



Board of Commissioners of Cook County

118 North Clark Street
Chicago, IL

Legislation Text

File #: 19-3056, **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:

033, 28-25-104-045- 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 property commonly known as 2825 West 167th Street and 2829 West 167th Street, Markham, Illinois: The property is commonly known as 2825 West 167th Street, Markham, Illinois because that is its address with the Cook County Assessor and the address of 2829 West 167th Street, Markham, Illinois is the address of the property on the last recorded deed to the owner. This Request Package contains one (1) PIN. The subject property is an improved 5-97 Special Commercial Structure in the L-2 Light Manufacturing Zoning District inside the City of Markham. The structure has ten units and eight of the ten units are occupied by tenants of the owner. The property index number of the subject property composes of the whole structure. Information pertaining to the tenants are as follows: unit one & two are a night club, unit three is a storage and repair for cars and trucks, unit four is a medical supply company, unit five is an auto mechanical shop, unit six is currently vacant, unit seven is a classic luxury car storage, unit 8 & 9 is a towing business and unit 10 is vacant.

There isn't a third party requestor for the property. If the City does obtain 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. 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 an L-2 Light Manufacturing Zoning District 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 used for municipal use or 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.