



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 #: O2021-4139
Type: Ordinance **Status:** Passed
File created: 9/14/2021 **In control:** City Council
Final action: 10/14/2021

Title: Public hearing(s) on establishment of Special Service Area No. 77, determination of ten year tax levy rate, selection of special services for approximate taxable area of W Madison St from N Kenton Ave to N Hamlin Blvd, and N Pulaski Rd from W Congress Pkwy to W Lake St

Sponsors: Lightfoot, Lori E.

Indexes: SPECIAL SERVICE AREAS

Attachments: 1. O2021-4139.pdf

Date	Ver.	Action By	Action	Result
10/14/2021	1	City Council	Passed	Pass
9/22/2021	1	Committee on Economic, Capital and Technology Development	Recommended to Pass	
9/14/2021	1	City Council	Referred	

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,

PUBLIC HEARING ORDINANCE

WHEREAS, special service areas may be established pursuant to (i) Article VII, Sections 6(1) 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 77 (the "Area") and to the authorization of the levy of a special annual services tax (the "Services Tax") for a period of ten (10) 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") 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 2.000% 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 2030. 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 \$256,317. 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, 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 West Madison Street between North Kenton Avenue and North Hamlin Boulevard and North Pulaski Road between West Congress Parkway and West Lake

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 77.

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 to consider the creation of an area within the City of Chicago to be known and designated as Special Service Area Number 77 (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 2030. 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, 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 2.000% 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 \$256,317. 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 West Madison Street between North Kenton Avenue and North Hamlin Boulevard and North Pulaski Road between West Congress Parkway and West Lake Street.

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.

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Those parts of Sections 10, 11, 14 and 15, Township 39 North, Range 13 East of the Third Principal Meridian more particularly described as follows:

Beginning at the Northwest corner of Lot 26 in Block 38 of a Subdivision of the South Half of said Section 10 by West Chicago Land Company; thence East along the South line of the East-West alley in Blocks 33 to 38, inclusive, of said Subdivision of the South Half of Section 10 to the Southerly extension of the West line of Lot 30 in Block 33 aforesaid; thence North, along said West Line and its extension to the Southwest corner of Lot 19 in Block 33 aforesaid; thence

North along said West line to the South line of Washington Boulevard; thence East, along the South line of Washington Boulevard to the Northwest corner of Lot 1 in the Resubdivision of Lots 1, 2, 3 & 4 (except the South 50 feet thereof and except that part of Lots 1, 2, 3 & 4 lying North of the line commencing at the Northwest corner of Lot 4, thence running to a point in the East line of Lot 1, being 50 ft. South of the Northeast corner of said Lot 4) in Block 33 of the Subdivision of the South Half of Section 10 aforesaid; thence along the North line of Lot 1 in said Resubdivision to the Southwest corner of Lot 4, extended south, in M. A. Farr's Subdivision of Lots 45 to 48, both inclusive, in Block 32 of the Subdivision of the South Half of Section 10 aforesaid; thence North, along the West line of Lot 4 to the Northwest corner of Lot 4; thence West, along the North line of Lot 4 to a point 10 feet East of the West line of Lot 2; thence North, along a line 10 feet East of and parallel with the West line of Lots 1 and 2 and its extension in said M. A. Farr's Subdivision to the centerline of an alley being also the South line of a Resubdivision of the South Half of Blocks 18 to 24, inclusive, and the North Half of Block 25 to 32, in said West Chicago Land Company's Subdivision of the South Half of Section 10; thence West, along the South line of Lots 5 to 9 inclusive, in said Resubdivision to the Southwest corner of Lot 9, extended south; thence North, along the West line of Lot 9, a distance of 82.20 feet; thence East, along a line 82.20 feet North of and parallel with the South line of Lots 1 to 9, of said Resubdivision, 154.00 feet to the East line of the West 4.00 feet of Lot 3; thence North, along the East line of the West 4.00 feet of Lot 3 to the South line of West End Avenue; thence Northwesterly to the Southwest corner of Lot 15 in F. S. Tyrrell's Subdivision of Block 17 in West Chicago Land Company's Subdivision aforesaid; Thence North, along the West line of Lots 1 to 15 inclusive, in said F. S. Tyrrell's Subdivision to the Northwest corner of Lot 1; thence Northeasterly to the Southwest corner of Lot 48 in Block 16 in the aforesaid Subdivision of the South Half of said Section 10 by West Chicago Land Company; thence North, along the West line and its extension of Lot 48 to the South line of Lots 1 and 2 in said Block 16 being also the North line of an alley; thence Northwesterly, along the North line of the alley to the Southwest corner of Lot 2 in said Block 16; thence North, along the West line of Lot 2 to the Northwest corner of Lot 2 and the South line of Lake Street; thence Northeasterly, along the West line of Lot 2, extended, to the North line of Lake Street in Block 1 in the aforesaid Subdivision of the South half of said Section 10 by West Chicago Land Company; thence Northwesterly, along the North line of Lake Street to the Southwest corner of Lot 89 in said Block 1; thence Northeasterly along the West line of Lot 89 to the Northwest corner of Lot 89, also being the South line of the alley North of Lake Street; thence Southeasterly, along the South line of the alley to the West line of Pulaski Road; thence South to the intersection of the West line of Pulaski Road and the North line of Lake Street; thence Southeasterly to the intersection of the East line of Pulaski Road and the South line of Lake Street being the Northwest corner of Lot 1 in R. Houston's Subdivision of that part of the West 10 acres of the Southwest Quarter of Section 11, Township

