



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

**Tuesday, June 9, 2015**

**1:00 PM**

**Cook County Building, Board Room, Rm. 569  
118 North Clark Street, Chicago, Illinois**

**ATTENDANCE**

**Present:** Chairman Sims, Vice Chairman Goslin, Commissioners Butler, Murphy and Tobolski (5)

**PUBLIC TESTIMONY**

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

1. George Blakemore, concerned citizen

**15-0637**

**Sponsored by:** DEBORAH SIMS, County Commissioner

**PROPOSED NO CASH BID REQUEST**

**Requestor:** Marian T. Gibson, Village Administrator, Village of Berkeley

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

**Location:** Village of Berkeley

**Volume and Property Index Number:**

157, 15-07-307-035-0000; 157, 15-07-307-048-0000; 157, 15-07-307-050-0000;  
157, 15-07-307-051-0000; 157, 15-07-307-057-0000

**Summary:** These five (5) contiguous properties are located in close proximity to the Village Hall and comprise a total of less than 18,000 square feet (.4 acres). The properties are either vacant (15-0507-307-035-0000, 15-0507-307-048-0000 and 15-0507-307-057-0000) or as stated in the affidavit or of occupancy form, have an unoccupied structure (15-0507-307-050-0000 and 15-0507-307-051-0000). This past year the village demolished the structure which was on 15-07-307-035-0000 due to its deleterious and unsafe condition. The village plans on using the property for a public purpose and therefore will file for tax exempt status on all five (5) properties if tax deeds are obtained. The Village intends to retain ownership of the parcels 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 years or until development is complete, whichever occurs first.

**Legislative History:** 12/17/14 Board of Commissioners referred to the Finance Subcommittee on Tax Delinquency

**A motion was made by Vice Chairman Goslin, seconded by Commissioner Murphy that this No Cash Bid Request be recommended for approval as amended. The motion carried by the following vote:**

**Ayes:** Chairman Sims, Vice Chairman Goslin, Commissioners Butler, Murphy and Tobolski (5)

**15-0638**

**Sponsored by:** DEBORAH SIMS, County Commissioner

**PROPOSED NO CASH BID REQUEST**

**Requestor:** Thomas J. Somer, Corporation Counsel, City of Chicago Heights

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

**Location:** City of Chicago Heights

**Volume and Property Index Number:**

013, 32-17-401-002-0000; 013, 32-17-401-003-0000; 013, 32-17-401-004-0000;  
015, 32-22-300-004-0000; 015, 32-22-300-017-0000; 018, 32-28-103-001-0000;  
018, 32-28-103-002-0000; 018, 32-28-103-003-0000; 018, 32-28-103-004-0000;  
018, 32-28-103-005-0000; 018, 32-28-103-006-0000; 018, 32-28-103-007-0000;  
018, 32-28-103-008-0000; 018, 32-28-103-009-0000; 018, 32-28-103-010-0000;  
018, 32-28-103-011-0000; 018, 32-28-103-012-0000; 018, 32-28-103-013-0000;  
018, 32-28-103-014-0000; 018, 32-28-103-015-0000; 018, 32-28-103-016-0000;  
018, 32-28-103-017-0000; 018, 32-28-103-018-0000; 018, 32-28-103-019-0000;  
018, 32-28-103-020-0000; 018, 32-28-103-021-0000; 018, 32-28-213-046-0000

**Summary:** All of the parcels listed are vacant and without improvement. It is the intention of the City of Chicago Heights to use all parcels for the redevelopment of the areas in which the parcels are located. The redevelopment of the parcels will return the property to a viable use beneficial to the municipality. The redevelopment will also return the properties to a tax producing status, thereby generating economic development for the municipality and other taxing bodies.

