



Board of Commissioners of Cook County

Finance Subcommittee on Tax Delinquency

Wednesday, June 5, 2019

11:00 AM

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

NOTICE AND AGENDA

There will be a meeting of the Committee or Subcommittee of the Board of Commissioners of Cook County at the date, time and location listed above to consider the following:

PUBLIC TESTIMONY

Authorization as a public speaker shall only be granted to those individuals who have submitted in writing, their name, address, subject matter, and organization (if any) to the Secretary 24 hours in advance of the meeting. Duly authorized public speakers shall be called upon to deliver testimony at a time specified in the meeting agenda. Authorized public speakers who are not present during the specified time for public testimony will forfeit their allotted time to speak at the meeting. Public testimony must be germane to a specific item(s) on the meeting agenda, and the testimony must not exceed three minutes; the Secretary will keep track of the time and advise when the time for public testimony has expired. Persons authorized to provide public testimony shall not use vulgar, abusive, or otherwise inappropriate language when addressing the Board; failure to act appropriately; failure to speak to an item that is germane to the meeting, or failure to adhere to the time requirements may result in expulsion from the meeting and/or disqualify the person from providing future testimony.

[19-3043](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Robert J. Lovero, Mayor, City of Berwyn

Request: Approval of No Cash Bid Request

Location: City of Berwyn

Volume and Property Index Number:

003, 16-19-422-024-0000; 004, 16-29-308-032-0000; 007, 16-31-313-009-0000

Summary: The City of Berwyn would like to participate in the No-Cash Bid program. We would like to request the parcels of land with the following PINs: This request package contains a request for three (3) properties on three (3) PINs. While Ordinance No.18-29 approves five (5) property index numbers (PINs), this request package is only for the above listed three (3) occupied single-family homes: occupied by son of owner-status of owner unknown; owner occupied; and in the name of a trust with unknown occupants. The other two (2) PINs are not requested at this time. The intended use for the three (3) occupied residential properties will be for redevelopment and/or rehabilitation, elimination of blight and neighborhood stabilization. The occupancy of the properties is stated above next to the PINS. The City of Berwyn will encourage redemption of delinquent taxes as its goal is not to displace residents, but return the properties to the tax rolls.

A known Third Party, the Berwyn Development Corporation (the "BDC") will be acquiring and managing the properties on behalf of the City following acquisition through the No Cash Bid program. Should the properties prove to be in stable condition with minimal rehabilitation costs, BDC staff recommends the establishment of the Berwyn First Time Homeownership Program, a program for Berwyn Police, Berwyn Fire and other qualifying individuals who may be seeking to buy property in and move closer to the community. The process is described in further detail in the Third Party Requestor Package. If the properties need to be rehabbed, the BDC will be responsible; the properties will then be sold. The City will file for tax exempt status on said properties and maintain the status until parcels are transferred to new owner(s). Legal counsel will be sought out in order to obtain the tax deed on behalf of the BDC and the BDC will bear all legal and other costs associated with the acquisition of the parcels. Additionally, the BDC 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.

Legislative History : 4/25/19 - Board of Commissioners - refer to the Finance Subcommittee on Tax D

[19-3047](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Charles E. Tokar, President, Village of Chicago Ridge

Request: Approval of No Cash Bid Request

Location: Village of Chicago Ridge

Volume and Property Index Number:

245, 24-17-118-006-0000; 245, 24-17-118-007-0000; 245, 24-17-118-008-0000

Summary: This letter is to express the Village of Chicago Ridge's interest in receiving a No Cash Bid for parcels located in Chicago Ridge. The permanent index numbers of the parcels requested are: This Request Package contains 3 PINs (the "*Subject Property*"). The PINs requested currently contain a partially occupied commercial structure on parcels in the Village of Chicago Ridge. It is the intent of the Village of Chicago Ridge, 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. Presently only one of the three units is occupied by a dental lab which is a tenant of the Subject Property. The building sits directly south of a large undeveloped piece of property suitable for redevelopment and north of a beautiful banquet facility. Upon acquisition, it is the Village's intent to remove the tenants, demolish the structure and market it for redevelopment. This building is already a longstanding eyesore that brings down the value of surrounding properties and it is located on Ridgeland Avenue, the main street through the middle of Chicago Ridge.

The Village of Chicago Ridge 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 Chicago Ridge 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 Chicago Ridge 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 which will be maintained until title is transferred to a new owner.

Legislative History : 4/25/19 - Board of Commissioners - refer to the Finance Subcommittee on Tax D

[19-3048](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Charles E. Tokar, President, Village of Chicago Ridge

Request: Approval of No Cash Bid Request

Location: Village of Chicago Ridge

Volume and Property Index Number:

240, 24-07-307-005-0000; 240, 24-07-307-006-0000; 240, 24-07-307-007-0000

Summary: This letter is to express the Village of Chicago Ridge's interest in receiving a No Cash Bid for parcels located in Chicago Ridge. The permanent index numbers of the parcels requested are: This Request Package contains 3 PINs (the "*Subject Property*"). The PINs requested currently contain an occupied commercial structure on parcels in the Village of Chicago Ridge. It is the intent of the Village of Chicago Ridge, 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 being utilized as a storage facility which is occupied and operated by the owner of the Subject Property. It is located within the Village's Harlem Avenue TIF District and this blighted structure presents a clear obstacle to serious development of the 78 acre neighboring vacant property. The Village hopes to acquire the storage facility, to remove the owner and renters, and demolish it in order to reduce the blight and accommodate possible tollway improvements and potential commercial redevelopment of remaining land.

The Village of Chicago Ridge has retained legal counsel in order to obtain 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 Chicago Ridge 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 Chicago Ridge 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 which will be maintained until title is transferred to new owner.

