



Cook County Land Bank Authority - Land Transactions Committee Meeting

Friday, October 8, 2021, at the hour of 10:00 AM CST

https://us06web.zoom.us/webinar/register/WN_9uE2y7nySqe9-5TMOGa4qA

Via Zoom Link for the Public

1. Call to Order and Roll Call
2. Public Speakers
 - If you would like to register to be a public speaker, please email Crystal Campos at **crystal@cookcountylandbank.org** by **3:00 PM CST on Thursday, October 8, 2021**. Indicate which topic on the agenda you wish to make a comment. *Please note: each registered speaker has three (3) minutes*
3. Presentations
 - a. 3460 West 5th Ave., Chicago, IL 60624
 - i. 3460 West 5th Ave., LLC - Muhieddin Arman, Purchaser
 - ii. Jamila Danzy, CCLBA Acquisition Specialist
 - iii. Antje Gehrken, President|Managing Broker A.R.E. Partners
 - iv. Approval of Resolution to enter into a Purchase Sale Agreement with 3460 West 5th Ave. LLC, for the property at 3460 West 5th Ave., Chicago, IL
 - b. 9960 Pacific, Franklin Park, IL
 - i. Idea Property Investments III – Kamil Buczek
 - ii. Jamila Danzy, CCLBA Acquisition Specialist
 - iii. Steve Kohn, Avison Young - Commercial Broker Principal
 - iv. Approval of Resolution to enter into a Purchase Sale Agreement with Idea Property Investments III, for the property at 9960 Pacific Ave., Franklin Park, IL
4. Transaction Report (Eleanor Gorski and Darlene Dugo)
 - Acquisitions, Dispositions, Current Projects
5. Consent Agenda
 - Approval of September 10, 2021 Cook County Land Bank Land Transactions Committee meeting minutes.
6. Chairman's Report (Director Planey)
7. Other Business
8. Adjournment



LAND TRANSACTIONS DEAL SUMMARY

9/10/2021

Buyer: 3460 W. 5th Ave., LLC – Majdi Arman, Muath Arman, and Mohammed Arman

LLC Standing: Confirmed in Good Standing

Subject Property Address: 3460 W. 5th Ave., Chicago, IL

Acquired: 10/20/2019 - 2015 Tax Certificate

Location: 5th Ave. corridor, just blocks from Garfield Park Conservatory, East Garfield Park, 28th Ward

Purchase Price: \$70,000

Application Fee Paid: \$5,000

Property Type: Commercial Vacant Land

Parcel Features: 7,668 Square Feet

Planned Use: New construction, 4-story mixed-use building with two commercial units ground level and twelve dwelling units on top 3 floors. The dwelling units are proposed to be 2 bedrooms and 2 baths for each unit, seeking \$1,800 per unit. It will be a mix of affordable and market units. For the retail tenants, developer proposes to leave as vanilla boxes for tenants' build-outs. Possible type of tenant would be an office space, a coffee shop, a child-care, or anything allowed by current zoning and acceptable to the area.

Zoning Change Required: Not Applicable

Renovation Budget: \$1,616,000

Construction Timeline: 18-30 months

Proof of Funds: Staff confirmed \$1,921,163

Projected Annual Cash-Flow: \$140,100

Offers: There were no other offer applications.

Previous Experience: Projects completed: 2834 W. Warren Blvd. Chicago 3-Unit. and 2837 N. Central Ave., Chicago 3-Unit.

Real Estate Taxes: Property taxes paid on all known real estate owned.

Robert Rose Exec Director



Darlene Dugo Deputy Director

DISPOSITION CHECKLIST

PURCHASER NAME(S): Arman Plumbing Inc (3460 W 5th Ave, LLC)

PROPERTY ADDRESS:

3460 W Fifth Ave Chicago IL

DISPOSITION TYPE:

☐ Deed In Lieu ☐ Homeowner ☒ Tax Certificate ☐ REO Sale ☐ Donation ☐ Forfeiture

ATTACHMENTS:

- ☒ Initial Application
- ☒ Offer Application
- ☒ Executed Terms Sheet
- ☒ Cashiers Check/Money Order
- ☒ Proof of Funds/Lender Approval
- ☒ Corporate Documentation
- ☒ Scope of Work/Development Plan
- ☐ Homeowner Occupancy Affidavit
- ☒ CCRD Search (previous owner and purchaser)
- ☒ Clerk of the Circuitry Court of Cook County
- ☒ Cook County Portal Property Search
- ☒ EPP Printout Rehab in Progress and/or Rehab
- ☒ Completed Other:

Inventory: 10/30/19

PP: \$70,000

Vacant Commercial Lot - Listed with agent -(Antje), to identify additional buyers.

This is commercial lot along the 5th Ave corridor in West Garfield Park. Developer submitting an offer to build new construction project at location. They have existing experience as multi-unit, 1-4 residential developer owner operator. Plan submitted accounts for mixed-use project with plan for ground floor that is indeterminable, but is reasonable at this time since mixed-use projects occupy the upper, residential units (rental income), prior to identifying a ground floor tenant(s).

This project will require Land Transactions Approval. Buyer has anxiously been waiting to move forward with this project, with the support of our listing agent.

This offer is considerably delayed due to the non-responsiveness of local alderman. Buyer reached out and connected with team, but there was no final confirmation or approval after several weeks. Emails noting the timeline are included in offer packet from early May. Due to new construction dev. timeline and weather, requesting approval for July Land Transaction Mtng

Date: 6/29/21 UPDATED **Acquisitions Specialist:** Jamila Danzy

Date: 6/29/2021 **Sr. Acquisitions Manager:**

Darlene A Dugo
Subject to Land Transactions approval.



2837 N Central Ave
Chicago, IL 60634
(773) 777-7701
www.armanplumbing.com

Scope Of Work Estimate

ADDRESS

3460 W 5th Ave
Chicago, IL 60624

DATE
03/31/2021

TOTAL
\$1,616,000.00

GENERAL CONTRACTOR

Arman Plumbing, Inc. TGC107086

BUILDER/DEVELOPER

Arman Developers, LLC

ACTIVITY

AMOUNT

Complete the construction of a new 4-Story Mixed Use building with two commercial units on ground level and twelve (12) dwelling units on top 3 floors. The following is a list of items required, with estimated pricing:

Construction Plans/Drawings	32,000.00
Includes Soil sampling/testing, Civil, Architectural & MEP	
Excavation	28,000.00
Includes hauling & grading	
Concrete Pouring & Forming	106,000.00
Includes foundation, slab on grade, precast flooring, columns, pavements, etc.	
Steel Structure	135,000.00
Iron work	
Framing	62,000.00
Includes all interior ceilings & walls	
Masonry	188,000.00
Includes all bricklaying & stonework	
Insulation	68,000.00
Spray Foam closed cell on exterior. Standard in demising walls	
Roofing	33,000.00
Flat roof with downspouts and gutters	
MEP	345,000.00
Includes all utility services, interior Electrical, Plumbing, Fixtures, Gas and HVAC, and stub-ins for future tenants in commercial units.	
Windows	63,000.00
New windows throughout building including commercial units	
Doors	84,000.00
New doors throughout building including commercial units. Includes main doors, interior hollow-core 3-panel doors, crown molding, base & shoe	
Drywall	107,000.00
Green board and durock in all bathrooms, regular throughout, hung, taped and sanded.	
Flooring	93,000.00
Tile in bathrooms, Luxury Vinyl tile throughout residential units, commercial grade carpet in hallways and stairways.	

