



Board of Commissioners of Cook County

118 North Clark Street
Chicago, IL

Legislation Text

File #: 15-6191, **Version:** 1

PROPOSED NO CASH BID REQUEST

Requestor: Krzysztof Wasowicz, Village President, Village of Justice

Request: Approval of No Cash Bid Request

Location: Village of Justice

Volume and Property Index Number:

084, 18-34-405-008-0000

Summary: The Village of Justice (the *Village*) hereby submits a No Cash Bid Request Package to acquire the following parcel of real property located at 8801 West 84th Place, Justice, Illinois 60458 (the *Property*). The Property is improved with a gasoline service station that has been abandoned and remained unoccupied for at least two (2) years. The Village will file for tax exempt status once the Property has been acquired. Once tax exempt status is obtained, the Village intends to demolish the gasoline service station improvements, remediate environmental contamination, and possibly market the same for redevelopment by a third-party. If the Property is sold and redeveloped by a third-party, it would no longer be exempt from taxation. The Village initiates this request on its own, and there has been no request by a third-party for the Village to acquire the Property or to convey the certificate of purchase or the perfected tax deed(s) to said third-party purchaser.

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