



City of Chicago



O2020-4728

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 10/7/2020

Sponsor(s): Dept./Agency

Type: Ordinance

Title: Public hearings for fifteen year extension on imposition of tax levy period, approval of budget, and execution of service provider agreement for Special Service Area No. 54, Sheridan Road Commission

Committee(s) Assignment: Committee on Economic, Capital and Technology Development

ORDINANCE

WHEREAS, special service areas may be established pursuant to (i) Article VII, Sections 6(l) and 7(6) of the Constitution of the State of Illinois, (ii) the provisions of the Special Service Area Tax Law, 35 ILCS 200/27-5 et seq., as amended from time to time (the "Service Area Tax Law"), and (iii) the Property Tax Code, 35 ILCS 200/1-1 et seq., as amended from time to time (the "Property Tax Code"); and

WHEREAS, on November 16, 2011, the City Council of the City of Chicago (the "City Council") enacted an ordinance (the "Initial Ordinance") which was published in the Journal of Proceedings of the City Council for such date at pages 15181 through 15262, and which established an area known and designated as City of Chicago Special Service Area Number 54 (the "Area") and authorized the levy of an annual tax, for the period beginning in 2011 through and including 2020 (the "Initial Levy Period"), not to exceed an annual rate of four hundred fifteen thousandths of one percent (0.415%) of the equalized assessed value of the taxable property therein (the "Initial Services Tax") to provide certain special services in and for the Area in addition to the services provided by and to the City of Chicago (the "City") generally (the "Initial Special Services"); and

WHEREAS, the Initial Ordinance established the Area as that territory consisting approximately of the area on Sheridan Road from Devon Avenue to Farwell Avenue; Loyola Avenue on the south side of the street, from Sheridan Road to 1245 W Loyola Avenue; and Albion Avenue on the south side of the street, from Sheridan Road to the train viaduct just east of Lakewood Avenue; and

WHEREAS, the Initial Special Services authorized in the Initial Ordinance include, but are not limited to: recruitment of new businesses to the Area, rehabilitation activities, maintenance and beautification activities, new construction, security, coordination of promotional and advertising activities, strategic planning for the Area, and other technical assistance activities to promote commercial and economic development (which may include, but are not limited to, streetscape improvements, strategic transit/parking improvement including parking management studies, and enhanced land use oversight and control initiatives); and

WHEREAS, the City now desires to (i) authorize certain special services in the Area distinct from the Initial Special Services (the "Special Services"), (ii) increase the maximum rate of the Initial Services Tax from an annual rate of 0.415% to 0.75% of the equalized assessed value of the taxable property within the Area (the "Services Tax") and (iii) authorize the extension of the time period for which the levy of the Services Tax is authorized within the Area from the Initial Levy Period to a period from tax year 2020 through and including tax year 2034 (the "Levy Period"); and

WHEREAS, the City Council finds that

(a) it is in the public interest that consideration be given to (i) the authorization of the Special Services distinct from the Initial Special Services, (ii) increasing the maximum rate of the Initial Services Tax from an annual rate of 0.415% to the Services Tax, to an annual rate of 0.75% of the equalized assessed value of the taxable property within the Area and (iii) the authorization of the extended Levy Period for the levy of the Services Tax within the Area;

(b) the Area is contiguous; and

(c) the proposed Special Services are in addition to municipal services provided by and to the City generally; now, therefore,

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Incorporation of Preambles. The preambles of this ordinance are hereby incorporated herein as if set out herein in full.

SECTION 2. A public hearing shall be held by the Committee on Economic, Capital and Technology Development of the City Council of the City of Chicago at the City Council Chambers, City Hall, Chicago, Illinois (the "Hearing"), or in the alternative by remote means with instructions for how to attend the public hearing and participate in oral public comment to be provided on the City Clerk's website, in order to consider (i) the authorization of the Special Services distinct from the Initial Special Services, (ii) increasing the maximum rate of the Initial Services Tax from an annual rate of 0.415% to an annual rate of 0.75% (the "Services Tax"), and (iii) the authorization of the extended Levy Period for the levy of the Services Tax within the Area. At the Hearing there will be considered the extension of the levy of the Services Tax upon the taxable property within the Area sufficient to produce revenues required to provide the Special Services in the Area. The Services Tax shall not exceed the annual rate of 0.75% of the equalized assessed value of the taxable property within the Area. The Services Tax shall be authorized to be extended and levied in tax years 2020 through and including 2034. The proposed amount of the tax levy for Special Services for the initial year for which taxes will be levied within the Area in tax year 2020 is \$99,445. The Services Tax shall be in addition to all other taxes provided by law and shall be levied pursuant to the provisions of the Property Tax Code, as amended from time to time. The Special Services to be considered include, but are not limited to: customer attraction, public way aesthetics, sustainability and public place enhancements, economic/business development, public health and safety programs, and other activities to promote commercial and economic development. The Special Services may include new construction or maintenance. Some or all of the proceeds of the proposed Services Tax are anticipated to be used by an entity other than the City of Chicago to provide the Special Services to the Area, which such entity shall be a "service provider" pursuant to a "services contract," each as defined in the Special Service Area Tax Law. The Special Services shall be in addition to services provided to and by the City of Chicago generally. The Area shall consist of territory described on Exhibit 1 hereto and hereby incorporated herein. The approximate street location of said territory consisting approximately of the area on Sheridan Road from Devon Avenue to Farwell Avenue; Loyola Avenue on the south side of the street, from Sheridan Road to 1245 W Loyola Avenue; and Albion Avenue on the south side of the street, from Sheridan Road to the train viaduct just east of Lakewood Avenue;

