



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

Wednesday, February 9, 2022

10:00 AM

Virtual Meeting

ATTENDANCE

Present: Sims, Morrison, Johnson, Lowry and Miller (5)

PUBLIC TESTIMONY

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

No public speakers

[22-1594](#)

COMMITTEE MINUTES

Approval of the minutes from the meeting of 01/12/2022

A motion was made by Commissioner Lowry, seconded by Commissioner Johnson, to approve 22-1594. The motion carried by the following vote:

Ayes: Sims, Morrison, Johnson, Lowry and Miller (5)

[21-6113](#)

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; ~~036, 25-29-301-002-0000;~~ 036, 25-29-301-011-0000; 036, 25-29-301-012-0000;
036, 25-29-302-009-0000; 036, 25-29-302-010-0000; 036, 25-29-326-067-0000; ~~036, 25-29-405-076-0000;~~
~~036, 25-29-406-009-0000;~~ 036, 25-29-406-017-0000; 036, 25-29-407-059-0000; 036, 25-29-407-062-0000;
~~036, 25-29-409-407-025-0000;~~ ~~036, 25-29-406-018-0000;~~ ~~036, 25-29-406-039-0000;~~ 036,
25-29-415-012-0000; 036, 25-29-415-013-0000; ~~036, 037-25-30-215-030-0000;~~ ~~036, 037~~
25-30-215-028-0000; ~~036, 037-25-30-215-029-0000;~~ ~~036, 037-25-30-215-031-0000;~~ ~~036,~~
~~25-30-215-031-0000;~~ ~~036, 037-25-30-215-032-0000;~~ ~~036, 037-25-30-215-033-0000;~~ ~~036, 037~~
25-30-215-034-0000; ~~036, 037-25-30-410-002-0000;~~ ~~036, 037-25-30-410-003-0000;~~ ~~036, 037~~
25-30-410-004-0000; ~~036, 037-25-30-410-009-0000;~~ ~~036, 037, 25-30-410-011-0000;~~ ~~036, 037-~~
25-30-410-012-0000

Summary: This Request Package contains thirty-four (34) PINs containing vacant land and residential, commercial and or industrial buildings which have been unoccupied for between 3-5 years and are requested by the Village of Calumet Park: The Village of Calumet Park will file for tax exempt status because they will retain the PIN(s) for municipal use or will maintain the status until the tax deed(s) are conveyed to a developer. The Village of Calumet Park will not have a third Party Request.

The Village of Calumet Park will retain legal counsel to obtain the tax deed(s) and bear all legal and other costs associated with acquisition of the parcel(s). The Village of Calumet Park agrees to submit, to the Cook County Department of Planning & Development, No Cash Bid Reports on the status of each parcel for five years or until development is complete, whichever occurs last, as required by the Cook County No Cash Bid Ordinance.

A motion was made by Commissioner Johnson, seconded by Commissioner Miller, to recommend for approval as amended in the errata 21-6113. The motion carried by the following vote:

Ayes: Sims, Morrison, Johnson, Lowry and Miller (5)

[21-6122](#)

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, 011, 32-13-401-117-0000;~~ ~~016, 32-23-101-053-0000;~~ 016, 32-23-101-056-0000; 016,

Delinquency

32-23-114-002-0000; 016, 32-23-114-003-0000; 016, 32-23-114-004-0000; 016, 32-23-114-005-0000; 016,
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32-23-418-033-0000; 016, 32-23-418-034-0000; 016, 32-24-203-003-0000; 016, 32-24-203-007-0000

Summary: This request package contains three hundred and nineteen (319) PINs. The requested vacant land will be used to assist in the Village efforts to promote residential and industrial development.

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 associate 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 redeveloped the area.

A motion was made by Commissioner Johnson, seconded by Commissioner Miller, to recommend for approval as amended in the errata 21-6122. The motion carried by the following vote:

Ayes: Sims, Morrison, Johnson, Lowry and Miller (5)

[21-6123](#)

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,~~ 011, 32-14-305-008-0000; 016. 32-23-114-054-0000; 016, 32-23-116-042-0000; 016, 32-23-116-043-0000; 016, 32-23-121-064-0000; 016, 32-23-121-065-0000; 016, 32-23-124-035-0000; ~~016,~~ ~~32-23-124-040-0000;~~ 016, 32-23-316-020-0000; 016, 32-23-234-035-0000; 016, 32-23-235-036-0000; 016, 32-23-302-042-0000; 016, 32-23-302-051-0000; ~~016,~~ ~~32-23-302-052-0000;~~ 016, 32-23-303-015-0000; 016, 32-23-303-016-0000; 016, 32-23-303-055-0000; 016, 32-23-304-026-0000; 016, 32-23-306-035-0000; 016, 32-23-308-039-0000; 016, 32-23-308-040-0000; 016, 32-23-414-039-0000; 016, 32-23-414-044-0000

Summary: This request package contains twenty-three (23) PINs. The requested unoccupied properties will assist in our efforts of residential redevelopment.

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 associate 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 redeveloped the area.

A motion was made by Commissioner Johnson, seconded by Commissioner Miller, to recommend for approval as amended in the errata 21-6123. The motion carried by the

following vote:

Ayes: Sims, Morrison, Johnson, Lowry and Miller (5)

[21-6124](#)

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, 32-23-303-009-0000; 016, 32-23-118-040-0000; 016, 32-23-118-041-0000; 016, 32-23-115-047-0000;
016, 32-23-115-048-0000

Summary: This request package contains five (5) PINs for three properties. The requested commercial properties will be used to assist in our efforts of commercial development.

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 associate 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 redeveloped the area.

A motion was made by Commissioner Johnson, seconded by Commissioner Miller, to recommend for approval as amended in the errata 21-6124. The motion carried by the following vote:

Ayes: Sims, Morrison, Johnson, Lowry and Miller (5)

[21-6125](#)

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~~ 011, 32-14-302-008-0000; 016, 32-23-246-019-0000; 016, 32-23-300-025-0000; 016, 32-23-316-016-0000

Summary: The Village of Ford Heights request the listed occupied commercial establishments in the Cook County Board of Commissioners No Cash Bid Program. This request package contains four (4) PINs for three commercial businesses. The requested commercial establishments will be used to assist in our efforts to bring to the Village new businesses.