Legislative History : 4/25/19 - Board of Commissioners - refer to the Finance Subcommittee on Tax D

[19-3055](#)

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, 28-12-310-036-0000; 028, 28-12-310-037-0000; 028, 28-12-310-038-0000; 028, 28-12-310-039-0000;
028, 28-12-310-040-0000; 028, 28-12-310-041-0000; 028, 28-12-310-042-0000; 028, 28-12-310-043-0000;
028, 28-12-310-044-0000; 028, 28-12-315-024-0000; 028, 28-12-315-025-0000; 028, 28-12-315-026-0000;
028, 28-12-315-027-0000; 028, 28-12-315-028-0000; 028, 28-12-315-029-0000; 028, 28-12-315-030-0000;
028, 28-12-315-031-0000; 028, 28-12-315-032-0000; 028, 28-12-315-033-0000; 028, 28-12-315-034-0000;
028, 28-12-315-035-0000; 028, 28-12-315-036-0000; 028, 28-12-315-037-0000; 028, 28-12-315-038-0000;
028, 28-12-315-039-0000; 028, 28-12-315-040-0000; 028, 28-12-315-041-0000; 028, 28-12-315-042-0000;
028, 28-12-315-043-0000; 032, 28-23-203-001-0000; 033, 28-24-308-019-0000; 033, 28-24-308-020-0000;
033, 28-24-308-027-0000; 033, 28-25-102-050-0000

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 (34) PINs. The intended use of the 34 PINS within volume 028, 032, and 033, will be used to stimulate a commercial project in these vacant lands and commercial strip. These PINs will also be upgraded to improved lots, with a variety of water and street projects. PIN 28-24-308-019-0000 is an unoccupied commercial structure. Please note that PIN 28-25-102-050-0000 is an occupied strip mall with five (5) active businesses. The companies are A-1 plumbing, Expert Chemical, Second Chance Auto, Encore Gaming, and Tony's Auto repair. There isn't a third party requestor for the property. If the City does obtains a tax deed, all of the tenants will be provided with a 30 day notice in accordance with Illinois Code of Civil Procedure and if they fail to vacate an action against them will be filed in the Circuit Court of Cook County to have them removed. Nonetheless, the Economic Development Department in the City of Markham will assist all entities in finding other suitable location.

The City intends to have the property secured after the tenants have been removed until it finds a developer that will not only pay the taxes of the subject property but will also provide a commercial use for the subject property that will benefit the City of Markham. The City of Markham will retain legal counsel in order to obtain the tax deed and bear all legal and other cost associated with the acquisition of the parcels. The City of Markham will file for tax exempt status for the property. The property will be maintained by the City of Markham until it is conveyed to a developer. In accordance with the Cook County No Cash Bid Ordinance, the City of Markham agrees to submit to the Cook County Bureau of Economic Development its No Cash Bid report on the status of this property after it acquires it for 5 years or until development is complete, whichever occurs last.

Legislative History : 4/25/19 - Board of Commissioners - refer to the Finance Subcommittee on Tax D

[19-3056](#)

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:

033, 28-25-104-045- 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 property commonly known as 2825 West 167th Street and 2829 West 167th Street, Markham, Illinois: The property is commonly known as 2825 West 167th Street, Markham, Illinois because that is its address with the Cook County Assessor and the address of 2829 West 167th Street, Markham, Illinois is the address of the property on the last recorded deed to the owner. This Request Package contains one (1) PIN. The subject property is an improved 5-97 Special Commercial Structure in the L-2 Light Manufacturing Zoning District inside the City of Markham. The structure has ten units and eight of the ten units are occupied by tenants of the owner. The property index number of the subject property composes of the whole structure. Information pertaining to the tenants are as follows: unit one & two are a night club, unit three is a storage and repair for cars and trucks, unit four is a medical supply company, unit five is an auto mechanical shop, unit six is currently vacant, unit seven is a classic luxury car storage, unit 8 & 9 is a towing business and unit 10 is vacant.

There isn't a third party requestor for the property. If the City does obtain a tax deed, all of the tenants will be provided with a 30 day notice in accordance with Illinois Code of Civil Procedure and if they fail to vacate an action against them will be filed in the Circuit Court of Cook County to have them removed. The City intends to have the property secured after the tenants have been removed until it finds a developer that will not only pay the taxes of the subject property but will also provide an L-2 Light Manufacturing Zoning District use for the subject property that will benefit the City of Markham. The City of Markham will retain legal counsel in order to obtain the tax deed and bear all legal and other cost associated with the acquisition of the parcels. The City of Markham will file for tax exempt status for the property. The property will be used for municipal use or maintained by the City of Markham until it is conveyed to a developer. In accordance with the Cook County No Cash Bid Ordinance, the City of Markham agrees to submit to the Cook County Bureau of Economic Development its No Cash Bid report on the status of this property after it acquires it for 5 years or until development is complete, whichever occurs last.

Legislative History : 4/25/19 - Board of Commissioners - refer to the Finance Subcommittee on Tax D

[19-3072](#)

Sponsored by: DEBORAH SIMS, Cook County Board of Commissioners

PROPOSED NO CASH BID REQUEST

Requestor: Don A. DeGraff, Mayor, Village of South Holland

Request: Approval of No Cash Bid Request

Location: Village of South Holland

Volume and Property Index Number:

216, 29-28-100-058-0000

Summary: The purpose of this letter is to inform you of the Village of South Holland's desire to participate in the Cook County no-cash bid program. The Village is interested in acquiring certain properties located within the Village of South Holland that are delinquent in real estate taxes or special assessments for two or more years, pursuant to 35 ILCS 200/21-90. Please accept this request to obtain the following PIN: Commonly known as: 745 W. 172nd Street, South Holland, Illinois 60473. The Village intends to use this parcel for rehabilitation and economic redevelopment. The parcel is a commercial parcel and is currently occupied and improved. There is no third party requestor. The Village included two (2) parcels in their resolution. There are two (2) separate cover letters.

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

Legislative History : 4/25/19 - Board of Commissioners - refer to the Finance Subcommittee on Tax D

[19-3044](#)

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, 25-29-415-010-0000; 037, 25-30-203-008-0000; 037, 25-30-207-033-0000; 037, 25-30-207-034-0000;
037, 25-30-207-035-0000; 037, 25-30-207-036-0000; 037, 25-30-208-009-0000; 037, 25-30-216-037-0000;
037, 25-30-216-038-0000; 037, 25-30-216-039-0000; 037, 25-30-402-001-0000; 037, 25-30-402-002-0000;
037, 25-30-402-003-0000; 037, 25-30-402-004-0000; 037, 25-30-402-005-0000; 037, 25-30-402-006-0000;
037, 25-30-402-007-0000; 037, 25-30-402-008-0000; 037, 25-30-402-009-0000; 037, 25-30-402-010-0000;
037, 25-30-403-002-0000; 037, 25-30-403-003-0000; 037, 25-30-407-003-0000; 037, 25-30-407-004-0000;
037, 25-30-408-026-0000; 037, 25-30-410-002-0000; 037, 25-30-410-003-0000; 037, 25-30-410-004-0000;
037, 25-30-410-009-0000; 037, 25-30-410-010-0000; 037, 25-30-410-011-0000; 037, 25-30-410-012-0000;
037, 25-30-417-044-0000

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 33 PINs (the “*Subject Property*”). The PINs requested are currently vacant land properties in the Village of Calumet Park. Three of these PINs, 25-30-216-037-0000, 25-30-216-038-0000 and 25-30-216-039-0000 are vacant land and right-of-way parcels, these right-of-way parcels will be retained upon acquisition of these parcels. It is the intent of the Village of Calumet Park, 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 in order to facilitate redevelopment in the area surrounding the Subject Property. The Village intends to market the Subject Property for future economic development, except for those aforementioned PINs with right-of-way which will be retained.

