



Office of the City Clerk

City Hall
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Legislation Details (With Text)

File #: O2013-6437
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. 68 (formerly Special Service Area No. 5)
Sponsors: Emanuel, Rahm
Indexes: S.S.A. No. 68 (Commercial Avenue)
Attachments: 1. O2013-6437.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 establish Special Service Area Number 68.

02013-6437

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 31, 1983, the City Council of the City of Chicago (the "City Council") enacted an ordinance, as amended by an ordinance enacted by the City Council on May 30, 1984, which established an area known and designated as City of Chicago Special Service Area Number 5 and authorized the levy of an annual tax not to exceed an annual rate of three percent (3%) of the equalized assessed value of the taxable property therein to provide certain special services in and for such area for a period of 10 years (the "Initial Levy Period") in addition to the services provided by and to the City of Chicago generally; and

WHEREAS, the Initial Levy Period expired; and

WHEREAS, on November 5, 1993, the City Council enacted an ordinance which again established a special service area known and designated as City of Chicago Special Service Area Number 5 and authorized the levy of an annual tax not to exceed an annual rate of three percent (3%) of the equalized assessed value of the taxable property therein to provide certain special services in and for such area for an additional period of 10 years (the "Second Levy Period") in addition to the services provided by and to the City of Chicago generally; and

WHEREAS, the Second Levy Period expired; and

WHEREAS, on November 5, 2003, the City Council enacted an ordinance ("Establishment Ordinance") which again established a special service area known and designated as City of Chicago Special Service Area Number 5 (the "Original Area") and authorized the levy of an annual tax not to exceed an annual rate of three percent (3%) of the equalized assessed value of the taxable property therein to provide certain special services in and for the Original Area such services for an additional period of 10 years (the "Third Levy Period") in addition to the services provided by and to the City of Chicago generally (Original Special Services"); and

WHEREAS, the Third Levy Period has expired; and

WHEREAS, the Establishment Ordinance established the Original Area as that territory approximately bounded by properties contained from East 87th Street on the north to East 93rd Street on the south along South Commercial Avenue; East 91st Street frontage from South Exchange Avenue on the west to South Houston Avenue on the east; South Exchange Avenue frontage between East 91st Street and East 92nd Street; East 92nd Street frontage from South Exchange Avenue on the west to South Harbor Avenue on the east; the east side of South South Chicago Avenue between South Exchange Avenue and South Commercial Avenue; and South Burley Avenue frontage between East 92nd Street and East 93rd Street; and

WHEREAS, the Original Special Services authorized in the Establishment Ordinance

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included real estate rehabilitation and maintenance activities; loan packaging services; management of private security and anti-gang initiatives; advertising and promotion; area maintenance and beautification including but not limited to sidewalk sweeping, snow removal and maintenance of commercial area parking lot; storefront improvement assistance; facade rebate financing; and other technical assistance activities to promote commercial and economic development, including, but not limited to, streetscape improvements,

strategic parking studies and planning; and

WHEREAS, the City of Chicago desires to consider the establishment of a new special service area in an area which is comprised of the Original Area and the authorization of a levy of a new special annual services tax in order to provide certain special services which are distinct from the Original Special Services; and

WHEREAS, the City Council finds that it is in the public interest that consideration be given to the establishment of an area within the City of Chicago (which is comprised of the Original Area) to be known and designated as Special Service Area Number 68 (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 establishment 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 establishment 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 three percent (3%) of the equalized assessed value of the taxable property within the Area. The Services Tax shall be authorized to be levied in tax years 2013 through and including 2027. The proposed amount of the tax levy for Special Services (as hereinafter defined) for the initial year for which taxes will be levied within the Area in tax year 2013 is \$352,272. 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 are herein 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 East 87th Street on the north to East 93rd Street on the south along South Commercial Avenue; East 91st Street frontage from South Exchange Avenue on the west to South

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Houston Avenue on the east; South Exchange Avenue frontage between East 91 Street and East 92nd Street; East 92nd Street frontage from South Exchange Avenue on the west to South Harbor Avenue on the east; the east side of South South Chicago Avenue between South Exchange Avenue and South Commercial Avenue; and South Burley Avenue frontage between East 92nd Street and East 93rd 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 notices 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 68.

