



Board of Commissioners of Cook County

118 North Clark Street
Chicago, IL

Legislation Details

File #:	15-2491	Version:	1	Name:	City of Oak Forest No Cash Bid Request 4 PINs
Type:	No Cash Bid Request	Status:		Status:	Approved
File created:	3/26/2015	In control:		In control:	Finance Subcommittee on Tax Delinquency
On agenda:	4/1/2015	Final action:		Final action:	6/10/2015
Title:	PROPOSED NO CASH BID REQUEST				

Requestor: Troy Ishler, City Administrator, City of Oak Forest

Request: Approval of No Cash Bid Request

Location: City of Oak Forest

Volume and Property Index Number:

030, 28-16-208-015-0000; 030, 28-16-208-016-0000; 034, 28-27-203-003-0000; 034, 28-27-203-012-0000

Summary: The City of Oak Forest would like to express its interest in receiving a No Cash Bid for the 4 vacant properties/PINs below. The City of Oak Forest has been working on various economic development plans for each region where these parcel exists. By regaining economic development control of these areas, the City can begin to move these plans along to fruition. The following properties are vacant land are requested by the City of Oak Forest for the Cook County No Cash Bid Program.

As the City of Oak Forest does not have a third party requestor, it cannot provide a specific land use; however, through the use of the City's Comprehensive Land Use Plan and economic development planning the city plans to reposition the properties in the following manner:

The City of Oak Forest is the current land owner of 28-16-208-014-0000. The City seeks these properties (28-16-208-015-0000, 28-16-208-016-0000) in order to consolidate all three parcels and create a new commercial outlot on Cicero Avenue which will produce new tax increment in the City's TIF district. Through this development, the City plans to decrease the amount of ingress/egress driveways create a new vehicle circulation pattern for nearby commercial entities that will result in better parking ratios, lot circulation, and an increase in safer movements on and off Cicero Ave. The City projects this property (28-27-203-003-0000) to be preserved as open space and possibly used as common detention area for the future non-residential development of SE 167th Street & Cicero dependent on qualifying detention standards.

The City projects this property (28-27-203-012-0000) to be part of the land assembly required to create a large scale development at SE 167th & Cicero Ave, as proposed by the Comprehensive land Use Plan. The City seeks development control to ensure this property will be available as part of a future land assembly.

The City of Oak Forest will utilize its legal counsel to obtain the tax deeds and bear all legal and other costs associated with the acquisition of the parcels. If the City is awarded the subject properties, the City will provide an annual status report on the development of the properties for five years or until development is complete or conveyed for future development, whichever occurs last. The City of Oak Forest will file for tax-exempt status for the subject properties for as long as the City is in ownership of these properties.

Sponsors:

Indexes: (Inactive) DEBORAH SIMS, County Commissioner

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
6/10/2015	1	Board of Commissioners	approve	Pass
6/9/2015	1	Finance Subcommittee on Tax Delinquency	recommend for approval	Pass
4/1/2015	1	Board of Commissioners	refer	Pass