



City of Chicago



O2021-4138

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 9/14/2021

Sponsor(s): Lightfoot (Mayor)

Type: Ordinance

Title: Public hearing(s) on establishment of Special Service Area Number 52-2021, determination of tax levy rate, taxable area and selection of special services for area known as E 51st Street, from approximately Dr. Martin Luther King Jr. Drive west to Metra Railroad tracks

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



REC'D
CAP

OFFICE OF THE MAYOR
CITY OF CHICAGO

LORI E. LIGHTFOOT
MAYOR

September 14, 2021

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 public hearings for the establishment, term extension, or term extension and boundary expansion of some Special Service Areas.

Your favorable consideration of these ordinances will be appreciated.

Very truly yours,

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

Mayor

PUBLIC HEARING 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 "Special 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, 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 52-2021 (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 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 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 3 percent of the equalized assessed value of the taxable property within the Area. The Services Tax shall be authorized to be levied in years 2021 through and including 2035. The proposed amount of the tax levy for special services for the initial year for which taxes will be levied within the Area in year 2021 is \$43,421. 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 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, which will be hereinafter referred to collectively as the "Special Services." 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 that territory consisting approximately 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 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 52-2021.

Notice is hereby given that at _____ o'clock ____m., on the _____ day of _____, 2021 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/>], to consider the creation of an area within the City of Chicago to be known and designated as Special Service Area Number 52-2021 (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 the years 2021 through and including 2035. 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, which will be hereinafter referred to collectively as the "Special Services." 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 sum of 3 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 the year 2021 is \$43,421. 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 that territory consisting approximately 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 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 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 _____, 2021.

City Clerk, City of Chicago,
Cook County, Illinois

SECTION 5. Enforceability. 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 Conflict 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 #52-2021

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 SOUTH 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 51ST 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 51ST 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 51ST STREET; THENCE EAST ALONG A LINE 99.66 FEET NORTH OF THE NORTH LINE OF 51ST 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 51ST 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 51ST 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 51ST STREET; THENCE EAST ALONG SAID LINE TO THE CENTERLINE OF PRAIRIE AVENUE; THENCE NORTH ALONG SAID CENTERLINE TO A POINT ON A LINE 199 FEET NORTH OF THE NORTH LINE OF SAID

