



City of Chicago



O2014-6862

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. 16 (Greek Town)
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, on July 31, 1996, the City Council of the City of Chicago (the "City Council") enacted an ordinance, as further amended by an ordinance by the City Council on November 20, 1996 (collectively the "Establishment Ordinance") which established an area known and designated as City of Chicago Special Service Area Number 16 (the "Area") and authorized the levy of an annual tax, for the period beginning in tax year 1996 through and including tax year 2016 (the "Original Period"), not to exceed an annual rate of one percent (1%) of the equalized assessed value of the taxable property therein (the "Services Tax") to provide certain special services in and for the Area in addition to the services provided by and to the City of Chicago generally (the "Original Special Services"); and

WHEREAS, the Establishment Ordinance established the Area as that territory approximately bounded by Madison Street on the north, the John Fitzgerald Kennedy Expressway on the east, Congress Parkway on the south and Green Street on the west; and

WHEREAS, the Original Special Services authorized in the Establishment Ordinance included recruitment of new businesses to the Area, rehabilitation activities, loan packaging services, landscaping, security, maintenance and beautification activities including, but not limited to, the maintenance and lighting of certain public improvements in the form of pillars and pavilions to be erected in the Area, coordinated promotional and advertising activities for the Area, and other technical assistance activities to promote commercial and economic development; and

WHEREAS, the City desires to authorize certain special services in the Area distinct from the Original Special Services (the "Special Services"), and to authorize the extension of the Original Period and of the levy of the Services Tax for the provision of the Special Services in the Area; and

WHEREAS, the City Council finds that (a) it is in the public interest that consideration be given to (i) the authorization of Special Services distinct from the Original Special Services, and (ii) the authorization of the extension of the Original Period and of the levy of the Services Tax for the provision of the Special Services in the Area for a period through and including tax year 2028; (b) the Area is contiguous; and (c) the proposed Special Services are in addition to municipal services provided by and to the City generally; 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 (i) the authorization of Special Services distinct from the Original Special Services, and (ii) the authorization of the extension of the Original Period and of the levy of the Services Tax for the provision of the Special Services in the Area for a period through and including tax year 2028. At the Hearing there will be considered the extension of the levy of the Services Tax upon the taxable property within the Area sufficient to produce revenues required to provide the Special Services in the Area. The Services Tax shall not exceed the annual rate of one percent (1.00%) of the equalized assessed value of the taxable property within the Area. The Services Tax shall be authorized to be extended and levied in tax years 2014 through and including 2028. The proposed amount of the tax levy for the Special Services in tax year 2014 is \$342,543. 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. 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 area bounded by Madison Street on the north, the John Fitzgerald Kennedy Expressway on the east, Congress Parkway on the south and Green Street on the west.

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 16.

Notice is hereby given that at _____o clock _____m., on the _____ day of _____, 2014 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 certain matters with respect to an area within the City of Chicago known and designated as Special Service Area Number 16 (the Area) and the authorization of the levy of a special annual services tax (the Services Tax) within the Area. The matters shall include (i) the authorization of certain special services (the "Special Services") which are distinct from the original special services currently authorized within the Area, and (ii) the authorization of an extension of the period of years in which

the levy of the Services Tax is authorized through and including tax year 2028. The Services Tax under consideration shall be authorized to be levied annually in tax years 2014 through and including 2028 for the provision of the Special Services. The purpose of the Services Tax shall be to provide the 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.

The Services Tax to be levied against the taxable property included within the Area for the provision of the Special Services shall not exceed the annual rate of one percent (1.00%) of the equalized assessed value of taxable property within the Area. The proposed amount of the tax levy for Special Services in tax year 2014 is \$342,543. 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 consists of the territory described herein and incorporated hereto as Exhibit 1. The approximate street location of said territory consists of the area bounded by Madison Street on the north, the John Fitzgerald Kennedy Expressway on the east, Congress Parkway on the south and Green Street on the west.

At the public hearing any interested person, including all persons owning taxable real property located within the proposed Area, affected by (i) the authorization of Special Services which are distinct from the original special services currently authorized within the Area, and (ii) the authorization of the extension of the period of years in which the levy of the Services Tax is authorized through and including tax year 2028 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 Area and by at least fifty-one percent (51%) of the landowners included within the boundaries of the Area objecting to (i) the authorization of Special Services which are distinct from the Original Special Services currently authorized within the Area, and (ii) the authorization of the extension of the period of years in which the levy of the Services Tax is authorized through and including tax year 2028 is filed with the City Clerk of the City of Chicago within sixty (60) days following the final adjournment of the public hearing, the Special Services which are distinct from the Original Special Services currently authorized within Area shall not be authorized and the period of years in which the levy of the Services Tax shall not be extended through and including tax year 2028.

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

Dated this _____ day of _____, 2014.

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.

Special Service Area #16 Greek Town Legal Description.

