



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
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Legislation Details (With Text)

File #: O2013-6463
Type: Ordinance **Status:** Passed
File created: 9/11/2013 **In control:** City Council
Final action: 10/16/2013
Title: Public hearing(s) on reconstitution of Special Service Area No. 20, Western Avenue
Sponsors: Emanuel, Rahm
Indexes: S.S.A. No. 20 (South Western Avenue)
Attachments: 1. O2013-6463.pdf

Date	Ver.	Action By	Action	Result
10/24/2013	1	Office of the Mayor	Signed by Mayor	
10/16/2013	1	City Council	Passed	Pass
10/11/2013	1	Committee on Finance	Recommended to Pass	Pass
9/11/2013	1	City Council	Referred	

CHICAGO October 16, 2013 To the President and

Members of the City Council: Your Committee on Finance having had under consideration

An ordinance authorizing the Committee on Finance to hold a public hearing in order to re-establish Special Service Area Number 20.

02013-6463

Having had the same under advisement, begs leave to report and recommend that your Honorable Body pass the proposed Ordinance Transmitted Herewith

**This recommendation was concurred in by
of members of the committee with**

Respectfully submitted

Chairman

Document No.

REPORT OF THE COMMITTEE ON FINANCE TO THE CITY COUNCIL CITY OF CHICAGO

OFFICE OF THE MAYOR

CITY OF CHICAGO

RAHM EMANUEL
MAYOR

September 11,2013

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 to reconstitute and establish various Special Service Areas.

Your favorable consideration of these ordinances will be appreciated.

Mayor

Very truly yours,

ORDINANCE

WHEREAS, special service areas may be established pursuant to Article VII, Sections 6(1) 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 October 28, 1997, the City Council of the City of Chicago (the "City Council") enacted an ordinance, as amended by an ordinance by the City Council on November 15, 2000, which established an area known and designated as City of Chicago Special Service Area Number 20 and authorized the levy of an annual tax, for the period beginning in 1997 through and including 2003 (the "Initial Levy Period"), not to exceed an annual rate of one and zero hundredths percent (1.00%) of the equalized assessed value of the taxable property in the area to provide certain special services in and for the area in addition to the services provided by and to the City of Chicago (the "City") generally; and

WHEREAS, the Initial Levy Period expired; and

WHEREAS, on December 8, 2004, the City Council enacted an ordinance which again established a special service area known and designated as City of Chicago Special Service Area Number 20 (the "Area") to provide certain special services in and for the Area in addition to services provided generally by the City generally (the "Original Special Services") and authorizing a levy of an annual tax for the period beginning in 2004 through and including 2013 (the "Second Period") not to exceed an annual rate of one and zero hundredths percent (1.00%) of the equalized assessed value of all property within the Area (the "Services Tax") to provide the Original Special Services for an additional period of 10 years; and

WHEREAS, the Original Special Services authorized in the Establishment Ordinance included maintenance and beautification activities, security services, coordinated marketing and promotional activities, 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 Second 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 the Special Services as distinct from the Original Special Services, and (ii) the authorization of the extension of the Second 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 2022; (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:

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I

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 the Special Services as distinct from the Original Special Services, and (ii) the authorization of the extension of the Second 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 2022. 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 and zero hundredths 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 2013 through and including 2022. The proposed amount of the tax levy for the Special Services in tax year 2013 is \$175,219. 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 shall not be 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). 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 Western Avenue from 99th Street to 111th Place and on the West Side of Western Avenue from 111th Place to 119^m Street.

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 20.

Notice is hereby given that at _____ o'clock _____ .m., on the _____ day of _____, 2013 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 20 (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 2022. The Services Tax under consideration shall be authorized to be levied annually in tax years 2013 through and including 2022 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: 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).

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 and zero hundredths 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 2013 is \$175,219. 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 Western Avenue from 99th Street to 111th Place and on the West Side of Western Avenue from 111th Place to 119th Street.

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 2022 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%)

EXHIBIT 1

Legal Description and Permanent Index Numbers See attached pages.