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 associate 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 redeveloped the area.

A motion was made by Commissioner Johnson, seconded by Commissioner Miller, to recommend for approval as amended in the errata 21-6125. The motion carried by the following vote:

Ayes: Sims, Morrison, Johnson, Lowry and Miller (5)

[21-6149](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Lawrence L. Jackson, President, Village of Riverdale

Request: Approval of No Cash Bid Request

Location: Village of Riverdale

Volume and Property Index Number:

195, 29-04-207-035-0000; 195, 29-04-207-036-0000; 195, 29-04-223-017-0000; 195, 29-04-235-017-0000; 195, 29-04-314-031-0000; 196, 29-04-407-021-0000; 196, 29-04-407-034-0000; 196, 29-04-408-036-0000; 196, 29-04-415-034-0000; 196, 29-04-415-035-0000; 196, 29-04-431-016-0000; 196, 29-04-431-025-0000; 196, 29-05-200-019-0000; 196, 29-05-200-024-0000; 196, 29-05-201-007-0000; 196, 29-05-201-008-0000; 196, 29-05-401-003-0000; 196, 29-05-401-004-0000; 196, 29-05-401-006-0000; 196, 29-05-401-008-0000; 196, 29-05-401-010-0000; 196, 29-05-401-011-0000; 196, 29-05-401-017-0000; 196, 29-05-401-021-0000; 196, 29-05-401-022-0000; 196, 29-05-401-023-0000; 196, 29-05-413-004-0000; 196, 29-05-413-005-0000; 196, 29-05-413-006-0000

Summary: The permanent index numbers of the parcels requested are: While the Resolution has seventy-nine (79) PINs, this Request Package contains twenty-nine (29) PINs (the “*Subject Properties*”); the remaining fifty (50) PINs are requested in other packages. The PINs requested are currently commercial or industrial structures. The Village is in the process of determining occupancy for the structures and will provide that information in the final Request Package. The Village intends to use the Subject Properties for future economic development and to eliminate blight in order to return the Subject Properties to a beneficial use for the citizens of the Village, eliminate their hindrance to ongoing redevelopment efforts in the area surrounding the Subject Properties, and enhance the Village’s economic base.

In accordance with the requirements of the Cook County No Cash Bid Program, the Village hereby certifies that it does not have an identified third-party requestor associated with the filing of this application. The Village will accordingly take the necessary steps to have the Subject Properties 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. The Village will maintain tax exempt status until title to the Subject Properties is transferred for redevelopment. The Village has retained legal counsel to obtain the tax deed(s) and will bear all legal and other costs associated with the acquisition of the parcels. The Village agrees to submit, to the Cook County Department of Planning and Development, No Cash Bid Annual 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.

A motion was made by Commissioner Johnson, seconded by Commissioner Miller, to recommend for approval 21-6149. The motion carried by the following vote:

Ayes: Sims, Morrison, Johnson, Lowry and Miller (5)

[22-1055](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Fred Bilotto, Mayor, City of Blue Island

Request: Approval of No Cash Bid Request

Location: City of Blue Island

Volume and Property Index Number:

037, 25-30-127-026-0000; 038, 25-31-314-001-0000; 038, 25-31-314-002-0000; 247, 24-25-312-036-0000; 249, 24-36-227-021-0000.

Summary: This letter is to express the City of Blue Island’s (the “*City*”) interest in receiving No Cash

Bids for the following parcels located in Blue Island. The permanent index numbers of the parcels requested are: This Request Package contains five (5) PINs (the "Subject Properties"). PIN 25-30-127-026-0000 is an unoccupied one-story commercial retail store classified as 8-17. PIN 25-31-314-001-0000 is classified as 2-01 with an unoccupied residential garage, and PIN 25-31-314-002-0000 is an unoccupied residential apartment building classified as 2-11. PIN 24-25-312-036-0000 consists of an unoccupied residential structure classified as 2-12. PIN 24-36-227-021-0000 is an unoccupied one-story commercial building classified as 5-17. The City is in the process of determining the dates the residential and commercial structures became unoccupied and will provide that information in the final Request Package. The City intends to use the Subject Properties for future economic development and to eliminate blight in order to return the Subject Properties to a beneficial use for the citizens of the City, eliminate their hindrance to ongoing redevelopment efforts in the areas surrounding the Subject Properties, and enhance the City's economic base.

In accordance with the requirements of the Cook County No Cash Bid Program, the City hereby certifies that it does not have an identified third-party requestor associated with the filing of this application. The City will accordingly take the necessary steps to have the Subject Properties 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. The City will maintain tax exempt status until title to the Subject Properties is transferred for redevelopment. The City has retained legal counsel to obtain the tax deeds and will bear all legal and other costs associated with the acquisition of the parcels. The City agrees to submit, to the Cook County Department of Planning and Development, No Cash Bid Annual 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.

A motion was made by Commissioner Johnson, seconded by Commissioner Miller, to recommend for approval 22-1055. The motion carried by the following vote:

Ayes: Sims, Morrison, Johnson, Lowry and Miller (5)

[22-1056](#)

Presented by: DEBORAH SIMS, 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:

198, 29-07-204-001-0000; 198, 29-07-204-002-0000; 198, 29-07-204-003-0000; 198, 29-07-204-004-0000.

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 4 PINs. The intended use of the four (4) PINS labeled Commercial Occupied Structure will be cleared according to State Statutes. The intended use of the four (4) PINs will be used to attract new commercial 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 4 PINs which have no third party requestor for the current No Cash Bid Program. The Village of Dixmoor will retain legal counsel in order to obtain the tax deeds and bear all legal and other cost assisted with the acquisition of the parcels. The Village of Dixmoor agrees to submit to the Cook County Bureau of Economic Development, No Cash Bid reports on the status of each parcel for 5 years or until development is complete, or whichever occurs last, as required by the Cook County No Cash Bid Ordinance.