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 the establishment of an area within the City of Chicago (which is comprised of the area formerly known as Special Service Area Number 5) to be known and designated as Special Service Area Number 68 (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 2013 through and including 2027. 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 three percent (3%) 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 tax year 2013 is \$352,272. 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.

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EXHIBIT 1

Legal Description and Permanent Index Numbers See attached pages.

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Exhibit 1. (To Ordinance)

*Project Area Boundary Description Special Service Area Number #68 (formerly
SSA#5)(Commercial Avenue).*

All that part of Sections 5 and 6, in Township 37 North, Range 15 East of the Third Principal Meridian, north of the Indian Boundary Line, bounded and described as follows:

beginning at the point of intersection of the north line of East 91st Street with the west line of South Exchange Avenue; thence north along said west line of South Exchange Avenue to the westerly extension of the south line of Lot 29 in Block 53 of South Chicago, a subdivision of the east half of the west half and parts of the east fractional half of fractional Section 6, north of the Indian Boundary Line, and that part of fractional Section 6, south of the Indian Boundary Line, lying north of the Michigan Southern Railroad and fractional Section 5, north of the Indian Boundary Line, all in Township 37 North, Range 15 East of the Third Principal Meridian, said south line of Lot 29 being also the north line of the alley north of East 91st Street; thence east along said westerly extension and the north line of the alley north of East 91st Street to the east line of said Lot 29 in Block 53 of South Chicago, said east line of Lot 29 being also the west line of the alley east of South Exchange Avenue; thence north along said west line of the alley east of South Exchange Avenue to the south line of East 88th Street; thence west along said south line of East 88th Street to the east line of South Exchange Avenue; thence north along said east line of South Exchange Avenue to the south line of Lot 32 in Block 10 of aforesaid South Chicago; thence east along said south line of Lot 32 in Block 10 of South Chicago to the east line of said Lot 32, said east line of Lot 32 being also the west line of the alley east of South Exchange Avenue; thence north along said west line of the alley east of South Exchange Avenue to the north line of East 87th Street; thence east along said north line of East 87th Street to the northerly extension of the west line of Lot 1 in Block 9 of aforesaid South Chicago, said west line of Lot 1 being also the east line of the alley east of South Commercial Avenue; thence south along said northerly extension and the east line of the alley east of South Commercial Avenue to the south line of Lot 17 in Block 54 of aforesaid South Chicago, said south line of Lot 17 being also the north line of the alley north of East 91st Street; thence east along said north line of the alley north of East 91st Street to the east line of South Houston Avenue; thence south along said east line of South Houston Avenue to the easterly extension of the north line of Lot 13 in

Block 70 of aforesaid South Chicago, said north line of Lot 13 being also the south line of the alley south of East 91st Street; thence west along said easterly extension and the north line of Lot 13 in Block 70 of South Chicago to the west line of said Lot 13, said west line of Lot 13 being also the east line of the alley east of South Commercial Avenue; thence south along said east line of the alley east of South Commercial Avenue to the south line of Lot 23 in said Block 70 of South Chicago, said south line of Lot 23 being also the north line of the alley north of East 92nd Street; thence east along said north line of the alley north of East 92nd Street to east line of South Houston Avenue; thence south along said east line of South Houston Avenue to the north line of Lot 35 in Block 69 of aforesaid South Chicago, said north line of Lot 35 being also the south line of the alley north of East 92nd Street; thence east along said south line of the alley north of East 92nd Street to the southerly extension of the east line of Lot 36 in said Block 69 of South Chicago; thence north along said southerly extension of the east line of Lot 36 to the westerly extension of the south line of Lot 23 in said Block 69 of South Chicago, said south line of Lot 23 being also the north line of the alley north of East 92nd Street; thence east along said north line of the alley north of East 92nd Street and along the easterly extension thereof to the east line of South Baltimore Avenue; thence south along said east line of South Baltimore Avenue to the south line of Lot 29 in Block 68 of aforesaid South Chicago, said south line of Lot 29 being also the north line of the alley north of East 92nd Street; thence east along said south line of Lot 29 in Block 68 of South Chicago and along the easterly extension thereof to the west line of Lot 48 in said Block 68 of South Chicago; thence south along said west line of Lot 48 in Block 68 of South Chicago to a line 115 feet north of and parallel with the north line of East 92nd Street, said line being also the north line of the parcel of property bearing Permanent Index Number 26-6-405-039; thence east along said north line of the property bearing

