



City of Chicago



O2022-3021

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 9/21/2022

Sponsor(s): Lightfoot (Mayor)

Type: Ordinance

Title: Public hearing(s) on establishment of Special Service Area No. 56-2022, determination of fifteen year tax levy rate, selection of special services for approximate area within 47th St, St. Lawrence Ave, State Street, Dr. Martin Luther King, Jr. Drive, Vincennes Ave, Indiana Ave and 46th St

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



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, reading "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 (the "City") to be known and designated as Special Service Area Number 56-2022 (the "Area") and to the authorization of the levy of a special annual services tax (the "Services Tax") for a period of 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 generally, and it is, therefore, in the best interests of the City 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 at the City Council Chambers, City Hall, Chicago, Illinois 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 [<https://www.chicityclerk.com>] (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 2.100% of the equalized assessed value of the taxable property within the Area. The Services Tax shall be authorized to be levied in years 2022 through and including 2036. 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 2022 is \$112,325. 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 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 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 approximately of the 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 South State Street; the west side of Indiana Avenue from and including 4638 South Indiana Avenue up to and including 4710 South Indiana Avenue; the west side of Prairie Avenue, from the north side of 47th Street up to and including 4716 South Prairie; the west side of Dr. Martin Luther King, Jr. Drive from and including 4636 South Dr. Martin Luther King, Jr. Drive up to and including 4704 South 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 South 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 South 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. 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 56-2022.

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 [<https://www.chicityclerk.com>], in order to consider the creation of an area within the City of Chicago to be known and designated as Special Service Area Number 56-2022 (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 2022 through and including 2036. 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 2.100% 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 2022 is \$112,325. 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 approximately of the 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 South State Street; the west side of Indiana Avenue from and including 4638 South Indiana Avenue up to and including 4710 South Indiana Avenue; the west side of Prairie Avenue, from the north side of 47th Street up to and including 4716 South Prairie; the west side of Dr. Martin Luther King, Jr. Drive from and including 4636 South Dr. Martin Luther King, Jr. Drive up to and including 4704 South 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 South 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 South 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 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 _____, 2022.

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 56-2022

Those parts of the northwest quarter and the west half of the northeast quarter of Section 10 and those parts of the southwest quarter and the west half of the southeast quarter of Section 3, all in Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, bounded and described as follows: beginning at the intersection of the east line of South State Street with the north line of East 47th Street, being in the west half of the southwest quarter of said Section 3; thence north along the east line of South State Street to the north line of Lot 38 in Block 4 in Winston's Subdivision of the south 34 acres of the west half of the southwest quarter of said Section 3; thence east along said north line to the west line of the alley first east of South State Street lying between East 46th Street and East 47th Street; thence south along said west line to the west extension of the north line of Lot 22 in said Block 4; thence east along said extension, said north line and its east extension to the east line of South Wabash Avenue; thence north along said east line to the south line of East 46th Street; thence east along said south line to the east line of the vacated alley first east of South Wabash Avenue lying between East 46th Street and East 47th Street; thence south along said east line to the north line of Lot 5 in Block 5 in said subdivision; thence east along said north line and its east extension to the east line of South Michigan Avenue; thence south along said east line to the south line of the north 3 feet of Lot 27 in Block 6 in said subdivision; thence east along said south line and its east extension to the east line of the alley first west of South Indiana Avenue lying between East 46th Street and East 47th Street; thence north along said east line to the north line of Lot 15 in said Block 6; thence east along said north line and its east extension to the east line of South Indiana Avenue; thence south along said east line to the south line of the alley first north of East 47th Street lying between South Indiana Avenue and South Prairie Avenue; thence east along said south line and its east extension to the east line of South Prairie Avenue; thence south along said east line to the north line of a parcel of land bearing the Permanent Identification Number 20-03-322-016; thence east along said north line to the southerly extension of the east line of Lots 28 through 35 in the subdivision of the south half of the southwest quarter of the southeast quarter of the southwest quarter of Section 3, Township 38 North, Range 14 East of The Third Principal Meridian, except the right-of-way of the Chicago and South Side Rapid Transit. Railroad Company; thence north along said extension and said east line to the northeast corner of said Lot 28; thence east along the east extension of the north line of said Lot 28 to the west line of Lot 13 in Logan's Subdivision of Lot 1 in Assessor's Division of the east half of the south half of the southeast quarter of the southwest quarter of said Section 3; thence south along said west line and its south extension to the north line of Lot 1 in the subdivision of Lot 3 in said Assessor's Division; thence east along said north line and its east extension to the east line of South Calumet Avenue; thence south along said east line to the north line of Lot 6 in Logan's Subdivision of Lot 1 in Assessor's Division of the east half of the south half of the southeast quarter of the southwest quarter of said Section 3; thence east along said north line and its east extension to the east line of the alley first west of South Park Way lying between