A motion was made by Commissioner Johnson, seconded by Commissioner Miller, to recommend for approval 22-1056. The motion carried by the following vote:

Ayes: Sims, Morrison, Johnson, Lowry and Miller (5)

[22-1057](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Kelley Gandurski, Interim City Manager, City of Evanston

Request: Approval of No Cash Bid Request

Location: City of Evanston

Volume and Property Index Number:

053, 10-13-205-004-0000; 054, 10-13-413-013-0000.

Summary: The City of Evanston is interested in participating in the 2022 No Cash Bid Program to acquire tax delinquent vacant land that will be redeveloped as affordable housing and green space in west Evanston based on the West Evanston Master Plan (WEMP) that was generated following a robust community engagement process and approved by the Evanston City Council. This Request Package contains two (2) PINs that are listed in order by volume number and PIN below: The two PINs are in the West Evanston Master Plan (WEMP) geography and will be developed as affordable housing or green space based on that plan. Both parcels are vacant land. The first parcel is suitable for redevelopment as affordable housing; the second was part of the former Mayfair railroad right of way that is adjacent to a parcel that the City applied for in the 2017 No Cash Bid Program and may be developed as green space

and/or affordable housing. Because the City has liens on these properties, they will likely be processed as “Over The Counter” rather than as No Cash Bid at the Scavenger Sale.

The City will file for tax exempt status on all of the parcels for as long as the City retains ownership. The City does not have an agreement with a third party to convey the parcels or for redevelopment at this time. The City will bear all legal costs and expenses to obtain the tax deed and clear title to the acquired parcels. The City agrees to submit to the Cook County Bureau of Economic Development an annual report on the status of the parcels acquired through the No Cash Bid program for five years or until development is completed, whichever occurs last.

A motion was made by Commissioner Johnson, seconded by Commissioner Miller, to recommend for approval 22-1057. The motion carried by the following vote:

Ayes: Sims, Morrison, Johnson, Lowry and Miller (5)

22-1058

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Christopher J. Clark, Mayor, City of Harvey

Request: Approval of No Cash Bid Request

Location: City of Harvey

Volume and Property Index Number:

198, 29-07-326-058-0000; 199, 29-07-413-055-0000; 199, 29-07-414-052-0000; 199, 29-08-125-049-0000;
200, 29-08-206-042-0000; 200, 29-08-208-501-0000; 200, 29-08-209-045-0000; 200, 29-08-209-046-0000;
200, 29-08-209-051-0000; 200, 29-08-210-061-0000; 200, 29-08-213-059-0000; 200, 29-08-214-077-0000;
200, 29-08-224-045-0000; 200, 29-08-224-046-0000; 200, 29-08-227-022-0000; 200, 29-08-227-041-0000;
200, 29-08-302-035-0000; 200, 29-08-304-052-0000; 200, 29-08-309-093-0000; 200, 29-08-317-046-0000;
200, 29-08-405-003-0000; 200, 29-08-409-005-0000; 209, 29-17-100-033-0000; 209, 29-17-100-034-0000;
209, 29-18-431-044-0000; 209, 29-18-423-047-0000; 210, 29-17-101-015-0000; 210, 29-18-206-011-0000;
210, 29-18-214-029-0000; 210, 29-18-216-048-0000; 210, 29-18-222-019-0000; 211, 29-17-319-009-0000;
211, 29-18-230-028-0000; 211, 29-18-407-005-0000; 212, 29-20-102-025-0000.

Summary: City of Harvey- No-Cash Bid Application - 35 PINs. The purpose of this letter is to inform you of the City of Harvey’s desire to participate in the Cook County no-cash bid program. The City is interested in acquiring certain parcels within The City of Harvey that are delinquent in real estate taxes or special assessments for two or more years, under 35 ILCS 200/21-90. Please accept this request to obtain the following parcels with unoccupied residential buildings The City intends to use these parcels for Residential Tax Reactivation/Home Ownership Program. There are no third-party requestors for any

parcel.

The City agrees to report the status of the parcels to the Cook County Department of Planning & Development annually for five consecutive years or until the property is transferred to a homeowner/developer, whichever occurs last, as required by the Cook County No Cash Bid Ordinance. Also, the City will apply for tax-exempt status on the parcels once a tax deed is obtained and will maintain this status until the parcels are transferred to a home owner/developer. The City has retained legal counsel and will bear all costs to obtain a tax deed and perform all other legal and related activities associated with this program.

withdraw

[22-1059](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Christopher J. Clark, Mayor, City of Harvey

Request: Approval of No Cash Bid Request

Location: City of Harvey

Volume and Property Index Number:

198, 29-07-326-058-0000; 198, 29-07-327-001-0000; 198, 29-07-327-039-0000; 198, 29-07-327-040-0000;
198, 29-07-327-053-0000; ~~200, 29-08-402-036-0000;~~ ~~200, 29-08-402-037-0000;~~ ~~200, 29-08-402-038-0000;~~
~~200, 29-08-402-039-0000;~~ ~~200, 29-08-402-040-0000;~~ ~~200, 29-08-402-045-0000;~~ ~~200, 29-08-403-023-0000;~~
200, 29-08-403-035-0000; 200, 29-08-403-036-0000; 200, 29-08-403-037-0000; 200, 29-08-403-038-0000;
200, 29-08-403-039-0000; 208, 29-16-307-021-0000; 208, 29-16-314-003-0000; 208, 29-16-314-004-0000;
208, 29-16-314-005-0000; 208, 29-16-314-006-0000; 208, 29-16-314-007-0000; 208, 29-16-314-026-0000;
~~208, 29-16-314-033-0000;~~ 209, 29-17-112-040-0000; 209, 29-17-122-003-0000; 209, 29-17-122-004-0000;
209, 29-17-215-024-0000; 209, 29-17-215-025-0000; 209, 29-17-216-001-0000; 209, ~~29-17-216-020-0000;~~
211, 29-19-106-013-0000; 211, 29-19-106-014-0000; 213, 29-20-201-007-0000; 213, 29-20-202-008-0000;
213, 29-20-202-009-0000; 213, 29-20-202-010-0000; 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, 29-20-203-011-0000; 213, 29-20-205-028-0000; ~~213, 29-20-210-029-0000;~~ ~~213, 29-20-420-020-0000;~~
~~213, 29-20-420-021-0000;~~ ~~213, 29-20-420-024-0000;~~ ~~213, 29-20-420-025-0000;~~ ~~213, 29-20-420-026-0000;~~
~~213, 29-20-420-029-0000;~~ ~~213, 29-20-420-030-0000;~~ ~~213, 29-21-101-004-0000;~~ ~~213, 29-21-101-055-0000;~~
216, 29-29-201-016-0000; 216, 29-29-201-017-0000.

