



To: Honorable President and Members
Cook County Board of Commissioners

From: Lynne M. Turner
Secretary to the Board

Date: July 12, 2023

Subject: Errata for the July 12, 2023, Finance Subcommittee on Tax Delinquency Committee Agenda

Please be advised of the following change to the item listed below.

1. **Page 13, 23-3554, Village of Riverside, change “three (3)” to “two (2)” in order to correct the number of unoccupied units in the requested strip mall parcel. Add the word “has” and “(3)”.**

Volume and Property Index Number: 186, 15-36-209-018-0000.

Summary: This Request Package contains one (1) PIN. The Village of Riverside (the “Village”) has targeted a location within the Village for redevelopment. In the interest of utilizing the property for said purposes, the Village is seeking title to the following tax delinquent property and request that the Cook County Board of Commissioners submit a No Cash Bid for this property on behalf of the Village.

Currently the property is a partially occupied commercial structure, commonly addressed as 3250 S. Harlem Avenue, Riverside, IL 60546 (“Property”). This commercial structure abuts the structure on the adjacent property (PIN 15-36-209-017-0000) but is nevertheless a separate structure with its own utilities and, on information and belief, its own end wall separating the two structures. The Village has determined the Property to be owner-abandoned and partially occupied with tenants.

The Property ~~has three~~ two (2) units unoccupied and three (3) units occupied by businesses that, on information and belief, no longer have valid leases to occupy the Property. This Property includes the one level strip center which currently includes Comic Collector, Strive for Fitness, and Psychic & Tarot Card Readers.

Upon acquisition of the Property, the Village intends to solicit proposals for the redevelopment of the Property, which will include the rehabilitation and/or redevelopment of taxable improvement projects on the Property. Given the increasingly dilapidated condition of the Property, the Village and prospective developers will need to assess the condition of the Property at the time the Village acquires title in order determine the precise nature of that redevelopment. To the extent that the current tenant occupants remain on the Property when the Village acquires title to the Property, the

Village will make reasonable attempts to accommodate their occupation subject to the Village's overall goal of redeveloping the Property in a manner that establishes code compliance, provides for public safety, and generates tax revenue for local units of government.

The Village will file for tax exempt status as long as it retains the PIN for municipal use, maintaining that status until any property is conveyed to a potential developer. This request does not contain a Third-Party Requestor. Village Attorney to the Village of Riverside will obtain a tax deed and bear all legal and other costs associated with acquisition of the Property and will represent the Village for all issues pertaining to the request for the submission of the No Cash Bid.