



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

Wednesday, July 12, 2023

10:00 AM

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

ATTENDANCE

Present: Aguilar, Gordon, Morita and Trevor (4)

Absent: Quezada (1)

PUBLIC TESTIMONY

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

1. George Blakemore

[23-3999](#)

COMMITTEE MINUTES

Approval of the minutes from the meeting of 2/9/2022

A motion was made by Vice Chairwoman Gordon, seconded by Commissioner Trevor, to approve 23-3999. The motion carried by the following vote:

Ayes: Aguilar, Gordon, Morita and Trevor (4)

Absent: Quezada (1)

[23-3542](#)

Presented by: FRANK J. AGUILAR, County Commissioner

PROPOSED NO CASH BID REQUEST

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

Request: Approval of No Cash Bid Request

Location: City of Calumet City

Volume and Property Index Number:

222, 30-07-432-036-0000; 222, 30-07-432-047-0000; 222, 30-07-432-048-0000

Summary: The City of Calumet City is seeking assistance from the County's No Cash Bid program to acquire three (3) PINs; one (1) of which has an unoccupied single story maintenance garage, and the other two (2) adjacent PINS are vacant commercial lots, as part of this request package. All three (3) pins have the common address of 602 Pulaski. The PIN list is as follows:

To the best of the City's knowledge, item number 3 is an unoccupied commercial structure. Calumet City desires to acquire the properties to sell as a package to a developer or business to be put back on the tax rolls via commercial redevelopment.

title to at this time. Therefore, at this time, there are no agreements to disclose with Third-Party Requestors regarding the subject parcels. However, the purpose of the request is to improve community and economic development opportunities and enhance quality of life. Ultimately, the City's purpose coincides with the County's objective to acquire tax delinquent properties for reuse in private development and tax reactivation - while meeting the City's comprehensive plan.

The City will file for tax exempt status accordingly and will maintain the status until the tax deeds are conveyed to a developer. In addition, the City will continue utilizing its legal counsel to obtain the tax deeds and bear all legal and other costs associated with the acquisition of the parcels identified. The City agrees to submit No Cash Bid Annual Reports to the Cook County Department of Planning and Development on the status of each parcel for five 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 Chairwoman Gordon, seconded by Commissioner Trevor, to recommend for approval 23-3542. The motion carried by the following vote:

Ayes: Aguilar, Gordon, Morita and Trevor (4)

Absent: Quezada (1)

[23-3543](#)

Presented by: FRANK J. AGUILAR, County Commissioner

PROPOSED NO CASH BID REQUEST

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

Request: Approval of No Cash Bid Request

Location: City of Calumet City

Volume and Property Index Number:

225, 30-19-100-008-0000; 225, 30-19-100-009-0000; 225, 30-19-100-010-0000

Summary: The City of Calumet City is seeking assistance from the County's No Cash Bid program to acquire three (3) PINs; two (2) of which share a single unoccupied commercial building (potential restaurant), and the other remaining adjacent PIN is a vacant commercial lot, as part of this request package - 1055 River Oaks Drive. The PIN list is as follows:

To the best of the City's knowledge, item number 2 and 3 contain a single unoccupied commercial structure. Calumet City desires to acquire the properties to sell as a package to a developer or business to be put back on the tax rolls via commercial redevelopment.

The City has not identified any specific Third-Party developers or potential owners in which to convey title to at this time. Therefore, at this time, there are no agreements to disclose with Third-Party Requestors regarding the subject parcels. However, the purpose of the request is to improve community and economic development opportunities and enhance quality of life. Ultimately, the City's purpose coincides with the County's objective to acquire tax delinquent properties for reuse in private development and tax reactivation - while meeting the City's comprehensive plan.