The City of Chicago Heights, at this time, does not have an immediate intention to convey any Tax Certificate of Purchase from Cook County or any perfected deed to any Third Party Requestor. Also, the City of Chicago Heights will accept an assignment of all Tax Certificate of Purchase from Cook County

**Legislative History :**12/17/14 Board of Commissioners referred to the Finance Subcommittee on Tax Delinquency

**A motion was made by Vice Chairman Goslin, seconded by Commissioner Murphy that this No Cash Bid Request be recommended for approval. The motion carried by the following vote:**

**Ayes:** Chairman Sims, Vice Chairman Goslin, Commissioners Butler, Murphy and Tobolski (5)

**15-0639**

**Sponsored by:** DEBORAH SIMS, County Commissioner

**Sponsored by:** DEBORAH SIMS, County Commissioners

## **PROPOSED NO CASH BID REQUEST**

**Requestor:** Thomas J. Somer, Corporation Counsel, City of Chicago Heights

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

**Location:** City of Chicago Heights

**Volume and Property Index Number:**

013, 32-17-401-001-0000; 015, 32-21-213-042-0000; 015, 32-21-411-002-0000;  
015, 32-21-411-010-0000; ~~015, 32-22-300-008-0000~~

**Summary:** PINs 32-17-401-001-0000, 32-21-213-042-0000, 32-21-411-010-0000, ~~and 32-22-300-008-0000~~ have unoccupied and abandoned commercial structures that will be demolished due to their condition upon ownership. PIN 32-21-411-002-0000 has an unoccupied and abandoned residential structure that will be demolished due to their condition upon ownership.

It is the intention of the City of Chicago Heights to use all parcels for the commercial redevelopment of the areas in which the parcels are located. The commercial redevelopment of the parcels will return the property to a viable use beneficial to the municipality. The commercial redevelopment will also return the properties to a tax producing status, thereby generating economic development for the municipality and other taxing bodies.

The City of Chicago Heights, at this time, does not have an immediate intention to convey any Tax Certificate of Purchase from Cook County or any perfected deed to any Third Party Requestor. Also, the City of Chicago Heights will accept an assignment of all Tax Certificate of Purchase from Cook County and will undertake such legal proceedings and tax search services as necessary to obtain a tax deed and will bear all legal and other costs associated with the acquisition of the parcels. Also, the City of Chicago Heights agrees to submit, to the Cook County Bureau of Economic 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. Finally, the City of Chicago Heights will file for tax exempt status on all parcels obtained and will retain such status until such time as the parcel is conveyed.

**Legislative History:** 12/17/14 Board of Commissioners referred to the Finance Subcommittee on Tax Delinquency

**A motion was made by Vice Chairman Goslin, seconded by Commissioner Murphy that this No Cash Bid Request be recommended for approval as amended. The motion carried by the following vote:**

**Ayes:** Chairman Sims, Vice Chairman Goslin, Commissioners Butler, Murphy and Tobolski (5)

**15-0640**

**Sponsored 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:**

024, 28-02-309-012-0000; 024, 28-02-309-015-0000; 024, 28-02-309-016-0000;

024, 28-02-309-017-0000; 024, 28-02-309-018-0000; 024, 28-02-309-019-0000;  
024, 28-02-309-023-0000; 024, 28-02-309-024-0000

**Summary:** The number of parcels in this request is eight (8). The properties are currently vacant and it is the intention of the Village to return these parcels 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 these parcels. The Village 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 Crestwood agrees to submit to the Cook County Department of Economic 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.

**Legislative History:** 12/17/14 Board of Commissioners referred to the Finance Subcommittee on Tax Delinquency

**A motion was made by Vice Chairman Goslin, seconded by Commissioner Murphy that this No Cash Bid Request be recommended for approval . The motion carried by the following vote:**

**Ayes:** Chairman Sims, Vice Chairman Goslin, Commissioners Butler, Murphy and Tobolski (5)

**15-0641**

**Sponsored 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:**

025, 28-03-100-075-0000

**Summary:** The number of parcels in this request is one (1). The property is currently vacant and it is the intention of the Village to retain the property as a working retention pond. This would benefit the Village by providing additional operational storm water maintenance in a detention pond that is currently not operational.