SECTION 3. Notice of the Hearing shall be published at least once, not less than fifteen (15) days prior to the Hearing, in a newspaper of general circulation within the City of Chicago. In addition, notice by mail shall be given by depositing said notice in the United States mail addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each property lying within the Area. The notice shall be mailed not less than ten (10) days prior to the time set for the Hearing. In the event taxes for the last preceding year were not paid, the notice shall be sent to the person last listed on the tax rolls prior to that year as the owner of the property.

SECTION 4. Notice of the Hearing shall be substantially in the following form:

Notice of Public Hearing

City of Chicago Special Service Area Number 54.

Notice is hereby given that at _____ o'clock _____ m., on the _____ day of _____, 2020 at the City Council Chambers, City Hall, 121 North LaSalle Street, Chicago, Illinois, a public hearing will be held by the Committee on Economic, Capital and Technology Development of the City Council of the City of Chicago, or in the alternative by remote means with instructions for how to attend the public hearing and participate in oral public comment to be provided on the Chicago City Clerk's website [<http://www.chicityclerk.com/>], in order to consider certain matters with respect to an area within the City of Chicago known and designated as Special Service Area Number 54 (the "Area"). The matters shall include (i) authorizing certain special services in the Area distinct from the initial special services authorized to be provided (the "Special Services"), (ii) increasing the maximum rate of the Initial Services Tax from an annual rate of 0.415% to 0.75% (the "Services Tax") and (iii) authorizing the extension of the Initial Levy Period for which the levy of the Services Tax is authorized within the Area through and including tax year 2034. The purpose of creating the Area shall be to provide special services within the Area, which may include, but not limited to: customer attraction, public way aesthetics, sustainability and public place enhancements, economic/business development, public health and safety programs, and other activities to promote commercial and economic development. The Special Services may include new construction or maintenance. Some or all of the proceeds of the proposed Services Tax are anticipated to be used by an entity other than the City of Chicago to provide the Special Services to the Area, which such entity shall be a "service provider" pursuant to a "services contract," each as defined in the Special Service Area Tax Law, 35 ILCS 200/27-5 et seq., as amended from time to time.

At the hearing there will be considered a Services Tax to be levied against the taxable property included within the Area for the provision of the Special Services not to exceed the annual rate 0.75% of the equalized assessed value of taxable property within the Area. The proposed amount of the tax levy for special services for the initial year for which taxes will be levied within the Area in tax year 2020 is \$99,445. The Services Tax shall be in addition to all other taxes provided by law and shall be levied pursuant to the provisions of the Property Tax Code, 35 ILCS 200/1-1 et seq., as amended from time to time.

The Area shall consist of the territory described herein and incorporated hereto as Exhibit 1. The approximate street location of said territory consisting approximately of the area on Sheridan Road from Devon Avenue to Farwell Avenue; Loyola Avenue on the south side of the street, from Sheridan Road to 1245 W Loyola Avenue; and Albion Avenue on the south side of the street, from Sheridan Road to the train viaduct just east of Lakewood Avenue;

At the public hearing any interested person, including all persons owning taxable real property located within the proposed Area, affected by (i) the authorization of the Special Services in the Area distinct from the initial special services provided therein (ii) increasing the maximum rate of the Initial Services Tax from an annual rate of 0.415% to 0.75% of the equalized assessed value of the taxable property within the Area (the "Services Tax"), and (iii) the authorization of the extension of the time period for which the levy of the Services Tax is authorized within the Area from the Initial Levy Period to the period from tax year 2020 through and including tax year 2034, may file with the City Clerk of the City of Chicago written objections to and may be heard orally with respect to any issues embodied in this notice. The Committee on Economic, Capital and Technology Development of the City Council of the City of Chicago shall hear and determine all protests and objections at said hearing, and said hearing may be adjourned to another date without further notice other than a motion to be entered upon the minutes fixing the time and place it will reconvene.

