistance.

Sincerely,

Michael C. Rohrbeck
Executive Director
Voice of the People in Uptown, Inc.

cc. Ald. Angela Clay



4413 North Sheridan | Chicago, Illinois 60640
Phone: 773.769.1411 | Fax: 773.769.2224
www.uplcchicago.org

December 12, 2023

To Whom It May Concern:

I am the Executive Director of the Uptown People's Law Center ("UPLC"). I am writing to express UPLC's strong support for the proposal by Cornerstone Community Outreach to use Tax Increment Financing (TIF) funding to support their project at 1140 West Wilson Avenue, Chicago, IL.

This project encompasses the creation and operation of a Non-Congregate Shelter for individuals experiencing homelessness, as well as the enhancement of on-site commercial retail. Our support is based on one of the key goals of TIF funding, to support affordable housing initiatives within the district, helping to address housing shortages and provide affordable housing options for residents.

Uptown is home to a large population of people who are unhoused. The most visible are those living in tents under the DuSable Lakeshore Drive bridges at Wilson and Lawrence. However, there are many more living in shelters, doubled up on couches, or living elsewhere on the street. In other words, additional shelter space is desperately needed in our community.

Cornerstone Community Outreach has been an invaluable neighbor and has consistently provided essential services to the people of Chicago. UPLC has had a formal referral relationship with Cornerstone for many years, and has worked closely with them on issues such as obtaining social security Disability benefits for some of Cornerstone's clients for decades. We are enthusiastic about the prospect of expanding their vital services to additional members of the Uptown community.

In addition to our support for the TIF funding request, UPLC also affirms our endorsement of the Special Use Zoning application submitted by Cornerstone Community Outreach for their project at 1140 West Wilson Avenue, Chicago, IL. It is our understanding that this application seeks to establish a shelter for individuals experiencing homelessness within the existing building. We are in full support of this endeavor.

Cornerstone's commitment to improving the lives of those in need is a testament to their dedication to the community. UPLC wholeheartedly embraces extending Cornerstone's reach within the Uptown community and beyond.

Sincerely,

A handwritten signature in black ink, appearing to read "Alan Mills", written in a cursive style.

Alan Mills, Executive Director

**CORNERSTONE COMMUNITY
OUTREACH**

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION
(Including Reports Required by
OMB's Uniform Guidance)**

For Year Ended December 31, 2021

CORNERSTONE COMMUNITY OUTREACH

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Desmond & Ahern, Ltd.

CERTIFIED PUBLIC ACCOUNTANTS & CONSULTANTS

Independent Auditor's Report

To the Board of Directors
Cornerstone Community Outreach
Chicago, IL

Opinion

We have audited the accompanying financial statements of Cornerstone Community Outreach (a nonprofit organization), which comprise the statement of financial position as of December 31, 2021, and the related statements of activities, functional expenses, and cash flows for the year then ended, and the related notes to the financial statements.

In our opinion, the financial statements present fairly, in all material respects, the financial position of Cornerstone Community Outreach as of December 31, 2021, and the changes in its net assets and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Cornerstone Community Outreach and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Cornerstone Community Outreach's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Cornerstone Community Outreach's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Cornerstone Community Outreach's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying schedule of expenditures of federal awards, as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, is presented for purposes of additional analysis and is not a required part of the financial statements.

Supplementary Information (cont.)

Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards is fairly stated, in all material respects, in relation to the financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated July 6, 2022 on our consideration of the Cornerstone Community Outreach's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Cornerstone Community Outreach's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Cornerstone Community Outreach's internal control over financial reporting and compliance.

Report on Summarized Comparative Information

We have previously audited Cornerstone Community Outreach's December 31, 2020 financial statements, and we expressed an unmodified audit opinion on those audited financial statements in our report dated December 23, 2021. In our opinion, the summarized comparative information presented herein as of and for the year ended December 31, 2020, is consistent, in all material respects, with the audited financial statements from which it has been derived.

Desmond & Ahern, Ltd

July 6, 2022
Chicago, IL

CORNERSTONE COMMUNITY OUTREACH
STATEMENT OF FINANCIAL POSITION
As of December 31, 2021 (with comparative totals for 2020)

	<u>2021</u>	<u>2020</u>
<u>Assets</u>		
Current Assets		
Cash and cash equivalents	\$ 544,594	\$ 286,043
Restricted cash - mortgage reserve, current	58,729	56,149
Government grants receivable	443,128	215,842
Contributions receivable	7,520	162,823
Other receivables	31,048	149,170
Deposits	253	2,175
Total current assets	<u>1,085,272</u>	<u>872,202</u>
Property and Equipment		
Land	232,947	232,947
Buildings and improvements	3,855,600	3,843,280
Construction in progress	645,499	608,699
Furniture and equipment	595,227	595,227
Vehicles	53,415	42,939
Total property and equipment	<u>5,382,688</u>	<u>5,323,092</u>
Less accumulated depreciation	<u>(3,351,837)</u>	<u>(3,198,043)</u>
Net property and equipment	<u>2,030,851</u>	<u>2,125,049</u>
Other Assets		
Restricted cash - mortgage reserve, long-term	56,416	57,994
Prepaid maintenance agreement	22,104	23,971
Total Assets	<u><u>\$ 3,194,643</u></u>	<u><u>\$ 3,079,216</u></u>
<u>Liabilities and Net Assets</u>		
Current Liabilities		
Current maturities of long-term debt	\$ 58,729	\$ 56,149
Accounts payable	37,695	60,795
Accrued payroll and related expenses	5,365	5,166
Refundable advances	26,237	26,237
Total current liabilities	<u>128,026</u>	<u>148,347</u>
Long-Term Debt		
Long-term debt, net of current portion	<u>2,589,872</u>	<u>2,656,572</u>
Total liabilities	<u>2,717,898</u>	<u>2,804,919</u>
Net Assets (Deficit)		
Without donor restrictions	459,804	257,356
With donor restrictions	16,941	16,941
Total net assets	<u>476,745</u>	<u>274,297</u>
Total Liabilities and Net Assets	<u><u>\$ 3,194,643</u></u>	<u><u>\$ 3,079,216</u></u>

See independent auditor's report and notes to financial statements.

**CORNERSTONE COMMUNITY OUTREACH
STATEMENT OF ACTIVITIES**

For the Year Ended December 31, 2021 (with comparative totals for 2020)

	Without Donor Restrictions	With Donor Restrictions	2021 Total	2020 Total
<u>Public Support and Revenue</u>				
Chicago Department of Family and Support Services	\$ 2,554,544	\$ -	\$ 2,554,544	\$ 2,379,190
Illinois State Board of Education	336,559	-	336,559	247,466
Illinois Department of Human Services	20,000	-	20,000	371,000
United Way of Metro Chicago	38,893	-	38,893	87,550
Government grant - PPP loan forgiveness	486,180	-	486,180	476,203
Contributions	435,360	-	435,360	739,765
Donated food	384,877	-	384,877	444,428
Interest income	1,023	-	1,023	1,308
Miscellaneous	219	-	219	461
Release of restrictions - Satisfaction of purpose restrictions	-	-	-	-
Total public support and revenue	<u>4,257,655</u>	<u>-</u>	<u>4,257,655</u>	<u>4,747,371</u>
<u>Expenses</u>				
Program Services				
Hannah Interim Housing	718,563	-	718,563	656,707
Naomi Interim Housing	1,674,186	-	1,674,186	1,590,482
Sylvia Interim Housing	1,348,796	-	1,348,796	1,232,179
Other	35,665	-	35,665	18,811
Total program services	<u>3,777,210</u>	<u>-</u>	<u>3,777,210</u>	<u>3,498,179</u>
Management and general	269,527	-	269,527	231,716
Fundraising	8,470	-	8,470	14,827
Total expenses	<u>4,055,207</u>	<u>-</u>	<u>4,055,207</u>	<u>3,744,722</u>
Change in net assets	202,448	-	202,448	1,002,649
Net assets, beginning of year	<u>257,356</u>	<u>16,941</u>	<u>274,297</u>	<u>(728,352)</u>
Net assets end of year	<u>\$ 459,804</u>	<u>\$ 16,941</u>	<u>\$ 476,745</u>	<u>\$ 274,297</u>

See independent auditor's report and notes to financial statements.

CORNERSTONE COMMUNITY OUTREACH
STATEMENT OF FUNCTIONAL EXPENSES
For the Year Ended December 31, 2021 (with comparative totals for 2020)

	Program Services	Management and General	Fundraising	2021 Total	2020 Total
<u>Functional Expenses</u>					
Salaries and wages	\$ 2,023,147	\$ 118,418	\$ 3,274	\$ 2,144,839	\$ 2,006,704
Fringe benefits and related taxes	510,369	44,087	266	554,722	462,548
Professional fees	30,614	12,500	-	43,114	20,083
Food and beverage	395,697	177	-	395,874	455,801
Client assistance	70,964	120	-	71,084	60,421
Supplies and small equipment purchases	98,577	19,379	2,116	120,072	73,505
Travel	11,356	1,329	-	12,685	12,431
Conferences and education	700	2,704	-	3,404	50
Postage and shipping	139	994	-	1,133	4,051
Printing and publications	-	5,171	2,814	7,985	7,689
Dues and subscriptions	126	3,350	-	3,476	5,220
Telephone	17,501	6,931	-	24,432	25,224
Occupancy	138,743	543	-	139,286	121,030
Repairs and maintenance	96,455	906	-	97,361	90,791
Insurance	117,232	913	-	118,145	110,318
Interest	111,545	4,090	-	115,635	114,040
Bank fees, fines and penalties	-	19,469	-	19,469	29,991
Miscellaneous	1,079	27,618	-	28,697	10,120
Depreciation	152,966	828	-	153,794	134,705
Total Expenses	\$ 3,777,210	\$ 269,527	\$ 8,470	\$ 4,055,207	\$ 3,744,722

See independent auditor's report and notes to financial statements.

CORNERSTONE COMMUNITY OUTREACH
STATEMENT OF CASH FLOWS
For the Year Ended December 31, 2021 (with comparative totals for 2020)

	<u>2021</u>	<u>2020</u>
<u>Cash Flows from Operating Activities</u>		
Change in net assets	\$ 202,448	\$ 1,002,649
Depreciation	153,794	134,705
Decrease (increase) in assets		
Government grants receivable	(227,286)	3,079
Contributions and other receivable	273,425	(226,288)
Deposits	1,922	3,815
Prepaid maintenance agreement	1,867	-
Increase (decrease) in liabilities		
Accounts payable	(23,100)	(146,625)
Accrued payroll and related expenses	199	(169,120)
Net cash provided by operating activities	<u>383,269</u>	<u>602,215</u>
<u>Cash Flows from Investing Activities</u>		
Purchase of property and equipment	<u>(59,596)</u>	<u>(205,356)</u>
Net cash used by investing activities	<u>(59,596)</u>	<u>(205,356)</u>
<u>Cash Flows from Financing Activities</u>		
Payments on debt	(64,120)	(68,293)
Payments on related party debt	-	(31,610)
Net cash used by financing activities	<u>(64,120)</u>	<u>(99,903)</u>
Net increase in cash	259,553	296,956
Cash and cash equivalents, beginning of year	400,186	103,230
Cash and cash equivalents, end of year	<u>\$ 659,739</u>	<u>\$ 400,186</u>
<u>Cash and Cash Equivalents</u>		
Cash and cash equivalents	\$ 544,594	\$ 286,043
Restricted cash - mortgage reserve, current	58,729	56,149
Restricted cash - mortgage reserve, long-term	56,416	57,994
	<u>\$ 659,739</u>	<u>\$ 400,186</u>
<u>Supplemental Cash Flow Information</u>		
Interest paid	<u>\$ 115,635</u>	<u>\$ 114,040</u>
Taxes	<u>\$ -</u>	<u>\$ -</u>
<u>Supplemental Disclosure of Non-Cash Information</u>		
Forgiveness of PPP loan recorded as refundable advance	486,180	\$ 466,203
Forgiveness of EDIL advance recorded as refundable advance	-	10,000
	<u>\$ 486,180</u>	<u>\$ 476,203</u>

See independent auditor's report and notes to financial statements.

**CORNERSTONE COMMUNITY OUTREACH
NOTES TO FINANCIAL STATEMENTS
December 31, 2021**

Note 1 – Nature of Operations

Organization

Cornerstone Community Outreach (the “Organization”) is a not-for-profit Illinois corporation exempt from income tax under Section 501(c)(3) of the U.S. Internal Revenue Code. The Organization is not considered to be a private foundation. The Organization was formed in 1990 to operate a charitable community development program that improves the quality of life for disadvantaged, displaced and under-privileged people in the Uptown neighborhood of Chicago.

The programs that address the individual needs and different stages towards permanent housing are:

Permanent Housing

Chronic Homeless Initiative - this program is permanent housing with supportive services for the chronically homeless. It provides rent subsidies, additional supportive services and direct client assistance dollars as needed on a case by case basis.

Interim Housing for Families and Single Adults

These shelters provide approximately 120 days of housing, nutritious meals, clothing, group and individual counseling, individualized case management, nursing, as needed mental health assessments, life-skills training, substance abuse counseling, money management, job assessment, job readiness, job referral, computer training classes, housing relocation assistance, and afterschool programs for kids. These programs operate year-round and include:

Hannah Interim Housing – shelters 55 women with children, including a small number of couples with children. This program is handicap accessible. As the Organization’s longest running shelter program for over 20 years, it has enabled hundreds of families to move from homelessness to stable housing.

Naomi Interim Housing – serves 145 single women and men and provides 24 hour shelter and casework services including the other services mentioned above.

Sylvia Interim Housing – serves over 130 women with children, men with children and couples with children and has been welcoming homeless families since 2001. This program supports these family groups and gives them much needed shelter and services.

Supportive Services

In addition to the housing services, individual support services are offered including:

Computer and Life Skills offering life-skills training, substance abuse counseling, money management, job assessment and referral, computer classes, and housing relocation assistance.

Other Programs

Dinner Guest Program serves 175 - 250 nutritious free meals one day per week to anyone in need.

**CORNERSTONE COMMUNITY OUTREACH
NOTES TO FINANCIAL STATEMENTS
December 31, 2021**

Note 1 – Nature of Operations (cont.)

Food Bag Program hands out more than 200 food bags each week to those in need in the area.

The Free Store allows individuals walking through the doors to receive household items and clothing. The items in the *Free Store* are from many sources, but mostly from the kindness of individuals who want to donate what they have.

Note 2 – Summary of Significant Accounting Policies

Income Tax Status

Cornerstone Community Outreach maintains an exemption from federal income taxes with the Internal Revenue Service pursuant to the provisions of Internal Revenue Code Section 501(c)(3). The Organization qualifies for the charitable contribution deduction under Section 170(b)(1)(A)(vi) and has been classified as an organization that is not a private foundation under Section 509(a)(1). The tax-exempt purpose of the Organization and the nature in which it operates is described above. The Organization continues to operate in compliance with its tax-exempt purpose.