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 years or until development is complete, whichever occurs last, as required by the Cook County No Cash Bid Ordinance.

**Legislative History:** 12/17/14 Board of Commissioners referred to the Finance Subcommittee on Tax Delinquency

**A motion was made by Vice Chairman Goslin, seconded by Commissioner Murphy that this No Cash Bid Request be recommended for approval. The motion carried by the following vote:**

**Ayes:** Chairman Sims, Vice Chairman Goslin, Commissioners Butler, Murphy and Tobolski (5)

**15-0642**

**Sponsored 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:**  
025, 28-03-200-020-0000

**Summary:** The number of parcels in this request is one (1). The property is currently vacant 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 years or until development is complete, whichever occurs last, as required by the Cook County No Cash Bid Ordinance.

**Legislative History:** 12/17/14 Board of Commissioners referred to the Finance Subcommittee on Tax Delinquency

**A motion was made by Vice Chairman Goslin, seconded by Commissioner Murphy that this No Cash Bid Request be recommended for approval. The motion carried by the following vote:**

**Ayes:** Chairman Sims, Vice Chairman Goslin, Commissioners Butler, Murphy and Tobolski (5)

**15-0643**

**Sponsored by:** DEBORAH SIMS, County Commissioner

**PROPOSED NO CASH BID REQUEST**

**Requestor:** Louis Presta, Mayor, Village of Crestwood

**Request:** Approve No Cash Bid Request

**Location:** Village of Crestwood

**Volume and Property Index Number:**

**Summary:** The number of parcels in this request is one (1). The property is currently vacant and it is the intention of the Village to return this parcel to tax-paying status and provide affordable housing. 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 years or until development is complete, whichever occurs last, as required by the Cook County No Cash Bid Ordinance.

**Legislative History:** 12/17/14 Board of Commissioners referred to the Finance Subcommittee on Tax Delinquency

**A motion was made by Vice Chairman Goslin, seconded by Commissioner Murphy that this No Cash Bid Request be recommended for approval. The motion carried by the following vote:**

**Ayes:** Chairman Sims, Vice Chairman Goslin, Commissioners Butler, Murphy and Tobolski (5)

**15-0644**

**Sponsored by:** DEBORAH SIMS, County Commissioner

**PROPOSED NO CASH BID REQUEST**

**Requestor:** Louis Presta, Mayor, Village of Crestwood

**Request:** Approval of No Cash Request

**Location:** Village of Crestwood

**Volume and Property Index Number:**

025, 28-03-307-007-0000

**Summary:** The number of parcels in this request is one (1). The property is currently vacant 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 years or until development is complete, whichever occurs last, as required by the Cook County No Cash Bid Ordinance.

**Legislative History:** 12/17/14 Board of Commissioners referred to the Finance Subcommittee on Tax Delinquency

**A motion was made by Vice Chairman Goslin, seconded by Commissioner Murphy that this No Cash Bid Request be recommended for approval. The motion carried by the following vote:**

**Ayes:** Chairman Sims, Vice Chairman Goslin, Commissioners Butler, Murphy and Tobolski (5)

**15-0645**

**Sponsored 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:**

025, 28-03-413-008-0000; 025, 28-03-413-012-0000; 025, 28-03-413-026-0000

**Summary:** The number of parcels in this request is three (3). The property is currently vacant and it is the intention of the Village to return these parcels 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 these parcels.

The Village 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 Crestwood agrees to submit to the Cook County Department of Economic 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.

