



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

Tuesday, April 11, 2017

12:45 PM

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

ATTENDANCE

Present: Sims, Goslin and Tobolski (3)

Absent: Butler and Moody (2)

PUBLIC TESTIMONY

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

1. George Blakemore - Concerned Citizen

[17-2749](#)

COMMITTEE MINUTES

Approval of the minutes from the meeting of 12/16/2015

A motion was made by Commissioner Tobolski, seconded by Vice Chairman Goslin, to approve 17-2749. The motion carried by the following vote:

Ayes: Sims, Goslin and Tobolski (3)

Absent: Butler and Moody (2)

[17-0630](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Stan Urban, Village Administrator, Village of Dolton

Request: Approval of No Cash Bid Request

Location: Village of Dolton

Volume and Property Index Number:
201, 29-09-114-009-0000.

Summary: A No Cash Bid Request Package to acquire the following parcel of real property located at 300 West Sibley Boulevard, Dolton, Illinois 60419 (the *Property*):

The Property is improved with a grocery store that has been abandoned and remained unoccupied for at least six (6) years. The Village will file for tax exempt status once the Property has been acquired. Once tax exempt status is obtained, the Village intends to demolish the structure, and possibly market the same for redevelopment by a third-party. If the Property is sold and redeveloped by a third-party, it would no longer be exempt from taxation. The Village initiates this request on its own, and there has been no request by a third-party for the Village to acquire the Property or to convey the certificate of purchase or the perfected tax deed(s) to said third-party purchaser.

The Village will retain legal counsel to obtain the tax deed and bear all legal costs and other costs associated with acquisition of the Property. The Village will submit annually to the Cook County Department of Economic Development "No Cash Bid Reports" on the status of each parcel for five years, or until the intended use and development is complete, whichever occurs last, as required by the Cook County No Cash Bid Ordinance.

A motion was made by Commissioner Tobolski, seconded by Vice Chairman Goslin, to recommend for approval 17-0630. The motion carried by the following vote:

Ayes: Sims, Goslin and Tobolski (3)

Absent: Butler and Moody (2)

[17-0631](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Stan Urban, Village Administrator, Village of Dolton

Request: Approval of No Cash Bid Request

Location: Village of Dolton

Volume and Property Index Number:
203, 29-11-133-029-0000

Summary: A No Cash Bid Request Package to acquire the following parcel of real property located at 1041 Maryland Avenue, Dolton, Illinois 60419 (the *Property*):

The Property is improved with a warehouse that has been abandoned and remained unoccupied for at least six (6) years. The Village will file for tax exempt status once the Property has been acquired. Once tax exempt status is obtained, the Village intends to market the same for redevelopment to a third-party. When the Property is sold to a third-party, it would no longer be exempt from taxation. There has been a request by a third-party for the Village to acquire the Property and convey the certificate of purchase or the perfected tax deed(s) to said third-party. However, the Village initiates this request on its own, and intends to market the Property competitively, if acquired.

The Village will retain legal counsel to obtain the tax deed and bear all legal costs and other costs associated with acquisition of the Property. The Village will submit annually to the Cook County Department of Economic Development "No Cash Bid Reports" on the status of each parcel for five years, or until the intended use and development is complete, whichever occurs last, as required by the Cook County No Cash Bid Ordinance.

A motion was made by Commissioner Tobolski, seconded by Vice Chairman Goslin, to recommend for approval 17-0631. The motion carried by the following vote:

Ayes: Sims, Goslin and Tobolski (3)

Absent: Butler and Moody (2)

[17-1591](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Wally Bobkiewicz, City Manager, City of Evanston

Request: Approval of No Cash Bid Request

Location: City of Evanston

Volume and Property Index Number:

053, 10-13-203-021-0000; 053, 10-13-203-024-0000; 053, 10-13-204-021-0000; 053, 10-13-204-022-0000; 053, 10-13-204-023-0000; 054, 10-13-406-018-0000; 054, 10-13-407-015-0000; 054, 10-13-413-011-0000.

Summary: The City of Evanston is interested in participating in the 2017 No Cash Bid Program to acquire tax delinquent vacant land that will be redeveloped as affordable housing and green space in west Evanston based on the West Evanston Master Plan (WEMP) that was generated following a robust community engagement process and approved by the Evanston City Council. This Request Package contains eight (8) PINs that are listed in order by volume number and PIN.

The first five PINs comprise vacant land that was part of, or adjacent to, the former Mayfair railroad right of way between Foster and Simpson Streets and Ashland Avenue and Green Bay Road. Several

parcels are buildable lots for affordable housing and others would be redeveloped as green space based on the WEMP. The last three PINs are segments of the former railroad right of way between Davis Street and the alley north of Grove Street that would be redeveloped as green space, including pedestrian and bike paths, with east-west pedestrian/bike connections at Davis and Grove Streets, which currently dead end near Evanston Township High School.

