



Board of Commissioners of Cook County

118 North Clark Street
Chicago, IL

Legislation Text

File #: 22-1070, **Version:** 1

PROPOSED NO CASH BID REQUEST

Requestor: Terry L. Matthews, President, Village of South Chicago Heights

Request: Approval of No Cash Bid Request

Location: Village of South Chicago Heights

Volume and Property Index Number:

019, 32-29-418-003-0000; 019, 32-29-418-029-0000; 020, 32-32-209-023-0000; 020, 32-32-209-024-0000; 020, 32-32-205-010-0000; 020, 32-32-114-018-0000; ~~020, 32-32-204-028-0000; 020, 32-32-204-029-0000; 020, 32-32-204-030-0000;~~ 021, 32-33-100-044-0000; 021, 32-33-100-054-0000; ~~021, 32-34-105-003-0000.~~

Summary: This letter is to express the Village of South Chicago Heights' (the "Village") interest in receiving No Cash Bids for the following parcels located in South Chicago Heights. The permanent index numbers of the parcels requested are: This Request Package contains twelve (12) PINs (the "Subject Properties"). PIN 32-29-418-003-0000 is vacant land classified as 2-41, and PIN 32-29-418-0029-0000 is an unoccupied residential structure classified as 2-03. PINs 32-32-209-023-0000 and 32-32-209-024 consist of an unoccupied residential structure classified as 2-02. PIN 32-32-205-010-0000 is an unoccupied one-story commercial building classified as 5-17. PIN 32-32-114-018-0000 is an unoccupied residential structure classified as 2-07. PIN 32-32-204-028-0000 is an unoccupied one-story commercial building classified as 5-17, and PINs 32-32-204-029 and 32-32-204-030-0000 are classified as 5-90 commercial minor improvement and contain vacant paved parking. PIN 32-33-100-044-0000 consists of a vacant one-story commercial building classified as 5-17. Pin 32-33-100-054-0000 consists of vacant land 5-90 commercial minor improvement paved. PIN 32-34-105-003-0000 is classified as 5-22 with an unoccupied commercial garage. The Village is in the process of determining the dates the residential and commercial structures became unoccupied and will provide that information in the final Request Package.

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 areas 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 deeds 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.