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Exhibit 1. (To Ordinance)

Morgan Park-Beverly Hills Business Association Special Service Area Number 20.

Legal Description.

Those parts of Sections 12-37-13,13-37-13,24-37-13,7-37-14,18-37-14and 19-37-14, East of the Third Principal Meridian in Cook County Illinois, taken as a tract bounded and described as follows:

beginning at the northeast corner of the southeast quarter of Section 12-37-13; thence westerly along the centerline of 99th Street to the northerly extension of the centerline of the north/south alley in Block 1 of O. Rueter & Co.'s Beverly Hills Third Addition Subdivision; thence southerly along said north/south alley centerline extended south to the centerline of the east/west alley in Block 3 of O. Rueter & Co.'s Beverly Hills Addition Subdivision; thence westerly along said centerline to the northerly extension of the west line of Lot 16 in said Block 3; thence southerly along said west line and its southerly extension to the centerline of the north/south alley in Block 1 of Arthur Dunas Beverly Hills Manor Subdivision in the east half of the northeast quarter of Section 13-37-13; thence southerly along said north/south centerline and its extension to the centerline of the east/west alley in Block 1 of O. Rueter & Co.'s Morgan Park Manor Subdivision in the east half of the northeast quarter of Section 13-37-13; thence westerly along said centerline to the northerly extension of the west line of Lot 16 in said Block 1; thence southerly along the west line of Lot 16 and its extension to the centerline of the north/south alley in Block 4 of Premier's Addition to Morgan Park Subdivision in the east half of the southeast quarter of Section 13-37-13; thence southerly along said centerline and its extension to the centerline of the east/west alley lying between Artesian Avenue and Western Avenue in the Southtown Resubdivision in the east half of the southeast quarter of Section 13-37-13; thence east along said centerline to the northerly extension of the west line of Lot 28 in said Southtown Subdivision; thence south along the west line of Lot 28 and its southerly extension to the centerline of 111th Street; thence west along the centerline of 111th Street to the northerly extension of the west line of Lots 1 through 15 in Elmer Jordan & Co.'s Morgan Park Subdivision in the east half of the northeast quarter of Section 24-37-13; thence southerly along said northerly extension to the centerline of the east/west alley lying south of Lots 16 through 20 in said subdivision; thence westerly along said centerline

to the northerly extension of the centerline of north/south alley in Elmer Jordan & Co.'s Morgan Park Subdivision in the east half of the northeast quarter of Section 24-37-13; thence southerly along said centerline and its southerly extension to the centerline of 113th Street; thence west along said centerline to the east line of the west 33 feet of the north half of the southeast quarter of the northeast quarter of Section 24-37-13; thence southerly along said east line to the centerline of 114th Street; thence easterly along the centerline of 114th Street to the northerly extension of the east line of Lot 3 in John J. Mack's Resubdivision in Section 24-37-13; thence southerly along the west line of Lot 3 and its extension to the southeast corner of Lot 3; thence southerly along the east line of the north/south alley to the north line of Lot 4 in O.A. Bogue's Addition to Morgan Park, a subdivision in the east half of the northeast quarter of 24-37-13; thence southerly along the southerly extension of the east line of said alley to the north line of Lot 5 in Block 8 of O.A. Bogue's Addition to Morgan Park, a subdivision in the east half of the northeast quarter in Section 24-37-13; thence westerly to the west line of the east 128.10 feet of said Lot 5; thence southerly along said west line and its extension to the centerline of 115th Street; thence easterly along said centerline to the northerly extension of the centerline of the north/south alley in Block 4 of Harold J. McElhinny's First Addition to Southtown Subdivision in the east half of the southeast quarter of Section 24-37-13; thence southerly along said centerline and its extensions to the centerline of 119th Street; thence easterly along the centerline of 119th Street to the north/south centerline of Western Avenue; thence northerly along said north/south line to the centerline of 111th Place; thence easterly along said centerline to the southerly extension of the west line of Lots 16 and 21 in Washburn's Resubdivision of Block K in the west half of the northwest quarter of Section 19-37-14; thence northerly along said west lot lines and their extension to the centerline of 111th Street; thence easterly along said centerline to the southerly extension of a line that is 130 feet east of the west line of Lot 5 in the resubdivision of Blocks A, B, C, D, E, F, I, K, L, M, N, O, Q, R, S, T, U, V, et cetera, in the west half of the southwest quarter of Section 18-37-14 (also the east line of Tax Parcel 25-18-317-041); thence northerly along said line and its extension 165 feet (also the south line of Tax Parcel-022); thence easterly 10 feet to the east line of Tax Parcel 25-18-317-022; thence northerly 25 feet to the north line of Tax Parcel 25-18-317-022; thence westerly 10 feet to the east line of Tax Parcel 25-18-317-050; thence northerly 25 feet to the south line of Tax Parcel 25-18-317-020, thence easterly 10 feet to the east line of tax parcel 25-18-317-020; thence northerly 25 feet to the north line of Tax Parcel 25-18-317-020; thence easterly to the west line of Lot 4 in the resubdivision of Lots 6 to 16 and the north 90 feet of Lots 1 to 5, inclusive, et cetera, in the west half of the southwest quarter of Section 18-37-14; thence northerly along said west line and its extensions to the centerline of 110th Place; thence easterly along said

