



# Board of Commissioners of Cook County

118 North Clark Street  
Chicago, IL

## Legislation Text

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**File #:** 21-6120, **Version:** 1

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### **PROPOSED NO CASH BID REQUEST**

**Requestor:** Kelly Burke, Mayor, Village of Evergreen Park

**Request:** Approval of No Cash Bid Request

**Location:** Village of Evergreen Park

**Volume and Property Index Number:**

236, 24-01-109-062-0000; 236, 24-01-322-029-0000; 243, 24-11-207-074-0000; 243, 24-11-212-080-0000

**Summary:** The Village of Evergreen Park (“Village”) hereby submits its No Cash Bid Request Package to acquire the following four (4) parcels of tax delinquent real property: The real estate identified by Permanent Index Number 24-01-109-062-0000 is a parcel of real property consisting of an unoccupied and dilapidated industrial structure, commonly known as 8859 South Kedzie Avenue, Evergreen Park, Illinois. The real estate taxes have not been paid since the 2011 tax year and the property was last occupied in August of 2015. If acquired by the Village, the Village will cause the demolition of the dilapidated structure and redevelop the property for commercial purposes. The Village will file for tax exempt status once the property has been acquired. Until the property is conveyed for private purposes, the property will remain tax exempt because it will be retained by the Village for future development.

The real estate identified by Permanent Index Number 24-01-322-029-0000 is a parcel of real property developed with an unoccupied and dilapidated commercial structure, commonly known as 3138 West 95<sup>th</sup> Street, Evergreen Park, Illinois. Similarly, the real estate taxes have not been paid since the 2015 tax year and the property was last occupied in October of 2015. If acquired by the Village, the Village will cause the demolition of the dilapidated commercial structure and utilize the property for public parking for adjacent commercial properties or otherwise redevelop the property for commercial purposes. The Village will file for tax exempt status once the property has been acquired. Unless the property is conveyed for private purposes, the property will remain tax exempt because it will be retained by the Village for the benefit of the public and used for public parking purposes.

The real estate identified by Permanent Index Number 24-11-207-074-0000 is a vacant ten foot parcel of residential land, commonly known as 3300 West 97<sup>th</sup> Street, Evergreen Park, Illinois. As with the other parcels included in this request, the real estate taxes have not been paid since prior to 1999, and this parcel could be developed in conjunction with the Village owned residential vacant land located to the east of the subject parcel which may not be otherwise developed due to zoning restrictions for existing setbacks and lot density requirements. The property is undeveloped and vacant. The Village will file for tax exempt status once the property has been acquired. Unless the property is conveyed for private purposes, the property will remain tax exempt because it will be retained by the Village for the benefit of the public and used for open space or future development purposes.

Lastly, the real estate identified by Permanent Index Number 24-11-212-080-0000 is a vacant parcel of residential land, commonly known as 3337 West Clark Drive, Evergreen Park, Illinois. As with the other parcels included in this request, the real estate taxes have not been paid since prior to 1998, and this parcel could be developed in conjunction with the residential property located to the southeast of the subject parcel which may not be otherwise developed due to zoning restrictions for existing setbacks and lot density requirements. The property is undeveloped and vacant. The Village will file for tax exempt status once the property has been acquired. Unless the property is conveyed for private purposes, the property will remain tax exempt because it will be retained by the Village for the benefit of the public and used for open

space or future development purposes.

There has been no request by a third-party for the Village to acquire any of 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(s) and bear all legal costs and other costs associated with acquisition of the parcel. The Village will submit annually to the Cook County Department of Economic Development "No Cash Bid Reports" on the status of the 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.