



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

Wednesday, January 12, 2022

11:00 AM

Virtual Meeting

ATTENDANCE

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

PUBLIC TESTIMONY

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

No public speakers

[22-0574](#)

COMMITTEE MINUTES

Approval of the minutes from the meeting of 02/26/2020

A motion was made by Commissioner Miller, seconded by Commissioner Johnson, that this Committee Minutes be approved. The motion carried.

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

[21-6129](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Rodney S. Craig, Mayor, Village of Hanover Park

Request: Approval of No Cash Bid Request

Location: Village of Hanover Park

Volume and Property Index Number:

061, 06-36-310-027-0000

Summary: As part of the No Cash Bid Request package, the Village of Hanover Park is seeking acquisition of the following one (1) parcel: 2020 Devon Avenue Approximately 0.374 acres in size. The above property is an unoccupied single-story commercial structure, located in the Village's B-2 Local Business District, in the Village of Hanover Park, and its Village Center RPA TIF#3, for which the Village of Hanover Park would benefit by acquiring the property so as to enable unified redevelopment of the area which aligns with the Village's long-range vision.

There is currently no third-party requestor and thus no agreements with any third party. The Village will file for tax exempt status once ownership is conveyed to the Village and maintain until title is transferred to new owner. The Village of Hanover Park, if required, will retain legal counsel to obtain the tax deed and bear all legal and other costs associated with acquisition of the parcel. The Village also agrees to submit to the Cook County Bureau of Economic Development, "No Cash Bid Reports" on the status of the parcel for five (5) years or until development is complete, whichever occurs last, as requested by the Cook County No Cash Bid Ordinance.

withdraw

[21-6114](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: David R. Brady, President, Village of Bedford Park

Request: Approval of No Cash Bid Request

Location: Village of Bedford Park

Volume and Property Index Number:

189, 19-21-114-084-0000

Summary: This Request Package contains one (1) PIN as follows. The current status of the property is vacant land. The Village of Bedford Park is nearing the completion of a 117,000 square foot event center on Village owned property (19-21-113-044-0000) that is adjacent to the above property. This is the first step in the Village's plan to diversify its 65th Street Corridor. The Village is also working with a developer to build a hotel on this site. In addition, the Village also owns PIN 19-21-114-088-0000 and in the last 3 months has built a parking lot on this site to be used as overflow parking for John Hancock College Prep High School, a Chicago Public School on the north side of 65th Street and the Village event center. In the near future, the Village would like to expand the event center campus to the east (Lorel Ave.) and acquiring the above PIN would be necessary for this expansion.

The Village of Bedford Park will file for Tax Exempt Status. As it stands now, the PIN will be for Village use; however, if a developer shows interest in constructing a business that fits into the Village's diversification plan, we may convey the land to said developer. We currently do not have any agreements with a third-party regarding the subject property. The Village will bear all legal and other costs associated with the acquisition of the parcel. The Village of Bedford Park agrees to submit No Cash Bid Annual Reports to the Cook County Department of Planning and Development on the status of this parcel for five years or until development is complete, whichever occurs last, as required by the Cook County No Cash Bid Ordinance.

A motion was made by Commissioner Johnson, seconded by Commissioner Miller, to recommend for approval 21-6114. The motion carried by the following vote:

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

[21-6115](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Steven Landek, Mayor, Village of Bridgeview

Request: Approval of No Cash Bid Request

Location: Village of Bridgeview

Volume and Property Index Number:

083, 18-25-214-038-0000; 083, 18-25-220-013-0000; 083, 18-25-220-014-0000

Summary: This Request Package contains 3 PINs. All of the parcels contain vacant land. Upon securing tax deeds for the parcels, the Village intends to seek tax-exempt status for each until title would be passed by deed to a developer.

The Village of Bridgeview will retain legal counsel to obtain the tax deeds and bear all legal costs and other costs associated with acquisition of the parcels. The Village of Bridgeview intends to convey the properties to a developer or to adjoining property owners. No developer or adjoining property owner has been identified. It is anticipated that the development will generate property tax revenue and eliminate blighted properties. There has been no request by any third-party requesting the Village of Bridgeview to acquire the property and convey the perfected tax deed(s) to said third-party. The Village of Bridgeview 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 Johnson, seconded by Commissioner Miller, to recommend for approval 21-6115. The motion carried by the following vote:

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

[21-6116](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Michael J. Garvey, President, Village of Brookfield

Request: Approval of No Cash Bid Request

Location: Village of Brookfield

Volume and Property Index Number:

~~472~~ 177, 15-34-423-022-0000; 177, 15-34-427-015-0000

Summary: This Request Package contains two (2) PIN's. PIN 15-34-423-022-0000 is referred to herein as "Property 1." PIN 15-34-427-015-0000 is referred to herein as "Property 2." Property 1 is located at 3827 Maple Street in the Village of Brookfield. Property 1 is vacant parking area along Maple Avenue located adjacent to an automobile repair business. The Village seeks to acquire and hold Property 1 for redevelopment pending a future proposal by a yet-to-be-determined developer for commercial use of Property 1. Acquisition of Property 1 through the Cook County No-Cash Bid Program will benefit the Village by potential redevelopment of a commercial, tax-generating use of Property 1. Commercial development of Property 1 will benefit the Village by increasing the Village's property and sales tax base and by offering additional employment opportunities to local residents. If the Village is successful in acquiring Property 1 through the No-Cash Bid Program, it will file for tax exempt status and will maintain Property 1 as tax exempt until such time as it is conveyed to a third party for redevelopment.

Property 2 is located at 8844 Burlington Avenue in Brookfield, Illinois. Property 2 is a vacant lot in a residential area. The Village seeks to acquire and hold Property 1 for redevelopment pending a future proposal by a yet-to-be-determined developer for use of the Property. Acquisition of Property 2 through the Cook County No-Cash Bid Program will benefit the Village by potential redevelopment of a tax-generating use for Property 2. Development of Property 2 will benefit the Village by increasing the Village's property tax base.

If the Village is successful in acquiring Property 2 through the No-Cash Bid Program, it will file for tax exempt status and will maintain Property 2 as tax exempt until such time as it is conveyed to a third party for redevelopment. 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, Property 1 or Property 2 to such a developer,

organization, or private party. The Village will bear all legal and other costs associated with the acquisition of these parcels. The Village agrees to submit an annual report on the status of these parcels 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, 69 West Washington Street, Suite 2900, Chicago, Illinois 60602. Enclosed please find the Ordinance passed by the Village formally requesting that a no-cash bid be made for Property 1 and Property 2. Although the Ordinance and affidavit certifying the Village's request for no-cash bid acquisition of these parcels reference five separate parcels of land, only PIN's 15-34-427-015-0000 and 15-34-423-022-0000 are included in this Request Package.

A motion was made by Commissioner Johnson, seconded by Commissioner Miller, to recommend for approval as amended in the errata 21-6116. The motion carried by the following vote:

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

[21-6120](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Kelly Burke, Mayor, Village of Evergreen Park

Request: Approval of No Cash Bid Request

Location: Village of Evergreen Park

Volume and Property Index Number:

236, 24-01-109-062-0000; 236, 24-01-322-029-0000; 243, 24-11-207-074-0000; 243, 24-11-212-080-0000

Summary: The Village of Evergreen Park ("Village") hereby submits its No Cash Bid Request Package to acquire the following four (4) parcels of tax delinquent real property: The real estate identified by Permanent Index Number 24-01-109-062-0000 is a parcel of real property consisting of an unoccupied and dilapidated industrial structure, commonly known as 8859 South Kedzie Avenue, Evergreen Park, Illinois. The real estate taxes have not been paid since the 2011 tax year and the property was last occupied in August of 2015. If acquired by the Village, the Village will cause the demolition of the dilapidated structure and redevelop the property for commercial purposes. The Village will file for tax exempt status once the property has been acquired. Until the property is conveyed for private purposes, the property will remain tax exempt because it will be retained by the Village for future development.

The real estate identified by Permanent Index Number 24-01-322-029-0000 is a parcel of real property developed with an unoccupied and dilapidated commercial structure, commonly known as 3138 West 95th Street, Evergreen Park, Illinois. Similarly, the real estate taxes have not been paid since the 2015 tax year

and the property was last occupied in October of 2015. If acquired by the Village, the Village will cause the demolition of the dilapidated commercial structure and utilize the property for public parking for adjacent commercial properties or otherwise redevelop the property for commercial purposes. The Village will file for tax exempt status once the property has been acquired. Unless the property is conveyed for private purposes, the property will remain tax exempt because it will be retained by the Village for the benefit of the public and used for public parking purposes.

The real estate identified by Permanent Index Number 24-11-207-074-0000 is a vacant ten foot parcel of residential land, commonly known as 3300 West 97th Street, Evergreen Park, Illinois. As with the other parcels included in this request, the real estate taxes have not been paid since prior to 1999, and this parcel could be developed in conjunction with the Village owned residential vacant land located to the east of the subject parcel which may not be otherwise developed due to zoning restrictions for existing setbacks and lot density requirements. The property is undeveloped and vacant. The Village will file for tax exempt status once the property has been acquired. Unless the property is conveyed for private purposes, the property will remain tax exempt because it will be retained by the Village for the benefit of the public and used for open space or future development purposes.

Lastly, the real estate identified by Permanent Index Number 24-11-212-080-0000 is a vacant parcel of residential land, commonly known as 3337 West Clark Drive, Evergreen Park, Illinois. As with the other parcels included in this request, the real estate taxes have not been paid since prior to 1998, and this parcel could be developed in conjunction with the residential property located to the southeast of the subject parcel which may not be otherwise developed due to zoning restrictions for existing setbacks and lot density requirements. The property is undeveloped and vacant. The Village will file for tax exempt status once the property has been acquired. Unless the property is conveyed for private purposes, the property will remain tax exempt because it will be retained by the Village for the benefit of the public and used for open space or future development purposes.