If a petition signed by at least fifty-one percent (51%) of the electors residing within the boundaries of the Area and by at least fifty-one percent (51%) of the landowners included within the boundaries of the Area objecting to (i) the authorization of the Special Services in the Area distinct from the Initial special services provided therein, (ii) increasing the maximum rate of the Initial Services Tax from an annual rate of 0.415% to 0.75% of the equalized assessed value of the taxable property within the Area (the "Services Tax") and/or (iv) the authorization of the extension of the time period for which the levy of the Services Tax is authorized within the Area from the Initial Levy Period to the period from tax year 2020 through and including tax year 2034, is filed with the City Clerk of the City of Chicago within sixty (60) days following the final adjournment of the public hearing, then such action objected to shall not be approved or authorized.

By order of the City Council of the City of Chicago, Cook County, Illinois.

Dated this _____ day of _____, 2020.

City Clerk, City of Chicago,
Cook County, Illinois

SECTION 5. If any section, paragraph or provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this ordinance.

SECTION 6. This ordinance shall control over any provision of any other ordinance, resolution, motion, or order in conflict with this ordinance, to the extent of such conflict.

SECTION 7. This ordinance shall become effective from its passage and approval.

EXHIBIT 1

Legal Description and Permanent Index Numbers

See attached pages.

SSA #54 - Legal Description

That part of Section 32, Township 41 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, more particularly described as follows:

Beginning at the southeast corner of Sheridan Road and Farwell Avenue; thence east along the south line of Farwell Avenue, 150 feet to the northeast corner of Lot 94 in W.D. Preston's Subdivision, said point being on the west line of a 16-foot wide alley first east of Sheridan Road; thence southeasterly along said west line, 378.6 feet to the north line of Pratt Boulevard; thence southerly, 82.54 feet to the northeast corner of Lot 16 in Herdien, Hofflund & Carson's North Shore Addition, said corner being the intersection point of the south line of Pratt Boulevard and the west line of a 16-foot wide alley first east of Sheridan Road; thence south along said west line and its south extension, 851.35 feet to a point on the north line of Lot 8 on Block 2 in Owner's Subdivision; thence east, 25 feet to the northeast corner of said Lot 8, said point being on the west line of a 16-foot wide alley first east of Sheridan Road; thence south along said west line and its south extension, 603.52 feet to the south line of Loyola Avenue; thence east along said south line, 55.4 feet to the northeast corner of Lot 7 on Block 6 in said Owner's Subdivision; thence south along the east line of said Lot 7, 143.10 feet to the north line of Lot 8 in Cape Hayes Subdivision; thence east along said north line, 1006.27 feet to the shore of Lake Michigan; thence meandering south along said shore, 879.18 feet to the south line of said Lot 8; thence west along said south line, 1164.53 feet to the east line of the 60-foot wide C.M. St. P. & P. Railroad; thence south along said east line, 290.19 feet to the south line of SE $\frac{1}{4}$ of said Section 32, being the centerline of Sheridan Road; thence west along said south line of SE $\frac{1}{4}$, 356.91 feet to the SW corner of said SE $\frac{1}{4}$; thence continue west along the south line of SW $\frac{1}{4}$, of said Section 32, 298.18 feet to the extended east line of Magnolia Avenue; thence north along said east line, 161 feet to the south line of a 18-foot wide alley first north of Devon Avenue; thence east along said south line, 132.3 feet to the east line of a 16-foot wide alley first west of Sheridan Road; thence north along said east line and its north extension, 692.01 feet to the north line of Arthur Avenue; thence west along said north line, 118.8 feet to a point 17 feet west of the east line of Lot 8 in A. T. Galt's Edgewater Golf Subdivision; thence north along the line and its extension, 17 feet west of and parallel with said east line, 140.58 feet to the north line of a 16-foot alley first north of Arthur Avenue; thence west along said north line, 333.61 feet to the west line of Lot 8 in North Shore Boulevard Subdivision; thence north along said west line, 151.28 feet to the south line of Loyola Avenue; thence east along said south line and its east extension, 428.66 feet to the west line of the C. M. St. P. & P. Railroad; thence northwesterly along said west line, 1940.56 feet to the centerline of Glenwood Avenue; thence north along said centerline, 18.91 feet to the centerline of Pratt Boulevard; thence east along said centerline, 57.83 feet to the east line of said railroad; thence southeasterly along said east line, 1339.92 feet to the south line of Albion Avenue; thence east along said south line, 368.34 feet to the west line of a 16-foot wide alley first west of Sheridan Road; thence south along said west line, 70 feet to the north line of a vacated 16-foot wide alley first south of Albion Avenue; thence west along said north line, 281.23 feet to the east line of said railroad; thence southeasterly along said east line, 389.73 feet to the east line of a 16-foot wide alley first west of Sheridan Road; thence north along said east line and its north extension, 1480.6 feet to the north line of Pratt Boulevard, said point also being on the east line of the 16-foot wide alley first west of Sheridan Road; thence northwesterly along said east line, 296.67 feet to the southwest corner of Lot 1 on Block 6 in L.E. Ingall's Subdivision; thence northeasterly along the southerly line of said Lot 1, 73.49 feet to a point 72.92 feet from the southeast corner of said Lot 1; thence along a party wall boundary line perpendicular to the north line of said Lot 1, 21.56 feet; thence east at right angles to the last described line, 1.79 feet; thence north at right angles to last described line, 21.68 feet; thence west at right angles to last described line, 3.41 feet; thence north at right angles to last described line, 21.17 feet to a point on the north line of said Lot 1, being 62.25

