



# Board of Commissioners of Cook County

118 North Clark Street  
Chicago, IL

## Legislation Details

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**File #:** 13-1743      **Version:** 1      **Name:** No Cash Bid - City of Chicago Heights  
**Type:** No Cash Bid Request      **Status:** Approved  
**File created:** 9/23/2013      **In control:** Finance Subcommittee on Tax Delinquency  
**On agenda:** 10/2/2013      **Final action:** 11/13/2013  
**Title:** PROPOSED NO CASH BID REQUEST

Requestor: THOMAS J. SOMER, Corporation Counsel

Request: No Cash Bid Request

Location: City of Chicago Heights

Volume and Property Index Number:

CITY OF CHICAGO HEIGHTS

VOLUME	PROPERTY INDEX NUMBER
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012	32-16-311-003-0000 (vacant land)
012	32-16-311-004-0000 (vacant land)
012	32-16-400-004-0000 (vacant land)
012	32-16-400-005-0000 (vacant land)
015	32-21-104-002-0000 (vacant land)
015	32-21-104-003-0000 (occupied industrial building)

Summary: It is the intention of the City of Chicago Heights to convey all parcels to the Third Party Requestor, Wilkins & Son, LLC. Wilkins & Son, LLC is currently leasing the land from the current owners and minimal work is being conducted within the actual structure. Building upon recent growth and expansion, Wilkins & Son has had a successful and longstanding presence in Chicago Heights resulting in growth and job expansion for the community. As background, Wilkins & Son, including Wilkins Rebuilders/Brookfield Iron & Metal, is a metal scrapping company that dismantles all types of machinery and farms out parts to be reused or remanufactured. Also, Wilkins has had two property expansions in the last two years, adding nearly 50 jobs.

This new land opportunity would allow operations to continue to expand with the creation of a trailer dismantling center in addition to the opening of a rail facility that would utilize the onsite rail spur to transport scrap. With this added mode of transportation Wilkins also could trans-load scrap for two publicly traded companies. A direct result of this new expansion will be an increase of job opportunities in Chicago Heights. The redevelopment of the parcels will return the property to a viable use beneficial to the municipality. The redevelopment will also return the properties to a tax producing status, thereby generating economic development for the municipality and other taxing bodies.

The City of Chicago Heights will accept an assignment of all Tax Certificate of Purchase from Cook County and will undertake such legal proceedings and tax search services as necessary to obtain a tax deed and will bear all legal and other costs associated with the acquisition of the parcels. Also, the City of Chicago Heights agrees to submit, to the Cook County Bureau 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. Finally, the City of Chicago Heights, if needed, will file for tax exempt status on all parcels obtained and will retain such status until such time as the parcel is conveyed.

**Sponsors:** DEBORAH SIMS

**Indexes:**

**Code sections:**

**Attachments:**

<b>Date</b>	<b>Ver.</b>	<b>Action By</b>	<b>Action</b>	<b>Result</b>
11/13/2013	1	Board of Commissioners	approve	
11/12/2013	1	Finance Subcommittee on Tax Delinquency	recommend for approval	
10/2/2013	1	Board of Commissioners	refer	Pass