The City will file for tax exempt status accordingly and will maintain the status until the tax deeds are conveyed to a developer. In addition, the City will continue utilizing its legal counsel to obtain the tax deeds and bear all legal and other costs associated with the acquisition of the parcels identified. The City agrees to submit No Cash Bid Annual Reports to the Cook County Department of Planning and Development on the status of each parcel for five 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 Chairwoman Gordon, seconded by Commissioner Trevor, to recommend for approval 23-3543. The motion carried by the following vote:

Ayes: Aguilar, Gordon, Morita and Trevor (4)

Absent: Quezada (1)

[23-3544](#)

Presented by: FRANK J. AGUILAR, County Commissioner

PROPOSED NO CASH BID REQUEST

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

Request: Approval of No Cash Bid Request

Location: City of Calumet City

Volume and Property Index Number:

215, 29-24-200-034-1001; 215, 29-24-200-034-1012; 225, 30-18-100-021-0000; 225, 30-18-228-025-0000; 226, 30-20-103-008-0000.

Summary: The City of Calumet City is seeking assistance from the County's No Cash Bid program to acquire five (5) PINs; all of which contain unoccupied commercial structures, as part of this request package. The PIN list is as follows:

To the best of the City's knowledge all commercial structures are unoccupied. Calumet City desires to acquire the properties to sell to developers or businesses to be put back on the tax rolls via commercial redevelopment. The City has not identified any specific developers or potential owners in which to convey at this time. However, the purpose of the request is to improve community and economic development opportunities and enhance quality of life. Ultimately, the City's purpose coincides with the County's objective to acquire tax delinquent properties for reuse in private development and tax reactivation - while meeting the City's comprehensive plan. The City will file for tax exempt status accordingly and will maintain the status until the tax deeds are conveyed to a developer.

Currently there are no third-party requests by developers, organizations, or other parties, to which the City plans to convey the Certificates of Purchase or perfected tax deeds. Therefore, at this time, there are no agreements to disclose with Third-Party Requestors regarding the subject parcels. In addition, the City will continue utilizing its legal counsel to obtain the tax deeds and bear all legal and other costs associated with the acquisition of the parcels identified. The City agrees to submit No Cash Bid Annual Reports to the Cook County Department of Planning and Development on the status of each parcel for five 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 Chairwoman Gordon, seconded by Commissioner Trevor, to recommend for approval 23-3544. The motion carried by the following vote:

Ayes: Aguilar, Gordon, Morita and Trevor (4)

Absent: Quezada (1)

[23-3545](#)

Presented by: FRANK J. AGUILAR, 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:

037, 25-30-209-039-0000; 037, 25-30-209-040-0000; 037, 25-30-209-041-0000; 037, 25-30-209-042-0000.

Summary: This letter is to express the Village of Calumet Park's interest in receiving a No Cash Bid for parcels located in Calumet Park. The permanent index numbers of the parcels requested are:

This Request Package contains four (4) PINs (the "*Subject Property*"). The PINs requested currently are vacant land parcels in the Village of Calumet Park ("*Village*"). PIN 25-30-209-039-0000 contains an advertising billboard. It is the intent of the Village, 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 is all vacant land which, to the best of our knowledge, is unoccupied except for the PIN containing the billboard. The Village would like to see the property used for economic development. The Village would sell the property to a potential developer.

The Village has retained legal counsel in order to obtain the tax deed and will bear all costs associated with the acquisition of the parcel. In accordance with the requirements of the Cook County No Cash Bid Ordinance, the Village 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 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 Property declared tax exempt for municipal use by submitting to the Cook County Board of Review a Real Estate Exemption Complaint for tax exempt status and maintain the status for as long as the Village retains ownership.

A motion was made by Vice Chairwoman Gordon, seconded by Commissioner Trevor, to recommend for approval 23-3545. The motion carried by the following vote:

Ayes: Aguilar, Gordon, Morita and Trevor (4)

Absent: Quezada (1)

[23-3547](#)

Presented by: FRANK J. AGUILAR, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Jeffery Sherwin, Mayor, City of Northlake

Request: Approval of No Cash Bid Request

Location: City of Northlake

Volume and Property Index Number:

071, 12-32-409-022-0000.