There has been no request by a third-party for the Village to acquire any of 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(s) and bear all legal costs and other costs associated with acquisition of the parcel. The Village will submit annually to the Cook County Department of Economic Development "No Cash Bid Reports" on the status of the 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 Johnson, seconded by Commissioner Miller, to recommend for approval 21-6120. The motion carried by the following vote:

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

[21-6121](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Michelle I. Nelson, Mayor, Village of Flossmoor

Request: Approval of No Cash Bid Request

Location: Village of Flossmoor

Volume and Property Index Number:

010, 32-06-300-063-0000; 011, 32-07-401-027-0000; 011, 32-07-401-029-0000; 178, 31-01-409-022-0000; 178, 31-02-301-027-0000; 178, 31-02-301-028-0000; 178, 31-02-305-015-0000; 178, 31-02-305-016-0000; 178, 31-02-305-017-0000; 178, 31-02-305-018-0000; 178, 31-02-305-019-0000; 178, 31-02-305-020-0000; 178, 31-02-305-021-0000; 178, 31-11-207-002-0000; 178, 31-11-207-003-0000; 178, 31-11-207-004-0000; 178, 31-11-303-006-0000; ~~178, 31-11-402-017-0000; 178, 31-11-402-018-0000;~~ 178, 31-12-403-013-0000; 178, 31-12-403-014-0000; 178, 31-12-403-015-0000

Summary: Please accept this request to obtain the following twenty-two (22) vacant and unoccupied improved Parcels: 010, 32-06-300-063-0000 - Unoccupied Commercial; 011, 32-07-401-027-0000 - Unoccupied Commercial; 011, 32-07-401-029-0000 - Vacant Parking Lot; 178, 31-01-409-022-0000 - Vacant Land; 178, 31-02-301-027-0000 - Vacant Land; 178, 31-02-301-028-0000 - Vacant Land; 178, 31-02-305-015-0000 - Vacant Land; 178, 31-02-305-016-0000 - Vacant Land; 178, 31-02-305-017-0000 - Vacant Land; 178, 31-02-305-018-0000 - Vacant Land; 178, 31-02-305-019-0000 - Vacant Land; 178, 31-02-305-020-0000 - Vacant Land; 178, 31-02-305-021-0000 - Vacant Land; 178, 31-11-207-002-0000 - Vacant Land; 178, 31-11-207-003-0000 - Vacant Land; 178, 31-11-207-004-0000 - Vacant Land; 178, 31-11-303-006-0000 - Unoccupied Residential; 178, 31-11-402-017-0000 - Vacant Land; 178, 31-11-402-018-0000 - Unoccupied Residential; 178, 31-12-403-013-0000 - Vacant Land; 178, 31-12-403-014-0000 - Vacant Land; 178, 31-12-403-015-0000 - Vacant Land. The Village intends to use these parcels for economic redevelopment and stormwater management to mitigate flooding. 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 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 Johnson, seconded by Commissioner Miller, to recommend for approval as amended in the errata 21-6121. The motion carried by the

following vote:

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

[21-6126](#)

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, 12-28-209-006-0000; 069, 12-28-209-007-0000; 069, 12-28-209-008-0000; 069, 12-28-209-009-0000;
069, 12-28-209-010-0000

Summary: This Request Package contains five (5) PINs (the “*Subject Properties*”). The PINs requested are currently vacant land 5-90 minor improvement paved. The Village intends to use the Subject Properties for future economic development and to eliminate blight in order to return the Subject Properties to a beneficial use for the citizens of the Village, eliminate their hindrance to ongoing redevelopment efforts in the area surrounding the Subject Properties, 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 Properties 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 will maintain tax exempt status until title to the Subject Properties is transferred for redevelopment. The Village has retained legal counsel to obtain the tax deed(s) and will bear all legal and other costs associated with the acquisition of the parcels. The Village agrees to submit, to the Cook County Department of Planning and Development, No Cash Bid Annual 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.

A motion was made by Commissioner Johnson, seconded by Commissioner Miller, to recommend for approval 21-6126. The motion carried by the following vote:

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

[21-6127](#)

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:

064, 12-20-401-014-0000

Summary: This Request Package contains one (1) PIN (the “*Subject Property*”). The PIN requested is currently improved with two (2) unoccupied industrial structures. The structures have been unoccupied since October 2017. 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 will maintain tax exempt status until title to the Subject Property is transferred for redevelopment.

The Village has retained legal counsel 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 and Development, No Cash Bid Annual Reports on the status of the parcel for five (5) years or until development is complete, whichever occurs last, as required by the Cook County No Cash Bid Ordinance.

A motion was made by Commissioner Johnson, seconded by Commissioner Miller, to recommend for approval 21-6127. The motion carried by the following vote:

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

[21-6128](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Rodney S. Craig, Mayor, Village of Hanover Park

Request: Approval of No Cash Bid Request

Location: Village of Hanover Park

Volume and Property Index Number:

061, 06-36-120-032-0000

Summary: As part of the No Cash Bid Request package, the Village of Hanover Park is seeking acquisition of the following one (1) parcel: The above property is a vacant, under-sized lot, located in the Village of Hanover Park's R-2 Single Family Residence District, and has a Village-owned Lift Station structure on the lot, with a permanent easement for such lift station. That there is currently no third-party requestor and thus no agreements with any third party. The Village will file for tax exempt status once ownership is conveyed to the Village.

The Village of Hanover Park, if required, will retain legal counsel to obtain the tax deed and bear all legal and other costs associated with acquisition of the parcel. The Village also agrees to submit to the Cook County Bureau of Economic Development, "No Cash Bid Reports" on the status of the parcel for five (5) years or until development is complete, whichever occurs last, as requested by the Cook County No Cash Bid Ordinance.

A motion was made by Commissioner Johnson, seconded by Commissioner Miller, to recommend for approval 21-6128. The motion carried by the following vote:

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

[21-6130](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Vernard L. Alsberry, Jr., President, Village of Hazel Crest

Request: Approval of No Cash Bid Request

Location: Village of Hazel Crest

Volume and Property Index Number:

217, 29-30-223-003-0000; 217, 29-30-223-004-0000; 217, 29-30-223-005-0000; 217, 29-30-223-006-0000; 217, 29-30-223-011-0000; 217, 29-30-223-012-0000; 217, 29-30-223-044-0000

Summary: This Request Package contains 7 PINs. PIN 29-30-223-003-0000 (Vol. 217) is vacant land that has never been developed. The property is located at 1909 W. 170th Street. PIN 29-30-223-004-0000 (Vol. 217) is vacant land that has never been developed. The property is located at 1911 W. 170th Street. PIN 29-30-223-005-0000 (Vol. 217) is vacant land that has never been developed. The property is located at 1913 W. 170th Street. PIN 29-30-223-006-0000 (Vol. 217) is vacant land that has never been developed. The property is located at 1915 W. 170th Street. PIN 29-30-223-011-0000 (Vol. 217) is being used as a parking lot for a fast food restaurant. It is located at 17031 Dixie Highway. There are no structures on the property. PIN 29-30-223-012-0000 (Vol. 217) is being used as a parking lot for a fast food restaurant. It is located at 17031 Dixie Highway. There are no structures on the property. PIN 29-30-223-044-0000 (Vol. 217) is being used as a parking lot for a fast food restaurant. It is located at 17031 Dixie Highway. There are no structures on the property. It is the Village's desire to obtain title to these properties through the County's No Cash Bid Program so that these properties can be redeveloped for residential or commercial purposes or transferred to a private entity for redevelopment as residential or commercial property, returned to the tax rolls and create additional employment opportunities within the Village.

In the event this application is approved, it is the Village's intent to file the necessary documents required to obtain tax-exempt status for the parcels. The Village will continue to maintain tax-exempt status for the parcels as long as the Village continues to own the parcels. Please be advised that the Village does not have any agreements to convey the perfected tax deeds for the parcels to any developer, organization or other private party pertaining to these parcels. The Village is not acting on behalf of any third-party requestor. In the event this application is approved, the Village will retain legal counsel in order to obtain the tax deeds. It will be the Village's responsibility to bear all legal and other costs that are necessary for its acquisition of the parcels through the tax deed process. The Village understands and agrees that it will need to comply with the reporting requirements of the County's No Cash Bid Ordinance. This will require the Village to submit No Cash Bid Reports on the status of the parcels for the later of either five (5) years or the completion of the development of the parcels.

A motion was made by Commissioner Johnson, seconded by Commissioner Miller, to recommend for approval 21-6130. The motion carried by the following vote:

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

[21-6131](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Vernard L. Alsberry, Jr., President, Village of Hazel Crest

Request: Approval of No Cash Bid Request

Location: Village of Hazel Crest

Volume and Property Index Number:
033, 28-25-401-017-0000

Summary: This Request Package contains 1 PIN. PIN 28-25-401-017-0000 (Vol. 033) is an unoccupied commercial building that has been vacant for approximately ten years. It is located at 17250 Palmer Ave. It is the Village's desire to obtain title to this property through the County's No Cash Bid Program so that the property can be redeveloped for commercial purposes or transferred to a private entity for redevelopment as commercial property, returned to the tax rolls and create additional employment opportunities within the Village.

In the event this application is approved, it is the Village's intent to file the necessary documents required to obtain tax-exempt status for the parcel. The Village will continue to maintain tax-exempt status for the parcels as long as the Village continues to own the parcel. Please be advised that the Village does not have any agreements to convey the perfected tax deed for the parcel to any developer, organization or other private party pertaining to the parcel. The Village is not acting on behalf of any third-party requestor. In the event this application is approved, the Village will retain legal counsel in order to obtain the tax deed. It will be the Village's responsibility to bear all legal and other costs that are necessary for its acquisition of the parcel through the tax deed process. The Village understands and agrees that it will need to comply with the reporting requirements of the County's No Cash Bid Ordinance. This will require the Village to submit No Cash Bid Reports on the status of the parcel for the later of either five (5) years or the completion of the development of the parcel.

