



Board of Commissioners of Cook County

118 North Clark Street
Chicago, IL

Legislation Text

File #: 21-6118, **Version:** 1

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.