Summary: This letter is to express the City of Northlake's interest in receiving a No Cash Bid for a parcel located in Northlake. The permanent index number of the parcel requested is:

This Request Package contains 1 PIN (the "*Subject Property*"). The PIN requested currently contains an owner-occupied commercial structure on a parcel in the City of Northlake ("*City*"). It is the intent of the City, 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 City. The Subject Property is a commercial building which, to the best of our knowledge, is occupied by the owner, Chicago Performance, a motorcycle accessory shop. The structure is currently in disrepair and blighted and the City would like to see the property used as a retail establishment. The City would sell the property to a potential new occupant.

The City has retained legal counsel in order to obtain the tax deed and will bear all costs associated with the acquisition of the parcel. In accordance with the requirements of the Cook County No Cash Bid Ordinance, the City 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 City 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 a Real Estate Exemption Complaint for tax exempt status.

A motion was made by Vice Chairwoman Gordon, seconded by Commissioner Trevor, to recommend for approval 23-3547. The motion carried by the following vote:

Ayes: Aguilar, Gordon, Morita and Trevor (4)

Absent: Quezada (1)

[23-3549](#)

Presented by: FRANK J. AGUILAR, 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, 28-01-406-001-0000; 023, 28-01-406-002-0000; 023, 28-01-406-003-0000; 023, 28-01-406-004-0000;
023, 28-01-406-005-0000; 023, 28-01-406-006-0000; 023, 28-01-406-007-0000; 023, 28-01-406-008-0000;
023, 28-01-406-009-0000; 023, 28-01-406-010-0000; 023, 28-01-406-011-0000; 023, 28-01-406-020-0000;
023, 28-01-406-021-0000; 023, 28-01-406-022-0000; 023, 28-01-406-023-0000; 023, 28-01-406-024-0000;
023, 28-01-406-025-0000; 023, 28-01-406-026-0000; 023, 28-01-406-027-0000; 023, 28-01-406-028-0000;
023, 28-01-406-029-0000; 023, 28-01-406-030-0000; 023, 28-01-406-032-0000; 023, 28-01-406-034-0000;
023, 28-01-406-036-0000; 023, 28-01-406-038-0000; 023, 28-01-406-040-0000.

Summary: The Village of Posen would like to participate in the Cook County No-Cash Bid program. It would like to request the vacant parcels of land with the following PINs: This No Cash Bid program package contains a request for twenty-seven (27) vacant properties. All located with Block 406 which is adjacent to Block 407 which is ninety (90%) percent owned by the Village of Posen. It also currently owns parcels five (5) parcels in Block 406, PINs 28-01-406-031-0000, 28-01-406-033-0000, 28-01-406-035-0000, 28-01-406-073-0000 and 28-01-406-039-0000. The Village of Posen seeks to assemble Blocks 406 with 407 to develop and market the area for a light manufacturing business.

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 Vice Chairwoman Gordon, seconded by Commissioner Trevor, to recommend for approval 23-3549. The motion carried by the following vote:

Ayes: Aguilar, Gordon, Morita and Trevor (4)

Absent: Quezada (1)

[23-3550](#)

Presented by: FRANK J. AGUILAR, 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, 28-01-406-012-0000; 023, 28-01-406-013-0000; 023, 28-01-406-014-0000; 023, 28-01-406-015-0000; 023, 28-01-406-016-0000; 023, 28-01-406-017-0000; 023, 28-01-406-018-0000; 023, 28-01-406-019-0000.

Summary: The Village of Posen would like to participate in the Cook County No-Cash Bid program. It would like to request the following occupied and unoccupied structures: These eight (8) properties are partially occupied by only four (4) tenants with the remaining four (4) being unoccupied as referenced above. The Village of Posen seeks to assemble these parcels for future light manufacturing or industrial development with its adjacent property Block 407 which it owns. The current tenants would remain as the Village of Posen seeks to develop the entire area.