A motion was made by Commissioner Johnson, seconded by Commissioner Miller, to recommend for approval 21-6131. The motion carried by the following vote:

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

[21-6133](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Richard Hofeld, President, Village of Homewood

Request: Approval of No Cash Bid Request

Location: Village of Homewood

Volume and Property Index Number:
218, 29-32-101-048-0000; 218, 29-32-101-049-0000; 218, 29-32-101-050-0000; 218, 29-32-101-051-0000;
218, 29-32-101-052-0000; 219, 29-33-100-066-0000

Summary: Please accept this request to obtain the following six (6) parcels with unoccupied commercial buildings or vacant land. The Village intends to use these parcels for economic redevelopment. Please note that the parcel numbers above correspond with the parcel numbers in the resolution authorizing participation in the No Cash Bid program approved by the Homewood Village Board. Parcels 1 and 2 identified in that resolution are addressed in a separate submittal. Parcels 3 - 7 above are an unoccupied three-story office building and surrounding parking lots and landscaped areas that the Village intends to redevelop. The structure has been unoccupied for more than 12 years. Parcel 8 above is vacant land adjacent to existing commercial and industrial development. The Village intends to offer the property for development, although no potential developers have been identified at this time.

There are no third-party requestors for any of the parcels. 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 and will maintain this status until the parcels are transferred to a developer. The Village will bear all costs to obtain a tax deed and perform all other legal and related activities associated with this program.

A motion was made by Commissioner Johnson, seconded by Commissioner Miller, to recommend for approval 21-6133. The motion carried by the following vote:

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

[21-6135](#)

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, 22-20-300-004-0000

Summary: 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 recreation, trails, and open space.

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.

A motion was made by Commissioner Johnson, seconded by Commissioner Miller, to recommend for approval 21-6135. The motion carried by the following vote:

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

[21-6136](#)

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, 22-20-419-003-0000

Summary: 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 recreation, trails, and open space.

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.

A motion was made by Commissioner Johnson, seconded by Commissioner Miller, to recommend for approval 21-6136. The motion carried by the following vote:

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

[21-6138](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Christopher Getty, Mayor, Village of Lyons

Request: Approval of No Cash Bid Request

Location: Village of Lyons

Volume and Property Index Number:

073, 18-02-119-004-0000

Summary: This Request Package contains 1 PIN (the “*Subject Property*”). The PIN requested is currently an unoccupied structure situated on a parcel in the Village of Lyons. It is the intent of the Village of Lyons, 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 Subject Property has been vacant for over 5 years, is currently empty and blighted and the Village would like to see the property used as an industrial zoned establishment. The Village intends to market the Subject Property for sale or to lease the property to a potential new occupant.

The Village of Lyons 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 Lyons 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 Lyons 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 one-story commercial building is conveyed to developer, other.

A motion was made by Commissioner Johnson, seconded by Commissioner Miller, to recommend for approval 21-6138. The motion carried by the following vote:

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

[21-6139](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Christopher Getty, Mayor, Village of Lyons

Request: Approval of No Cash Bid Request

Location: Village of Lyons

Volume and Property Index Number:

073, 18-02-313-065-0000

Summary: This Request Package contains 1 PIN (the “*Subject Property*”). The PIN requested is currently an unoccupied structure situated on a parcel in the Village of Lyons. It is the intent of the Village of Lyons, 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 Subject Property has been vacant for over 13 years, is currently empty and blighted and the Village would like to see the property used as an industrial zoned establishment. The Village intends to market the Subject Property for sale or to lease the property to a potential new occupant.

The Village of Lyons 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 Lyons 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 Lyons 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 one-story commercial building is conveyed to developer, other.

A motion was made by Commissioner Johnson, seconded by Commissioner Miller, to recommend for approval 21-6139. The motion carried by the following vote:

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

[21-6141](#)

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:

029, 28-13-414-015-0000; 030, 28-14-403-021-0000; 032, 28-23-202-003-0000, 210, 29-18-318-022-0000

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 following four (4) unoccupied properties: 15854 Western Avenue, Markham, Illinois 60428, Volume 029 Property Index Number 28-13-414-015-0000, Classification 1-00 Vacant Land, Zoned C-2 Community Shopping District; 3264 W. 155th Street, Markham, Illinois 60428, Volume 030 Property Index Number 28-14-403-021-0000, Classification 1-00 Vacant Land, Zoned C-1 Neighborhood Shopping District; 3439 W. 159th Street, Markham, Illinois 60428, Volume 032 Property Index Number 28-23-202-003-0000, Classification 1-00 Vacant Land, Zoned C-1 Neighborhood Shopping District; and, 2317 W. 157th Place, Markham, Illinois 60428, Volume 210 Property Index Number 29-18-318-022-0000, Classification 1-00 Vacant Land, Zoned R-4 Single Family Residential District. The City of Markham will not utilize a third-party requestor for these properties. The City will find a developer that will not only pay the taxes of these properties but will also provide a use for the subject property that will benefit the City of Markham. The zoning class listed for each property index number is the current zoning for that respective property. The City of Markham intends the property to be used as zoned or if a developer proposes a change of zoning, the City of Markham would consider that zoning if the zoning is changed in accordance with the Illinois Municipal Code. In regards to PIN 28-23-202-003-0000, the City of Markham intends to use it as a parking lot for PIN 28-23-202-004-0000, which is next to it. Cook County Land Bank has filed a petition for a tax deed for PIN 28-23-202-004-0000, and has agreed to convey it to the City of Markham once it obtains the tax deed.

The Legal Department of the City of Markham will obtain tax deeds for these properties, and the City of Markham will bear all legal and other costs associated with the acquisition of these properties. The City of Markham will file for tax-exempt status for these properties, and the City of Markham will notify the Cook County Assessor when it conveys these properties so that they can be placed back on the tax roll.

These properties will be used for municipal use and/or maintained by the City of Markham until they are conveyed to a developer. The City of Markham will submit to the Cook County Office of Economic Development, on a form provided by the office, reports on the status of these properties for five years or until development is complete, whichever occurs last, as required by the Cook County No Cash Bid Ordinance.

A motion was made by Commissioner Johnson, seconded by Commissioner Miller, to recommend for approval 21-6141. The motion carried by the following vote:

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

[21-6144](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Hank Kuspa, Mayor, City of Oak Forest

Request: Approval of No Cash Bid Request

Location: City of Oak Forest

Volume and Property Index Number:

025, 28-08-303-012-0000; 031, 28-16-312-021-0000; 031, 28-17-308-046-0000; 031, 28-18-402-045-0000; 031, 28-18-407-024-0000; 031, 28-18-409-019-0000

Summary: This Request Package contains six (6) PINs, which are drainage/detention pond vacant land. These properties have been maintained and used by the City as drainage for surrounding residential areas. Likely due to a drafting error in the past, these properties were never conveyed to the Village.

If the City of Oak Forest were to obtain title to these properties, it will file for tax exempt status for these properties because it will retain these properties for continued use to serve the adjoining residential areas. The area suffers from poor drainage, and the City would be able to reconstruct these properties in a manner to greatly improve the drainage in the areas. This will benefit the surrounding residential property owners. This request does not contain a Third Party Requestor. will bear all legal and other costs associated with acquisition of the parcel. 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.

A motion was made by Commissioner Johnson, seconded by Commissioner Miller, to recommend for approval 21-6144. The motion carried by the following vote:

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

[21-6145](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: John Mahoney, Mayor, Village of Palos Park

Request: Approval of No Cash Bid Request

Location: Village of Palos Park

Volume and Property Index Number:

152, 23-26-403-002-0000

Summary: The Village of Palos Park has targeted a location within the Village that would initially be used for municipal use, with the possibility for redevelopment at a future date. In the interest of the utilizing this property for said purposes, the Village of Palos Park 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 one (1) PIN, which is a vacant land.

The Village had filed suit about eight (8) years ago to have a dilapidated building removed from the property with said building being subsequently removed. If the Village of Palos Park were to obtain title to the property, it will file for tax exempt status for the property, because it will initially retain the property for open space and passive recreation to serve the public, until such time, if any, as the Village of Palos Park conveys the parcel for future redevelopment.

This request does not contain a Third Party Requestor. The Village of Palos Park will bear all legal and other costs associated with acquisition of the parcel. The Village of Palos Park agrees to submit, to the Cook County Bureau of Economic Development, Annual No Cash Bid Reports on the status of the parcel for five (5) years, or until development is complete, whichever occurs last, as required by the Cook County No Cash Bid Ordinance.

