

Memorandum



TO: Mayor Manier and City Council
FROM: Ray Forsythe, City Administrator *RPF*
DATE: August 16, 2019
SUBJECT: Special Service Area #2 North Lawndale Avenue

Chapter 35 of the Illinois Compiled Statutes provides for the implementation of special service area financing. The City of Washington has budgeted funding for the public improvements to North Lawndale Avenue which includes the complete reconstruction of the street as well as the replacement of the City's utilities including water mains, sanitary sewer and storm sewer. In addition, the City is proposing the upgrade of the water service, sanitary lateral and sump line connections to the new mains and storm sewer system. The purpose of the SSA is to provide for the private homeowner to participate in the partial payment of the private improvements.

On the Agenda for August 19, is an Ordinance Proposing the Establishment of Special Service Area Number 2. This will be the First Reading of the Ordinance. Second Reading will take place on September 3, 2019. After the Proposing Ordinance is adopted, a Public Hearing will be scheduled with notification to all affected taxpayers by U.S. Mail and published in the newspaper. Once the Public Hearing is held, there is a sixty-day waiting period before formal adoption of the Special Service Area Establishing Ordinance, Budget and Levy.

The Board of Local Improvements and the Public Works Committee have reviewed the Special Service Area proposal and have recommended this funding mechanism be used by the City of Washington for this project as well as future street and infrastructure reconstruction projects. It is the intent of Staff to bring forward a Special Service Area annually to coincide with the Capital Improvements budgeted by the City Council.

ORDINANCE NO. _____

**AN ORDINANCE PROPOSING THE ESTABLISHMENT OF SPECIAL SERVICE
AREA NUMBER 2 IN THE CITY OF WASHINGTON, TAZEWELL COUNTY,
ILLINOIS, THE LEVY OF TAXES, AND SETTING A DATE AND PROVIDING
NOTICE FOR A RELATED PUBLIC HEARING**

WHEREAS, the City of Washington, Tazewell County, Illinois (the “City”), is authorized under and pursuant to Article VII, Section 6 of the Constitution of Illinois and Section 200/27-5 *et seq* of Chapter 35 of the Illinois Compiled Statutes (as supplemented and amended) (the “SSA Law”) to implement special service area (“SSA”) financing; and

WHEREAS, the City plans to implement an SSA to finance certain improvements, infrastructure and facilities constituting special services, including, but not limited to, installation and/or maintenance of sanitary lateral, sump line, and water service improvements (the “Special Services”) within a part of the City located along N. Lawndale Ave (which includes the properties listed in Exhibit A, attached hereto, the “Area”); and

WHEREAS, the Area is compact and contiguous and is totally within the corporate limits of the City, and it is in the public interest to establish the Area as an SSA under the SSA Law for the purposes set forth; and

WHEREAS, the City intends to levy a tax in the amount of \$5,000.00 against each affected property located within the Area (the “Assessment”), and the City intends to bear the balance of the cost of any further improvement related to the Special Services for each such property; and

WHEREAS, the total cost estimate for provision of the Special Services by the City is in excess of the Assessment; and

WHEREAS, the Assessment, shall be paid by the levy of direct annual taxes. Such annual taxes, when so levied, shall be levied in a flat amount over a term not to exceed ten (10) years.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WASHINGTON, TAZEWELL COUNTY, ILLINOIS, as follows:

Section 1. Findings. The facts and statements contained in the recitals to this ordinance are found to be true and correct and are hereby adopted as part of this ordinance.

Section 2. Special Service Area Proposed. Under and pursuant to the SSA Law, the City proposed the establishment of the Area as a special service area under the SSA Law in order to finance the acquisition, construction, and installation of the Special Services, including by levying the Assessment against affected properties contained within the Area, such Area being legally and generally described in Exhibit B, and depicted in Exhibit C, attached hereto.

Section 3. Notices. A public hearing shall be held and the related notices given, all as required by the SSA Law.

(a) Hearing. At the public hearing, to be held as required by the SSA Law, any interested person, including all persons owning taxable real property located within the proposed

special service area, may file with the City Clerk written objections to and may be heard orally in respect to any issues embodied in the notice related to the hearing. The City shall hear and determine all protests and objections at the hearing and the 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 of its adjournment. At the public hearing or at the first regular meeting of the City Council thereafter, the City may delete properties from the special service area; provided, however, that such special service area must still be a contiguous area as provided in the SSA Law. The public hearing shall be held at a time and place to be determined by the City.