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East 46th Street and East 47th Street; thence north along said east line to the north line of the south 50 feet of Lot 4 in said subdivision; thence east along said north line and its east extension to the east line of South Park Way; thence north along said east line to the south line of East 46th Street; thence east along said south line to the east line of the alley first east of South Park Way lying between East 46th Street and East 46th Street; thence south along said east line to the south line of the east/west alley first north of East 47th Street lying between South Park Way and South Vincennes Avenue; thence east along said south line to the east line of the alley first west of South Vincennes Avenue lying between East 47th Street and East 46th Place; thence south along said east line to the south line of a parcel of land bearing the Permanent Identification Number 20-03-422-023; thence east along said south line to the east line of a parcel of land bearing the Permanent Identification Number 20-03-422-028; thence south along said east line to the north line of a parcel of land bearing the Permanent Identification Number 20-03-422-029; thence east along said north line and its east extension to the east line of South Vincennes Avenue; thence north along said east line to the south line of the north 95 feet of Lot 10 in Snow and Dickinson's Subdivision of Lots 5, 6, and part of 7 in Whitcomb and Warner's Subdivision; thence east along said line and its east extension to the east line of the north/south alley first east of South Vincennes Avenue lying between East 47th Street and East 46th Place; thence south along said east line to the north line of the east/west alley first north of East 47th Street lying between South Vincennes Avenue and South St. Lawrence Avenue; thence east along said north line and its east extension to the east line of the north/south alley first west of South St. Lawrence Avenue lying between East 47th Street and East 46th Place; thence south along said east line to an angle point in said line, said angle point being the northerly most southwest corner of Lot 6 in said Snow and Dickinson's Subdivision; thence southeast along the southwest line of said Lot 6 to the north line of Lot 18 in said subdivision; thence east along said north line to the west line of South St. Lawrence Avenue; thence south along said west line to the north line of the alley first south of East 47th Street lying between South St. Lawrence Avenue and South Forrestville Avenue; thence west along said north line and its west extension to the west line of South Forrestville Avenue; thence north along said west line to the north line of the alley first south of East 47th Street lying between South Forrestville Avenue and South Vincennes Avenue; thence west along said north line and its west extension to the west line of South Vincennes Avenue; thence south along said west line to a line 100 feet south of and parallel with the south line of East 47th Street; thence west along said line to the east line of Lot 1 in Smith's Grand Boulevard Subdivision northeast quarter of Section 10, Township 38 North, Range 14 East of the Third Principal Meridian; thence south along said east line to the south line of said Lot 1; thence west along said south line and its west extension to the west line of South Park Way; thence north along said west line to the south line of the north 33 feet and 5/8 inch of Lot 2 in the subdivision of the east 315 feet of the northeast quarter of the northeast quarter of the northwest quarter of said Section 10; thence west along said south line and its west extension to the west line of the alley first east of South Calumet Avenue lying between

