



City of Chicago



O2022-3017

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 9/21/2022

Sponsor(s): Lightfoot (Mayor)

Type: Ordinance

Title: Public Hearing(s) on additional Special Services, extension of tax levy period through 2031, and determination of tax levy rate for Special Service Area No. 62, Sauganash

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

ECON



OFFICE OF THE MAYOR
CITY OF CHICAGO

LORI E. LIGHTFOOT
MAYOR

September 21, 2022

TO THE HONORABLE, THE CITY COUNCIL
OF THE CITY OF CHICAGO

Ladies and Gentlemen:

At the request of the Commissioner of Planning and Development, I transmit herewith ordinances authorizing the establishment, reconstruction, term and boundary expansion and 2023 budget and services of specified Special Service Areas, and the execution of service provider agreements with various entities.

Your favorable consideration of these ordinances will be appreciated.

Very truly yours,

A handwritten signature in black ink that reads "Lori E. Lightfoot".

Mayor

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 December 11, 2013, the City Council (the "City Council") of the City of Chicago (the "City") enacted an ordinance (the "Initial Ordinance") which was published in the Journal of Proceedings of the City Council for such date at pages 70599 through 70677, and which established an area known and designated as City of Chicago Special Service Area Number 62 (the "Area") and authorized the levy of an annual tax, for the period beginning in 2013 through and including 2022 (the "Initial Levy Period"), not to exceed an annual rate of 0.50% of the equalized assessed value of the taxable property therein (the "Services Tax") to provide certain special services in and for the Area in addition to the services provided by and to the City generally (the "Initial Special Services"); and

WHEREAS, the Initial Ordinance established the Area as that territory consisting approximately of the area by the Edens Expressway between Hiawatha Avenue and Glenlake Avenue, Cicero Avenue between Glenlake Avenue and Peterson Avenue, and the Edens Expressway between Peterson Avenue and Caldwell Avenue to the west; Hiawatha Avenue on the north; the alley east of Cicero Avenue and Keating Avenue on the east; and Caldwell Avenue on the south; 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, 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) authorize a levy of Services Tax at an annual rate not to exceed 0.50% of the ~~equalized~~ assessed value of the taxable property within the Area 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 2022 through and including tax year 2031 (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) authorization of Services Tax at an annual rate not to exceed 0.50% 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 [<https://www.chicityclerk.com>], in order to consider (i) the authorization of the Special Services distinct from the Initial Special Services, (ii) authorize a levy of Services Tax at an annual rate not to exceed 0.50% 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. 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 0.50% 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 2022 through and including 2031. 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 2022 is \$75,172. 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 consists of the area by the Edens Expressway between Hiawatha Avenue and Glenlake Avenue, Cicero Avenue between Glenlake Avenue and Peterson Avenue, and the Edens Expressway between Peterson Avenue and Caldwell Avenue to the west; Hiawatha Avenue on the north; the alley east of Cicero Avenue and Keating Avenue on the east; and Caldwell Avenue on the south.

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. 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 62.

Notice is hereby given that at _____ o'clock _____ m., on the ___ day of _____, 2022 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 62 (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) authorizing of Services Tax at an annual rate of 0.50% of the equalized assessed value of the taxable property within the Area 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 2031. 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 of 0.50% 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 2022 is \$75,172. 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 consists of the area by the Edens Expressway between Hiawatha Avenue and Glenlake Avenue, Cicero Avenue between Glenlake Avenue and Peterson Avenue, and the Edens Expressway between Peterson Avenue and Caldwell Avenue to the west; Hiawatha Avenue on the north; the alley east of Cicero Avenue and Keating Avenue on the east; and Caldwell Avenue on the south.

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) authorization of a levy of Services Tax at an annual rate not to exceed 0.50% of the equalized assessed value of the taxable property within the Area 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 2022 through and including tax year 2031, 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) authorization of Services Tax at an annual rate not to exceed 0.50% of the equalized assessed value of the taxable property within the Area and/or (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 2022 through and including tax year 2031, 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 _____, 2022.

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.

LEGAL DESCRIPTION – SSA #62

ALL THAT PART SECTIONS 3 AND 4, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF PETERSON AVENUE WITH THE CENTERLINE OF CICERO AVENUE, SAID POINT BEING ALSO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 4 AFORESAID;

THENCE WEST ALONG SAID CENTERLINE OF PETERSON AVENUE, BEING ALSO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 4 AFORESAID TO A POINT THAT IS 40 FEET EAST OF A LINE THAT IS 240 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF CICERO AVENUE AFORESAID;

THENCE SOUTH PERPENDICULAR TO SAID CENTERLINE OF PETERSON AVENUE TO THE SOUTH LINE OF PETERSON AVENUE;