The Village of Calumet Park 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 Calumet Park 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 Calumet Park hereby certifies that it does not have an identified a 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 until i.e. conveyed to developer, other.

Legislative History : 4/25/19 - Board of Commissioners - refer to the Finance Subcommittee on Tax D

[19-3045](#)

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:

037, 25-30-215-029-0000; 037, 25-30-215-030-0000; 037, 25-30-215-031-0000; 037, 25-30-215-032-0000;
037, 25-30-215-033-0000; 037, 25-30-215-034-0000

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 6 PINS (the "*Subject Property*"). The PINS requested are currently vacant land properties in the Village of Calumet Park. It is the intent of the Village of Calumet Park, 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 in order to facilitate redevelopment in the area surrounding the Subject Property. The Village intends to market the Subject Property for future economic development along with adjacent village owned property acquired via the no cash bid process.

The Village of Calumet Park 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 Calumet Park 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 Calumet Park 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 until i.e. conveyed to developer, other.

Legislative History : 4/25/19 - Board of Commissioners - refer to the Finance Subcommittee on Tax D

[19-3058](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Henry L. Kuspa, Mayor, City of Oak Forest

Request: Approval of No Cash Bid Request

Location: City of Oak Forest

Volume and Property Index Number:

034, 28-28-103-032-0000

Summary: The City of Oak Forest has targeted a location within the community for commercial redevelopment via assemblage with adjacent city-owned commercial property. In the interest of the utilizing this property for said purposes, the City of Oak Forest is seeking title to the tax delinquent property, and requests that the Cook County Board of Commissioners submit a No Cash Bid for this property on behalf of the Village. This Request Package contains 1 PIN. In accordance with the criteria established by the Cook County No Cash Bid Program for the submission of No Cash Bids, enclosed are copies of the following items: Certified Copy of a Resolution adopted by the City of Oak Forest Board of Trustees requesting that the Cook County Commissioners submit an Over the Counter No Cash Bid on behalf of the City of Oak Forest for the identified tax delinquent parcel; and Copy of the Sidwell map of the area that includes the parcel to be obtained; Color photograph(s) of the parcel; and Current Title and Name Judgment Search.

The City of Oak Forest will file for tax exempt status because they will retain the PIN for municipal use or will maintain the status until the tax deed is conveyed to a developer. This request does not contain a Third Party Requestor. The City of Oak Forest agrees to submit, to the Cook County Bureau of Economic Development, No Cash Bid Reports on the status of the parcel for five years, or development is complete, whichever occurs last, as required by the Cook County No Cash Bid Ordinance. The law firm serves as Special Counsel to the City of Oak Forest and will represent the City of Oak Forest for all issues pertaining to the request for the submission of the No Cash Bid and will obtain the tax deeds. The City of Oak Forest will bear all legal and other costs associated with the acquisition of the parcel.

Legislative History : 4/25/19 - Board of Commissioners - refer to the Finance Subcommittee on Tax D

[19-3060](#)

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:

180, 31-26-416-008-0000; 180, 31-36-412-040-0000

Summary: The purpose of this letter is to advise you of the Village of Park Forest's desire to participate in the 2019 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 two (2) 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 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.

Legislative History : 4/25/19 - Board of Commissioners - refer to the Finance Subcommittee on Tax D

[19-3068](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Tyrone Ward, Mayor, Village of Robbins

Request: Approval of No Cash Bid Request

Location: Village of Robbins

Volume and Property Index Number:

023, 28-01-104-024-0000; 023, 28-02-102-034-0000; 023, 28-02-108-043-0000; 023, 28-02-108-044-0000;
024, 28-02-201-003-0000; 024, 28-02-203-032-0000; 024, 28-02-212-012-0000; 024, 28-02-212-013-0000;
024, 28-02-212-014-0000; 024, 28-02-212-015-0000; 024, 28-02-213-035-0000; 024, 28-02-215-035-0000;
024, 28-02-215-036-0000; 024, 28-02-218-036-0000; 024, 28-02-218-041-0000; 024, 28-02-218-049-0000;
024, 28-02-221-047-0000; 024, 28-02-222-025-0000; 024, 28-02-222-026-0000; 024, 28-02-223-030-0000;
024, 28-02-228-034-0000; 024, 28-02-228-035-0000; 024, 28-02-229-023-0000; 025, 28-03-210-039-0000;
025, 28-03-214-061-0000; 249, 24-34-415-024-0000; 249, 24-35-304-005-0000; 249, 24-35-304-006-0000;
249, 24-35-304-026-0000; 249, 24-36-318-012-0000; 249, 24-36-318-013-0000; 249, 24-36-318-014-0000;
249, 24-36-321-001-0000; 249, 24-36-321-015-0000; 249, 24-36-321-016-0000

Summary: The Village of Robbins respectfully requests that the Cook County Board of Commissioners approve a No Cash Bid for the following 35 (thirty five) parcels of real estate: The Village of Robbins passed a resolution to request through the No Cash Bid Program the above 35 (thirty five) parcels as well as an additional 3 (three) parcels, for a total of 38 (thirty eight) parcels. The following are the additional 3 (three) parcels, which the Village is not requesting: 024, 28-02-230-030-0000; 249, 24-35-304-010-0000; 249, 24-35-304-011-0000.

The Village intends to hold the 35 (thirty five) requested parcels of real estate, which are vacant land, for future redevelopment. This will greatly benefit the Village of Robbins. The Village of Robbins will file for exempt status for the above requested PINs. The Village will retain the PINs for municipal use or maintain the status until tax deeds are conveyed to a third party. The Village of Robbins has not executed an agreement with a Third Party Requestor for the above listed parcels. The Village of Robbins will retain legal counsel to obtain tax deeds and bear all legal and other costs associated with acquisition of the parcels. The Village of Robbins agrees to submit to the Cook County Bureau of Economic Development, on a form provided by the office, reports on the status of each parcel for five years or until redevelopment is complete, whichever occurs last, as required by the No Cash Bid Ordinance.

Legislative History : 4/25/19 - Board of Commissioners - refer to the Finance Subcommittee on Tax D

[19-3069](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Tyrone Ward, Mayor, Village of Robbins

Request: Approval of No Cash Bid Request

Location: Village of Robbins

Volume and Property Index Number:

024, 28-02-201-004-0000; 024, 28-02-201-005-0000; 024, 28-02-209-028-0000

Summary: The Village of Robbins respectfully requests that the Cook County Board of Commissioners approve a No Cash Bid for the following three parcels of real estate: The three requested parcels have unoccupied residential structures. The Village intends to demolish the structures and hold the subsequently vacant land for future redevelopment. The Village of Robbins will file for exempt status for the above requested PINs. The Village will retain the PINs for municipal use or maintain the status until tax deeds are conveyed to a third party.