ACTIVITY	AMOUNT
Elevator	68,000.00
New elevator per ADA Standards for 4-story building	
Kitchens	93,000.00
Melamine cabinets, quartz countertops, Whirlpool appliances	
Paint	35,000.00
Semi Gloss in kitchens and bathroom areas, eggshell throughout.	
Landscaping	9,000.00
Lawns & planters, etc.	
Fire Sprinkler System	55,000.00
Includes all designs and installations per NFPA-13 & CFD	
Permit Fee	12,000.00
City of Chicago building permits, CDOT, etc.	

TOTAL	\$1,616,000.00
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THANK YOU.

Accepted By

Accepted Date

3460 W 5TH AVE, CHICAGO IL

COOK COUNTY LAND BANK AUTHORITY
LAND TRANSACTION COMMITTEE MEETING
FRIDAY, OCTOBER 8, 2021
BUYER: MOHAMMED ARMAN & MAJDI, MUATH



2 PROPERTY INFO

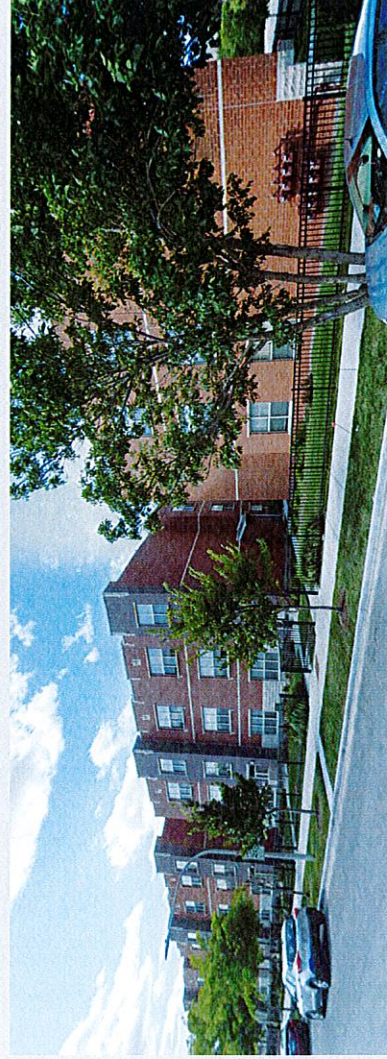
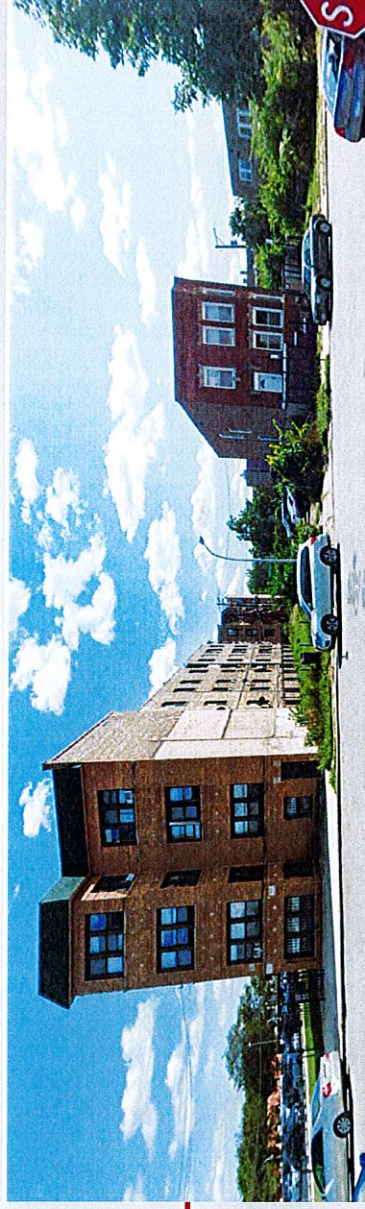
- **CCLBA Acquired Parcel:** October 30, 2019
- **Community Area:** East Garfield
- **Ward: #28** Alderman Jason Ervin
- **Lot Size:** 0.176 Acres (7668 Square Feet)
- **Structure:** Vacant Commercial Land
- **Zoning: B3-3** (Apartments permitted above the ground floor)
- **City Planner:** October 1st - Land Bank reviewed plan with Ernest Bellamy



3460 W. 5TH AVE. – SURROUNDING STRUCTURES



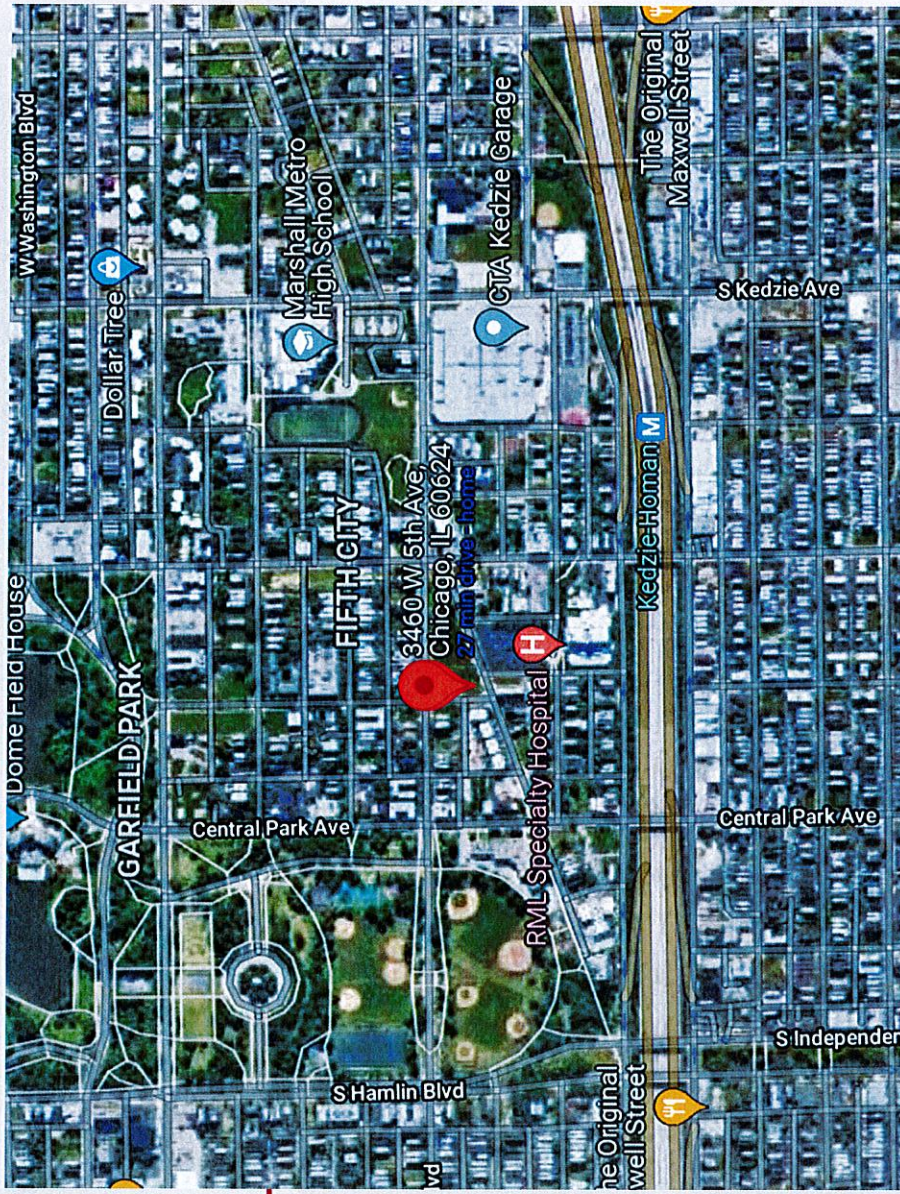
South side of Fifth Ave. across from the subject site