**Legislative History:** 12/17/14 Board of Commissioners referred to the Finance Subcommittee on Tax Delinquency

**A motion was made by Vice Chairman Goslin, seconded by Commissioner Murphy that this No Cash Bid Request be recommended for approval. The motion carried by the following vote:**

**Ayes:** Chairman Sims, Vice Chairman Goslin, Commissioners Butler, Murphy and Tobolski (5)

**15-0646**

**Sponsored by:** DEBORAH SIMS, County Commissioner

**PROPOSED NO CASH BID REQUEST**

**Requestor:** Dorothy Armstrong, Mayor, Village of Dixmoor

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

**Location:** Village of Dixmoor

**Volume and Property Index Number:**

197, 29-06-424-038-0000; 197, 29-06-424-039-0000; 197, 29-06-424-040-0000;  
197, 29-06-424-041-0000; 197, 29-06-424-042-0000; 197, 29-06-424-043-0000;  
197, 29-06-424-044-0000; 197, 29-06-424-045-0000; 197, 29-06-424-046-0000;  
197, 29-06-424-047-0000; 197, 29-06-424-048-0000; 197, 29-06-424-049-0000;  
197, 29-06-424-050-0000; 197, 29-06-424-051-0000; 197, 29-06-424-052-0000;  
197, 29-06-424-053-0000; 197, 29-06-424-054-0000; 197, 29-06-424-055-0000,  
197, 29-06-424-056-0000; 197, 29-06-424-057-0000; 197, 29-06-424-058-0000;  
197, 29-06-424-059-0000; 197, 29-06-424-060-0000; 197, 29-06-424-061-0000;  
197, 29-06-424-062-0000; 197, 29-06-424-063-0000; ~~197, 29-07-126-001-0000;~~  
~~197, 29-07-139-005-0000;~~ 197, 29-07-139-006-0000; 197, 29-07-139-011-0000;  
~~197, 29-07-139-016-0000;~~ 197, 29-07-139-017-0000; ~~197, 29-07-139-018-0000;~~  
197, 29-07-139-019-0000; 197, 29-07-139-020-0000; 197, 29-07-139-030-0000;  
197, 29-07-139-031-0000; 197, 29-07-139-032-0000; 197, 29-07-139-033-0000;  
197, 29-07-139-034-0000; 197, 29-07-139-043-0000; 197, 29-07-139-044-0000;  
197, 29-07-139-045-0000; 197, 29-07-139-046-0000; 197, 29-07-139-047-0000;  
197, 29-07-139-048-0000; 197, 29-07-139-049-0000; 198, 29-07-208-002-0000;  
198, 29-07-208-004-0000; 198, 29-07-208-013-0000; 198, 29-07-208-014-0000;  
198, 29-07-208-017-0000

**Summary:** This request package contains 52 PINs. The intended use of the 26 PINS within Block 424 has been demolished by the Cook County Sherriff and the Village is seeking to develop this property as commercial. The intended use of the 22 PINs located within Block 139 will be redeveloped as commercial projects. The intended use of the 4 the remaining 4 pins will be used to demolish the old factory and prepare it for redevelopment.

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 52 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 deed 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.

**Legislative History:** 12/17/14 Board of Commissioners referred to the Finance Subcommittee on Tax Delinquency

**A motion was made by Vice Chairman Goslin, seconded by Commissioner Murphy that this No Cash Bid Request be recommended for approval as amended. The motion carried by the following vote:**

**Ayes:** Chairman Sims, Vice Chairman Goslin, Commissioners Butler, Murphy and Tobolski (5)

Sponsored 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:**

~~029, 28-13-328-040-0000; 029, 28-13-328-039-0000; 030, 28-14-425-041-0000;~~  
~~030, 28-14-429-040-0000; 030, 28-14-430-032-0000; 032, 28-22-407-024-0000;~~  
~~032, 28-22-407-025-0000; 032, 28-24-203-019-0000; 032, 28-24-204-001-0000;~~  
~~032, 28-24-206-023-0000; 211, 29-19-100-016-0000; 211, 29-19-100-053-0000;~~  
~~211, 29-19-101-033-0000; 211, 29-19-102-008-0000; 211, 29-19-102-009-0000;~~  
~~211, 29-19-102-010-0000; 211, 29-19-102-001-011-0000; 211, 29-19-103-001-0000;~~  
~~211, 29-19-103-002-0000; 211, 29-19-103-003-0000; 211, 29-19-103-004-0000;~~  
~~211, 29-19-103-005-0000; 211, 29-19-103-006-0000; 211, 29-19-103-007-0000;~~  
~~211, 29-19-103-008-0000; 211, 29-19-103-009-0000; 211, 29-19-103-010-0000;~~  
~~211, 29-19-103-011-0000; 211, 29-19-103-012-0000; 211, 29-19-103-013-0000;~~  
~~211, 29-19-103-014-0000; 211, 2829-19-103-015-0000; 211, 2829-19-103-016-0000;~~  
~~211, 2829-19-103-017-0000; 211, 2829-19-103-026-0000; 211, 2829-19-103-027-0000;~~  
~~211, 29-19-120-011-0000; 211, 929-19-120-014-0000~~