The Village of Robbins has not executed an agreement with a Third Party Requestor for the above listed parcels. The Village of Robbins will retain legal counsel to obtain tax deeds and bear all legal and other costs associated with acquisition of the parcels. The Village of Robbins agrees to submit to the Cook County Bureau of Economic Development, on a form provided by the office, reports on the status of each parcel for five years or until redevelopment is complete, whichever occurs last, as required by the No Cash Bid Ordinance.

Legislative History : 4/25/19 - Board of Commissioners - refer to the Finance Subcommittee on Tax D

[19-3070](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Tyrone Ward, Mayor, Village of Robbins

Request: Approval of No Cash Bid Request

Location: Village of Robbins

Volume and Property Index Number:

023, 28-02-116-035-0000; 023, 28-02-116-036-0000

Summary: The Village of Robbins respectfully requests that the Cook County Board of Commissioners

approve a No Cash Bid for the following two parcels of real estate: The two parcels listed above have an unoccupied residential structure to be demolished by Robbins Development LLC. Robbins Development LLC will redevelop the parcels as part of a planned development that will include infill of affordable and market rate single and multi-family housing, commercial redevelopment, and parks and trails. This intended use will greatly benefit the Village of Robbins. The Village of Robbins passed a resolution to request through the No Cash Bid Program the above two parcels as well as an additional two parcels, for a total of four parcels. The following are the additional two parcels, which the Village is not requesting 024, 28-02-115-117-0000 and 249, 28-02-115-118-0000.

The Village of Robbins is working with a Third Party Requestor, the Robbins Development LLC. The Village of Robbins will convey the certificates of purchase to the Robbins Development LLC. The Robbins Development LLC has agreed to retain legal counsel to obtain tax deeds and bear all legal and other costs associated with acquisition of the parcels. The Village of Robbins agrees to submit to the Cook County Bureau of Economic Development, on a form provided by the office, reports on the status of each parcel for five years or until redevelopment is complete, whichever occurs last, as required by the No Cash Bid Ordinance.

Legislative History : 4/25/19 - Board of Commissioners - refer to the Finance Subcommittee on Tax D

[19-3077](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Brad L. Bettenhausen, Village Treasurer/Finance Director, Village of Tinley Park

Request: Approval of No Cash Bid Request

Location: Village of Tinley Park

Volume and Property Index Number:

031, 28-19-101-006-0000; 031, 28-19-300-055-0000; 031, 28-19-300-075-0000; 031, 28-19-300-082-0000;
031, 28-19-300-083-0000; 031, 28-19-300-084-0000; 031, 28-19-300-085-0000; 031, 28-19-300-086-0000;
031, 28-19-300-087-0000; 031, 28-19-300-088-0000; 034, 28-30-107-017-0000; 034, 28-30-108-016-0000;
034, 28-30-301-019-0000; 034, 28-30-301-021-0000; 034, 28-30-406-004-0000; 034, 28-30-412-049-0000;
035, 28-31-400-022-0000; 035, 28-31-401-085-0000; 147, 27-23-312-060-0000; 147, 27-23-313-037-0000;
147, 27-25-105-004-0000; 147, 27-25-217-011-0000; 147, 27-25-217-046-0000; 147, 27-25-225-008-0000;
147, 27-25-230-001-0000; 147, 27-34-104-023-0000; 147, 27-35-301-003-0000

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 following twenty-seven (27) properties: The Village of Tinley Park's request package contains twenty-seven (27) parcels of vacant land. The village intends to acquire each of the twenty-seven (27) parcels and to develop certain parcels to create additional public Right-of-Ways which include public sidewalks, roadways, and drainage areas. In addition, certain parcels will be developed into detention areas and open space. 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 twenty-seven (27) parcels described above. If the Village is successful in receiving Certificates 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 until such time that the parcel(s) and deed(s) are conveyed to a developer.

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 or until development is complete whichever occurs last, as required by the Cook County No Cash Bid Ordinance. Please note that on November 6, 2018, the President and Board of Trustees of the Village of Tinley Park approved an Ordinance authorizing the acquisition of twenty-seven (27) total PINs.

Legislative History : 4/25/19 - Board of Commissioners - refer to the Finance Subcommittee on Tax D

[19-3063](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Richard Reinbold, President, Village of Richton Park

Request: Approval of No Cash Bid Request

Location: Village of Richton Park

Volume and Property Index Number:

180, 31-26-300-042-0000; 180, 31-26-303-057-0000; 180, 31-26-312-005-0000; 180, 31-26-312-006-0000; 180, 31-27-400-038-0000; 180, 31-34-105-021-0000; 180, 31-35-102-005-0000; 180, 31-35-103-010-0000

Summary: The Village of Richton Park is interested in receiving No Cash Bids for the parcels listed below: This vacant parcel is located in Richton Park's designated Town Center area. Ownership of this parcel would enable the Village to work directly with a developer or group to facilitate the Town Center Plan for mixed use development. This is a long-vacant commercial building the Village would like to

incorporate into a larger Town Center development. The Village would use this vacant parcel to spur residential development and completion of a subdivision plan. The Village would use this vacant parcel to spur residential development and completion of a subdivision plan. This vacant parcel is located in Richton Park's designated Town Center area. Ownership of this parcel would enable the Village to work directly with a developer or group to facilitate the Town Center Plan for mixed use development. The Village would use this vacant parcel to provide a right-of-way to other residential parcels. This is a long-vacant commercial building the Village would like to incorporate into a larger Town Center development. The Village would use this vacant parcel to spur residential development and completion of a subdivision plan. This Request Package contains eight (8) PINs.