The Organization's annual information and income tax returns filed with the federal and state governments are subject to examination by the IRS, generally for three years after they have been filed.

The Organization has adopted the requirements for accounting for uncertain tax positions and management has determined that the Organization was not required to record a liability related to uncertain tax positions as of December 31, 2021.

Basis of Accounting

The accounts and financial statements are maintained on the accrual basis of accounting and accordingly, reflect all significant accounts receivable, payable, and other liabilities in accordance with the accounting principles generally accepted in the United State of America ("GAAP").

Basis of Presentation

The Organization is required to report information regarding its financial position and activities based on the existence or absence of donor-imposed restrictions, as required by Generally Accepted Accounting Principles. Accordingly, net assets and changes therein are classified and reported as follows:

Without Donor Restrictions – Net assets available for use in general operations and not subject to donor (or certain grantor) restrictions. Items that affect this net asset category principally consist of gifts without restrictions, including those designated by the Board, fees for service and related expenses associated with the core activities of the Organization.

With Donor Restrictions – Net assets subject to donor-imposed restrictions that will be met either by actions of the Organization or the passage of time.

**CORNERSTONE COMMUNITY OUTREACH
NOTES TO FINANCIAL STATEMENTS
December 31, 2021**

Note 2 – Summary of Significant Accounting Policies (cont.)

Items that affect this net asset category are gifts for which donor-imposed restrictions have not been met, endowment gifts, pledges, and investment returns on endowment funds. Expirations of restrictions on net assets with donor restrictions, including reclassification of restricted gifts and grants for buildings and equipment when the associated long-lived asset is placed in service, are reported as net assets released from restrictions.

Also included in this category are net assets subject to donor-imposed restrictions to be maintained permanently by the Organization, including gifts and pledges wherein donors stipulate that the corpus of the gift be held in perpetuity and that only the income be made available for program operations.

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of the revenues, expenses, gains, losses and other changes in net assets during the reporting period. Actual results could differ from those estimates.

Cash and Cash Equivalents

Cash consists of bank deposits in federally insured accounts. At times, such balances may be in excess of the Federal Deposit Insurance Corporation (“FDIC”) insurance limit. For purpose of the statement of cash flows, the Organization considers all highly liquid investments and debt instruments, if any, purchased with an original maturity of three months or less to be cash equivalents.

Restricted Cash

Restricted cash represents escrow accounts held by National Covenant Properties pursuant to terms of the mortgage payable (see Note 4 – Long Term Debt).

Contributions, Government Grants, and Other Receivables

Contributions, government grants, and other receivables consist of both unconditional promises to give by donors and amounts due from governmental agencies for services. Unconditional promises to give are recorded in the year the promises are made, either unrestricted, or restricted for the subsequent period. Amounts due from governmental agencies are not recognized until they become unconditional, that is, when the conditions on which they depend are substantially met. Contributions and other receivables are carried net an allowance for doubtful accounts. The Organization records an allowance for doubtful accounts based on specifically identified amounts that are not certain to be collected. Management has deemed no allowance for doubtful accounts to be necessary as of December 31, 2021.

Contributions receivable that are expected to be collected within one year are recorded at net realizable value.

**CORNERSTONE COMMUNITY OUTREACH
NOTES TO FINANCIAL STATEMENTS
December 31, 2021**

Note 2 – Summary of Significant Accounting Policies (cont.)

Unconditional promises to give that are expected to be collected in future years are recorded at the present value of their estimated future cash flows. Amortization of the discounts on long term receivables is included in contribution revenue. No discount on long term receivables was necessary as of December 31, 2021.

Property and Equipment

Expenditures for property and equipment and items, which substantially increase the useful lives of existing assets, are capitalized at cost. The Organization capitalizes assets with a cost of \$1,000 or more. Depreciation is computed using the straight-line method over the estimated useful lives of the related assets, which are:

Building and improvements	7 - 30 years
Furniture and equipment	5 - 7 years
Vehicles	3 - 5 years

Support and Revenue

The Organization recognizes contributions when cash, securities or other assets; an unconditional promise to give; or a notification of a beneficial interest is received. Conditional promises to give – that is, those with a measurable performance or other barrier and a right of return- are not recognized until the conditions on which they depend have been met. The Organization reports gifts of cash and other assets as restricted support if they are received with donor stipulations that limit the use of the donated assets. When a donor restriction expires, that is, when a stipulated time restriction ends or purpose restriction is accomplished, net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the statement of activities as net assets released from restrictions. If a restriction is fulfilled in the same time period in which the contribution is received, the Organization reports the support as net assets without donor restrictions.

The Organization reports gifts of land, buildings, and equipment as unrestricted support unless explicit donor stipulations specify how the donated assets must be used. Gifts of long-lived assets with explicit restrictions that specify how the assets are to be used and gifts of cash or other assets that must be used to acquire long-lived assets are reported as restricted support. Absent explicit donor stipulations regarding how long those long-lived assets must be maintained, the Organization reports expirations of donor restrictions when the donated or acquired long-lived assets are placed in service. During the year ending December 30, 2021 no such gifts of land, buildings, or equipment were received.

The Organization recognizes contract revenue at an amount that reflects consideration to which the Organization expects to be entitled to in exchange for transferring goods or services to a customer. The Organization is currently engaged in this type of contract from various government entities, which is based on performance reporting. Due to the nature and varying performance obligations of these contracts, the timing and methods of recognizing revenue from these contracts will vary. All contracts recognize revenue in accordance with ASU No. 2014-09.

**CORNERSTONE COMMUNITY OUTREACH
NOTES TO FINANCIAL STATEMENTS
December 31, 2021**

Note 2 – Summary of Significant Accounting Policies (cont.)

For performance reporting contracts, a customer pays the agreed upon amounts after the completion and submission of specified deliverables in the contract. For these contracts, the Organization will allocate the transaction price of the contract to the specific performance obligations based on the contract. The Organization recognizes revenue when the performance obligations are met and delivered to the customer. The Organization had no contracts during 2021 that were performance reporting contracts. There are no contract assets or liabilities.

A portion of the Organization's revenue is derived from cost-reimbursable federal and state contracts and grants, which are conditioned upon certain performance requirements and/or the incurrence of allowable qualifying expenses. Amounts received are recognized as revenue when the Organization has incurred expenditures in compliance with specific contract or grant provisions. Amounts received prior to incurring qualifying expenditures are reported as refundable advances in the statement of financial position. The Organization has \$26,237 in refundable advances from government agencies at December 31, 2021.

Concentration of Risk

During the year ended December 31, 2021, the Organization received approximately 60% of its funding from Chicago Department of Family and Supportive Services. This source also represented 85% of the government contributions receivable at December 31, 2021.

Donated Services

Contributions of services are required to be recognized if the services received (a) create or enhance non-financial assets or (b) require specialized skills, are provided by individuals possessing those skills, and would typically need to be purchased if not provided by donation. The Organization did not receive any donated services required to be recognized during the year ended December 31, 2021.

There are, however, a substantial number of volunteers who donate their time toward the activities and success of the Organization, the value of which is not recognized under generally accepted accounting principles. During the year ending December 31, 2021, these volunteer hours exceeded 7,000.

In-Kind Contributions

In addition to receiving cash contributions, the Organization receives in-kind contributions from various donors. It is the policy of the Organization to record the estimated fair value of certain in-kind donations as an expense in its financial statements, and similarly increase donation revenues by a like amount. For the year ended December 31, 2021, this amounted to \$384,877 in donated food received and distributed.

Compensated Absences

Employees of the Organization are entitled to paid vacation, sick and personal days off, depending on job classification, length of service and other factors.

**CORNERSTONE COMMUNITY OUTREACH
NOTES TO FINANCIAL STATEMENTS
December 31, 2021**

Note 2 – Summary of Significant Accounting Policies (cont.)

The Organization's policy is to recognize the costs of compensated absences when actually paid to employees. The estimated liability is not material at December 31, 2021, and therefore, no accrual has been recorded in the accompanying financial statements.

Functional Expenses

The costs of providing various programs and other activities have been summarized on a functional basis in the Statement of Activities and the Statement of Functional Expenses. Accordingly, certain costs have been allocated among the programs and supporting services benefited, based on time analysis, space utilization, and unit consumption.

The financial statements report certain categories of expenses that are attributable to one program or supporting function. Therefore, these expenses require allocation on a reasonable basis that is consistently applied. The expenses include salaries and benefits which are allocated on the basis of estimates of time analysis, space utilization, and unit consumption.

Subsequent Events

Accounting principles generally accepted in the United States of America establish general standards of accounting for, and disclosure of, events that occur after the balance sheet date but before financial statements are issued or available to be issued. The Organization has evaluated subsequent events through July 6, 2022, which is the date the financial statements were available to be issued. No subsequent events have been identified that are required to be disclosed as of that date.

Note 3 – Financial Assets and Liquidity Resources

The Organization regularly monitors the available of resources required to meet its operating needs and other contractual commitments. For purposes of analyzing resources available to meet general expenditures over a 12-month period, the Organization considers all expenditures related to its ongoing activities as well as the conduct of services undertaken to support those activities to be general expenditures.

The Organization's cash flows have seasonal variations during the year attributable to timing of voucher reimbursements from government funding sources. The Organization considers contributions without donor restrictions for programs which are ongoing, major, and central to its annual operations to be available to meet cash needs for general operating purposes. To manage liquidity, the Organization defers expenses to the extent practicable and obtains short-term operating loans from various related parties.

**CORNERSTONE COMMUNITY OUTREACH
NOTES TO FINANCIAL STATEMENTS
December 31, 2021**

Note 3 – Financial Assets and Liquidity Resources (cont.)

As of December 31, 2021, financial assets and liquidity resources available within one year for general expenditure, such as operating expenses and current debt obligations, were as follows:

Financial assets, at year-end:	
Cash and cash equivalents	\$ 659,739
Government grants, contributions, and other receivables	481,696
Total financial assets, at year-end	<u>1,141,435</u>
Less amount unavailable to be used within one year:	
Restricted cash - mortgage reserve	(115,145)
Restricted by donor - purpose	(16,941)
Financial assets available to meet cash needs for general expenditures within one year	<u><u>\$ 1,009,349</u></u>

The organization manages its liquidity and reserves by adhering to the following principles: operating within a stable and balanced budget, maintaining adequate liquid assets to fund near-term operating needs, and maintaining sufficient reserves beyond near-term to provide reasonable assurance that programming is continued, and obligation will be adequately discharged in the future. In addition to financial assets available to meet general expenditures over the next 12 months, the Organization anticipates collecting sufficient revenue to cover general expenditures not covered by donor-restricted sources.

Note 4 – Long-Term Debt

The Organization maintains a mortgage note on properties located at 4628 and 4615 N. Clifton, with a combined book value of \$1,229,319 as of December 31, 2021 payable to the National Covenant Properties in monthly installments of \$14,790 through November 30, 2033, including variable interest at 4.5%, payable monthly.

Long-term debt is reflected in the statement of financial position as follows at December 31, 2021:

Total outstanding debt	\$ 2,648,601
Less current portion	<u>(58,729)</u>
Net long-term debt	<u><u>\$ 2,589,872</u></u>

**CORNERSTONE COMMUNITY OUTREACH
NOTES TO FINANCIAL STATEMENTS
December 31, 2021**

Note 4 – Long-Term Debt (cont.)

The future maturities of long-term debt are anticipated as follows:

<u>Years Ended December 31,</u>	<u>Amount</u>
2022	\$ 58,729
2023	61,427
2024	64,249
2025	67,200
2026	70,288
Thereafter	2,326,708
	<u>\$ 2,648,601</u>

Pursuant to the terms of the note, the Organization is required to maintain two escrow accounts with National Covenant Properties: 1.) a mortgage escrow account to cover 6-months of mortgage payments and 2.) a construction escrow account to fund unexpected major repairs or maintenance costs. The two accounts have since been combined and have a restricted cash balance of \$115,145 as of December 31, 2021 on the Statement of Financial Position.

Note 5 – Net Assets With Donor Restrictions

Net assets with donor restrictions at December 31, 2021 are available for the following purposes:

Elevator project	\$ 11,941
Purchase of tables and chairs	5,000
	<u>\$ 16,941</u>

Note 6 – Related Party Transactions

Jesus People USA Evangelical Covenant Church (JPUSA) founded Cornerstone Community Outreach (CCO). As of December 31, 2021, the Board of Directors of the Organization consists predominantly of all JPUSA members. In addition, the Organization employs four members of JPUSA. Furthermore, the Executive Director’s spouse is a paid employee of the Organization.

Note 7 – Paycheck Protection Loan

On January 24, 2021, the Organization received loan proceeds in the amount of \$486,180 under the Paycheck Protection Program (“PPP”). The PPP, established as part of the Coronavirus Aid, Relief and Economic Security Act (“CARES Act”), provides for loans to qualifying businesses for amounts up to 2.5 times of the average monthly payroll expenses of the qualifying business. The loans and accrued interest are forgivable after twenty-four weeks as long as the borrower uses the loan proceeds for eligible purposes, including payroll, benefits, rent and utilities, and maintains its payroll levels. The amount of loan forgiveness will be reduced if the borrower terminates employees or reduces salaries during the twenty-four-week period.

**CORNERSTONE COMMUNITY OUTREACH
NOTES TO FINANCIAL STATEMENTS
December 31, 2021**

Note 7 – Paycheck Protection Loan (cont.)

The unforgiven portion of the PPP loan is payable over two years at an interest rate of 1%, with a deferral of payments for the first six months. The Organization believes it has used the loan for purposes consistent with the PPP and elected to follow ASC 958-605 and record the loan as a refundable advance where once forgiveness conditions are substantially met or explicitly waived, the entity would reduce the refundable advance and record a contribution for the amount forgiven. The Organization has recognized the full amount of \$486,180 as a government grant for the year ended December 31, 2021.

SUPPLEMENTARY INFORMATION

**CORNERSTONE COMMUNITY OUTREACH
SCHEDULE OF EXPENSES BY PROGRAM
For the Year Ended December 31, 2021**

	Hannah Interim Housing	Naomi Interim Housing	Sylvia Interim Housing	Other Programs	Total Program
<u>Expenditures</u>					
Salaries and wages	\$ 392,242	\$ 887,550	\$ 743,355	\$ -	\$ 2,023,147
Fringe benefits and related taxes	87,580	244,796	177,993	-	510,369
Professional fees	4,995	13,588	11,811	220	30,614
Food and beverage	67,020	174,394	154,046	237	395,697
Client assistance	2,918	34,571	22,086	11,389	70,964
Supplies and small equipment purchases	13,954	39,509	31,136	13,978	98,577
Travel	1,082	3,339	2,943	3,992	11,356
Conferences and education	-	-	-	700	700
Postage and shipping	-	-	-	139	139
Dues and subscriptions	9	53	64	-	126
Telephone	5,208	6,845	5,347	101	17,501
Occupancy	29,141	83,570	25,473	559	138,743
Repairs and maintenance	20,894	38,213	34,850	2,498	96,455
Insurance	30,401	41,969	44,170	692	117,232
Interest	20,134	46,570	44,549	292	111,545
Miscellaneous	16	518	327	218	1,079
Depreciation and amortization	42,969	58,701	50,646	650	152,966
Total Expenses	\$ 718,563	\$ 1,674,186	\$ 1,348,796	\$ 35,665	\$ 3,777,210

See independent auditor's report and notes to financial statements.

