



Board of Commissioners of Cook County

Finance Subcommittee on Tax Delinquency

Wednesday, December 13, 2023

9:40 AM

**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 registered to speak, with the Secretary, 24 hours in advance of the meeting. To register as a public speaker, go to the meeting details page for this meeting at <https://cook-county.legistar.com/Calendar.aspx> to find a registration link. Duly authorized public speakers may speak live from the County Board Room at 118 N. Clark Street, 5th Floor, Chicago, IL or be sent a link to virtually attend the meeting and will 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 not exceed three minutes; the Secretary will keep track of the time and advise when the time for public testimony has expired. After each speaker has completed their statement, they will be removed from the meeting. Once removed, you will still be able to follow the proceedings for that day at:

<https://www.cookcountyil.gov/service/watch-live-board-proceedings> or in a viewing area at 69 W. Washington Street, 22nd Floor Conference Room F, Chicago, IL. 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. Written comments will not be read aloud at the meeting, but will be posted on the meeting page and made a part of the meeting record.

[24-0532](#)

COMMITTEE MINUTES

Approval of the minutes from the meeting of 9/12/2023

[23-4738](#)

Presented by: FRANK J. AGUILAR, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Richard B. Boehm, Village Manager, Village of Palos Park

Request: Approval of No Cash Bid Request

Location: Village of Palos Park

Volume and Property Index Number:

152, 23-26-208-007-0000

Summary: The Village of Palos Park, (the “Village”) has targeted a location within the Village for Redevelopment. In the interest of utilizing the property for said purposes, the Village 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 Village. The PIN in this Request Package is as follows:

Currently the property is a vacant lot, commonly addressed as 8312 W. 123rd Street, Palos Park, IL 60464. The Village has determined the parcel to be vacant land. That 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 Village, are to acquire the property for open space and passive recreation, with the possibility of future redevelopment in a manner to greatly benefit the residents of the Village and the general public.

The Village 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 Village Attorney to the Village of Palos Park will obtain a tax deed and bear all legal and other costs associated with acquisition of the parcel. The Village 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.

Legislative History : 9/21/23 - Board of Commissioners - refer to the Finance Subcommittee on Tax D

[23-5287](#)

Presented by: FRANK J. AGUILAR, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Thaddeus M. Jones, Mayor, City of Calumet City

Request: Approval of No Cash Bid Request

Location: City of Calumet City

Volume and Property Index Number:

223, 30-08-326-025-0000; 224, 30-17-100-014-0000; 224, 30-17-100-044-0000.

Summary: The City of Calumet City is seeking assistance from the County's No Cash Bid program to acquire three (3) PINs; all of which are vacant land as part of this request package. While the City's enclosed Resolution contains five (5) PINs, this NCB Package is requesting the following three (3) PINs listed. The other two (2) PINs will be requested in one of the City's other five (5) NCB Request Packages being submitted for the 2023-2024 Round 3. The PIN list is as follows: To the best of the City's knowledge, all PINS are vacant land. Calumet City desires to acquire the properties to sell individually or together as a package to developers to build new homes and return the properties to the tax rolls. The City has not identified any specific Third-Party developers or potential owners in which to convey title to at this time. Therefore, at this time, there are no agreements to disclose with Third-Party Requestors regarding the subject parcels. However, the purpose of the request is to improve community and economic development opportunities and enhance quality of life. Ultimately, the City's purpose coincides with the County's objective to acquire tax delinquent properties for reuse in private development and tax reactivation - while meeting the City's comprehensive plan. The City will file for tax exempt status accordingly and will maintain the status until the tax deeds are conveyed to a developer. In addition, the City will continue utilizing its legal counsel to obtain the tax deeds and bear all legal and other costs associated with the acquisition of the parcels identified. The City agrees to submit No Cash Bid Annual Reports to the Cook County Department of Planning and Development 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 : 10/19/23 - Board of Commissioners - refer to the Finance Subcommittee on Tax D

[23-5288](#)

Presented by: FRANK J. AGUILAR, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Thaddeus M. Jones, Mayor, City of Calumet City

Request: Approval of No Cash Bid Request

Location: City of Calumet City

Volume and Property Index Number:

224, 30-17-100-007-0000; 224, 30-17-207-004-0000.

Summary: The City of Calumet City is seeking assistance from the County's No Cash Bid program to acquire two (2) PINs; both of which are vacant land as part of this request package. While the City's enclosed Resolution contains five (5) PINs, this NCB Package is requesting the following two (2) PINs listed. The other three (3) PINs will be requested in one of the City's other five (5) NCB Request Packages being submitted for the 2023-2024 Round 3. The PIN list is as follows: To the best of the City's knowledge, both PINS are vacant land. Calumet City desires to acquire the properties to sell individually or together to developers to build new homes and return the properties to the tax rolls. The City has not identified any specific Third-Party developers or potential owners in which to convey title to at this time. Therefore, at this time, there are no agreements to disclose with Third-Party Requestors regarding the subject parcels. However, the purpose of the request is to improve community and economic development opportunities and enhance quality of life. Ultimately, the City's purpose coincides with the County's objective to acquire tax delinquent properties for reuse in private development and tax reactivation - while meeting the City's comprehensive plan. The City will file for tax exempt status accordingly and will maintain the status until the tax deeds are conveyed to a developer. In addition, the City will continue utilizing its legal counsel to obtain the tax deeds and bear all legal and other costs associated with the acquisition of the parcels identified. The City agrees to submit No Cash Bid Annual Reports to the Cook County Department of Planning and Development 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 : 10/19/23 - Board of Commissioners - refer to the Finance Subcommittee on Tax D

