

**VILLAGE OF RIVERSIDE, ILLINOIS**  
**PUBLIC NOTICE**  
**Pursuant to 65 ILCS 5/11-74.3-2(b)**

The corporate authorities of the Village of Riverside (the “Village”) will hold a public hearing on April 2, 2020 at 7:00 p.m., in Room 4 of the Riverside Township Hall, 27 Riverside Road, Riverside, Illinois (the “Hearing”), to consider whether to designate the following described property (the “Proposed Harlem Avenue Business District No. 2”) as a business district with a finding and determination that the Proposed Harlem Avenue Business District No. 2 is a blighted area, as set forth in the Illinois Business District Development and Redevelopment Law, 65 ILCS 5/11-74.3-1, *et seq.* (the “Law”), and whether to approve a business district plan for the Proposed Harlem Avenue Business District No. 2 as set forth in the Law:

THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 36 IN TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE EAST LINE OF SAID SECTION 36 AND THE NORTHEASTERLY EXTENSION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF LAWTON ROAD;

THENCE SOUTHWESTERLY ALONG SAID NORTHEASTERLY EXTENSION AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF LAWTON ROAD TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY EXTENSION OF THE EASTERLY LINE OF LOT 583 IN BLOCK 16 IN THE PLAT SHOWING ADDITION OF SECOND DIVISION RIVERSIDE IN SAID SECTION 36, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 6, 1872 AS DOCUMENT NUMBER 16788;

THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY EXTENSION AND THE EASTERLY LINE OF LOT 583 IN BLOCK 16 TO A POINT ON THE NORTHERLY LINE OF THE SOUTHERLY 150 FEET OF SAID LOT 583;

THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE OF THE SOUTHERLY 150 FEET OF LOT 583 TO A POINT ON THE WESTERLY LINE OF THE EAST HALF OF SAID LOT 583;

THENCE NORTHWESTERLY ALONG SAID WESTERLY LINE OF THE EAST HALF OF LOT 583 TO A POINT ON THE NORTHERLY LINE OF SAID LOT 583;

THENCE NORTHEASTERLY ALONG SAID NORTHERLY LINE OF LOT 583 AND THE NORTHERLY LINE OF LOT 582 IN SAID BLOCK 16 TO THE SOUTHWEST CORNER OF LOT 580 IN SAID BLOCK 16;

THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID LOT 580 AND THE NORTHWESTERLY EXTENSION THEREOF TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF QUINCY STREET;

THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF QUINCY STREET TO THE SOUTHWEST CORNER OF LOT 569 IN BLOCK 15 IN THE PLAT SHOWING ADDITION OF SECOND DIVISION RIVERSIDE;

THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID LOT 569 AND THE NORTHWESTERLY EXTENSION THEREOF TO A POINT ON THE SOUTHERLY LINE OF BLOCK 46 IN RIVERSIDE THIRD DIVISION, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 6, 1872 AS DOCUMENT NUMBER 16785;

THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID BLOCK 46 TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY EXTENSION OF THE WESTERLY LINE OF LOT 677 IN BLOCK 4 IN SAID RIVERSIDE THIRD DIVISION;

THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY EXTENSION AND THE WESTERLY LINE OF LOT 677 AND THE NORTHWESTERLY EXTENSION THEREOF TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF BURLINGTON STREET;

THENCE NORTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF BURLINGTON STREET TO THE SOUTHWEST CORNER OF LOT 766 IN BLOCK 8 IN SAID RIVERSIDE THIRD DIVISION;

THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID LOT 766 TO THE NORTHWEST CORNER OF LOT 766;

THENCE NORTHEASTERLY ALONG THE NORTHERLY LINES OF LOT 766 THROUGH 770, INCLUSIVE, TO THE SOUTHEAST CORNER OF LOT 2 IN J. & A. RESUBDIVISION, AS RECORDED MARCH 23, 1989 AS DOCUMENT NUMBER 89129682;

THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 2 AND THE NORTHERLY EXTENSION THEREOF TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF HERRICK ROAD;

THENCE EASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF HERRICK ROAD TO A POINT ON THE EAST LINE OF THE WEST 46 FEET OF LOT 932 IN BLOCK 15 IN SAID RIVERSIDE THIRD DIVISION;

THENCE NORTHERLY ALONG SAID EAST LINE OF THE WEST 46 FEET OF LOT 932 TO A POINT ON THE NORTHERLY LINE OF SAID LOT 932;

THENCE EASTERLY ALONG SAID NORTHERLY LINE OF LOT 932 TO THE SOUTHWEST CORNER OF LOT "B" IN THE RESUBDIVISION OF LOT 931 IN BLOCK 15 IN SAID RIVERSIDE THIRD DIVISION;

THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT "B" TO THE NORTHWEST CORNER OF LOT "B", SAID NORTHWEST CORNER ALSO BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ADDISON ROAD;

THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF ADDISON ROAD TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF THE EAST HALF OF LOT 1040 IN BLOCK 21 IN SAID RIVERSIDE THIRD DIVISION;

THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION AND THE WESTERLY LINE OF THE EAST HALF OF LOT 1040 TO A POINT ON THE NORTH LINE OF SAID LOT 1040;

THENCE EASTERLY ALONG THE NORTHERLY LINES OF SAID LOT 1040 AND LOT 1039 IN SAID BLOCK 21, EXTENDED EASTERLY, TO A POINT ON SAID EAST LINE OF SECTION 36;

THENCE SOUTH ALONG SAID EAST LINE OF SECTION 36 TO THE POINT OF BEGINNING.