A motion was made by Commissioner Johnson, seconded by Commissioner Miller, to recommend for approval 21-6145. The motion carried by the following vote:

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

[21-6146](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Terry Wells, Mayor, Village of Phoenix

Request: Approval of No Cash Bid Request

Location: Village of Phoenix

Volume and Property Index Number:

208; 29-16-100-020-0000; 208, 29-16-100-024-0000; 208, 29-16-100-026-0000; 208, 29-16-100-027-0000;
208, 29-16-100-028-0000; 208, 29-16-103-024-0000; 208, 29-16-105-024-0000; 208, 29-16-105-025-0000;
208, 29-16-105-026-0000; 208, 29-16-105-027-0000; 208, 29-16-107-039-0000; 208, 29-16-107-040-0000;
208, 29-16-107-041-0000; 208, 29-16-109-048-0000; 208, 29-16-109-049-0000; 208, 29-16-109-050-0000;
208, 29-16-110-017-0000; 208, 29-16-110-018-0000; 208, 29-16-110-019-0000; 208, 29-16-110-020-0000;
208, 29-16-110-021-0000; 208, 29-16-113-011-0000; 208, 29-16-113-012-0000; 208, 29-16-113-013-0000;
208, 29-16-113-014-0000; 208, 29-16-113-015-0000; 208, 29-16-113-016-0000; 208, 29-16-113-017-0000;
208, 29-16-113-022-0000; 208, 29-16-114-023-0000; 208, 29-16-114-024-0000; 208, 29-16-114-025-0000;
208, 29-16-120-072-0000; 208; 29-16-120-082-0000; ~~208, 29-16-121-022-0000; 208, 29-16-121-023-0000;~~
~~208, 29-16-121-024-0000; 208, 29-16-121-025-0000;~~ 208, 29-16-124-018-0000; 208, 29-16-124-019-0000;
208, 29-16-124-025-0000; 208, 29-16-124-026-0000; 208, 29-16-124-027-0000; 208, 29-16-124-028-0000;
208, 29-16-124-029-0000; 208, 29-16-124-030-0000; 208, 29-16-127-050-0000; 208, 29-16-127-051-0000;
208, 29-16-127-052-0000; 208, 29-16-127-053-0000; 208, 29-16-127-054-0000; 208, 29-16-127-055-0000;
208, 29-16-127-056-0000; 208, 29-16-127-057-0000

Summary: Please accept this request to obtain the following fifty-four (54) vacant and unimproved parcels. The Village intends to use these parcels for economic redevelopment. 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 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 Johnson, seconded by Commissioner Miller, to recommend for approval as amended in the errata 21-6146. The motion carried by the following vote:

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

[21-6147](#)

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:

071, 12-35-100-012-0000

Summary: The Village of River Grove has targeted a location within the community for municipal use. 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 one (1) PIN, which is a vacant sliver of land adjoining a nearby park. The property has been maintained and used by the Village as a paved thoroughfare, for access to the park and surrounding residential areas. Likely due to a drafting error in the past, the property was never conveyed to the Village. Due to the small width of the property, a home cannot be built at the location. If the Village of River Grove were to obtain title to the property, it will file for tax exempt status for the property because it will retain the property for continued use to serve the adjoining park and residential areas. The area suffers from poor drainage, and the Village would be able to reconstruct the property in a manner to greatly improve the drainage in the area. This will benefit the surrounding residential property owners.

This request does not contain a Third Party Requestor. The Village bear all legal and other costs associated with acquisition of the parcel. 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.

A motion was made by Commissioner Johnson, seconded by Commissioner Miller, to recommend for approval 21-6147. The motion carried by the following vote:

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

[21-6148](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Lawrence L. Jackson, President, Village of Riverdale

Request: Approval of No Cash Bid Request

Location: Village of Riverdale

Volume and Property Index Number:

039, 25-32-401-012-0000; 195, 29-04-207-026-0000; 195, 29-04-207-027-0000; 195, 29-04-207-028-0000; 195, 29-04-207-038-0000; 195, 29-04-314-030-0000; 196, 29-04-415-036-0000; 196, 29-04-415-037-0000; 196, 29-04-415-038-0000; 196, 29-04-431-015-0000; 196, 29-05-202-007-0000; 196, 29-05-203-005-0000; 196, 29-05-203-006-0000; 196, 29-05-203-020-0000; 196, 29-05-401-001-0000; 196, 29-05-401-002-0000; 196, 29-05-401-012-0000; 196, 29-05-401-024-0000; 196, 29-05-413-001-0000; 196, 29-05-413-002-0000; 196, 29-05-413-003-0000; 196, 29-05-413-007-0000; 196, 29-05-413-008-0000

Summary: The permanent index numbers of the parcels requested are: While the Resolution has seventy-nine (79) PINs, this Request Package contains twenty-three (23) PINs (the “*Subject Properties*”); the remaining fifty-six (56) PINs are requested in other packages. The PINs requested are currently vacant land. The Village intends to use the Subject Properties for future economic development and to eliminate blight in order to return the Subject Properties to a beneficial use for the citizens of the Village, eliminate their hindrance to ongoing redevelopment efforts in the areas surrounding the Subject Properties, 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 Properties 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 will maintain tax exempt status until title to the Subject Properties is transferred for redevelopment. The Village has retained legal counsel to obtain the

tax deeds and will bear all legal and other costs associated with the acquisition of the parcels. The Village agrees to submit, to the Cook County Department of Planning and Development, No Cash Bid Annual 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.

A motion was made by Commissioner Johnson, seconded by Commissioner Miller, to recommend for approval 21-6148. The motion carried by the following vote:

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

[21-6154](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: David Pileski, Mayor, Village of Roselle

Request: Approval of No Cash Bid Request

Location: Village of Roselle

Volume and Property Index Number:

187, 07-34-402-018-0000

Summary: This request package contains a total of one (1) PIN. The requested PIN is vacant land which the Village of Roselle intends to use for commercial, residential, tax exempt or other redevelopment. If commercial or residential redevelopment is not viable, the Village intends to beautify the parcel for public use including, but not limited to, additional parkway, flood control, water retention, public utility relocation, additional taxing district or public parking, and other tax-exempt uses.

The Village intends to file for tax exempt status at the appropriate time and will maintain the tax-exempt status until the tax deed is conveyed to a developer. There have been no third-party requests by a developer or organization for the conveyance of the property by the Village if the Village obtains the property through the No-Cash Bid program. The Village will retain the services of legal counsel to obtain the tax deed for the above listed property and will bear all legal and other costs associated with the acquisition of the parcel. The Village shall submit to the Cook County Bureau 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.

A motion was made by Commissioner Johnson, seconded by Commissioner Miller, to recommend for approval 21-6154. The motion carried by the following vote:

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

[21-6155](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Tom Dailly, President, Village of Schaumburg

Request: Approval of No Cash Bid Request

Location: Village of Schaumburg

Volume and Property Index Number:
187, 07-11-304-002-000

Summary: The Village of Schaumburg has targeted a location within the community for municipal use. In the interest of utilizing this property for said purposes, the Village of Schaumburg 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 one (1) PIN, which is a common area in a commercial district, which contains a pond, parks, sidewalks and grass. The parcel was the subject of a lawsuit involving the Village and the Woodfield Business Center in which the Village attempted to quiet title to the Property in the name of the surrounding commercial property owners. The lawsuit has concluded and there has been no change in title to the property. The Village would like to continue to maintain the common area to the benefit of the surrounding commercial property owners, and to do so, it must obtain title to the property. If the Village of Schaumburg were to obtain title to the property, it will file for tax exempt status for the property because it will retain the property to establish a Special Service Area in order to maintain the common areas and serve the surrounding commercial property owners.

This request does not contain a Third Party Requestor. Village will bear all legal and other costs associated with acquisition of the parcel. 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.

A motion was made by Commissioner Johnson, seconded by Commissioner Miller, to recommend for approval 21-6155. The motion carried by the following vote:

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

[21-6156](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Terry L. Matthews, President, Village of South Chicago Heights

Request: Approval of No Cash Bid Request

Location: Village of South Chicago Heights

Volume and Property Index Number:

019, 32-29-406-012-0000; 019, 32-29-406-013-0000; 019, 32-29-413-030-0000; 020, 32-32-106-011-0000; 020, 32-32-106-012-0000; 020, 32-32-205-035-0000; 020, 32-32-205-036-0000; 020, 32-32-205-037-0000; 021, 32-33-201-054-0000; 021, 32-33-201-055-0000; 021, 32-33-201-056-0000; 021, 32-33-201-057-0000; 021, 32-33-201-058-0000; 021, 32-33-201-059-0000; 021, 32-33-201-060-0000; 021, 32-33-201-061-0000; 021, 32-33-201-062-0000

Summary: This Request Package contains seventeen (17) PINs (the "Subject Properties"). PIN 32-29-406-012-0000 is an unoccupied residential structure classified as 2-02, and PIN 32-29-406-013-0000 is classified 2-01 with an unoccupied residential garage. PIN 32-29-413-030-0000 is an unoccupied residential structure classified as 2-02. PIN 32-32-106-011-0000 is classified 2-41 as vacant land, and PIN 32-32-106-012-0000 is an unoccupied residential structure classified as 2-05. PINs 32-32-205-035-0000 and 32-32-205-036-0000 are classified 2-01 with unoccupied residential garage. The Village is in the process of determining the dates the residential structures became unoccupied and will provide that information in the final Request Package. The remainder of the PINs, 32-32-205-037-0000, 32-33-201-054-0000, 32-33-201-055-0000, 32-33-201-056-0000, 32-33-201-057-0000, 32-33-201-058-0000, 32-33-201-059-0000, 32-33-201-060-0000, 32-33-201-061-0000, and 32-33-201-062-0000, are currently vacant land classified 1-00. The Village intends to use the Subject Properties for future economic development and to eliminate blight in order to return the Subject Properties to a beneficial use for the citizens of the Village, eliminate their hindrance to ongoing redevelopment efforts in the areas surrounding the Subject Properties, 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 Properties 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 will maintain tax exempt status until title to the Subject Properties is transferred for redevelopment. The Village has retained legal counsel to obtain the tax deeds and will bear all legal and other costs associated with the acquisition of the parcels. The Village agrees to submit, to the Cook County Department of Planning and Development, No Cash Bid Annual 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.

A motion was made by Commissioner Johnson, seconded by Commissioner Miller, to recommend for approval 21-6156. The motion carried by the following vote:

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

[21-6157](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Don DeGraff, Mayor, Village of South Holland

Request: Approval of No Cash Bid Request

Location: Village of South Holland

Volume and Property Index Number:

201, 29-09-407-003-0000; 202, 29-10-302-001-0000; 202, 29-10-302-002-0000; 202, 29-10-302-003-0000; 202, 29-10-302-004-0000; 213, 29-21-200-060-0000; 214, 29-21-402-018-0000; 215, 29-23-401-063-0000; 215, 29-23-401-070-0000; 215, 29-23-401-072-0000

Summary: Please accept this request to obtain the following ten (10) vacant Parcels: PIN 201, 29-09-407-003-0000 - Unoccupied Commercial Structure, vacant since 2014. PIN 202, 29-10-302-001-0000 - Unoccupied Commercial Structure, vacant since 2014. PIN 202, 29-10-302-002-0000 - Unoccupied Commercial Structure, vacant since 2014. PIN 202, 29-10-302-003-0000 - Unoccupied Commercial Structure, vacant since 2014. PIN 202, 29-10-302-004-0000 - Unoccupied Commercial Structure, vacant since 2014. PIN 213, 29-21-200-060-0000 - Vacant Land. PIN 214, 29-21-402-018-0000 - Unoccupied Commercial Structure, vacant since 6/2021. PIN 215, 29-23-401-063-0000 - Unoccupied Commercial Structure, vacant since 2011. PIN 215, 29-23-401-070-0000 - Unoccupied Commercial Structure, vacant since 2011. PIN 215, 29-23-401-072-0000 - Unoccupied Industrial Structure, vacant since 2/2021.