The Village of Richton Park will file for tax exempt status on the above-referenced parcels and will maintain the status until the tax deeds are conveyed to a developer. The Village of Richton Park does not have a Third Party Requestor for the above-referenced parcels. The Village of Richton Park 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 Richton Park agrees to submit, to the Cook County Planning & Development 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 : 4/25/19 - Board of Commissioners - refer to the Finance Subcommittee on Tax D

[19-3066](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Matthew M. Welch, Village Attorney, Village of Riverdale

Request: Approval of No Cash Bid Request

Location: Village of Riverdale

Volume and Property Index Number:

039, 25-32-215-002-0000; 039, 25-32-215-003-0000; 039, 25-32-215-005-0000; 039, 25-32-401-021-0000;
039, 25-32-405-021-0000; 039, 25-33-404-024-0000; 039, 25-33-404-025-0000; 195, 29-04-108-024-0000;
195, 29-04-108-026-0000; 195, 29-04-235-032-0000; 195, 29-04-235-033-0000; 195, 29-04-235-034-0000;
195, 29-04-322-022-0000; 196, 29-04-408-031-0000; 196, 29-04-415-021-0000; 196, 29-04-416-005-0000;
196, 29-05-203-027-0000; 196, 29-05-401-017-0000; 196, 29-05-401-018-0000; 196, 29-05-401-019-0000;
196, 29-05-401-020-0000

Summary: This letter is to inform you of the Village of Riverdale's (the "Village") interest in participating in the Cook County No Cash Bid Program. All of the parcels that the Village will be requesting via the No Cash Bid Program are categorized as Commercial or Industrial and all parcels are currently unoccupied. This request package for the Village contains twenty-one (21) PINs and are listed as follows: The Village intends to use the parcels for future economic redevelopment and to reestablish property tax bases for all of the newly developed parcels. One parcel, Vol. 039 PIN 25-32-405-021-0000, is an unoccupied industrial structure that will be redeveloped into a new industrial structure. Two other parcels, Vol. 195 PINs 29-04-108-024-0000 and 29-04-108-026-0000, are currently vacant lots within the Industrial District in the Village. The Village intends to redevelop these lots into industrial structures. All of the remaining PINs are unoccupied commercial structures that will be redeveloped into new commercial structures.

The Village will be filing for tax exempt status on all of the parcels received via the No Cash Bid Program. The Village does not currently have any agreements with a third-party redeveloper, but will be seeking redevelopment agreements upon conveyance of any tax deed. The Village will either direct the Village Attorney or hire outside special counsel to obtain tax deeds and bear all legal and other costs associated with the acquisition of the parcels via the No Cash Bid Program. The Village agrees to submit to the Cook County Department of Planning and Development, No Cash Bid Reports on the status of each parcel for five years or until development of the parcel is complete, whichever occurs last, as is required by the Cook County No Cash Bid Ordinance.

Legislative History : 4/25/19 - Board of Commissioners - refer to the Finance Subcommittee on Tax D

[19-3067](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Matthew M. Welch, Village Attorney, Village of Riverdale

Request: Approval of No Cash Bid Request

Location: Village of Riverdale

Volume and Property Index Number:

039, 25-33-311-091-0000; 039, 25-33-311-108-0000; 039, 25-33-314-053-0000; 039, 25-33-314-063-0000;
039, 25-33-314-073-0000; 039, 25-33-328-061-0000; 039, 25-33-328-062-0000; 039, 25-33-328-063-0000;
039, 25-33-328-073-0000; 039, 25-33-328-076-0000; 039, 25-33-328-079-0000; 039, 25-33-328-083-0000;
039, 25-33-328-084-0000; 039, 25-33-328-086-0000; 039, 25-33-328-091-0000; 039, 25-33-328-093-0000;
039, 25-33-328-101-0000; 039, 25-33-329-031-0000; 039, 25-33-329-037-0000; 039, 25-33-329-048-0000;
039, 25-33-329-053-0000; 039, 25-33-329-056-0000; 039, 25-33-329-057-0000; 039, 25-33-329-072-0000;

039, 25-33-330-016-0000; 039, 25-33-331-005-0000; 039, 25-33-331-008-0000; 039, 25-33-331-014-0000; 039, 25-33-331-023-0000

Summary: This letter is to inform you of the Village of Riverdale's (the "Village") interest in participating in the Cook County No Cash Bid Program. All of the parcels that the Village will be requesting via the No Cash Bid Program are currently Unoccupied Residential Structures. This request package for the Village contains twenty-nine (29) PINs and are listed as follows: While the resolution submitted with the PIN package includes PIN 25-33-329-035-0000, the Village is not requesting this PIN at this time. Therefore, the request package is for the twenty-nine (29) PINs listed above, and not the full list of thirty (30) listed in the submitted resolution. The Village intends to use the parcels for future economic redevelopment and to reestablish property tax bases for all of the newly developed parcels. All PINs are currently unoccupied residential properties that will be redeveloped into new residential structures.

The Village will be filing for tax exempt status on all of the parcels received via the No Cash Bid Program. The Village does not currently have any agreements with a third-party redeveloper, but will be seeking redevelopment agreements upon conveyance of any tax deed. The Village will either direct the Village Attorney or hire outside special counsel to obtain tax deeds and bear all legal and other costs associated with the acquisition of the parcels via the No Cash Bid Program. The Village agrees to submit to the Cook County Department of Planning and Development, No Cash Bid Reports on the status of each parcel for five years or until development of the parcel is complete, whichever occurs last, as is required by the Cook County No Cash Bid Ordinance.

Legislative History : 4/25/19 - Board of Commissioners - refer to the Finance Subcommittee on Tax D

[19-3046](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Charles E. Tokar, President, Village of Chicago Ridge

Request: Approval of No Cash Bid Request

Location: Village of Chicago Ridge

Volume and Property Index Number:

245, 24-17-322-019-0000; 245, 24-17-322-020-0000

Summary: This letter is to express the Village of Chicago Ridge's interest in receiving a No Cash Bid

for parcels located in Chicago Ridge. The permanent index numbers of the parcels requested are: This Request Package contains 2 PINs (the “*Subject Property*”). The PINs requested currently contain an unoccupied commercial structure on parcels in the Village of Chicago Ridge. It is the intent of the Village of Chicago Ridge, 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 an unoccupied 2 unit commercial building which had been occupied by Grice Furniture until it closed in June 2018. It is currently empty and a blight on a main thoroughfare of the Village. The Village would like to see the property used as either a retail establishment or repurposed as additional space for a nearby daycare center. The Village would sell the property to a potential new occupant or developer.

The Village of Chicago Ridge has retained legal counsel in order to obtain 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 Chicago Ridge 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 Chicago Ridge 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 which will be maintained until title is transferred to a new owner.

Legislative History : 4/25/19 - Board of Commissioners - refer to the Finance Subcommittee on Tax D

[19-3049](#)

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:

023, 28-02-100-026-0000

Summary: On behalf of the Village of Crestwood (the “Village”), and pursuant to the duly enacted resolution by the Board of Trustees of the Village of Crestwood, this letter shall serve as notice of the

Village's interest in the No Cash Bid for the following parcel: The number of parcels in this request is one (1). The property is currently an undedicated portion of the roadway. It is the intention of the Village to dedicate this parcel as a Right-of-Way and clear the unpaid taxes. This property will remain a dedicated Right-of-Way.

