



# Board of Commissioners of Cook County

118 North Clark Street  
Chicago, IL

## Legislation Text

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**File #:** 19-3078, **Version:** 1

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### **PROPOSED NO CASH BID REQUEST**

**Requestor:** Jon Sfondilis, Village Manager, Village of Wheeling

**Request:** Approval of No Cash Bid Request

**Location:** Village of Wheeling

**Volume and Property Index Number:**

231, 03-10-201-072-0000; 231, 03-10-201-074-0000

**Summary:** The Village of Wheeling, (the “Village”) has targeted two parcels within the Village for redevelopment or for the use for municipal purposes. In the interest of utilizing these properties for said purposes, the Village is seeking title to the following tax delinquent properties and requests that the Cook County Board of Commissioners submit a No Cash Bid for both properties on behalf of the Village. The PINs in this Request Package are as follows: This Request Package contains two (2) PINs 03-10-201-072-0000 and 03-10-201-074-0000, which are vacated parcels commonly addressed as 221 South Wheeling Road, formerly occupied by the Evanger’s Dog and Cat Food Company, Inc. The former occupant has relocated their operations outside the Village and the existing structures are unoccupied and are not structurally suitable for reuse. The Village has determined the parcels to no longer be fitting for industrial uses, but acquiring them could help aid in the assemblage of parcels in this area to create a larger land area for redevelopment. Alternately, the land could be used by the Village for Metra commuter parking to expand the availability of commuter parking within close proximity to the train station. Acquisition of the parcels will also allow the Village to address ongoing issues with the vacated industrial facility and allow for proper clean-up of the land, and further the Village’s efforts to relocate heavy industrial uses from this area due to the expansion of commercial retail and residential developments of nearby land.

The Village will file for tax exempt status as long as it retains the PINs for municipal use, maintaining that status until any tax deed either or both properties is/are conveyed to a potential developer. The Village does not, at the present time, have a Third Party Request by a developer, organization or other private party, in which the Village would convey a certificate of purchase or the perfected tax deed of the above-listed PINs to that Third Party Requestor. The Village agrees to submit, to the Cook County Department of Planning and Development, No Cash Bid 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. The law firm serves as Corporate Counsel to the Village of Wheeling, and will obtain the tax deeds and bear all legal and other costs associated with acquisition of the parcels.