The Village intends to use these parcels for economic redevelopment. 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 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 Johnson, seconded by Commissioner Miller, to recommend for approval 21-6157. The motion carried by the following vote:

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

[21-6159](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Jeff Walik, President, Village of Stickney

Request: Approval of No Cash Bid Request

Location: Village of Stickney

Volume and Property Index Number:

188, 19-06-205-058-0000; 188, 19-06-205-060-0000; 188, 19-06-205-061-0000

Summary: The Village is interested in acquiring the following three (3) parcels, collectively referred to herein as the “Properties”. PIN 19-06-205-058-0000 is a one story 5-17 commercial structure that has been unoccupied since about 2011. PIN 19-06-205-060-0000 is a one story 5-17 commercial structure that has been unoccupied since about 2011. PIN 19-06-205-061-0000 is a one story 5-17 commercial structure that has been unoccupied since about 2011. The Village intends to use these Properties to solicit proposals for the redevelopment of the Properties, which will include the rehabilitation and/or redevelopment of taxable improvements on the Properties.

The Village also intends to do the following: File for tax-exempt status on these Properties if the Properties are used for municipal purposes or until the tax deed is conveyed to a developer for redevelopment purposes; Manage the Properties after acquisition; Publicly market and dispose of the Properties in a public and transparent manner consistent with all applicable state and local laws; Hire legal counsel to assist with obtaining the tax deeds for the Properties; Bear all costs associated with acquiring the Properties, including legal fees; and File with the Cook County Bureau of Economic Development No-Cash Bid Reports reporting the status of the Properties for five (5) years or until the development is complete, whichever occurs last. There is no third-party requestor related to these Properties.

A motion was made by Commissioner Johnson, seconded by Commissioner Miller, to recommend for approval 21-6159. The motion carried by the following vote:

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

[21-6160](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Beniamino Mazzulla, Mayor, Village of Stone Park

Request: Approval of No Cash Bid Request

Location: Village of Stone Park

Volume and Property Index Number:

155, 15-04-103-033-0000; 155, 15-04-301-018-0000; 155, 15-04-301-019-0000; 155, 15-04-301-020-0000;
155, 15-04-301-021-0000

Summary: The Board hereby requests No Cash Bids for five parcels pursuant to the Cook County No Cash Bid Ordinance (Cook County Ordinance § 74-42). This Request Package contains the following five (5) Property Index Numbers (“PINs”) listed in Village of Stone Park Ordinance No. 21-19 (the remaining four (4) PINs will be included in separate Request Packages): Upon acquisition, the Board intends to use each PIN as listed in the chart below: PIN 155, 15-04-103-033-0000 Parcel’s Current Use - Vacant land (Class 1-00) Board’s Intended Use -Vacant land to be used as public space in a residential area. PIN 155, 15-04-301-018-0000 Parcel’s Current Use - Vacant land (Class 5-90) also part of Addison Creek Board’s Intended Use -Vacant land to be used as public space in a residential and commercial area. PIN 155, 15-04-301-019-0000 Parcel’s Current Use - Vacant land (Class 5-90) also part of Addison Creek Board’s Intended Use - Vacant land to be used as public space in a residential and commercial area. PIN 155, 15-04-301-020-0000 Parcel’s Current Use - Vacant land (Class 5-90) also part of Addison Creek Board’s Intended Use - Vacant land to be used as public space in a residential and commercial area. PIN 155, 15-04-301-021-0000 Parcel’s Current Use - Vacant land (Class 5-90) also part of Addison Creek Board’s Intended Use - Vacant land to be used as public space in a residential and commercial area.

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

A motion was made by Commissioner Johnson, seconded by Commissioner Miller, to recommend for approval 21-6160. The motion carried by the following vote:

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

[21-6162](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Mary Werner, President, Village of Worth

Request: Approval of No Cash Bid Request

Location: Village of Worth

Volume and Property Index Number:

152, 23-24-211-027-0000; 152, 23-24-211-028-0000; 245, 24-18-303-006-0000; 246, 24-19-209-034-0000; 246, 24-19-410-017-0000

Summary: On behalf of the Village, please find enclosed the Village of Worth's no-cash bid request package for the 2021-2022 No Cash Bid Program for five (5) PINs, as follows: The Village has retained legal counsel to obtain tax deeds to the above-noted parcels and will bear all legal and other costs associated with the acquisition of these parcels. As detailed hereinbelow, the Village anticipates marketing the properties for private redevelopment in the event it is able to obtain tax deed(s) but has not yet fielded any third-party requests or otherwise identified a specific investor or third party to whom the Village presently plans to deed any particular parcel. There have not been any third-party requests made to the Village to acquire any of the above-properties. The Village will submit to the Cook County Planning and Development Department no-cash bid reports on the status of each parcel until the later of five years or the completion of redevelopment.

PINs 23-24-211-027-0000 and 23-24-211-028-0000, collectively comprise the property commonly known as 11318 S. Harlem Avenue, Worth, Illinois 60482. The property is now vacant land following a devastating fire around 2012 that destroyed a Chinese restaurant formerly situated on the property. The property no longer features any vertical improvements, but is paved. The property would be ideally suited for redevelopment either as an off-street surface parking lot serving the adjacent commercial strip mall to the north with just minimal investment for grading and paving improvements or with the construction of a new commercial structure. Either outcome would enhance the surrounding commercial district and either directly or indirectly offer local jobs and a boost to the Village's sales and property tax bases by increasing accessibility to the existing neighboring businesses or through redevelopment by a third-party developer or end-user for commercial use. The Village has no liens on the property. If a tax deed were to issue to the Village, the Village would seek a property tax exemption to minimize its holding costs while marketing the property to private third-party prospective purchasers for commercial redevelopment of the property. The Village anticipates interest from neighboring businesses looking to increase off-street parking for customers and employees.

PIN 24-18-303-006-0000, commonly known as 7137 W. 109th Place, Worth, Illinois 60482, features an unoccupied residential structure. The owner of the property (John K. Williams) is deceased and the single-family home on the property has been continuously vacant since December, 2018. The Village has recorded several liens against this property in an attempt to recover its lawn expenditures. The structure is dilapidated and will require extensive renovation or demolition by a future owner. If a tax deed were to issue to the Village, the Village would seek a property tax exemption to minimize its holding costs while simultaneously working diligently to identify a prospective private buyer for residential redevelopment of

the property, either via demolition of the existing structure and construction of a new single-family home, or through extensive rehabilitation of the existing structure. The Village would benefit from the redevelopment of this property both by no longer expending scarce public resources to maintain the exterior elements and landscaping of the property and by helping to prevent the spread of blight throughout the property's host neighborhood.

PIN 24-19-209-034-0000, commonly known as 6437 W. 111th Street, Worth, Illinois 60482, features an unoccupied commercial structure. Formerly the home of a rug cleaning business, this commercial structure has been continuously unoccupied for seven years, since October, 2015. The structure is boarded up and suffers from deferred maintenance. The Village has recorded liens against the property for years of water/sewer service arrears and lawn maintenance. Off-street parking serving existing businesses in the vicinity of the property is scarce, so the Village believes that this property would be attractive to one of the neighboring businesses as a candidate for potential teardown and replacement with a parking lot. If a tax deed were to issue to the Village, the Village would seek a property tax exemption to minimize its holding costs while simultaneously working diligently to identify a prospective private buyer for commercial redevelopment of the property. The Village anticipates interest from neighboring businesses seeking a means of boosting off-street parking options for prospective customers. Eliminating the dilapidated, long-vacant building would substantially benefit the commercial strip on which it is situated by improving neighborhood aesthetics and either generating additional customer traffic to the area or by offering parking for patrons or prospective patrons of nearby businesses.

PIN 24-19-410-017-0000 is commonly known as 11526 S. Ridgeland Avenue, Worth, Illinois 60482. The property is improved with a commercial structure that is believed to be unoccupied, though the premises may be used for storage of landscaping equipment for a landscaping business that maintains signage on the property. The property is adjacent to Interstate 294 and features a billboard erected on the property. On information and belief, the billboard generates income for the property owner. The business nominally on site has not obtained a required business license from the Village for the past seven years. The Village will endeavor to better identify the present state of activity or lack thereof on the property in connection with its no-cash bid request package. The property is presently owned by Wasim Ali Aburab, but is subject to a pending mortgage foreclosure action by former owner Ronald B. Vander Velde (Case No. 2020 CH 05659, still pending in the Circuit Court of Cook County). The property is the lone commercially-zoned property in a sea of residential use. If the Village were to obtain a tax deed to this property, the Village would rezone the property for residential use to better align with existing uses in the neighborhood seek a property tax exemption to minimize its holding costs, and attempt to sell the residentially-zoned parcel to a prospective purchaser. Due to the location of the property immediately adjacent to I-94, together with its small size and irregular shape, the Village believes that the pool of prospective purchasers may be small. The Village would approach the neighboring property owners to determine if they would be interested in purchasing the property to expand their yard and consolidate their real estate holdings. Alternatively, the Village would consider retaining ownership of the parcel and seeking a municipal use for the premises, potentially to include open space, a pocket park for the neighborhood, or a municipal use compatible with the residential surroundings.

