



# Board of Commissioners of Cook County

118 North Clark Street  
Chicago, IL

## Legislation Text

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**File #:** 15-5303, **Version:** 1

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

**Requestor:** Jon Sfondilis, Village Manager, Village of Wheeling

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

**Location:** Village of Wheeling

**Volume and Property Index Number:**

231, 03-03-301-055-0000; 231, 03-03-301-056-0000; 231, 03-03-301-057-0000; 231, 03-03-301-058-0000; 231, 03-03-301-059-0000

**Summary:** The Village of Wheeling, (the “Village”) has targeted five locations within the Village for vacant land redevelopment or for the use for municipal purposes. In the interest of utilizing these properties for said purposes, the Village is seeking title to the following tax delinquent properties and requests that the Cook County Board of Commissioners submit a No Cash Bid for all five properties on behalf of the Village. This Request Package contains the five (5) PINs which are vacant parcels of abandoned land at 857, 837, 817, and 802 Colonial Drive and 896 Valley Stream Drive. The Village has determined the land to be undevelopable, but acquiring them could help aid in the development of four parcels nearby (two Village owned parcels on Elmhurst Road and two privately owned parcels at the west end of Colonial Drive). The land would be used by the Village for storm water management and parking to increase the financial feasibility of developing the four adjacent parcels that are out of the flood plain. Acquisition of the parcels will also allow the Village to address ongoing issues of creek maintenance and public safety (the police regularly have complaints regarding the overgrown lots). In addition, there is a good possibility of making a connection to a park to the west.

The Village does not, at the present time, have a Third Party Request by a developer, organization or other private party, in which the Village would convey a certificate of purchase or the perfected tax deed of the above-listed PINs to that Third Party Requestor. The Village will file for tax exempt status as long as it retains the PINs for municipal use, maintaining that status until any tax deed either or both properties is/are conveyed to a potential developer. 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 years, or until development is complete, whichever occurs last, as required by the Cook County No Cash Bid Ordinance. Village of Wheeling will work to obtain the tax deeds and will bear all legal and other costs associated with acquisition of the parcels.