Legislation Details (With Text)

File #:	21-6156 **Version:** 1	**Name:**	South Chicago Heights 2022 NCB 17 PINs
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: 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, 32-29-406-012-0000; 019, 32-29-406-013-0000; 019, 32-29-413-030-0000; 020, 32-32-106-011-0000; 020, 32-32-106-012-0000; 020, 32-32-205-035-0000; 020, 32-32-205-036-0000; 020, 32-32-205-037-0000; 021, 32-33-201-054-0000; 021, 32-33-201-055-0000; 021, 32-33-201-056-0000; 021, 32-33-201-057-0000; 021, 32-33-201-058-0000; 021, 32-33-201-059-0000; 021, 32-33-201-060-0000; 021, 32-33-201-061-0000; 021, 32-33-201-062-0000

Summary: This Request Package contains seventeen (17) PINs (the “Subject Properties”). PIN 32-29-406-012-0000 is an unoccupied residential structure classified as 2-02, and PIN 32-29-406-013-0000 is classified 2-01 with an unoccupied residential garage. PIN 32-29-413-030-0000 is an unoccupied residential structure classified as 2-02. PIN 32-32-106-011-0000 is classified 2-41 as vacant land, and PIN 32-32-106-012-0000 is an unoccupied residential structure classified as 2-05. PINs 32-32-205-035-0000 and 32-32-205-036-0000 are classified 2-01 with unoccupied residential garage. The Village is in the process of determining the dates the residential structures became unoccupied and will provide that information in the final Request Package. The remainder of the PINs, 32-32-205-037-0000, 32-33-201-054-0000, 32-33-201-055-0000, 32-33-201-056-0000, 32-33-201-057-0000, 32-33-201-058-0000, 32-33-201-059-0000, 32-33-201-060-0000, 32-33-201-061-0000, and 32-33-201-062-0000, are currently vacant land classified 1-00. 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.

Sponsors:

Indexes: (Inactive) DEBORAH SIMS, County Commissioner

Code sections:

Attachments:

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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

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