Legislation Details

File #:	21-6117 **Version:** 1	**Name:**	Brookfield 2 2022 NCB 1
Type:	No Cash Bid Request	**Status:**	Approved
File created:	10/27/2021	**In control:**	Finance Subcommittee on Tax Delinquency
On agenda:	11/4/2021	**Final action:**	1/13/2022
Title:	PROPOSED NO CASH BID REQUEST		

Requestor: Michael J. Garvey, President, Village of Brookfield

Request: Approval of No Cash Bid Request

Location: Village of Brookfield

Volume and Property Index Number:
075074, 18-03-104-045-0000; 172, 15-27-419-042-0000; 172, 15-27-419-043-0000

Summary: This Request Package contains three (3) PIN's. PIN 18-03-104-045-0000 is referred to herein as "Property 1." PIN's 15-27-419-042-0000 and 15-27-419-043-0000 are collectively referred to as "Property 2." Property 1 is located at 9400 Ogden Avenue in the Village of Brookfield. Property 1 is improved with a single-story commercial structure used as part of an automobile repair and body shop operating as Fox Auto Repair and Tire Shop. It is unknown if the property is owner or tenant occupied, and the current ownership is under further investigation. If acquired through the No-Cash Bid Program, the current occupant will be evicted from the part of the structure subject to the No-Cash Bid. The Village seeks to acquire and hold Property 1 for redevelopment pending a future proposal by a yet-to-be-determined developer for commercial use of the Property or public parking as recommended in the Energize Ogden Corridor Plan and the Village's Comprehensive Plan. Acquisition of Property 1 through the Cook County No-Cash Bid Program will benefit the Village by potential redevelopment of a commercial, tax-generating use of Property 1. Commercial development of Property 1 will benefit the Village by increasing the Village's property and sales tax base and by offering additional employment opportunities to local residents. If the Village is successful in acquiring Property 1 through the No-Cash Bid Program, it will file for tax exempt status and will maintain Property 1 as tax exempt until such time as it is conveyed to a third party for redevelopment.

Property 2 is located at 9100 31st Street in the Village of Brookfield. Property 2 is improved with a single-story commercial structure used as an automobile repair and body shop operating as FJS Automotive. Property 2 does not have a current business license and is delinquent in payment of its water bill. It is unknown if the property is occupied, and the current ownership and/or tenancy is under further investigation. If acquired through the No-Cash Bid Program, the current occupant, if any, will be evicted from the structure. The Village seeks to acquire and hold Property 2 for redevelopment pending a future proposal by a yet-to-be-determined developer for commercial use of Property 2. Acquisition of Property 2 through the Cook County No-Cash Bid Program will benefit the Village by potential redevelopment of a commercial, tax-generating use of Property 2 and will remove blight and property maintenance violations. Commercial development of Property 2 will benefit the Village by increasing the Village's property and sales tax base and by offering additional employment opportunities to local residents. If the Village is successful in acquiring Property 2 through the No-Cash Bid Program, it will file for tax exempt status and will maintain Property 2 as tax exempt until such time as it is conveyed to a third party for redevelopment.

The Village represents that there currently exists no Third Party Request by a developer, organization, or other private party which would result in the Village's conveyance of a certificate of purchase for, or perfected tax deed to, Property 1 or Property 2 to such a developer, organization, or private party. The Village will bear all legal and other costs associated with the acquisition of these parcels. The Village

agrees to submit an annual report on the status of these parcels for five (5) years or until development is complete, whichever occurs last, as required by the Cook County No-Cash Bid Ordinance, to the Cook County Bureau of Economic Development, 69 West Washington Street, Suite 2900, Chicago, Illinois 60602. Enclosed please find the Ordinance passed by the Village formally requesting that a no -cash bid be made for Property 1 and Property 2. Although the Ordinance and affidavit certifying the Village's request for no-cash bid acquisition of these parcels reference five (5) separate parcels of land, only PIN's 18-03-104-045-000, 15-27-419-042-0000, and 15-27-419-043-0000 are included in this Request Package.

Sponsors:

Indexes: (Inactive) DEBORAH SIMS, County Commissioner

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
1/13/2022	1	Board of Commissioners	approve as amended	Pass
1/12/2022	1	Finance Subcommittee on Tax Delinquency		
11/4/2021	1	Board of Commissioners	refer	Pass

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