PROPERTY IDENTIFICATION NUMBERS (PINS): 15-36-203-045-0000, 15-36-203-046-0000, 15-36-203-048-0000, 15-36-206-038-0000, 15-36-206-039-0000, 15-36-206-040-0000, 15-36-206-047-0000, 15-36-206-048-0000, 15-36-206-049-0000, 15-36-206-050-0000, 15-36-209-017-0000, 15-36-209-018-0000, 15-36-209-029-0000, 15-36-209-032-0000, 15-36-209-033-0000, 15-36-209-034-0000, 15-36-209-035-0000, 15-36-212-004-0000, 15-36-212-005-0000, 15-36-212-006-0000, 15-36-212-007-0000, 15-36-212-008-0000, 15-36-212-012-0000, 15-36-212-013-0000, 15-36-212-024-0000, 15-36-212-025-0000, 15-36-212-026-0000, 15-36-212-027-0000, 15-36-212-028-0000, 15-36-212-029-0000, 15-36-212-031-0000, 15-36-212-032-0000, 15-36-214-023-0000, 15-36-214-030-0000, 15-36-214-032-0000, 15-36-214-033-0000, 15-36-214-034-0000, 15-36-500-013-0000, 15-36-500-015-0000, 15-36-500-003-0000

COMMON ADDRESSES: 3144-3150 S HARLEM; 3200 S HARLEM; 3212 S HARLEM, 3216-3218 S. HARLEM, 3220-3222 S. HARLEM, 3228-3240 S. HARLEM, 3242-3250 S HARLEM, 3300 S. HARLEM, 3320 S. HARLEM, 3340 S. HARLEM, 3346 S HARLEM, 3408-3412 S HARLEM, 3416 S HARLEM, 3422 S HARLEM, 329 E BURLINGTON, 345 E BURLINGTON 347 E BURLINGTON, 353 E BURLINGTON, 354 E BURLINGTON, 355 E BURLINGTON, 362 E BURLINGTON, 363-369 E. BURLINGTON, 366 E BURLINGTON, & 356 E QUINCY.

STREET LOCATION: GENERALLY LOCATED ON THE WEST SIDE OF HARLEM AVENUE FROM SHENSTONE ROAD ON THE NORTH TO LAWTON ROAD TO THE SOUTH AND ON E. BURLINGTON STREET FROM DELAPLAINE ROAD ON THE WEST TO HARLEM AVENUE ON THE EAST, IN RIVERSIDE, COOK COUNTY, ILLINOIS, AS MORE FULLY DEPICTED IN THE MAP ATTACHED TO THE BUSINESS DISTRICT PLAN ON FILE WITH THE VILLAGE FOR REVIEW AT VILLAGE OFFICES, 27 RIVERSIDE ROAD, RIVERSIDE, ILLINOIS.

All interested persons will be given an opportunity to be heard at the Hearing. The business district plan for the Proposed Harlem Avenue Business District No. 2 under consideration at the Hearing provides, generally, that the Village may provide or enter into agreements with developers or business owners and tenants to provide certain public and private improvements in the Proposed Harlem Avenue Business District No. 2 to enhance the immediate area and to serve the needs of development and the interests of the Village and its residents, and to eliminate the blighting conditions therein. The Village intends to develop the Proposed Harlem Business District No. 2 to further contribute to the long-term economic health and vitality of the Village. Proposed Village projects in the Proposed Harlem Avenue Business District No. 2 may include but shall not necessarily be limited to: improvement of public utilities including water mains, sewer related system improvements and storm water retention; property acquisition by contract or eminent domain; environmental remediation and site preparation; rehabilitation of building exterior and interior components; improvement of roadways, alleyways and sidewalks; beautification and installation of identification markers, landscaping/ streetscaping; relocation and/or extension of utilities; and the elimination of blighting conditions. The Village may impose a One Percent (1%) retailers' occupation tax, a One Percent (1%) service occupation tax and/or a One Percent (1%) hotel operators' occupation tax, as permitted by the Law, in the Proposed Harlem Avenue Business District No. 2 for the planning, execution, and implementation of the business district plan, and to pay for business district project costs as set forth in the business district plan.

A copy of the business district plan under consideration for the Proposed Harlem Avenue Business District No. 2 is available at Riverside Township Hall, 27 Riverside Rd, Riverside, Illinois, for review. Any party interested in submitting an alternative proposal or bid for any proposed conveyance, lease, mortgage, or other disposition by the Village of Riverside of land or rights in land owned by the Village and located within the Proposed Harlem Avenue Business District No. 2, should contact Jessica Frances, Village Manager, at (708) 447-2700. Any alternative proposals or bids must be addressed to and submitted to Jessica Frances, Village Manager, at the above-listed Village Hall address, no later than Friday before the Hearing, March 27, 2020, at 4:00 p.m.

Village of Riverside  
Jessica Frances  
Village Manager