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 Vice Chairwoman Gordon, seconded by Commissioner Trevor, to recommend for approval 23-3550. The motion carried by the following vote:

Ayes: Aguilar, Gordon, Morita and Trevor (4)

Absent: Quezada (1)

[23-3551](#)

Presented by: FRANK J. AGUILAR, 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, 28-01-407-029-0000; 023, 28-01-407-035-0000; 027, 28-12-102-016-0000; 027, 28-12-102-017-0000; 027, 28-12-102-018-0000; 027, 28-12-103-001-0000; 027, 28-12-103-002-0000; 027, 28-12-103-003-0000; 027, 28-12-103-004-0000; 027, 28-12-103-033-0000; 027, 28-12-103-034-0000; 027, 28-12-103-035-0000.

Summary: The Village of Posen would like to participate in the Cook County No-Cash Bid program. It would like to request the parcels of land with the following PINs: This No Cash Bid program package contains a request for twelve (12) properties. Property index numbers, 28-01-407-029-0000 and 28-01-407-035-0000 are the only remaining two (2) parcels in Block 407 that are not owned by the Village of Posen. Ownership of these remaining parcels would afford the Village of Posen the ability to develop the entire area. The remaining ten (10) parcels are all vacant unimproved land located at the end of Albany Street. The Village of Posen seeks to complete the development of this street with several residential single-family homes.

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 Vice Chairwoman Gordon, seconded by Commissioner Trevor, to recommend for approval 23-3551. The motion carried by the following vote:

Ayes: Aguilar, Gordon, Morita and Trevor (4)

Absent: Quezada (1)

[23-3552](#)

Presented by: FRANK J. AGUILAR, 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:

028, 28-12-300-021-0000; 028, 28-12-300-022-0000; 028, 28-12-300-023-0000; 028, 28-12-300-024-0000; 028, 28-12-300-025-0000; 028, 28-12-300-026-0000; 028, 28-12-300-027-0000; 028, 28-12-300-028-0000.

Summary: The Village of Posen would like to participate in the Cook County No-Cash Bid program. It would like to request the following commercial parcels of land with the following addresses: 14733 S. Kedzie, 14735 S. Kedzie, 14737 S. Kedzie, 14741 S. Kedzie, 14743 S. Kedzie, 14745 S. Kedzie, 14747 S. Kedzie, 14749 S. Kedzie, and 14751 S. Kedzie.

These eight (8) properties are part of a fourteen (14) parcel block small strip mall which the Village of Posen has a tax deed case pending for the remaining six (6) (28-12-300-015-0000, 28-12-300-016-0000, 28-12-300-017-0000, 28-12-300-018-0000, 28-12-300-019-0000, and 28-12-300-020-0000). Of the 8 properties only 2 PINs 28-12-300-021-0000 and 28-12-300-028-0000 are occupied with tenants leaving the remaining parcels vacant. The Village of Posen seeks to obtain ownership of the entire mall, retain current tenants, and market the property for future private commercial development, restoring it to the property tax rolls.

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 Vice Chairwoman Gordon, seconded by Commissioner Trevor, to recommend for approval 23-3552. The motion carried by the following vote:

Ayes: Aguilar, Gordon, Morita and Trevor (4)

Absent: Quezada (1)

[23-3553](#)

Presented by: FRANK J. AGUILAR, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Rick Reinbold, Village President, Village of Richton Park

Request: Approval of No Cash Bid Request

Location: Village of Richton Park

Volume and Property Index Number:

180, 31-33-200-038-0000; 180, 31-33-200-040-0000; 180, 31-33-200-042-0000.

