



City of Chicago



O2014-6865

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/10/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Ordinance
Title:	Public Hearing for reconstitution and establishment of Special Service Area No. 28 (Six Corners)
Committee(s) Assignment:	Committee on Finance

FIN.



OFFICE OF THE MAYOR
CITY OF CHICAGO

RAHM EMANUEL
MAYOR

September 10, 2014

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 a Public Hearing for the reconstitution and establishment of various Special Service Areas.

Your favorable consideration of these ordinances will be appreciated.

Very truly yours,

Mayor

PUBLIC HEARING 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 28-2014 (the "Area") and to the authorization of the levy of a special annual services tax (the "Services Tax") for a period of fifteen (15) 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 0.750 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 2014 through and including 2028. 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 2014 is \$226,461. 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, safety programs, and other activities to promote commercial and economic development 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 the properties at and near the intersection of Irving Park Road and Milwaukee, extending west along Irving Park Road to Lavergne Avenue, with the inclusion of two commercial properties at the northwest and southwest corners of Irving Park Road and Lavergne Avenue; south along Cicero and Milwaukee Avenues to Byron Street, with the exception of residential properties located along Byron Street between service alleys just south of the former Bank of America parking areas and other commercial uses between Cicero and Milwaukee Avenues; north along Cicero to Warner Avenue excluding the residential properties on the east side of street; Milwaukee Avenue south to Byron Street and incorporating the parking lots to the Canadian Pacific/Metra train tracks to

the east; Milwaukee Avenue north to Warner Avenue and extending to Lavergne Avenue to the west including the condominium parcels in the Klee Plaza Building and the commercial parcel northwest of the Milwaukee and Warner Avenue intersection while excluding the Lavergne Avenue parking lot and residential properties along West Cuyler Avenue; and east along Irving Park Road to the Canadian Pacific/Metra railroad viaduct and north to Belle Plaine Avenue and the alley servicing the Six Corners Shopping Center Development.

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 28-2014.

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 28-2014 (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 2014 through and including 2028. The purpose of creating the Area shall be to provide special services within the Area, which may include, but are not limited to: customer attraction, public way aesthetics, sustainability and public place enhancements, economic/business development, safety programs, and other activities to promote commercial and economic development 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 0.750 percent 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 2014 is \$226,461. 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 properties at and near the intersection of Irving Park Road and Milwaukee,

extending west along Irving Park Road to Lavergne Avenue, with the inclusion of two commercial properties at the northwest and southwest corners of Irving Park Road and Lavergne Avenue; south along Cicero and Milwaukee Avenues to Byron Street, with the exception of residential properties located along Byron Street between service alleys just south of the former Bank of America parking areas and other commercial uses between Cicero and Milwaukee Avenues; north along Cicero to Warner Avenue excluding the residential properties on the east side of street; Milwaukee Avenue south to Byron Street and incorporating the parking lots to the Canadian Pacific/Metra train tracks to the east; Milwaukee Avenue north to Warner Avenue and extending to Lavergne Avenue to the west including the condominium parcels in the Klee Plaza Building and the commercial parcel northwest of the Milwaukee and Warner Avenue intersection while excluding the Lavergne Avenue parking lot and residential properties along West Cuyler Avenue; and east along Irving Park Road to the Canadian Pacific/Metra railroad viaduct and north to Belle Plaine Avenue and the alley servicing the Six Corners Shopping Center Development.

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 _____, 20__.

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.

Six Corners Special Service Area #28-2014

Legal Boundary Description

That part of the west half of the northwest quarter of Section 22, the east half of the northeast quarter of Section 21, the west half of the northeast quarter of Section 21, the west half of the southeast quarter of Section 16, the east half of the southeast quarter of Section 16, the west half of the southwest quarter of Section 15, all in Township 40 North, Range 13 East of the Third Principal Meridian, described as follows:

