



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

Tuesday, June 6, 2017

1:00 PM

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

NOTICE AND AGENDA

There will be a meeting of the Committee or Subcommittee of the Board of Commissioners of Cook County at the date, time and location listed above to consider the following:

PUBLIC TESTIMONY

Authorization as a public speaker shall only be granted to those individuals who have submitted in writing, their name, address, subject matter, and organization (if any) to the Secretary 24 hours in advance of the meeting. Duly authorized public speakers shall be called upon to deliver testimony at a time specified in the meeting agenda. Authorized public speakers who are not present during the specified time for public testimony will forfeit their allotted time to speak at the meeting. Public testimony must be germane to a specific item(s) on the meeting agenda, and the testimony must not exceed three minutes; the Secretary will keep track of the time and advise when the time for public testimony has expired. Persons authorized to provide public testimony shall not use vulgar, abusive, or otherwise inappropriate language when addressing the Board; failure to act appropriately; failure to speak to an item that is germane to the meeting, or failure to adhere to the time requirements may result in expulsion from the meeting and/or disqualify the person from providing future testimony.

[17-3647](#)

COMMITTEE MINUTES

Approval of the minutes from the meeting of 4/11/2017

[17-0632](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: David Webb, Jr., Mayor, City of Markham

Request: Approval of No Cash Bid Request

Location: City of Markham

Volume and Property Index Number:

028, 28-12-310-001-0000; 028, 28-12-310-002-0000; 028, 28-12-310-003-0000; 028, 28-12-310-004-0000; 028, 28-12-310-005-0000, 028, 28-12-310-006-0000; 028, 28-12-310-007-0000; 028, 28-12-310-008-0000; 028, 28-12-310-009-0000; 028, 28-12-310-010-0000; 028, 28-12-310-011-0000; 028, 28-12-310-012-0000; 028, 28-12-310-013-0000; 028, 28-12-310-014-0000; 028, 28-12-310-015-0000; 028, 28-12-310-016-0000; 028, 28-12-310-017-0000; 028, 28-12-310-018-0000; 028, 28-12-310-019-0000; 028, 28-12-310-020-0000; 028, 28-12-310-021-0000; 028, 28-12-310-022-0000

Summary: Permanent Index Numbers (PINs) being requested are (listed). This request package contains 22 PINs. The intended use of the 22 PINs, within volume 028, will be used to stimulate a commercial project in this vacant commercial strip. Please note that the City of Markham 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 City of Markham is requesting the previously mentioned 22 PINs which have no third party requestor for the current No Cash Bid Program. The City of Markham will retain legal counsel in order to obtain the tax deed and bear all legal and other cost assisted with the acquisition of the parcels. The City of Markham 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.

Legislative History : 12/14/16 - Board of Commissioners - refer to the Finance Subcommittee on Tax

[17-0633](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: David Webb, Jr., Mayor, City of Markham

Request: Approval of No Cash Bid Request

Location: City of Markham

Volume and Property Index Number:

028, 28-12-315-001-0000; 028, 28-12-315-002-0000; 028, 28-12-315-003-0000; 028, 28-12-315-004-0000; 028, 28-12-315-005-0000, 028, 28-12-315-006-0000; 028, 28-12-315-007-0000; 028, 28-12-315-008-0000; 028, 28-12-315-009-0000; 028, 28-12-315-010-0000; 028, 28-12-315-011-0000; 028, 28-12-315-012-0000; 028, 28-12-315-013-0000; 028, 28-12-315-014-0000; 028, 28-12-315-015-0000; 028, 28-12-315-016-0000; 028, 28-12-315-017-0000; 028, 28-12-315-018-0000; 028, 28-12-315-019-0000; 028, 28-12-315-020-0000; 028, 28-12-315-021-0000; 028, 28-12-315-022-0000; 028, 28-12-315-023-0000.

Summary: The Permanent Index Numbers PINs being requested are (listed). This request package contains 23 PINs. The intended use of the 23 PINs within volume 028, will be used to stimulate a commercial project in this vacant commercial strip. Please note that the City of Markham 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 City of Markham is requesting the previously mentioned 23 PINs which have no third party requestor for the current No Cash Bid Program. The City of Markham will retain legal counsel in order to obtain the tax deed and bear all legal and other cost assisted with the acquisition of the parcels. The City of Markham 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.

Legislative History : 12/14/16 - Board of Commissioners - refer to the Finance Subcommittee on Tax

[17-2664](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Rudy Espiritu, Village Administrator, Village of Berkeley

Request: Approval of No Cash Bid Request

Location: Village of Berkeley

Volume and Property Index Number:

157, 15-07-310-022-0000.

Summary: Thank you for the opportunity to submit a request for assistance through the No Cash Bid Program. We are pleased to submit one (1) parcel for your consideration.

This unoccupied commercial property is located in close proximity to the Village Hall, under 1/10th of a mile and comprises an estimated land square footage of 6,350 square feet. The existing structure has been unoccupied with no water use since October of 2008. The Village will be exploring plans for usage by Village sponsored clubs and organizations or possible expansion of Village offices for ease of providing streamlined services. Therefore, the Village will file for tax exempt status on the property if tax deeds are obtained. The Village also intends to retain ownership of the parcel and therefore will not be applying with a Third Party.

The Village will retain legal counsel to assist with completion of the application, title search, tax deed petition and will bear all other costs related to the acquisition of these parcels through the No Cash Bid (NCB) Program and agrees to file NCB reports on the status of each parcel for five (5) years or until development is complete,

whichever occurs first.

Legislative History : 4/12/17 - Board of Commissioners - refer to the Finance Subcommittee on Tax D

[17-2665](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Keith R. Sbrial, AICP, Village Manager, Village of Brookfield

Request: Approval of No Cash Bid Request

Location: Village of Brookfield

Volume and Property Index Number:

075, 18-03-214-030-0000.

Summary: The Village of Brookfield, Illinois (the “Village”) hereby requests no-cash bid acquisition of the following parcel. This Request Package contains one (1) PIN referred to herein as the “Property.” The Property is located at 8834 Ogden Avenue in the Village of Brookfield. The Property is improved with a single-story commercial structure used as part of a retail facility selling custom countertops operating as the Marble Place. The Village seeks to acquire and hold the Property for redevelopment pending a future proposal by a yet-to-be-determined developer for commercial use of the Property. Acquisition of the Property through the Cook County No-Cash Bid Program will benefit the Village by potential redevelopment of a commercial, tax-generating use of Property. Commercial development of the Property will benefit the Village by increasing the Village’s property and sales tax base and by offering additional employment opportunities to local residents.

If the Village is successful in acquiring the Property through the No-Cash Bid Program, it will file for tax exempt status and will maintain the Property as tax exempt until such time as it is conveyed to a third party for redevelopment. The Village represents that there currently exists no Third Party Request by a developer, organization, or other private party which would result in the Village’s conveyance of a certificate of purchase for, or perfected tax deed to, the Property to such a developer, organization, or private party.

The Village will bear all legal and other costs associated with the acquisition of this parcel. The Village agrees to submit an annual report on the status of this parcel for five (5) years or until development is complete, whichever occurs last, as required by the Cook County No-Cash Bid Ordinance.

Legislative History : 4/12/17 - Board of Commissioners - refer to the Finance Subcommittee on Tax D

[17-2666](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Keith R. Sbrial, AICP, Village Manager, Village of Brookfield

Request: Approval of No Cash Bid Request

Location: Village of Brookfield

Volume and Property Index Number:

176, 15-34-119-019-0000.