[23-5289](#)

Presented by: FRANK J. AGUILAR, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Thaddeus M. Jones, Mayor, City of Calumet City

Request: Approval of No Cash Bid Request

Location: City of Calumet City

Volume and Property Index Number:

223, 30-08-405-012-0000.

Summary: The City of Calumet City is seeking assistance from the County's No Cash Bid program to

acquire one (1) PIN which has an unoccupied single-family home that is residentially zoned, as part of this request package. While the City's enclosed Resolution contains ten (10) PINs, this NCB Package requests the following one (1) PIN listed. The City is withdrawing PIN 30-18-129-018-0000 from consideration as mentioned in the resolution. The other eight (8) PINs in the resolution will be requested in one of the City's other five (5) NCB Request Packages being submitted for the 2023-2024 Round 3. The PIN list is as follows: To the best of the City's knowledge, the PIN is an unoccupied single-family home. Calumet City desires to acquire the property to sell to a developer to be restored, renovated and sold for single family use. The City has not identified any specific Third-Party developers or potential owners in which to convey title to at this time. Therefore, at this time, there are no agreements to disclose with Third-Party Requestors regarding the subject parcel. However, the purpose of the request is to improve community and economic development opportunities and enhance quality of life. Ultimately, the City's purpose coincides with the County's objective to acquire tax delinquent properties for reuse in private development and tax reactivation - while meeting the City's comprehensive plan. The City will file for tax exempt status accordingly and will maintain the status until the tax deed is conveyed to a developer. In addition, the City will continue utilizing its legal counsel to obtain the tax deed and bear all legal and other costs associated with the acquisition of the parcel identified. The City agrees to submit No Cash Bid Annual Reports to the Cook County Department of Planning and Development 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 : 10/19/23 - Board of Commissioners - refer to the Finance Subcommittee on Tax D

[23-5290](#)

Presented by: FRANK J. AGUILAR, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Thaddeus M. Jones, Mayor, City of Calumet City

Request: Approval of No Cash Bid Request

Location: City of Calumet City

Volume and Property Index Number:

223, 30-08-112-027-0000; 224, 30-17-207-003-0000; 225, 30-18-132-023-0000; 225, 30-18-225-030-0000; 225, 30-18-227-014-0000; 225, 30-19-100-075-0000; 225, 30-19-100-093-0000.

Summary: The City of Calumet City is seeking assistance from the County's No Cash Bid program to acquire seven (7) PINs; all of which have unoccupied single-family homes that are residentially zoned, as part of this request package. While the City's enclosed Resolution contains ten (10) PINs, this NCB Package requests the following seven (7) PINs listed. The City is withdrawing PIN 30-07-422-033-0000 from consideration as mentioned in the resolution. The other two (2) PINs in the resolution will be

requested in one of the City's other five (5) NCB Request Packages being submitted for the 2023-2024 Round 3. The PIN list is as follows: To the best of the City's knowledge, all PINS are unoccupied single-family homes. Calumet City desires to acquire the properties to sell individually or together to developers to be restored, renovated and sold as part of a first-time home buyers' program. The City has not identified any specific Third-Party developers or potential owners in which to convey title to at this time. Therefore, at this time, there are no agreements to disclose with Third-Party Requestors regarding the subject parcels. However, the purpose of the request is to improve community and economic development opportunities and enhance quality of life. Ultimately, the City's purpose coincides with the County's objective to acquire tax delinquent properties for reuse in private development and tax reactivation - while meeting the City's comprehensive plan. The City will file for tax exempt status accordingly and will maintain the status until the tax deeds are conveyed to a developer. In addition, the City will continue utilizing its legal counsel to obtain the tax deeds and bear all legal and other costs associated with the acquisition of the parcels identified. The City agrees to submit No Cash Bid Annual Reports to the Cook County Department of Planning and Development 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 : 10/19/23 - Board of Commissioners - refer to the Finance Subcommittee on Tax D

[23-5291](#)

Presented by: FRANK J. AGUILAR, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Thaddeus M. Jones, Mayor, City of Calumet City

Request: Approval of No Cash Bid Request

Location: City of Calumet City

Volume and Property Index Number:

224, 30-17-100-045-0000.