**REPORTS REQUIRED BY
OMB'S UNIFORM GUIDANCE**

**CORNERSTONE COMMUNITY OUTREACH
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
December 31, 2021**

<u>Federal Grantor/Pass-Through Grantor/ Program Title</u>	<u>Federal CFDA Number</u>	<u>Pass-through Contract Number</u>	<u>Passed Through to Subrecipients</u>	<u>Disbursements or Expenditures</u>
U.S. Department of Housing and Urban Development				
Passed through the Chicago Department of Family and Support Services				
Community Development Block Grants/ Entitlement Grants				
Naomi Interim Housing				
January 1, 2021 to December 31, 2021	14.218	154759	\$ - (1)	\$ 595,258
Sylvia Center Interim Housing				
January 1, 2021 to December 31, 2021	14.218	155967	-	(1) 495,493
				<u>1,090,751</u>
Emergency Solutions Grant Program				
January 1, 2021 to December 31, 2021	14.231	158101	-	35,905
January 10, 2021 to December 31, 2021	14.231	158102	-	68,178
			-	<u>104,083</u>
Total U.S. Department of Housing and Urban Development			-	<u>1,194,834</u>
U.S. Department of Agriculture				
Passed through the Illinois State Board of Education				
Child and Adult Care Food Program				
October 1, 2021 to September 30, 2022	10.558	15-016-675P-00	-	101,880
October 1, 2020 to September 30, 2021	10.558	15-016-675P-00	-	234,679
Total U.S. Department of Agriculture			-	<u>336,559</u>
U.S. Department of Health and Human Services				
Passed through the Chicago Department of Family and Support Services				
Community Services Block Grant				
January 1, 2021 to December 31, 2021	93.569	124545	-	327,658
COVID-19 Community Services Block Grant				
January 1, 2021 to December 31, 2021	93.569	158993	-	18,180
Total U.S. Department of Health and Human Services			-	<u>345,838</u>
U.S. Department of Homeland Security				
Passed through the United Way of Metro Chicago				
Emergency Food and Shelter National Board Program				
January 1, 2021 to November 31, 2021	97.024	237800-099	-	38,893
Total U.S. Department of Homeland Security			-	<u>38,893</u>
Total Expenditures of Federal Awards			<u>\$ -</u>	<u>\$ 1,916,124</u>

(1) Major Program

See independent auditor's report and notes to financial statements.

**CORNERSTONE COMMUNITY OUTREACH
NOTES TO FINANCIAL STATEMENTS
December 31, 2021**

Note 1 – Basis of Presentation

The accompanying Schedule of Expenditures of Federal Awards (the “Schedule”) includes the Federal grant activity of Cornerstone Community Outreach (the Organization) under programs of the federal government for the year ended December 31, 2021. The information in this schedule is presented in accordance with the requirements of *Title 2 US. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance)*. Because the schedule presents only a selected portion of the operations of Cornerstone Community Outreach, it is not intended to and does not present the financial position, changes in net assets or cash flows of Cornerstone Community Outreach.

Note 2 – Summary of Significant Accounting Policies

Expenditures reported on the SEFA are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein, certain types of expenditures are not allowable or are limited as to the reimbursement. Negative amounts shown on the SEFA represent adjustments or credits made in the normal course of business to amounts reported as expenditures in prior years. The Organization has not elected to use the 10-percent de minimis indirect cost rate as allowed under the Uniform Guidance.

Note 3 – Sub-recipients

The Organization did not provide any federal awards to sub-recipients during the year ended December 31, 2021.

Note 4 – Other Matters

Amount of non-cash assistance	None
Amount of insurance	None
Amount of loans	None
Amount of loan guarantees	None



Desmond & Ahern, Ltd.

CERTIFIED PUBLIC ACCOUNTANTS & CONSULTANTS

**Independent Auditor's Report on Internal Control over
Financial Reporting and on Compliance and Other Matters
Based on an Audit of Financial Statements Performed in
Accordance with Government Auditing Standards**

To the Board of Directors of
Cornerstone Community Outreach
Chicago, IL

We have audited in accordance with auditing standards accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States, the financial statements of Cornerstone Community Outreach which comprise the statement of financial position as of December 31, 2021, and the related statements of activities, functional expenses and cash flows for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated July 6, 2022.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered Cornerstone Community Outreach's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Cornerstone Community Outreach's internal control. Accordingly, we do not express an opinion on the effectiveness of the Cornerstone Community Outreach's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Cornerstone Community Outreach's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of the Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the organization's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the organization's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Desmond & Ahern, Ltd

July 6, 2022
Chicago, IL



Desmond & Ahern, Ltd.

CERTIFIED PUBLIC ACCOUNTANTS & CONSULTANTS

**Independent Auditor's Report on Compliance for
Each Major Federal Program and Report on Internal
Control Over Compliance Required by the Uniform Guidance**

To the Board of Directors
Cornerstone Community Outreach
Chicago, IL

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited Cornerstone Community Outreach's compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of Cornerstone Community Outreach's major federal programs for the year ended December 31, 2021. Cornerstone Community Outreach's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, Cornerstone Community Outreach complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended December 31, 2021.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance).^j Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of Cornerstone Community Outreach and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of Cornerstone Community Outreach's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to Cornerstone Community Outreach's federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on Cornerstone Community Outreach's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about Cornerstone Community Outreach's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding Cornerstone Community Outreach's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of Cornerstone Community Outreach's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of Cornerstone Community Outreach's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control over Compliance

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Desmond & Ahern, Ltd

July 6, 2022
Chicago, Illinois

**CORNERSTONE COMMUNITY OUTREACH
 SCHEDULE OF FINDINGS AND QUESTIONED COSTS
 For the Year Ended December 31, 2021**

Section I – Summary of Auditor’s Results

Financial Statements

Type of auditor’s report issued: Unmodified

Internal control over financial reporting:

- Material weakness identified? _____ yes X no
- Significant deficiencies identified that are not considered to be material weaknesses? _____ yes X no
- Noncompliance material to financial statements noted? _____ yes X no

Federal Awards

Internal control over major programs:

- Material weakness identified? _____ yes X no
- Significant deficiencies identified that are not considered to be material weaknesses? _____ yes X no

Type of auditor’s report issued on compliance for major programs:

Unmodified

Any audit findings disclosed that are required to be reported under 2 CFR section 200.516(a)? _____ yes X no

Certification of Major Programs

CFDA Number

Name of Federal Program or Cluster

14.218

Community Development Block Grant/ Entitlement Grants

Dollar threshold used to distinguish between type A and type B Programs: \$750,000

Auditee qualified as low-risk auditee? _____ yes X no

**CORNERSTONE COMMUNITY OUTREACH
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
For the Year Ended December 31, 2021**

Section II – Financial Statement Findings

None

Section III – Federal Award Findings and Questioned Costs

None

Section IV – Federal Award Findings and Questioned Costs - Prior Year

2020-001 Closing Records on a Timely Basis

Condition: Accounting records were not closed over a year after the end of the fiscal year.

Current Status: The finding was not repeated in the current year.

2020-002 Submitting Single Audit Package on time

Condition: The Organization did not submit its Single Audit Package in a timely manner as required by federal regulations.

Current Status: The finding was not repeated in the current year.

**CORNERSTONE COMMUNITY
OUTREACH**

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION**

**(Including Reports Required by
OMB's Uniform Guidance)**

For the Year Ended December 31, 2022

CORNERSTONE COMMUNITY OUTREACH

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Desmond & Ahern, Ltd.

CERTIFIED PUBLIC ACCOUNTANTS & CONSULTANTS

Independent Auditor's Report

To the Board of Directors
Cornerstone Community Outreach
Chicago, IL

Opinion

We have audited the accompanying financial statements of Cornerstone Community Outreach (a nonprofit organization), which comprise the statement of financial position as of December 31, 2022, and the related statements of activities, functional expenses, and cash flows for the year then ended, and the related notes to the financial statements.

In our opinion, the financial statements present fairly, in all material respects, the financial position of Cornerstone Community Outreach as of December 31, 2022, and the changes in its net assets and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Cornerstone Community Outreach and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Cornerstone Community Outreach's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Cornerstone Community Outreach's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Cornerstone Community Outreach's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying schedule of expenses by program and schedule of expenditures of federal awards, as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, is presented for purposes of additional analysis and is not a required part of the financial statements.

Supplementary Information (cont.)

Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards is fairly stated, in all material respects, in relation to the financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 27, 2023 on our consideration of the Cornerstone Community Outreach's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Cornerstone Community Outreach's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Cornerstone Community Outreach's internal control over financial reporting and compliance.

Report on Summarized Comparative Information

We have previously audited Cornerstone Community Outreach's December 31, 2021 financial statements, and we expressed an unmodified audit opinion on those audited financial statements in our report dated July 6, 2022. In our opinion, the summarized comparative information presented herein as of and for the year ended December 31, 2021, is consistent, in all material respects, with the audited financial statements from which it has been derived.

Desmond & Akers, Ltd

June 27, 2023
Chicago, IL

CORNERSTONE COMMUNITY OUTREACH
STATEMENT OF FINANCIAL POSITION
As of December 31, 2022 (with comparative totals for 2021)

	<u>2022</u>	<u>2021</u>
<u>Assets</u>		
Current Assets		
Cash and cash equivalents	\$ 241,278	\$ 544,594
Restricted cash - mortgage reserve, current	61,427	58,729
Government grants receivable	382,362	443,128
Contributions receivable	10,300	7,520
Other receivables	1,246,475	31,048
Deposits	253	253
Total current assets	<u>1,942,095</u>	<u>1,085,272</u>
Property and Equipment		
Land	232,947	232,947
Buildings and improvements	3,855,600	3,855,600
Construction in progress	652,195	645,499
Furniture and equipment	604,863	595,227
Vehicles	53,415	53,415
Total property and equipment	<u>5,399,020</u>	<u>5,382,688</u>
Less accumulated depreciation	<u>(3,505,942)</u>	<u>(3,351,837)</u>
Net property and equipment	<u>1,893,078</u>	<u>2,030,851</u>
Other Assets		
Restricted cash - mortgage reserve, long-term	54,371	56,416
Prepaid maintenance agreement	22,104	22,104
Total Assets	<u><u>\$ 3,911,648</u></u>	<u><u>\$ 3,194,643</u></u>
<u>Liabilities and Net Assets</u>		
Current Liabilities		
Current maturities of long-term debt	\$ 61,427	\$ 58,729
Accounts payable	35,461	37,695
Accrued payroll and related expenses	1,487	5,365
Related party loan	270,000	-
Refundable advances	26,237	26,237
Total current liabilities	<u>394,612</u>	<u>128,026</u>
Long-Term Debt		
Long-term debt, net of current portion	<u>2,503,960</u>	<u>2,589,872</u>
Total liabilities	<u>2,898,572</u>	<u>2,717,898</u>
Net Assets		
Without donor restrictions	996,135	459,804
With donor restrictions	16,941	16,941
Total net assets	<u>1,013,076</u>	<u>476,745</u>
Total Liabilities and Net Assets	<u><u>\$ 3,911,648</u></u>	<u><u>\$ 3,194,643</u></u>

See independent auditor's report and notes to financial statements.

**CORNERSTONE COMMUNITY OUTREACH
STATEMENT OF ACTIVITIES**

For the Year Ended December 31, 2022 (with summarized comparative totals for 2021)

	Without Donor Restrictions	With Donor Restrictions	2022 Total	2021 Total
<u>Public Support and Revenue</u>				
Chicago Department of Family and Support Services	\$ 2,394,587	\$ -	\$ 2,394,587	\$ 2,554,544
Illinois State Board of Education	400,455	-	400,455	336,559
Illinois Department of Human Services	15,000	-	15,000	20,000
United Way of Metro Chicago	601,149	-	601,149	38,893
Government grants - other	945,900	-	945,900	486,180
Contributions	432,843	-	432,843	413,370
Donated food	298,059	-	298,059	384,877
Interest income	654	-	654	1,023
Miscellaneous	27,022	-	27,022	22,209
Release of restrictions - Satisfaction of purpose restrictions	-	-	-	-
Total public support and revenue	<u>5,115,669</u>	<u>-</u>	<u>5,115,669</u>	<u>4,257,655</u>
<u>Expenses</u>				
Program Services				
Hannah Interim Housing	914,777	-	914,777	718,563
Naomi Interim Housing	1,867,259	-	1,867,259	1,674,186
Sylvia Interim Housing	1,406,736	-	1,406,736	1,348,796
Other	49,164	-	49,164	35,665
Total program services	<u>4,237,936</u>	<u>-</u>	<u>4,237,936</u>	<u>3,777,210</u>
Management and general	256,520	-	256,520	269,527
Fundraising	84,882	-	84,882	8,470
Total expenses	<u>4,579,338</u>	<u>-</u>	<u>4,579,338</u>	<u>4,055,207</u>
Change in net assets	536,331	-	536,331	202,448
Net assets, beginning of year	459,804	16,941	476,745	274,297
Net assets end of year	<u>\$ 996,135</u>	<u>\$ 16,941</u>	<u>\$ 1,013,076</u>	<u>\$ 476,745</u>

See independent auditor's report and notes to financial statements.

CORNERSTONE COMMUNITY OUTREACH**STATEMENT OF FUNCTIONAL EXPENSES****For the Year Ended December 31, 2022 (with summarized comparative totals for 2021)**

	<u>Program Services</u>	<u>Management and General</u>	<u>Fundraising</u>	<u>2022 Total</u>	<u>2021 Total</u>
<u>Functional Expenses</u>					
Salaries and wages	\$ 2,401,362	\$ 116,720	\$ 63,901	\$ 2,581,983	\$ 2,144,839
Fringe benefits and related taxes	589,876	54,437	6,493	650,806	554,722
Professional fees	30,010	16,188	3,231	49,429	43,114
Food and beverage	317,488	190	-	317,678	395,874
Client assistance	95,908	46	-	95,954	71,084
Supplies and small equipment purchases	145,483	8,419	2,333	156,235	120,072
Travel	16,023	1,439	91	17,553	12,685
Conferences and education	230	342	-	572	3,404
Postage and shipping	10	634	44	688	1,133
Printing and publications	-	196	7,136	7,332	7,985
Dues and subscriptions	350	9,026	298	9,674	3,476
Telephone	20,856	164	-	21,020	24,432
Occupancy	140,253	558	-	140,811	139,286
Repairs and maintenance	94,882	498	-	95,380	97,361
Insurance	129,660	1,027	-	130,687	118,145
Interest	96,188	3,067	1,355	100,610	115,635
Bank fees, fines and penalties	-	31,672	-	31,672	19,469
Miscellaneous	6,447	10,701	-	17,148	28,697
Depreciation	152,910	1,196	-	154,106	153,794
Total Expenses	\$ 4,237,936	\$ 256,520	\$ 84,882	\$ 4,579,338	\$ 4,055,207

See independent auditor's report and notes to financial statements.