Summary: The Village of Brookfield, Illinois (the "Village") hereby requests no-cash bid acquisition of the following parcel. This Request Package contains one (1) PIN and is referred to herein as the "Property." The Property is located at 9401 Henrietta in the Village of Brookfield. The Property is currently a vacant parcel of land between two (2) residential structures. By acquiring the Property through the Cook County No-Cash Bid Program, the Village will benefit by removing the property from the tax roll and from the potential future development of taxable uses thereon. The parcel of land immediately east of the Property is improved with a dilapidated residential structure, currently the subject of a housing complaint filed by the Village of Brookfield.

If the Village is successful in acquiring the Property through the No-Cash Bid Program, it will file for tax exempt status and will maintain the Property as tax exempt until such time as it is conveyed to a third party for development. The Village represents that there currently exists no Third Party Request by a developer, organization, or other private party which would result in the Village's conveyance of a certificate of purchase for, or perfected tax deed to, the Property to such a developer, organization, or private party.

The Village will bear all legal and other costs associated with the acquisition of this parcel. The Village agrees to submit an annual report on the status of this parcel for five (5) years or until development is complete, whichever occurs last, as required by the Cook County No-Cash Bid Ordinance.

Legislative History : 4/12/17 - Board of Commissioners - refer to the Finance Subcommittee on Tax D

[17-2667](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Ronald Denson, Mayor, Village of Calumet Park

Request: Approval of No Cash Bid Request

Location: Village of Calumet Park

Volume and Property Index Number:

036, 25-29-300-003-0000; 037, 25-30-203-007-0000; 037, 25-30-203-023-0000; 037,
25-30-203-024-0000; 037, 25-30-203-025-0000; 037, 25-30-203-026-0000; 037,
25-30-203-027-0000; 037, 25-30-203-028-0000; 037, 25-30-203-029-0000; 037,
25-30-203-030-0000; 037, 25-30-203-031-0000; 037, 25-30-203-032-0000; 037,
25-30-203-033-0000; 037, 25-30-203-034-0000; 037, 25-30-203-042-0000; 037,
25-30-203-045-0000; 037, 25-30-208-010-0000; 037, 25-30-208-011-0000; 037,
25-30-208-012-0000; 037, 25-30-208-013-0000; 037, 25-30-208-014-0000; 037,
25-30-403-001-0000; 037, 25-30-403-004-0000; 037, 25-30-410-007-0000; 037,
25-30-410-008-0000; 037, 25-30-410-041-0000; 037, 25-30-418-033-0000; 037,
25-30-418-034-0000; 037, 25-30-418-041-0000; 039, 25-32-206-034-0000; 039,
25-32-206-035-0000.

Summary: This letter is to express the Village of Calumet Park's interest in receiving a No Cash Bid for parcels located in Calumet Park. The permanent index numbers of the parcels requested are. This Request Package contains thirty-one (31) PINS (the "*Subject Property*"). The PINS requested are currently vacant land properties in the Village of Calumet Park. It is the intent of the Village of Calumet Park, as part of its overall economic development strategy, to acquire the Subject Property and return it to a beneficial use for the citizens of the Village in order to facilitate redevelopment in the area surrounding the Subject Property.

The Village intends to market the Subject Property for future economic development. The Village of Calumet Park has retained legal counsel in order to obtain the tax deed and will bear all costs associated with the acquisition of the parcels. In accordance with the requirements of the Cook County No Cash Bid Ordinance, the Village of Calumet Park will submit to the Cook County Office of Economic Development a No Cash Bid Report on the status of each parcel for five (5) years or until development is complete whichever comes last.

In accordance with the requirements of the Cook County No Cash Bid Program, the Village of Calumet Park hereby certifies that it does not have an identified third party requestor associated with the filing of this application and will accordingly take the necessary steps to have the Subject Property declared tax exempt for municipal use and will submit to the Cook County Board of Review a Real Estate Exemption Complaint for tax exempt status until i.e. conveyed to developer, other.

Legislative History : 4/12/17 - Board of Commissioners - refer to the Finance Subcommittee on Tax D

[17-2668](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Louis Presta, Mayor, Village of Crestwood

Request: Approval of No Cash Bid Request

Location: Village of Crestwood

Volume and Property Index Number:

248, 24-33-100-029-0000.

Summary: On behalf of the Village of Crestwood (the “Village”), and pursuant to the duly enacted resolution by the Board of Trustees of the Village of Crestwood, this letter shall serve as notice of the Village’s interest in the No Cash Bid for the following parcel. The number of parcels in this request is one (1). The property is currently vacant, unoccupied and unused, and it is the intention of the Village to return this parcel to tax-paying status through commercial redevelopment. This would benefit the Village by adding commercial property and businesses to the Village and increasing the Village’s assessed valuation.

The Village will initially file for tax exempt status upon receipt and filing of tax deeds, but expects to return the property to tax-paying status at the earliest possible time. At the present time there are no Third Party Requests, no prospective developers and no organizations identified to assume development or ownership of this parcel. The Village will retain legal counsel to obtain the tax deeds and bear all legal and other costs associated with acquisition of the parcel. The Village of Crestwood agrees to submit to the Cook County Department of Economic Development, No Cash Bid Reports 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.

Legislative History : 4/12/17 - Board of Commissioners - refer to the Finance Subcommittee on Tax D

[17-2669](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Charles R. Griffin, Mayor, Village of Ford Heights

Request: Approval of No Cash Bid Request

Location: Village of Ford Heights

Volume and Property Index Number:

016, 32-23-116-029-0000; 016, 32-23-116-030-0000; 016, 32-23-116-031-0000; 016, 32-23-116-032-0000; 016, 32-23-116-033-0000; 016, 32-23-116-034-0000; 016, 32-23-116-035-0000; 016, 32-23-116-037-0000; 016, 32-23-116-038-0000; 016, 32-23-116-039-0000; 016, 32-23-116-040-0000; 016, 32-23-116-041-0000; 016, 32-23-316-019-0000; 017, 32-24-202-004-0000.

Summary: The Village of Ford Heights requests the listed abandoned properties in the Cook County Board of Commissioners No Cash Bid Program. This request package contains fourteen (14) PINs. The request is for twelve (12) parcels of vacant land and two (2) parcels with unoccupied residential structures. The parcels will be used to assist in our efforts to revitalize, stabilize, and decrease vandalism in our community. The vacant lots and houses are located in blighted sections of the community. The Village of Ford Heights will immediately file for tax exempt status on the requested properties once the tax deeds have been issued. Our village attorney will obtain the tax deeds and the Village will bear all legal and other cost associated with the acquisition of these properties.

The Village of Ford Heights agrees to submit to the Cook County Department of Economic Development, No Cash Bid Reports on the status of each property for five (5) years or until development is complete, whichever occurs last. This No Cash Bid Request does not include a Third Party Request as the Village will work to rehab or demolish structures as needed to bring them back to municipal code.

Legislative History : 4/12/17 - Board of Commissioners - refer to the Finance Subcommittee on Tax D

[17-2670](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: John F. Donahue, Village Attorney, Village of Glenwood

Request: Approval of No Cash Bid Request

Location: Village of Glenwood

Volume and Property Index Number:

009, 32-03-318-008-0000.

Summary: Please accept this letter as the Village of Glenwood's application to participate in the Cook County No Cash Bid Program for the 2017 County Scavenger Sale for the parcel of property identified. This request package is for the one (1) PIN listed above. The PIN is a vacant, unoccupied lot that does not contain any structures. It is the Village of Glenwood's desire to obtain title to this property through

the County's No Cash Bid Program so that the property can be redeveloped by a private entity, returned to the property tax rolls and create additional employment opportunities within the Village. This parcel is in the Village of Glenwood's Main Street Tax Increment Financing District. Accordingly, TIF incentives as allowed by the Tax Increment Allocation Redevelopment Act would be available to incentivize the acquisition and redevelopment of this parcel by a private entity.