South side of Fifth Ave. across from the subject site



3460 W. 5TH AVE. - 4 AERIAL VIEW



5 CITY OF CHICAGO ZONING MAP



- The Land Bank started conversations with City of Chicago's Planning Department regarding a Land Swap 11/25/2020.
- There were additional conversations in June 2021, followed by a list of properties sent on 6/21/2021, for a potential swap.
- Lot 3456 W. 5th Ave. is on the requested swap list. No direction on next steps since.



BUYER PROPOSAL

6

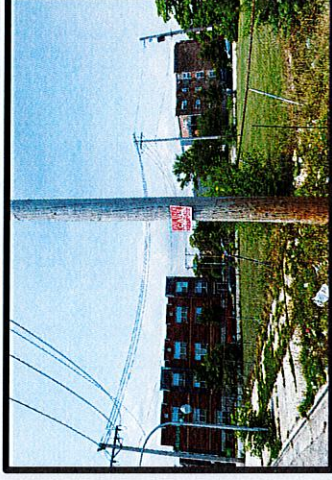
- **Development Plan:** 4-Story Mixed Use Apartment Building
 - 2 Store Front Commercial Units & 12 Apartment Buildings (Above)
- **Purchase Price:** \$70,000
- **Deal:** Financing
- **Buyer:** 3460 W 5th Ave, LLC - Majdi, Muath, & Mohammed Arman
 - Over 20 Years Experience – Currently building, own and operate other properties in the area.
 - Developer currently owns 4 apartment buildings
 - Licensed Plumbing Contractors, Licensed Electrical Contractors, Licensed HVAC Contractors, Licensed Fire Sprinkler Contractors, Licensed GC, Licensed Professional Engineer, Mechanical Engineer – Over 20 Years Experience – Currently building, own and operate other properties in the area.



PROPOSED SCOPE OF WORK/DEVELOPMENT SCHEDULE

7

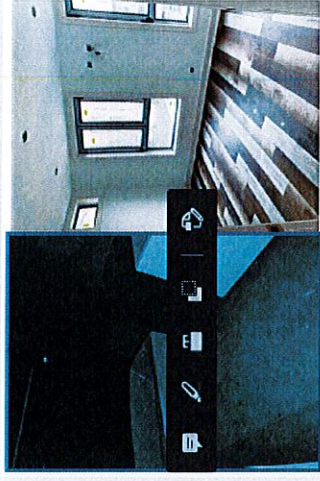
- Development Budget: 1.6 M
- Development Timeline: 18-30 mos.
- Acquire the property & produce plans for new construction & submit to City of Chicago for review and approval
- Complete the construction of a new 4-Story Mixed Use building with two commercial units on ground level and twelve (12) dwelling units on top 3 floors, consistent with current zoning



EXISTING PROJECT: 2834 W WARREN BLVD, CHICAGO, IL

8

2834 W Warren Blvd, Chicago, IL



COOK COUNTY LAND BANK AUTHORITY
Land Transactions Committee
Resolution No. 21-08

A Committee Resolution Approving the Sale of Property
3460 W. 5th Avenue, Chicago, IL 60624

WHEREAS, the Cook County Land Bank Authority (“CCLBA”) is authorized under its enabling ordinance, Chap. 103, Art. 1, Sec. 103-1, *et seq.*, of the Cook County Code of Ordinances (“Ordinance”) to use available resources to facilitate the return of vacant, abandoned and tax-delinquent properties to productive use thereby combating community deterioration, creating economic growth and stabilizing the housing and job market;

WHEREAS, in Section 10.2 of the CCLBA Policies and Procedures, the CCLBA Board of Directors delegated authority to the Land Transactions Committee to review and approve proposed sales of vacant land, commercial properties, industrial properties, and multi-family residential properties with 5 or more units with a purchase price between \$50,000 and \$250,000; and

WHEREAS, the CCLBA Land Transactions Committee has reviewed the proposed sale of property located at 3460 W. 5th Avenue, Chicago, IL 60624 for use in accordance with the terms and conditions of the Purchase Sale Agreement to be entered into between County of Cook, Illinois, a body politic and corporate, d/b/a Cook County Land Bank Authority and 3460 W. 5th Ave., LLC, and finds that it furthers CCLBA’s public purpose.

NOW, THEREFORE BE IT RESOLVED, that the Cook County Land Bank Authority Land Transactions Committee hereby approves and authorizes the following:

1. Approval of Sale. The CCLBA Land Transactions Committee hereby approves and authorizes the sale of property located at 3460 W. 5th Avenue, Chicago, IL 60624 (“Property”) for use in accordance with the terms and conditions of the Purchase Sale Agreement to be entered into between County of Cook, Illinois, a body politic and corporate, d/b/a Cook County Land Bank Authority and 3460 W. 5th Ave., LLC, and any amendments thereto (“Purchase Sale Agreement”).

2. Authorization to Execute All Necessary Agreements and Documents. The CCLBA Land Transactions Committee hereby approves and authorizes the CCLBA Executive Director, directly or by way of a special power of attorney, to execute all documents and instruments necessary and convenient to complete the sale of the Property, in accordance with the terms and conditions of the Purchase Sale Agreement.

3. Effective Date. This Resolution shall be in full force and effect as of the date of approval and adoption set forth below.

The above Resolution is hereby APPROVED AND ADOPTED this 8th day of October 2021.

James Planey
CCLBA Land Transactions Director



LAND TRANSACTIONS DEAL SUMMARY

10/08/21

Buyer: Idea Property Investments III (Kamil Buczek)

LLC Standing: Good Standing

Subject Property Address: 9960 Pacific, Franklin Park, IL

Acquired: 9/7/2020 - Tax Certificate

Location: Purchase Price: \$110,000 (minimum list price - 110,000)

Application Fee Paid: \$5,000

Property Type: Industrial Property - 14,215 sq feet

Parcel Features: Two story, industrial building located in Franklin Park's industrial corridor.

Planned Use: Cabinetry workshop - existing residential developer

Zoning Change Required: No

Renovation Budget: \$398,000

Construction Timeline: 6-8 months

Source of Funds: Cash Deal

Projected Annual Cash-Flow: Reoccupying Space as workshop

Offers: No other applicant submission this round.

Previous Experience:

The applicant has a development company, where they specialize in renovating existing residential/commercial properties. Applicant submitted cash on hand to fully develop and renovate the building for their future company; kitchen cabinetry work shop, They intend to employ 5 people. They're also seeking a tax incentive from the Village of Franklin Park. They have received support from the Village and support to acquire the rear parking lot behind our parcel to fully utilize site.

They are already working on architectural plans and have some building designs. The proposed layout is dedicated for the cabinetry shop."