A motion was made by Commissioner Johnson, seconded by Commissioner Miller, to

recommend for approval 21-6162. The motion carried by the following vote:

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

[21-6119](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Fitzgerald Roberts, Mayor, Village of Dixmoor

Request: Approval of No Cash Bid Request

Location: Village of Dixmoor

Volume and Property Index Number:

197, 29-06-407-010-0000; 197, 29-06-407-019-0000; 197, 29-06-422-021-0000; 197, 29-06-422-022-0000; 197, 29-06-422-023-0000; 197, 29-06-422-024-0000; 197, 29-06-422-025-0000; 197, 29-06-422-045-0000; 197, 29-06-422-046-0000; 197, 29-06-422-047-0000; 197, 29-07-127-049-0000; ~~197~~198, 29-07-204-005-0000; ~~197~~198, 29-07-204-006-0000; ~~197~~198, 29-07-204-007-0000; ~~197~~198, 29-07-204-008-0000; ~~197~~198, 29-07-204-009-0000; ~~197~~198, 29-07-205-042-0000

Summary: This request package contains 17 PINs. The intended use of the eleven (11) PINS labeled residential vacant land will be used for the purpose of developing new affordable housing in the Village. The intended use of the five (5) PINs labeled commercial vacant land will be used to attract new commercial development projects. The intended use of the last the PIN will be used to regain control of the Village Recreation Center, which is currently occupied.

Please note that the Village of Dixmoor will file for tax exempt status on all above parcels/PINs. The above PINs will be used for municipal use or maintained until the tax deed(s) are conveyed to a developer. The Village of Dixmoor is requesting the previously mentioned 17 PINs which have no third party requestor for the current No Cash Bid Program. The Village of Dixmoor will retain legal counsel in order to obtain the tax deeds and bear all legal and other cost assisted with the acquisition of the parcels. The Village of Dixmoor agrees to submit to the Cook County Bureau of Economic Development, No Cash Bid reports on the status of each parcel for 5 years or until development is complete, or whichever occurs last, as required by the Cook County No Cash Bid Ordinance.

A motion was made by Commissioner Johnson, seconded by Commissioner Miller, to recommend for approval as amended in the errata 21-6119. The motion carried by the following vote:

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

[21-6117](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Michael J. Garvey, President, Village of Brookfield

Request: Approval of No Cash Bid Request

Location: Village of Brookfield

Volume and Property Index Number:

~~075074~~, 18-03-104-045-0000; 172, 15-27-419-042-0000; 172, 15-27-419-043-0000

Summary: This Request Package contains three (3) PIN's. PIN 18-03-104-045-0000 is referred to herein as "Property 1." PIN's 15-27-419-042-0000 and 15-27-419-043-0000 are collectively referred to as "Property 2." Property 1 is located at 9400 Ogden Avenue in the Village of Brookfield. Property 1 is improved with a single-story commercial structure used as part of an automobile repair and body shop operating as Fox Auto Repair and Tire Shop. It is unknown if the property is owner or tenant occupied, and the current ownership is under further investigation. If acquired through the No-Cash Bid Program, the current occupant will be evicted from the part of the structure subject to the No-Cash Bid. The Village seeks to acquire and hold Property 1 for redevelopment pending a future proposal by a yet-to-be-determined developer for commercial use of the Property or public parking as recommended in the Energize Ogden Corridor Plan and the Village's Comprehensive Plan. Acquisition of Property 1 through the Cook County No-Cash Bid Program will benefit the Village by potential redevelopment of a commercial, tax-generating use of Property 1. Commercial development of Property 1 will benefit the Village by increasing the Village's property and sales tax base and by offering additional employment opportunities to local residents. If the Village is successful in acquiring Property 1 through the No-Cash Bid Program, it will file for tax exempt status and will maintain Property 1 as tax exempt until such time as it is conveyed to a third party for redevelopment.

Property 2 is located at 9100 31st Street in the Village of Brookfield. Property 2 is improved with a single-story commercial structure used as an automobile repair and body shop operating as FJS Automotive. Property 2 does not have a current business license and is delinquent in payment of its water bill. It is unknown if the property is occupied, and the current ownership and/or tenancy is under further investigation. If acquired through the No-Cash Bid Program, the current occupant, if any, will be evicted from the structure. The Village seeks to acquire and hold Property 2 for redevelopment pending a future proposal by a yet-to-be-determined developer for commercial use of Property 2. Acquisition of Property 2 through the Cook County No-Cash Bid Program will benefit the Village by potential redevelopment of a commercial, tax-generating use of Property 2 and will remove blight and property maintenance violations. Commercial development of Property 2 will benefit the Village by increasing the Village's property and sales tax base and by offering additional employment opportunities to local residents. If the Village is successful in acquiring Property 2 through the No-Cash Bid Program, it will file for tax exempt status and will maintain Property 2 as tax exempt until such time as it is conveyed to a third party for redevelopment.

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, Property 1 or Property 2 to such a developer, organization, or private party. The Village will bear all legal and other costs associated with the acquisition of these parcels. The Village agrees to submit an annual report on the status of these parcels 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, 69 West Washington Street, Suite 2900, Chicago, Illinois 60602. Enclosed please find the Ordinance passed by the Village formally requesting that a no-cash bid be made for Property 1 and Property 2. Although the Ordinance and affidavit certifying the Village's request for no-cash bid acquisition of these parcels reference five (5) separate parcels of land, only PIN's 18-03-104-045-000, 15-27-419-042-0000, and 15-27-419-043-0000 are included in this Request Package.

A motion was made by Commissioner Johnson, seconded by Commissioner Miller, to recommend for approval as amended in the errata 21-6117. The motion carried by the following vote:

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

[21-6118](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Michael J. Garvey, President, Village of Brookfield

Request: Approval of No Cash Bid Request

Location: Village of Brookfield

Volume and Property Index Number:
075, 18-03-214-030-0000

Summary: The Property is located at 8834 Ogden Avenue in the Village of Brookfield. The Property is improved with a single-story commercial structure used as part of a retail facility selling custom countertops operating as the Marble Place. It is believed that the property is owner-occupied; however the current ownership is under further investigation. If acquired through the No-Cash Bid Program, the current occupant will be evicted from the structure. The Village seeks to acquire and hold the Property for redevelopment pending a future proposal by a yet-to-be-determined developer for commercial use of the Property. Acquisition of the Property through the Cook County No-Cash Bid Program will benefit the Village by potential redevelopment of a commercial, tax-generating use of Property. Commercial development of the Property will benefit the Village by increasing the Village's property and sales tax base and by offering additional employment opportunities to local residents.

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 tax exempt until such time as it is conveyed to a third party for redevelopment. 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 a developer, organization, or private party. The Village authorizes and directs the Village attorneys to obtain the tax deed to the 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, 69 West Washington Street, Suite 2900, Chicago, Illinois 60602. Enclosed please find the Ordinance passed by the Village formally requesting that a no-cash bid be made for the Property. Although the Ordinance and affidavit certifying the Village's request for no-cash bid acquisition of this parcel reference two other parcels of land, only PIN 18-03-214-030-000 is included in this Request Package.

A motion was made by Commissioner Johnson, seconded by Commissioner Miller, to recommend for approval 21-6118. The motion carried by the following vote:

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

[21-6132](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Vernard L. Alsberry, Jr., President, Village of Hazel Crest

Request: Approval of No Cash Bid Request

Location: Village of Hazel Crest

Volume and Property Index Number:

217, 29-30-223-013-0000

Summary: This Request Package contains 1 PIN. PIN 29-30-223-013-0000 (Vol. 217) is an owner-occupied fast-food restaurant. It is located at 17031 Dixie Highway. It is the Village's desire to obtain title to this property through the County's No Cash Bid Program so that the property can be redeveloped for commercial purposes or transferred to a private entity for redevelopment as commercial property, returned to the tax rolls and create additional employment opportunities within the Village. The Village plans to shop the area to developers. Nothing has been finalized, but we could assist the business to relocate to another location of the village, or it is possible to work a deal for the business to remain in the current area.

In the event this application is approved, it is the Village's intent to file the necessary documents required to obtain tax-exempt status for the parcel. The Village will continue to maintain tax-exempt status for the parcel as long as the Village continues to own the parcel. Please be advised that the Village does not have any agreements to convey the perfected tax deed for the parcel to any developer, organization or other private party pertaining to this parcel. The Village is not acting on behalf of any third-party requestor. In the event this application is approved, the Village will retain legal counsel in order to obtain the tax deed. It will be the Village's responsibility to bear all legal and other costs that are necessary for its acquisition of the parcel through the tax deed process. The Village understands and agrees that it will need to comply with the reporting requirements of the County's No Cash Bid Ordinance. This will require the Village to submit No Cash Bid Reports on the status of the parcel for the later of either five (5) years or the completion of the development of the parcel.

A motion was made by Commissioner Johnson, seconded by Commissioner Miller, to recommend for approval 21-6132. The motion carried by the following vote:

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

[21-6134](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Richard Hofeld, President, Village of Homewood

Request: Approval of No Cash Bid Request

Location: Village of Homewood

Volume and Property Index Number:

178, 31-01-100-012-0000; 178, 31-01-115-001-0000

Summary: Please accept this request to obtain the following two (2) parcels with partially occupied commercial buildings. The Village intends to use these parcels for economic redevelopment. Parcel 1 above is approximately twenty-five percent (25%) occupied by a tenant, Big Lots, with the remainder of the building (a former Brunswick Zone bowling alley) being unoccupied since January 2015. Big Lots has announced its intention to relocate within the next year. The building has significant code violations. The Village intends to demolish the existing building and redevelop the property. Parcel 2 above is a nine-unit single-story commercial building that has been approximately fifty percent (50%) unoccupied for at least the past five years. The only long term tenant is a Great American Bagel restaurant. Besides Great American Bagel, current tenants are a State Farm insurance agent, the Golden Needle Cleaners, and the Signature Salon. There has been substantial turnover of tenants in the storefronts over the past five years with at least four of the nine spaces being unoccupied at any given time. The Village intends

accommodate existing tenants wherever possible while rehabilitating and redeveloping the property.