In the event this application is approved, it is the Village's intent to file the necessary documents that are required to obtain a tax-exempt status for the property. The Village will continue to maintain this tax exempt status for the property as long as the Village continues to own it. Please be advised that the Village does not have any agreement to convey the perfected tax deed for the property to any developer, organization or other private party. The Village also has not entered into any negotiations with any developer, organization, or other entity pertaining to this property. The Village's is not acting on behalf of any third party requestor.

In the event this application is approved, the Village has by resolution authorized me to proceed to obtain the tax deed. It will be the Village's responsibility to bear all legal and other costs that are necessary for its acquisition of the property through the tax deed process. The Village understands and agrees that it will need to comply with the reporting requirements of the County's No Cash Bid Ordinance. This will require the Village to submit No Cash Bid Reports on the status of the parcel for the later of either five (5) years or the completion of the development.

Legislative History : 4/12/17 - Board of Commissioners - refer to the Finance Subcommittee on Tax D

[17-2671](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: John F. Donahue, Village Attorney, Village of Glenwood

Request: Approval of No Cash Bid Request

Location: Village of Glenwood

Volume and Property Index Number:
009, 32-03-400-023-0000.

Summary: Please accept this letter as the Village of Glenwood's application to participate in the Cook County No Cash Bid Program for the 2017 County Scavenger Sale for the parcel of property identified. This request package is for the one (1) PINs listed above. This PIN is an unoccupied lot that has an abandoned greenhouse structure that was used by an abandoned business storefront located on an adjacent PIN. The business that previously occupied this PIN and the adjoining PIN (32-03-400-022-0000) went out of business on December 22, 2015. It is the Village of Glenwood's

desire to obtain title to this property through the County's No Cash Bid Program so that the property can be redeveloped by a private entity, returned to the property tax rolls and create additional employment opportunities within the Village. The rear portion of the requested PIN is also adjacent to other property the Village previously acquired using the No Cash Bid process such that these properties could be marketing together to promote future redevelopment opportunities. This parcel is also in the Village of Glenwood's Main Street Tax Increment Financing District. Accordingly, TIF incentives as allowed by the Tax Increment Allocation Redevelopment Act would be available to incentivize the acquisition and redevelopment of this parcel by a private entity.

In the event this application is approved, it is the Village's intent to file the necessary documents that are required to obtain a tax-exempt status for the property. The Village will continue to maintain this tax exempt status for the property as long as the Village continues to own it. Please be advised that the Village does not have any agreement to convey the perfected tax deed for the property to any developer, organization or other private party. The Village also has not entered into any negotiations with any developer, organization, or other entity pertaining to this property. The Village's is not acting on behalf of any third party requestor.

In the event this application is approved, the Village has by resolution authorized me to proceed to obtain the tax deed. It will be the Village's responsibility to bear all legal and other costs that are necessary for its acquisition of the property through the tax deed process. The Village understands and agrees that it will need to comply with the reporting requirements of the County's No Cash Bid Ordinance. This will require the Village to submit No Cash Bid Reports on the status of the parcel for the later of either five (5) years or the completion of the development.

Legislative History : 4/12/17 - Board of Commissioners - refer to the Finance Subcommittee on Tax D

[17-2672](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: John F. Donahue, Village Attorney, Village of Glenwood

Request: Approval of No Cash Bid Request

Location: Village of Glenwood

Volume and Property Index Number:

009, 32-03-327-021-0000.

Summary: Please accept this letter as the Village of Glenwood's application to participate in the Cook County No Cash Bid Program for the 2017 County Scavenger Sale for the parcel of property identified. This request package is for the one (1) PIN listed above. The PIN contains a vacant dilapidated

abandoned house that has been unoccupied for 3 years. The structure on this property is in a flood plain and has substantial damage as a result of previous flooding incidents. The house on this parcel is in a dangerous condition and was first declare as being unfit for occupancy on May 2, 2014. It is the Village of Glenwood's desire to obtain title to this property so that it can demolish the hazardous structure located on this property and continue to hold this property for flood control purposes.

In the event this application is approved, it is the Village's intent to file the necessary documents that are required to obtain a tax-exempt status for the property. The Village will continue to maintain this tax exempt status for the property as long as the Village continues to own it. Please be advised that the Village does not have any agreement to convey the perfected tax deed for the property to any developer, organization or other private party. The Village also has not entered into any negotiations with any developer, organization, or other entity pertaining to this property. The Village's is not acting on behalf of any third party requestor.

In the event this application is approved, the Village has by resolution authorized me to proceed to obtain the tax deed. It will be the Village's responsibility to bear all legal and other costs that are necessary for its acquisition of the property through the tax deed process. The Village understands and agrees that it will need to comply with the reporting requirements of the County's No Cash Bid Ordinance. This will require the Village to submit No Cash Bid Reports on the status of the parcel for the later of either five (5) years or the completion of the development.

Legislative History : 4/12/17 - Board of Commissioners - refer to the Finance Subcommittee on Tax D

[17-2673](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: John F. Donahue, Village Attorney, Village of Glenwood

Request: Approval of No Cash Bid Request

Location: Village of Glenwood

Volume and Property Index Number:

009, 32-03-318-002-0000; 009, 32-03-318-003-0000; 009, 32-03-318-004-0000.

Summary: Please accept this letter as the Village of Glenwood's application to participate in the Cook County No Cash Bid Program for the 2017 County Scavenger Sale for the parcels of property identified. In the event these parcels are not eligible for the No Cash Bid Program, the Village is alternatively requesting that an Over-The-Counter tax certificate be issued and assigned to the Village of Glenwood. This request package is for the three (3) adjacent PINs listed above. The requested PINs are contiguous parcels that contain a vacant dilapidated abandoned commercial site that was previously occupied by a

restaurant that has been closed for three (3) years. At the time the property was abandoned, the Village attempted to work with the business occupying the parcels to see if it could utilize available TIF incentives to improve the structure so that the restaurant can continue to operate. Ultimately, the Village concluded that the costs of rehabilitating this structure so that it could continue to be useable as a restaurant was far more than the value of the entire site. The structure on this property has continued to deteriorate and the Village believes that it is now in a dangerous condition. It is the Village of Glenwood's desire to obtain title to this property so that it can demolish the hazardous structure located on this property so that the property can be redeveloped by a private entity, returned to the property tax rolls and create additional employment opportunities within the Village. This parcel is in the Village of Glenwood's Main Street Tax Increment Financing District. Accordingly, TIF incentives as allowed by the Tax Increment Allocation Redevelopment Act would be available to incentivize the acquisition and redevelopment of this parcel by a private entity.

In the event this application is approved, it is the Village's intent to file the necessary documents that are required to obtain a tax-exempt status for the property. The Village will continue to maintain this tax exempt status for the property as long as the Village continues to own it. Please be advised that the Village does not have any agreement to convey the perfected tax deed for the property to any developer, organization or other private party. The Village also has not entered into any negotiations with any developer, organization, or other entity pertaining to this property. The Village's is not acting on behalf of any third party requestor.