**Summary:** This request package contains 37 PINs. The intended use of the 23 PINS within volume 211 are all located within dumpsite area and these 23 pins will be used to continue to gain complete control of the area so the city can continue with US EPA, and II EPA on remediation and further cleanup. The intended use of the remaining 13 PINs will be utilized in commercial redevelopment projects.

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 37 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:** 12/17/14 Board of Commissioners referred to the Finance Subcommittee on Tax Delinquency

**A motion was made by Vice Chairman Goslin, seconded by Commissioner Murphy that this No Cash Bid Request be recommended for approval as amended. The motion carried by the following vote:**

**Ayes:** Chairman Sims, Vice Chairman Goslin, Commissioners Butler, Murphy and Tobolski (5)

**15-0648**

**Sponsored by:** DEBORAH SIMS, County Commissioner

**PROPOSED NO CASH BID REQUEST**

**Requestor:** Ken A. Peterson, Jr., Mayor, Village of Steger

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

**Location:** Village of Steger

**Volume and Property Index Number:**

018, 32-27-403-008-0000; 018, 32-27-403-010-0000; 021, 32-34-200-006-0000;  
021, 32-35-100-004-0000; 021, 32-35-100-033-0000

**Summary:** All of the parcels listed are vacant and without improvement. It is the intention of the Village of Steger to use all parcels for the redevelopment of the areas in which the parcels are located. The redevelopment of the parcels will return the property to a viable use beneficial to the municipality. The redevelopment will also return the properties to a tax producing status, thereby generating economic development for the municipality and other taxing bodies.

The Village of Steger, at this time, does not have an immediate intention to convey any Tax Certificate of Purchase from Cook County or any perfected deed to any Third Party Requestor. Also, the Village of Steger will accept an assignment of all Tax Certificate of Purchase from Cook County and will undertake such legal proceedings and tax search services as necessary to obtain a tax deed and will bear all legal and other costs associated with the acquisition of the parcels. Also, the Village of Steger agrees to submit, to the Cook County Bureau of Economic 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. Finally, the Village of Steger will file for tax exempt status on all parcels obtained and will retain such status until such time as the parcel is conveyed.

**Legislative History:** 12/17/14 Board of Commissioners referred to the Finance Subcommittee on Tax Delinquency

**A motion was made by Vice Chairman Goslin, seconded by Commissioner Murphy, that this No Cash Bid Request be recommended for approval as amended. The motion carried by the following vote:**

**Ayes:** Chairman Sims, Vice Chairman Goslin, Commissioners Butler, Murphy and Tobolski (5)

**15-0649**

**Sponsored by:** DEBORAH SIMS, County Commissioner

**PROPOSED NO CASH BID REQUEST**

**Requestor:** Ken A. Peterson, Jr., Mayor, Village of Steger

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

**Location:** Village of Steger

**Volume and Property Index Number:**

018, 32-27-403-004-0000; 018, 32-27-403-009-0000; 021, 32-34-200-007-0000

**Summary:** These PINs have unoccupied and abandoned commercial structures that will be demolished due to their condition upon ownership. PIN 32-27-403-004-0000 also has a residential structure that will be demolished due to its condition upon ownership. It is the intention of the Village of Steger to use all parcels for the commercial redevelopment of the areas in which the parcels are located. The commercial redevelopment of the parcels will return the property to a viable use beneficial to the municipality. The commercial redevelopment will also return the properties to a tax producing status, thereby generating economic development for the municipality and other taxing bodies.