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39 North, Range 13 East of the Third Principal Meridian lying South of Lake Street; thence Southeasterly to the Northeast corner of Lot 2 in said R. Houston's Subdivision; thence South, along the East line and its extension of Lot 2 to the North line of Lot 6 in said R. Houston's Subdivision; thence East to the Northeast corner of Lot 6; thence South, along the East line of Lots 6 to Lot 37 inclusive to the Northeast corner of Lot 37 in said R. Houston's Subdivision also being the South line of West End Avenue; thence East, along the South line of West End Avenue to the Northeast corner of Lot 38 in Parnly's Subdivision of that part of Lot 3 lying South of Lake Street of Court Partition of the East 30 acres of the West 40 acres of the Southwest Quarter of Section 11, Township 39 North, Range 13 East of the Third Principal Meridian; thence South, along the East line of Lots 38 and 39 in aforesaid Parnly's Subdivision to the Southeast corner of Lot 39, extended south to the South line of Washington Boulevard; thence East, along the South line of Washington Boulevard to the Northwest corner of Lot 11 in Block 4 of J. D. Hobb's Subdivision of part of the Southwest Quarter of Section 11 aforesaid; thence South, along the West line of Lot 11 and its extension to a point on the West line of Lot 12 being 12.0 feet South of the Northwest corner of Lot 12 in said Block 4; thence East, along a line 12 feet South of and parallel with

the North line of Lots 12 and 13 in said Block 4 a distance of 36 feet to a point 12.0 feet East of the West line of said Lot 13; thence Northeasterly to the Northeast corner of Lot 13 aforesaid; thence East along the South line of an alley, being the North line of Lots 14 to 22 in said Block 4 of J. D. Hobbs Subdivision and also the North line of Lots 6 to 11 in Block 4 of S. L. Brown's Subdivision of Blocks 1 to 4 of S. L. Brown's Subdivision of part of the East Half of the West Half of the Southwest Quarter of Section 11 aforesaid, to the Northeast corner of Lot 11 in Block 4 of S. L. Brown's Subdivision; thence South 4.0 feet to the Northwest corner of Lot 6 in Evans & Others Subdivision of Blocks 1 to 4 in Osbourne's Subdivision of the West 5 acres of the East 10 acres of that part of the East Half of the West Half of the Southwest Quarter of Section 11 lying South of Lake Street; thence East along the North line of lots 6 to 10 in said Osbourne's Subdivision to the Northeast corner of Lot 10 aforesaid; thence South 33 feet to the North line of the South 125 feet of Lot 5 in Curtis & Runyan's Division of the East 5 acres of the West Half of the Southwest Quarter of Sec. 11 South of Lake Street; thence East, 110.0 feet, along the North line of the South 125 feet of Lot 5 to the West line of Hamlin Boulevard; thence North, along the West line of Hamlin Boulevard to the South line of Washington Boulevard; thence East along the South line and its extension of Washington Boulevard to the center of Hamlin Boulevard; thence South, along said centerline, to the North line of Madison Street; thence Southwest to the intersection of the South line of Madison Street and the West line of Hamlin Boulevard being the Northeast corner of Lot 1 in Block 1 of Lambert Tree's Subdivision of the West Half of the Northwest Quarter of Section 14, Township 39 North, Range 13 East of the Third Principal Meridian; thence South, along the East line of Lots 1 and 41 in said Block 1 to the Southeast corner of Lot 41; thence West, along the South line of said Lot 41 to the Southwest corner of Lot 41; thence North, along the West line of Lot 41 to the Northwest corner of Lot 41 being also the North line of an Alley; thence West, along the North line of said alley to the Southwest corner of Lot 23 in Block 1 aforesaid; thence continuing West to the Southeast corner of Lot 1 in Block 2 in said Lambert Tree's Subdivision being also the North line of an alley; thence West, along the North line of the alley to its intersection with the East line and its extension of the West 2.98 feet of Lot 31 in Block 2 of said Lambert Tree's Subdivision; thence South, along said East line of the West 2.98 feet of said Lot 31 to the North line of Monroe