CORNERSTONE COMMUNITY OUTREACH
STATEMENT OF CASH FLOWS
For the Year Ended December 31, 2022 (with comparative totals for 2021)

	<u>2022</u>	<u>2021</u>
<u>Cash Flows from Operating Activities</u>		
Change in net assets	\$ 536,331	\$ 202,448
Adjustments to reconcile change in net assets to net cash used by operating activities:		
Depreciation	154,106	153,794
(Increase) decrease in assets		
Government grants receivable	60,766	(227,286)
Contributions and other receivable	(1,218,207)	273,425
Deposits	-	1,922
Prepaid maintenance agreement	-	1,867
Increase (decrease) in liabilities		
Accounts payable	(2,234)	(23,100)
Accrued payroll and related expenses	(3,878)	199
Refundable advance	-	-
Net cash (used in) provided by operating activities	<u>(473,116)</u>	<u>383,269</u>
<u>Cash Flows from Investing Activities</u>		
Purchase of property and equipment	<u>(16,333)</u>	<u>(59,596)</u>
Net cash used in investing activities	<u>(16,333)</u>	<u>(59,596)</u>
<u>Cash Flows from Financing Activities</u>		
Payments on debt	(83,214)	(64,120)
Proceeds on related party loan	<u>270,000</u>	<u>-</u>
Net cash provided by (used in) financing activities	<u>186,786</u>	<u>(64,120)</u>
Net increase in cash	(302,663)	259,553
Cash and cash equivalents, beginning of year	<u>659,739</u>	<u>400,186</u>
Cash and cash equivalents, end of year	<u>\$ 357,076</u>	<u>\$ 659,739</u>
<u>Cash and Cash Equivalents</u>		
Cash and cash equivalents	\$ 241,278	\$ 544,594
Restricted cash - mortgage reserve, current	61,427	58,729
Restricted cash - mortgage reserve, long-term	54,371	56,416
	<u>\$ 357,076</u>	<u>\$ 659,739</u>
<u>Supplemental Cash Flow Information</u>		
Interest paid	<u>\$ 100,610</u>	<u>\$ 115,635</u>
Taxes	<u>\$ -</u>	<u>\$ -</u>
<u>Supplemental Disclosure of Non-Cash Information</u>		
Forgiveness of PPP loan recorded as refundable advance	<u>\$ -</u>	<u>\$ 486,180</u>

See independent auditor's report and notes to financial statements.

**CORNERSTONE COMMUNITY OUTREACH
NOTES TO FINANCIAL STATEMENTS
December 31, 2022**

Note 1 – Nature of Operations

Organization

Cornerstone Community Outreach (the “Organization”) is a not-for-profit Illinois corporation exempt from income tax under Section 501(c)(3) of the U.S. Internal Revenue Code. The Organization is not considered to be a private foundation. The Organization was formed in 1990 to operate a charitable community development program that improves the quality of life for disadvantaged, displaced and under-privileged people in the Uptown neighborhood of Chicago.

The programs that address the individual needs and different stages towards permanent housing are:

Interim Housing for Families and Single Adults

These programs provide shelter, nutritious meals, clothing, group and individual counseling, individualized case management, nursing, as needed mental health assessments, life-skills training, substance abuse counseling, money management, job assessment, job readiness, job referral, computer training classes, housing relocation assistance, and afterschool programs for kids. These programs operate year-round and include:

Hannah Interim Housing – shelters 55 women with children, including a small number of couples with children. This program is handicap accessible. As the Organization’s longest running shelter program for over 20 years, it has enabled hundreds of families to move from homelessness to stable housing.

Naomi Interim Housing – serves 72 single women and men and provides 24 hour shelter and casework services including the other services mentioned above.

Sylvia Interim Housing – serves over 130 women with children, men with children and couples with children and has been welcoming homeless families since 2001. This program supports these family groups and gives them much needed shelter and services.

Other Programs

Chronic Homeless Initiative - this program is permanent housing with supportive services for the chronically homeless. It provides rent subsidies, additional supportive services and direct client assistance dollars as needed on a case by case basis.

Dinner Guest Program serves 175 - 250 nutritious free meals one day per week to anyone in need.

**CORNERSTONE COMMUNITY OUTREACH
NOTES TO FINANCIAL STATEMENTS
December 31, 2022**

Note 1 – Nature of Operations (cont.)

Food Bag Program hands out more than 200 food bags each week to those in need in the area.

The Free Store allows individuals walking through the doors to receive household items and clothing. The items in the *Free Store* are from many sources, but mostly from the kindness of individuals who want to donate what they have.

Note 2 – Summary of Significant Accounting Policies

Income Tax Status

Cornerstone Community Outreach maintains an exemption from federal income taxes with the Internal Revenue Service pursuant to the provisions of Internal Revenue Code Section 501(c)(3). The Organization qualifies for the charitable contribution deduction under Section 170(b)(1)(A)(vi) and has been classified as an organization that is not a private foundation under Section 509(a)(1). The tax-exempt purpose of the Organization and the nature in which it operates is described above. The Organization continues to operate in compliance with its tax-exempt purpose.

The Organization's annual information and income tax returns filed with the federal and state governments are subject to examination by the IRS, generally for three years after they have been filed.

The Organization has adopted the requirements for accounting for uncertain tax positions and management has determined that the Organization was not required to record a liability related to uncertain tax positions as of December 31, 2022.

Basis of Accounting

The accounts and financial statements are maintained on the accrual basis of accounting and accordingly, reflect all significant accounts receivable, payable, and other liabilities in accordance with the accounting principles generally accepted in the United State of America ("GAAP").

Basis of Presentation

The Organization is required to report information regarding its financial position and activities based on the existence or absence of donor-imposed restrictions, as required by Generally Accepted Accounting Principles. Accordingly, net assets and changes therein are classified and reported as follows:

Without Donor Restrictions – Net assets available for use in general operations and not subject to donor (or certain grantor) restrictions. Items that affect this net asset category principally consist of gifts without restrictions, including those designated by the Board, fees for service and related expenses associated with the core activities of the Organization.

With Donor Restrictions – Net assets subject to donor-imposed restrictions that will be met either by actions of the Organization or the passage of time.

**CORNERSTONE COMMUNITY OUTREACH
NOTES TO FINANCIAL STATEMENTS
December 31, 2022**

Note 2 – Summary of Significant Accounting Policies (cont.)

Items that affect this net asset category are gifts for which donor-imposed restrictions have not been met, endowment gifts, pledges, and investment returns on endowment funds. Expirations of restrictions on net assets with donor restrictions, including reclassification of restricted gifts and grants for buildings and equipment when the associated long-lived asset is placed in service, are reported as net assets released from restrictions.

Also included in this category are net assets subject to donor-imposed restrictions to be maintained permanently by the Organization, including gifts and pledges wherein donors stipulate that the corpus of the gift be held in perpetuity and that only the income be made available for program operations.

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of the revenues, expenses, gains, losses and other changes in net assets during the reporting period. Actual results could differ from those estimates.

Cash and Cash Equivalents

Cash consists of bank deposits in federally insured accounts. At times, such balances may be in excess of the Federal Deposit Insurance Corporation (“FDIC”) insurance limit. For purpose of the statement of cash flows, the Organization considers all highly liquid investments and debt instruments, if any, purchased with an original maturity of three months or less to be cash equivalents.

Restricted Cash

Restricted cash represents escrow accounts held by National Covenant Properties pursuant to terms of the mortgage payable (see Note 4 – Long Term Debt).

Contributions, Government Grants, and Other Receivables

Contributions, government grants, and other receivables consist of both unconditional promises to give by donors and amounts due from governmental agencies for services. Unconditional promises to give are recorded in the year the promises are made, either unrestricted, or restricted for the subsequent period. Amounts due from governmental agencies are not recognized until they become unconditional, that is, when the conditions on which they depend are substantially met. Contributions and other receivables are carried net an allowance for doubtful accounts. The Organization records an allowance for doubtful accounts based on specifically identified amounts that are not certain to be collected. Management has deemed no allowance for doubtful accounts to be necessary as of December 31, 2022.

Contributions receivable that are expected to be collected within one year are recorded at net realizable value.

CORNERSTONE COMMUNITY OUTREACH
NOTES TO FINANCIAL STATEMENTS
December 31, 2022

Note 2 – Summary of Significant Accounting Policies (cont.)

Unconditional promises to give that are expected to be collected in future years are recorded at the present value of their estimated future cash flows. Amortization of the discounts on long term receivables is included in contribution revenue. No discount on long term receivables was necessary as of December 31, 2022.

Property and Equipment

Expenditures for property and equipment and items, which substantially increase the useful lives of existing assets, are capitalized at cost. The Organization capitalizes assets with a cost of \$1,000 or more. Depreciation is computed using the straight-line method over the estimated useful lives of the related assets, which are:

Building and improvements	7 - 30 years
Furniture and equipment	5 - 7 years
Vehicles	3 - 5 years

Support and Revenue

The Organization recognizes contributions when cash, securities or other assets; an unconditional promise to give; or a notification of a beneficial interest is received. Conditional promises to give – that is, those with a measurable performance or other barrier and a right of return are not recognized until the conditions on which they depend have been met. The Organization reports gifts of cash and other assets as restricted support if they are received with donor stipulations that limit the use of the donated assets. When a donor restriction expires, that is, when a stipulated time restriction ends or purpose restriction is accomplished, net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the statement of activities as net assets released from restrictions. If a restriction is fulfilled in the same time period in which the contribution is received, the Organization reports the support as net assets without donor restrictions.

The Organization reports gifts of land, buildings, and equipment as unrestricted support unless explicit donor stipulations specify how the donated assets must be used. Gifts of long-lived assets with explicit restrictions that specify how the assets are to be used and gifts of cash or other assets that must be used to acquire long-lived assets are reported as restricted support. Absent explicit donor stipulations regarding how long those long-lived assets must be maintained, the Organization reports expirations of donor restrictions when the donated or acquired long-lived assets are placed in service. During the year ending December 30, 2022 no such gifts of land, buildings, or equipment were received.

The Organization recognizes contract revenue at an amount that reflects consideration to which the Organization expects to be entitled to in exchange for transferring goods or services to a customer. The Organization is currently engaged in this type of contract from various government entities, which is based on performance reporting. Due to the nature and varying performance obligations of these contracts, the timing and methods of recognizing revenue from these contracts will vary. All contracts recognize revenue in accordance with ASU No. 2014-09.

**CORNERSTONE COMMUNITY OUTREACH
NOTES TO FINANCIAL STATEMENTS
December 31, 2022**

Note 2 – Summary of Significant Accounting Policies (cont.)

For performance reporting contracts, a customer pays the agreed upon amounts after the completion and submission of specified deliverables in the contract. For these contracts, the Organization will allocate the transaction price of the contract to the specific performance obligations based on the contract. The Organization recognizes revenue when the performance obligations are met and delivered to the customer. The Organization had no contracts during 2022 that were performance reporting contracts. There are no contract assets or liabilities.

A portion of the Organization's revenue is derived from cost-reimbursable federal and state contracts and grants, which are conditioned upon certain performance requirements and/or the incurrence of allowable qualifying expenses. Amounts received are recognized as revenue when the Organization has incurred expenditures in compliance with specific contract or grant provisions. Amounts received prior to incurring qualifying expenditures are reported as refundable advances in the statement of financial position. The Organization has \$26,237 in refundable advances from government agencies at December 31, 2022.

Concentration of Risk

During the year ended December 31, 2022, the Organization received approximately 60% of its funding from Chicago Department of Family and Supportive Services and 12% from United Way of Metro Chicago. These sources also represented 87% of the all receivables at December 31, 2022.

Donated Services

Contributions of services are required to be recognized if the services received (a) create or enhance non-financial assets or (b) require specialized skills, are provided by individuals possessing those skills, and would typically need to be purchased if not provided by donation. The Organization did not receive any donated services required to be recognized during the year ended December 31, 2022.

There are, however, a substantial number of volunteers who donate their time toward the activities and success of the Organization, the value of which is not recognized under generally accepted accounting principles. During the year ending December 31, 2022, these volunteer hours exceeded 6,100.

In-Kind Contributions

In addition to receiving cash contributions, the Organization receives in-kind contributions from various donors. It is the policy of the Organization to record the estimated fair value of certain in-kind donations as an expense in its financial statements, and similarly increase donation revenues by a like amount. For the year ended December 31, 2022, this amounted to \$298,059 in donated food received and distributed.

Compensated Absences

Employees of the Organization are entitled to paid vacation, sick and personal days off, depending on job classification, length of service and other factors.

**CORNERSTONE COMMUNITY OUTREACH
NOTES TO FINANCIAL STATEMENTS
December 31, 2022**

Note 2 – Summary of Significant Accounting Policies (cont.)

The Organization's policy is to recognize the costs of compensated absences when actually paid to employees. The estimated liability is not material at December 31, 2022, and therefore, no accrual has been recorded in the accompanying financial statements.

Functional Expenses

The costs of providing various programs and other activities have been summarized on a functional basis in the Statement of Activities and the Statement of Functional Expenses. Accordingly, certain costs have been allocated among the programs and supporting services benefited, based on time analysis, space utilization, and unit consumption.

The financial statements report certain categories of expenses that are attributable to one program or supporting function. Therefore, these expenses require allocation on a reasonable basis that is consistently applied. The expenses include salaries and benefits which are allocated on the basis of estimates of time analysis, space utilization, and unit consumption.

Subsequent Events

Accounting principles generally accepted in the United States of America establish general standards of accounting for, and disclosure of, events that occur after the balance sheet date but before financial statements are issued or available to be issued. The Organization has evaluated subsequent events through June 27, 2023, which is the date the financial statements were available to be issued. No subsequent events have been identified that are required to be disclosed as of that date.

Adoption of New Accounting Standard

The Organization has adopted the new lease accounting standard, ASU 842, effective January 1, 2022. The Organization has determined that its leases are all short-term or immaterial, and as such, has elected to account for them using the practical expedient. The impact of the adoption of ASU 842 on the financial statements was not material.