Estimate

Date	Estimate #
7/5/2021	444

Name / Address
Idea Property Investments III, LLC

Description	Qty	Rate	Total
9960 Pacific Ave, Franklin Park. VPS security; door and windows on main level. Allowance only.	1	7,500.00	7,500.00
9960 Pacific Ave, Franklin Park. Permit fees and architectural services.	1	7,500.00	7,500.00
9960 Pacific Ave, Franklin Park. Demolition and clean up in existing building.	1	15,000.00	15,000.00
9960 Pacific Ave, Franklin Park. Roof; tear off of existing roof, inspect for any wood damage, installation of new plywood, replacement of rotten/broken joists where needed. Installation of 5.2" iso insulation, installation of self adhesive base over the iso, everything installed mechanically, installation modified rubber system over the base, installation of new flashing on the parapet walls, installation of new pressure treated wood blocking on the firewalls, attach new sheet metal, silver coating to protect the roof from the sun.	1	95,000.00	95,000.00
Installation of new gutter and downspouts.			
9960 Pacific Ave, Franklin Park. Installation of new windows and front main entry door.	1	25,000.00	25,000.00
9960 Pacific Ave, Franklin Park. Masonry work; tuckpointing throughout the building, where needed.	1	22,000.00	22,000.00
Replacement of front beams on both sides.			
Removal of parapet walls on west side - front building			
Masonry work in the rear by the scupper box.			
9960 Pacific Ave, Franklin Park. Replacement of (2) overhead garage doors.	1	6,000.00	6,000.00

Total

Estimate

Date	Estimate #
7/5/2021	444

Name / Address
Idea Property Investments III, LLC

Description	Qty	Rate	Total
9960 Pacific Ave, Franklin Park. Electrical work: new rough, wire and trimming.	1	30,000.00	30,000.00
Installation of emergency and exit sign per electrical work.			
Installation of new electrical service.			
9960 Pacific Ave, Franklin Park. Plumbing work.	1	20,000.00	20,000.00
9960 Pacific Ave, Franklin Park. Repair of existing fire sprinkler system. Allowance only. Need to investigate further the condition of existing system.	1	15,000.00	15,000.00
9960 Pacific Ave, Franklin Park. HVAC work, HEAT only.	1	25,000.00	25,000.00
9960 Pacific Ave, Franklin Park. Framing and insulation work.	1	50,000.00	50,000.00
9960 Pacific Ave, Franklin Park. Drywall.	1	40,000.00	40,000.00
9960 Pacific Ave, Franklin Park. Bathroom work; tiles, vanity.	1	4,000.00	4,000.00
9960 Pacific Ave, Franklin Park. GC fee. 10% on 362K.	1	36,200.00	36,200.00

Total \$398,200.00

9960 Pacific Ave. Franklin Park
Land Transaction Committee Meeting
October 8, 2021

BUYER: IDEA PROPERTY INVESTMENTS III, LLC

PRESENTED BY: KAMIL BUCZEK



Proposed future use

IDEA Property Investments III, LLC is interested in purchasing this property with an intent of opening a cabinetry shop with a variety of kitchens, bathroom vanities and accessories with all price points. We believe that the square footage of this building will allow us to present in the showroom high end, budget friendly and all in between cabinetry styles.

We believe that this business plan will bring lots of various customers who are interested in seeing the products before purchasing instead of ordering it from catalog and hoping for the desired quality.

From our research, the Franklin Park area is lacking this type of business, and this gives us a great chance for successful business.

We are individuals with years of experience in Property Management (with multiple properties in Franklin Park) and Licensed General Construction. This combination of experience gives us a great chance not only for a successful renovation of this property but also for successful long-term business and good relations with Franklin Park Community.

Buyer Proposal

- Buyer: Idea Property Investments III, LLC.
- Purchase price: \$ 110,000.00
- Rehab Budget \$400,000
- Purchasing lot behind structure from the Village for parking - \$29,500
- Lot Size: 20,000 SF
- Building Area: 15,000 SF, 2400 SF Office Space
- Fully develop and renovate building for a Kitchen Cabinetry Workshop
- 5 Employees
- Will work with tax attorney following closing to apply for a reduction in real estate taxes

Proposed Scope of Work

- A complete gut rehab of an existing building with new layout as shown on proposed plans
- Tear off roof, inspect for any damage, install new plywood, replace joists as needed.
- Installation of new gutter & downspout system
- Installation of new door, window, storefront systems & OH doors
- Masonry work:
 - tuck-pointing where needed
 - beam replacement where needed
 - removal/replacement of parapet walls
- Completely new MEP systems

Project cost and timelines:

- Estimated project cost \$400K
- Completion time 6-8 months from the permit issuance day
 - Demo permit application already completed and ready to submit on the day of purchase
 - Permit drawings already being drafted



VILLAGE OF FRANKLIN PARK
COMMUNITY DEVELOPMENT

9500 W Belmont Avenue
Franklin Park, Illinois 60131

T 847.671.8300
F 847.671.6015
www.vofp.com

Ms. Eleanor Gorski
Cook County Land Bank Authority (CCLBA)
69 W Washington St., Suite 2938
Chicago, IL 60602

Re: 9960 Pacific Avenue Redevelopment

On behalf of the Village of Franklin Park, I am writing this Letter of Support for the proposed redevelopment of 9960 Pacific Avenue by Idea Property Investments III, LLC. As part of the proposed redevelopment, the Village of Franklin Park supports the sale of 9960 Pacific Avenue to Idea Property Investments III, LLC by the Cook County Land Bank Authority (CCLBA). The proposal from Idea Property Investments III, LLC will build upon the redevelopment of the Commercial Manufacturing District along Pacific Avenue in the Village of Franklin Park and bring the aforementioned property back into effective use and onto productive tax rolls. If approved, we feel the redevelopment proposal will support our continued commitment to the growth of small businesses in the Village of Franklin Park and Cook County.