SSA #54 - Legal Description

feet from the northeast corner of said Lot 1, said north line being the south line of Farwell Avenue; thence east along said south line, 164.68 feet to the point of beginning.

SSA #54 - PIN List

11-32-124-020-0000	11-32-319-015-0000	11-32-400-048-1006	11-32-402-038-1016
11-32-124-021-0000	11-32-319-016-0000	11-32-400-048-1007	11-32-402-038-1017
11-32-124-040-0000	11-32-319-019-0000	11-32-400-048-1008	11-32-402-038-1019
11-32-202-003-0000	11-32-319-020-0000	11-32-400-048-1009	11-32-402-038-1021
11-32-202-004-0000	11-32-319-021-0000	11-32-400-048-1010	11-32-402-038-1022
11-32-202-005-0000	11-32-319-022-0000	11-32-400-048-1011	11-32-402-038-1023
11-32-202-019-0000	11-32-319-023-0000	11-32-400-048-1012	11-32-402-038-1024
11-32-305-022-0000	11-32-319-024-0000	11-32-401-001-0000	11-32-402-038-1025
11-32-305-025-0000	11-32-321-002-0000	11-32-401-002-0000	11-32-402-038-1026
11-32-305-026-0000	11-32-321-003-0000	11-32-401-003-0000	11-32-402-038-1027
11-32-305-027-0000	11-32-321-004-0000	11-32-401-046-1001	11-32-402-038-1028
11-32-307-027-0000	11-32-321-005-0000	11-32-401-046-1002	11-32-402-038-1029
11-32-307-028-0000	11-32-321-006-0000	11-32-401-046-1003	11-32-402-038-1030
11-32-307-029-0000	11-32-321-007-0000	11-32-401-046-1004	11-32-402-038-1031
11-32-307-030-0000	11-32-321-035-0000	11-32-401-046-1005	11-32-402-038-1032
11-32-307-032-1001	11-32-321-036-0000	11-32-401-046-1006	11-32-402-038-1033
11-32-307-032-1002	11-32-321-037-0000	11-32-402-001-0000	11-32-402-038-1034
11-32-307-032-1003	11-32-331-032-0000	11-32-402-003-0000	11-32-403-001-0000
11-32-307-032-1004	11-32-331-034-0000	11-32-402-004-0000	11-32-403-002-0000
11-32-307-032-1005	11-32-331-035-0000	11-32-402-038-1001	11-32-403-003-0000
11-32-307-032-1006	11-32-331-036-0000	11-32-402-038-1002	11-32-403-004-0000
11-32-307-032-1007	11-32-331-037-0000	11-32-402-038-1004	11-32-405-022-0000
11-32-307-032-1008	11-32-331-038-0000	11-32-402-038-1005	11-32-405-027-0000
11-32-307-032-1009	11-32-331-039-0000	11-32-402-038-1006	11-32-405-028-0000
11-32-307-032-1010	11-32-400-001-0000	11-32-402-038-1007	11-32-405-035-0000
11-32-313-025-0000	11-32-400-002-0000	11-32-402-038-1008	11-32-405-036-0000
11-32-313-026-0000	11-32-400-003-0000	11-32-402-038-1009	11-32-405-040-0000
11-32-313-027-0000	11-32-400-048-1001	11-32-402-038-1011	11-32-500-004-0000
11-32-313-028-0000	11-32-400-048-1002	11-32-402-038-1012	11-32-500-006-0000
11-32-319-008-0000	11-32-400-048-1003	11-32-402-038-1013	11-32-500-007-8004

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11-32-319-009-0000

11-32-400-048-1004

11-32-402-038-1014

11-32-999-001-0000

11-32-319-014-0000

11-32-400-048-1005

11-32-402-038-1015