



Board of Commissioners of Cook County

118 North Clark Street
Chicago, IL

Legislation Text

File #: 21-6151, **Version:** 1

PROPOSED NO CASH BID REQUEST

Requestor: Lawrence L. Jackson, President, Village of Riverdale

Request: Approval of No Cash Bid Request

Location: Village of Riverdale

Volume and Property Index Number:

039, 25-33-327-028-0000; 039, 25-33-327-031-0000; 039, 25-33-327-029-0000; 039, 25-33-327-032-0000; 039, 25-33-327-030-0000; 039, 25-33-327-033-0000

Summary: The permanent index numbers of the parcels requested are: While the Resolution has eleven (11) PINs, this Request Package contains six (6) PINs (the “*Subject Properties*”); the remaining five (5) PINs are requested in other packages. PIN 25-33-327-028-0000 is currently an unoccupied commercial structure, which has been unoccupied since 2008. PINs 25-33-327-029-0000 and 25-33-327-030-0000 are currently vacant land classified as 5-90 commercial minor improvement and are used for parking. PINs 25-33-327-031-0000 and 25-33-327-032-0000 are currently a tenant-occupied commercial structure, which is used to operate a grocery store business. PIN 25-33-327-033-0000 is currently a commercial structure, which is partially occupied by two (2) tenants, Mama’s Coin Laundromat, Inc. and Winfall Cafe, and used to operate self-service laundry and video gaming cafe businesses; the remaining portions of the commercial structure have been unoccupied since 2014 and 2019. The Village intends to use the Subject Properties for future economic development and to eliminate blight in order to return the Subject Properties to a beneficial use for the citizens of the Village, eliminate their hindrance to ongoing redevelopment efforts in the area surrounding the Subject Properties, and enhance the Village’s economic base.

In accordance with the requirements of the Cook County No Cash Bid Program, the Village hereby certifies that it does not have an identified third-party requestor associated with the filing of this application. The Village will accordingly take the necessary steps to have the Subject Properties declared tax exempt for municipal use and will submit to the Cook County Board of Review a Real Estate Exemption Complaint for tax exempt status. The Village will maintain tax exempt status until title to the Subject Properties is transferred for redevelopment. The Village has retained legal counsel to obtain the tax deed(s) and will bear all legal and other costs associated with the acquisition of the parcels. The Village agrees to submit, to the Cook County Department of Planning and Development, No Cash Bid Annual Reports on the status of each parcel for five (5) years or until development is complete, whichever occurs last, as required by the Cook County No Cash Bid Ordinance.