beginning at the southeast corner of Block 20 in Grayland, being a subdivision in the northwest quarter of Section 22, according to the plat thereof recorded September 3, 1874 as Document 180633; thence west along the south line of Blocks 20 and 21 in Grayland to the southeasterly line of West Byron Street as widened by ordinance passed on November 3, 1926 and by Order of Possession by Superior Court dated October 15, 1932 as General Number 449006; thence southwest along said southeasterly line of West Byron Street as widened to its intersection with the easterly extension of the south line of West Byron Street; thence west along the easterly extension and the south line of West Byron Street to its intersection with the southerly extension of the west line of the 16 foot north/south alley lying east of and contiguous to Lot 23 in Block 1 of Gross' Milwaukee Avenue Addition, according to the plat thereof recorded December 28, 1899 as Document 2909669 and note of correction recorded July 25, 1900 as Document 2989731; thence north along the southerly extension and the west line of said 16 foot north/south alley to the northeast corner of Lot 23 in Block 1 of Gross' Milwaukee Avenue Addition; thence northwest along the southwesterly line of a 16 foot northwest/southeast alley lying northeast of and contiguous to Lots 23 through 25 in Block 1 of Gross' Milwaukee Avenue Addition, to the south line of a 16 foot east/west alley lying north of and contiguous to Lots 26 through 31 in Block 1 of Gross' Milwaukee Avenue Addition; thence west along the south line of said 16 foot east/west alley to the northwest corner of Lot 31 in Block 1 of Gross' Milwaukee Avenue Addition; thence south along the west line of Lot 31 in Block 1 of Gross' Milwaukee Avenue Addition and its southerly extension to the south line of West Byron Street; thence west along the south line of West Byron Street, across North Cicero Avenue, to the southerly extension of the west line of a 16 foot north/south alley lying west of and contiguous to Lots 191 through 200 in Grayland Park Addition to Chicago, according to the plat thereof recorded July 16, 1891 as Document 1504986; thence north along the southerly extension and the west line of said 16 foot north/south alley to the south line of West Dakin Street; thence continuing north across West Dakin Street to the intersection of the north line of West Dakin Street with the west line of a 16 foot north/south alley lying west of and contiguous to Lots 1 through 10 in Grayland Park Addition to Chicago to the northeast corner of Lot 190 in said Grayland Park Addition to Chicago; thence west along the south line of a 16 foot east/west alley lying north of and contiguous to Lots 172 through 190 in Grayland Park Addition to Chicago to the east line of North Lamon Avenue; thence south along the east line of North Lamon Avenue to the south line of West Dakin Street; thence west along the south line of West Dakin Street to the west line of North Lavergne Avenue; thence north along the west line of North Lavergne Avenue to the northeast corner of Lot 148 in Grayland Park Addition to Chicago; thence west along the north line of Lots 147 and 148 in Grayland Park Addition to Chicago to the southerly extension of the west line of Lot 54 in said Grayland Park Addition to Chicago; thence north on the southerly extension and the west line of said Lot 54 in Grayland Park Addition to Chicago to the northwest corner of Lot 54, also being on the south line of West Irving Park Road; thence west along the south line of West Irving Park Road to the southerly extension of the west line of Lot 67 in Dickinson Park Subdivision Number 2, according to the plat thereof recorded June 21, 1911 as Document 4780288; thence north, across West Irving Park Road along the southerly extension and the west line of Lot 67 in Dickinson Park Subdivision Number 2 to the north line of a 16 foot east/west alley lying north of and contiguous to Lots 65 through 73 in Dickinson Park Subdivision Number 2; thence east along the north line of said 16 foot east/west alley and its easterly extension, across North Lavergne Avenue to the east line of North Lavergne Avenue; thence east along the north line of a 16 foot east/west alley lying north of and contiguous to Lots 61 through 64 in Dickinson Park Subdivision

