



Office of the City Clerk



O2012-5012

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City Council Document Tracking Sheet

Meeting Date:	7/25/2012
Sponsor(s):	Emanuel, Rahm (Mayor)
Type:	Ordinance
Title:	Public hearings for renewal, expansion and establishment of Special Service No. 56
Committee(s) Assignment:	Committee on Finance

FIN.



OFFICE OF THE MAYOR
CITY OF CHICAGO

RAHM EMANUEL
MAYOR

July 25, 2012

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 renewal, expansion, and establishment of special service areas.

Your favorable consideration of these ordinances will be appreciated.

Very truly yours,

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 56 (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 2.1 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 2012 through and including 2021. 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, 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 properties fronting both sides of 47th Street from the west side of St. Lawrence Avenue to the east side of State Street; the east side of State Street from the north side of 48th Street up to and including 4621 S. State Street; the west side of Indiana Avenue from and including 4638 S. Indiana Avenue up to and including 4710 S. Indiana

Avenue; the west side of Prairie from the north side of 47th Street up to and including 4716 S. Prairie; the west side of Dr. Martin Luther King Jr. Drive from and including 4636 S. Dr. Martin Luther King Jr. Drive up to and including 4704 S. Dr. Martin Luther King Jr. Drive; the east side of Dr. Martin Luther King Jr. Drive from the south side of 46th Street up to and including 4709 S. Dr. Martin Luther King Jr. Drive; and the east side of Vincennes Avenue from the south side of 47th Street up to and including 4647 S. Vincennes 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 56.

Notice is hereby given that at _____ o'clock ____m., on the _____ day of _____, 2012 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 56 (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 2012 through and including 2021. 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, 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 2.1 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 properties fronting both sides of 47th Street from the west side of St. Lawrence Avenue to the east side of State Street; the east side of State Street from the north side of 48th Street up to and including 4621 S. State Street; the west side of Indiana Avenue from and including 4638 S. Indiana Avenue up to and including 4710 S. Indiana Avenue; the west side of Prairie from the north side of 47th Street up to and including 4716 S. Prairie; the west side of Dr. Martin Luther King Jr. Drive from and including 4636 S. Dr. Martin Luther King Jr. Drive up to and including 4704 S. Dr. Martin Luther King Jr. Drive; the east side of Dr. Martin Luther King Jr. Drive from the south side of 46th Street up to and including 4709 S. Dr. Martin Luther King Jr. Drive; and the east side of Vincennes Avenue from the south side of 47th Street up to and including 4647 S. Vincennes Avenue.

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 _____, 2012.

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.

1

2 Those parts of the Northwest Quarter and West Half of the Northeast Quarter of Section 10 and
3 those parts of the Southwest Quarter and the West Half of the Southeast Quarter of Section 3, all
4 in Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois,
5 bounded and described as follow:

6 Beginning at the intersection of the east line of South State Street with the north line of East 47th
7 Street, being in the West Half of the Southwest Quarter of said Section 3;

8 Thence north along the east line of South State Street to the north line of Lot 38 in Block 4 in
9 Winston's Subdivision of the south 34 acres of the West Half of the Southwest Quarter of said
10 Section 3;

11 Thence east along said north line to the west line of the alley first east of South State Street lying
12 between East 46th Street and East 47th Street;

13 Thence south along said west line to the west extension of the north line of Lot 22 in said Block
14 4;

15 Thence east along said extension, said north line and its east extension to the east line of South
16 Wabash Avenue;

17 Thence north along said east line to the south line of East 46th Street;

18 Thence east along said south line to the east line of the vacated alley first east of South Wabash
19 Avenue lying between East 46th Street and East 47th Street;

20 Thence south along said east line to the north line of Lot 5 in Block 5 in said Subdivision;

21 Thence east along said north line and its east extension to the east line of South Michigan
22 Avenue;

23 Thence south along said east line to the south line of the north 3 feet of Lot 27 in Block 6 in said
24 Subdivision;

25 Thence east along said south line and its east extension to the east line of the alley first west of
26 South Indiana Avenue lying between East 46th Street and East 47th Street;