(b) Notices. Notices of the public hearing shall be given by publication and mailing as provided in the SSA Law. Notice by publication shall be given by publication at least once not less than fifteen (15) days prior to the hearing in the Washington Courier, and the Washington Reporter, newspapers of general circulation within the City. Notice by mailing shall be given by depositing the notice in the United States mail addressed to the person or persons in whose name the general taxes for the last receding year were paid on each lot, block, tract or parcel of land lying within the proposed special service area. The notice shall be mailed not less than ten (10) days prior to the date and time set for the public 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. The notices concerning the proposed establishment of the special service area and the related Assessment and levy of taxes shall include certain information as follows:

- a. The time and place of hearing as determined by the City.
- b. The boundaries of the special service area shall be as set forth in Exhibit B, and as depicted in Exhibit C to this ordinance.
- c. The permanent tax index number of each parcel located within the special service area shall be as set forth in Exhibit A to this Ordinance.
- d. The nature, scope, and extent of the Special Services.
- e. A notification that all interested persons, including all persons owning taxable real property located within the special service area, will be given an opportunity to be heard at the hearing regarding the levy of any special service area tax and an opportunity to file objections to any such tax levy.
- f. The proposed tax levy and rates necessary to pay for the Special Services over a period not to exceed ten (10) years. The taxes to be levied shall be subject to allocation, determination, levy and extension on an alternative flat fee basis that provides a rational relationship between the Special Services provided to each lot,

block, tract and parcel of land located in the Area and the benefits each such lot, block, tract and parcel are to receive.

Section 4. Additional Actions Authorized. The Mayor, the City Clerk, the City Attorney, and other officials, employees, and agents of the City are hereby authorized and directed on behalf of the City to do such things as may be necessary or desirable to carry out the transactions contemplated by and to give full effect to this Ordinance without further act or deed on the part of the City Council.

Section 5. Severability. If any portion of this Ordinance shall be held invalid or unenforceable by any court of competent jurisdiction, such invalidity or unenforceability shall not affect the remaining provisions of this Ordinance.

Section 6. Effective Date. this Ordinance shall be in full force and effect from and after its passage and publication as provided by law.

PASSED AND APPROVED this ___ day of August, 2019.

AYES _____

NAYS _____

MAYOR

ATTEST:

CITY CLERK

Exhibit A

[Permanent Tax Index Numbers]

ID Number	Address
02-02-13-411-008	1001 WALNUT ST
02-02-13-411-001	1000 E ADAMS ST
02-02-13-409-010	1001 E ADAMS ST
02-02-13-409-001	1000 MILLER ST
02-02-13-408-008	1001 MILLER ST
02-02-13-408-004	407 N LAWNSDALE AVE
02-02-13-408-003	409 N LAWNSDALE AVE
02-02-13-408-001	411 N LAWNSDALE AVE
02-02-13-407-005	419 N LAWNSDALE AVE
02-02-13-407-004	421 N LAWNSDALE AVE
02-02-13-407-028	423 N LAWNSDALE AVE
02-02-13-410-019	911 E JEFFERSON ST
02-02-13-410-010	212 N LAWNSDALE AVE
02-02-13-406-032	905 E ADAMS ST
02-02-13-406-031	302 N LAWNSDALE AVE
02-02-13-406-030	304 N LAWNSDALE AVE
02-02-13-406-029	306 N LAWNSDALE AVE
02-02-13-406-028	308 N LAWNSDALE AVE
02-02-13-406-027	310 N LAWNSDALE AVE
02-02-13-406-026	400 N LAWNSDALE AVE
02-02-13-406-025	402 N LAWNSDALE AVE
02-02-13-406-024	404 N LAWNSDALE AVE
02-02-13-406-023	406 N LAWNSDALE AVE
02-02-13-406-022	408 N LAWNSDALE AVE
02-02-13-406-021	410 N LAWNSDALE AVE
02-02-13-406-020	412 N LAWNSDALE AVE
02-02-13-406-019	414 N LAWNSDALE AVE
02-02-13-406-018	416 N LAWNSDALE AVE
02-02-13-406-017	418 N LAWNSDALE AVE
02-02-13-406-016	420 N LAWNSDALE AVE
02-02-13-404-003	500 N LAWNSDALE