Number 2 and Lots 14 through 17 in Block 3 of the Dickinson-Lowell Homestead Subdivision, according to the plat thereof recorded April 18, 1916 as Document 5847600, to the west line of North Laporte Avenue; thence continuing east across North Laporte Avenue to the southwest corner of Lot 38 in Block 1 of the Dickinson-Lowell Homestead Subdivision; thence east along the south line of Lots 38 through 46 in Block 1 of the Dickinson-Lowell Homestead Subdivision to the southeast corner of Lot 46; thence north along the east line of said Lot 46 in Block 1 of the Dickinson-Lowell Homestead Subdivision to the northeast corner of said Lot 46 also being on the south line of West Cuyler Avenue; thence west along the south line of West Cuyler Avenue and its westerly extension to the west line of North Laporte Avenue; thence north along the west line of North Laporte Avenue to the northeast corner of Lot 5 in Block 3 of the Dickinson-Lowell Homestead Subdivision; thence west along the north line of said Lot 5 in Block 3 of the Dickinson-Lowell Homestead Subdivision to the southerly extension of the west line of Lot 4 in Block 3 of the Dickinson-Lowell Homestead Subdivision; thence north along the southerly extension and the west line of Lot 4 in Block 3 of Dickinson-Lowell Homestead Subdivision to the north line of West Belle Plaine Avenue; thence east along the north line of West Belle Plaine Avenue to the southeast corner of Lot 19 in A. W. Dickinson's Subdivision, according to the plat thereof recorded June 19, 1907 as Document 4054566; thence northwest along the northeasterly line of Lots 19 through 25 in said A.W. Dickinson's Subdivision to the southwesterly extension of the northerly line of Lot 7 in said A.W. Dickinson's Subdivision; thence northeast along the southwesterly extension and the northerly line of Lot 7 in said A. W. Dickinson's Subdivision to the northeasterly line of North Milwaukee Avenue; thence southeast along the northeasterly line of North Milwaukee Avenue to the north line of West Warner Avenue; thence east along the north line of West Warner Avenue to a line drawn perpendicular to said north line of West Warner Avenue from the northwest corner of Lot 30 in E. C. Dickinson's Subdivision Number 2, according to the plat thereof recorded November 2, 1907 as Document 4120368; thence south along said perpendicular line, across West Warner Avenue to the northwest corner of Lot 30 in E. C. Dickinson's Subdivision Number 2; thence southeast along the southwesterly lines of Lots 30 and 31 and the southeasterly extension of the southwesterly line of Lot 31 in E. C. Dickinson's Subdivision Number 2 to the west line of Lot 11 in the resubdivision of Lots 9 to 18 in E. C. Dickinson's Subdivision Number 2, according to the plat thereof recorded May 8, 1915 as Document 5629529; thence south along the west line of Lot 11 in the resubdivision of Lots 9 to 18 in E. C. Dickinson's Subdivision Number 2 to the southwest corner of said Lot 11, also being on the north line of West Belle Plaine Avenue; thence east along the north line of West Belle Plaine Avenue to the west line of a 16 foot north/south alley lying west of and contiguous to Lots 1 through 8 in E. C. Dickinson's Subdivision Number 2; thence north along the west line of said 16 foot north/south alley lying west of and contiguous to Lots 1 through 8 in E. C. Dickinson's Subdivision Number 2, and the northerly extension of said west line, to the north line of West Warner Avenue; thence east along the north line of West Warner Avenue and its easterly extension to the east line of North Cicero Avenue; thence south along the east line of North Cicero Avenue to the north line of West Belle Plaine Avenue; thence east along the north line of West Belle Plaine Avenue to the west line of North Kilpatrick Avenue; thence north along the west line of North Kilpatrick Avenue to the southeast corner of Lot 1 in Pischel's Resubdivision, according to the plat thereof recorded June 16, 1911 as Document 4777834; thence southeasterly across North Kilpatrick Avenue to the southwest corner of Brother Michael J. Grace, S.J. Subdivision, according to the plat thereof recorded December 31, 2007 as Document 0736509002, also being the northwest corner of Lot 1 in Marketplace At Six Corners Subdivision, according to the plat thereof recorded November 1, 1996 as Document 96835577; thence east along the south line of said Brother Michael J. Grace, S.J. Subdivision and the north line of said Lot 1 in Marketplace At Six Corners Subdivision to the northeast corner of said Lot 1, also being on the westerly right-of-way line of the Chicago, Milwaukee and St. Paul Railway Company; thence southeast along the westerly right-of-way line of the Chicago, Milwaukee and St. Paul Railway Company to the west right-of-way line of the Chicago & Northwestern Railway Company, also being the east line of Block 20 in Grayland, being a subdivision in the northwest quarter of Section 22; thence south along the east line of Block 20 in Grayland to the point of beginning, all in the City of Chicago, Cook County, Illinois.

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