

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 Ogden-Harlem Business District No. 3”) as a business district with a finding and determination that the Proposed Ogden-Harlem Business District No. 3 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 Ogden-Harlem Business District No. 3 as set forth in the Law:

THAT PART OF THE EAST HALF OF THE SOUTHEAST 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 NORTHWEST CORNER OF LOT 632 IN BLOCK 21 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 NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 632 AND THE NORTHERLY LINE OF LOT 633 IN SAID BLOCK 21 TO THE NORTHEAST CORNER OF SAID LOT 633;

THENCE NORTHEASTERLY ALONG A LINE TO THE NORTHWEST CORNER OF LOT 637 IN BLOCK 22 OF SAID PLAT SHOWING ADDITION OF SECOND DIVISION RIVERSIDE;

THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 637 AND THE NORTHERLY LINE OF LOT 638 IN SAID BLOCK 22 TO A POINT ON THE WEST LINE OF THE EAST 50 FEET OF LOT 635 IN SAID BLOCK 22;

THENCE NORTH ALONG SAID WEST LINE OF THE EAST 50 FEET OF LOT 635 AND THE NORTHERLY EXTENSION THEREOF TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BLACKHAWK ROAD;

THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF BLACKHAWK ROAD AND THE EASTERLY EXTENSION THEREOF TO A POINT ON THE EAST LINE OF SAID SECTION 36;

THENCE SOUTH ALONG SAID EAST LINE OF SECTION 36 TO A POINT OF INTERSECTION WITH THE CENTERLINE OF OGDEN AVENUE;

THENCE SOUTHWESTERLY ALONG SAID CENTERLINE OF OGDEN AVENUE TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY EXTENTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF LIONEL ROAD;

THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY EXTENTION AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF LIONEL ROAD TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY EXTENTION OF THE NORTHWESTERLY LINE OF LOT 1 IN JOHN JUNA'S RESUBDIVISION, AS RECORDED JUNE 7, 1968 AS DOCUMENT NUMBER 2391817;

THENCE NORTHEASTERLY ALONG SAID SOUTHWESTERLY EXTENTION AND THE NORTHWESTERLY LINE OF LOT 1 IN JOHN JUNA'S RESUBDIVISION TO THE NORTHEAST CORNER OF SAID LOT 1, SAID CORNER ALSO BEING A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 632 IN BLOCK 21;

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF SAID LOT 632 TO THE POINT OF BEGINNING.

PROPERTY IDENTIFICATION NUMBERS (PINS): 15-36-410-025-0000, 15-36-410-026-0000, 15-36-410-027-0000, 15-36-410-028-0000, 15-36-410-029-0000, 15-36-410-030-0000, 15-36-410-031-0000, 15-36-410-032-0000, 15-36-410-033-0000, 15-36-410-034-0000, 15-36-410-035-0000, 15-36-410-036-0000, 15-36-410-037-0000, 15-36-410-038-0000, 15-36-410-040-0000, 15-36-410-043-0000

COMMON ADDRESSES: 7240 OGDEN; 7234 OGDEN, 3722 S HARLEM; 3700-3704 S HARLEM

STREET LOCATION: GENERALLY LOCATED ON THE WEST SIDE OF HARLEM AVENUE FROM BLACKHAWK ROAD ON THE NORTH TO OGDEN AVENUE TO THE SOUTH AND ON THE NORTH SIDE OF OGDEN AVENUE FROM HARLEM AVENUE ON THE EAST AND LIONEL ROAD ON THE WEST, IN RIVERSIDE, COOK COUNTY, ILLINOIS, A 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 Ogden-Harlem Business District No. 3 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 Ogden-Harlem Business District No. 3 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 Ogden-Harlem Business District No. 3 to further contribute to the long-term economic health and vitality of the Village. Proposed Village projects in the Proposed Ogden-Harlem Business District No. 3 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 Ogden-Harlem Business District No. 3 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 Ogden-Harlem Business District No. 3 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 Ogden-Harlem Business District No. 3, 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