In the event this application is approved, the Village has by resolution authorized me to proceed to obtain the tax deed. It will be the Village's responsibility to bear all legal and other costs that are necessary for its acquisition of the property through the tax deed process. The Village understands and agrees that it will need to comply with the reporting requirements of the County's No Cash Bid Ordinance. This will require the Village to submit No Cash Bid Reports on the status of the parcel for the later of either five (5) years or the completion of the development.

Legislative History : 4/12/17 - Board of Commissioners - refer to the Finance Subcommittee on Tax D

[17-2674](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Eric J. Kellogg, Mayor, City of Harvey

Request: Approval of No Cash Bid Request

Location: City of Harvey

Volume and Property Index Number:

198, 29-07-307-004-0000; 198, 29-07-307-005-0000; 198, 29-07-307-007-0000; 198,

29-07-307-008-0000; 198, 29-07-309-018-0000; 198, 29-07-309-019-0000; 198, 29-07-309-020-0000; 198, 29-07-309-021-0000; 198, 29-07-309-022-0000; 198, 29-07-309-023-0000; 198, 29-07-309-024-0000; 198, 29-07-309-025-0000; 198, 29-07-309-026-0000; 198, 29-07-309-027-0000; 198, 29-07-309-028-0000; 198, 29-07-309-029-0000; 198, 29-07-309-030-0000; 198, 29-07-309-031-0000; 198, 29-07-309-032-0000; 198, 29-07-309-033-0000; 198, 29-07-309-034-0000; 198, 29-07-309-035-0000; 198, 29-07-309-036-0000; 198, 29-07-309-037-0000; 198, 29-07-309-038-0000; 198, 29-07-309-039-0000; 198, 29-07-309-040-0000; 198, 29-07-309-041-0000; 198, 29-07-309-042-0000; 198, 29-07-309-043-0000; 198, 29-07-309-044-0000; 198, 29-07-316-012-0000; 198, 29-07-316-013-0000; 198, 29-07-316-014-0000; 199, 29-08-125-037-0000; 199, 29-08-125-038-0000; 199, 29-08-125-039-0000; 199, 29-08-125-040-0000; 199, 29-08-125-041-0000; 199, 29-08-125-047-0000; 200, 29-08-404-007-0000; 200, 29-08-404-047-0000; 209, 29-17-101-020-0000; 209, 29-17-111-019-0000; 209, 29-17-111-020-0000; 209, 29-17-111-021-0000; 209, 29-17-111-023-0000; 209, 29-17-111-024-0000; 209, 29-17-111-025-0000; 209, 29-17-111-026-0000; 209, 29-17-200-001-0000; 209, 29-17-200-002-0000; 209, 29-17-200-005-0000; 209, 29-17-200-006-0000; 209, 29-17-200-007-0000; 209, 29-17-200-008-0000; 209, 29-17-200-009-0000; 209, 29-17-200-010-0000; 209, 29-17-200-011-0000; 209, 29-17-200-017-0000; 209, 29-17-200-018-0000; 209, 29-17-200-019-0000; 209, 29-17-200-020-0000; 209, 29-17-200-023-0000; 209, 29-17-200-025-0000; 209, 29-17-207-003-0000; 209, 29-17-207-006-0000; 209, 29-17-208-013-0000; 209, 29-17-318-022-0000; 209, 29-17-318-023-0000; 209, 29-17-318-048-0000; 210, 29-18-108-013-0000; 210, 29-18-109-025-0000; 213, 29-20-203-001-0000; 213, 29-20-203-002-0000; 213, 29-20-203-003-0000; 213, 29-20-203-004-0000; 213, 29-20-203-005-0000; 213, 29-20-203-006-0000; 213, 29-20-203-007-0000; 213, 29-20-203-008-0000; 213, 29-20-203-009-0000; 213, 29-20-203-010-0000; 213, 29-20-205-027-0000; 213, 29-20-205-028-0000; 213, 29-20-205-029-0000; 213, 29-20-205-030-0000; 213, 29-20-205-031-0000; 213, 29-20-205-032-0000.

Summary: I am delighted to submit this letter of request for the City of Harvey's interest in Cook County's No Cash Bid Program to the Cook County Board of Commissioners. There are a total of eighty-nine (89) Parcels of vacant land listed in our request and they are as follows. The City's request will be indicated in our Resolution to be introduced at the April 10, 2017 Council meeting. The City of Harvey requests eighty-nine (89) parcels of vacant land for the redevelopment of our major thoroughfares and Downtown Business District areas.

The City will retain legal counsel and pay all costs for tax deeds. There is no Third Party Requestors statement. The City of Harvey will file for tax exempt status for each parcel granted in our request. The City will report as required to the Cook County Bureau Economic Development annually on each parcel for five (5) years or until the development is completed, whichever occurs last. If a City of Harvey lien is cleared by the no cash bid, the City agrees to this in that the future redevelopment is more valuable to the City than the cost of the municipal lien. If a Cook County lien is on a parcel, the City agrees to reinstate the lien after the tax sale for the County with an intergovernmental agreement to be recorded.

Legislative History : 4/12/17 - Board of Commissioners - refer to the Finance Subcommittee on Tax D

[17-2675](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Eric J. Kellogg, Mayor, City of Harvey

Request: Approval of No Cash Bid Request

Location: City of Harvey

Volume and Property Index Number:

198, 29-07-303-013-0000; 198, 29-07-303-019-0000; 198, 29-07-307-006-0000; 198, 29-07-310-022-0000; 198, 29-07-310-037-0000; 198, 29-07-310-040-0000; 199, 29-07-402-009-0000; 199, 29-07-402-010-0000; 199, 29-08-122-031-0000; 199, 29-08-122-032-0000; 199, 29-08-122-033-0000; 199, 29-08-122-034-0000; 199, 29-08-122-035-0000; 199, 29-08-122-036-0000; 199, 29-08-122-037-0000; 199, 29-08-122-038-0000; 200, 29-08-308-003-0000; 209, 29-17-417-040-0000; 210, 29-18-212-028-0000; 210, 29-18-212-032-0000; 210, 29-18-212-033-0000; 216, 29-29-206-016-0000; 216, 29-29-206-017-0000.

Summary: I am delighted to submit this letter of request for the City of Harvey's interest in Cook County's No Cash Bid Program to the Cook County Board of Commissioners. There are a total of twenty-three (23) Parcels of non-occupied commercial structures listed in our request and they are as follows. The City's request will be indicated in our Resolution to be introduced at the April 10, 2017 Council meeting. The City of Harvey requests twenty-three (23) parcels of non-occupied commercial land for the redevelopment of our major thoroughfares and Downtown Business District areas.

The City will retain legal counsel and pay all costs for tax deeds. There is no Third Party Requestors statement. The City of Harvey will file for tax exempt status for each parcel granted in our request. The City will report as required to the Cook County Bureau Economic Development annually on each parcel for five years or until the development is completed, whichever occurs last. If a City of Harvey lien is cleared by the no cash bid, the City agrees to this in that the future redevelopment is more valuable to the City than the cost of the municipal lien. If a Cook County lien is on a parcel, the City agrees to reinstate the lien after the tax sale for the County with an intergovernmental agreement to be recorded.