The Village of Steger, at this time, does not have an immediate intention to convey any Tax Certificate of Purchase from Cook County or any perfected deed to any Third Party Requestor. Also, the Village of Steger will accept an assignment of all Tax Certificate of Purchase from Cook County and will undertake such legal proceedings and tax search services as necessary to obtain a tax deed and will bear all legal and other costs associated with the acquisition of the parcels. Also, the Village of Steger agrees to submit, to the Cook County Bureau of Economic 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. Finally, the Village of Steger will file for tax exempt status on all parcels obtained and will retain such status until such time as the parcel is conveyed.

**Legislative History:** 12/17/14 Board of Commissioners referred to the Finance Subcommittee on Tax Delinquency

**A motion was made by Vice Chairman Goslin, seconded by Commissioner Murphy that this No Cash Bid Request be recommended for receiving and filing. The motion carried by the following vote:**

**Ayes:** Chairman Sims, Vice Chairman Goslin, Commissioners Butler, Murphy and Tobolski (5)

**15-2490**

**Sponsored by:** DEBORAH SIMS, County Commissioner

### **PROPOSED NO CASH BID REQUEST**

**Requestor:** Troy Ishler, City Administrator, City of Oak Forest

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

**Location:** City of Oak Forest

**Volume and Property Index Number:**

030, 28-15-117-010-0000

**Summary:** The City of Oak Forest would like to express its interest in receiving a No Cash Bid for the one (1) property/PIN below that houses an unoccupied commercial building on the property that has been vacant for over 4 years. The City of Oak Forest has been working on various economic development plans for the region where this parcel exists. By regaining economic development control of the area, the City can begin to move these plans along to fruition. The primary land use for this property will be commercial. Due to the lack of a third party requestor the City cannot provide a specific use or function, but through the use of the City's Comprehensive Land Use Plan and economic development planning the city looks to reposition the property in the following manner: the City is working diligently to redevelop and reinvigorate the Cicero Ave. corridor by investing in its streetscape and attain development control on dilapidated multi-family/commercial buildings. One major issue along the commercial corridors of Oak Forest is the smaller parcel commercial properties and lack of space for larger, more tax-producing users. Oak Forest would like to retain control of this property as step 1 of the land consolidation with the neighboring lots to create a larger more buildable lot in the future.

The City of Oak Forest will utilize its legal counsel to obtain the tax deed and bear all legal and other costs associated with the acquisition of the parcel. If the City is awarded the subject property, the City will provide an annual status report on the development of the property for five years or until development is complete or conveyed for future development, whichever occurs last. The City of Oak Forest will file for tax-exempt status for the subject properties for as long as the City is in ownership of these properties.

**Legislative History:** 4/1/15 Board of Commissioners referred to the Finance Subcommittee on Tax Delinquency

**A motion was made by Vice Chairman Goslin, seconded by Commissioner Murphy that this No Cash Bid Request be recommended for approval . The motion carried by the following vote:**

**Ayes:** Chairman Sims, Vice Chairman Goslin, Commissioners Butler, Murphy and Tobolski (5)

**15-2491**

**PROPOSED NO CASH BID REQUEST**

**Requestor:** Troy Ishler, City Administrator, City of Oak Forest

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

**Location:** City of Oak Forest

**Volume and Property Index Number:**

030, 28-16-208-015-0000; 030, 28-16-208-016-0000; 034, 28-27-203-003-0000; 034, 28-27-203-012-0000

**Summary:** The City of Oak Forest would like to express its interest in receiving a No Cash Bid for the 4 vacant properties/PINs below. The City of Oak Forest has been working on various economic development plans for each region where these parcel exists. By regaining economic development control of these areas, the City can begin to move these plans along to fruition. The following properties are vacant land are requested by the City of Oak Forest for the Cook County No Cash Bid Program.