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51ST STREET; THENCE EAST ALONG SAID LINE TO THE WEST LINE OF THE ALLEY BETWEEN PRAIRIE AVENUE AND CALUMET AVENUE; THENCE SOUTH ALONG SAID LINE TO THE NORTH LINE OF 51ST STREET; THENCE EAST ALONG SAID LINE TO THE SOUTHWEST CORNER OF LOT 1 IN DRAPER AND KRAMER'S SUBDIVISION; THENCE NORTH ALONG THE WEST LINE OF SAID LOT TO THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG THE NORTH LINE OF SAID LOT AND ITS EXTENSION TO THE CENTERLINE OF CALUMET AVENUE; THENCE NORTH ALONG SAID CENTERLINE TO A POINT ON A LINE 125 FEET NORTH OF THE NORTH LINE OF SAID 51ST STREET; THENCE EAST ALONG SAID LINE TO THE CENTERLINE OF THE ALLEY BETWEEN CALUMET AVENUE AND SOUTH PARK WAY; THENCE SOUTH ALONG SAID ALLEY TO A POINT ON A LINE 100.40 FEET NORTH OF THE NORTH LINE OF 51ST STREET; THENCE EAST ALONG SAID LINE TO THE WEST LINE OF SOUTH PARK WAY; THENCE SOUTH ALONG SAID LINE TO THE CENTERLINE OF 51ST STREET; THENCE EAST ALONG SAID CENTERLINE TO THE NORTHERLY EXTENSION OF THE WEST LINE OF SOUTH PARK WAY LYING SOUTH OF 51ST STREET; THENCE SOUTH ALONG SAID LINE TO A POINT ON A LINE 152.64 FEET SOUTH OF THE SOUTH LINE OF 51ST STREET; THENCE WEST ALONG SAID LINE TO A POINT 165 FEET WEST OF THE CENTERLINE OF SOUTH PARK WAY; THENCE NORTH 73.44 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF COMMISSIONER'S PARTITION OF PARTS OF ELISHA BAYLEY'S SUBDIVISION; THENCE WEST ALONG THE SOUTH LINE OF SAID COMMISSIONER'S SUBDIVISION TO THE SOUTHWEST CORNER OF LOT 5 THEREOF; THENCE NORTH ALONG THE WEST LINE OF SAID LOT TO THE SOUTH LINE OF 51ST STREET; THENCE WEST ALONG SAID LINE 66 FEET TO THE INTERSECTION WITH THE WEST LINE OF CALUMET AVENUE; THENCE SOUTH ALONG SAID WEST LINE TO A POINT ON A LINE 103.5 FEET SOUTH OF THE SOUTH LINE OF 51ST STREET; THENCE WEST ON SAID LINE TO THE EAST LINE OF LOT 12 IN THE SUBDIVISION OF THE NORTH 20 ACRES OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10-38-14; THENCE NORTH ALONG SAID EAST LINE TO THE SOUTH LINE OF 51ST STREET; THENCE WEST ALONG SAID SOUTH LINE TO THE NORTHEAST CORNER OF LOT 4 IN TEWKESBURY'S SUBDIVISION; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT AND ITS EXTENSION TO THE CENTERLINE OF THE ALLEY FIRST SOUTH OF 51ST STREET; THENCE WEST ALONG SAID CENTERLINE TO THE CENTERLINE OF PRAIRIE AVENUE; THENCE SOUTH ALONG SAID CENTERLINE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF PARCEL 20-10-304-012; THENCE WEST ALONG THE SOUTH LINE OF SAID PARCEL AND ITS EXTENSION TO THE WEST LINE OF THE ALLEY BETWEEN PRAIRIE AVENUE AND INDIANA AVENUE; THENCE NORTH ALONG SAID LINE TO THE SOUTHEAST CORNER OF PARCEL 20-10-304-002; THENCE WEST ALONG THE SOUTH LINE OF SAID PARCEL AND ITS EXTENSION TO THE CENTER LINE OF INDIANA AVENUE; THENCE SOUTH ALONG SAID CENTERLINE TO A POINT ON A LINE 150 FEET SOUTH OF THE SOUTH LINE OF 51ST STREET; THENCE WEST ALONG SAID LINE TO THE CENTERLINE OF THE ALLEY BETWEEN INDIANA AVENUE AND MICHIGAN AVENUE; THENCE NORTH ALONG SAID CENTERLINE TO A POINT ON A LINE 102 FEET SOUTH OF THE SOUTH LINE

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OF 51ST STREET; THENCE WEST ON SAID LINE TO THE CENTERLINE OF MICHIGAN AVENUE; THENCE SOUTH ALONG SAID CENTERLINE TO A POINT 150 FEET SOUTH OF THE SOUTH LINE OF 51ST STREET; THENCE WEST ALONG SAID LINE TO THE CENTERLINE OF THE ALLEY BETWEEN MICHIGAN AVENUE AND WABASH AVENUE; THENCE NORTH ALONG SAID CENTERLINE TO A POINT ON A LINE 99 FEET SOUTH OF THE SOUTH LINE OF 51ST STREET; THENCE WEST ALONG SAID LINE TO THE CENTERLINE OF WABASH AVENUE; THENCE NORTH ALONG SAID CENTERLINE TO THE EXTENSION OF THE SOUTH LINE OF LOT 12 IN COUNTY CLERK'S DIVISION OF UNSUBDIVIDED LANDS IN THE SOUTHWEST 1/4 OF SECTION 10-38-14; THENCE WEST ALONG SAID SOUTH LINE TO THE CENTERLINE OF THE ALLEY BETWEEN WABASH AVENUE AND STATE STREET; THENCE NORTH ALONG SAID CENTERLINE TO THE SOUTH LINE OF 51ST STREET; THENCE WEST ALONG SAID SOUTH LINE TO THE WEST LINE OF DEARBORN STREET; THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTH LINE OF BAIERLE'S SUBDIVISION; THENCE WEST ALONG SAID SOUTH LINE TO THE EAST LINE OF SAID NEW YORK CENTRAL RAILROAD; THENCE NORTH ALONG SAID EAST LINE TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PIN List – SSA #52-2021

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