27 Thence north along said east line to the north line of Lot 15 in said Block 6;

28 Thence east along said north line and its east extension to the east line of South Indiana Avenue;

29 Thence south along said east line to the south line of the alley first north of East 47th Street lying
30 between South Indiana Avenue and South Prairie Avenue;

- 31 Thence east along said south line and its east extension to the east line of South Prairie Avenue;
- 32 Thence south along said east line to the north line of a parcel of land bearing the permanent
33 identification number 20-03-322-016;
- 34 Thence east along said north line to the southerly extension of the east line of Lots 28 through 35
35 in the Subdivision of the South Half of the Southwest Quarter of the Southeast Quarter of the
36 Southwest Quarter of Section 3, Township 38 North, Range 14 East of The Third Principal
37 Meridian, except the right of way of the C.& S.S. R.T. Railroad Company;
- 38 Thence north along said extension and said east line to the northeast corner of said Lot 28;
- 39 Thence east along the east extension of the north line of said Lot 28 to the west line of Lot 13 in
40 Logan's Subdivision of Lot 1 in Assessor's Division of the East Half of the South Half of the
41 Southeast Quarter of the Southwest Quarter of said Section 3;
- 42 Thence south along said west line and its south extension to the north line of Lot 1 in the
43 Subdivision of Lot 3 in said Assessor's Division;
- 44 Thence east along said north line and its east extension to the east line of South Calumet Avenue;
- 45 Thence south along said east line to the north line of Lot 6 in Logan's Subdivision of Lot 1 in
46 Assessor's Division of the East Half of the South Half of the Southeast Quarter of the Southwest
47 Quarter of said Section 3;
- 48 Thence east along said north line and its east extension to the east line of the alley first west of
49 South Park Way lying between East 46th Street and East 47th Street;
- 50 Thence north along said east line to the north line of the south 50 feet of Lot 4 in said
51 Subdivision;
- 52 Thence east along said north line and its east extension to the east line of South Park Way;
- 53 Thence north along said east line to the south line of East 46th Street;
- 54 Thence east along said south line to the east line of the alley first east of South Park Way lying
55 between East 46th Street and East 47th Street;
- 56 Thence south along said east line to the south line of the east/west alley first north of East 47th
57 Street lying between South Park Way and South Vincennes Avenue;
- 58 Thence east along said south line to the east line of the alley first west of South Vincennes
59 Avenue lying between East 47th Street and East 46th Place;

- 60 Thence south along said east line to the south line of a parcel of land bearing the permanent
61 identification number 20-03-422-023;
- 62 Thence east along said south line to the east line of a parcel of land bearing the permanent
63 identification number 20-03-422-028;
- 64 Thence south along said east line to the north line of a parcel of land bearing the permanent
65 identification number 20-03-422-029;
- 66 Thence east along said north line and its east extension to the east line of South Vincennes
67 Avenue;
- 68 Thence north along said east line to the south line of the north 95 feet of Lot 10 in Snow and
69 Dickinson's Subdivision of Lots 5, 6, and part of 7 in Whitcomb and Warner's Subdivision;
- 70 Thence east along said line and its east extension to the east line of the north/south alley first east
71 of South Vincennes Avenue lying between East 47th Street and East 46th Place;
- 72 Thence south along said east line to the north line of the east/west alley first north of East 47th
73 Street lying between South Vincennes Avenue and South St. Lawrence Avenue;
- 74 Thence east along said north line and its east extension to the east line of the north/south alley
75 first west of South St. Lawrence Avenue lying between East 47th Street and East 46th Place;
- 76 Thence south along said east line to an angle point in said line, said angle point being the
77 northerly most southwest corner of Lot 6 in said Snow and Dickinson's Subdivision;
- 78 Thence southeast along the southwest line of said Lot 6 to the north line of Lot 18 in said
79 Subdivision;
- 80 Thence east along said north line to the west line of South St. Lawrence Avenue;
- 81 Thence south along said west line to the north line of the alley first south of East 47th Street
82 lying between South St. Lawrence Avenue and South Forrestville Avenue;
- 83 Thence west along said north line and its west extension to the west line of South Forrestville
84 Avenue;
- 85 Thence north along said west line to the north line of the alley first south of East 47th Street
86 lying between South Forrestville Avenue and South Vincennes Avenue;
- 87 Thence west along said north line and its west extension to the west line of South Vincennes
88 Avenue;