As the City of Oak Forest does not have a third party requestor, it cannot provide a specific land use; however, through the use of the City's Comprehensive Land Use Plan and economic development planning the city plans to reposition the properties in the following manner:

The City of Oak Forest is the current and owner of 28-16-208-014-0000. The City seeks these properties (28-16-208-015-0000, 28-16-208-016-0000) in order to consolidate all three parcels and create a new commercial outlot on Cicero Avenue which will produce new tax increment in the City's TIF district. Through this development, the City plans to decrease the amount of ingress/egress driveways create a new vehicle circulation pattern for nearby commercial entities that will result in better parking ratios, lot circulation, and an increase in safer movements on and off Cicero Ave. The City projects this property (28-27-203-003-0000) to be preserved as open space and possibly used as common detention area for the future non-residential development of SE 167th Street & Cicero dependent on qualifying detention standards. The City projects this property (28-27-203-012-0000) to be part of the land assembly required to create a large scale development at SE 167th & Cicero Ave, as proposed by the Comprehensive land Use Plan. The City seeks development control to ensure this property will be available as part of a future land assembly. The City of Oak Forest will utilize its legal counsel to obtain the tax deeds and bear all legal and other costs associated with the acquisition of the parcels. If the City is awarded the subject properties, the

City will provide an annual status report on the development of the properties for five years or until development is complete or conveyed for future development, whichever occurs last. The City of Oak Forest will file for tax-exempt status for the subject properties for as long as the City is in ownership of these properties.

**Legislative History:** 4/1/15 Board of Commissioners referred to the Finance Subcommittee on Tax Delinquency

**A motion was made by Vice Chairman Goslin, seconded by Commissioner Murphy that this No Cash Bid Request be recommended for approval . The motion carried by the following vote:**

**Ayes:** Chairman Sims, Vice Chairman Goslin, Commissioners Butler, Murphy and Tobolski (5)

**15-3019**

**PROPOSED NO CASH BID REQUEST**

**Requestor:** Joseph T. Tamburino, Mayor, Village of Hillside

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

**Location:** Village of Hillside

**Volume and Property Index Number:**

159, 15-08-417-001-0000; 159, 15-08-417-002-0000; 159, 15-08-417-003-0000

**Summary:** This Request Package contains three (3) PINs. The Village intends to use the vacant land as a water retention area as part of its roadway realignment and resurfacing project, which use will greatly benefit the Village's commercial district by reducing flooding on the roadway adjacent to the parcels and in the surrounding areas and will comply with current Illinois Department of Transportation roadway standards.

The Village will file for tax exempt status upon acquisition of the PINs because it will retain the PINs for municipal use. The Village has not received a request from a third party by which the Village would convey the certificate(s) of purchase or the perfected tax deed(s) for the PINs to said third party for development. The Village will retain legal counsel to obtain the tax deed(s) and bear all legal and other costs associated with acquisition of the parcels. The Village agrees to submit to the Cook County Department of Economic Development, on a form provided by that department, 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.

**Legislative History:** 4/29/15 Board of Commissioners referred to the Finance Subcommittee on Tax Delinquency

**A motion was made by Vice Chairman Goslin, seconded by Commissioner Murphy that this No Cash Bid Request be recommended for approval . The motion carried by the following vote:**

**Ayes:** Chairman Sims, Vice Chairman Goslin, Commissioners Butler, Murphy and Tobolski (5)

15-3020

**PROPOSED NO CASH BID REQUEST**

**Requestor:** Joseph T. Tamburino, Mayor, Village of Hillside

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

**Location:** Village of Hillside

**Volume and Property Index Number:**

168, 15-17-404-012-0000

**Summary:** This Request Package contains one (1) PIN. The intended use for this occupied industrial parcel is to demolish the structure(s) currently located on the parcel and construct a municipal public works facility or to transfer the parcel to a developer to redevelop the parcel for retail or light industrial uses, which uses will greatly benefit the Village by eliminating blight and enhancing the Village's economic base. The parcel is located within the Roosevelt Road Redevelopment Project Area.

