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City Council Document Tracking Sheet

<b>Meeting Date:</b>	9/8/2011
<b>Sponsor(s):</b>	Rahm Emanuel
<b>Type:</b>	Ordinance
<b>Title:</b>	Ordinance authorizing public hearings for reconstitution of various Special Service Areas
<b>Committee(s) Assignment:</b>	Committee on Finance

FIN



OFFICE OF THE MAYOR  
CITY OF CHICAGO

RAHM EMANUEL  
MAYOR

September 8, 2011

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

Ladies and Gentlemen:

At the request of the Commissioner of Housing and Economic Development, I transmit herewith ordinances authorizing public hearings for the reconstitution of various Special Service Areas.

Your favorable consideration of these ordinances will be appreciated.

Very truly yours,

A handwritten signature in cursive script that reads "Rahm Emanuel".

Mayor

## ORDINANCE

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

**WHEREAS**, the City Council of the City of Chicago (the "City Council") finds that it is in the public interest that consideration be given to the creation of an area within the City of Chicago to be known and designated as Special Service Area Number 52 (the "Area") and to the authorization of the levy of a special annual services tax (the "Services Tax") for a period of ten (10) years within the Area for the purposes set forth herein; that the Area is contiguous; and that said special services are in addition to municipal services provided by and to the City of Chicago generally, and it is, therefore, in the best interests of the City of Chicago that the creation of the Area and the levy of the Services Tax within the Area for the services to be provided be considered; now, therefore,

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

**SECTION 1.** The preambles of this ordinance are hereby incorporated into this text as if set out herein in full.

**SECTION 2.** A public hearing shall be held by the Committee on Finance of the City Council of the City of Chicago at the City Council Chambers, City Hall, Chicago, Illinois (the "Hearing") to consider the creation of the Area and the authorization of the levy of the Services Tax. At the Hearing there will be considered the levy of the Services Tax upon the taxable property within the Area sufficient to produce revenues required to provide special services in the Area. The Services Tax shall not exceed the annual sum of three percent of the equalized assessed value of the taxable property within the Area. The Services Tax shall be authorized to be levied in tax years 2011 through and including 2020. 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: 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), which will be hereinafter referred to collectively as the "Special Services." 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 both sides of 51st Street from Dr. Martin Luther King Jr. Drive on the east side to the Metra Railroad tracks on the west side.

**SECTION 3.** Notice of the Hearing shall be published by the City of Chicago 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 52.

Notice is hereby given that at \_\_\_\_\_ o'clock \_\_\_\_m., on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ at the City Council Chambers, City Hall, 121 North LaSalle Street, Chicago, Illinois, a public hearing will be held by the Committee on Finance of the City Council of the City of Chicago to consider the creation of an area within the City of Chicago to be known and designated as Special Service Area Number 52 (the "Area") and the authorization of the levy of a special annual services tax (the "Services Tax") within the Area. The Services Tax under consideration shall be authorized to be levied in tax years 2011 through and including 2020. The purpose of creating the Area shall be to provide special services within the Area, which may 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), which will be hereinafter referred to collectively as the "Special Services."

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 sum of three percent of the equalized assessed value of taxable property within the Area. 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 both sides of 51st Street from Dr. Martin Luther King Jr. Drive on the east side to the Metra Railroad tracks on the west side.

At the public hearing any interested person, including all persons owning taxable real property located within the proposed Area, affected by the creation of the Area and the levy of the Services Tax 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 Finance 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 proposed Area and by at least fifty-one percent (51%) of the landowners included within the boundaries of the proposed Area objecting to the creation of the Area and the levy of the Services Tax therein is filed with the City Clerk of the City of Chicago within sixty (60) days following the final adjournment of the public hearing, the Area shall not be created and the Services Tax shall not be levied.

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

City Clerk, City of Chicago,  
Cook County, Illinois

**SECTION 5.** This ordinance shall become effective from its passage and approval.

**EXHIBIT 1**

Legal Description and Permanent Index Numbers

See attached pages.