The Village will file for tax exempt status upon receipt and filing of the tax deed. 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 : 4/25/19 - Board of Commissioners - refer to the Finance Subcommittee on Tax D

[19-3050](#)

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:

024, 28-02-309-014-0000

Summary: On behalf of the Village of Crestwood (the "Village"), and pursuant to the duly enacted resolution by the Board of Trustees of the Village of Crestwood, this letter shall serve as notice of the Village's interest in the No Cash Bid for the following parcel: The number of parcels in this request is one (1). The property is currently vacant, unoccupied and unused, and it is the intention of the Village to return this parcel to tax-paying status through commercial redevelopment. The property is located nearby other Village of Crestwood NCB PINs from prior rounds and we find that there is interest in this property for use as a truck stop, gas station or convenience facility. 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 : 4/25/19 - Board of Commissioners - refer to the Finance Subcommittee on Tax D

[19-3051](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Paul S Braun, Mayor, Village of Flossmoor

Request: Approval of No Cash Bid Request

Location: Village of Flossmoor

Volume and Property Index Number:

178, 31-11-403-007-0000; 178, 31-11-403-008-0000, 178, 31-11-403-009-0000; 178, 31-11-403-010-0000; 178, 31-11-403-012-0000; 178, 31-11-403-019-0000

Summary: The purpose of this letter is to inform you of the Village of Flossmoor's desire to participate in the Cook County no-cash bid program. The Village is interested in acquiring certain parcels located within Village of Flossmoor that are delinquent in real estate taxes or special assessments for two or more years, pursuant to 35 ILCS 200/21-90. Please accept this request to obtain the following six (6) vacant, unimproved commercial Parcels: The Village intends to use these parcels for economic redevelopment. Three (3) parcels identified by PINs 31-11-403-007-0000, 31-11-403-009-0000, and 31-11-403-010-0000 contain vacant commercial land and are part of Kedzie Avenue. The Village intends to divide the vacant land from the Kedzie Avenue right-of-way in order to dedicate street area and separate out vacant land for redevelopment. The three (3) remaining commercial parcels are currently vacant & unimproved. There are no third-party requestors.

The Village 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 Village will apply for tax-exempt status on the parcels once a tax deed is obtained until the parcels are transferred to

a developer. The Village has retained and will bear all costs to proceed to tax deed and perform all other legal and other activities associated with this program.

Legislative History : 4/25/19 - Board of Commissioners - refer to the Finance Subcommittee on Tax D

[19-3052](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Barrett F. Pedersen, President, Village of Franklin Park

Request: Approval of No Cash Bid Request

Location: Village of Franklin Park

Volume and Property Index Number:

065, 12-21-409-012-0000

Summary: This letter is to express the Village of Franklin Park's (the "Village") interest in receiving a No Cash Bid for the following parcel located in Franklin Park. The permanent index number of the parcel requested is: This Request Package contains one (1) PIN (the "Subject Property"). The PIN requested is currently vacant land and unoccupied. The Village intends to use the Subject Property for future economic development and to eliminate blight in order to return the Subject Property to a beneficial use for the citizens of the Village, eliminate its hindrance to ongoing redevelopment efforts in the area surrounding the Subject Property, 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 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. The Village has retained legal counsel in order to obtain the tax deed and will bear all legal and other costs associated with the acquisition of the parcel. The Village agrees to submit, to the Cook County Department of Planning & Development, No Cash Bid Reports on the status of the parcel for five (5) years or until development is complete, whichever comes last, as required by the Cook County No Cash Bid Ordinance.

Legislative History : 4/25/19 - Board of Commissioners - refer to the Finance Subcommittee on Tax D

[19-3053](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Barrett F. Pedersen, President, Village of Franklin Park

Request: Approval of No Cash Bid Request

Location: Village of Franklin Park

Volume and Property Index Number:

069, 12-28-108-008-0000

Summary: This letter is to express the Village of Franklin Park's (the "*Village*") interest in receiving a No Cash Bid for the following parcel located in Franklin Park. The permanent index number of the parcel requested is: This Request Package contains one (1) PIN (the "*Subject Property*"). The PIN requested is currently vacant land and unoccupied. The Village intends to use the Subject Property for future economic development and to eliminate blight in order to return the Subject Property to a beneficial use for the citizens of the Village, eliminate its hindrance to ongoing redevelopment efforts in the area surrounding the Subject Property, 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 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. The Village has retained legal counsel in order to obtain the tax deed and will bear all legal and other costs associated with the acquisition of the parcel. The Village agrees to submit, to the Cook County Department of Planning & Development, No Cash Bid Reports on the status of the parcel for five (5) years or until development is complete, whichever comes last, as required by the Cook County No Cash Bid Ordinance.

Legislative History : 4/25/19 - Board of Commissioners - refer to the Finance Subcommittee on Tax D

[19-3054](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: John Egofske, President, Village of Lemont

Request: Approval of No Cash Bid Request

Location: Village of Lemont

Volume and Property Index Number:

062, 22-20-418-014-0000

Summary: This letter is to express the Village of Lemont's interest in receiving a No Cash Bid for a parcel located in Lemont. The permanent index number of the parcel requested is: This Request Package contains 1 PIN (the "*Subject Property*"). The PIN requested is currently a vacant land parcel in the Village of Lemont. It is the intent of the Village of Lemont, 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 a vacant land parcel of property in the Village and will be used for public parking.

The Village of Lemont 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 of Lemont 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 Lemont 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.

Legislative History : 4/25/19 - Board of Commissioners - refer to the Finance Subcommittee on Tax D

[19-3057](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Jeffrey T. Sherwin, Mayor, Mayor, City of Northlake

Request: Approval of No Cash Bid Request

Location: City of Northlake

Volume and Property Index Number:

156, 15-06-210-017-0000; 156, 15-06-210-018-0000

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 2 PINs (the "*Subject Property*"). The PINs requested currently contain an abandoned vacant industrial structure on a parcel in the City of Northlake. It is the intent of the City of Northlake, 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 an unoccupied parcel of property in the City and will be used for economic development.

The City of Northlake 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 of Northlake 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 of Northlake 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.

Legislative History : 4/25/19 - Board of Commissioners - refer to the Finance Subcommittee on Tax D

[19-3059](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Robert S. Straz, Mayor, City of Palos Heights

Request: Approval of No Cash Bid Request

Location: City of Palos Heights

Volume and Property Index Number:

152, 23-36-116-015-0000

Summary: The City of Palos Heights is interested in acquiring certain property located within the City boundaries that is delinquent in real estate taxes or special assessments for two or more years, pursuant to 35 ILCS 200/21-90. Please accept this request to obtain the following property; The City agrees to report the status of the parcel to the Cook County Department of Planning & Development annually for five consecutive years or until the intended use is complete, whichever occurs last, as required by the Cook County No Cash Bid Ordinance. Also, the City will apply for tax-exempt status on the parcel once a tax deed is obtained until a developer is designated. The City of Palos Heights, along with the Metropolitan Water Reclamation District is planning drainage improvements to a residential subdivision located at 131st Street and Cypress Lane in the City of Palos Heights. The City needs to acquire this parcel for the drainage improvement to benefit the residents of this area. This property is designated as a "Drainage Outlot A" on the Plat of Subdivision recorded on Document Number 20533142, recorded on June 26, 1968.