THENCE WEST ALONG SAID SOUTH LINE OF PETERSON AVENUE TO THE NORTHWESTERLY LINE OF THE SOUTHEASTERLY HALF OF LOT 9 IN OGDEN AND JONES' SUBDIVISION OF BRONSON'S TRACT IN CALDWELL'S RESERVE, FORMER INDIAN RESERVATION, NOT INCLUDED IN ORIGINAL GOVERNMENT SURVEYS OF TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN AFORESAID, BEING ALSO THE EASTERLY RIGHT OF WAY OF THE EDENS EXPRESSWAY (INTERSTATE 94);

THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE OF THE SOUTHEASTERLY HALF OF LOT 9 IN OGDEN AND JONES' SUBDIVISION, AND ITS SOUTHWESTERLY EXTENSION, BEING ALSO THE EASTERLY RIGHT OF WAY OF THE EDENS EXPRESSWAY (INTERSTATE 94), TO THE CENTERLINE OF CALDWELL AVENUE;

THENCE SOUTHEASTERLY ALONG SAID CENTERLINE OF CALDWELL AVENUE TO THE SOUTHERLY EXTENSION OF THE CENTERLINE OF THE 16 FOOT WIDE ALLEY EAST OF CICERO AVENUE, IN BLOCK 5 IN CICERO AND PETERSON AVENUE ADDITION, A SUBDIVISION OF PART OF LOTS 3, 4, 8, 9 OF OGDEN AND JONES' SUBDIVISION OF BRONSON'S TRACT IN CALDWELL'S RESERVE AFORESAID;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE CENTERLINE OF THE 16 FOOT WIDE ALLEY EAST OF CICERO AVENUE TO THE CENTERLINE OF THE 16 FOOT WIDE ALLEY SOUTH OF PETERSON AVENUE;

THENCE EAST ALONG SAID CENTERLINE AND THE 16 FOOT WIDE ALLEY SOUTH OF PETERSON AVENUE AND THE EASTERLY EXTENSION THEREOF TO THE CENTERLINE OF KEATING AVENUE;

THENCE NORTH ALONG SAID CENTER LINE OF KEATING AVENUE TO THE EASTERLY EXTENSION OF THE CENTERLINE OF THE 16 FOOT WIDE ALLEY NORTH OF PETERSON AVENUE IN BLOCK 4 IN CICERO AND PETERSON AVENUE ADDITION AFORESAID;

LEGAL DESCRIPTION – SSA #62

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE CENTERLINE OF THE 16 FOOT WIDE ALLEY NORTH OF PETERSON AVENUE TO THE CENTERLINE OF THE 16 FOOT WIDE ALLEY WEST OF KEATING AVENUE IN BLOCK 4 IN CICERO AND PETERSON AVENUE ADDITION AFORESAID;

THENCE NORTH ALONG SAID CENTERLINE OF THE 16 FOOT WIDE ALLEY WEST OF KEATING AVENUE IN BLOCK 4 IN CICERO AND PETERSON AVENUE ADDITION AND THE NORTHERLY EXTENSION THEREOF TO THE CENTERLINE OF HIAWATHA AVENUE;

THENCE NORTHWESTERLY ALONG SAID CENTERLINE OF HIAWATHA AVENUE TO THE CENTERLINE OF CICERO AVENUE, BEING ALSO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 3 AFORESAID;

THENCE NORTH ALONG SAID CENTERLINE OF CICERO AVENUE, BEING ALSO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 3 AFORESAID, TO THE SOUTHEASTERLY EXTENSION OF THE CENTERLINE OF HIAWATHA AVENUE WEST OF CICERO AVENUE;

THENCE CONTINUING NORTHWESTERLY ALONG SAID CENTERLINE OF HIAWATHA AVENUE TO THE EASTERLY RIGHT OF WAY OF THE EDENS EXPRESSWAY (INTERSTATE 94);

THENCE SOUTH ALONG SAID EASTERLY RIGHT OF WAY OF THE EDENS EXPRESSWAY (INTERSTATE 94) TO THE SOUTHWESTERLY LINE OF LOTS 11 AND 8 IN OGDEN AND JONES' SUBDIVISION OF BRONSON'S TRACT IN CALDWELL'S RESERVE AFORESAID;

THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE OF LOT 11 AND 8 IN OGDEN AND JONES' SUBDIVISION OF BRONSON'S TRACT IN CALDWELL'S RESERVE TO LINE THAT IS 240 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF CICERO AVENUE;

THENCE NORTH ALONG SAID LINE THAT IS 240 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF CICERO AVENUE TO A LINE THAT IS 537.17 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF PETERSON AVENUE;

THENCE EAST ALONG SAID LINE THAT IS 537.17 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF PETERSON AVENUE AND THE EASTERLY EXTENSION THEREOF TO THE CENTERLINE OF CICERO AVENUE, BEING ALSO THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 4 AFORESAID;

THENCE SOUTH ALONG SAID CENTERLINE OF CICERO AVENUE, BEING ALSO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 4 AFORESAID, TO ITS INTERSECTION WITH THE CENTERLINE OF PETERSON AVENUE, SAID POINT BEING ALSO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 4 AFORESAID, AND THE POINT OF BEGINNING,

ALL IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS.

PIN LIST – SSA #62

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13042290500000	13031250271001
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