



# Board of Commissioners of Cook County

118 North Clark Street  
Chicago, IL

## Legislation Details (With Text)

---

<b>File #:</b>	21-6142	<b>Version:</b>	1	<b>Name:</b>	Markham 2 2022 NCB 1 PIN
<b>Type:</b>	No Cash Bid Request	<b>Status:</b>		<b>Status:</b>	Approved
<b>File created:</b>	10/27/2021	<b>In control:</b>		<b>In control:</b>	Finance Subcommittee on Tax Delinquency
<b>On agenda:</b>	11/4/2021	<b>Final action:</b>		<b>Final action:</b>	1/13/2022
<b>Title:</b>	PROPOSED NO CASH BID REQUEST				

Requestor: Roger A. Agpawa, Mayor, City of Markham

Request: Approval of No Cash Bid Request

Location: City of Markham

Volume and Property Index Number:  
030, 28-14-428-042-0000

Summary: Please accept this letter as an official request from the City of Markham expressing interest in participating in the Cook County No Cash Bid Program to acquire the following occupied property: 15859 Homan Avenue, Markham, Illinois 60428, Volume 030 Property Index Number 28-14-428-042-0000, Classification 5-17 One-Story Commercial Building, Zoned C-1 Neighborhood Shopping District. Although according to the Cook County Assessor, the address for Volume 030 Property Index Number 28-14-428-042-0000 is 15859 Homan Avenue, Markham, Illinois 60428, that is not the actual address of the two structures on it. In specific, the structure behind the one facing 159th Street has the address of 15857 Holman Avenue, Markham, Illinois 60428, and it is occupied. The other structure facing 159th Street has three commercial units in it with the following addresses and occupants: (1) 3348 W. 159th Street, Markham, Illinois 60428 with occupant Osso Affordable Insurance, (2) 3350 W. 159th Street, Markham, Illinois 60428 with occupant Rae's The Bar and (3) 3352 W. 159th Street, Markham, Illinois 60428 with the occupant KVT Tax. The City of Markham will not utilize a third-party requestor for this property. If the City does obtain a tax deed, all of the tenants will be provided with a 30-day notice in accordance with the Illinois Code of Civil Procedure, and if they fail to vacate, an action against them will be filed in the Circuit Court of Cook County to have them removed. The City intends to have the property secured after the tenants have been removed until it finds a developer that will not only pay the taxes of this property but will also provide a use that will benefit the City of Markham. The zoning class listed is the current zoning for the property. The City of Markham intends the property to be used as zoned or if a developer proposes a change of zoning, the City of Markham would consider that zoning if the zoning is changed in accordance with the Illinois Municipal Code.

The Legal Department of the City of Markham will obtain a tax deed for this property, and the City of Markham will bear all legal and other costs associated with the acquisition of it. The City of Markham will file for tax-exempt status for this property, and the City of Markham will notify the Cook County Assessor when it conveys this property so that it can be placed back on the tax roll. The property will be used for municipal use and/or maintained by the City of Markham until it is conveyed to a developer. The City of Markham will submit to the Cook County Office of Economic Development, on a form provided by the office, reports on the status of this property for five years or until development is complete, whichever occurs last, as required by the Cook County No Cash Bid Ordinance.

### Sponsors:

**Indexes:** (Inactive) DEBORAH SIMS, County Commissioner

### Code sections:

### Attachments:

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

**PROPOSED NO CASH BID REQUEST****Requestor:** Roger A. Agpawa, Mayor, City of Markham**Request:** Approval of No Cash Bid Request**Location:** City of Markham**Volume and Property Index Number:**

030, 28-14-428-042-0000

**Summary:** Please accept this letter as an official request from the City of Markham expressing interest in participating in the Cook County No Cash Bid Program to acquire the following occupied property: 15859 Homan Avenue, Markham, Illinois 60428, Volume 030 Property Index Number 28-14-428-042-0000, Classification 5-17 One-Story Commercial Building, Zoned C-1 Neighborhood Shopping District. Although according to the Cook County Assessor, the address for Volume 030 Property Index Number 28-14-428-042-0000 is 15859 Homan Avenue, Markham, Illinois 60428, that is not the actual address of the two structures on it. In specific, the structure behind the one facing 159th Street has the address of 15857 Holman Avenue, Markham, Illinois 60428, and it is occupied. The other structure facing 159th Street has three commercial units in it with the following addresses and occupants: (1) 3348 W. 159th Street, Markham, Illinois 60428 with occupant Osso Affordable Insurance, (2) 3350 W. 159th Street, Markham, Illinois 60428 with occupant Rae's The Bar and (3) 3352 W. 159th Street, Markham, Illinois 60428 with the occupant KVT Tax. The City of Markham will not utilize a third-party requestor for this property. If the City does obtain a tax deed, all of the tenants will be provided with a 30-day notice in accordance with the Illinois Code of Civil Procedure, and if they fail to vacate, an action against them will be filed in the Circuit Court of Cook County to have them removed. The City intends to have the property secured after the tenants have been removed until it finds a developer that will not only pay the taxes of this property but will also provide a use that will benefit the City of Markham. The zoning class listed is the current zoning for the property. The City of Markham intends the property to be used as zoned or if a developer proposes a change of zoning, the City of Markham would consider that zoning if the zoning is changed in accordance with the Illinois Municipal Code.

The Legal Department of the City of Markham will obtain a tax deed for this property, and the City of Markham will bear all legal and other costs associated with the acquisition of it. The City of Markham will file for tax-exempt status for this property, and the City of Markham will notify the Cook County Assessor when it conveys this property so that it can be placed back on the tax roll. The property will be used for municipal use and/or maintained by the City of Markham until it is conveyed to a developer. The City of Markham will submit to the Cook County Office of Economic Development, on a form provided by the office, reports on the status of this property for five years or until development is complete, whichever occurs last, as required by the Cook County No Cash Bid Ordinance.