Legislative History : 4/12/17 - Board of Commissioners - refer to the Finance Subcommittee on Tax D

[17-2676](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Eric J. Kellogg, Mayor, City of Harvey

Request: Approval of No Cash Bid Request

Location: City of Harvey

Volume and Property Index Number:

198, 29-07-310-038-0000; 198, 29-07-310-039-0000; 198, 29-07-310-041-0000; 199, 29-07-405-056-0000; 199, 29-07-406-002-0000; 199, 29-08-122-039-0000; 200, 29-08-306-020-0000; 200, 29-08-307-001-0000; 200, 29-08-307-002-0000; 200, 29-08-307-003-0000; 200, 29-08-307-004-0000; 200, 29-08-307-005-0000; 200, 29-08-307-006-0000; 200, 29-08-307-007-0000; 200, 29-08-307-008-0000; 200, 29-08-307-009-0000; 200, 29-08-307-010-0000; 200, 29-08-307-011-0000; 200, 29-08-307-012-0000; 200, 29-08-307-013-0000; 200, 29-08-307-014-0000; 200, 29-08-307-015-0000; 200, 29-08-307-016-0000; 200, 29-08-307-031-0000; 200, 29-08-308-004-0000; 200, 29-08-309-015-0000; 200, 29-08-309-016-0000; 200, 29-08-309-017-0000; 200, 29-08-309-018-0000; 200, 29-08-309-019-0000; 200, 29-08-309-020-0000; 200, 29-08-309-024-0000; 200, 29-08-309-025-0000; 200, 29-08-309-026-0000; 200, 29-08-309-104-0000; 200, 29-08-404-008-0000; 200, 29-08-404-009-0000; 209, 29-17-200-012-0000; 209, 29-17-200-013-0000; 209, 29-17-200-014-0000; 209, 29-17-403-005-0000; 209, 29-17-403-011-0000; 209, 29-17-417-046-0000; 210, 29-18-106-002-0000; 210, 29-18-109-015-0000; 210, 29-18-109-016-0000; 210, 29-18-109-017-0000; 210, 29-18-109-028-0000; 210, 29-18-109-030-0000; 210, 29-18-109-031-0000; 213, 29-20-203-011-0000; 213, 29-20-205-033-0000; 213, 29-20-405-066-0000; 213, 29-20-405-014-0000.

Summary: I am delighted to submit this letter of request for the City of Harvey's interest in Cook County's No Cash Bid Program to the Cook County Board of Commissioners. There are a total of fifty-four (54) Parcels of occupied commercial land listed in our request. The City intends on offering the right of first refusal to the tenants currently occupying these structures for purchase and/or stay as tenants with the new developer/owner. These properties are as follows. The City's request will be indicated in our Resolution to be introduced at the April 10, 2017 Council meeting. The City of Harvey requests fifty-four (54) parcels of occupied commercial land for the redevelopment of our major thoroughfares and Downtown Business District areas.

The City will retain legal counsel and pay all costs for tax deeds. There is no Third Party Requestors statement. The City of Harvey will file for tax exempt status for each parcel granted in our request. The City will report as required to the Cook County Bureau Economic Development annually on each parcel for five years or until the development is completed, whichever occurs last. If a City of Harvey lien is cleared by the no cash bid, the City agrees to this in that the future redevelopment is more valuable to the City than the cost of the municipal lien. If a Cook County lien is on a parcel, the City agrees to reinstate the lien after the tax sale for the County with an intergovernmental agreement to be recorded.

Legislative History : 4/12/17 - Board of Commissioners - refer to the Finance Subcommittee on Tax D

[17-2677](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Vernard L. Alsberry, Jr., President, Village of Hazel Crest

Request: Approval of No Cash Bid Request

Location: Village of Hazel Crest

Volume and Property Index Number:

217, 29-30-223-011-0000; 217, 29-30-223-012-0000; 217, 29-30-223-044-0000; 217, 29-30-131-005-0000.

Summary: Please accept this letter as the Village of Hazel Crest's application to participate in the Cook County No Cash Bid Program for the 2017 County Scavenger Sale for the parcels identified. This Request Package contains four (4) PINs. The PINs are all being used as parking lots and have no structures on the property. The first three (3) PINs for a fast food restaurant and the last PIN for a specialty grocery store. It is the Village's desire to obtain title to these properties through the County's No Cash Bid Program so that the property can be redeveloped for commercial purposes or transferred to a private entity for redevelopment as commercial property, returned to the tax rolls and create additional employment opportunities within the Village.

In the event this application is approved, it is the Village's intent to file the necessary documents required to obtain tax-exempt status for the parcels. The Village will continue to maintain tax-exempt status for the parcels as long as the Village continues to own the parcels. Please be advised that the Village does not have any agreements to convey the perfected tax deeds for the parcels to any developer, organization or other private party pertaining to these parcels. The Village is not acting on behalf of any third party requestor.

In the event this application is approved, the Village will retain legal counsel in order to obtain the tax deeds. It will be the Village's responsibility to bear all legal and other costs that are necessary for its acquisition of the parcels through the tax deed process. The Village understands and agrees that it will need to comply with the reporting requirements of the County's No Cash Bid Ordinance. This will require the Village to submit No Cash Bid Reports on the status of the parcels for the later of either five (5) years or the completion of the development of the parcels.

Legislative History : 4/12/17 - Board of Commissioners - refer to the Finance Subcommittee on Tax D

[17-2678](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Vernard L. Alsberry, Jr., President, Village of Hazel Crest

Request: Approval of No Cash Bid Request

Location: Village of Hazel Crest

Volume and Property Index Number:

034, 28-26-402-062-0000; 034, 28-26-412-018-0000; 034, 28-26-412-019-0000; 034, 28-26-412-020-0000; 034, 28-26-412-022-0000; 034, 28-26-412-023-0000; 034, 28-26-412-024-0000; 034, 28-26-412-025-0000; 034, 28-26-412-026-0000; 034, 28-26-412-027-0000; 034, 28-26-412-028-0000; 034, 28-26-412-029-0000; 034, 28-26-412-030-0000; 034, 28-26-412-031-0000; 034, 28-26-412-032-0000; 217, 29-30-202-031-0000; 217, 29-30-217-033-0000; 217, 29-30-217-034-0000; 217, 29-30-217-035-0000; 217, 29-30-217-036-0000; 217, 29-30-217-037-0000.

Summary: Please accept this letter as the Village of Hazel Crest's application to participate in the Cook County No Cash Bid Program for the 2017 County Over-the-Counter Sale for the parcels identified. This Request Package contains twenty-one (21) PINs.

The first fifteen (15) PINs are vacant land that has never been developed. It is the Village's desire to obtain title to this property through the County's No Cash Bid Program so that the property can be redeveloped for residential or commercial purposes or transferred to a private entity for redevelopment as residential or commercial property, returned to the tax rolls and create additional employment opportunities within the Village.

The remaining six (6) PINs previously were commercial structures but have since been demolished. It is the Village's desire to obtain title to this property through the County's No Cash Bid Program so that the property can be redeveloped for mixed use or commercial purposes or transferred to a private entity for redevelopment as mixed use or commercial property, returned to the tax rolls and create additional employment opportunities within the Village.

In the event this application is approved, it is the Village's intent to file the necessary documents required to obtain tax-exempt status for the parcels. The Village will continue to maintain tax-exempt status for the parcels as long as the Village continues to own the parcels. Please be advised that the Village does not have any agreements to convey the perfected tax deeds for the parcels to any developer, organization or other private party pertaining to these parcels. The Village is not acting on behalf of any third party requestor.

In the event this application is approved, the Village will retain legal counsel in order to obtain the tax

deeds. It will be the Village's responsibility to bear all legal and other costs that are necessary for its acquisition of the parcels through the tax deed process. The Village understands and agrees that it will need to comply with the reporting requirements of the County's No Cash Bid Ordinance. This will require the Village to submit No Cash Bid Reports on the status of the parcels for the later of either five (5) years or the completion of the development of the parcels.

