HOUSING OPPORTUNITY DEVELOPMENT CORPORATION: AXLEY PLACE
Affordable Townhomes for the Disabled

Location: 3235 Milwaukee Avenue, Glenview – Glenview is a village located in Cook County approximately 15 miles northwest of the Chicago Loop. Housing prices in Glenview and adjoining Northbrook are very high with median home values approximately $500,000 and median rents nearly $2000/month. The project is on Milwaukee Avenue, a major north/south thoroughfare with numerous stores, restaurants, parks, schools and employment options within walking distance such as Allstate Insurance and the Cook County Forest Preserve.

Build Illinois Bond Program (BIBP) Impact: $1.6 Million in BIBP Funds leveraged $2.15 Million in other funds to create affordable townhomes for people with disabilities. The project also generated $1.5 Million in local income and $287,000 in taxes and other revenue. The demand for the units was tremendous – within the first week of opening the project had a waiting list of over 100 people. Residents have been able to stabilize their housing, keep their families together and grow vegetables in the garden.

Project Description: Axley Place provides 13 affordable townhomes to persons with disabilities. The development consists of two buildings which have a mix of 1, 2 and 3 bedrooms, including three ADA compliant units and three adaptable units. All first floor units are wheel-chair accessible and some second floor units include additional features to help people with disabilities, such as strobe lights for those with hearing impairment. All units include spacious floor plans, full walk-in kitchens with Energy Star appliances that open onto generous living and dining rooms, and abundant natural light from windows with views. Axley Place also includes a laundry room, party room, meeting room, picnic area, and community garden. The development is designed to feel similar to single-family residences; instead of common entries and long corridors, each unit is entered directly from the exterior. HODC links with a variety of service agencies who work directly with clients living at Axley Place to help them stay independent.

Project Partners: Housing Opportunity Development Corporation (HODC), Cordogan Clark & Associates, Skender

Project Funds: BIBP, IHDA HOME, Cook County HOME, DCEO, Housing Authority of Cook County

* Based on an April 2015 modeling estimate from the National Association of Home Builders.