There are no third-party requestors for either parcel. Please note that the other parcels identified in the resolution authorizing participation in the No Cash Bid program approved by the Homewood Village Board are addressed in a separate submittal. 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 and will maintain this status until the parcels are transferred to a developer. The Village will bear all costs to obtain a tax deed and perform all other legal and related activities associated with this program.

A motion was made by Commissioner Johnson, seconded by Commissioner Miller, to recommend for approval 21-6134. The motion carried by the following vote:

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

[21-6142](#)

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:

030, 28-14-428-042-0000

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 following occupied property: 15859 Homan Avenue, Markham, Illinois 60428, Volume 030 Property Index Number 28-14-428-042-0000, Classification 5-17 One-Story Commercial Building, Zoned C-1 Neighborhood Shopping District. Although according to the Cook County Assessor, the address for Volume 030 Property Index Number 28-14-428-042-0000 is 15859 Homan Avenue, Markham, Illinois 60428, that is not the actual address of the two structures on it. In specific, the structure behind the one facing 159th Street has the address of 15857 Holman Avenue, Markham, Illinois 60428, and it is occupied. The other structure facing 159th Street has three commercial units in it with the following addresses and occupants: (1) 3348 W. 159th Street, Markham, Illinois 60428 with occupant Osso Affordable Insurance, (2) 3350 W. 159th Street, Markham, Illinois 60428 with occupant Rae's The Bar and (3) 3352 W. 159th Street, Markham, Illinois 60428 with the occupant KVT Tax. The City of Markham will not utilize a third-party requestor for this property. If the City does obtain a tax deed, all of the tenants will be

provided with a 30-day notice in accordance with the 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 this property but will also provide a use that will benefit the City of Markham. The zoning class listed is the current zoning for the property. The City of Markham intends the property to be used as zoned or if a developer proposes a change of zoning, the City of Markham would consider that zoning if the zoning is changed in accordance with the Illinois Municipal Code.

The Legal Department of the City of Markham will obtain a tax deed for this property, and the City of Markham will bear all legal and other costs associated with the acquisition of it. The City of Markham will file for tax-exempt status for this property, and the City of Markham will notify the Cook County Assessor when it conveys this property so that it can be placed back on the tax roll. The property will be used for municipal use and/or maintained by the City of Markham until it is conveyed to a developer. The City of Markham will submit to the Cook County Office of Economic Development, on a form provided by the office, reports on the status of this property for five years or until development is complete, whichever occurs last, as required by the Cook County No Cash Bid Ordinance.

A motion was made by Commissioner Johnson, seconded by Commissioner Miller, to recommend for approval 21-6142. The motion carried by the following vote:

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

[21-6151](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Lawrence L. Jackson, President, Village of Riverdale

Request: Approval of No Cash Bid Request

Location: Village of Riverdale

Volume and Property Index Number:

039, 25-33-327-028-0000; 039, 25-33-327-031-0000; 039, 25-33-327-029-0000; 039, 25-33-327-032-0000; 039, 25-33-327-030-0000; 039, 25-33-327-033-0000

Summary: The permanent index numbers of the parcels requested are: While the Resolution has eleven (11) PINs, this Request Package contains six (6) PINs (the “*Subject Properties*”); the remaining five (5) PINs are requested in other packages. PIN 25-33-327-028-0000 is currently an unoccupied commercial structure, which has been unoccupied since 2008. PINs 25-33-327-029-0000 and 25-33-327-030-0000 are

currently vacant land classified as 5-90 commercial minor improvement and are used for parking. PINs 25-33-327-031-0000 and 25-33-327-032-0000 are currently a tenant-occupied commercial structure, which is used to operate a grocery store business. PIN 25-33-327-033-0000 is currently a commercial structure, which is partially occupied by two (2) tenants, Mama's Coin Laundromat, Inc. and Winfall Cafe, and used to operate self-service laundry and video gaming cafe businesses; the remaining portions of the commercial structure have been unoccupied since 2014 and 2019. The Village intends to use the Subject Properties for future economic development and to eliminate blight in order to return the Subject Properties to a beneficial use for the citizens of the Village, eliminate their hindrance to ongoing redevelopment efforts in the area surrounding the Subject Properties, 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 Properties 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 will maintain tax exempt status until title to the Subject Properties is transferred for redevelopment. The Village has retained legal counsel to obtain the tax deed(s) and will bear all legal and other costs associated with the acquisition of the parcels. The Village agrees to submit, to the Cook County Department of Planning and Development, No Cash Bid Annual 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.

A motion was made by Commissioner Johnson, seconded by Commissioner Miller, to recommend for approval 21-6151. The motion carried by the following vote:

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

[21-6152](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Lawrence L. Jackson, President, Village of Riverdale

Request: Approval of No Cash Bid Request

Location: Village of Riverdale

Volume and Property Index Number:
196, 29-05-203-011-0000; 196, 29-05-203-018-0000

Summary: The permanent index numbers of the parcels requested are: While the Resolution has eleven (11) PINs, this Request Package contains two (2) PINs (the “*Subject Properties*”); the remaining nine (9) PINs are requested in other packages. The PINs requested in this Request Package are currently tenant-occupied industrial structures, which are occupied by American Transloading Services, Inc. and used to operate a freight handling and warehousing business. The Village intends to use the Subject Properties for future economic development and to eliminate blight in order to return the Subject Properties to a beneficial use for the citizens of the Village, eliminate their hindrance to ongoing redevelopment efforts in the area surrounding the Subject Properties, 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 Properties 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 will maintain tax exempt status until title to the Subject Properties is transferred for redevelopment. The Village has retained legal counsel to obtain the tax deed(s) and will bear all legal and other costs associated with the acquisition of the parcels. The Village agrees to submit, to the Cook County Department of Planning and Development, No Cash Bid Annual 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.

A motion was made by Commissioner Johnson, seconded by Commissioner Miller, to recommend for approval 21-6152. The motion carried by the following vote:

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

[21-6153](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Lawrence L. Jackson, President, Village of Riverdale

Request: Approval of No Cash Bid Request

Location: Village of Riverdale

Volume and Property Index Number:

039, 25-32-401-020-0000; 039, 25-32-402-039-0000; 039, 25-32-402-040-0000

Summary: The permanent index numbers of the parcels requested are: While the Resolution has eleven (11) PINs, this Request Package contains three (3) PINs (the “*Subject Properties*”); the remaining eight

(8) PINs are requested in other packages. PIN 25-32-401-020-0000 is currently vacant land classified as 5-80 industrial minor improvement and is used for salt storage by the owner, Chicago Salt Company, Inc. PINs 25-32-402-039-0000 and 25-32-402-040-0000 are owner-occupied industrial structures, which are occupied by Chicago Salt Company, Inc. and used for salt storage. The Village intends to use the Subject Properties for future economic development and to eliminate blight in order to return the Subject Properties to a beneficial use for the citizens of the Village, eliminate their hindrance to ongoing redevelopment efforts in the area surrounding the Subject Properties, 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 Properties 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 will maintain tax exempt status until title to the Subject Properties is transferred for redevelopment. The Village has retained legal counsel to obtain the tax deed(s) and will bear all legal and other costs associated with the acquisition of the parcels. The Village agrees to submit, to the Cook County Department of Planning and Development, No Cash Bid Annual 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.

A motion was made by Commissioner Johnson, seconded by Commissioner Miller, to recommend for approval 21-6153. The motion carried by the following vote:

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

[21-6161](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Beniamino Mazzulla, Mayor, Village of Stone Park

Request: Approval of No Cash Bid Request

Location: Village of Stone Park

Volume and Property Index Number:

156, 15-05-404-043-0000; 156, 15-05-404-044-0000; 156, 15-05-404-045-0000

Summary: The Board hereby requests No Cash Bids for three (3) parcels pursuant to the Cook County No Cash Bid Ordinance (Cook County Code of Ordinances § 74-42). This Request Package contains the following three (3) Property Index Number ("PIN") listed in Village of Stone Park Ordinance No. 21-19 ("Ordinance"). The Village's Ordinance requested No Cash Bids for nine (9) parcels. On October 7,

2021, the Board submitted a Request Package containing five (5) parcels listed on the Ordinance: PINs 15-04-103-033-0000, 15-04-301-018-0000, 15-04-301-019-0000, 15-04-301-020-0000, and 15-04-301-021-0000. This Request Package seeks the three parcels listed in the chart above. The Village hereby withdraws its bid for PIN 15-05-217-033-0000. Thus, the Village has accounted for all nine (9) parcels listed in the Ordinance. Upon acquisition, the Board intends to use each PIN as listed in the chart below: PIN 156, 15-05-404-043-0000 Parcel's Current Use - Parking for One-story non-fireproof public garage (Class 5-22) Board's Intended Use - Municipal parking. PIN 156, 15-05-404-044-0000 Parcel's Current Use - One-story non-fireproof public garage (Class 5-22) Board's Intended Use - Municipal storage. PIN 156, 15-05-404-045-0000 Parcel's Current Use - One-story non-fireproof public garage (Class 5-22) Board's Intended Use - Municipal storage.

