



**Board of Commissioners of Cook County  
Minutes of the Finance Subcommittee on Tax Delinquency**

**Tuesday, September 12, 2023**

**9:30 AM**

**Cook County Building, Board Room,  
118 North Clark Street, Chicago, Illinois**

**ATTENDANCE**

**Present:** Aguilar, Quezada and Trevor (3)

**Absent:** Gordon and Morita (2)

**PUBLIC TESTIMONY**

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

No public speakers

23-4792

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 7/12/2023

**A motion was made by Commissioner Quezada, seconded by Commissioner Trevor, to approve 23-4792. The motion carried by the following vote:**

**Ayes:** Aguilar, Quezada and Trevor (3)

**Absent:** Gordon and Morita (2)

23-3546

**Presented by:** FRANK J. AGUILAR, County Commissioner

**PROPOSED NO CASH BID REQUEST**

**Requestor:** Fitzgerald Roberts, President, Village of Dixmoor

**Request:** Approval of No Cash Bid Request

**Location:** Village of Dixmoor

**Volume and Property Index Number:**

197, 29-07-108-001-0000; 197, 29-07-108-002-0000; 197, 29-07-108-003-0000; 197, 29-07-108-004-0000; 197, 29-07-108-005-0000; 197, 29-07-109-002-0000; 197, 29-07-116-006-0000; 197, 29-07-116-007-0000; 197, 29-07-116-008-0000; 197, 29-07-116-009-0000; 197, 29-07-116-010-0000; 197, 29-07-116-011-0000; 197, 29-07-116-019-0000; 197, 29-07-116-030-0000; 197, 29-07-116-039-0000; 197, 29-07-116-043-0000; 197, 29-07-116-044-0000; 197, 29-07-116-049-0000; 197, 29-07-125-001-0000; 197, 29-07-125-002-0000; 197, 29-07-125-004-0000; 197, 29-07-125-010-0000.

**Summary:** Please accept this letter as an official request from the Village of Dixmoor expressing interest in participating in the Cook County No Cash Bid Program. The Permanent Index Numbers PINs being requested are: This request package contains 22 PINs. The intended use of the twenty-two (22) PINS labeled vacant residential will be cleared according to State and Municipal Statues. The intended use of the twenty-two (22) PINs will be used to attract new residential development projects.

Please note that the Village of Dixmoor will file for tax exempt status on all above parcels/PINs. The above PINs will be used for municipal use or maintained until the tax deed(s) are conveyed to a developer. The Village of Dixmoor is requesting the previously mentioned twenty-two PINs which have no third-party requestor for the current No Cash Bid Program. The Village of Dixmoor will retain legal counsel to obtain the tax deeds and bear all legal and other costs assisted with the acquisition of the parcels. The Village of Dixmoor agrees to submit to the Cook County Bureau of Economic Development, No Cash Bid reports on the status of each parcel for 5 years or until development is complete, or whichever occurs last, as required by the Cook County No Cash Bid Ordinance.

**A motion was made by Commissioner Quezada, seconded by Commissioner Trevor, to recommend for approval as amended in the errata 23-3546. The motion carried by the following vote:**

**Ayes:** Aguilar, Quezada and Trevor (3)

**Absent:** Gordon and Morita (2)

23-3548

**Presented by:** FRANK J. AGUILAR, County Commissioner

**PROPOSED NO CASH BID REQUEST**

**Requestor:** Hank Kuspa, City Mayor, City of Oak Forest

**Request:** Approval of No Cash Bid Request

**Location:** City of Oak Forest

**Volume and Property Index Number:**  
031, 28-17-207-029-0000.

**Summary:** This Request Package contains one (1) PIN. The City of Oak Forest, (the "City") has targeted a location within the City for Redevelopment. In the interest of utilizing the property for said purposes, the City is seeking title to the following tax delinquent property and request that the Cook County Board of Commissioners submit a No Cash Bid for this property on behalf of the City. The PIN in this Request Package is as follows:

Currently the property is a vacant lot, commonly addressed as 15230 Central Avenue, Oak Forest, IL 60452. The City has determined the parcel to be abandoned, its former use as a residential lot. That residential use is no longer fitting and the area suffers from economic depreciation. In the interest of utilizing the property for productive use, the current and intended uses for the parcel, which will greatly benefit the City, are to acquire the property for redevelopment, to allow the City to reconstruct properties in a manner to greatly improve the area and as a benefit the surrounding property owner.

The City will file for tax exempt status as long as it retains the PIN for municipal use, maintaining that status until any property is conveyed to a potential developer. This request does not contain a Third-Party Requestor. The City Attorney to the City of Oak Forest will obtain a tax deed and bear all legal and other costs associated with acquisition of the parcel. The City agrees to submit, to the Cook County Department of Planning and Development, No Cash Bid Report on the status of the parcel for five (5) years, or until development is complete, whichever occurs last, as required by the Cook County No Cash Bid Ordinance.

**A motion was made by Commissioner Quezada, seconded by Commissioner Trevor, to recommend for approval 23-3548. The motion carried by the following vote:**

**Ayes:** Aguilar, Quezada and Trevor (3)

**Absent:** Gordon and Morita (2)

23-4070

**Presented by:** FRANK J. AGUILAR, County Commissioner

**PROPOSED NO CASH BID REQUEST**

**Requestor:** Darren E. Bryant, Mayor, Village of Robbins

**Request:** Approval of No Cash Bid Request

**Location:** Village of Robbins

**Volume and Property Index Number:**

024, 28-02-406-042-0000; 024, 28-02-406-043-0000; 024, 28-02-406-045-0000; 024,  
28-02-406-046-0000; 024, 28-02-406-047-0000; 024, 28-02-406-048-0000; 024, 28-02-406-049-0000;  
024, 28-02-406-050-0000; 024, 28-02-406-051-0000; 024, 28-02-406-052-0000; 024,  
28-02-406-059-0000; 024, 28-02-406-060-0000

**Summary:** Please accept this letter as an official request from the Village of Robbins expressing interest in participating in the Cook County No Cash Bid Program to acquire the following twelve (12) property index numbers:

The Village of Robbins will not utilize a third-party requestor for these properties. The Village of Robbins will find a developer that will not only pay the taxes of these properties but will also provide a use for the subject property that will benefit the Village of Robbins.

The Legal Department of the Village of Robbins will obtain tax deeds for these properties, and the Village of Robbins will bear all legal and other costs associated with the acquisition of these properties. The Village of Robbins will file for tax-exempt status for these properties, and the Village of Robbins will notify the Cook County Assessor when it conveys these properties so that they can be placed back on the tax roll.

These properties will be used for municipal use and/or maintained by the Village of Robbins until they are conveyed to a developer. The Village of Robbins will submit to the Cook County Office of Economic Development, on a form provided by the office, reports on the status of these properties for five years or until development is complete, whichever occurs last, as required by the Cook County No Cash Bid Ordinance.

**A motion was made by Commissioner Quezada, seconded by Commissioner Trevor, to recommend for approval 23-4070. The motion carried by the following vote:**

**Ayes:** Aguilar, Quezada and Trevor (3)

**Absent:** Gordon and Morita (2)

**ADJOURNMENT**

A motion was made by Commissioner Trevor, seconded by Commissioner Quezada, to adjourn the meeting. The motion carried by the following vote:

**Ayes:** Aguilar, Quezada and Trevor (3)

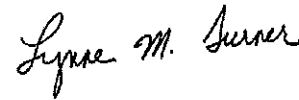
**Absent:** Gordon and Morita (2)

Respectfully submitted,



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Chairman



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Secretary

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

