



# Board of Commissioners of Cook County

118 North Clark Street  
Chicago, IL

## Legislation Text

---

**File #:** 22-1071, **Version:** 1

---

### **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:**

246, 24-19-100-021-0000

**Summary:** On behalf of the Village, please find enclosed the Village of Worth's no-cash bid request package for the 2021-2022 Round Two No-Cash Bid Program. This Request Package contains one (1) PIN, as follows: The Village has retained legal counsel to obtain a tax deed to the above-noted parcel and will bear all legal and other costs associated with the acquisition of the parcel. As detailed hereinbelow, the Village anticipates marketing the property for private redevelopment in the event it is able to obtain tax deed, 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 the parcel. There have not been any third-party requests made to the Village to acquire the above-property.

The Village will submit to the Cook County Planning and Development Department no-cash bid reports on the status of this property until the later of five years or the completion of redevelopment.

PIN 24-19-100-021-0000 is commonly known as 7117 W. 111<sup>th</sup> Street, Worth, IL 60482 (the "Property"). The Property is improved with an unoccupied, single-story commercial structure that has remained continuously vacant for approximately twelve (12) years, since January 2010. The Village has recorded several liens against the Property relating to overgrown grass and weeds and various other property maintenance-related violations of the Village's ordinances and adopted technical codes. In addition, the City of Chicago has recorded multiple liens against the Property arising out of uncut weeds.

If a tax deed were to issue to the Village, it would apply for 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, either through extensive renovation or via demolition and construction of a new commercial structure. Such redevelopment would benefit the Village by helping to prevent the spread of blight throughout the neighborhood, eliminating the hazards presented by the dangerous and unsafe building, providing employment opportunities for local residents and by potentially generating sales taxes depending on the nature of any future redevelopment.