- 89 Thence south along said west line to a line 100 feet south of and parallel with the south line of
90 East 47th Street;
- 91 Thence west along said line to the east line of Lot 1 in Smith's Grand Boulevard Subdivision
92 Northeast Quarter of Section 10, Township 38 North, Range 14 East of The Third Principal
93 Meridian;
- 94 Thence south along said east line to the south line of said Lot 1;
- 95 Thence west along said south line and its west extension to the west line of South Park Way;
- 96 Thence north along said west line to the south line of the north 33 feet and 5/8 inch of Lot 2 in
97 the Subdivision of the east 315 feet of the Northeast Quarter of the Northeast Quarter of the
98 Northwest Quarter of said Section 10;
- 99 Thence west along said south line and its west extension to the west line of the alley first east of
100 South Calumet Avenue lying between East 47th Street and East 48th Street;
- 101 Thence south along said west line to the north line of Lot 3 in Bogue's Subdivision of that part of
102 the Northeast Quarter of the Northeast Quarter of the Northwest Quarter of said Section 10, lying
103 west of the east 315 feet thereof;
- 104 Thence west along said north line and its west extension to the west line of the alley first east of
105 South Prairie Avenue lying between East 47th Street and East 48th Street;
- 106 Thence north along said west line to the south line of the Subdivision of Lots 1 and 2 of Block 1
107 of H.B. Bryant's Subdivision of the Northwest Quarter of the Northeast Quarter of the Northwest
108 Quarter of said Section 10;
- 109 Thence west along said south line and its west extension to the west line of South Prairie
110 Avenue;
- 111 Thence south along said west line to the south line of Lot 4 in Block 2 in said H.B. Bryant's
112 Subdivision;
- 113 Thence west along said south line and its west extension to the west line of the alley first east of
114 South Indiana Avenue lying between East 47th Street and East 48th Street;
- 115 Thence north along said west line to the south line of the north 20 feet of Lot 23 in said Block 2;
- 116 Thence west along said south line and its west extension to the west line of South Indiana
117 Avenue;
- 118 Thence south along said west line to the south line of the north 25 feet of Lot 5 in Block 1 in
119 Anna Price's Subdivision of the Northwest Quarter of the Northwest Quarter of said Section 10;

120 Thence west along said south line and its west extension to the west line of the alley first east of
121 South Michigan Avenue lying between East 47th Street and East 48th Street;

122 Thence north along said west line to the south line of Lot 23 in said Block 1;

123 Thence west along said south line and its west extension to the west line of South Michigan
124 Avenue;

125 Thence south along said west line to the south line of Lot 3 in Block 2 in said Subdivision;

126 Thence west along said south line and its west extension to the west line of the alley first east of
127 South Wabash Avenue lying between East 47th Street and East 48th Street;

128 Thence north along said west line to the south line of Lot 23 in said Block 2;

129 Thence west along said south line and its west extension to the west line of the alley first west of
130 South Wabash Avenue lying between East 47th Street and East 48th Street;

131 Thence south along said west line to the north line of East 48th Street;

132 Thence west along said north line to the east line of South State Street;

133 Thence north along said east line and its north extension to the Point of Beginning.

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135 Legal Description created July 9, 2012 by:

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137 Alfred Benesch & Company

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141 _____
Illinois Professional Land Surveyor No. 3685

142 License expires November 30, 2012

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SSA #56 Bronzeville PIN List as of 7/2/12

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2003318008	2010100041
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2003318029	2010101003
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2003320013	2010102001
2003320023	2010102012
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2003320025	2010103001
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2003321027	2010103016
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2003321033	2010104001
2003321038	2010104036
2003321039	2010104037
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2003322025	2010105004
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2003323015	2010200001
2003323018	2010200002
2003323019	2010200003
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2003422001	2010201019
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