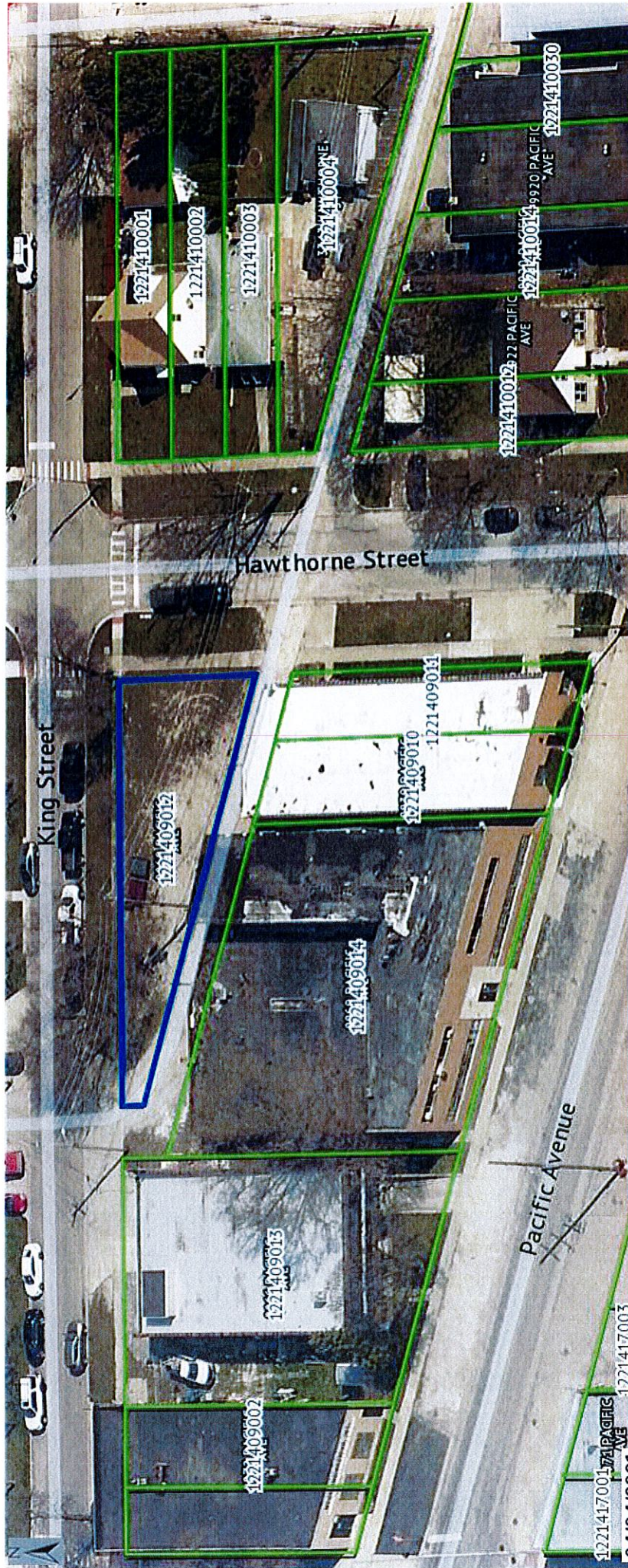
Please feel free to contact me at (847) 671-8300 or at jschneider@voftp.com with any questions regarding the Village of Franklin Park's support of this sale of property.

Thank you in advance for your consideration of this transaction.

Sincerely,

John P. Schneider
Director of Community Development

Letter of Support Village of Franklin Park

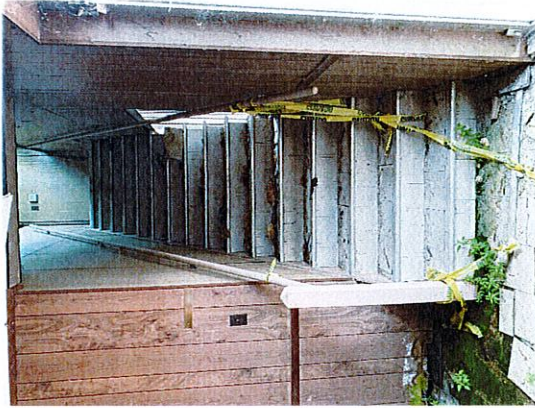


1. PIN 12-21-409-012 Village in Process of Acquiring
 - a. This Village is selling this PIN to the buyer for parking.
 - b. Sales Price \$29,500
2. PIN 12-21-409-014 Land Bank Structure