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Street; thence Southwesterly to the intersection of the South line of Monroe Street and the East line of the West 22 feet of Lot 21 in Block 3 of said Lambert Tree's Subdivision; thence South, along the East line and its extension and the East line of the West 22 feet of Lot 28 in said Block 3 of Lambert Tree's Subdivision to the North line of Wilcox Street; Thence Southeasterly to the Northeast corner of Lot 20 in Block 6 in said Lambert Tree's Subdivision; thence South, along the East line and its extension of said Lot 20 to the South line of an alley in said Block 6; thence South, along the West line of an alley and its extension to the South line of Adams Street; thence East, along the South line of Adams Street to the East line of the West 16.5 feet of Lot 16 in Block 7 in said Lambert Tree's Subdivision; thence South, along the East line and its extension, of the West 16.5 feet of Lot 16 to the South line of an alley; thence East to the East line of East line of the West 25 feet of Lot 41 in said Block 7; thence South, along the East line of the West 25 feet of Lot 41 and its extension to the South line of Jackson Boulevard; thence West, along the South line of Jackson Boulevard to the East line of the West 20.5 feet of Lot 13 in Block 10 of said Lambert Tree's Subdivision; thence South along the West line of the East 20.5 feet of Lot 13 in Block 10 to the North line of an alley; thence West along the North line of an alley to the East line of Lot 28 in said Block 10, extended North; thence South, along the extension to the Northeast corner of Lot 28 in said Block 10; thence South, along the East line of Lot 28 to the Southeast corner of Lot 28; thence Southwesterly to the intersection of the South line of Gladys Avenue and the West line of the East 5 feet of Lot 21 in Block 11 of said Lambert Tree's Subdivision; thence South, along the West line of said East 5 feet of Lot 21 and its extension to the South line of an alley; thence East, along the South line of said alley and the East line of the West 2 feet of Lot 30 in said Block 11; thence South, along the East line of the West 2 feet of Lot 30 to the North line of Van Buren Street; thence Southwesterly to the intersection of the South line of Van Buren Street and the West line of the East 10 feet of Lot 22 in

Block 14 in said Lambert Tree's Subdivision; thence South, along the West line of the East 10 feet aforesaid to the South line of said Lot 22 and the North line of an alley; thence Southeast to the Northeast corner of Lot 28 in said Block 14; thence South, along the East line of Lot 28 to the Southeast corner of said Lot 28 being on the North line of Congress Parkway; thence West, along the North line of Congress Parkway, across Pulaski Road to the Southwest corner of Lot 35 in Block 1 of Frank Wells & Company's Colorado Subdivision of the North Half of the East Half and the South Half of the West Half of the South 20 acres, of the East Half of the Northeast Quarter of Section 15, Township 39 North, Range 13 East of the Third Principal Meridian; thence North, along the West line of said Lot 35, to the Northwest corner of Lot 35 being on the South line of an alley; thence East, along the South line of the alley to the West line and its extension of Lot 20 in said Block 1 of Frank Wells & Company's Colorado Subdivision; thence North, along the West line and its extension, to the Northwest corner of Lot 20, being on the South line of Van Buren Street; thence East, along the South line of Van Buren Street to its intersection with the West line and its extension of Lot 47 in Block 4 of James H. Brewster's Subdivision of the North 20 acres of the South 40 acres of the East Half of the Northeast Quarter of Section 15, Township 39 North, Range 13 East of the Third Principal Meridian; thence North, along the West line of said Lot 47 and Lot 2 in said Block 4, across an alley, to the Northwest corner of Lot 2; thence Northwest to the Southwest corner of Lot 45 in Block 1 of said James H. Brewster's Subdivision; thence North, along the West line of said Lot 45, to the Northwest corner of Lot 45 being on the South side of an alley; thence East along the

