



# Board of Commissioners of Cook County

118 North Clark Street  
Chicago, IL

## Legislation Details (With Text)

**File #:** 23-3548      **Version:** 1      **Name:** Oak Forest City NCB 2023 Round 1  
**Type:** No Cash Bid Request      **Status:** Approved  
**File created:** 6/15/2023      **In control:** Finance Subcommittee on Tax Delinquency  
**On agenda:** 6/29/2023      **Final action:** 9/21/2023  
**Title:** PROPOSED NO CASH BID REQUEST

Requestor: Hank Kuspa, City Mayor, City of Oak Forest

Request: Approval of No Cash Bid Request

Location: City of Oak Forest

Volume and Property Index Number:  
031, 28-17-207-029-0000.

Summary: This Request Package contains one (1) PIN. The City of Oak Forest, (the "City") has targeted a location within the City for Redevelopment. In the interest of utilizing the property for said purposes, the City is seeking title to the following tax delinquent property and request that the Cook County Board of Commissioners submit a No Cash Bid for this property on behalf of the City. The PIN in this Request Package is as follows:

Currently the property is a vacant lot, commonly addressed as 15230 Central Avenue, Oak Forest, IL 60452. The City has determined the parcel to be abandoned, its former use as a residential lot. That residential use is no longer fitting and the area suffers from economic depreciation. In the interest of utilizing the property for productive use, the current and intended uses for the parcel, which will greatly benefit the City, are to acquire the property for redevelopment, to allow the City to reconstruct properties in a manner to greatly improve the area and as a benefit the surrounding property owner.

The City will file for tax exempt status as long as it retains the PIN for municipal use, maintaining that status until any property is conveyed to a potential developer. This request does not contain a Third-Party Requestor. The City Attorney to the City of Oak Forest will obtain a tax deed and bear all legal and other costs associated with acquisition of the parcel. The City agrees to submit, to the Cook County Department of Planning and Development, No Cash Bid Report 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.

**Sponsors:**

**Indexes:** FRANK J. AGUILAR, County Commissioner

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
9/21/2023	1	Board of Commissioners	approve	Pass
9/12/2023	1	Finance Subcommittee on Tax Delinquency	recommend for approval	Pass
6/29/2023	1	Board of Commissioners	refer	Pass

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