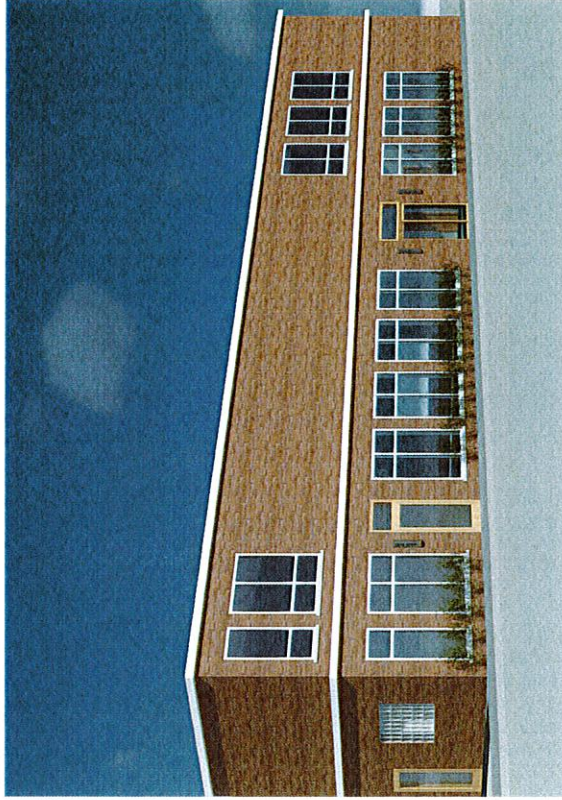
Existing Conditions - Exterior



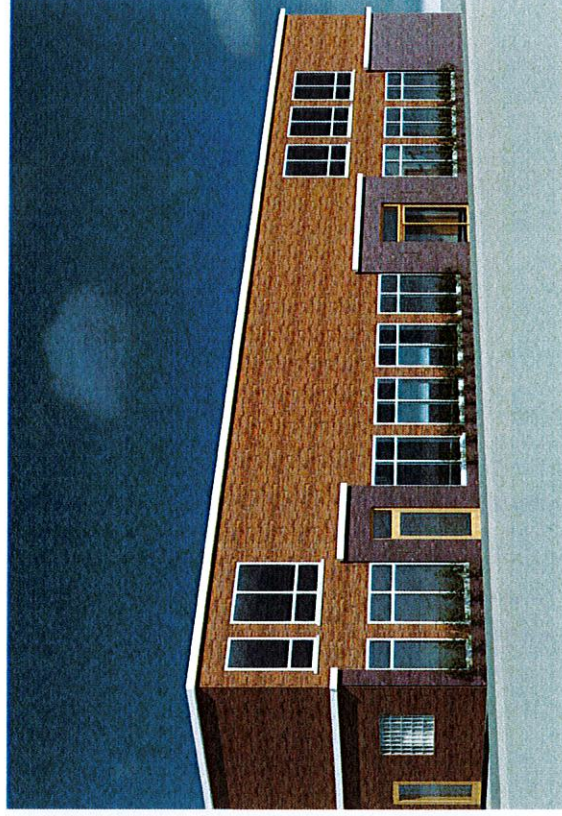
Existing Conditions - Interior



Proposed Front Facade



Option 1



Option 2

9960 Pacific Ave. - SURROUNDING STRUCTURES

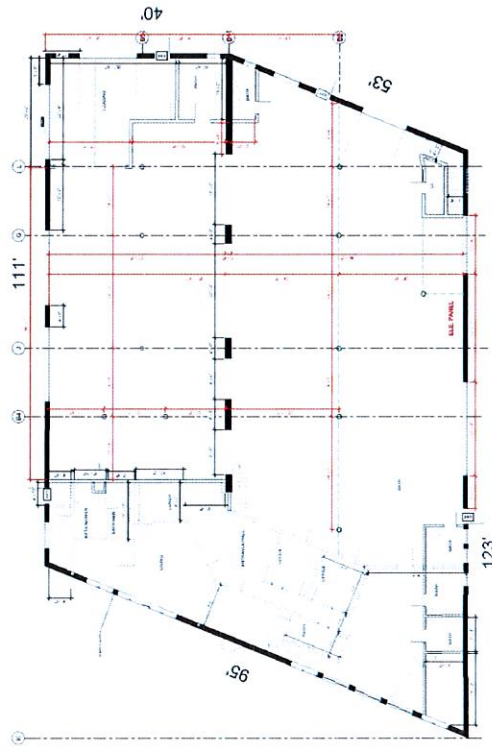


South side of Pacific Ave. across from subject site

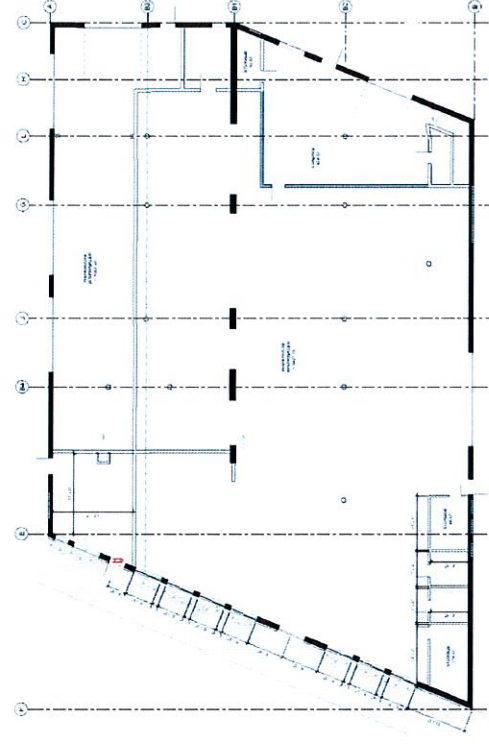


North side of Pacific Ave. next to subject site

Floor Plans – Level 1

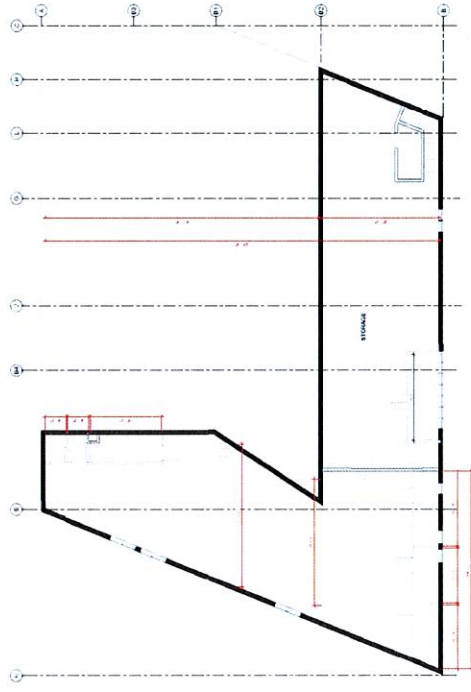


Existing

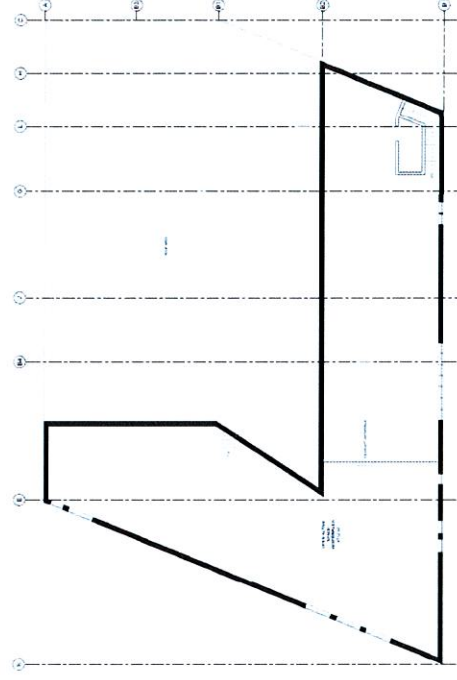


Proposed

Floor Plans – Level 2

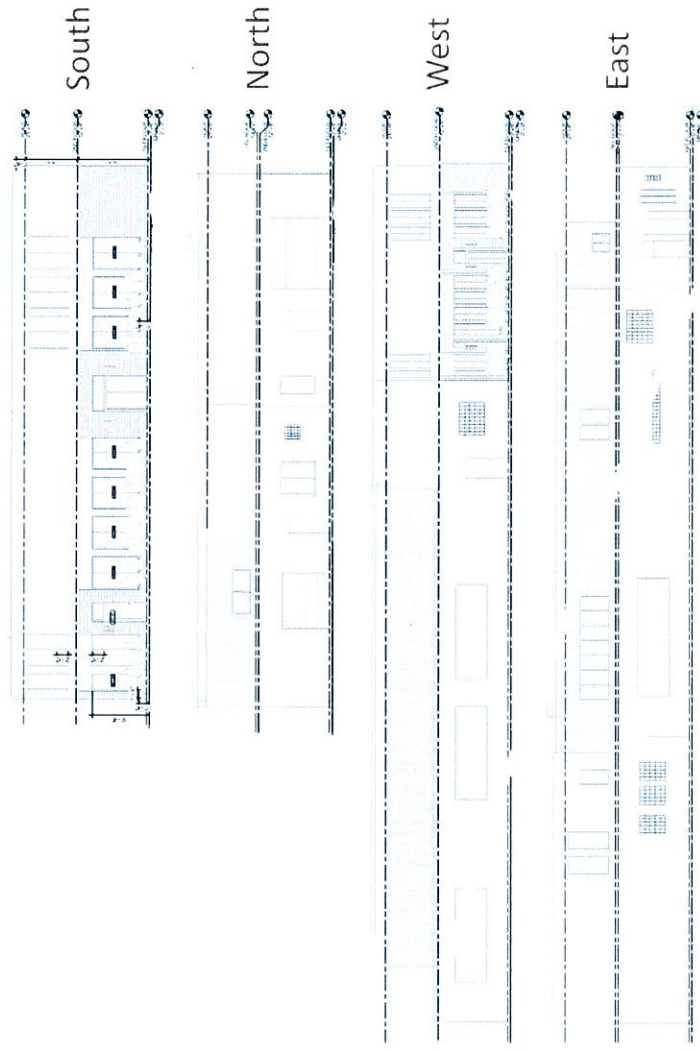


Existing



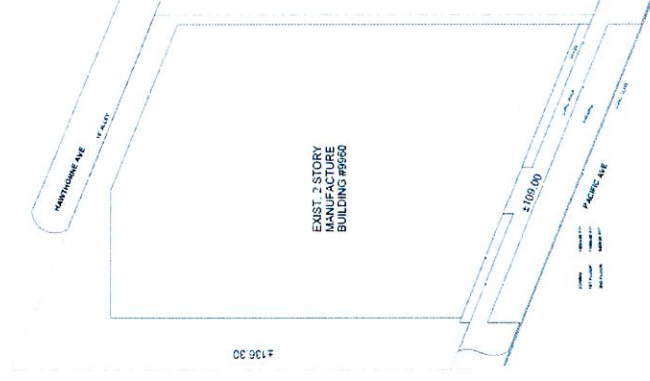
Proposed

Proposed Elevations



Proposed Site Plan

In the process of purchasing of an adjacent lot to fulfil parking requirements.



