



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

Wednesday, February 26, 2020

9:45 AM

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

ATTENDANCE

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

Also Present: Arroyo, Daley, Degnen and Gainer (4)

PUBLIC TESTIMONY

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

1. George Blakemore - Concerned Citizen
2. Frank Podbielniak - President, Village of Posen
3. Anthony Bass - Attorney for Village of Posen

[20-1808](#)

COMMITTEE MINUTES

Approval of the minutes from the meeting of 6/5/2019

A motion was made by Vice Chairman K. Morrison, seconded by Commissioner Johnson, to approve 20-1808. The motion carried by the following vote:

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

[19-6782](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: James C. Barr, Township Administrator, Hanover Township

Request: Approval of No Cash Bid Request

Location: Hanover Township

Volume and Property Index Number:

061, 06-25-411-023-0000; 061, 06-25-411-024-0000; 061, 06-25-411-028-0000

Summary: The Township of Hanover (the “Township”) respectfully requests that the Cook County Board of Commissioners approve a “No Cash Bid” for three (3) parcels of real estate located at 7450 Jensen Boulevard in Hanover Park, Illinois. There are three (3) Permanent Index Numbers (“PINs”) associated with these parcels, as follows:

The three (3) parcels listed above are contiguous and consist of a vacant commercial structure and parking lot. The Township intends to develop these parcels for use as a station for its Emergency Services Department. This intended use will greatly benefit the Township and its residents. The Township will file for tax exempt status for the parcels, as it intends to retain them for municipal use. There is no third party requesting this No Cash Bid through the Township, and, therefore, there are no agreements with any such third party requestors.

The Township will retain legal counsel to obtain the tax deeds for, and bear all legal and other costs associated with acquisition of, the three (3) parcels listed above. The Township, further, agrees to submit to the Cook County Bureau of Economic Development “No Cash Bid Reports” on the status of each parcel for five (5) years or until development of the parcels is complete, whichever occurs last, as required by the Cook County No Cash Bid Ordinance.

withdrawn

[19-6783](#)

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~~, 029, 28-13-331-030-0000; ~~028~~, 029, 28-13-331-031-0000; ~~028~~, 029, 28-13-331-032-0000; ~~028~~, 029, 28-13-331-033-0000; ~~028~~, ~~28-14-430-031-0000~~; 212, 29-19-424-037-0000; 212, 29-19-424-038-0000; 212, 29-19-424-039-0000; 212, 29-19-424-040-0000

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. The property index numbers (hereinafter referred to as PIN) being requested are: This Request Package contains one (9) PINs. The intended use of the (9) PINS within volume 028 and 212, will be used to stimulate development projects in these vacant lands and commercial strip. These PINs will also be upgraded to improve lots, with a variety of water and street projects. PIN 28-14-430-031-0000 is an unoccupied commercial structure, located adjacent to an operating business.

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 (9) 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 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.

A motion was made by Vice Chairman K. Morrison, seconded by Commissioner Johnson, to recommend for approval as amended in the errata 19-6783. The motion carried by the following vote:

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

[19-6784](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Frank Podbielniak, Village President, Village of Posen

Request: Approval of No Cash Bid Request

Location: Village of Posen

Volume and Property Index Number:

197, 29-07-111-004-0000

Summary: The Village of Posen would like to participate in the No-Cash Bid program. It would like to request the parcel of land with the following PIN:

This No Cash Bid program package contains a request for one (1) property PIN 29-07-111-004-0000. The property consists of an unsightly, unimproved vacant lot. It is the Village intent to redevelop this vacant parcel to eliminate blight and stabilize its community. 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 and it will bear all legal and other costs associated with the acquisition of the parcels. Additionally, the Village 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 is complete. There is no Third-Party Requestor involved in this request by the Village of Posen.

A motion was made by Vice Chairman K. Morrison, seconded by Commissioner Lowry, to recommend for deferral as amended in the errata 19-6784. The motion carried by the following vote:

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

[20-0692](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Michael G. Bartholomew, City Manager, City of Des Plaines

Request: Approval of No Cash Bid Request

Location: City of Des Plaines

Volume and Property Index Number:

091, 09-21-200-075-0000

Summary: The City of Des Plaines (“City”) hereby submits a No Cash Bid Request Package for the following one (1) PIN: The PIN is being used as a private road benefiting the occupants of the surrounding properties. The City intends to dedicate the property (“Apple Creek Lane”) assigned to PIN 09-21-200-075-0000 (“PIN 075”) as a public street in order to make needed repairs as part of the City’s Capital Improvement Program. PIN 075 will be retained for municipal use and the City will file for tax exempt status upon acquiring Apple Creek Lane assigned to PIN 075. There is no Third Party Requester for PIN 075.

The City will retain legal counsel to obtain a tax deed and bear all legal and other costs associated with the acquisition of the parcel commonly known as Apple Creek Lane. Upon acquisition, the City 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 Vice Chairman K. Morrison, seconded by Commissioner Lowry, to recommend for approval 20-0692. The motion carried by the following vote:

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

[20-0693](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Frank Podbielniak, Village President, Village of Posen

Request: Approval of No Cash Bid Request

Location: Village of Posen

Volume and Property Index Number:

023, 28-01-409-022-0000; 023, 28-01-409-023-0000; 023, 28-01-409-024-0000

Summary: The Village of Posen would like to participate in the No-Cash Bid program. It would like to request parcels of land with the following three (3) PINs: This No Cash Bid program package contains a request for the following three (3) property PINs: The property consists of an unsightly, unoccupied commercial building and a vacant land lot. The Village intends to redevelop these parcels in order to eliminate blight and stabilize its community. 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 and it will bear

all legal and other costs associated with the acquisition of the parcels. Additionally, the Village 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 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 Vice Chairman K. Morrison, seconded by Commissioner Lowry, to recommend for deferral 20-0693. The motion carried by the following vote:


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

ADJOURNMENT

A motion was made by Vice Chairman K. Morrison, seconded by Commissioner Lowry, to adjourn the meeting. The motion carried by the following vote:

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

Respectfully submitted,



Chairman



Secretary

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