Summary: The City of Calumet City is seeking assistance from the County's No Cash Bid program to acquire one (1) PIN; which has an unoccupied multi-family home or apartment building that is residentially zoned, as part of this request package. While the City's enclosed Resolution contains eight (8) PINs, this NCB Package is requesting one (1) PIN listed. The other seven (7) PINs will be requested in one of the City's other five (5) NCB Request Packages being submitted for the 2023-2024 Round 3. The PIN list is as follows: To the best of the City's knowledge, the PIN has an unoccupied multi-family residential structure. Calumet City desires to acquire the property to sell individually or together to developers to be restored, renovated and sold to developers to provide multi-family housing. The City has not identified any specific Third-Party developers or potential owners in which to convey title to at this time. Therefore, at

this time, there are no agreements to disclose with Third-Party Requestors regarding the subject parcel. However, the purpose of the request is to improve community and economic development opportunities and enhance quality of life. Ultimately, the City's purpose coincides with the County's objective to acquire tax delinquent properties for reuse in private development and tax reactivation - while meeting the City's comprehensive plan. The City will file for tax exempt status accordingly and will maintain the status until the tax deeds are conveyed to a developer. In addition, the City will continue utilizing its legal counsel to obtain the tax deeds and bear all legal and other costs associated with the acquisition of the parcels identified. The City agrees to submit No Cash Bid Annual Reports to the Cook County Department of Planning and Development 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 : 10/19/23 - Board of Commissioners - refer to the Finance Subcommittee on Tax D

[23-5292](#)

Presented by: FRANK J. AGUILAR, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Thaddeus M. Jones, Mayor, City of Calumet City

Request: Approval of No Cash Bid Request

Location: City of Calumet City

Volume and Property Index Number:

205, 29-12-209-043-0000; 223, 30-08-307-012-0000; 223, 30-08-409-032-0000; 223, 30-08-415-031-0000; 224, 30-17-100-008-0000; 225, 30-18-228-007-0000.

Summary: The City of Calumet City is seeking assistance from the County's No Cash Bid program to acquire six (6) PINs; all of which have unoccupied multi-family homes or apartments that are residentially zoned, as part of this request package. While the City's enclosed Resolution contains eight (8) PINs, this NCB Package requests the following six (6) PINs listed. The City is withdrawing PIN 30-08-312-025-0000 from consideration as mentioned in the resolution. The other one (1) PIN in the resolution will be requested in one of the City's other five (5) NCB Request Packages being submitted for the 2023-2024 Round 3. The PIN list is as follows: To the best of the City's knowledge, all PINS have unoccupied multi-family residential structures. Calumet City desires to acquire the properties to sell individually or together to developers to be restored, renovated and sold to developers to provide multi-family housing. The City has not identified any specific Third-Party developers or potential owners in which to convey title to at this time. Therefore, at this time, there are no agreements to disclose with Third-Party Requestors regarding the subject parcels. However, the purpose of the request is to improve community and economic development opportunities and enhance quality of life. Ultimately,

the City's purpose coincides with the County's objective to acquire tax delinquent properties for reuse in private development and tax reactivation - while meeting the City's comprehensive plan. The City will file for tax exempt status accordingly and will maintain the status until the tax deeds are conveyed to a developer. In addition, the City will continue utilizing its legal counsel to obtain the tax deeds and bear all legal and other costs associated with the acquisition of the parcels identified. The City agrees to submit No Cash Bid Annual Reports to the Cook County Department of Planning and Development 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 : 10/19/23 - Board of Commissioners - refer to the Finance Subcommittee on Tax D

[23-5711](#)

Presented by: FRANK J. AGUILAR, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Beniamino Mazzulla, Mayor, Village of Stone Park

Request: Approval of No Cash Bid Request

Location: Village of Stone Park

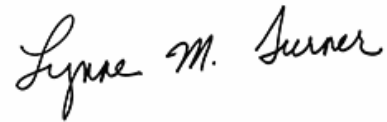
Volume and Property Index Number:

155, 15-04-300-038-0000.

Summary: I write on behalf of the Board of Trustees of the Village of Stone Park, Cook County, Illinois ("Board"). The Board hereby requests a No Cash Bid for one (1) parcel pursuant to the Cook County No Cash Bid Ordinance (Cook County Ordinance § 74-42). This Request Package contains the following one (1) Property Index Number ("PIN") listed in Village of Stone Park Ordinance No. 23-15. Upon acquisition, the Board intends to use the vacant land PIN as public green space in a residential area unless a plan for conveyance to another party for development becomes feasible.

Upon obtaining a tax deed for the above-referenced PIN, the Board will file for tax exempt status because the Board will retain the PIN or will maintain the PIN's exempt status until the tax deed can be conveyed to another party. No third-party request or agreement exists between the Board and another party under which the Board would convey the Certificate of Purchase or the perfected tax deed for the PIN listed above to another party. The Board will retain legal counsel to obtain the tax deed and shall bear all legal and other costs associated with acquisition of the PIN listed above. The Board will submit No Cash Bid Reports to the Cook County Department of Planning and Development for five (5) years for the PIN listed above or until development is complete, whichever occurs last, as required by the Cook County No Cash Bid Ordinance.

Legislative History : 11/16/23 - Board of Commissioners - refer to the Finance Subcommittee on Tax D



Secretary

Chair: Aguilar

Vice-Chair: Gordon

Members: Morita, Quezada, Trevor