Note 3 – Financial Assets and Liquidity Resources

The Organization regularly monitors the available of resources required to meet its operating needs and other contractual commitments. For purposes of analyzing resources available to meet general expenditures over a 12-month period, the Organization considers all expenditures related to its ongoing activities as well as the conduct of services undertaken to support those activities to be general expenditures.

The Organization's cash flows have seasonal variations during the year attributable to timing of voucher reimbursements from government funding sources. The Organization considers contributions without donor restrictions for programs which are ongoing, major, and central to its annual operations to be available to meet cash needs for general operating purposes. To manage liquidity, the Organization defers expenses to the extent practicable and obtains short-term operating loans from various related parties.

**CORNERSTONE COMMUNITY OUTREACH
NOTES TO FINANCIAL STATEMENTS
December 31, 2022**

Note 3 – Financial Assets and Liquidity Resources (cont.)

As of December 31, 2022, financial assets and liquidity resources available within one year for general expenditure, such as operating expenses and current debt obligations, were as follows:

Financial assets, at year-end:	
Cash and cash equivalents	\$ 357,076
Government grants, contributions, and other receivables	1,639,137
Total financial assets, at year-end	<u>1,996,213</u>
Less amount unavailable to be used within one year:	
Restricted cash - mortgage reserve	(115,798)
Restricted by donor - purpose	(16,941)
Financial assets available to meet cash needs for general expenditures within one year	<u>\$ 1,863,474</u>

The Organization manages its liquidity and reserves by adhering to the following principles: operating within a stable and balanced budget, maintaining adequate liquid assets to fund near-term operating needs, and maintaining sufficient reserves beyond near-term to provide reasonable assurance that programming is continued, and obligation will be adequately discharged in the future. In addition to financial assets available to meet general expenditures over the next 12 months, the Organization anticipates collecting sufficient revenue to cover general expenditures not covered by donor-restricted sources.

Note 4 – Long-Term Debt

The Organization maintains a mortgage note on properties located at 4628 and 4615 N. Clifton, with a combined book value of \$888,829 as of December 31, 2022 payable to the National Covenant Properties in monthly installments of \$14,790 through November 30, 2033, including variable interest at 4.5%, payable monthly.

Long-term debt is reflected in the statement of financial position as follows at December 31, 2022:

Total outstanding debt	\$ 2,565,387
Less current portion	(61,427)
Net long-term debt	<u>\$ 2,503,960</u>

**CORNERSTONE COMMUNITY OUTREACH
NOTES TO FINANCIAL STATEMENTS
December 31, 2022**

Note 4 – Long-Term Debt (cont.)

The future maturities of long-term debt are anticipated as follows:

<u>Years Ended December 31,</u>	<u>Amount</u>
2023	\$ 61,427
2024	64,249
2025	67,200
2026	70,288
2027	73,517
Thereafter	2,228,706
	<u>\$ 2,565,387</u>

Pursuant to the terms of the note, the Organization is required to maintain two escrow accounts with National Covenant Properties: 1.) a mortgage escrow account to cover 6-months of mortgage payments and 2.) a construction escrow account to fund unexpected major repairs or maintenance costs. The two accounts have since been combined and have a restricted cash balance of \$115,798 as of December 31, 2022 on the Statement of Financial Position.

Note 5 – Net Assets With Donor Restrictions

Net assets with donor restrictions at December 31, 2022 are available for the following purposes:

Elevator project	\$ 11,941
Purchase of tables and chairs	5,000
	<u>\$ 16,941</u>

Note 6 – Related Party Transactions

Jesus People USA Evangelical Covenant Church (JPUSA) founded Cornerstone Community Outreach (CCO). As of December 31, 2022, the Board of Directors of the Organization consists predominantly of all JPUSA members. In addition, the Organization employs four members of JPUSA. Furthermore, the Executive Director’s spouse is a paid employee of the Organization.

During 2022, the Organization was loaned \$270,000 from a related party. There is not stated interest rate and payments on the outstanding balance are to made as available by the Organization. As of December 31, 2022 the balance remains \$270,000.

Note 7 – Employee Retention Credit

The CARES Act provides an employee retention credit (“CARES Employee Retention credit”), which is a refundable tax credit against certain employment taxes of up to \$5,000 per employee for eligible employers. The tax credit is equal to 50% of qualified wages paid to employees during a quarter, capped at \$10,000 of qualified wages per employee through December 31, 2020.

**CORNERSTONE COMMUNITY OUTREACH
NOTES TO FINANCIAL STATEMENTS
December 31, 2022**

Note 7 – Employee Retention Credit (cont.)

Additional relief provisions were passed by the United States government, which extend and slightly expand the qualified wage caps on these credits through December 31, 2021. Based on these additional provisions, the tax credit is now equal to 70% of qualified wages paid to employees during a quarter, and the limit on qualified wages per employee has been increased to \$10,000 of qualified wages per quarter.

The Organization qualified for the tax credit under the CARES Act under both provisions. During the year ended December 31, 2022, the Organization recorded \$945,900 related to the CARES Employee Retention credit in government grants – other on the Statement of Activities. As of December 31, 2022, the Organization has a \$945,900 receivable balance from the United States government related to the CARES Act, which is recorded on the Statement of Financial Position. The full amount was received subsequent to year end.

SUPPLEMENTARY INFORMATION

**CORNERSTONE COMMUNITY OUTREACH
SCHEDULE OF EXPENSES BY PROGRAM
For the Year Ended December 31, 2022**

	Hannah Interim Housing	Naomi Interim Housing	Sylvia Interim Housing	Other Programs	Total Program
Expenditures					
Salaries and wages	\$ 555,725	\$ 1,085,951	\$ 759,686	\$ -	\$ 2,401,362
Fringe benefits and related taxes	114,148	281,338	194,390	-	589,876
Professional fees	5,344	8,936	11,115	4,615	30,010
Food and beverage	54,589	137,403	125,489	7	317,488
Client assistance	3,656	45,844	35,304	11,104	95,908
Supplies and small equipment purchases	18,953	40,616	55,633	30,281	145,483
Travel	2,801	5,833	4,958	2,431	16,023
Conferences and education	47	72	111	-	230
Postage and shipping	-	-	-	10	10
Dues and subscriptions	75	98	177	-	350
Telephone	6,140	7,244	7,464	8	20,856
Occupancy	29,383	82,846	27,537	487	140,253
Repairs and maintenance	21,858	30,349	42,673	2	94,882
Insurance	35,989	40,758	52,913	-	129,660
Interest	19,911	40,252	36,025	-	96,188
Miscellaneous	1,166	1,917	3,145	219	6,447
Depreciation and amortization	44,992	57,802	50,116	-	152,910
Total Expenses	\$ 914,777	\$ 1,867,259	\$ 1,406,736	\$ 49,164	\$ 4,237,936

See independent auditor's report and notes to financial statements.

**REPORTS REQUIRED BY
OMB'S UNIFORM GUIDANCE**

**CORNERSTONE COMMUNITY OUTREACH
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
December 31, 2022**

<u>Federal Grantor/Pass-Through Grantor/ Program Title</u>	<u>Federal CFDA Number</u>	<u>Pass-through Contract Number</u>	<u>Passed Through to Subrecipients</u>	<u>Disbursements or Expenditures</u>
U.S. Department of Housing and Urban Development				
Passed through the Chicago Department of Family and Support Services				
Community Development Block Grants/ Entitlement Grants				
Naomi Interim Housing				
January 1, 2022 to December 31, 2022	14.218	174580	\$ - (1)	\$ 707,850
Sylvia Center Interim Housing				
January 1, 2022 to December 31, 2022	14.218	174580	-	(1) 652,466
Total U.S. Department of Housing and Urban Development			-	1,360,316
U.S. Department of Agriculture				
Passed through the Illinois State Board of Education				
Child and Adult Care Food Program				
October 1, 2021 to September 30, 2022	10.558	15-016-675P-00	-	249,014
October 1, 2022 to September 30, 2023	10.558	15-016-675P-00	-	151,441
Total U.S. Department of Agriculture			-	400,455
U.S. Department of Health and Human Services				
Passed through the Chicago Department of Family and Support Services				
Community Services Block Grant				
January 1, 2022 to December 31, 2022	93.569	174527	-	335,227
January 1, 2022 to December 31, 2022	93.569	174527	-	11,600
Total U.S. Department of Health and Human Services			-	346,827
U.S. Department of Homeland Security				
Passed through the United Way of Metro Chicago				
Emergency Food and Shelter National Board Program				
January 1, 2022 to November 31, 2022	97.024	237800-099	-	601,149
Total U.S. Department of Homeland Security			-	601,149
Total Expenditures of Federal Awards			<u>\$ -</u>	<u>\$ 2,708,747</u>

(1) Major Program

See independent auditor's report and notes to financial statements.

**CORNERSTONE COMMUNITY OUTREACH
NOTES TO FINANCIAL STATEMENTS
December 31, 2022**

Note 1 – Basis of Presentation

The accompanying Schedule of Expenditures of Federal Awards (the “Schedule”) includes the Federal grant activity of Cornerstone Community Outreach (the Organization) under programs of the federal government for the year ended December 31, 2022. The information in this schedule is presented in accordance with the requirements of *Title 2 US. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance)*. Because the schedule presents only a selected portion of the operations of Cornerstone Community Outreach, it is not intended to and does not present the financial position, changes in net assets or cash flows of Cornerstone Community Outreach.

Note 2 – Summary of Significant Accounting Policies

Expenditures reported on the SEFA are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein, certain types of expenditures are not allowable or are limited as to the reimbursement. Negative amounts shown on the SEFA represent adjustments or credits made in the normal course of business to amounts reported as expenditures in prior years. The Organization has not elected to use the 10-percent de minimis indirect cost rate as allowed under the Uniform Guidance.

Note 3 – Sub-recipients

The Organization did not provide any federal awards to sub-recipients during the year ended December 31, 2022.

Note 4 – Other Matters

Amount of non-cash assistance	None
Amount of insurance	None
Amount of loans	None
Amount of loan guarantees	None



Desmond & Ahern, Ltd.

CERTIFIED PUBLIC ACCOUNTANTS & CONSULTANTS

**Independent Auditor's Report on Internal Control over
Financial Reporting and on Compliance and Other Matters
Based on an Audit of Financial Statements Performed in
Accordance with Government Auditing Standards**

To the Board of Directors of
Cornerstone Community Outreach
Chicago, IL

We have audited in accordance with auditing standards accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States, the financial statements of Cornerstone Community Outreach which comprise the statement of financial position as of December 31, 2022, and the related statements of activities, functional expenses and cash flows for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated June 27, 2023.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered Cornerstone Community Outreach's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Cornerstone Community Outreach's internal control. Accordingly, we do not express an opinion on the effectiveness of the Cornerstone Community Outreach's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Cornerstone Community Outreach's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of the Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the organization's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the organization's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Desmond & Ahern, Ltd

June 27, 2023
Chicago, IL



Desmond & Ahern, Ltd.

CERTIFIED PUBLIC ACCOUNTANTS & CONSULTANTS

**Independent Auditor's Report on Compliance for
Each Major Federal Program and Report on Internal
Control Over Compliance Required by the Uniform Guidance**

To the Board of Directors
Cornerstone Community Outreach
Chicago, IL

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited Cornerstone Community Outreach's compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of Cornerstone Community Outreach's major federal programs for the year ended December 31, 2022. Cornerstone Community Outreach's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, Cornerstone Community Outreach complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended December 31, 2022.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance).^j Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of Cornerstone Community Outreach and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of Cornerstone Community Outreach's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to Cornerstone Community Outreach's federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on Cornerstone Community Outreach's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about Cornerstone Community Outreach's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding Cornerstone Community Outreach's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of Cornerstone Community Outreach's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of Cornerstone Community Outreach's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control over Compliance

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Desmond & Akers, Ltd

June 27, 2023
Chicago, Illinois

**CORNERSTONE COMMUNITY OUTREACH
 SCHEDULE OF FINDINGS AND QUESTIONED COSTS
 For the Year Ended December 31, 2022**

Section I – Summary of Auditor’s Results

Financial Statements

Type of auditor’s report issued: Unmodified

Internal control over financial reporting:

- Material weakness identified? _____ yes X no
- Significant deficiencies identified that are not considered to be material weaknesses? _____ yes X no
- Noncompliance material to financial statements noted? _____ yes X no

Federal Awards

Internal control over major programs:

- Material weakness identified? _____ yes X no
- Significant deficiencies identified that are not considered to be material weaknesses? _____ yes X no

Type of auditor’s report issued on compliance for major programs:

Unmodified

Any audit findings disclosed that are required to be reported under 2 CFR section 200.516(a)? _____ yes X no

Certification of Major Programs

CFDA Number

Name of Federal Program or Cluster

14.218

Community Development Block Grant/ Entitlement Grants

Dollar threshold used to distinguish between type A and type B Programs: \$750,000

Auditee qualified as low-risk auditee? X yes _____ no

**CORNERSTONE COMMUNITY OUTREACH
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
For the Year Ended December 31, 2022**

Section II – Financial Statement Findings

None

Section III – Federal Award Findings and Questioned Costs

None

Section IV – Federal Award Findings and Questioned Costs - Prior Year

None

**COMMUNITY DEVELOPMENT COMMISSION
OF THE
CITY OF CHICAGO**

RESOLUTION __ -CDC- __

**AUTHORIZATION TO NEGOTIATE A
REDEVELOPMENT AGREEMENT WITH CORNERSTONE COMMUNITY
OUTREACH**

**AND
RECOMMENDATION TO
THE CITY COUNCIL OF THE CITY OF CHICAGO
FOR THE DESIGNATION OF CORNERSTONE COMMUNITY OUTREACH OR ITS
AFFILIATES
AS DEVELOPER**

WHEREAS, the Community Development Commission (the "Commission") of the City of Chicago (the "City") has heretofore been appointed by the Mayor of the City with the approval of its City Council (the City Council referred to herein collectively with the Mayor as the "Corporate Authorities") as codified in Section 2-124 of the City's Municipal Code; and

WHEREAS, the Commission is empowered by the Corporate Authorities to exercise certain powers enumerated in Section 5/11-74.4-4(k) of the Illinois Tax Increment Allocation Redevelopment Act, as amended (65 ILCS 5/11-74.4-1 et seq.), (as amended from time to time, the "Act"); and

WHEREAS, the City Council, upon the Commission's recommendation pursuant to Resolution #-CDC-# and pursuant to the Act, enacted three ordinances on June 27th, 2001 pursuant to which the City approved and adopted a certain redevelopment plan and project (the "Plan") for the Wilson Yard Redevelopment Project Area (the "Area"), designated the Area as a redevelopment project area and adopted tax increment allocation financing for the Area. The street boundaries of the Area are described on Exhibit A hereto; and

WHEREAS, Cornerstone Community Outreach, together with its affiliates, (the "Developer"), has presented to the City's Department of Planning and Development (the "Department") a proposal for redevelopment of the Area or a portion thereof that is in compliance with the Plan, consisting of the construction of a 40 unit non-congregate shelter (the "Project"); and

WHEREAS, HED requests that the Commission recommend to City Council that the Developer be designated as the developer for the Project and that the Department be authorized to negotiate, execute and deliver a redevelopment agreement with the Developer for the Project; now, therefore,

BE IT RESOLVED BY THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF CHICAGO:

- Section 1. The above recitals are incorporated herein and made a part hereof.
- Section 2. The Commission hereby recommends to City Council that the Developer be designated as the developer for the Project and that the Department be authorized to negotiate, execute and deliver on the City's behalf a redevelopment agreement with the Developer for the Project.
- Section 3. If any provision of this resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the remaining provisions of this resolution.
- Section 4. All resolutions, motions or orders in conflict with this resolution are hereby repealed to the extent of such conflict.
- Section 5. This resolution shall be effective as of the date of its adoption.
- Section 6. A certified copy of this resolution shall be transmitted to the City Council.