Legislative History : 4/12/17 - Board of Commissioners - refer to the Finance Subcommittee on Tax D

[17-2679](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Vernard L. Alsberry, Jr., President, Village of Hazel Crest

Request: Approval of No Cash Bid Request

Location: Village of Hazel Crest

Volume and Property Index Number:

217, 29-30-227-002-0000; 217, 29-30-227-003-0000; 217, 29-30-131-034-0000.

Summary: Please accept this letter as the Village of Hazel Crest's application to participate in the Cook County No Cash Bid Program for the 2017 County Scavenger Sale for the parcels identified. This Request Package contains three (3) PINs. The requested PINs are unoccupied commercial buildings. It is the Village's desire to obtain title to this property through the County's No Cash Bid Program so that the property can be redeveloped for commercial purposes or transferred to a private entity for redevelopment as commercial property, returned to the tax rolls and create additional employment opportunities within the Village.

In the event this application is approved, it is the Village's intent to file the necessary documents required to obtain tax-exempt status for the parcels. The Village will continue to maintain tax-exempt status for the parcels as long as the Village continues to own the parcels. Please be advised that the Village does not have any agreements to convey the perfected tax deeds for the parcels to any developer, organization or other private party pertaining to these parcels. The Village is not acting on behalf of any third party requestor.

In the event this application is approved, the Village will retain legal counsel in order to obtain the tax deeds. It will be the Village's responsibility to bear all legal and other costs that are necessary for its acquisition of the parcels through the tax deed process. The Village understands and agrees that it will need to comply with the reporting requirements of the County's No Cash Bid Ordinance. This will require the Village to submit No Cash Bid Reports on the status of the parcels for the later of either five (5) years or the completion of the development of the parcels.

Legislative History : 4/12/17 - Board of Commissioners - refer to the Finance Subcommittee on Tax D

[17-2680](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Vernard L. Alsberry, Jr., President, Village of Hazel Crest

Request: Approval of No Cash Bid Request

Location: Village of Hazel Crest

Volume and Property Index Number:

035, 28-35-402-011-0000; 217, 29-30-131-036-0000; 217, 29-30-131-037-0000; 217, 29-30-131-038-0000; 217, 29-30-131-039-0000.

Summary: Please accept this letter as the Village of Hazel Crest's application to participate in the Cook County No Cash Bid Program for the 2017 County Over-the-Counter Sale for the parcels identified. This Request Package contains five (5) PINs. The first PIN is an unoccupied, stand-alone commercial building. The remaining four (4) PINs are adjacent. The structures are unoccupied industrial and mix-used residential/commercial buildings.

It is the Village's desire to obtain title to this property through the County's No Cash Bid Program so that the property can be redeveloped for mixed use or commercial purposes or transferred to a private entity for redevelopment as mixed use or commercial property, returned to the tax rolls and create additional employment opportunities within the Village.

In the event this application is approved, it is the Village's intent to file the necessary documents required to obtain tax-exempt status for the parcels. The Village will continue to maintain tax-exempt status for the parcels as long as the Village continues to own the parcels. Please be advised that the Village does not have any agreements to convey the perfected tax deeds for the parcels to any developer, organization or other private party pertaining to these parcels. The Village is not acting on behalf of any third party requestor.

In the event this application is approved, the Village will retain legal counsel in order to obtain the tax deeds. It will be the Village's responsibility to bear all legal and other costs that are necessary for its acquisition of the parcels through the tax deed process. The Village understands and agrees that it will need to comply with the reporting requirements of the County's No Cash Bid Ordinance. This will require the Village to submit No Cash Bid Reports on the status of the parcels for the later of either five (5) years or the completion of the development of the parcels.

Legislative History : 4/12/17 - Board of Commissioners - refer to the Finance Subcommittee on Tax D

[17-2681](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Vernard L. Alsberry, Jr., President, Village of Hazel Crest

Request: Approval of No Cash Bid Request

Location: Village of Hazel Crest

Volume and Property Index Number:

217, 29-30-202-016-0000; 217, 29-30-202-017-0000; 217, 29-30-202-018-0000; 217, 29-30-202-019-0000; 217, 29-30-202-020-0000; 217, 29-30-202-021-0000; 217, 29-30-202-022-0000; 217, 29-30-202-023-0000; 217, 29-30-202-024-0000; 217, 29-30-202-025-0000.

Summary: Please accept this letter as the Village of Hazel Crest's application to participate in the Cook County No Cash Bid Program for the 2017 County Scavenger and Over-the Counter Sales for the parcels identified. This Request Package contains ten (10) PINs. Three (3) PINs comprise an unoccupied building that was formally used as a residence and a day care center. It has been vacant since sometime between 2012 and January 2013. The remaining seven (7) PINs were used as a parking lot for the now defunct day care center. There are no structures on these parcels. It is the Village's desire to obtain title to this property through the County's No Cash Bid Program so that the property can be redeveloped for mixed use or commercial purposes or transferred to a private entity for redevelopment as mixed use or commercial property, returned to the tax rolls and create additional employment opportunities within the Village.

In the event this application is approved, it is the Village's intent to file the necessary documents required to obtain tax-exempt status for the parcels. The Village will continue to maintain tax-exempt status for the parcels as long as the Village continues to own the parcels. Please be advised that the Village does not have any agreements to convey the perfected tax deeds for the parcels to any developer, organization or other private party pertaining to these parcels. The Village is not acting on behalf of any third party requestor.

In the event this application is approved, the Village will retain legal counsel in order to obtain the tax deeds. It will be the Village's responsibility to bear all legal and other costs that are necessary for its acquisition of the parcels through the tax deed process. The Village understands and agrees that it will need to comply with the reporting requirements of the County's No Cash Bid Ordinance. This will require the Village to submit No Cash Bid Reports on the status of the parcels for the later of either five (5) years or the completion of the development of the parcels.

Legislative History : 4/12/17 - Board of Commissioners - refer to the Finance Subcommittee on Tax D

[17-2682](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Vernard L. Alsberry, Jr., President, Village of Hazel Crest

Request: Approval of No Cash Bid Request

Location: Village of Hazel Crest

Volume and Property Index Number:

217, 29-30-223-041-0000; 217, 29-30-223-013-0000; 217, 29-30-131-004-0000.

Summary: Please accept this letter as the Village of Hazel Crest's application to participate in the Cook County No Cash Bid Program for the 2017 County Scavenger Sale for the parcels identified. This Request Package contains three (3) PINs. The first PIN is a commercial building housing a hair salon. It is the Village's desire to obtain title to this property through the County's No Cash Bid Program so that the property can be redeveloped for mixed use or commercial purposes or transferred to a private entity for redevelopment as mixed use or commercial property, returned to the tax rolls and create additional employment opportunities within the Village.

The second PIN is a commercial building housing a fast food restaurant. The third PIN is a commercial building housing a specialty grocery store. It is the Village's desire to obtain title to these properties through the County's No Cash Bid Program so that the property can be redeveloped for commercial purposes or transferred to a private entity for redevelopment as commercial property, returned to the tax rolls and create additional employment opportunities within the Village.

In the event this application is approved, it is the Village's intent to file the necessary documents required to obtain tax-exempt status for the parcels. The Village will continue to maintain tax-exempt status for the parcels as long as the Village continues to own the parcels. Please be advised that the Village does not have any agreements to convey the perfected tax deeds for the parcels to any developer, organization or other private party pertaining to these parcels. The Village is not acting on behalf of any third party requestor.