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

A motion was made by Vice Chairman Goslin, seconded by Commissioner Tobolski, to recommend for approval 17-1591. The motion carried by the following vote:

Ayes: Sims, Goslin and Tobolski (3)

Absent: Butler and Moody (2)

[17-1592](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Wally Bobkiewicz, City Manager, City of Evanston

Request: Approval of No Cash Bid Request

Location: City of Evanston

Volume and Property Index Number:

054, 10-13-318-031-0000.

Summary: The City of Evanston is interested in participating in the 2017 No Cash Bid Program to acquire tax delinquent vacant land that will be redeveloped as affordable housing and green space in west Evanston based on the West Evanston Master Plan (WEMP) that was generated following a robust community engagement process and approved by the Evanston City Council. This Request Package contains one (1) PIN that is listed.

The PIN was part of the former Mayfair railroad right of way between Lake and Greenwood Streets. The north end of the parcel would be redeveloped as an attractive streetscape similar to that on the east side of Dodge Avenue. The parcel extends as part of the proposed bike/pedestrian greenway that follows the railroad right of way in the WEMP.

The City will file for tax exempt status on all of the parcels for as long as the City retains ownership. The

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

A motion was made by Vice Chairman Goslin, seconded by Commissioner Tobolski, to recommend for receiving and filing 17-1592. The motion carried by the following vote:

Ayes: Sims, Goslin and Tobolski (3)

Absent: Butler and Moody (2)

[17-1593](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Wally Bobkiewicz, City Manager, City of Evanston

Request: Approval of No Cash Bid Request

Location: City of Evanston

Volume and Property Index Number:

053, 10-13-214-002-0000; 053, 10-13-220-035-0000.

Summary: The City of Evanston is interested in participating in the 2017 No Cash Bid Program to acquire tax delinquent vacant land that will be redeveloped as affordable housing and green space in west Evanston based on the West Evanston Master Plan (WEMP) that was generated following a robust community engagement process and approved by the Evanston City Council. This Request Package contains two (2) PINs that are listed in order by volume number and PIN.

The first PIN is suitable for redevelopment as a single family home. The second would be redeveloped as multi-family housing or as a mixed use building with retail/commercial on the ground floor. The City owns parcels adjacent to this parcel that would be aggregated for development.

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

A motion was made by Commissioner Tobolski, seconded by Vice Chairman Goslin, to recommend for approval 17-1593. The motion carried by the following vote:

Ayes: Sims, Goslin and Tobolski (3)

Absent: Butler and Moody (2)

[17-2107](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: George Pappas, City Attorney, City of Palos Hills

Request: Approval of No Cash Bid Request

Location: City of Palos Hills

Volume and Property Index Number:

151, 23-14-400-039-0000.

Summary: As the City Attorney, I have been directed by the City Council of Palos Hills to request participation in the 2017 No Cash Bid Program. The following is submitted for your consideration. One parcel is sought by the City. The property is improved with an old racquet club, which has been abandoned and unoccupied for over 15 years. The terrible condition of the building poses a significant risk to the safety of children living in the area. The City intends to demolish the building, restore the land and keep and maintain it as open land or a park for the benefit of the community.

The City will file for tax exempt status because the property will be for municipal use. There are no third party requests for the parcel. Also, the City will pay all costs associated with this acquisition, including my fees as City Attorney. It will submit a description of the status of the parcel to the Cook County Planning & Development Department as required by the Cook County No Cash Bid Ordinance. This report will be filed each year for the next five years or until development is complete, whatever occurs last.

A motion was made by Commissioner Tobolski, seconded by Vice Chairman Goslin, to recommend for approval 17-2107. The motion carried by the following vote:

Ayes: Sims, Goslin and Tobolski (3)

Absent: Butler and Moody (2)

[17-2291](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Honorable Eugene Williams, President, Village of Lynwood

Request: Approval of No Cash Bid Request

Location: Village of Lynwood

Volume and Property Index Number:
022, 33-17-302-047-0000.

Summary: The purpose of this letter is to inform you of the Village of Lynwood's desire to participate in the Cook County no-cash bid program. The Village is interested in acquiring certain property located within Lynwood 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 Village intends to use this parcel for storm water retention. Currently, there is no third-party applicant for the parcel. The Village agrees to report the status of the parcel to the Cook County Department of Economic Development annually for five consecutive years or until the intended use is complete, whichever occurs last. 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 Hiskes, Dillner, O'Donnell, Marovich & Lapp, Ltd., and will bear all costs to proceed to tax deed and perform all other legal and other activities associated with this program.

A motion was made by Commissioner Tobolski, seconded by Vice Chairman Goslin, to recommend for approval 17-2291. The motion carried by the following vote:

Ayes: Sims, Goslin and Tobolski (3)

Absent: Butler and Moody (2)

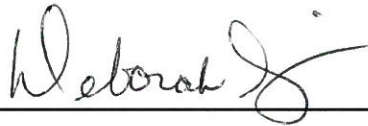
ADJOURNMENT

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

Ayes: Sims, Goslin and Tobolski (3)

Absent: Butler and Moody (2)

Respectfully submitted,



Chairman



Secretary

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