ADOPTED: _____, 20 ## YEAR ADOPTED

Attachment: Exhibit A, Street Boundary Description

EXHIBIT A

Street Boundary Description of the
Wilson Yard Tax Increment Financing
Redevelopment Project Area

The Area is generally bounded by **LAWRENCE** on the north, **CLARENDON AVE** on the east, **MONTROSE AVE** on the south, and **MAGNOLIA** on the west.

CITY OF CHICAGO

Wilson Yard

TAX INCREMENT FINANCE DISTRICT

MAP 5A ADDITIONAL LAND ACQUISITION OVERVIEW MAP

LEGEND

 TIF BOUNDARY

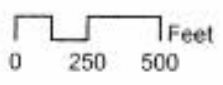
 BLOCK NUMBER*

 Additional Properties Recommended For Acquisition in 2009

* Based on Cook County Permanent Index Numbering (P-I-N) System

June 2009

 S. J. Friedman & Company



Tax Increment Financing Redevelopment Project Area

The Area is generally bounded by **LAWRENCE** on the north, **CLARENDON AVE** on the east, **MONTROSE AVE** on the south, and **MAGNOLIA** on the west.

**CITY OF CHICAGO
ECONOMIC DISCLOSURE STATEMENT
AND AFFIDAVIT**

SECTION I -- GENERAL INFORMATION

A. Legal name of the Disclosing Party submitting this EDS. Include d/b/a/ if applicable:

Cornerstone Community Outreach

Check ONE of the following three boxes:

Indicate whether the Disclosing Party submitting this EDS is:

1. the Applicant

OR

2. a legal entity currently holding, or anticipated to hold within six months after City action on the contract, transaction or other undertaking to which this EDS pertains (referred to below as the "Matter"), a direct or indirect interest in excess of 7.5% in the Applicant. State the Applicant's legal name: _____

OR

3. a legal entity with a direct or indirect right of control of the Applicant (see Section II(B)(1)) State the legal name of the entity in which the Disclosing Party holds a right of control: _____

B. Business address of the Disclosing Party:

4615 N Clifton Ave

Chicago, IL 60640

C. Telephone: 7738580497 Fax: 7733030116 Email: awinter@ccolife.ogr

D. Name of contact person: Andrew Winter

E. Federal Employer Identification No. (if you have one): 36-3670992

F. Brief description of the Matter to which this EDS pertains. (Include project number and location of property, if applicable):

Non-Congregate Shelter Program

G. Which City agency or department is requesting this EDS? Dept of Housing

If the Matter is a contract being handled by the City's Department of Procurement Services, please complete the following:

Specification # _____ and Contract # _____

SECTION II -- DISCLOSURE OF OWNERSHIP INTERESTS

A. NATURE OF THE DISCLOSING PARTY

1. Indicate the nature of the Disclosing Party:

- | | |
|---|---|
| <input type="checkbox"/> Person | <input type="checkbox"/> Limited liability company |
| <input type="checkbox"/> Publicly registered business corporation | <input type="checkbox"/> Limited liability partnership |
| <input type="checkbox"/> Privately held business corporation | <input type="checkbox"/> Joint venture |
| <input type="checkbox"/> Sole proprietorship | <input checked="" type="checkbox"/> Not-for-profit corporation |
| <input type="checkbox"/> General partnership | (Is the not-for-profit corporation also a 501(c)(3))? |
| <input type="checkbox"/> Limited partnership | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/> Trust | <input type="checkbox"/> Other (please specify) |
-

2. For legal entities, the state (or foreign country) of incorporation or organization, if applicable:

Illinois

3. For legal entities not organized in the State of Illinois: Has the organization registered to do business in the State of Illinois as a foreign entity?

- Yes No Organized in Illinois

B. IF THE DISCLOSING PARTY IS A LEGAL ENTITY:

1. List below the full names and titles, if applicable, of: (i) all executive officers and all directors of the entity; (ii) **for not-for-profit corporations**, all members, if any, which are legal entities (if there are no such members, write "no members which are legal entities"); (iii) **for trusts, estates or other similar entities**, the trustee, executor, administrator, or similarly situated party; (iv) **for general or limited partnerships, limited liability companies, limited liability partnerships or joint ventures**, each general partner, managing member, manager or any other person or legal entity that directly or indirectly controls the day-to-day management of the Applicant.

NOTE: Each legal entity listed below must submit an EDS on its own behalf.

Name

Title

Andrew Winter-Executive Director / Chris Spicer-President / Nathan Cameron-Treasurer /

Jiwon McCartney-Secretary / Tiana Coleman-Vice-President / Ted Jindrich-Director / Tom Lavin-Director

2. Please provide the following information concerning each person or legal entity having a direct or indirect, current or prospective (i.e. within 6 months after City action) beneficial interest (including ownership) in excess of 7.5% of the Applicant. Examples of such an interest include shares in a corporation, partnership interest in a partnership or joint venture, interest of a member or manager in a

limited liability company, or interest of a beneficiary of a trust, estate or other similar entity. If none, state "None."

NOTE: Each legal entity listed below may be required to submit an EDS on its own behalf.

Name	Business Address	Percentage Interest in the Applicant
None		

SECTION III -- INCOME OR COMPENSATION TO, OR OWNERSHIP BY, CITY ELECTED OFFICIALS

Has the Disclosing Party provided any income or compensation to any City elected official during the 12-month period preceding the date of this EDS? Yes No

Does the Disclosing Party reasonably expect to provide any income or compensation to any City elected official during the 12-month period following the date of this EDS? Yes No

If "yes" to either of the above, please identify below the name(s) of such City elected official(s) and describe such income or compensation:

Does any City elected official or, to the best of the Disclosing Party's knowledge after reasonable inquiry, any City elected official's spouse or domestic partner, have a financial interest (as defined in Chapter 2-156 of the Municipal Code of Chicago ("MCC")) in the Disclosing Party?

Yes No

If "yes," please identify below the name(s) of such City elected official(s) and/or spouse(s)/domestic partner(s) and describe the financial interest(s).

SECTION IV -- DISCLOSURE OF SUBCONTRACTORS AND OTHER RETAINED PARTIES

The Disclosing Party must disclose the name and business address of each subcontractor, attorney, lobbyist (as defined in MCC Chapter 2-156), accountant, consultant and any other person or entity whom the Disclosing Party has retained or expects to retain in connection with the Matter, as well as the nature of the relationship, and the total amount of the fees paid or estimated to be paid. The Disclosing Party is not required to disclose employees who are paid solely through the Disclosing Party's regular payroll. If the Disclosing Party is uncertain whether a disclosure is required under this Section, the Disclosing Party must either ask the City whether disclosure is required or make the disclosure.

Name (indicate whether retained or anticipated to be retained)	Business Address	Relationship to Disclosing Party (subcontractor, attorney, lobbyist, etc.)	Fees (<u>indicate whether paid or estimated.</u>) NOTE: "hourly rate" or "t.b.d." is not an acceptable response.
DLA Piper / 444 West Lake Street, Chicago, IL / Attorney / \$25,000 estimated			
John Hunter / 512 West Burlington Avenue La Grange, IL 60525 / Broker / 2.5% of purchase price estimated			

(Add sheets if necessary)

Check here if the Disclosing Party has not retained, nor expects to retain, any such persons or entities.

SECTION V -- CERTIFICATIONS

A. COURT-ORDERED CHILD SUPPORT COMPLIANCE

Under MCC Section 2-92-415, substantial owners of business entities that contract with the City must remain in compliance with their child support obligations throughout the contract's term.

Has any person who directly or indirectly owns 10% or more of the Disclosing Party been declared in arrearage on any child support obligations by any Illinois court of competent jurisdiction?

Yes No No person directly or indirectly owns 10% or more of the Disclosing Party.

If "Yes," has the person entered into a court-approved agreement for payment of all support owed and is the person in compliance with that agreement?

Yes No

B. FURTHER CERTIFICATIONS

1. [This paragraph 1 applies only if the Matter is a contract being handled by the City's Department of Procurement Services.] In the 5-year period preceding the date of this EDS, neither the Disclosing Party nor any Affiliated Entity [see definition in (5) below] has engaged, in connection with the performance of any public contract, the services of an integrity monitor, independent private sector inspector general, or integrity compliance consultant (i.e., an individual or entity with legal, auditing, investigative, or other similar skills, designated by a public agency to help the agency monitor the activity of specified agency vendors as well as help the vendors reform their business practices so they can be considered for agency contracts in the future, or continue with a contract in progress).

2. The Disclosing Party and its Affiliated Entities are not delinquent in the payment of any fine, fee, tax or other source of indebtedness owed to the City of Chicago, including, but not limited to, water and sewer charges, license fees, parking tickets, property taxes and sales taxes, nor is the Disclosing Party delinquent in the payment of any tax administered by the Illinois Department of Revenue.

3. The Disclosing Party and, if the Disclosing Party is a legal entity, all of those persons or entities identified in Section II(B)(1) of this EDS:

- a. are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from any transactions by any federal, state or local unit of government;
- b. have not, during the 5 years before the date of this EDS, been convicted of a criminal offense, adjudged guilty, or had a civil judgment rendered against them in connection with: obtaining, attempting to obtain, or performing a public (federal, state or local) transaction or contract under a public transaction; a violation of federal or state antitrust statutes; fraud; embezzlement; theft; forgery; bribery; falsification or destruction of records; making false statements; or receiving stolen property;
- c. are not presently indicted for, or criminally or civilly charged by, a governmental entity (federal, state or local) with committing any of the offenses set forth in subparagraph (b) above;
- d. have not, during the 5 years before the date of this EDS, had one or more public transactions (federal, state or local) terminated for cause or default; and
- e. have not, during the 5 years before the date of this EDS, been convicted, adjudged guilty, or found liable in a civil proceeding, or in any criminal or civil action, including actions concerning environmental violations, instituted by the City or by the federal government, any state, or any other unit of local government.

4. The Disclosing Party understands and shall comply with the applicable requirements of MCC Chapters 2-56 (Inspector General) and 2-156 (Governmental Ethics).

5. Certifications (5), (6) and (7) concern:

- the Disclosing Party;
- any "Contractor" (meaning any contractor or subcontractor used by the Disclosing Party in connection with the Matter, including but not limited to all persons or legal entities disclosed under Section IV, "Disclosure of Subcontractors and Other Retained Parties");
- any "Affiliated Entity" (meaning a person or entity that, directly or indirectly: controls the Disclosing Party, is controlled by the Disclosing Party, or is, with the Disclosing Party, under common control of another person or entity). Indicia of control include, without limitation: interlocking management or ownership; identity of interests among family members, shared facilities and equipment; common use of employees; or organization of a business entity following the ineligibility of a business entity to do business with federal or state or local government, including the City, using substantially the same management, ownership, or principals as the ineligible entity. With respect to Contractors, the term Affiliated Entity means a person or entity that directly or indirectly controls the Contractor, is controlled by it, or, with the Contractor, is under common control of another person or entity;
- any responsible official of the Disclosing Party, any Contractor or any Affiliated Entity or any other official, agent or employee of the Disclosing Party, any Contractor or any Affiliated Entity, acting pursuant to the direction or authorization of a responsible official of the Disclosing Party, any Contractor or any Affiliated Entity (collectively "Agents").

Neither the Disclosing Party, nor any Contractor, nor any Affiliated Entity of either the Disclosing Party or any Contractor, nor any Agents have, during the 5 years before the date of this EDS, or, with respect to a Contractor, an Affiliated Entity, or an Affiliated Entity of a Contractor during the 5 years before the date of such Contractor's or Affiliated Entity's contract or engagement in connection with the Matter:

- a. bribed or attempted to bribe, or been convicted or adjudged guilty of bribery or attempting to bribe, a public officer or employee of the City, the State of Illinois, or any agency of the federal government or of any state or local government in the United States of America, in that officer's or employee's official capacity;
- b. agreed or colluded with other bidders or prospective bidders, or been a party to any such agreement, or been convicted or adjudged guilty of agreement or collusion among bidders or prospective bidders, in restraint of freedom of competition by agreement to bid a fixed price or otherwise; or
- c. made an admission of such conduct described in subparagraph (a) or (b) above that is a matter of record, but have not been prosecuted for such conduct; or
- d. violated the provisions referenced in MCC Subsection 2-92-320(a)(4)(Contracts Requiring a Base Wage); (a)(5)(Debarment Regulations); or (a)(6)(Minimum Wage Ordinance).

6. Neither the Disclosing Party, nor any Affiliated Entity or Contractor, or any of their employees, officials, agents or partners, is barred from contracting with any unit of state or local government as a result of engaging in or being convicted of (1) bid-rigging in violation of 720 ILCS 5/33E-3; (2) bid-rotating in violation of 720 ILCS 5/33E-4; or (3) any similar offense of any state or of the United States of America that contains the same elements as the offense of bid-rigging or bid-rotating.

7. Neither the Disclosing Party nor any Affiliated Entity is listed on a Sanctions List maintained by the United States Department of Commerce, State, or Treasury, or any successor federal agency.

8. [FOR APPLICANT ONLY] (i) Neither the Applicant nor any "controlling person" [see MCC Chapter 1-23, Article I for applicability and defined terms] of the Applicant is currently indicted or charged with, or has admitted guilt of, or has ever been convicted of, or placed under supervision for, any criminal offense involving actual, attempted, or conspiracy to commit bribery, theft, fraud, forgery, perjury, dishonesty or deceit against an officer or employee of the City or any "sister agency"; and (ii) the Applicant understands and acknowledges that compliance with Article I is a continuing requirement for doing business with the City. NOTE: If MCC Chapter 1-23, Article I applies to the Applicant, that Article's permanent compliance timeframe supersedes 5-year compliance timeframes in this Section V.

9. [FOR APPLICANT ONLY] The Applicant and its Affiliated Entities will not use, nor permit their subcontractors to use, any facility listed as having an active exclusion by the U.S. EPA on the federal System for Award Management ("SAM").