The property is currently vacant and has never been occupied by any structures. The real estate taxes have been unpaid since 1998. The last owner of record, Thunderland Corporation Inc. is no longer in business and the Illinois Secretary of State has no active listing for this company. The City has retained and will bear all costs to proceed to tax deed and perform all other legal and other activities associated with this program.

Legislative History : 4/25/19 - Board of Commissioners - refer to the Finance Subcommittee on Tax D

[19-3061](#)

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:

180, 31-26-403-019-0000; 180, 31-36-309-001-0000

Summary: The purpose of this letter is to advise you of the Village of Park Forest's desire to participate in the 2019 Cook County No-Cash Bid Program Scavenger Sale. The Village is interested in acquiring unoccupied residential building 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 two (2) PINs listed herein, which are all located within the Village of Park Forest. The Village intends to determine if the single family homes are suitable for rehabilitation or demotion. If the Village determines the homes can be rehabbed, staff will work with construction trades programs affiliated with a community college or other job training program. If not deemed suitable for rehab, the Village will demolish the property and advertise the land available for new home construction. 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 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.

Legislative History : 4/25/19 - Board of Commissioners - refer to the Finance Subcommittee on Tax D

[19-3062](#)

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:

197, 29-07-110-041-0000

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 29-07-110-041-0000. The property consists of a one-story commercial brick building with an attached watchmen's house both vacant and unoccupied. It is the Village intent to redevelop this vacant unoccupied 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 and/or rehabilitation is complete, whichever occurs last. There is no Third-Party Requestor involved in this request by the Village of Posen.

Legislative History : 4/25/19 - Board of Commissioners - refer to the Finance Subcommittee on Tax D
[19-3064](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: David B. Guerin, President, Village of River Grove

Request: Approval of No Cash Bid Request

Location: Village of River Grove

Volume and Property Index Number:

068, 12-27-203-002-0000; 068, 12-27-207-015-0000; 068, 12-27-207-016-0000; 068, 12-27-207-017-0000

Summary: The Village of River Grove has targeted a location within the community for commercial redevelopment. In the interest of the utilizing this property for said purposes, the Village of River Grove is seeking title to the tax delinquent property, and requests that the Cook County Board of Commissioners submit a No Cash Bid for this property on behalf of the Village. This Request Package contains 4 PINs, which are vacant land. In accordance with the criteria established by the Cook County No Cash Bid Program for the submission of No Cash Bids, enclosed are 8 copies of the following items: Certified Copy of a Resolution adopted by the Village of River Grove Board of Trustees requesting that the Cook County Commissioners submit an No Cash Bid on behalf of the Village of River Grove for the identified tax delinquent parcel. Said Resolution contains PIN 12-27-203-002, 12-27-207-015, 12-27-207-016, 12-27-207-017 and 2 additional PINs which are for 2 other NCB packages; and Copy of the Sidwell map of the area that includes the parcel to be obtained; Color photograph(s) of the parcel; and Current Title and Name Judgment Search.

The Village of River Grove will file for tax exempt status because they will retain the PIN for municipal use or will maintain the status until the tax deed is conveyed to a developer. This request does not contain a Third Party Requestor. The Village of River Grove agrees to submit, to the Cook County Bureau of Economic Development, No Cash Bid Reports on the status of the parcel for five years, or development is complete, whichever occurs last, as required by the Cook County No Cash Bid Ordinance. The law firm serves as Special Counsel to the Village of River Grove and will represent the Village of River Grove for all issues pertaining to the request for the submission of the No Cash Bid, and will bear all legal costs

associated with acquisition of purchase.

Legislative History : 4/25/19 - Board of Commissioners - refer to the Finance Subcommittee on Tax D

[19-3065](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: David B. Guerin, President, Village of River Grove

Request: Approval of No Cash Bid Request

Location: Village of River Grove

Volume and Property Index Number:

068, 12-27-218-050-0000

Summary: The Village of River Grove has targeted a location within the community for commercial redevelopment. In the interest of the utilizing this property for said purposes, the Village of River Grove is seeking title to the tax delinquent property, and requests that the Cook County Board of Commissioners submit a No Cash Bid for this property on behalf of the Village. This Request Package contains 1 PIN, which is a vacated commercial parcel. In accordance with the criteria established by the Cook County No Cash Bid Program for the submission of No Cash Bids, enclosed are 8 copies of the following items: Certified Copy of a Resolution adopted by the Village of River Grove Board of Trustees requesting that the Cook County Commissioners submit a No Cash Bid on behalf of the Village of River Grove for the identified tax delinquent parcel. Said Resolution contains PIN 12-27-218-050-000 and 5 additional PINs which are for 2 other NCB packages; and Copy of the Sidwell map of the area that includes the parcel to be obtained; Color photograph(s) of the parcel; and Current Title and Name Judgment Search.

The Village of River Grove will file for tax exempt status because they will retain the PIN for municipal use or will maintain the status until the tax deed is conveyed to a developer. This request does not contain a Third Party Requestor. The Village of River Grove agrees to submit, to the Cook County Bureau of Economic Development, No Cash Bid Reports on the status of the parcel for five years, or development is complete, whichever occurs last, as required by the Cook County No Cash Bid Ordinance. The law firm serves as Special Counsel to the Village of River Grove and will represent the Village of River Grove for all issues pertaining to the request for the submission of the No Cash Bid, and will bear all legal and other costs associated with acquisition of the parcel.

Legislative History : 4/25/19 - Board of Commissioners - refer to the Finance Subcommittee on Tax D

[19-3071](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Don A. DeGraff, Mayor, Village of South Holland

Request: Approval of No Cash Bid Request

Location: Village of South Holland

Volume and Property Index Number:

207, 29-15-308-026-0000

Summary: The purpose of this letter is to inform you of the Village of South Holland's desire to participate in the Cook County no-cash bid program. The Village is interested in acquiring certain properties located within the Village of South Holland that are delinquent in real estate taxes or special assessments for two or more years, pursuant to 35 ILCS 200/21-90. Please accept this request to obtain the following PIN: Commonly known as: 214 E. 162nd Street, South Holland, Illinois 60473. The Village intends to use this parcel for rehabilitation and economic redevelopment. The parcel is a vacant commercial lot. There is no third party requestor. The Village included two (2) parcels in their resolution. There are two (2) separate cover letters.