Summary: City of Harvey - No-Cash Bid Application - 62 PINs. The purpose of this letter is to inform you of the City of Harvey's desire to participate in the Cook County no-cash bid program. The City is

interested in acquiring certain parcels within The City of Harvey that are delinquent in real estate taxes or special assessments for two or more years, under 35 ILCS 200/21-90. Please accept this request to obtain the following ~~63~~ 62 parcels with VACANT commercial land: The City intends to use these parcels for economic redevelopment. There are no third-party requestors for any parcel.

The City agrees to report the status of the parcels to the Cook County Department of Planning & Development annually for five consecutive years or until the property is transferred to a developer, whichever occurs last, as required by the Cook County No Cash Bid Ordinance. Also, the City will apply for tax-exempt status on the parcels once a tax deed is obtained and will maintain this status until the parcels are transferred to a developer. The City has retained legal counsel and will bear all costs to obtain a tax deed and perform all other legal and related activities associated with this program.

A motion was made by Commissioner Johnson, seconded by Commissioner Miller, to recommend for deferral as amended in the errata 22-1059. The motion carried by the following vote:

Ayes: Sims, Morrison, Johnson, Lowry and Miller (5)

[22-1060](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Christopher J. Clark, Mayor, City of Harvey

Request: Approval of No Cash Bid Request

Location: City of Harvey

Volume and Property Index Number:

198, 29-07-327-017-0000; 198, 29-07-327-018-0000; 200, 29-08-303-056-0000; 200, 29-08-304-012-0000;
200, 29-08-304-061-0000; 200, 29-08-304-065-0000; 200, 29-08-403-018-0000; 200, 29-08-403-019-0000;
208, 29-16-314-024-0000; 209, 29-17-200-001-0000; 209, 29-17-200-002-0000; 209, 29-17-200-003-0000;
209, 29-17-200-004-0000; 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, 29-17-200-012-0000; 209, 29-17-200-013-0000; 209, 29-17-200-014-0000; 209, 29-17-200-017-0000;
209, 29-17-200-020-0000; 209, 29-17-211-017-0000; 209, 29-17-215-035-0000; 209, 29-17-215-036-0000;
209, 29-17-319-049-0000; 209, 29-17-414-039-0000; 209, 29-17-414-040-0000; 209, 29-17-414-060-0000;
209, 29-17-414-061-0000; 209, 29-17-414-062-0000; 210, 29-18-106-002-0000; 210, 29-18-106-005-0000;
210, 29-18-106-006-0000; 210, 29-18-106-007-0000; 210, 29-18-106-008-0000; 210, 29-18-106-009-0000;
210, 29-18-106-010-0000; 210, 29-18-106-011-0000; 210, 29-18-106-019-0000; 210, 29-18-109-025-0000;

210, 29-18-109-030-0000; 210, 29-18-109-031-0000; 210, 29-18-300-037-0000; 210, 29-18-331-013-0000;
210, 29-18-331-014-0000; 212, 29-20-102-008-0000; 212, 29-20-103-001-0000; 212, 29-20-103-002-0000;
213, 29-20-201-001-0000; 213, 29-20-201-002-0000; 213, 29-20-201-003-0000; 213, 29-20-201-004-0000;
213, 29-20-201-036-000; 213, 29-20-204-001-0000; 213, 29-20-204-002-0000; 213, 29-20-204-003-0000;
213, 29-20-204-004-0000; 213, 29-20-204-005-0000; 213, 29-20-219-043-0000; 213, 29-20-421-015-0000;
213, 29-20-421-016-0000; 213, 29-20-421-017-0000; 213, 29-20-421-018-0000; 213, 29-20-421-019-0000;
213, 29-20-421-020-0000; 213, 29-20-421-021-0000; 213, 29-20-421-030-0000; 213, 29-20-421-033-0000;
213, 29-20-422-013-0000; 213, 29-21-100-018-0000; 213, 29-21-100-019-0000; 213, 29-21-100-020-0000;
213, 29-21-100-021-0000; 213, 29-21-100-022-0000; 213, 29-21-100-073-0000; 213, 29-21-112-016-0000;
213, 29-21-112-017-0000; 213, 29-21-112-018-0000; 213, 29-21-112-065-0000; 214, 29-21-300-009-0000;
214, 29-21-300-010-0000; 214, 29-21-300-011-0000; 214, 29-21-300-012-0000; 214, 29-21-300-013-0000;
214, 29-21-300-014-0000; 214, 29-21-300-015-0000; 214, 29-21-300-016-0000; 214, 29-21-303-003-0000;
214, 29-21-303-004-0000; 214, 29-21-303-005-0000; 214, 29-21-312-006-0000; 214, 29-21-312-007-0000;
214, 29-21-312-008-0000; 214, 29-21-312-009-0000; 214, 29-21-312-010-0000; 216, 29-29-202-043-0000.

Summary: City of Harvey- No-Cash Bid Application - 100 PINs. The purpose of this letter is to inform you of the City of Harvey's desire to participate in the Cook County no-cash bid program. The City is interested in acquiring certain parcels within The City of Harvey that are delinquent in real estate taxes or special assessments for two or more years, under 35 ILCS 200/21--90.