Summary: On behalf of the Village Board of Richton Park, I am pleased to submit this application to Cook County for the 2023-24 No Cash Bid Program. We are submitting a request to acquire the three (3) properties that comprise the Lakewood Plaza commercial development site in the Village. Our request consists of three (3) PINs, listed below:

All properties are presently owned by Lakewood Partners. Currently PIN 31-33-200-038-000 is a 0.4 acre, unimproved lot. PIN 31-33-200-040-0000 is a 3.9 acre site that contains the Lakewood Plaza commercial strip center. The strip center is a 21,345 square foot building that has four (4) active commercial uses within its nine (9) commercial slots. All users are tenants of Lakewood Partners. Those uses are: 1) Bea's Kitchen and Cocktails restaurant; 2) Candy's Place Bar and Grill; 3) Village Cleaners, and; 4) Ivy Hue Dance Studio. PIN 31-33-200-042-0000 is a 9.9 acre unimproved lot. Together the three (3) properties cover 14.2 acres of land. The properties are zoned C-1 Community Commercial District in the Richton Park Zoning Ordinance.

In 2015 the Village of Richton Park entered into a Redevelopment Agreement with Mack Industries (later known as Lakewood Partners) to convey the three (3) parcels to the developer in exchange for future development of the site. The agreement called for the developer to upgrade the existing Lakewood Plaza building, subdivide the parcels, pursue and construct new outlot commercial development, and pursue and construct residential development on the remaining property, in a phased process. None of that has occurred on the PINs in question. In 2021 the Village initiated a default complaint on the Redevelopment Agreement with Mack Industries, but later dropped the complaint. The Village elected to pursue acquisition due to the property's tax delinquent status.

The Village's intent is to continue pursuing the development proposed at the time of the Redevelopment Agreement. That would include an upgraded Lakewood Plaza building, outlot commercial development, and new residential development. A zoning change would be pursued by the developer or the Village to accommodate development uses.

If successful in acquiring the parcels, the Village will file for tax exempt status, and maintain that status until such time that the parcels would be conveyed to a developer. This is not a third-party request to acquire on behalf of a developer. The Village has already retained legal counsel to assist in this application, and the Village is prepared to bear all legal and other costs associated with acquisition. The Village also agrees to submit No Cash Bid Annual Reports to the Cook County Department of Planning and Development on the status of each parcel for five years or until development is complete, whichever occurs last, in accordance with the Cook County No Cash Bid Ordinance.

A motion was made by Vice Chairwoman Gordon, seconded by Commissioner Trevor, to recommend for approval 23-3553. The motion carried by the following vote:

Ayes: Aguilar, Gordon, Morita and Trevor (4)

Absent: Quezada (1)

[23-3554](#)

Presented by: FRANK J. AGUILAR, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Jessica Frances, Village Manager, Village of Riverside

Request: Approval of No Cash Bid Request

Location: Village of Riverside

Volume and Property Index Number:

186, 15-36-209-018-0000.

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

Currently the property is a partially occupied commercial structure, commonly addressed as 3250 S. Harlem Avenue, Riverside, IL 60546 (“Property”). This commercial structure abuts the structure on the adjacent property (PIN 15-36-209-017-0000) but is nevertheless a separate structure with its own utilities and, on information and belief, its own end wall separating the two structures. The Village has determined the Property to be owner-abandoned and partially occupied with tenants.

The Property three units unoccupied and three units occupied by businesses that, on information and belief, no longer have valid leases to occupy the Property. This Property includes the one level strip center which currently includes Comic Collector, Strive for Fitness, and Psychic & Tarot Card Readers.

Upon acquisition of the Property, the Village intends to solicit proposals for the redevelopment of the

Property, which will include the rehabilitation and/or redevelopment of taxable improvement projects on the Property. Given the increasingly dilapidated condition of the Property, the Village and prospective developers will need to assess the condition of the Property at the time the Village acquires title in order to determine the precise nature of that redevelopment. To the extent that the current tenant occupants remain on the Property when the Village acquires title to the Property, the Village will make reasonable attempts to accommodate their occupation subject to the Village's overall goal of redeveloping the Property in a manner that establishes code compliance, provides for public safety, and generates tax revenue for local units of government.

The Village will file for tax exempt status as long as it retains the PIN for municipal use, maintaining that status until any property is conveyed to a potential developer. This request does not contain a Third-Party Requestor. Village Attorney to the Village of Riverside will obtain a tax deed and bear all legal and other costs associated with acquisition of the Property and will represent the Village for all issues pertaining to the request for the submission of the No Cash Bid.