Permanent Index Number 26-6-405-039 and along the north line of the property bearing Permanent Index Number 26-6-405-038 to the northwest corner of Lot 6 in the subdivision of Lots 19 to 28, both Inclusive, and part of Lot 48 in Block 68 in South Chicago; thence north along the northerly extension of the west line of said Lot 6 in the subdivision of Lots 19 to 28, both inclusive, and part of Lot 48 in Block 68 in South Chicago to the westerly extension of the south line of Lot 18 in Block 68 of South Chicago, said south line of Lot 18 being also the north line of the alley north of East 92nd Street; thence east along the north line of the alley north of East 92nd Street to the west line of South Brandon Avenue; thence north along said west line of South Brandon Avenue to the westerly extension of the south line of Lot 31 in Block 67 of aforesaid South Chicago, said south line of Lot 31 being also the north line of the alley north of East 92nd Street; thence east along said westerly extension and the north line of the alley north of East 92nd Street to the east line of South Buffalo Avenue; thence south along said east line of South Buffalo Avenue to the north line of East 92nd Street; thence east along

said north line of East 92nd Street to the southeasterly line of Lot 24 in Block 65 of aforesaid South Chicago, said southeasterly line of Lot 24 being also the northwesterly line of South Harbor Avenue; thence southerly along a straight line to the point of intersection of the southwesterly line of South Ewing Avenue with the southeasterly line of South Harbor Avenue; thence southwesterly along the southeasterly line of South Harbor Avenue to the easterly extension of the north line of Lot 1 in Block 89 of aforesaid South Chicago, said north line of Lot 1 being also the south line of East 93rd Street; thence west along said south line of East 93rd Street to the southerly extension of the west line of Lot 28 in Block 87 of aforesaid South Chicago; thence north along said southerly extension and the west line of Lot 28 in Block 87 of South Chicago and along the northerly extension thereof to the south line of Lot 34 in said Block 87 of South Chicago, said south line of Lot 34 being also the north line of the alley north of East 93rd Street; thence east along said south line of Lot 34 in Block 87 of South Chicago to the east line of said Lot 34, said east line of Lot 34 being also the west line of the alley east of South Brandon Avenue; thence north along said west line of the alley east of South Brandon Avenue to the north line of Lot 44 in said Block 87 of South Chicago, said north line of Lot 44 being also the south line of the alley south of East 92nd Street; thence west along said north line of Lot 44 in Block 87 of South Chicago and along the westerly extension thereof to the west line of South Brandon Avenue; thence north along said west line of South Brandon Avenue to the north line of Lot 6 in Block 86 of aforesaid South Chicago, said north line of Lot 6 being also the south line of the alley south of East 92nd Street; thence west along said north line of Lot 6 in Block 86 of South Chicago and along the westerly extension thereof to the southerly extension of the west line of Lot 6 in the subdivision of Lots 1 to 5, both inclusive, and 42 to 46, both inclusive, and parts of Lot 47 in Block 86 of aforesaid South Chicago; thence north along said southerly extension and the west line of Lot 6 in aforesaid subdivision to the south line of East 92nd Street; thence west along said south line of East 92nd Street to the east line of Lot 7 in said subdivision of Lots 1 to 5, both inclusive, and 42 to 46, both inclusive, and parts of Lot 47 in Block 86 of aforesaid South Chicago; thence south along said east line of Lot 7 in aforesaid subdivision and along the southerly extension thereof to the easterly extension of the north line of Lot 41 in Block 86 of aforesaid South Chicago, said north line of Lot 41 being also the south line of the alley south of East 92nd Street; thence west along said south line of the alley south of East 92nd Street to the east line of South Baltimore Avenue; thence south along said east line of South Baltimore Avenue to the easterly extension of the north line of Lot 13 in Block 85 of aforesaid South Chicago, said north line of Lot 13 being also the south line of the alley south of East 92nd Street; thence west along said easterly extension and the south line of the alley south of East 92nd Street and along the westerly extension thereof to the west line of South Houston Avenue; thence north along said west line of South Houston