Thank You

COOK COUNTY LAND BANK AUTHORITY
Land Transactions Committee
Resolution No. 21-04

A Committee Resolution Approving the Sale of Property
9600 Pacific Avenue, Franklin Park, IL 60131

WHEREAS, the Cook County Land Bank Authority (“CCLBA”) is authorized under its enabling ordinance, Chap. 103, Art. 1, Sec. 103-1, *et seq.*, of the Cook County Code of Ordinances (“Ordinance”) to use available resources to facilitate the return of vacant, abandoned and tax-delinquent properties to productive use thereby combating community deterioration, creating economic growth and stabilizing the housing and job market;

WHEREAS, in Section 10.2 of the CCLBA Policies and Procedures, the CCLBA Board of Directors delegated authority to the Land Transactions Committee to review and approve proposed sales of vacant land, commercial properties, industrial properties, and multi-family residential properties with 5 or more units with a purchase price between \$50,000 and \$250,000; and

WHEREAS, the CCLBA Land Transactions Committee has reviewed the proposed sale of property located at 9600 Pacific Avenue, Franklin Park, IL 60131 for use in accordance with the terms and conditions of the Purchase Sale Agreement to be entered into between County of Cook, Illinois, a body politic and corporate, d/b/a Cook County Land Bank Authority and Idea Property Investments III and finds that it furthers CCLBA’s public purpose.

NOW, THEREFORE BE IT RESOLVED, that the Cook County Land Bank Authority Land Transactions Committee hereby approves and authorizes the following:

1. Approval of Sale. The CCLBA Land Transactions Committee hereby approves and authorizes the sale of property located at 9600 Pacific Avenue, Franklin Park, IL (“Property”) for use in accordance with the terms and conditions of the Purchase Sale Agreement to be entered into between County of Cook, Illinois, a body politic and corporate, d/b/a Cook County Land Bank Authority and Idea Property Investments III, and any amendments thereto (“Purchase Sale Agreement”).

2. Authorization to Execute All Necessary Agreements and Documents. The CCLBA Land Transactions Committee hereby approves and authorizes the CCLBA Executive Director, directly or by way of a special power of attorney, to execute all documents and instruments necessary and convenient to complete the sale of the Property, in accordance with the terms and conditions of the Purchase Sale Agreement.

3. Effective Date. This Resolution shall be in full force and effect as of the date of approval and adoption set forth below.

The above Resolution is hereby APPROVED AND ADOPTED this 8th day of October 2021.

James Planey
CCLBA Land Transactions Director

Land Transaction Committee Cook County Land Bank Authority CCLBA Activities Report

Eleanor Gorski, Executive Director

Darlene A. Dugo, Deputy Director

Data Compiled by Alex Simmons, Planning Analyst

October 8, 2021



2019 Residential Tax Certificates Transfer to Municipalities

- September 7th - Listening Session with South Suburban and Proviso Township Mayors
- September 8th - List of 1,015 - 2019 Residential Tax Certificates sent to 45 Mayors
- September 22nd – Q&A Session with Mayors
- October 1st - 9 Mayors Responded
- Transferring 98 Tax Certificates
- Once Tax Certificates are transferred to the municipalities, the Land Bank will publish the list on our website

MUNICIPALITY	QUANTITY
BURNHAM	1
COUNTRY CLUB HILLS	13
DIXMOOR	13
MARKHAM	57
MATTESON	1
PHOENIX	5
STEGER	5
STONE PARK	1
WILLOW SPRINGS	2
TOTAL	98

Next Steps

- The Land Bank and Cook County's Bureau of Economic Development is scheduled to deliver a joint presentation to Mayors across the County on October 15, 2021.
- The agenda is focused on how Municipalities may work with the Land Bank and BED's No-Cash Bid Program.
- The Land Bank will also communicate available commercial properties to municipalities.



- Acquisitions – 39
- Dispositions – 15
- Meeting with Phoenix, IL
- Meetings with City of Chicago Planners
 - Invest/SouthWest
 - Washington National Bank Building
 - 6155 S. Prairie
 - 3460 W. 5th Ave., Chicago
 - TIF Purchase Rehab



**MEETING MINUTES OF THE COOK COUNTY LAND BANK AUTHORITY
LAND TRANSACTIONS COMMITTEE MEETING**

Friday, September 10, 2021 – 10:00 AM
via Zoom - The public participated through Zoom link.

I. Call to Order and Roll Call

Present: Chairman Peter Friedman, Commissioner Maurice Cox, Director Jim Planey, and Director Joy Aruguete.

Not Present: Director Rich Monocchio, Director Vickie Lakes-Battle.

Also Present: Eleanor Gorski (CCLBA Executive Director), Darlene Dugo (CCLBA Deputy Director), Mohammed Arman (Presenter)

II. Public Speakers

Chairman Friedman notes there are no registered public speakers.

3. Presentation 3460 W. 5th Ave., Chicago, IL, Mr. Mohammed Arman

Consideration for this transaction will carry over to the October 8, 2021 Land Transactions meeting to allow more time to discuss with the City of Chicago's planner.

IV. Motion of Approval of June 11, 2021 Cook County Land Bank Land Transactions Committee Meeting

Minutes

Commissioner Cox moved, seconded by Director Aruguete to approve the June 11, 2021 Cook County Land Bank Land Transactions Committee Meeting Minutes. **The motion was carried unanimously by roll call.**

V. Motion to Adjourn

Commissioner Cox moved, seconded by Director Aruguete, motioned to adjourn the meeting. **The motion was carried unanimously, and the meeting was adjourned.**