Please accept this request to obtain the following 100 parcels with occupied commercial buildings: The City intends to use these parcels for economic redevelopment. There are no third-party requestors for any parcel. The City agrees to report the status of the parcels to the Cook County Department of Planning & Development annually for five consecutive years or until the property is transferred to a developer, whichever occurs last, as required by the Cook County No Cash Bid Ordinance. Also, the City will apply for tax-exempt status on the parcels once a tax deed is obtained and will maintain this status until the parcels are transferred to a developer.

A motion was made by Commissioner Johnson, seconded by Commissioner Miller, to recommend for approval as amended in the errata 22-1060. The motion carried by the following vote:

Ayes: Sims, Morrison, Johnson, Lowry and Miller (5)

[22-1061](#)

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, 29-30-131-035-0000

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 one (1) parcel identified below: This Request Package contains 1 PIN. PIN 29-30-131-035-0000 (Vol. 217) is vacant land that has been paved. The property is located at 17054 Robey Street, Hazel Crest, IL 60429. 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 parcel. The Village will continue to maintain tax-exempt status for the parcel 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 parcel to any developer, organization or other private party pertaining to the parcel. 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 deed. It will be the Village's responsibility to bear all legal and other costs that are necessary for its acquisition of the parcel 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.

A motion was made by Commissioner Johnson, seconded by Commissioner Miller, to recommend for approval 22-1061. The motion carried by the following vote:

Ayes: Sims, Morrison, Johnson, Lowry and Miller (5)

[22-1062](#)

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, 29-30-107-016-0000; 217, 29-30-107-017-0000; 217, 29-30-107-018-0000; 217, 29-30-107-019-0000.

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 four (4) parcels identified below: This Request Package contains 4 PIN.'s PIN's 29-30-107-016-0000; 29-30-107-017-0000; 29-30-107-018-0000 and 29-30-107-018-0000 (Vol. 217) all encompass a tenant-occupied automotive repair garage. It is located at 16700 Robey Street. 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. The Village plans to shop the area to developers. Nothing has been finalized, but we could assist the business to relocate to another location of the village, or it is possible to work a deal for the business to remain in the current area of town. Hazel Crest is working closely with the South Suburban Land Bank and Development Authority on the identification and acquisition of commercial property in the Village. With the collaboration of the SSLBDA and other partners like the SBDC it is possible to assist the current tenant with relocation.

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 parcel. The Village will continue to maintain tax-exempt status for the parcel as long as the Village continues to own the parcel. Please be advised that the Village does not have any agreements to convey the perfected tax deed for the parcel to any developer, organization or other private party pertaining to this parcel. 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 deed. It will be the Village's responsibility to bear all legal and other costs that are necessary for its acquisition of the parcel 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 of the parcel.

A motion was made by Commissioner Johnson, seconded by Commissioner Miller, to recommend for approval 22-1062. The motion carried by the following vote:

Ayes: Sims, Morrison, Johnson, Lowry and Miller (5)

[22-1063](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Roger A. Agpawa, Mayor, City of Markham

Request: Approval of No Cash Bid Request

Location: City of Markham

Volume and Property Index Number:

028, 28-12-316-001-0000; 028, 28-12-316-002-0000; 028, 28-12-316-003-0000; 028, 28-12-316-004-0000;
028, 28-12-316-005-0000; 028, 28-12-316-006-0000; 028, 28-12-316-007-0000; 028, 28-12-316-008-0000;
028, 28-12-316-009-0000; 028, 28-12-316-010-0000; 028, 28-12-316-011-0000; 028, 28-12-316-012-0000;
028, 28-12-316-013-0000; 028, 28-12-316-014-0000; 028, 28-12-316-015-0000.

Summary: Please accept this letter as an official request from the City of Markham expressing interest in participating in the Cook County No Cash Bid Program to acquire the following fifteen (15) property index numbers: Vacant Land. The City of Markham will not utilize a third-party requestor for these properties. The City of Markham 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 City of Markham.

The Legal Department of the City of Markham will obtain tax deeds for these properties, and the City of Markham will bear all legal and other costs associated with the acquisition of these properties. The City of Markham will file for tax-exempt status for these properties, and the City of Markham 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 City of Markham until they are conveyed to a developer. The City of Markham will submit to the Cook County Office of Economic Development, on a form provided by the office, reports on the status of these properties for five years or until development is complete, whichever occurs last, as required by the Cook County No Cash Bid Ordinance.

A motion was made by Commissioner Johnson, seconded by Commissioner Miller, to recommend for approval 22-1063. The motion carried by the following vote:

Ayes: Sims, Morrison, Johnson, Lowry and Miller (5)

[22-1064](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Sheila Chalmers-Currin, President, Village of Matteson

Request: Approval of No Cash Bid Request

Location: Village of Matteson

Volume and Property Index Number:

179, 31-16-203-009-0000; 179, 31-16-403-015-0000; 179, 31-16-403-021-0000; 179, 31-16-403-022-0000; 179, 31-16-404-001-0000; 179, 31-16-405-001-0000; 179, 31-16-405-002-0000; 179, 31-16-405-003-0000; 179, 31-20-201-050-0000; 179, 31-22-201-009-0000; 179, 31-21-201-017-0000; 179, 31-21-303-013-0000; 179, 31-21-303-018-0000; 179, 31-21-303-019-0000.

Summary: This letter is to express the Village of Matteson’s interest in receiving a No Cash Bid for parcels located in Matteson. The permanent index numbers of the parcels requested are: This Request Package contains 14 PINS (the “*Subject Property*”). The PINS requested are currently vacant land parcels of property in the Village of Matteson. It is the intent of the Village of Matteson, 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. The Subject Property contains vacant land. The Village intends to market the Subject Property for economic development.

The Village of Matteson has retained legal counsel in order to obtain the tax deeds 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 Matteson will submit to the Cook County Office of Economic Development a No Cash Bid Report on the status of each parcel for five 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 Matteson 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, Real Estate Exemption Complaints for tax exempt status to maintain until title is transferred to a new owner.