10. [FOR APPLICANT ONLY] The Applicant will obtain from any contractors/subcontractors hired or to be hired in connection with the Matter certifications equal in form and substance to those in Certifications (2) and (9) above and will not, without the prior written consent of the City, use any such

contractor/subcontractor that does not provide such certifications or that the Applicant has reason to believe has not provided or cannot provide truthful certifications.

11. If the Disclosing Party is unable to certify to any of the above statements in this Part B (Further Certifications), the Disclosing Party must explain below:

NA

If the letters "NA," the word "None," or no response appears on the lines above, it will be conclusively presumed that the Disclosing Party certified to the above statements.

12. To the best of the Disclosing Party's knowledge after reasonable inquiry, the following is a complete list of all current employees of the Disclosing Party who were, at any time during the 12-month period preceding the date of this EDS, an employee, or elected or appointed official, of the City of Chicago (if none, indicate with "N/A" or "none").

None

13. To the best of the Disclosing Party's knowledge after reasonable inquiry, the following is a complete list of all gifts that the Disclosing Party has given or caused to be given, at any time during the 12-month period preceding the execution date of this EDS, to an employee, or elected or appointed official, of the City of Chicago. For purposes of this statement, a "gift" does not include: (i) anything made generally available to City employees or to the general public, or (ii) food or drink provided in the course of official City business and having a retail value of less than \$25 per recipient, or (iii) a political contribution otherwise duly reported as required by law (if none, indicate with "N/A" or "none"). As to any gift listed below, please also list the name of the City recipient.

None.

C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION

1. The Disclosing Party certifies that the Disclosing Party (check one)

is is not

a "financial institution" as defined in MCC Section 2-32-455(b).

2. If the Disclosing Party IS a financial institution, then the Disclosing Party pledges:

"We are not and will not become a predatory lender as defined in MCC Chapter 2-32. We further pledge that none of our affiliates is, and none of them will become, a predatory lender as defined in MCC Chapter 2-32. We understand that becoming a predatory lender or becoming an affiliate of a predatory lender may result in the loss of the privilege of doing business with the City."

If the Disclosing Party is unable to make this pledge because it or any of its affiliates (as defined in MCC Section 2-32-455(b)) is a predatory lender within the meaning of MCC Chapter 2-32, explain here (attach additional pages if necessary):

NA

If the letters "NA," the word "None," or no response appears on the lines above, it will be conclusively presumed that the Disclosing Party certified to the above statements.

D. CERTIFICATION REGARDING FINANCIAL INTEREST IN CITY BUSINESS

Any words or terms defined in MCC Chapter 2-156 have the same meanings if used in this Part D.

1. In accordance with MCC Section 2-156-110: To the best of the Disclosing Party's knowledge after reasonable inquiry, does any official or employee of the City have a financial interest in his or her own name or in the name of any other person or entity in the Matter?

Yes

No

NOTE: If you checked "Yes" to Item D(1), proceed to Items D(2) and D(3). If you checked "No" to Item D(1), skip Items D(2) and D(3) and proceed to Part E.

2. Unless sold pursuant to a process of competitive bidding, or otherwise permitted, no City elected official or employee shall have a financial interest in his or her own name or in the name of any other person or entity in the purchase of any property that (i) belongs to the City, or (ii) is sold for taxes or assessments, or (iii) is sold by virtue of legal process at the suit of the City (collectively, "City Property Sale"). Compensation for property taken pursuant to the City's eminent domain power does not constitute a financial interest within the meaning of this Part D.

Does the Matter involve a City Property Sale?

Yes

No

3. If you checked "Yes" to Item D(1), provide the names and business addresses of the City officials or employees having such financial interest and identify the nature of the financial interest:

Name	Business Address	Nature of Financial Interest
<hr/>		
<hr/>		
<hr/>		

4. The Disclosing Party further certifies that no prohibited financial interest in the Matter will be acquired by any City official or employee.

E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS

Please check either (1) or (2) below. If the Disclosing Party checks (2), the Disclosing Party must disclose below or in an attachment to this EDS all information required by (2). Failure to comply with these disclosure requirements may make any contract entered into with the City in connection with the Matter voidable by the City.

1. The Disclosing Party verifies that the Disclosing Party has searched any and all records of the Disclosing Party and any and all predecessor entities regarding records of investments or profits from slavery or slaveholder insurance policies during the slavery era (including insurance policies issued to slaveholders that provided coverage for damage to or injury or death of their slaves), and the Disclosing Party has found no such records.

2. The Disclosing Party verifies that, as a result of conducting the search in step (1) above, the Disclosing Party has found records of investments or profits from slavery or slaveholder insurance policies. The Disclosing Party verifies that the following constitutes full disclosure of all such records, including the names of any and all slaves or slaveholders described in those records:

SECTION VI -- CERTIFICATIONS FOR FEDERALLY FUNDED MATTERS

NOTE: If the Matter is federally funded, complete this Section VI. If the Matter is not federally funded, proceed to Section VII. For purposes of this Section VI, tax credits allocated by the City and proceeds of debt obligations of the City are not federal funding.

A. CERTIFICATION REGARDING LOBBYING

1. List below the names of all persons or entities registered under the federal Lobbying Disclosure Act of 1995, as amended, who have made lobbying contacts on behalf of the Disclosing Party with respect to the Matter: (Add sheets if necessary):

None

(If no explanation appears or begins on the lines above, or if the letters "NA" or if the word "None" appear, it will be conclusively presumed that the Disclosing Party means that NO persons or entities registered under the Lobbying Disclosure Act of 1995, as amended, have made lobbying contacts on behalf of the Disclosing Party with respect to the Matter.)

2. The Disclosing Party has not spent and will not expend any federally appropriated funds to pay any person or entity listed in paragraph A(1) above for his or her lobbying activities or to pay any person or entity to influence or attempt to influence an officer or employee of any agency, as defined by applicable federal law, a member of Congress, an officer or employee of Congress, or an employee

of a member of Congress, in connection with the award of any federally funded contract, making any federally funded grant or loan, entering into any cooperative agreement, or to extend, continue, renew, amend, or modify any federally funded contract, grant, loan, or cooperative agreement.

3. The Disclosing Party will submit an updated certification at the end of each calendar quarter in which there occurs any event that materially affects the accuracy of the statements and information set forth in paragraphs A(1) and A(2) above.

4. The Disclosing Party certifies that either: (i) it is not an organization described in section 501(c)(4) of the Internal Revenue Code of 1986; or (ii) it is an organization described in section 501(c)(4) of the Internal Revenue Code of 1986 but has not engaged and will not engage in "Lobbying Activities," as that term is defined in the Lobbying Disclosure Act of 1995, as amended.

5. If the Disclosing Party is the Applicant, the Disclosing Party must obtain certifications equal in form and substance to paragraphs A(1) through A(4) above from all subcontractors before it awards any subcontract and the Disclosing Party must maintain all such subcontractors' certifications for the duration of the Matter and must make such certifications promptly available to the City upon request.

B. CERTIFICATION REGARDING EQUAL EMPLOYMENT OPPORTUNITY

If the Matter is federally funded, federal regulations require the Applicant and all proposed subcontractors to submit the following information with their bids or in writing at the outset of negotiations.

Is the Disclosing Party the Applicant?

Yes

No

If "Yes," answer the three questions below:

1. Have you developed and do you have on file affirmative action programs pursuant to applicable federal regulations? (See 41 CFR Part 60-2.)

Yes

No

2. Have you filed with the Joint Reporting Committee, the Director of the Office of Federal Contract Compliance Programs, or the Equal Employment Opportunity Commission all reports due under the applicable filing requirements?

Yes

No

Reports not required

3. Have you participated in any previous contracts or subcontracts subject to the equal opportunity clause?

Yes

No

If you checked "No" to question (1) or (2) above, please provide an explanation:

SECTION VII -- FURTHER ACKNOWLEDGMENTS AND CERTIFICATION

The Disclosing Party understands and agrees that:

A. The certifications, disclosures, and acknowledgments contained in this EDS will become part of any contract or other agreement between the Applicant and the City in connection with the Matter, whether procurement, City assistance, or other City action, and are material inducements to the City's execution of any contract or taking other action with respect to the Matter. The Disclosing Party understands that it must comply with all statutes, ordinances, and regulations on which this EDS is based.

B. The City's Governmental Ethics Ordinance, MCC Chapter 2-156, imposes certain duties and obligations on persons or entities seeking City contracts, work, business, or transactions. The full text of this ordinance and a training program is available on line at www.cityofchicago.org/Ethics, and may also be obtained from the City's Board of Ethics, 740 N. Sedgwick St., Suite 500, Chicago, IL 60610, (312) 744-9660. The Disclosing Party must comply fully with this ordinance.

C. If the City determines that any information provided in this EDS is false, incomplete or inaccurate, any contract or other agreement in connection with which it is submitted may be rescinded or be void or voidable, and the City may pursue any remedies under the contract or agreement (if not rescinded or void), at law, or in equity, including terminating the Disclosing Party's participation in the Matter and/or declining to allow the Disclosing Party to participate in other City transactions. Remedies at law for a false statement of material fact may include incarceration and an award to the City of treble damages.

D. It is the City's policy to make this document available to the public on its Internet site and/or upon request. Some or all of the information provided in, and appended to, this EDS may be made publicly available on the Internet, in response to a Freedom of Information Act request, or otherwise. By completing and signing this EDS, the Disclosing Party waives and releases any possible rights or claims which it may have against the City in connection with the public release of information contained in this EDS and also authorizes the City to verify the accuracy of any information submitted in this EDS.

E. The information provided in this EDS must be kept current. In the event of changes, the Disclosing Party must supplement this EDS up to the time the City takes action on the Matter. If the Matter is a contract being handled by the City's Department of Procurement Services, the Disclosing Party must update this EDS as the contract requires. **NOTE:** With respect to Matters subject to MCC Chapter 1-23, Article I (imposing **PERMANENT INELIGIBILITY** for certain specified offenses), the information provided herein regarding eligibility must be kept current for a longer period, as required by MCC Chapter 1-23 and Section 2-154-020.

CERTIFICATION

Under penalty of perjury, the person signing below: (1) warrants that he/she is authorized to execute this EDS, and all applicable Appendices, on behalf of the Disclosing Party, and (2) warrants that all certifications and statements contained in this EDS, and all applicable Appendices, are true, accurate and complete as of the date furnished to the City.

Cornerstone Community Outreach

(Print or type exact legal name of Disclosing Party)

By: Andrew Winter
(Sign here)

Andrew Winter

(Print or type name of person signing)

Executive Director

(Print or type title of person signing)

Signed and sworn to before me on (date) _____,

at _____ County, _____ (state).

Notary Public

Commission expires: _____

**CITY OF CHICAGO
ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT
APPENDIX A**

**FAMILIAL RELATIONSHIPS WITH ELECTED CITY OFFICIALS
AND DEPARTMENT HEADS**

This Appendix is to be completed only by (a) the Applicant, and (b) any legal entity which has a direct ownership interest in the Applicant exceeding 7.5%. It is not to be completed by any legal entity which has only an indirect ownership interest in the Applicant.

Under MCC Section 2-154-015, the Disclosing Party must disclose whether such Disclosing Party or any “Applicable Party” or any Spouse or Domestic Partner thereof currently has a “familial relationship” with any elected city official or department head. A “familial relationship” exists if, as of the date this EDS is signed, the Disclosing Party or any “Applicable Party” or any Spouse or Domestic Partner thereof is related to the mayor, any alderman, the city clerk, the city treasurer or any city department head as spouse or domestic partner or as any of the following, whether by blood or adoption: parent, child, brother or sister, aunt or uncle, niece or nephew, grandparent, grandchild, father-in-law, mother-in-law, son-in-law, daughter-in-law, stepfather or stepmother, stepson or stepdaughter, stepbrother or stepsister or half-brother or half-sister.

“Applicable Party” means (1) all executive officers of the Disclosing Party listed in Section II.B.1.a., if the Disclosing Party is a corporation; all partners of the Disclosing Party, if the Disclosing Party is a general partnership; all general partners and limited partners of the Disclosing Party, if the Disclosing Party is a limited partnership; all managers, managing members and members of the Disclosing Party, if the Disclosing Party is a limited liability company; (2) all principal officers of the Disclosing Party; and (3) any person having more than a 7.5% ownership interest in the Disclosing Party. “Principal officers” means the president, chief operating officer, executive director, chief financial officer, treasurer or secretary of a legal entity or any person exercising similar authority.

Does the Disclosing Party or any “Applicable Party” or any Spouse or Domestic Partner thereof currently have a “familial relationship” with an elected city official or department head?

Yes

No

If yes, please identify below (1) the name and title of such person, (2) the name of the legal entity to which such person is connected; (3) the name and title of the elected city official or department head to whom such person has a familial relationship, and (4) the precise nature of such familial relationship.

**CITY OF CHICAGO
ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT
APPENDIX B**

BUILDING CODE SCOFFLAW/PROBLEM LANDLORD CERTIFICATION

This Appendix is to be completed only by (a) the Applicant, and (b) any legal entity which has a direct ownership interest in the Applicant exceeding 7.5% (an "Owner"). It is not to be completed by any legal entity which has only an indirect ownership interest in the Applicant.

1. Pursuant to MCC Section 2-154-010, is the Applicant or any Owner identified as a building code scofflaw or problem landlord pursuant to MCC Section 2-92-416?

Yes

No

2. If the Applicant is a legal entity publicly traded on any exchange, is any officer or director of the Applicant identified as a building code scofflaw or problem landlord pursuant to MCC Section 2-92-416?

Yes

No

The Applicant is not publicly traded on any exchange.

3. If yes to (1) or (2) above, please identify below the name of each person or legal entity identified as a building code scofflaw or problem landlord and the address of each building or buildings to which the pertinent code violations apply.

**CITY OF CHICAGO
ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT
APPENDIX C**

PROHIBITION ON WAGE & SALARY HISTORY SCREENING - CERTIFICATION

This Appendix is to be completed only by an Applicant that is completing this EDS as a “contractor” as defined in MCC Section 2-92-385. That section, which should be consulted (www.amlegal.com), generally covers a party to any agreement pursuant to which they: (i) receive City of Chicago funds in consideration for services, work or goods provided (including for legal or other professional services), or (ii) pay the City money for a license, grant or concession allowing them to conduct a business on City premises.

On behalf of an Applicant that is a contractor pursuant to MCC Section 2-92-385, I hereby certify that the Applicant is in compliance with MCC Section 2-92-385(b)(1) and (2), which prohibit: (i) screening job applicants based on their wage or salary history, or (ii) seeking job applicants’ wage or salary history from current or former employers. I also certify that the Applicant has adopted a policy that includes those prohibitions.

Yes

No

N/A – I am not an Applicant that is a “contractor” as defined in MCC Section 2-92-385.

This certification shall serve as the affidavit required by MCC Section 2-92-385(c)(1).

