



Board of Commissioners of Cook County

118 North Clark Street
Chicago, IL

Legislation Text

File #: 15-6192, **Version:** 1

PROPOSED NO CASH BID REQUEST

Requestor: Marilyn J. May, Village President, Village of River Grove

Request: Approval of No Cash Bid Request

Location: Village of River Grove

Volume and Property Index Number:

067, 12-26-311-010-0000; 067, 12-26-311-012-0000; 067, 12-26-416-010-0000

Summary: Three (3) properties located within the Village of River Grove are currently tax-delinquent and unoccupied, and the Village would therefore like to secure ownership of these properties through the Cook County No Cash Bid Program and the 2015 Scavenger Sale. A list containing the volume number and full 14-digit permanent index number (PIN) of each parcel requested is as follows. The total number of PINs requested in the package is three (3). A statement of current and intended use for each PIN follows, but, the Village intends on acquiring all three parcels for the development of public parking facilities: Common Address 2620 Thatcher Avenue, River Grove, Illinois, 60171 Vol. 067 PIN 12-26-311-010-0000 currently contains multiple unoccupied, neglected commercial structures. Vol. 067 PIN 12-26-311-012-0000 currently contains two unoccupied, neglected structures, with one improvement being commercial and the other residential. Both parcels have not been occupied for a period in excess of three (3) years. As mentioned above, the intended use of these parcels is the development of public parking facilities. These two parcels are located near the business district and across from the municipal building of the village. Currently, the business district suffers from a profound lack of parking for owners, businesses and customers within the district. For this reason, the village plans to build a public parking lot for village employees and the public on these parcels, which in turn would free up space in the village's current public parking lot immediately adjacent to the business district. This plan expands parking available to the owners, employees and patrons of the businesses in the business district. The village believes that by increasing public parking facilities, the commercial activity of the business district will be enhanced and greater sales-tax revenues will be generated for both Cook County and the Village of River Grove. Common Address 8135 West Grand Avenue, River Grove, Illinois, 60171 Vol. 067 PIN 12-26-416-010-0000. This parcel currently consists of an obsolete, neglected unoccupied restaurant structure, and the improvement consumes the entire parcel with no on-site parking facilities. This parcel has not been occupied for a period in excess of three (3) years. As mentioned above, the intended use of this parcel would be the development of public parking facilities. The parcel is situated in the middle of the Grand Avenue Business Corridor and offers a great opportunity to create additional public parking to serve the business district. As previously stated, the village believes that by increasing public parking facilities serving the business district, the commercial activity of the business district will be enhanced and greater sale-tax revenues will be generated for both Cook County and the Village Rive Grove. Next, in accordance with the county ordinance, on behalf of the Village of River Grove, I make the following representations and affirmations in support of the Village's Request Package: The Village shall file for tax exempt status on each parcel because the Village intends on retaining these three parcels for municipal use. There is neither a Third Party Request nor a Third Party Requestor with respect to these three parcels. The Village shall retain

legal counsel to obtain the tax deeds and bear all legal and other costs associated with acquisition of these three parcels. The Village agrees to submit to the Cook County Department of Economic Development No Cash Bid Reports on the status of each parcel for five (5) year or until development is complete, whichever occurs last, as required by the Cook County No Cash Bid Ordinance.