centerline to the southerly extension of the east line of Lots 24 and 47; thence northerly along said east line and its extensions to the centerline of 110th Street; thence westerly along said centerline to the southerly extension of the east line of Lot 58; thence northerly along the southerly extension and the east line of Lot 58 to the south line of Lot 60; thence easterly along said south line to the east line of Lot 60; thence northerly along the east line of Lots 60, 63 and 64, to the northeast corner of Lot 64; thence westerly along the north line of Lot 64 to a point that is 35 feet west of the east line of Lot 73; thence northerly along said line that is 35 feet west of the east line of Lot 73 to the centerline of 109th Street;

thence westerly along said centerline to the southerly extension of the west line of Lot 76 in the resubdivision of Block 5 of the resubdivision of the Blue Island Land and Building Co., et cetera, in the west half of the southwest quarter of Section 18-37-14; thence northerly along the west line of Lot 76 and its extension to the northwest corner thereof; thence easterly to the southeast corner of Lot 72; thence northerly along the east line of Lot 72 extended north to the southwest corner of Lot 56; thence northerly along the west line of Lots 56, 49, crossing 107th Place, continuing northerly along the west line of Lots 22 and 15 and its northerly extension to the centerline of 107th Street; thence westerly along said centerline to the southerly extension of the west line of Lot 12 in Block 4 of Jemberg's Subdivision in the west half of the northwest quarter of Section 18-37-14; thence northerly along said west line and its extensions to the centerline of the east/west alley in said Block 4; thence easterly along said centerline to the centerline of the north/south alley in said Block 4; thence northerly along said centerline extended north to the south line of Lot 5, Block 2 of O. Rueter & Co.'s Beverly Hills Second Addition Subdivision of the west half of the northwest quarter of the northwest quarter of Section 18-37-14; thence easterly to the southeast corner of Lot 5; thence northerly along the east line and its northerly extension to the centerline of 103rd Street; thence easterly along said centerline to the southerly extension of the centerline of the north/south alley in Block 6 of Wm. E. Harmon's Beverly Hills Addition Subdivision in the west half of the southwest quarter of Section 7-37-14; thence northerly along said centerline and its extensions to the centerline of 101st Street; thence westerly along said centerline to the southerly extension of the centerline of the north /south alley in Blocks 2 and 3 of Preble's Ridge View Subdivision in the west half of the northwest quarter of the southwest quarter of Section 7-37-14; thence northerly along said north/south centerline and its extensions to the centerline of 99th Street; thence westerly along said centerline to the point of beginning.

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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 2022 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 2022.

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

Dated this day of __=__ 2013.

City Clerk, City of Chicago, Cook County,
Illinois

SECTION 5. This ordinance shall become effective from its passage and approval.

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