In the event this application is approved, the Village will retain legal counsel in order to obtain the tax deeds. It will be the Village's responsibility to bear all legal and other costs that are necessary for its acquisition of the parcels through the tax deed process. The Village understands and agrees that it will need to comply with the reporting requirements of the County's No Cash Bid Ordinance. This will require the Village to submit No Cash Bid Reports on the status of the parcels for the later of either five

(5) years or the completion of the development of the parcels.

Legislative History : 4/12/17 - Board of Commissioners - refer to the Finance Subcommittee on Tax D

[17-2683](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Norman F. Abbott, President, Village of Lansing

Request: Approval of No Cash Bid Request

Location: Village of Lansing

Volume and Property Index Number:

228, 30-30-303-036-0000; 228, 30-30-308-037-0000; 228, 30-32-100-005-0000; 228, 30-32-100-006-0000; 230, 30-32-124-032-0000.

Summary: The purpose of this letter is to inform you of the Village of Lansing's desire to participate in the Cook County No-Cash Bid Program. The Village is interested in acquiring certain properties consisting of five (5) permanent index numbers that are delinquent in real estate taxes or special assessments for two (2) or more years, pursuant to 35 ILCS 200/21-90. Please accept this request to obtain the following five (5) permanent index numbers that are all vacant lots. The first four (4) PINs will be assembled with adjacent PINs for industrial or commercial redevelopment. The last requested PIN is currently a public sidewalk and will remain as such upon acquisition. Currently, there are no third-party-applicants for the properties.

The Village agrees to report the status of each parcel to the Cook County Department of Economic Development annually for five (5) consecutive years or until the intended use is complete, whichever occurs last. Also, the Village will apply for tax exempt status on each parcel once a tax deed is obtained and until a developer is designated. The Village further agrees to bear all costs to proceed to the tax deeds and perform all legal and other activities associated with this program.

Legislative History : 4/12/17 - Board of Commissioners - refer to the Finance Subcommittee on Tax D

[17-2684](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Norman F. Abbott, President, Village of Lansing

Request: Approval of No Cash Bid Request

Location: Village of Lansing

Volume and Property Index Number:

215, 29-25-301-059-1001; 215, 29-25-301-059-1002; 215, 29-25-301-059-1011; 215, 29-25-301-059-1012; 215, 29-25-301-059-1013; 215, 29-25-301-059-1014; 229, 30-31-120-034-0000; 230, 30-32-124-030-0000; 230, 30-32-124-031-0000; 230, 30-32-302-035-0000.

Summary: The purpose of this letter is to inform you of the Village of Lansing's desire to participate in the Cook County No-Cash Bid Program. The Village is interested in acquiring certain properties consisting of ten (10) permanent index numbers that are delinquent in real estate taxes or special assessments for two (2) or more years, pursuant to 35 ILCS 200/21-90. Please accept this request to obtain the following ten (10) permanent index numbers that are all unoccupied commercial buildings. The first six (6) and the last three (3) PINs are for commercial redevelopment. PIN 30-31-120-034-0000 is an unoccupied commercial building in a residential neighborhood, which upon acquisition, will be either transferred to adjacent public library or demolished. Currently, there are no third-party-applicants for the properties.

The Village agrees to report the status of each parcel to the Cook County Department of Economic Development annually for five (5) consecutive years or until the intended use is complete, whichever occurs last. Also, the Village will apply for tax exempt status on each parcel once a tax deed is obtained and until a developer is designated. The Village further agrees to bear all costs to proceed to the tax deeds and perform all legal and other activities associated with this program.

Legislative History : 4/12/17 - Board of Commissioners - refer to the Finance Subcommittee on Tax D

[17-2685](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Norman F. Abbott, President, Village of Lansing

Request: Approval of No Cash Bid Request

Location: Village of Lansing

Volume and Property Index Number:

230, 30-32-100-042-0000; 230, 30-32-116-022-0000; 230, 30-32-308-038-0000; 230, 30-32-308-040-0000.

Summary: The purpose of this letter is to inform you of the Village of Lansing's desire to participate in the Cook County No-Cash Bid Program. The Village is interested in acquiring certain properties consisting of four (4) permanent index numbers that are delinquent in real estate taxes or special assessments for two (2) or more years, pursuant to 35 ILCS 200/21-90. Please accept this request to obtain the following four (4) permanent index numbers that are all commercial buildings. The first two (2) PINs are tenant occupied with Dr. Bona, dentist office, and Printmeisters, printing company. The Village intends to maintain occupancy, if desired, or sell to a commercial developer. The last two (2) requested PINs are owner occupied for storage. The Village intends to use the structure for public use since it is adjacent to a bike path.

Currently, there are no third-party-applicants for the properties. The Village agrees to report the status of each parcel to the Cook County Department of Economic Development annually for five (5) consecutive years or until the intended use is complete, whichever occurs last. Also, the Village will apply for tax exempt status on each parcel once a tax deed is obtained and until a developer is designated. The Village further agrees to bear all costs to proceed to the tax deeds and perform all legal and other activities associated with this program.

Legislative History : 4/12/17 - Board of Commissioners - refer to the Finance Subcommittee on Tax D

[17-2686](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Michael Peters, Attorney, Village of Lemont

Request: Approval of No Cash Bid Request

Location: Village of Lemont

Volume and Property Index Number:

062, 22-20-300-004-0000.

Summary: The Village of Lemont (the "Village") is writing this letter to express its interest in utilizing the Cook County No Cash Bid Program (the "NCB") for the following property. In further of the same, the Village would also like to provide the following information regarding the above-referenced property (the "Land"). This letter and the attached documents (collectively the "Request Package") contain a total of one (1) PIN. The Land is currently vacant, undeveloped, and unoccupied and holds no known improvements either on the surface or below the grade. The Village intends to use the Land as open space and for future municipal development; however, the specific development on the Land has yet to be determined and there are no plans, agreements or contracts associated with the Land between the Village and any third party.

The Village will file for a real estate tax-exemption for the Land upon being conveyed title to the same. No third party developer, organization or other party is associated with this Request Package. The Village will retain legal counsel and bear all legal and other costs associated with this Request Package and NCB. The Village agrees to submit to the Cook County Planning & Development Department such No Cash Bid Reports on the Land for five (5) years or until development is complete, whichever occurs last.

Legislative History : 4/12/17 - Board of Commissioners - refer to the Finance Subcommittee on Tax D

[17-2687](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Michael Peters, Attorney, Village of Lemont

Request: Approval of No Cash Bid Request

Location: Village of Lemont

Volume and Property Index Number:

062, 22-20-418-013-0000.

Summary: The Village of Lemont (the “Village”) is writing this letter to express its interest in utilizing the Cook County No Cash Bid Program (the “NCB”) for the following property. In further of the same, the Village would also like to provide the following information regarding the above-referenced property (the “Land”. This letter and the attached documents (collectively the “Request Package”) contain a total of one (1) PIN. The Land is currently vacant, undeveloped, and unoccupied and holds no known improvements either on the surface or below the grade. The Village intends to use the Land as open space and for future municipal development; however, the specific development on the Land has yet to be determined and there are no plans, agreements or contracts associated with the Land between the Village and any third party.

The Village will file for a real estate tax-exemption for the Land upon being conveyed title to the same. No third party developer, organization or other party is associated with this Request Package. The Village will retain legal counsel and bear all legal and other costs associated with this Request Package and NCB. The Village agrees to submit to the Cook County Planning & Development Department such No Cash Bid Reports on the Land for five (5) years or until development is complete, whichever occurs last.

Legislative History : 4/12/17 - Board of Commissioners - refer to the Finance Subcommittee on Tax D

[17-2688](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Christopher Getty, Mayor, Village of Lyons

Request: Approval of No Cash Bid Request

Location: Village of Lyons

Volume and Property Index Number:

073, 18-02-308-011-0000.

