



Board of Commissioners of Cook County

Finance Subcommittee on Tax Delinquency

Tuesday, September 12, 2023

9:30 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 C, 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.

[23-4792](#)

COMMITTEE MINUTES

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

[23-3546](#)

Presented by: FRANK J. AGUILAR, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Fitzgerald Roberts, President, Village of Dixmoor

Request: Approval of No Cash Bid Request

Location: Village of Dixmoor

Volume and Property Index Number:

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

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

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

Legislative History : 6/29/23 - Board of Commissioners - refer to the Finance Subcommittee on Tax D

[23-3548](#)

Presented by: FRANK J. AGUILAR, County Commissioner

PROPOSED NO CASH BID REQUEST

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

Request: Approval of No Cash Bid Request

Location: City of Oak Forest

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

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

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

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

Legislative History : 6/29/23 - Board of Commissioners - refer to the Finance Subcommittee on Tax D

[23-4070](#)

Presented by: FRANK J. AGUILAR, County Commissioner

PROPOSED NO CASH BID REQUEST

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

Request: Approval of No Cash Bid Request

Location: Village of Robbins

Volume and Property Index Number:

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

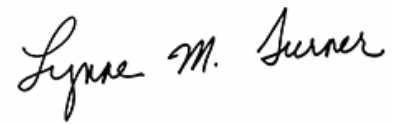
Summary: Please accept this letter as an official request from the Village of Robbins expressing interest in participating in the Cook County No Cash Bid Program to acquire the following twelve (12) property index numbers:

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

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

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

Legislative History : 7/20/23 - Board of Commissioners - refer to the Finance Subcommittee on Tax D



Secretary

Chair: Aguilar
Vice-Chair: Gordon
Members: Morita, Quezada, Trevor