If you checked “no” to the above, please explain.



Cornerstone Community Outreach

Community Development Committee (CDC)

January 9th, 2024

1132-40 W Wilson Ave

46th Ward Alderwoman Angela Clay

Wilson Yard TIF District

Cornerstone NCS 1132-40 W Wilson Ave





Public Benefits

This project will align with the Wilson Yard TIF goal by

- Supporting the preservation and rehabilitation of existing multifamily housing and support the development of new rental housing that includes units affordable to very low-income households.
- Preserve retail and commercial business by keeping existing commercial tenants.
- Development will also make improvements in accessibility for persons with disabilities.
- Promote opportunities for locally owned businesses to share in the job and construction opportunities associated with the redevelopment of the Wilson Yard RPA.
- Support job training programs and increase employment opportunities, including welfare-to-work programs, for area residents and individuals working in area businesses.
- The acquisition and rehabilitation of the building will create approximately 25 temporary construction jobs and eight permanent jobs, in the shelter, after construction is complete.



Community Engagement

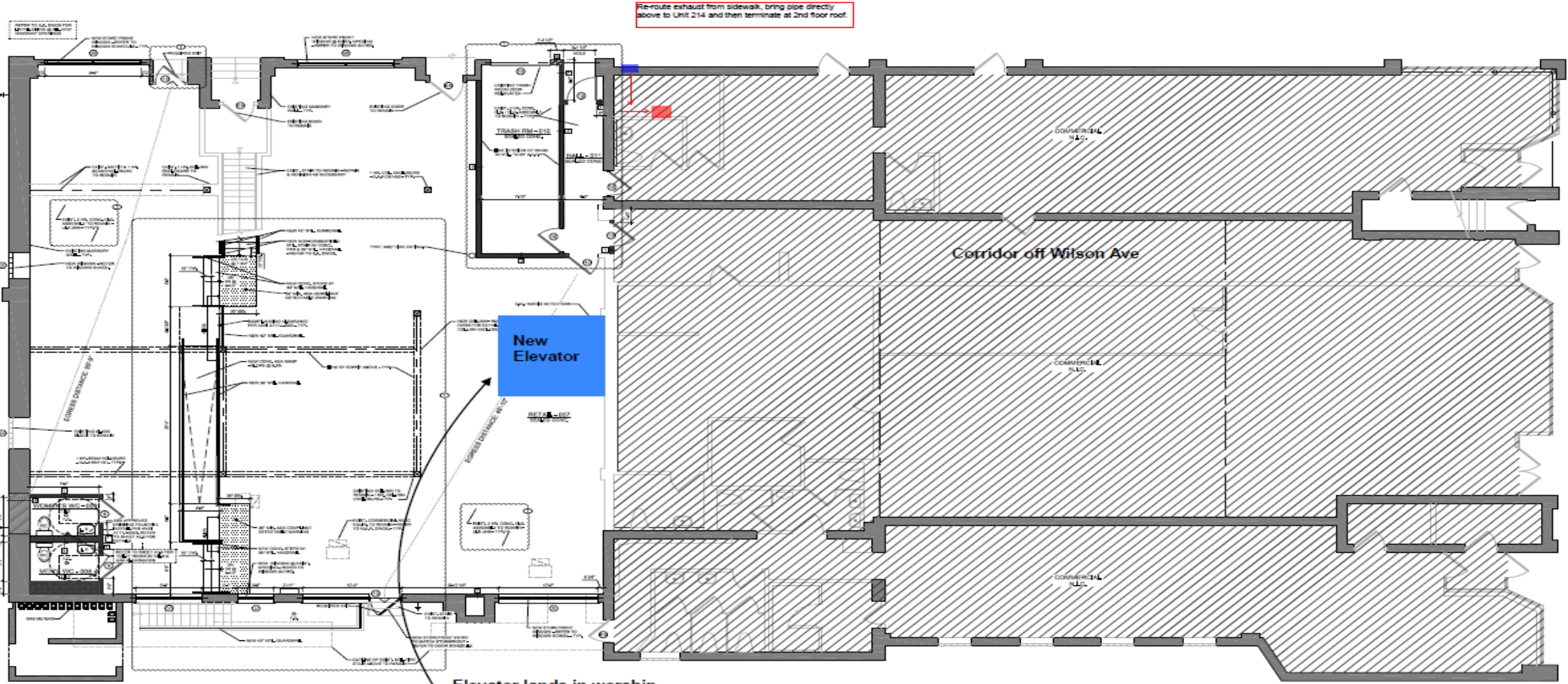
Community Engagement is being conducted in partnership with the 46th Ward:

- Community Meeting planned for January 8th, 2024
- Flyers and notice posted around the 46th Ward, to community neighbors, and in the 46th Ward newsletter
- Pre-meeting survey conducted to assess initial community input on the shelter acquisition
- Post-meeting survey planned to further gauge community input

In addition, Cornerstone is conducting outreach and engagement with a variety of community organizations and community members:

- Over 75 letters of support received to date for the non-congregate shelter acquisition
- Briefing conducted with the Uptown Chamber of Commerce
- Ongoing outreach with surrounding community neighbors

Site Plans

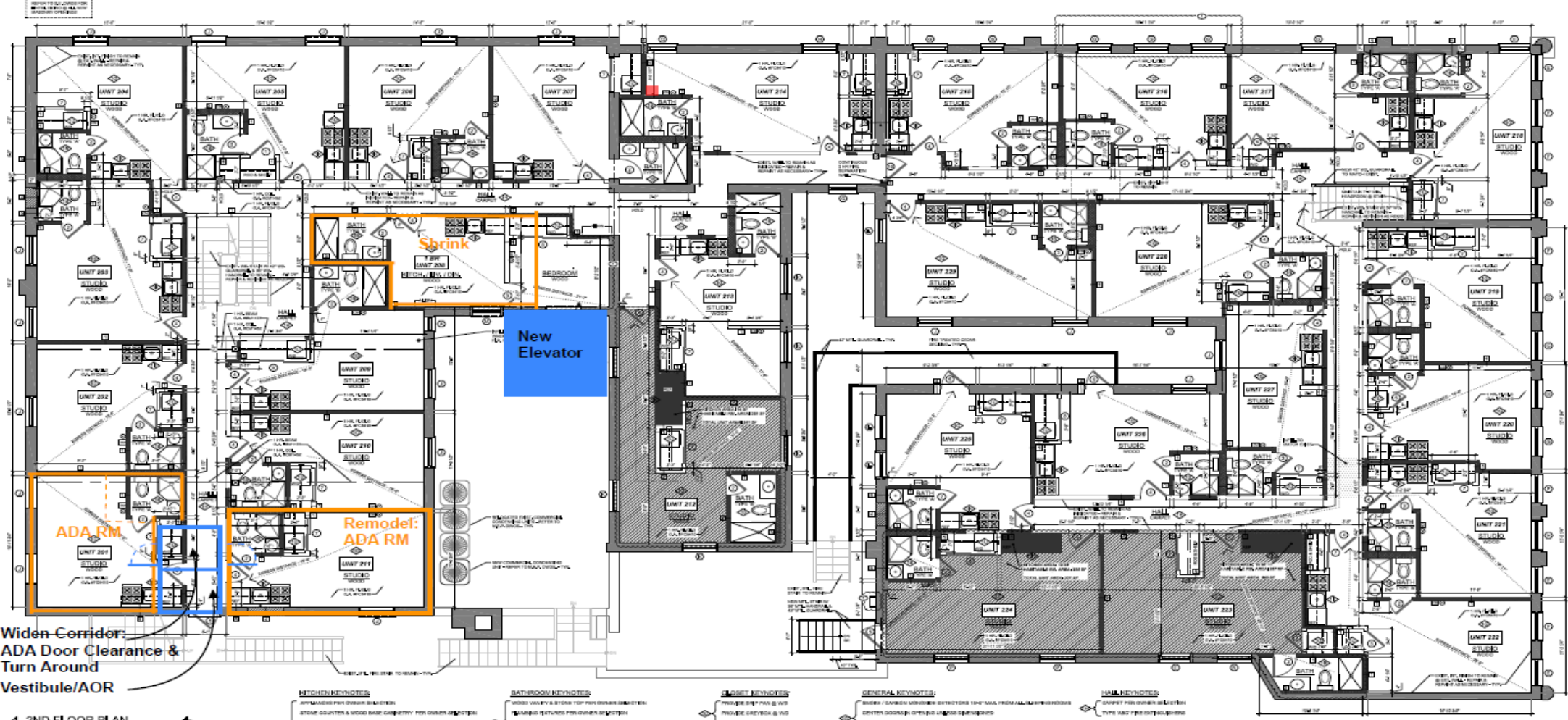


1 1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"

Elevator lands in worship space where they currently have the altar.

APPLICABLE CODES (REFERENCED)

2015 INTERNATIONAL RESIDENTIAL CODE (IRC) - CHICAGO, ILLINOIS
 2015 INTERNATIONAL BUILDING CODE (IBC) - CHICAGO, ILLINOIS
 2015 INTERNATIONAL PLUMBING CODE (IPC) - CHICAGO, ILLINOIS
 2015 INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC) - CHICAGO, ILLINOIS
 2015 INTERNATIONAL FIRE CODE (IFC) - CHICAGO, ILLINOIS
 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) - CHICAGO, ILLINOIS
 2015 INTERNATIONAL SMOKE CONTROL CODE (ISCC) - CHICAGO, ILLINOIS
 2015 INTERNATIONAL SAFETY CODE (ISC) - CHICAGO, ILLINOIS
 2015 INTERNATIONAL SIGN CODE (ISignC) - CHICAGO, ILLINOIS
 2015 INTERNATIONAL SOUND AND VIBRATION CODE (ISV) - CHICAGO, ILLINOIS
 2015 INTERNATIONAL TRANSPORTATION CODE (ITC) - CHICAGO, ILLINOIS
 2015 INTERNATIONAL WIND-BURNING AND COLLAPSE PREVENTION CODE (IWBC) - CHICAGO, ILLINOIS
 2015 INTERNATIONAL ZONING AND ORDINANCE CODE (IZOC) - CHICAGO, ILLINOIS
 2015 INTERNATIONAL GREEN BUILDING CODE (IGBC) - CHICAGO, ILLINOIS
 2015 INTERNATIONAL GREENHOUSE GAS EMISSIONS CODE (IGGEC) - CHICAGO, ILLINOIS
 2015 INTERNATIONAL GREENHOUSE GAS EMISSIONS CODE (IGGEC) - CHICAGO, ILLINOIS
 2015 INTERNATIONAL GREENHOUSE GAS EMISSIONS CODE (IGGEC) - CHICAGO, ILLINOIS



Widen Corridor:
 ADA Door Clearance &
 Turn Around
 Vestibule/AOR

1 2ND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

- KITCHEN KEYNOTES:**
 - APPLIANCES FOR OWNER SELECTION
 - STOVE COUNTER & WOOD BASE CABINETS FOR OWNER SELECTION
 - WOOD UPPER CABINETS FOR OWNER SELECTION
 - WOOD BACKSPLASH FOR OWNER SELECTION
 - UNDERCOUNTER SINK FOR OWNER SELECTION
 - PROVIDE 1" MIN. CLEARANCE UNDER SINK
- BATHROOM KEYNOTES:**
 - WOOD VANITY & STONE TOP FOR OWNER SELECTION
 - WALLING RETURNS FOR OWNER SELECTION
 - PROVIDE 1/2" FLOOR SHOWER SURFPLAGE FOR OWNER SELECTION
 - INSULATE FLOORING ON EXTERIOR WALLS WITH 1" R-10 INSULATION
 - ACRILIC SHOWER ENCLOSURE FOR OWNER SELECTION
- CLOSET KEYNOTES:**
 - PROVIDE 2" MIN. CLEARANCE
 - PROVIDE CLOSET & VANITY
 - ROD & SHIMMERS FOR OWNER SELECTION
- GENERAL KEYNOTES:**
 - SMOKE & CARBON MONOXIDE DETECTORS UNIT SHALL FROM ALL UNITS
 - CEILING COORDINATE OPENING SIZES
 - INSULATE FLOORING ON EXTERIOR WALLS WITH 1" R-10 INSULATION
 - WALL FLOORING & W/ALL WALL BASE FOR OWNER SELECTION
- HALL KEYNOTES:**
 - CARPET FOR OWNER SELECTION
 - TYPE VAC FOR OPENINGS

SPACE
 ARCHITECTS + PLANNERS

2147 N. TULLY AVENUE
 CHICAGO, IL 60647
 312.837.6444
 www.spacearchitects.com

CONTRACTORS

CARTLAND + KRAS
 ENGINEERING, LTD.

SP Engineers
 Structural Engineering

PROJECT NAME:
 1140 W. WILSON AVE.

PROJECT ADDRESS:
 1132-1140 W. WILSON AVE, CHICAGO, IL 60640

PROJECT NO. _____

DATE _____

DATE TIME _____

2ND FLOOR PLAN

A1.3

★ Current View





Development Team

- Developer/Shelter Provider: Cornerstone Community Outreach
- Zoning Attorney: DLA Piper
- General Counsel: Tiesenga & DeBoer LLP
- Real Estate Attorney: Tiesenga & DeBoer LLP
- Architect: MDT Architecture
- Realtor/Broker: John Hunter Services LLC
- Appraiser: Gloodt Real Estate Counselors
- General Contractor: Reed Construction
- Strategist: Urban Strategies
- Lender: National Covenant Properties
- Elevator Engineer: Jenkins & Huntington, INC

Cornerstone NCS 2023 Details and Sources

Capital Sources	Amount	Amount per Room	% of Funding
DOH Grant	\$4,000,000	\$100,000.00	43%
TIF – Wilson Yard	\$5,000,000 (up to)	\$125,000.00	53%
Philanthropy	\$460,000*	\$11,500.00	4%
Total Sources	\$9,460,000	\$236,500	100%
Development Costs	Amount	Amount Per Room	% of Costs
Acquisition	\$7,225,000	\$180,625	79%
Construction/Rehab	\$1,503,179	\$37,579	17%
Environmental	\$4,000	\$100	>1%
Professional Fees and Other Owner Costs	\$67,895	\$1,697	>1%
Construction Period Costs	\$10,000	\$250	>1%
Relocation - approximate	\$285,400	\$7,135	3%
Total Costs	\$9,095,474	\$227,387	100%

2/8/2024

* Philanthropy efforts continue, Cornerstone has \$460,000 in philanthropic donations right now.



Timeline

- December 2023: TIC
- January 2024: CDC
- February 2024: City Council Intro
- March 2024: Finance Committee and Council Passage
- April 2024: Estimated Closing
- May 2024: Estimated Start Construction
- October 2024: Estimated Construction Completion



Request

- Up to \$5MM in TIF funds
- Designate Cornerstone Community Outreach and its affiliates as Developer.



Questions/Comments