A motion was made by Commissioner Johnson, seconded by Commissioner Miller, to recommend for approval 22-1064. The motion carried by the following vote:

Ayes: Sims, Morrison, Johnson, Lowry and Miller (5)

[22-1065](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Sheila Chalmers-Currin, President, Village of Matteson

Request: Approval of No Cash Bid Request

Location: Village of Matteson

Volume and Property Index Number:

179, 31-22-200-016-0000; 179, 31-22-201-014-0000.

Summary: This letter is to express the Village of Matteson’s interest in receiving a No Cash Bid for parcels located in Matteson. The permanent index numbers of the parcels requested are: This Request Package contains 2 PINS (the “Subject Property”). The PINS requested are currently occupied structure parcels of property in the Village of Matteson. It is the intent of the Village of Matteson, 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. The Subject Property contains commercial structures. To the best of the Village’s knowledge as of today’s date, the structure is tenant occupied. The Village intends to discontinue any leases on the Subject Property and market the Subject Property for economic development.

The Village of Matteson 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 Matteson will submit to the Cook County Office of Economic Development a No Cash Bid Report on the status of each parcel for five 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 Matteson 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, Real Estate Exemption Complaints for tax exempt status to maintain until title is transferred to a new owner.

A motion was made by Commissioner Johnson, seconded by Commissioner Miller, to recommend for approval 22-1065. The motion carried by the following vote:

Ayes: Sims, Morrison, Johnson, Lowry and Miller (5)

[22-1066](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Thomas K. Mick, Village Manager, Village of Park Forest

Request: Approval of No Cash Bid Request

Location: Village of Park Forest

Volume and Property Index Number:

019, 32-30-106-055-0000; 019, 32-30-204-014-0000; 019, 32-30-206-007-0000; 019, 32-30-206-021-0000; 019, 32-30-207-011-0000; 019, 32-30-208-012-0000; 019, 32-30-209-026-0000; 179, 31-24-317-008-0000; 180, 31-26-417-015-0000; 180, 31-36-109-008-0000.

Summary: The purpose of this letter is to advise you of the Village of Park Forest's desire to participate

in the 2021 Cook County No-Cash Bid Program Scavenger Sale. The Village is interested in acquiring residential vacant land properties within its boundaries that have been delinquent in real estate taxes for two or more years, pursuant to 35 ILCS 200/21-90. Please accept this Request Package to obtain the ten (10) PINs listed herein, which are all located within the Village of Park Forest. The Village intends to identify and work with residential developers to construct new homes on the vacant land and to return the properties to the property tax rolls to benefit the taxing bodies and to add to the quality of life in the South Suburbs. The plans are consistent with the Village's adopted Strategic Plan for Land Use and Development.

The Village intends to file for tax exempt status at the appropriate time and will maintain the tax exempt status until the tax deeds are conveyed to a developer. No requests have been received by Village of Park Forest from Third Party developers or organizations. The Village of Park Forest 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 Park Forest agrees to submit to Cook County Department of Planning and Development, No Cash Bid Reports on the status of each parcel for five years or until development is complete, whichever occurs last, as required by the No Cash Bid Ordinance. As part of this request, pending approval of the Village of Park Forest Board, January 18, 2022, we will submit all of the information that is required by the Cook County Board of Commissioners to enable us to participate in this program.

A motion was made by Commissioner Johnson, seconded by Commissioner Miller, to recommend for approval 22-1066. The motion carried by the following vote:

Ayes: Sims, Morrison, Johnson, Lowry and Miller (5)

[22-1067](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Thomas K. Mick, Village Manager, Village of Park Forest

Request: Approval of No Cash Bid Request

Location: Village of Park Forest

Volume and Property Index Number:

019, 32-30-106-065-0000; 019, 32-30-206-003-0000; 019, 32-30-208-017-0000; 019, 32-30-209-002-0000; 019, 32-30-209-015-0000; 180, 31-36-104-022-0000.

Summary: The purpose of this letter is to advise you of the Village of Park Forest's desire to participate in the 2021 Cook County No-Cash Bid Program Scavenger Sale. The Village is interested in acquiring residential vacant land properties within its boundaries that have been delinquent in real estate taxes for two or more years, pursuant to 35 ILCS 200/21-90. Please accept this Request Package to obtain the six

(6) PINs listed herein, which are all located within the Village of Park Forest. The Village intends to identify and work with residential developers to construct new homes on the vacant land and to return the properties to the property tax rolls to benefit the taxing bodies and to add to the quality of life in the South Suburbs. The plans are consistent with the Village's adopted Strategic Plan for Land Use and Development.

The Village intends to file for tax exempt status at the appropriate time and will maintain the tax exempt status until the tax deeds are conveyed to a developer. No requests have been received by Village of Park Forest from Third Party developers or organizations. The Village of Park Forest 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 Park Forest agrees to submit to Cook County Department of Planning and Development, No Cash Bid Reports on the status of each parcel for five years or until development is complete, whichever occurs last, as required by the Cook County No Cash Bid Ordinance. As part of this request, pending approval of the Village of Park Forest Board, January 18, 2022, we will submit all of the information that is required by the Cook County Board of Commissioners to enable us to participate in this program.

A motion was made by Commissioner Johnson, seconded by Commissioner Miller, to recommend for approval 22-1067. The motion carried by the following vote:

Ayes: Sims, Morrison, Johnson, Lowry and Miller (5)

[22-1068](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Frank Podbielniak, President, Village of Posen

Request: Approval of No Cash Bid Request

Location: Village of Posen

Volume and Property Index Number:

023, 28-01-414-001-0000; 023, 28-01-416-020-0000; 028, 28-12-208-056-0000; 197, 29-07-111-004-0000.

Summary: This No Cash Bid program package contains a request for four (4) properties PIN 29-07-111-004-0000, 28-01-414-001-0000, 28-01-416-020-0000 and 28-12-208-056-0000. The first (3) three properties, PINs 29-07-110-041-0000, 28-01-414-001-0000, 28-01-416-020-0000 are all vacant unimproved land. The fourth property PIN 28-01-416-020-0000 consists of a one-story partially tenant occupied commercial brick building with two garage doors. It is the Village of Posen's intent to redevelop the vacant parcels and renovate the brick building to eliminate blight and stabilize its community's tax base.