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

Legislative History : 4/25/19 - Board of Commissioners - refer to the Finance Subcommittee on Tax D

[19-3073](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Kenneth A. Peterson, Jr., President, Village of Steger

Request: Approval of No Cash Bid Request

Location: Village of Steger

Volume and Property Index Number:

020, 32-32-406-026-0000; 020, 32-32-406-027-0000; 021, 32-35-302-062-0000

Summary: This correspondence will serve as notification of the interest of the Village of Steger, a municipal corporation, in receiving a No Cash Bid for the parcels listed below via the No Cash Bid Program. This request package contains 3 vacant land property index numbers (PINs): All of the parcels listed are vacant land 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 : 4/25/19 - Board of Commissioners - refer to the Finance Subcommittee on Tax D

[19-3074](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Kenneth A. Peterson, Jr., President, Village of Steger

Request: Approval of No Cash Bid Request

Location: Village of Steger

Volume and Property Index Number:

021, 32-33-410-034-0000; 021, 32-33-410-035-0000; 021, 32-33-410-036-0000; 021, 32-33-410-037-0000;
021, 32-33-410-038-0000

Summary: This correspondence will serve as notification of the interest of the Village of Steger, a municipal corporation, in receiving a No Cash Bid for the parcels listed below via the No Cash Bid Program. This request package contains 5 improved industrial and vacant land property index numbers (PINs): The middle three (3) parcels have an unoccupied and abandoned industrial structure one (1) parcel has a portion of the structure and one (1) parcel is adjacent vacant land that will be rehabilitated by the City and marketed. It is the intention of the Village of Steger to use all parcels for the industrial redevelopment of the area in which the parcels are located. The industrial redevelopment of the parcels will return the property to a viable use beneficial to the municipality. The industrial 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 : 4/25/19 - Board of Commissioners - refer to the Finance Subcommittee on Tax D

[19-3075](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Sharon Caddigan, Village Manager, Village of Streamwood

Request: Approval of No Cash Bid Request

Location: Village of Streamwood

Volume and Property Index Number:

061, 06-26-400-004-0000

Summary: The Village of Streamwood, Illinois (the “Village”), hereby requests that the County make a no-cash bid for the following parcel: (the “Property”) This Request Package contains one (1) PIN. The Property is a vacant strip of land used for access to adjacent parcels. By acquiring the Property through the Cook County No-Cash Bid Program, the Village will benefit by continued guaranteed access to adjacent parcels of land which have no other access to Irving Park Road. If the Village is successful in acquiring the Property through the No-Cash Bid Program, it will file for tax exempt status and will maintain the property as a tax exempt access road.

The Village represents that there currently exists no Third Party Request by a developer, organization, or other private party which would result in the Village’s conveyance of a certificate of purchase for, or perfected tax deed to, the Property to such developer, organization, or private party. The Village authorizes and directs the Village attorneys to obtain the tax deed to this property. The Village will bear all legal and other costs associated with the acquisition of this parcel. The Village agrees to submit an annual report on the status of this parcel for five (5) years or until development is complete, whichever occurs last, as required by the Cook County No-Cash Bid Ordinance, to the Cook County Bureau of Economic Development. Enclosed, please find the Ordinance passed by the Village formally requesting that a no-cash bid be made for the Property.

Legislative History : 4/25/19 - Board of Commissioners - refer to the Finance Subcommittee on Tax D

[19-3076](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Robert Kolosh, Village President, Village of Thornton

Request: Approval of No Cash Bid Request

Location: Village of Thornton

Volume and Property Index Number:

219, 29-34-119-009-0000

Summary: The purpose of this letter is to inform you of the Village of Thornton’s desire to participate in the Cook County no-cash bid program. The Village is interested in acquiring certain property located

within Village of Thornton that is delinquent in real estate taxes or special assessments for two or more years, pursuant to 35 ILCS 200/21-90. Please accept this request to obtain the following one (1) PIN: The Village intends to use this parcel for economic redevelopment. This parcel is currently an unoccupied commercial building/property. There are no third-party requestors.

The Village agrees to report the status of the parcel to the Cook County Department of Planning & Development annually for five consecutive years or until the intended use is complete, whichever occurs last, as required by the Cook County No Cash Bid Ordinance. Also, the Village will apply for tax-exempt status on the parcel once a tax deed is obtained until a developer is designated. The Village has retained and will bear all costs to proceed to tax deed and perform all other legal and other activities associated with this program.

Legislative History : 4/25/19 - Board of Commissioners - refer to the Finance Subcommittee on Tax D

[19-3078](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Jon Sfondilis, Village Manager, Village of Wheeling

Request: Approval of No Cash Bid Request

Location: Village of Wheeling

Volume and Property Index Number:

231, 03-10-201-072-0000; 231, 03-10-201-074-0000

Summary: The Village of Wheeling, (the “Village”) has targeted two parcels within the Village for redevelopment or for the use for municipal purposes. In the interest of utilizing these properties for said purposes, the Village is seeking title to the following tax delinquent properties and requests that the Cook County Board of Commissioners submit a No Cash Bid for both properties on behalf of the Village. The PINs in this Request Package are as follows: This Request Package contains two (2) PINs 03-10-201-072-0000 and 03-10-201-074-0000, which are vacated parcels commonly addressed as 221 South Wheeling Road, formerly occupied by the Evanger’s Dog and Cat Food Company, Inc. The former occupant has relocated their operations outside the Village and the existing structures are unoccupied and are not structurally suitable for reuse. The Village has determined the parcels to no longer be fitting for industrial uses, but acquiring them could help aid in the assemblage of parcels in this area to create a larger land area for redevelopment. Alternately, the land could be used by the Village for Metra

commuter parking to expand the availability of commuter parking within close proximity to the train station. Acquisition of the parcels will also allow the Village to address ongoing issues with the vacated industrial facility and allow for proper clean-up of the land, and further the Village's efforts to relocate heavy industrial uses from this area due to the expansion of commercial retail and residential developments of nearby land.

The Village will file for tax exempt status as long as it retains the PINs for municipal use, maintaining that status until any tax deed either or both properties is/are conveyed to a potential developer. The Village does not, at the present time, have a Third Party Request by a developer, organization or other private party, in which the Village would convey a certificate of purchase or the perfected tax deed of the above-listed PINs to that Third Party Requestor. The Village agrees to submit, to the Cook County Department of Planning and Development, No Cash Bid 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. The law firm serves as Corporate Counsel to the Village of Wheeling, and will obtain the tax deeds and bear all legal and other costs associated with acquisition of the parcels.

Legislative History : 4/25/19 - Board of Commissioners - refer to the Finance Subcommittee on Tax D



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