A motion was made by Vice Chairwoman Gordon, seconded by Commissioner Trevor, to recommend for approval as amended in the errata 23-3554. The motion carried by the following vote:

Ayes: Aguilar, Gordon, Morita and Trevor (4)

Absent: Quezada (1)

[23-3555](#)

Presented by: FRANK J. AGUILAR, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Beniamino Mazzulla, Mayor, Village of Stone Park

Request: Approval of No Cash Bid Request

Location: Village of Stone Park

Volume and Property Index Number:

155, 15-04-100-010-0000; 155, 15-04-100-011-0000; 155, 15-04-100-012-0000; 155, 15-04-100-013-0000; 155, 15-04-100-014-0000; 155, 15-04-100-015-0000; 155, 15-04-107-036-0000.

Summary: I write on behalf of the Board of Trustees of the Village of Stone Park, Cook County, Illinois ("Board"). The Board hereby requests No Cash Bids for seven (7) parcels pursuant to the Cook County No Cash Bid Ordinance (Cook County Ordinance § 74-42). This Request Package contains the following seven (7) Property Index Numbers ("PINs") listed in Village of Stone Park Ordinance No. 23-07: Upon acquisition, the Board intends to use each PIN as listed in the chart below: Vacant land to be used as public space/parking in a commercial area unless a plan for conveyance to another party for development

becomes feasible.

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

A motion was made by Vice Chairwoman Gordon, seconded by Commissioner Trevor, to recommend for approval 23-3555. The motion carried by the following vote:

Ayes: Aguilar, Gordon, Morita and Trevor (4)

Absent: Quezada (1)

[23-3556](#)

Presented by: FRANK J. AGUILAR, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Michael W. Glotz, Mayor, Village of Tinley Park

Request: Approval of No Cash Bid Request

Location: Village of Tinley Park

Volume and Property Index Number:

034, 28-30-302-063-0000; 034, 28-30-312-027-0000.

Summary: Please allow this cover letter to serve as the Village of Tinley Park's request for participation in the Cook County No Cash Bid Program for the two (2) parcels listed below which are both in Bremen Township. The Village of Tinley Park's request package contains two (2) parcels of vacant land. PIN# 28-30-302-063-0000 is zoned for residential use. PIN# 28-30-312-027-0000 is zoned in the downtown general district. It is the Village's intent to acquire each of the two (2) parcels listed above for public uses, such as open space or possible parking. The Village herein represents that it does not have any agreements or proposals at this time from any third-party developer, organization or other private entity pertaining to the development, transfer, sale or use of any of the two (2) parcels described above.

If the Village is successful in receiving a Certificate of Purchase for the above-described parcels, the Village will retain legal counsel to obtain the tax deed for each such parcel and bear all legal and other

costs associated with the acquisition of the parcels. Additionally, the Village will file for and maintain tax exempt status on the parcels for so long as the Village possesses title to said parcels. Additionally, the Village will submit to the Cook County Bureau of Economic Development, No Cash Bid Reports on the status of each parcel for five years as required by the Cook County No Cash Bid Ordinance. The Village agrees to submit to the Cook County Department of Planning and Development a No Cash Bid Report on the status of the Property 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 Vice Chairwoman Gordon, seconded by Commissioner Trevor, to recommend for approval 23-3556. The motion carried by the following vote:

Ayes: Aguilar, Gordon, Morita and Trevor (4)

Absent: Quezada (1)

ADJOURNMENT

A motion was made by Vice Chairwoman Gordon, seconded by Commissioner Trevor, to adjourn the meeting. The motion carried by the following vote:

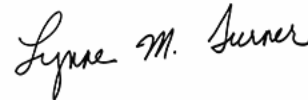
Ayes: Aguilar, Gordon, Morita and Trevor (4)

Absent: Quezada (1)

Respectfully submitted,



Chairman



Secretary

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