The Village will file for tax exempt status upon acquisition of the PIN because it will retain the PIN for municipal use or will maintain such tax exempt status until the tax deed for the PIN is conveyed to a developer.

The Village has not received a request from a third party by which the Village would convey the certificate of purchase or the perfected tax deed for the PIN to said third party for development. The Village will retain legal counsel to obtain the 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 Economic Development, on a form provided by that department, No Cash Bid Reports on the status of the parcel for five years or until development is complete, whichever occurs last, as required by the Cook County No Cash Bid Ordinance.

**Legislative History:** 4/29/15 Board of Commissioners referred to the Finance Subcommittee on Tax Delinquency

**A motion was made by Vice Chairman Goslin, seconded by Commissioner Murphy that this No Cash Bid Request be recommended for receiving and filing. The motion carried by the following vote:**

**Ayes:** Chairman Sims, Vice Chairman Goslin, Commissioners Butler, Murphy and Tobolski (5)

15-3021

**PROPOSED NO CASH BID REQUEST**

**Requestor:** Aleks Briedis, Executive Director, Community Park District of La Grange Park

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

**Location:** Village of La Grange Park

**Volume and Property Index Number:**

**Summary:** This Request Package contains one PIN. This property is vacant land that is located between our existing Beach Oak Park and the Indiana Belt Harbor Railroad. The property contains mature trees and thick underbrush. The District was recently awarded an Illinois Department of Natural Resources (IDNR) Open Space Lands Acquisition and Development (OSLAD) grant for redevelopment of our Beach Oak Park. We believe by acquiring this parcel that we could incorporate the land into our park, expanding the park size in its southwest corner and improve it aesthetically. A site plan of the proposed improvements is attached.

If acquired, the District will file for tax exempt status and will request to rezone it as park land with the Village of La Grange Park. The part of the parcel which has railroad tracks is intended to be transferred to the Indiana Harbor Belt Railroad, a possible Third Party Requestor. We are currently in discussions of their interest in being a Third Party Requestor. The District will retain legal counsel to obtain the tax deed and bear all legal and other costs associated with acquisition of the parcel. The District agrees to submit, to the Cook County Department of Economic Development, No Cash Bid Reports on the status of the parcel for five years or until development is complete, whichever occurs last, as required by the Cook County No Cash Bid Ordinance.

**Legislative History:** 4/29/15 Board of Commissioners referred to the Finance Subcommittee on Tax Delinquency

**A motion was made by Vice Chairman Goslin, seconded by Commissioner Murphy that this No Cash Bid Request be recommended for approval . The motion carried by the following vote:**

**Ayes:** Chairman Sims, Vice Chairman Goslin, Commissioners Butler, Murphy and Tobolski (5)

**15-3382**

**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:**

025, 28-03-100-139-0000

**Summary:** The number of parcels in this request is one (1). The property is currently vacant 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 years or until development is complete, whichever occurs last, as required by the Cook County No Cash Bid Ordinance.

**Legislative History:** 5/20/15 Board of Commissioners referred to the Finance Subcommittee on Tax Delinquency

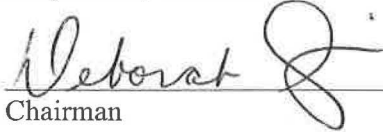
**A motion was made by Vice Chairman Goslin, seconded by Commissioner Murphy that this No Cash Bid Request be recommended for approval . The motion carried by the following vote:**

**Ayes:** Chairman Sims, Vice Chairman Goslin, Commissioners Butler, Murphy and Tobolski (5)

**A motion was made by Vice Chairman Goslin, seconded by Commissioner Murphy to adjourn the meeting.. The motion carried by the following vote:**

**Ayes:** Chairman Sims, Vice Chairman Goslin, Commissioners Butler, Murphy and Tobolski (5)

Respectfully submitted,

  
Chairman

  
Secretary

\*A video recording of this meeting is available at <https://cook-county.legistar.com>