



Legislation Text

---

File #: 23-0887, Version: 1

---

**CITY COUNCIL AGENDA ITEM**

**ACTION REQUESTED:**

Pass the ordinance approving the enlargement of Special Service Area 33 to include the property located at 235 W. Jefferson Avenue

**DEPARTMENT:** Finance Department

**SUBMITTED BY:** Rachel Mayer, Finance Director

**BOARD/COMMISSION REVIEW:**

N/A

**BACKGROUND:**

In 2006 the City established SSA 22, which was renewed in 2011 as SSA 24, in 2015 as SSA 26, and in 2020 as SSA 33.

SSA 33 provides special municipal services to the designated area, including, but not limited to, parking lot operations and maintenance, public parking garage maintenance, custodial services, parking lot snow removal, sidewalk maintenance including brick paver repair, sidewalk snow removal, landscape maintenance, streetscape and street lighting, holiday lighting, special directional signage, and capital improvements. In addition, DNA provides marketing through print, radio, direct mail, internet, and social media. The SSA covers one-third of the expenses while the City covers the remaining two-thirds.

The owner of property located at 235 W Jefferson Avenue, which is operated by The Alice Chin Team as a real estate business, has requested that it be included in SSA 33 so the property will be eligible for SSA 33 services.

**DISCUSSION:**

In order to add properties to an already existing SSA, the Illinois Special Service Area Tax Law provides for:

- 1) approval by the City Council of an ordinance proposing enlargement of the SSA which also sets the date for a public hearing on the proposed expansion;
- 2) publication and personal notice of the proposed SSA expansion and the date of the public hearing except when the property being added represents less than 5% of the equalized assessed valuation of the entire original area, as determined by the clerk of the county in which the land is located; the notice by mailing requirement of Section 27-30 shall be limited only to the area to be added and not to the original special service area;

- 3) a public hearing on the date set in the proposed ordinance after which a 60-day objection period is required; and
- 4) City Council approval of the ordinance establishing the enlargement of the Special Service Area after the 60-day objection period, which ordinance must be recorded no later than 60 days after its passage.

On March 21, 2023, the City Council approved Ordinance 23-033 proposing the enlargement of the SSA 33 to include the subject property and establishing the date of the public hearing.

The required notice has been completed in accordance with the law. At the public hearing on June 6, 2023 the City Council provided interested parties the opportunity to be heard concerning the establishment of the proposed enlargement of SSA 33 as required by state statute. In addition, objections to the proposed SSA 33 enlargement could have been filed in the City Clerk's Office within 60 days of the adjournment of the public hearing.

The 60-day period passed without an objection petition being signed by at least 51% of the electors and owners of record residing within the SSA being filed with the City Clerk.

As a result, the City Council is being requested to pass the ordinance approving the enlargement of SSA 33 to include the property located at 235 W. Jefferson Avenue.

**FISCAL IMPACT:**

Future contributions toward SSA 33 taxes.