LEGAL DESCRIPTION – SSA 56-2022

East 47th Street and East 48th Street; thence south along said west line to the north line of Lot 3 in Bogue's Subdivision of that part of the northeast quarter of the northeast quarter of the northwest quarter of said Section 10, lying west of the east 315 feet thereof; thence west along said north line and its west extension to the west line of the alley first east of South Prairie Avenue lying between East 47th Street and East 48th Street; thence north along said west line to the south line of the subdivision of Lots 1 and 2 of Block 1 of H. B. Bryant's Subdivision of the northwest quarter of the northeast quarter of the northwest quarter of said Section 10; thence west along said south line and its west extension to the west line of South Prairie Avenue; thence south along said west line to the south line of Lot 4 in Block 2 in said H.B. Bryant's Subdivision; thence west along said south line and its west extension to the west line of the alley first east of South Indiana Avenue lying between East 47th Street and East 48th Street; thence north along said west line to the south line of the north 20 feet of Lot 23 in said Block 2; thence west along said south line and its west extension to the west line of South Indiana Avenue; thence south along said west line to the south line of the north 25 feet of Lot 5 in Block 1 in Anna Price's Subdivision of the northwest quarter of the northwest quarter of said Section 10; thence west along said south line and its west extension to the west line of the alley first east of South Michigan Avenue lying between East 47th Street and East 48th Street; thence north along said west line to the south line of Lot 23 in said Block 1; thence west along said south line and its west extension to the west line of South Michigan Avenue; thence south along said west line to the south line of Lot 3 in Block 2 in said subdivision; thence west along said south line and its west extension to the west line of the alley first east of South Wabash Avenue lying between East 47th Street and East 48th Street; thence north along said west line to the south line of Lot 23 in said Block 2; thence west along said south line and its west extension to the west line of the alley first west of South Wabash Avenue lying between East 47th Street and East 48th Street; thence south along said west line to the north line of East 48th Street; thence west along said north line to the east line of South State Street; thence north along said east line and its north extension to the point of beginning.

PIN LIST – SSA #56-2022

20-03-318-005-0000	20-03-422-001-0000	20-10-100-005-0000	20-10-105-005-0000
20-03-318-006-0000	20-03-422-016-0000	20-10-100-006-0000	20-10-200-001-0000
20-03-318-007-0000	20-03-422-017-0000	20-10-100-007-0000	20-10-200-002-0000
20-03-318-008-0000	20-03-422-018-0000	20-10-100-008-0000	20-10-200-003-0000
20-03-318-009-0000	20-03-422-019-0000	20-10-100-009-0000	20-10-200-012-0000
20-03-318-010-0000	20-03-422-020-0000	20-10-100-010-0000	20-10-200-013-0000
20-03-318-029-0000	20-03-422-025-0000	20-10-100-011-0000	20-10-200-014-0000
20-03-319-011-0000	20-03-422-026-0000	20-10-100-012-0000	20-10-201-019-0000
20-03-319-012-0000	20-03-422-027-0000	20-10-100-013-0000	20-10-201-020-0000
20-03-319-013-0000	20-03-422-028-0000	20-10-100-014-0000	20-10-201-021-0000
20-03-320-013-0000	20-03-422-029-0000	20-10-100-015-0000	20-10-201-022-0000
20-03-320-023-0000	20-03-422-031-0000	20-10-100-021-0000	20-10-202-001-0000
20-03-320-024-0000	20-03-422-032-0000	20-10-100-041-0000	20-10-202-002-0000
20-03-320-030-0000	20-03-422-033-0000	20-10-101-001-0000	20-10-500-023-0000
20-03-320-031-0000	20-03-422-034-0000	20-10-101-002-0000	
20-03-321-027-0000	20-03-424-004-0000	20-10-101-003-0000	
20-03-321-032-0000	20-03-424-018-0000	20-10-101-032-0000	
20-03-321-033-0000	20-03-424-019-0000	20-10-102-001-0000	
20-03-321-038-0000	20-03-424-020-0000	20-10-102-012-0000	
20-03-321-039-0000	20-03-424-021-0000	20-10-102-013-0000	
20-03-322-016-0000	20-03-424-022-0000	20-10-103-001-0000	
20-03-322-025-0000	20-03-424-023-0000	20-10-103-015-0000	
20-03-323-014-0000	20-03-424-024-0000	20-10-103-016-0000	
20-03-323-015-0000	20-03-424-025-0000	20-10-103-017-0000	
20-03-323-018-0000	20-03-500-022-0000	20-10-104-001-0000	
20-03-323-019-0000	20-10-100-001-0000	20-10-104-036-0000	
20-03-323-027-0000	20-10-100-002-0000	20-10-104-037-0000	
20-03-421-001-0000	20-10-100-003-0000	20-10-105-001-0000	
20-03-421-002-0000	20-10-100-004-0000	20-10-105-004-0000	