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

A motion was made by Commissioner Johnson, seconded by Commissioner Miller, to recommend for approval 21-6161. The motion carried by the following vote:

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

[21-6149](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Lawrence L. Jackson, President, Village of Riverdale

Request: Approval of No Cash Bid Request

Location: Village of Riverdale

Volume and Property Index Number:

195, 29-04-207-035-0000; 195, 29-04-207-036-0000; 195, 29-04-223-017-0000; 195, 29-04-235-017-0000; 195, 29-04-314-031-0000; 196, 29-04-407-021-0000; 196, 29-04-407-034-0000; 196, 29-04-408-036-0000; 196, 29-04-415-034-0000; 196, 29-04-415-035-0000; 196, 29-04-431-016-0000; 196, 29-04-431-025-0000; 196, 29-05-200-019-0000; 196, 29-05-200-024-0000; 196, 29-05-201-007-0000; 196, 29-05-201-008-0000; 196, 29-05-401-003-0000; 196, 29-05-401-004-0000; 196, 29-05-401-006-0000; 196, 29-05-401-008-0000;

196, 29-05-401-010-0000; 196, 29-05-401-011-0000; 196, 29-05-401-017-0000; 196, 29-05-401-021-0000; 196, 29-05-401-022-0000; 196, 29-05-401-023-0000; 196, 29-05-413-004-0000; 196, 29-05-413-005-0000; 196, 29-05-413-006-0000

Summary: The permanent index numbers of the parcels requested are: While the Resolution has seventy-nine (79) PINs, this Request Package contains twenty-nine (29) PINs (the “*Subject Properties*”); the remaining fifty (50) PINs are requested in other packages. The PINs requested are currently commercial or industrial structures. The Village is in the process of determining occupancy for the structures and will provide that information in the final Request Package. The Village intends to use the Subject Properties for future economic development and to eliminate blight in order to return the Subject Properties to a beneficial use for the citizens of the Village, eliminate their hindrance to ongoing redevelopment efforts in the area surrounding the Subject Properties, 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 Properties 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 will maintain tax exempt status until title to the Subject Properties is transferred for redevelopment. The Village has retained legal counsel to obtain the tax deed(s) and will bear all legal and other costs associated with the acquisition of the parcels. The Village agrees to submit, to the Cook County Department of Planning and Development, No Cash Bid Annual 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.

A motion was made by Commissioner Johnson, seconded by Commissioner Miller, to recommend for deferral 21-6149. The motion carried by the following vote:

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

[21-6137](#)

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, 22-20-419-004-0000

Summary: This Request Package contains 1 PIN (the “Subject Property”). The PIN requested is currently a part occupied/part non-occupied structure parcel of property 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 contains a mixed-use structure. To the best of the Village’s knowledge as of today’s date, the commercial part of the structure is tenant occupied and the residential part of the structure is vacant unoccupied. The Village intends to discontinue any leases on the Subject Property and market the Subject Property for economic development.

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 to maintain until title is transferred to a new owner.

A motion was made by Commissioner Johnson, seconded by Commissioner Miller, to recommend for approval 21-6137. The motion carried by the following vote:

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

[21-6143](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Jeffery Sherwin, Mayor, City of Northlake

Request: Approval of No Cash Bid Request

Location: City of Northlake

Volume and Property Index Number:

071, 12-32-320-003-0000; 071, 12-32-320-004-0000

Summary: This Request Package contains 2 PINs (the “*Subject Property*”). The PINs requested currently contain a Semi-occupied commercial structure and adjacent land parking area on a parcel in the City of Northlake (“*City*”). It is the intent of the City, as part of its overall economic development

strategy, to acquire the Subject Property and return it to a beneficial use for the citizens of the City. The subject property is a 3-unit commercial strip center with one unoccupied unit, and two units occupied by a restaurant and a computer school. The vacant unit formerly housed a beauty shop. The current owner, who is the operator of the restaurant, is collecting rent but not paying taxes. The City will negotiate a fair market rate rent for the restaurant business. If agreement on an equitable rental rate cannot be achieved, the City will seek a new tenant for that space. The City would assume ownership of the property, collect the rents and pay the taxes. Long range plans for the property would be to either sell the property so the new owner would manage the property properly and have it fully rented and pay taxes, or to redevelop or improve the property to a higher and better use.

The City has retained legal counsel in order to obtain the tax deed and will bear all costs associated with the acquisition of the parcel. In accordance with the requirements of the Cook County No Cash Bid Ordinance, the City will submit to the Cook County Office of Economic Development a No Cash Bid Report on the status of each parcel for five years or until development is complete, whichever comes last. In accordance with the requirements of the Cook County No Cash Bid Program, the City hereby certifies that it does not have an identified third party requestor associated with the filing of this application and will accordingly take the necessary steps to have the Subject Property declared tax exempt for municipal use and will submit to the Cook County Board of Review a Real Estate Exemption Complaint for tax exempt status to be maintained until title is transferred to a developer or new owner.

A motion was made by Commissioner Johnson, seconded by Commissioner Miller, to recommend for approval 21-6143. The motion carried by the following vote:

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

[21-6140](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Christopher Getty, Mayor, Village of Lyons

Request: Approval of No Cash Bid Request

Location: Village of Lyons

Volume and Property Index Number:
073, 18-02-308-007-0000

Summary: This Request Package contains 1 PIN (the “*Subject Property*”). The PIN requested is currently an occupied structure situated on a parcel in the Village of Lyons. It is the intent of the Village of Lyons, 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 Subject Property is currently owner occupied with an automotive repair shop. The Village plans to negotiate a fair market rate rent for the automotive repair business. The Village would assume ownership of the property, collect the rent and pay the taxes. If agreement on an equitable rental rate cannot be achieved, the Village will seek a new tenant for that space or market the property for sale. Long range plans for the property would be to either sell the property or to redevelop or improve the property to a higher and better use.

The Village of Lyons 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 Lyons 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 Lyons 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 one-story commercial building is conveyed to developer, other.

A motion was made by Commissioner Johnson, seconded by Commissioner Miller, to recommend for approval 21-6140. The motion carried by the following vote:

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

[21-6158](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Don DeGraff, Mayor, Village of South Holland

Request: Approval of No Cash Bid Request

Location: Village of South Holland

Volume and Property Index Number:

208, 29-16-205-164-0000; 208, 29-16-205-166-0000; 208, 29-16-205-167-0000; 208, 29-16-317-010-0000; 208, 29-16-317-026-0000; 214, 29-21-402-045-0000; 214, 29-22-301-005-0000; 215, 29-23-401-073-0000; 215, 29-23-401-074-0000; 216, 29-27-103-029-0000

Summary: Please accept this request to obtain the following twenty (10) parcels with occupied structures: PIN 208, 29-16-205-164-0000 - Occupied Industrial Structure | Tenant | Truck Repair. PIN 208, 29-16-205-166-0000 - Occupied Industrial Structure | Tenant | Auto Repair/Sales. PIN 208, 29-16-205-167-0000 - Occupied Industrial Structure | Tenant | Auto Repair. PIN 208, 29-16-317-010-0000

- Occupied Industrial Structure | Owner | Printing Business. PIN 208, 29-16-317-026-0000 - Occupied Industrial Structure | Owner | Printing Business. PIN 214, 29-21-402-045-0000 - Occupied Commercial Structure | Owner | Financial Advisor. PIN 214, 29-22-301-005-0000 - Occupied Industrial Structure | Owner | Window Installer. PIN 215, 29-23-401-073-0000 - Occupied Industrial Structure | Tenant | Auto Repair. PIN 215, 29-23-401-074-0000 - Occupied Industrial Structure | Owner | Storage Facility. PIN 216, 29-27-103-029-0000 - Occupied Commercial Structure | Owner | Auto Repair. The Village intends to use these parcels for economic redevelopment. There are no third-party requestors. The Village also stands ready to assist occupants find new locations within the Village of South Holland or neighboring communities.

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 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 Johnson, seconded by Commissioner Miller, to recommend for approval as amended in the errata 21-6158. The motion carried by the following vote:

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

[21-6150](#)

Presented by: DEBORAH SIMS, County Commissioner

PROPOSED NO CASH BID REQUEST

Requestor: Lawrence L. Jackson, President, Village of Riverdale

Request: Approval of No Cash Bid Request

Location: Village of Riverdale

Volume and Property Index Number:

039, 25-33-328-073-0000; 039, 25-33-331-008-0000; 039, 25-33-331-023-0000; 195, 29-04-202-014-0000; 195, 29-04-212-001-0000; 195, 29-04-212-002-0000; 195, 29-04-308-055-0000; 195, 29-04-310-041-0000; 196, 29-04-408-031-0000; 196, 29-04-421-066-0000; 196, 29-04-422-083-0000; 196, 29-04-423-032-0000; 196, 29-04-423-033-0000; 196, 29-04-423-034-0000; 196, 29-04-423-035-0000; 196, 29-04-423-036-0000; 196, 29-04-423-037-0000; 196, 29-04-423-038-0000; 196, 29-04-423-039-0000; 196, 29-04-423-040-0000; 196, 29-04-423-041-0000; 196, 29-04-423-070-0000; 196, 29-05-202-008-0000; 196, 29-05-202-009-0000; 196, 29-05-406-044-0000; 196, 29-05-409-006-0000; 196, 29-05-409-046-0000

Summary: While the Resolution has seventy-nine (79) PINs, this Request Package contains twenty-seven (27) PINs (the “*Subject Properties*”); the remaining fifty-two (52) PINs are requested in other packages. The PINs requested are currently residential structures. The Village is in the process of determining occupancy for the structures and will provide that information in the final Request Package. The Village intends to use the Subject Properties for future economic development and to eliminate blight in order to return the Subject Properties to a beneficial use for the citizens of the Village, eliminate their hindrance to ongoing redevelopment efforts in the area surrounding the Subject Properties, 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 Properties 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 will maintain tax exempt status until title to the Subject Properties is transferred for redevelopment. The Village has retained legal counsel to obtain the tax deed(s) and will bear all legal and other costs associated with the acquisition of the parcels. The Village agrees to submit, to the Cook County Department of Planning and Development, No Cash Bid Annual 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.

A motion was made by Commissioner Johnson, seconded by Commissioner Miller, to recommend for approval as amended in the errata 21-6150. The motion carried by the following vote:

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

ADJOURNMENT

A motion was made by Commissioner Johnson, seconded by Commissioner Miller, to adjourn the meeting. The motion carried unanimously.

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

Respectfully submitted,



Chairman

Lynne Turner

Interim-Secretary

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