



Board of Commissioners of Cook County

118 North Clark Street
Chicago, IL

Legislation Text

File #: 19-3055, **Version:** 1

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:

028, 28-12-310-036-0000; 028, 28-12-310-037-0000; 028, 28-12-310-038-0000; 028, 28-12-310-039-0000; 028, 28-12-310-040-0000; 028, 28-12-310-041-0000; 028, 28-12-310-042-0000; 028, 28-12-310-043-0000; 028, 28-12-310-044-0000; 028, 28-12-315-024-0000; 028, 28-12-315-025-0000; 028, 28-12-315-026-0000; 028, 28-12-315-027-0000; 028, 28-12-315-028-0000; 028, 28-12-315-029-0000; 028, 28-12-315-030-0000; 028, 28-12-315-031-0000; 028, 28-12-315-032-0000; 028, 28-12-315-033-0000; 028, 28-12-315-034-0000; 028, 28-12-315-035-0000; 028, 28-12-315-036-0000; 028, 28-12-315-037-0000; 028, 28-12-315-038-0000; 028, 28-12-315-039-0000; 028, 28-12-315-040-0000; 028, 28-12-315-041-0000; 028, 28-12-315-042-0000; 028, 28-12-315-043-0000; 032, 28-23-203-001-0000; 033, 28-24-308-019-0000; 033, 28-24-308-020-0000; 033, 28-24-308-027-0000; 033, 28-25-102-050-0000

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. The property index numbers (hereinafter referred to as PIN) being requested are: This Request Package contains one (34) PINs. The intended use of the 34 PINS within volume 028, 032, and 033, will be used to stimulate a commercial project in these vacant lands and commercial strip. These PINs will also be upgraded to improved lots, with a variety of water and street projects. PIN 28-24-308-019-0000 is an unoccupied commercial structure. Please note that PIN 28-25-102-050-0000 is an occupied strip mall with five (5) active businesses. The companies are A-1 plumbing, Expert Chemical, Second Chance Auto, Encore Gaming, and Tony's Auto repair. There isn't a third party requestor for the property. If the City does obtains a tax deed, all of the tenants will be provided with a 30 day notice in accordance with 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. Nonetheless, the Economic Development Department in the City of Markham will assist all entities in finding other suitable location.

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 the subject property but will also provide a commercial use for the subject property that will benefit the City of Markham. The City of Markham will retain legal counsel in order to obtain the tax deed and bear all legal and other cost associated with the acquisition of the parcels. The City of Markham will file for tax exempt status for the property. The property will be maintained by the City of Markham until it is conveyed to a developer. In accordance with the Cook County No Cash Bid Ordinance, the City of Markham agrees to submit to the Cook County Bureau of Economic Development its No Cash Bid report on the status of this property after it acquires it for 5 years or until development is complete, whichever occurs last.