Respectfully Submitted,

Land Transactions Committee of the Cook County Land Bank Authority

X _____

Chairman Peter Friedman

COOK COUNTY LAND BANK AUTHORITY | AUGUST 2021 ACQUISITIONS

No	Parcel Number	Property Class	Property Address	City	Postal Code	Neighborhood	Acquisition Date
1	16-09-201-020-0000	Residential Structure	709 N LEAMINGTON AVE	CHICAGO	60644-1229	Austin	9/22/2021
2	16-08-416-013-0000	Residential Land	129 N WALLER AVE	CHICAGO	60644-2902	Austin	9/27/2021
3	16-13-101-022-0000	Residential Land	12 S WHIPPLE ST	CHICAGO	60612	East Garfield Park	9/15/2021
4	16-13-101-023-0000	Residential Land	14 S WHIPPLE ST	CHICAGO	60612	East Garfield Park	9/15/2021
5	16-14-222-004-0000	Residential Land	3315 W GLADYS AVE	CHICAGO	60624-3309	East Garfield Park	9/21/2021
6	16-14-312-022-0000	Residential Land	3654 W LEXINGTON ST	CHICAGO	60624	East Garfield Park	9/22/2021
7	20-17-214-037-0000	Residential Structure	5644 S GREEN ST	CHICAGO	60621-2226	Englewood - East	9/21/2021
8	20-17-214-035-0000	Residential Structure	5640 S GREEN ST	CHICAGO	60621-2226	Englewood - East	9/22/2021
9	20-17-320-011-0000	Residential Land	6115 S LOOMIS BLVD	CHICAGO	60636-1838	Englewood - West	9/15/2021
10	20-22-311-006-0000	Residential Improved	6813 S CALUMET AVE	CHICAGO	60637-4004	Grand Crossing	9/27/2021
11	20-07-405-017-0000	Residential Structure	5149 S HERMITAGE AVE	CHICAGO	60609-5749	New City	9/21/2021
12	20-07-430-004-0000	Residential Structure	5409 S PAULINA ST	CHICAGO	60609-5712	New City	9/21/2021
13	20-07-224-050-0000	Mixed-Use	1956 W 51ST ST	CHICAGO	60609-4845	New City	9/22/2021
14	20-07-405-001-0000	Residential Land	5101 S HERMITAGE AVE	CHICAGO	60609-5749	New City	9/27/2021
15	16-23-101-036-0000	Residential Structure	1238 S SPRINGFIELD AVE	CHICAGO	60623-1349	North Lawndale	9/29/2021
16	25-22-108-014-0000	Residential Land	11247 S EDBROOKE AVE	CHICAGO	60628-4902	Roseland	9/27/2021
17	20-16-406-029-0000	Commercial Land	5912 S STATE ST	CHICAGO	60621-3909	Washington Park	9/27/2021
18	25-29-207-002-0000	Residential Land	1040 W 122ND ST	CHICAGO	60643	West Pullman	9/15/2021
19	25-29-207-004-0000	Industrial Land	940 W 122nd St	Chicago	60643	West Pullman	9/15/2021
20	25-29-207-006-0000	Industrial Land	12102 S Peoria St	Chicago	60643	West Pullman	9/15/2021
21	25-29-207-008-0000	Industrial Land	960 W 122nd St	Chicago	60643	West Pullman	9/15/2021
22	25-27-105-010-0000	Residential Structure	11919 S PRAIRIE AVE	CHICAGO	60628	West Pullman	9/22/2021
23	20-22-202-024-0000	Residential Land	6322 S RHODES AVE	CHICAGO	60637	Woodlawn	9/15/2021
24	20-22-203-013-0000	Residential Structure	6321 S RHODES AVE	CHICAGO	60637-3310	Woodlawn	9/21/2021
25	16-28-121-036-0000	Residential Land	5412 W 25TH ST	CICERO	60804-3314		9/27/2021
26	29-10-108-026-0000	Commercial Land	534 E SIBLEY BLVD	DOLTON	60419-2523		9/16/2021
27	12-29-104-032-0000	Residential Structure	10809 Belmont Ave	Franklin Park	60131		9/24/2021
28	29-30-131-040-0000	Commercial Land	17060 ROBEY ST	HAZEL CREST	60429-1343		9/15/2021
29	29-30-131-041-0000	Commercial Land	17060 ROBEY ST	HAZEL CREST	60429-1343		9/15/2021
30	29-30-131-042-0000	Commercial Land	17060 ROBEY ST	HAZEL CREST	60429-1343		9/15/2021
31	15-10-424-044-0000	Residential Structure	646 S 12TH AVE	MAYWOOD	60153-1496		9/15/2021
32	15-15-210-001-0000	Residential Structure	1201 S 16TH AVE	MAYWOOD	60153-1847		9/15/2021
33	15-10-414-030-0000	Residential Structure	426 S 12TH AVE	MAYWOOD	60153-1404		9/16/2021
34	15-14-119-010-0000	Residential Structure	510 LEGION ST	MAYWOOD	60153-2067		9/16/2021
35	15-14-135-004-0000	Residential Structure	1411 S 6TH AVE	MAYWOOD	60153-2012		9/16/2021

36	15-15-209-034-0000	Residential Structure	1202 S 16TH AVE	MAYWOOD	60153-2744	9/16/2021
37	15-15-309-016-0000	Residential Structure	1932 S 23RD AVE	MAYWOOD	60153-2812	9/16/2021
38	12-33-127-012-0000	Residential Land	2043 KIRSCHOFF ST	MELROSE PARK	60164-2030	9/15/2021
39	28-16-303-057-0000	Commercial Structure	5230 W 159TH ST	OAK FOREST	60452-3372	9/15/2021

COOK COUNTY LAND BANK AUTHORITY | AUGUST 2021 DISPOSITIONS

No	Parcel Number	Property Class	Property Address	City	Postal Code	Neighborhood	Sold Date
1	15-22-106-030-0000	Commercial Structure	1812 ROOSEVELT RD	BROADVIEW	60155-2924		9/8/2021
2	16-09-212-007-0000	Residential Land	4839 W HURON ST	CHICAGO	60644	Austin	9/17/2021
3	16-10-325-013-0000	Industrial Structure	4654 W WASHINGTON BLVE	CHICAGO	60644-3617	Austin	9/29/2021
4	25-02-314-015-0000	Residential Land	9235 S UNIVERSITY AVE	CHICAGO	60619-7806	Burnside	9/1/2021
5	17-34-312-076-0000	Residential Structure	3638 S KING DR	CHICAGO	60653	Douglas	9/8/2021
6	16-09-212-008-0000	Residential Structure	4837 W HURON ST	CHICAGO	60644	Austin	9/17/2021
7	16-03-235-029-0000	Residential Land	4030 W DIVISION ST	CHICAGO	60651	Humboldt Park	9/20/2021
8	16-02-325-015-0000	Residential Land	823 N PULASKI RD	CHICAGO	60651	Humboldt Park	9/7/2021
9	20-22-228-032-0000	Residential Land	6628 S CHAMPLAIN AVE	CHICAGO	60637	Woodlawn	9/7/2021
10	33-18-400-019-0000	Residential Land	2900 GLENWOOD DYER RD	CHICAGO HEIGHTS	60411		9/29/2021
11	29-20-416-052-0000	Industrial Improved	16631 FISK AVE	HARVEY	60426		9/2/2021
12	29-20-416-055-0000	Industrial Improved	16637 FISK AVE	HARVEY	60426		9/2/2021
13	15-15-209-023-0000	Residential Land	1242 S 16TH AVE	MAYWOOD	60153		9/22/2021
14	15-10-424-008-0000	Residential Structure	617 S 13TH AVE	MAYWOOD	60153		9/16/2021
15	31-35-413-016-0000	Residential Structure	251 BLACKHAWK DR	PARK FOREST	60466		9/22/2021

COOK COUNTY LAND BANK AUTHORITY | AUGUST 2021 DISPOSITIONS

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3	16-10-325-013-0000	Industrial Structure	4654 W WASHINGTON BLVE	CHICAGO	60644-3617	Austin	9/29/2021
4	25-02-314-015-0000	Residential Land	9235 S UNIVERSITY AVE	CHICAGO	60619-7806	Burnside	9/1/2021
5	17-34-312-076-0000	Residential Structure	3638 S KING DR	CHICAGO	60653	Douglas	9/8/2021
6	16-09-212-008-0000	Residential Structure	4837 W HURON ST	CHICAGO	60644	Austin	9/17/2021
7	16-03-235-029-0000	Residential Land	4030 W DIVISION ST	CHICAGO	60651	Humboldt Park	9/20/2021
8	16-02-325-015-0000	Residential Land	823 N PULASKI RD	CHICAGO	60651	Humboldt Park	9/7/2021
9	20-22-228-032-0000	Residential Land	6628 S CHAMPLAIN AVE	CHICAGO	60637	Woodlawn	9/7/2021
10	33-18-400-019-0000	Residential Land	2900 GLENWOOD DYER RD	CHICAGO HEIGHTS	60411		9/29/2021
11	29-20-416-052-0000	Industrial Improved	16631 FISK AVE	HARVEY	60426		9/2/2021
12	29-20-416-055-0000	Industrial Improved	16637 FISK AVE	HARVEY	60426		9/2/2021
13	15-15-209-023-0000	Residential Land	1242 S 16TH AVE	MAYWOOD	60153		9/22/2021
14	15-10-424-008-0000	Residential Structure	617 S 13TH AVE	MAYWOOD	60153		9/16/2021
15	31-35-413-016-0000	Residential Structure	251 BLACKHAWK DR	PARK FOREST	60466		9/22/2021