That part of the northwest quarter of Section 16 and part of the northeast quarter of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian, described as follows: beginning at the intersection of the centerline of West Madison Street, with the centerline of South Halsted Street; thence west along said centerline of West Madison Street, to the northerly extension of the east line of the alley first west of South Halsted Street lying between West Madison Street and West Monroe Street; thence south along said extension and said east line of the alley first west of South Halsted Street lying between West Madison Street and West Monroe Street to a line 130 feet south of and parallel with the south line of West Madison Street; thence west along said line 130 feet south of and parallel with the south line of West Madison Street to the centerline of Block 1 in Duncan's Addition to Chicago; a subdivision of the east half of the northeast quarter of said Section 17; thence south along the centerline of Block 1 in said Duncan's Addition to Chicago (and its southerly extension) to the centerline of West Monroe Street; thence continuing south along the centerline of Block 10 in said Duncan's Addition to Chicago (and its northerly and southerly extensions) to the centerline of West Adams Street; thence continuing south along the centerline of Block 11 in said Duncan's Addition to Chicago (and its northerly extension) to the north line of the south half of Lot 14 in said Block 11; thence west along the north line of the south half of said Lot 14 in said Block 11 (and its westerly extension) to the centerline of South Green Street; thence south along said centerline of South Green Street, to the westerly extension of the north line of Lot 15 in Block 20 in said Duncan's Addition to Chicago; thence east along the north line of said Lot 15 and its westerly extension in said Block 20 to the west line of the east 10.5 feet of said Lot 15 in said Block 20; thence south along the west line of the east 10.5 feet of said Lot 15 in said Block 20 to the south line of the north 10.00 feet of said Lot 15 in said Block 20; thence east along the south line of the north 10.00 feet of said Lot 15 in said Block 20 to the east line of said Lot 15 in said Block 20, also being a point in the centerline of said Block 20; thence south along said centerline of said Block 20 to the centerline of West Van Buren Street; thence continuing south along the centerline of Block 21 in said Duncan's Addition to Chicago (and its northerly extension) to the west extension of the south line of Lot 2 in said Block 21; thence east 33 feet along said west extension and said south line of Lot 2; thence northeast to the northeast corner of said Lot 2, said corner also being on the west right-of-way line of South Halsted Street; thence east to the east right-of-way line of South Halsted Street; thence south along said east line of South Halsted Street to the southwest corner of Lot 17 in J.A. Yale's Subdivision of Block 5 of School Section Addition to Chicago of said Section 16, said point being on the east right-of-way line of South Halsted Street; thence east along the south line of Lots 17 through 13, inclusive, in said J. A. Yale's Subdivision, to a point on the east line of the west 5.00 feet of Lot 13 in said J.A. Yale's Subdivision; thence north along said east line of the west 5.00 feet of Lot 13 to a point on the northerly right-of-way line of West Van Buren Street; thence west along said northerly right-of-way line of West Van Buren Street to the west right-of-way line of the John F. Kennedy Expressway; thence northerly along said west right-of-way line of the John F. Kennedy Expressway to the southeast corner of Lot 4 in Block 4 of the subdivision of Blocks 4 and 21 of School Section Addition; thence north along the east line of said Lot 4 in Block 4 to the north right-of-way line of West Jackson Boulevard; thence east along said north right-of-way line of West Jackson Boulevard to the east line of the west 29 feet of Lot 6 in Blanchard's Subdivision of Block 3 of School Section Addition to Chicago of said Section 16; thence north along said

east line of the west 29 feet of said Lot 6 and its northerly extension to the north right-of-way line of West Quincy Street, at a point on the south line of Lot 3 in said Blanchard's Subdivision; thence west along said north right-of-way line of West Quincy Street to the west line of said Lot 3; thence north along said west line of Lot 3 to a point on the north line of said Lot 3 in said Blanchard's Subdivision, said point also being on the south right-of-way line of West Adams Street; thence north to the southeast corner of Lot 8 in the subdivision of Lots 7 and 8 of Block 2 of School Section Addition; thence north along the east line of said Lot 8 in the subdivision of Lots 7 and 8 of Block 2 of School Section Addition and its north extension to the centerline of West Marble Place; thence west along said centerline of West Marble Place to the south extension of the west line of the east 25.25 feet of Lot 2 in Block 2 of School Section Addition to Chicago; thence north along said extension and said west line of the east 25.25 feet of Lot 2 and its north extension to the north right-of-way line of West Monroe Street; thence east along said north right-of-way line of West Monroe Street, also being the south line of Lot 21 in the subdivision of Block 1 of School Section Addition to Chicago of Section 16, to the southeast corner of said Lot 21; thence north along the east line of Lot 21 and Lot 1 in said subdivision of Block 1 of School Section Addition to Chicago of Section 16 and its north extension to the centerline of West Madison Street; thence west along said centerline of West Madison Street to the point of beginning, in Cook County, Illinois.

Legal Description revised June 27, 2014:

Alfred Benesch & Company

Illinois Professional Land Surveyor No. 3685

License expires November 30, 2014

SSA 16 Greek Town PIN List

PIN14

17172220090000
17172220220000
17172220230000
17172220100000
17172220190000
17172090090000
17172150190000
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