Avenue to the north line of Lot 6 in

Block 84 of aforesaid South Chicago, said north line of Lot 6 being also the south line of the alley south of East 92nd Street; thence west along said north line of Lot 6 in Block 84 of South Chicago to the west line thereof, said west line of Lot 6 being also the east line of the alley east of South Commercial Avenue; thence south along said east line of the alley east of South Commercial Avenue to the easterly extension of the south line of Lot 19 in said Block 84 of South Chicago; thence west along said easterly extension and the south line of Lot 19 to northeasterly line of South South Chicago Avenue; thence northwesterly along said northeasterly line of South South Chicago Avenue to the east line of Lot 17 in Block 83 of aforesaid South Chicago; thence north along said east line of Lot 17 in Block 83 of South Chicago and along the northerly extension thereof to the centerline of the vacated alley lying north of and adjoining the north line of said Lot 17; thence west along said centerline of the vacated alley lying north of and adjoining the north line of said Lot 17 in Block 83 of South Chicago to the northeasterly line of South South Chicago Avenue; thence northwesterly along said northeasterly line of South South Chicago Avenue to the west line of Lot 11 in said Block 83 of South Chicago; thence north along said west line of Lot 11 in Block 83 of South Chicago to the north line of said Lot 11, said north line of Lot 11 being also the south line of East 92nd Street; thence west along the westerly extension of said north line of Lot 11 in Block 83 of South Chicago to the southerly extension of the east line of Lot 26 in Block 72 of aforesaid South Chicago, said east line of Lot 26 being also the west line of South Exchange Avenue; thence north along said southerly extension and the east line of Lot 26 in Block 72 of South Chicago to the northeasterly line of said Lot 26, said northeasterly line of Lot 26 being also the southwesterly line of the alley northeast of South South Chicago Avenue; thence northwesterly along said southwesterly line of the alley northeast of South South Chicago Avenue to the westerly extension of the south line of Lots 10 through 14, both inclusive, in said Block 72 of South Chicago, said south line of Lots 10 through 14 being also the north line of the alley south of East 91st Street; thence east along said westerly extension and the north line of the alley south of East 91st Street to the east line of Lot 10 in said Block 72 of South Chicago; thence north along said east line of Lot 10 in Block 72 of South Chicago and along the northerly extension thereof to the north line of East 91st Street; thence east along said north line of East 91st Street to the northerly extension of the west line of Lot 4 in aforesaid Block 72 of South Chicago; thence south along said northerly extension and the west line of Lot 4 in Block 72 of South Chicago to a line 74 feet south of and parallel with the south line of East 91st Street, said parallel line being also the south line of the property bearing Permanent Index Number 26-6-40 1-038; thence east along said line 74 feet south of and parallel with the south line of East 91st Street to the west line of South Exchange Avenue; thence north along said west line of South Exchange Avenue to the point of beginning at the north line of East 91st Street, all in the City of Chicago, Cook County, Illinois.

PIN List for SSA #68

(5)Reconstitution,

2014

26-06-210-005-0000

26-06-210-008-0000

26-06-210-009-0000

26-06-210-010-0000

26-06-210-011-0000

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26-06-413-041-1003

26-06-411-001-0000
26-06-411-002-0000
26-06-411-003-0000

The Area shall consist of the territory described herein and incorporated hereto as Exhibit 1. The approximate street location of said territory consists of East 87th Street on the north to East 93rd Street on the south along South Commercial Avenue; East 91st Street frontage from South Exchange Avenue on the west to South Houston Avenue on the east; South Exchange Avenue frontage between East 91st Street and East 92nd Street; East 92nd Street frontage from South Exchange Avenue on the west to South Harbor Avenue on the east; the east side of South South, Chicago Avenue between South Exchange Avenue and South Commercial Avenue; and South Burley Avenue frontage between East 92nd Street and East 93rd Street.

At the public hearing any interested person, including all persons owning taxable real property located within the proposed Area, affected by the establishment 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 establishment 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 , 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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