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South line of an alley to its intersection with the West line and its extension of Lot 2 in said Block 1; thence North along the West line and its extension to the Northwest corner of Lot 2; thence North to the intersection of the North line of Jackson Boulevard and the East line of the West 6 % inches (0.52 feet) of Lot 47 in Block 8 of W. M. Derby's Subdivision of the Northeast Quarter of the Northeast Quarter of Section 15, Township 39 North, Range 13 East of the Third Principal Meridian; thence North, along the East line of the West 6 % inches of Lot 47 to the North line of Lot 47 being on the South line of an alley; thence East, along the South line of the alley to its intersection with the West line and its extension of Lot 1 in said Block 8 of W. M. Derby's Subdivision; thence North, along the West line and its extensions to the North line of Adams Street; thence West, along the North line of Adams Street to the Southwest corner of Lot 47 in Block 5 of said W. M. Derby's Subdivision; thence North, along the West line of Lot 47 to the Northwest corner of Lot 47 being on the South side of an alley; thence West, along the South line of the alley to its intersection with West line and its extension of Lot 3 in said Block 5; thence North, along the West line of Lot 3 and its extensions to the North line of Wilcox Street; thence East, along the North line of Wilcox Street to West line the Southwest corner of Lot 47 in Block 4 of said W. M. Derby's Subdivision; thence North, along the of Lot 47 to the Northwest corner of Lot 47 being on the South side of an alley; thence East, along the South line of the alley to its intersection with West line and its extension of Lot 1 in said Block 4; thence North, along the West line of Lot 1 and its extensions to the North line of Monroe Street; thence West, along the North line of Monroe Street to the Southwest corner of Lot 47 in Block 1 of said W. M. Derby's Subdivision; thence North, along the West line of Lot 47 and its extension to the North line of an alley; thence West, along the North line of the alley to the Southwest corner of Lot 24 in said Block 1 being on the East line of Karlov Avenue; thence North, along the East line of Karlov Avenue to its intersection with the South line and its extension of the North 100 feet of Lots 1 to 4 in Block 2 of said W. M. Derby's Subdivision; thence West, along said South line of the North 100 feet and its extension to the West line of Lot 4; thence South, along the West line of Lot 4 to the Southwest corner of Lot 4 being on the North line of an alley; thence West, along the North line of the alley to the Southwest corner of Lot 24 in said Block 2; thence West to the Southeast corner of Lot 1 in Block 1 of D. S. Place's Subdivision of the East Half of the East Half of the Northwest Quarter of the Northeast Quarter of Section 15, Township 39 North, Range 13 East of the Third Principal Meridian being the intersection of the West line of Keeler Avenue and the North line of an alley South of Madison Street; thence West, along the North line of the alley to the Southwest corner of Lot 12 in Block 1 of Place & Whiteside's Subdivision of the West Half

of the East Half of the Northwest Quarter of the Northeast Quarter of aforesaid Section 15; thence West to the Southeast corner of Lot 1 in Block 1 of Gunderson & Gauger's Addition to Chicago being the intersection of the West line of Kildare Avenue and the North line of an alley South of Madison; thence West along the North line of the alley to East line and its extension of Lot 13 in A. F. Doremus' Addition to Chicago; thence South, along the East line and its extension of said Lot 13, to the Southeast corner of Lot 13 being on the North line of Monroe Street; thence West, along the North line of Monroe Street to the Southwest corner of Lot 47 in Block 1 of D. S. Place's Addition to Chicago, a Subdivision of the East Three Quarters of the Northeast Quarter of the Northwest Quarter of Section 15, Township 39 North, Range 13 East of the Third Principal Meridian; thence North, along the West line of Lot 47 and its extension to the North line of an alley South of Madison; thence West, along the North line of the alley to

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the Southwest corner of Lot 24 in Block 1 of said D. S. Place's Addition to Chicago; thence West to the Southeast corner of Lot 1 in Block 2 of said D. S. Place's Addition to Chicago; thence West, along the North line of the alley South of Madison, to its intersection with the West line and its extension of the East 16 feet of Lot 21 in Block 4 of Boynton's Subdivision of the West Half of the West Half of the Northeast Quarter of the Northwest Quarter of Section 15, Township 39 North, Range 13 East of the Third Principal Meridian being the West line of an alley; thence South, along the West line of the alley to the North line of Monroe Street; thence West, along the North line of Monroe Street to the West line of Lot 14 in Block 4 of Boynton's Subdivision of the West Half of the West Half of the Northeast Quarter of the Northwest Quarter of said Section 15; the nee North, along the West line of Lots 14 and 11, across the alley, to the Northwest corner of lot 11 in said Block 4 of Boynton's Subdivision; thence North to the Southwest corner of Lot 26 in Block 38 of a Subdivision of the South Half of Section 10, Township 39 North, Range 13 East of the Third Principal Meridian by West Chicago Land Company; thence North to the point of beginning, all in Cook County, Illinois.

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