**SSA #52 51<sup>ST</sup> STREET 8/26/11**

THOSE PARTS OF SECTION 9 AND SECTION 10 BOTH IN TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST/WEST CENTERLINE OF SECTION 9 WITH THE EAST RIGHT OF WAY LINE OF THE RAILROAD FORMERLY KNOWN AS THE NEW YORK CENTRAL; THENCE NORTH ON SAID EAST LINE TO THE NORTHWEST CORNER OF LOT 70 IN DAVID HENRY'S SUBDIVISION; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 70 AND ITS EXTENSION TO THE CENTERLINE OF FEDERAL STREET; THENCE NORTH ALONG SAID CENTERLINE TO THE NORTH LINE AND ITS WESTERLY EXTENSION OF LOT 64 OF SAID SUBDIVISION; THENCE EAST ALONG SAID NORTH LINE AND ITS EXTENSION TO THE CENTERLINE OF THE ALLEY BETWEEN FEDERAL STREET AND DEARBORN STREET; THENCE NORTH ALONG SAID CENTERLINE TO THE NORTH LINE AND ITS EXTENSION OF LOT 1 OF SCHLATT'S DEARBORN STREET SUBDIVISION; THENCE EAST ALONG SAID LINE TO THE CENTERLINE OF DEARBORN STREET; THENCE SOUTH ALONG SAID CENTERLINE TO THE NORTH LINE OF LOT 32 OF DAVID HENRY'S SUBDIVISION; THENCE EAST ALONG THE NORTH LINES AND THEIR EXTENSIONS OF LOT 32 AND LOT 1 OF DAVID HENRY'S SUBDIVISION TO THE CENTERLINE OF STATE STREET; THENCE SOUTH ALONG SAID CENTERLINE TO THE NORTH LINE OF 51<sup>ST</sup> STREET; THENCE EAST ALONG SAID NORTH LINE TO THE CENTERLINE OF WABASH AVENUE; THENCE NORTH ALONG SAID CENTERLINE 246.80 FEET; THENCE EAST ALONG A LINE 246.80 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF 51<sup>ST</sup> STREET TO THE CENTERLINE OF THE ALLEY BETWEEN WABASH AVENUE AND MICHIGAN AVENUE; THENCE SOUTH ALONG SAID CENTERLINE TO A POINT 99.66 FEET NORTH OF THE NORTH LINE OF 51<sup>ST</sup> STREET; THENCE EAST ALONG A LINE 99.66 FEET NORTH OF THE NORTH LINE OF 51<sup>ST</sup> STREET TO THE CENTERLINE OF MICHIGAN AVENUE; THENCE SOUTH ALONG SAID CENTERLINE TO A POINT ON A LINE 50 FEET NORTH OF THE NORTH LINE OF 51<sup>ST</sup> STREET; THENCE EAST ALONG SAID LINE TO A POINT 91.3 FEET EAST OF THE EAST LINE OF MICHIGAN AVENUE; THENCE NORTH 13 FEET THENCE EAST 15 FEET; THENCE NORTH 16.36 FEET; THENCE EAST 2 FEET; THENCE NORTH 36 FEET; THENCE EAST TO THE CENTERLINE OF THE ALLEY BETWEEN MICHIGAN AVENUE AND INDIANA AVENUE; THENCE NORTH ALONG SAID CENTERLINE TO THE NORTH LINE AND ITS EXTENSION OF LOT 20 IN BLOCK 6 OF DERBY'S SUBDIVISION; THENCE EAST ALONG SAID LINE TO THE CENTERLINE OF INDIANA AVENUE; THENCE SOUTH ALONG SAID CENTERLINE TO A POINT ON A LINE 100 FEET NORTH OF THE NORTH LINE OF 51<sup>ST</sup> STREET; THENCE EAST ALONG SAID LINE TO THE CENTERLINE OF THE ALLEY BETWEEN INDIANA AVENUE AND PRAIRIE AVENUE; THENCE SOUTH ALONG SAID CENTERLINE TO A POINT ON A LINE 99 FEET NORTH OF THE NORTH LINE OF SAID 51<sup>ST</sup> STREET; THENCE EAST ALONG SAID LINE TO THE CENTERLINE OF PRAIRIE AVENUE; THENCE NORTH ALONG SAID

