

## **RESOLUTION R-3092**

### **A RESOLUTION AUTHORIZING THE VILLAGE OF HOMEWOOD TO PARTICIPATE IN THE COOK COUNTY NO CASH BID PROGRAM**

**WHEREAS**, the Village of Homewood, Cook County, Illinois, has identified certain vacant parcels of real estate as potential sites for commercial redevelopment; and

**WHEREAS**, the real estate taxes on said parcels of real estate have not been paid for two or more years; and

**WHEREAS**, Cook County has established a no-cash bid process as a part of the sale of delinquent taxes for municipalities to acquire property for rehabilitation and redevelopment, thereby returning such property to the tax rolls; and

**WHEREAS**, the Village of Homewood ("the Village") desires to apply to Cook County to make no-cash bids for delinquent real estate taxes to acquire the following eight (8) parcels of commercial property or vacant land ("the Properties"), in an effort to increase tax revenues and development within the Village limits:

<b>No.</b>	<b>Vol</b>	<b>PIN</b>	<b>Village</b>	<b>Township</b>	<b>Status</b>
<b>1</b>	178	31-01-100-012-0000	Homewood	Rich	partially occupied commercial structure 5-17
<b>2</b>	178	31-01-115-001-0000	Homewood	Rich	partially occupied commercial structure 5-17
<b>3</b>	218	29-32-101-048-0000	Homewood	Thornton	vacant land 1-00
<b>4</b>	218	29-32-101-049-0000	Homewood	Thornton	vacant land minor improvement 5-90
<b>5</b>	218	29-32-101-050-0000	Homewood	Thornton	unoccupied commercial structure 5-92
<b>6</b>	218	29-32-101-051-0000	Homewood	Thornton	unoccupied commercial structure 5-92
<b>7</b>	218	29-32-101-052-0000	Homewood	Thornton	vacant land minor improvement 5-90
<b>8</b>	219	29-33-100-066-0000	Homewood	Thornton	vacant land 1-00

**WHEREAS**, Parcel 1 above is approximately twenty-five percent (25%) occupied by a tenant, Big Lots, with the remainder of the building (a former Brunswick Zone bowling alley) being unoccupied. Big Lots has announced its intention to relocate within the next year. The building has significant code violations. The Village intends to demolish the existing building and redevelop the property; and

**WHEREAS**, Parcel 2 above is a nine-unit single-story commercial building that is approximately fifty percent (50%) unoccupied. The building's primary tenant is a Great American Bagel restaurant. In addition to Great American

Bagel, the other tenants are a State Farm insurance agent, the Golden Needle Cleaners, and the Signature Salon. The remaining five storefronts are unoccupied. The Village intends accommodate existing tenants wherever possible while rehabilitating and redeveloping the property; and

**WHEREAS**, Parcels 3 – 7 above are an unoccupied three-story office building and surrounding parking lots and landscaped areas that the Village intends to redevelop; and

**WHEREAS**, Parcel 8 above is vacant land adjacent to existing commercial and industrial development that the Village intends to offer for development; and

**WHEREAS**, the Village is required to prepare an application and thereafter proceed to a tax deed; and

**WHEREAS**, the Village is required to report to the Cook County Department of Planning & Development annually for five consecutive years or until the property is transferred to a developer, whichever occurs last; and

**WHEREAS**, the Village shall retain legal counsel to assist in preparing a no-cash bid application, proceeding to tax deed, and performing all legal activities associated with the no-cash bid program; and

**WHEREAS**, James Marino is the duly appointed Village Manager of the Village of Homewood.

NOW, THEREFORE, BE IT RESOLVED by the Village President at the Board of Trustees of the Village of Homewood, Cook County, Illinois:

**THAT** James Marino is authorized and directed to submit to the County Board an application for Certificate of Purchase for delinquent taxes on a no-cash bid basis for the real estate parcels described herein.

**BE IT FURTHER RESOLVED** that the President and Village Clerk are hereby authorized and directed to do or cause to be done any and all actions to accomplish the acquisition of the aforesaid parcels of property for purposes of rehabilitation and redevelopment in the event a Certificate of Purchase is received from the County of Cook.

**BE IT FURTHER RESOLVED** that if a Certificate of Purchase is received from the County, the Village shall retain the legal services of Hiskes, Dillner, O'Donnell, Marovich & Lapp, Ltd., to obtain the tax deed and the Village will bear all legal and other costs associated with the acquisition of the Property.

**BE IT FURTHER RESOLVED** that the Village shall annually report to the Cook County Department of Planning & Development informing and updating the County regarding each parcel's status for five years or until development is complete, whichever comes last.

**BE IT FURTHER RESOLVED** that once the Village receives title to a parcel, it will file for and maintain tax exempt status for the Property until the property is transferred to a developer.

**BE IT FURTHER RESOLVED** that there are no Third-Party Requests, proposals, or agreements by a developer, organization, or other private party for these no-cash bid requests.

**BE IT FURTHER RESOLVED** by the Village Board of the Village of Homewood, Illinois, that any prior resolution inconsistent with the terms hereof is hereby repealed.

This resolution shall be effective immediately upon its passage.

PASSED and APPROVED on October 12, 2021.

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Village President

ATTEST:

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Village Clerk

Ayes: \_\_\_\_\_      Nays: \_\_\_\_\_      Abstain: \_\_\_\_\_      Absent: \_\_\_\_\_

CERTIFICATION

STATE OF ILLINOIS       )  
  ) SS  
COUNTY OF COOK       )

I, the undersigned, do hereby certify that I am the duly qualified and acting Village Clerk of the Village of Homewood, Cook County, Illinois, and as the Village Clerk I am the keeper of the journals, records, and files of the Village President and Board of Trustees of the Village.

I do further certify that the attached and foregoing is a full, true and correct copy of Resolution Number R-3092 entitled:

**A RESOLUTION AUTHORIZING THE VILLAGE OF HOMEWOOD  
TO PARTICIPATE IN THE COOK COUNTY NO CASH BID PROGRAM**

as adopted by the President and Board of Trustees of the Village of Homewood, at their regularly convened meeting held on October 12, 2021 and as signed by the President of said Village on \_\_\_\_\_, 2021, all as appears from the official records of said Village, in my care and custody.

IN WITNESS WHEREOF, I have hereunto affixed by official signature and the corporate seal of the Village of Homewood, Illinois, on \_\_\_\_\_, 2021.

\_\_\_\_\_  
Marilyn Thomas  
Village Clerk  
Village of Homewood

(SEAL)