Summary: This letter is to express the Village of Lyons interest in receiving a No Cash Bid for parcels located in Lyons. The permanent index number of the parcel requested is. This Request Package contains one (1) PIN (the "*Subject Property*"). The PIN requested is currently a vacant land parcel in the Village of Lyons. It is the intent of the Village of Lyons, as part of its overall economic development strategy, to acquire the Subject Property and return it to a beneficial use for the citizens of the Village in order to facilitate redevelopment in the area surrounding the Subject Property. The Village intends to the Subject Property for future economic development.

The Village of Lyons has retained legal counsel in order to obtain the tax deed and will bear all costs associated with the acquisition of the parcel. In accordance with the requirements of the Cook County No Cash Bid Ordinance, the Village of Lyons will submit to the Cook County Office of Economic Development a No Cash Bid Report on the status of each parcel for five (5) years or until development is complete, whichever comes last.

In accordance with the requirements of the Cook County No Cash Bid Program, the Village of Lyons hereby certifies that it does not have an identified third party requestor associated with the filing of this application and will accordingly take the necessary steps to have the Subject Property declared tax exempt for municipal use and will submit to the Cook County Board of Review a Real Estate Exemption Complaint for tax exempt status until i.e. conveyed to developer, other.

Legislative History : 4/12/17 - Board of Commissioners - refer to the Finance Subcommittee on Tax D

[17-2689](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Richard Reinbold, President, Village of Richton Park

Request: Approval of No Cash Bid Request

Location: Village of Richton Park

Volume and Property Index Number:

180, 31-26-303-050-0000; 180, 31-33-406-045-0000; 180, 31-35-101-012-0000; 180, 31-35-333-007-0000; 180, 31-35-333-009-0000.

Summary: The Village of Richton Park is interested in receiving No Cash Bids for the parcels listed. This Request Package contains five (5) PINs. The first requested PIN is vacant land located in Richton Park's designated Town Center area. Ownership of this parcel would enable the Village to work directly with a developer or group to facilitate the Town Center Plan for mixed used development. The remaining four (4) PINs are vacant land which would be used to spur residential development and completion of a subdivision plan.

The Village of Richton Park will file for tax exempt status on the above-referenced parcels and will maintain the status until the tax deeds are conveyed to a developer. The Village of Richton Park does not have a Third Party Requestor for the above-referenced parcels. The Village of Richton Park will retain legal counsel to obtain the tax deeds and bear all legal and other costs associated with acquisition of the parcels. The Village of Richton Park agrees to submit, to the Cook County Planning & Development Department, No Cash Bid Reports on the status of each parcel for five (5) years or until development is complete, whichever occurs last, as required by the Cook County No Cash Bid Ordinance.

Legislative History : 4/12/17 - Board of Commissioners - refer to the Finance Subcommittee on Tax D

[17-2690](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Alan Nowaczyk, Mayor, Village of Willow Springs

Request: Approval of No Cash Bid Request

Location: Village of Willow Springs

Volume and Property Index Number:

084, 18-33-209-033-0000.

Summary: This letter is to express the Village of Willow Springs' interest in receiving a No Cash Bid for a parcel located in Willow Springs. The permanent index number of the parcel requested is. This Request Package contains one (1) PIN (the "*Subject Property*"). The PIN requested is currently a vacant

parcel in the Village of Willow Springs. It is the intent of the Village of Willow Springs, as part of its overall economic development strategy, to acquire the Subject Property and return it to a beneficial use for the citizens of the Village in order to facilitate redevelopment in the area surrounding the Subject Property. The Village intends to use the requested PIN as an area for drainage for the Village.

The Village of Willow Springs has retained legal counsel in order to obtain the tax deed and will bear all costs associated with the acquisition of the parcel. In accordance with the requirements of the Cook County No Cash Bid Ordinance, the Village of Willow Springs will submit to the Cook County Office of Economic Development a No Cash Bid Report on the status of the parcel for five (5) years or until development is complete whichever comes last.

In accordance with the requirements of the Cook County No Cash Bid Program, the Village of Willow Springs hereby certifies that it does not have an identified third party requestor associated with the filing of this application and will accordingly take the necessary steps to have the Subject Property declared tax exempt for municipal use and will submit to the Cook County Board of Review a Real Estate Exemption Complaint for tax exempt status until i.e. conveyed to developer, other.

Legislative History : 4/12/17 - Board of Commissioners - refer to the Finance Subcommittee on Tax D

[17-2691](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Alan Nowaczyk, Mayor, Village of Willow Springs

Request: Approval of No Cash Bid Request

Location: Village of Willow Springs

Volume and Property Index Number:

084, 18-33-330-001-0000.

Summary: This letter is to express the Village of Willow Springs's interest in receiving a No Cash Bid for a parcel located in Willow Springs. The permanent index number of the parcel requested is. This Request Package contains one (1) PIN (the "*Subject Property*"). The PIN requested is currently a vacant building in the Village of Willow Springs. It is the intent of the Village of Willow Springs, as part of its overall economic development strategy, to acquire the Subject Property and return it to a beneficial use for the citizens of the Village in order to facilitate redevelopment in the area surrounding the Subject Property. The Village intends to use the requested PIN for future economic development.

The Village of Willow Springs has retained legal counsel in order to obtain the tax deed and will bear all costs associated with the acquisition of the parcel. In accordance with the requirements of the Cook

County No Cash Bid Ordinance, the Village of Willow Springs will submit to the Cook County Office of Economic Development a No Cash Bid Report on the status of each parcel for five (5) years or until development is complete whichever comes last.

In accordance with the requirements of the Cook County No Cash Bid Program, the Village of Willow Springs hereby certifies that it does not have an identified third party requestor associated with the filing of this application and will accordingly take the necessary steps to have the Subject Property declared tax exempt for municipal use and will submit to the Cook County Board of Review a Real Estate Exemption Complaint for tax exempt status until i.e. conveyed to developer, other.

Legislative History : 4/12/17 - Board of Commissioners - refer to the Finance Subcommittee on Tax D

[17-3211](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Matthew T. DiCianni, Village Attorney, Village of South Chicago Heights

Request: Approval of No Cash Bid Request

Location: Village of South Chicago Heights

Volume and Property Index Number:

021; 32-33-102-019-0000.

Summary: Please find included in these materials the Village of South Chicago Heights's no-cash bid application. The Village submits this application in order to acquire property commonly known as 3244 Butler St., South Chicago Heights, IL 60411. There is only one PIN included in this request. This property was previously used for industrial purposes as the site of the Chicago Heights Pattern & Model Works, Inc., which employed up to twenty people. Unfortunately, this business no longer occupies the building, and it has been vacant and unoccupied since 2010.

The Village has retained legal counsel to obtain the tax deed and will bear all legal and other costs associated with the acquisition of this parcel. If the Village is able to acquire this property, it plans to rehab the property and market it to an investor in the hopes of bringing jobs and money into the community. However, there is no investor or third party to whom the Village presently plans to deed the property, and there has been no third-party request made to the Village to acquire the property. If the Village is unable to sell the property, then it will use it as the home of its Public Works Department.

If the Village successfully acquires this property, it will file for tax-exempt status because it will retain the PIN for municipal use. It will also submit to the Cook County Planning and Development Department no-cash bid reports on the status of the parcel for five years or until development is

complete, whichever occurs last.

Legislative History : 5/10/17 - Board of Commissioners - refer to the Finance Subcommittee on Tax D



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