



Legislation Text

File #: 23-0662, Version: 2

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Conduct the public hearing regarding the proposed enlargement of Special Service Area #33

DEPARTMENT: Finance Department

SUBMITTED BY: Rachel Mayer, Finance Director

BOARD/COMMISSION REVIEW:

N/A

BACKGROUND:

In 2006, the City established Special Service Area (SSA) #22 to provide special services to Naperville's central business district. SSA #22 was reestablished 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. The SSA covers one-third of the expenses, while the City covers the remaining two-thirds. In addition, the Downtown Naperville Alliance provides marketing through print, radio, direct mail, internet, and social media. Those expenses are covered entirely by the SSA.

The owner of the 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:

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 proposing ordinance after which a 60-day objection period is required; and
- 4) City Council approval of an ordinance establishing the enlargement of the Special Service

Area after the sixty (60) day objection period, which ordinance must be recorded no later than sixty (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 public hearing date. The required notice has been completed in accordance with the law. At the public hearing on June 6, 2023, the City Council will provide interested parties with 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 may be filed in the City Clerk's office within sixty (60) days of the adjournment of the public hearing. If the sixty (60) day period passes and an objection petition signed by at least 51% of the electors residing within the SSA and by 51% of the owners of record of land included within the SSA is not filed with the City Clerk, then the City Council will be requested to pass an ordinance approving enlargement of SSA #33 at the August 15, 2023, City Council meeting.

FISCAL IMPACT:

If approved, the subject property would contribute to the SSA property tax beginning with taxes levied in 2023 and payable in 2024.

ATTACHMENTS:

1. Public Hearing Notice
2. Ordinance Proposing Enlargement of SSA #33