The Village of Posen will file for tax exempt status on said properties. Legal counsel has been retained to obtain the tax deed on behalf of the Village of Posen and it will bear all legal and other costs associated with the acquisition of the parcels. Additionally, the Village of Posen will send a No-Cash Bid Report to the Cook County Bureau of Economic Development on the status of the parcels for five (5) years or until development and/or rehabilitation is complete, whichever occurs last. There is no Third-Party Requestor involved in this request by the Village of Posen.

A motion was made by Commissioner Johnson, seconded by Commissioner Miller, to recommend for approval 22-1068. The motion carried by the following vote:

Ayes: Sims, Morrison, Johnson, Lowry and Miller (5)

[22-1069](#)

Presented by: DEBORAH SIMS, 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, 28-02-220-013-0000; 249, 24-34-414-038-0000; 249, 24-34-414-039-0000; 249, 24-34-414-040-0000; 249, 24-34-414-041-0000; 249, 24-34-414-042-0000; 249, 24-34-414-043-0000; 249, 24-34-414-044-0000; 249, 24-34-414-045-0000.

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 nine (9) property index numbers: The Village of Robbins will not utilize a third-party requestor for these properties. The Village of Robbins will find a developer that will not only pay the taxes of these properties but will also provide a use for the subject property that will benefit the Village of Robbins.

The Legal Department of the Village of Robbins will obtain tax deeds for these properties, and the Village of Robbins will bear all legal and other costs associated with the acquisition of these properties. The Village of Robbins will file for tax-exempt status for these properties, and the Village of Robbins will notify the Cook County Assessor when it conveys these properties so that they can be placed back on the tax roll. These properties will be used for municipal use and/or maintained by the Village of Robbins until they are conveyed to a developer. The Village of Robbins will submit to the Cook County Office of Economic Development, on a form provided by the office, reports on the status of these properties for five years or until development is complete, whichever occurs last, as required by the Cook County No Cash Bid Ordinance.

A motion was made by Commissioner Johnson, seconded by Commissioner Miller, to recommend for approval as amended in the errata 22-1069. The motion carried by the following vote:

Ayes: Sims, Morrison, Johnson, Lowry and Miller (5)

[22-1070](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Terry L. Matthews, President, Village of South Chicago Heights

Request: Approval of No Cash Bid Request

Location: Village of South Chicago Heights

Volume and Property Index Number:

019, 32-29-418-003-0000; 019, 32-29-418-029-0000; 020, 32-32-209-023-0000; 020, 32-32-209-024-0000; 020, 32-32-205-010-0000; 020, 32-32-114-018-0000; ~~020, 32-32-204-028-0000; 020, 32-32-204-029-0000; 020, 32-32-204-030-0000;~~ 021, 32-33-100-044-0000; 021, 32-33-100-054-0000; ~~021, 32-34-105-003-0000.~~

Summary: This letter is to express the Village of South Chicago Heights' (the "Village") interest in receiving No Cash Bids for the following parcels located in South Chicago Heights. The permanent index numbers of the parcels requested are: This Request Package contains twelve (12) PINs (the "Subject Properties"). PIN 32-29-418-003-0000 is vacant land classified as 2-41, and PIN 32-29-418-0029-0000 is an unoccupied residential structure classified as 2-03. PINs 32-32-209-023-0000 and 32-32-209-024 consist of an unoccupied residential structure classified as 2-02. PIN 32-32-205-010-0000 is an unoccupied one-story commercial building classified as 5-17. PIN 32-32-114-018-0000 is an unoccupied residential structure classified as 2-07. PIN 32-32-204-028-0000 is an unoccupied one-story commercial building classified as 5-17, and PINs 32-32-204-029 and 32-32-204-030-0000 are classified as 5-90 commercial minor improvement and contain vacant paved parking. PIN 32-33-100-044-0000 consists of a vacant one-story commercial building classified as 5-17. Pin 32-33-100-054-0000 consists of vacant land 5-90 commercial minor improvement paved. PIN 32-34-105-003-0000 is classified as 5-22 with an unoccupied commercial garage. The Village is in the process of determining the dates the residential and commercial structures became unoccupied and will provide that information in the final Request Package.

The Village intends to use the Subject Properties for future economic development and to eliminate blight in order to return the Subject Properties to a beneficial use for the citizens of the Village, eliminate their hindrance to ongoing redevelopment efforts in the areas surrounding the Subject Properties, and enhance the Village's economic base.

In accordance with the requirements of the Cook County No Cash Bid Program, the Village hereby

certifies that it does not have an identified third-party requestor associated with the filing of this application. The Village will accordingly take the necessary steps to have the Subject Properties 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. The Village will maintain tax exempt status until title to the Subject Properties is transferred for redevelopment. The Village has retained legal counsel to obtain the tax deeds and will bear all legal and other costs associated with the acquisition of the parcels. The Village agrees to submit, to the Cook County Department of Planning and Development, No Cash Bid Annual 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.

A motion was made by Commissioner Johnson, seconded by Commissioner Miller, to recommend for approval as amended in the errata 22-1070. The motion carried by the following vote:

Ayes: Sims, Morrison, Johnson, Lowry and Miller (5)

[22-1071](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Mary Werner, President, Village of Worth

Request: Approval of No Cash Bid Request

Location: Village of Worth

Volume and Property Index Number:

246, 24-19-100-021-0000

Summary: On behalf of the Village, please find enclosed the Village of Worth's no-cash bid request package for the 2021-2022 Round Two No-Cash Bid Program. This Request Package contains one (1) PIN, as follows: The Village has retained legal counsel to obtain a tax deed to the above-noted parcel and will bear all legal and other costs associated with the acquisition of the parcel. As detailed hereinbelow, the Village anticipates marketing the property for private redevelopment in the event it is able to obtain tax deed, but has not yet fielded any third-party requests or otherwise identified a specific investor or third party to whom the Village presently plans to deed the parcel. There have not been any third-party requests made to the Village to acquire the above-property.