37 CENTERLINE TO A POINT ON A LINE 199 FEET NORTH OF THE NORTH LINE OF SAID 51<sup>ST</sup> STREET;  
38 THENCE EAST ALONG SAID LINE TO THE WEST LINE OF THE ALLEY BETWEEN PRAIRIE AVENUE  
39 AND CALUMET AVENUE; THENCE SOUTH ALONG SAID LINE TO THE NORTH LINE OF 51<sup>ST</sup>  
40 STREET; THENCE EAST ALONG SAID LINE TO THE SOUTHWEST CORNER OF LOT 1 IN DRAPER  
41 AND KRAMER'S SUBDIVISION; THENCE NORTH ALONG THE WEST LINE OF SAID LOT TO THE  
42 NORTHWEST CORNER THEREOF; THENCE EAST ALONG THE NORTH LINE OF SAID LOT AND ITS  
43 EXTENSION TO THE CENTERLINE OF CALUMET AVENUE; THENCE NORTH ALONG SAID  
44 CENTERLINE TO A POINT ON A LINE 125 FEET NORTH OF THE NORTH LINE OF SAID 51<sup>ST</sup> STREET;  
45 THENCE EAST ALONG SAID LINE TO THE CENTERLINE OF THE ALLEY BETWEEN CALUMET  
46 AVENUE AND SOUTH PARK WAY; THENCE SOUTH ALONG SAID ALLEY TO A POINT ON A LINE  
47 100.40 FEET NORTH OF THE NORTH LINE OF 51<sup>ST</sup> STREET; THENCE EAST ALONG SAID LINE TO  
48 THE WEST LINE OF SOUTH PARK WAY; THENCE SOUTH ALONG SAID LINE TO THE CENTERLINE  
49 OF 51<sup>ST</sup> STREET; THENCE EAST ALONG SAID CENTERLINE TO THE NORTHERLY EXTENSION OF  
50 THE WEST LINE OF SOUTH PARK WAY LYING SOUTH OF 51<sup>ST</sup> STREET; THENCE SOUTH ALONG  
51 SAID LINE TO A POINT ON A LINE 152.64 FEET SOUTH OF THE SOUTH LINE OF 51<sup>ST</sup> STREET;  
52 THENCE WEST ALONG SAID LINE TO A POINT 165 FEET WEST OF THE CENTERLINE OF SOUTH  
53 PARK WAY; THENCE NORTH 73.44 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF  
54 COMMISSIONER'S PARTITION OF PARTS OF ELISHA BAYLEY'S SUBDIVISION; THENCE WEST  
55 ALONG THE SOUTH LINE OF SAID COMMISSIONER'S SUBDIVISION TO THE SOUTHWEST CORNER  
56 OF LOT 5 THEREOF; THENCE NORTH ALONG THE WEST LINE OF SAID LOT TO THE SOUTH LINE  
57 OF 51<sup>ST</sup> STREET; THENCE WEST ALONG SAID LINE 66 FEET TO THE INTERSECTION WITH THE  
58 WEST LINE OF CALUMET AVENUE; THENCE SOUTH ALONG SAID WEST LINE TO A POINT ON A  
59 LINE 103.5 FEET SOUTH OF THE SOUTH LINE OF 51<sup>ST</sup> STREET; THENCE WEST ON SAID LINE TO  
60 THE EAST LINE OF LOT 12 IN THE SUBDIVISION OF THE NORTH 20 ACRES OF THE NORTHEAST 1/4  
61 OF THE SOUTHWEST 1/4 OF SECTION 10-38-14; THENCE NORTH ALONG SAID EAST LINE TO THE  
62 SOUTH LINE OF 51<sup>ST</sup> STREET; THENCE WEST ALONG SAID SOUTH LINE TO THE NORTHEAST  
63 CORNER OF LOT 4 IN TEWKESBURY'S SUBDIVISION; THENCE SOUTH ALONG THE EAST LINE OF  
64 SAID LOT AND ITS EXTENSION TO THE CENTERLINE OF THE ALLEY FIRST SOUTH OF 51<sup>ST</sup> STREET;  
65 THENCE WEST ALONG SAID CENTERLINE TO THE CENTERLINE OF PRAIRIE AVENUE; THENCE  
66 SOUTH ALONG SAID CENTERLINE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF PARCEL  
67 20-10-304-012; THENCE WEST ALONG THE SOUTH LINE OF SAID PARCEL AND ITS EXTENSION TO  
68 THE WEST LINE OF THE ALLEY BETWEEN PRAIRIE AVENUE AND INDIANA AVENUE; THENCE  
69 NORTH ALONG SAID LINE TO THE SOUTHEAST CORNER OF PARCEL 20-10-304-002; THENCE  
70 WEST ALONG THE SOUTH LINE OF SAID PARCEL AND ITS EXTENSION TO THE CENTER LINE OF  
71 INDIANA AVENUE; THENCE SOUTH ALONG SAID CENTERLINE TO A POINT ON A LINE 150 FEET  
72 SOUTH OF THE SOUTH LINE OF 51<sup>ST</sup> STREET; THENCE WEST ALONG SAID LINE TO THE  
73 CENTERLINE OF THE ALLEY BETWEEN INDIANA AVENUE AND MICHIGAN AVENUE; THENCE  
74 NORTH ALONG SAID CENTERLINE TO A POINT ON A LINE 102 FEET SOUTH OF THE SOUTH LINE



75 OF 51<sup>ST</sup> STREET; THENCE WEST ON SAID LINE TO THE CENTERLINE OF MICHIGAN AVENUE;  
76 THENCE SOUTH ALONG SAID CENTERLINE TO A POINT 150 FEET SOUTH OF THE SOUTH LINE OF  
77 51<sup>ST</sup> STREET; THENCE WEST ALONG SAID LINE TO THE CENTERLINE OF THE ALLEY BETWEEN  
78 MICHIGAN AVENUE AND WABASH AVENUE; THENCE NORTH ALONG SAID CENTERLINE TO A  
79 POINT ON A LINE 99 FEET SOUTH OF THE SOUTH LINE OF 51<sup>ST</sup> STREET; THENCE WEST ALONG  
80 SAID LINE TO THE CENTERLINE OF WABASH AVENUE; THENCE NORTH ALONG SAID CENTERLINE  
81 TO THE EXTENSION OF THE SOUTH LINE OF LOT 12 IN COUNTY CLERK'S DIVISION OF  
82 UNSUBDIVIDED LANDS IN THE SOUTHWEST 1/4 OF SECTION 10-38-14; THENCE WEST ALONG  
83 SAID SOUTH LINE TO THE CENTERLINE OF THE ALLEY BETWEEN WABASH AVENUE AND STATE  
84 STREET; THENCE NORTH ALONG SAID CENTERLINE TO THE SOUTH LINE OF 51<sup>ST</sup> STREET; THENCE  
85 WEST ALONG SAID SOUTH LINE TO THE WEST LINE OF DEARBORN STREET; THENCE SOUTH  
86 ALONG SAID WEST LINE TO THE SOUTH LINE OF BAIERLE'S SUBDIVISION; THENCE WEST ALONG  
87 SAID SOUTH LINE TO THE EAST LINE OF SAID NEW YORK CENTRAL RAILROAD; THENCE NORTH  
88 ALONG SAID EAST LINE TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

SSA #52 51<sup>st</sup> Street PIN List 8/26/11

20092210180000	20103060570000
20092210210000	20103060590000
20092210220000	
20092210230000	
20092210240000	
20092210290000	
20092210300000	
20092220610000	
20092220630000	
20092220640000	
20092230440000	
20092230450000	
20094050020000	
20094060460000	
20101190110000	
20101190250000	
20101200170000	
20101200180000	
20101200190000	
20101200210000	
20101210220000	
20101210380000	
20101210430000	
20101210440000	
20101220190000	
20101220200000	
20101220210000	
20101230160000	
20101230270000	
20103000820000	
20103010010000	
20103010370000	
20103020170000	
20103020380000	
20103040010000	
20103040020000	
20103040100000	
20103040110000	
20103040120000	
20103050010000	
20103050180000	
20103060010000	
20103060020000	
20103060030000	
20103060040000	
20103060050000	