The Village will submit to the Cook County Planning and Development Department no-cash bid reports on the status of this property until the later of five years or the completion of redevelopment.

PIN 24-19-100-021-0000 is commonly known as 7117 W. 111th Street, Worth, IL 60482 (the "Property").

The Property is improved with an unoccupied, single-story commercial structure that has remained continuously vacant for approximately twelve (12) years, since January 2010. The Village has recorded several liens against the Property relating to overgrown grass and weeds and various other property maintenance-related violations of the Village's ordinances and adopted technical codes. In addition, the City of Chicago has recorded multiple liens against the Property arising out of uncut weeds.

If a tax deed were to issue to the Village, it would apply for a property tax exemption to minimize its holding costs while marketing the property to private third-party prospective purchasers for commercial redevelopment of the Property, either through extensive renovation or via demolition and construction of a new commercial structure. Such redevelopment would benefit the Village by helping to prevent the spread of blight throughout the neighborhood, eliminating the hazards presented by the dangerous and unsafe building, providing employment opportunities for local residents and by potentially generating sales taxes depending on the nature of any future redevelopment.

A motion was made by Commissioner Johnson, seconded by Commissioner Miller, to recommend for approval 22-1071. The motion carried by the following vote:

Ayes: Sims, Morrison, Johnson, Lowry and Miller (5)

[22-1110](#)

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, 32-23-100-003-0000; 016, 32-23-100-005-0000; 016, 32-23-109-004-0000; 016, 32-23-109-005-0000;
016, 32-23-109-020-0000; 016, 32-23-109-036-0000; 016, 32-23-109-037-0000; 016, 32-23-109-038-0000;
016, 32-23-109-045-0000; 016, 32-23-109-046-0000; 016, 32-23-109-047-0000; 016, 32-23-109-048-0000;
016, 32-23-109-049-0000; 016, 32-23-109-050-0000; 016, 32-23-109-051-0000; 016, 32-23-109-052-0000;
016, 32-23-109-053-0000; 016, 32-23-109-054-0000; 016, 32-23-110-032-0000; 016, 32-23-110-045-0000;
016, 32-23-110-046-0000; 016, 32-23-110-047-0000; 016, 32-23-110-048-0000; 016, 32-23-110-049-0000;
016, 32-23-110-050-0000; 016, 32-23-110-051-0000; 016, 32-23-110-052-0000; 016, 32-23-110-053-0000;
016, 32-23-110-054-0000; 016, 32-23-110-055-0000; 016, 32-23-111-045-0000; 016, 32-23-111-046-0000;
016, 32-23-111-047-0000; 016, 32-23-111-048-0000; 016, 32-23-111-049-0000; 016, 32-23-111-051-0000;
016, 32-23-111-052-0000; 016, 32-23-111-054-0000; 016, 32-23-111-055-0000; 016, 32-23-114-044-0000;
016, 32-23-114-045-0000; 016, 32-23-114-046-0000; 016, 32-23-114-052-0000; 016, 32-23-114-053-0000;
016, 32-23-114-054-0000; 016, 32-23-115-045-0000; 016, 32-23-115-046-0000; 016, 32-23-115-047-0000;

016, 32-23-115-048-0000; 016, 32-23-115-049-0000; 016, 32-23-115-050-0000; 016, 32-23-115-051-0000;
016, 32-23-115-052-0000; 016, 32-23-115-053-0000; 016, 32-23-118-040-0000; 016, 32-23-118-041-0000;
016, 32-23-118-042-0000; 016, 32-23-118-043-0000; 016, 32-23-118-044-0000; 016, 32-23-118-063-0000;
016, 32-23-119-048-0000; 016, 32-23-119-054-0000; 016, 32-23-119-061-0000; 016, 32-23-119-062-0000;
016, 32-23-128-019-0000; 016, 32-23-129-019-0000; 016, 32-23-129-020-0000; 016, 32-23-130-010-0000;
016, 32-23-245-011-0000; 016, 32-23-245-012-0000; 016, 32-23-245-013-0000; 016, 32-23-245-014-0000;
016, 32-23-245-015-0000; 016, 32-23-245-016-0000; 016, 32-23-245-017-0000; 016, 32-23-245-018-0000;
016, 32-23-245-019-0000; 016, 32-23-245-020-0000; 016, 32-23-245-021-0000; 016, 32-23-245-022-0000;
016, 32-23-246-011-0000; 016, 32-23-246-012-0000; 016, 32-23-246-013-0000; 016, 32-23-246-014-0000;
016, 32-23-246-015-0000; 016, 32-23-246-016-0000; 016, 32-23-246-017-0000; 016, 32-23-246-018-0000;
016, 32-23-316-008-0000; 016, 32-23-316-009-0000; 016, 32-23-316-021-0000; 016, 32-23-316-022-0000;
016, 32-23-317-002-0000; 016, 32-23-317-003-0000; 016, 32-23-317-007-0000; 016, 32-23-317-011-0000;
016, 32-23-317-012-0000; 016, 32-23-317-018-0000; 016, 32-23-318-006-0000; 016, 32-23-318-007-0000;
016, 32-23-318-009-0000; 016, 32-23-318-017-0000

Summary: The Village of Ford Heights request the listed tax delinquent land in the Cook County Board of Commissioners No Cash Bid Program. This request package contains one hundred two (102) PINs. The requested vacant land will be used to assist in our efforts of residential and industrial development. The Village of Ford Heights will immediately file for tax exempt status on the requested properties once the tax deeds have been issued. Attorney Michael Stutley, our village attorney, will obtain the tax deeds and the Village will bear all legal and other cost associate 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 redeveloped the area.

A motion was made by Commissioner Johnson, seconded by Commissioner Miller, to recommend for deferral as amended in the errata 22-1110. The motion carried by the following vote:

Ayes: Sims, Morrison, Johnson, Lowry and Miller (5)

ADJOURNMENT

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

Ayes: Sims, Morrison, Johnson, Lowry and Miller (5)

Respectfully submitted,



Chairman

Lynne Turner

Secretary

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