Exhibit B

[Legal Description]

PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 26 NORTH, RANGE 3 WEST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN THE CITY OF WASHINGTON, COUNTY OF TAZEWELL AND STATE OF ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 12 IN BLOCK 2 OF WASHINGTON KNOLLS ADDITION TO THE CITY OF WASHINGTON BEING PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 13, AS RECORDED IN PLAT BOOK "A", PAGE 61 IN THE TAZEWELL COUNTY RECORDER'S OFFICE; THENCE NORTH, ALONG THE EAST LINE OF SAID LOT 12 AND SAID LINE EXTENDED NORTH, TO THE SOUTHWEST CORNER OF LOT 2 IN BLOCK 3 OF SAID WASHINGTON KNOLLS ADDITION; THENCE EAST, ALONG THE SOUTH LINE OF SAID LOT 2 TO THE SOUTHEAST CORNER OF THE WEST HALF OF SAID LOT 2; THENCE NORTH, ALONG THE EAST LINE OF THE WEST HALF OF SAID LOT 2 TO THE NORTH LINE OF SAID LOT 2; THENCE WEST, ALONG SAID NORTH LINE, TO THE EAST LINE OF LOT 1 IN BLOCK 5 OF SAID WASHINGTON KNOLLS ADDITION, EXTENDED SOUTH; THENCE NORTH, ALONG THE EAST LINE OF SAID LOT 1 AND SAID LINE EXTENDED, TO THE SOUTH LINE OF LOT "A" OF SUBLOT 3 IN SAID WASHINGTON KNOLLS ADDITION; THENCE EAST, ALONG SAID SOUTH LINE TO A POINT 240 FEET EAST OF THE WEST LINE OF SAID LOT "A"; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID LOT "A", TO THE SOUTH LINE OF LOT "B" OF SUBLOT 3 OF SAID WASHINGTON KNOLLS ADDITION; THENCE WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 90 FEET TO A POINT 150 FEET EAST OF THE WEST LINE OF SAID LOT "B"; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID LOT "B" AND SAID LINE EXTENDED NORTH TO A POINT 45 FEET NORTH OF THE SOUTH LINE OF LOT "D" OF SUBLOT 3 IN SAID WASHINGTON KNOLLS ADDITION; THENCE EAST, PARALLEL TO THE SOUTH LINE OF SAID LOT "D", A DISTANCE OF 130 FEET TO A POINT 280 FEET EAST OF THE WEST LINE OF SAID LOT "D"; THENCE NORTH, PARALLEL TO THE WEST LINE OF SAID LOT "D" AND SAID LINE EXTENDED NORTH, TO THE NORTH LINE OF LOT "E" OF SUBLOT 3 OF SAID WASHINGTON KNOLLS ADDITION, SAID LINE ALSO BEING THE SOUTH LINE OF WASHINGTON KNOLLS SECOND EXTENSION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SAID SECTION 13, AS RECORDED IN PLAT BOOK "U", PAGE 39 IN THE TAZEWELL COUNTY RECORDER'S OFFICE; THENCE WEST, ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF LOT 1 IN SAID SECOND EXTENSION; THENCE NORTH, ALONG THE EAST LINE OF SAID LOT 1 TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE WEST, ALONG THE NORTH LINE OF SAID LOT 1 TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE WEST, ACROSS LAWNDALE AVENUE TO THE NORTHEAST CORNER OF A RECTANGULAR TRACT OF LAND BEING 70 FEET OF EVEN WIDTH, NORTH AND SOUTH BY 201.3 FEET OF EVEN WIDTH, EAST AND WEST, AS RECORDED IN A QUITCLAIM DEED AS DOCUMENT NUMBER 200700006717 IN THE TAZEWELL COUNTY RECORDER'S OFFICE; THENCE WEST, ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 201.3 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH, ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 70 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE EAST, ALONG THE SOUTH LINE OF SAID TRACT TO THE NORTHWEST CORNER OF LOT 8 OF A RE-SURVEY OF LOTS 2 THROUGH LOT 8 OF FERGUSON'S ADDITION TO THE CITY OF WASHINGTON, AS RECORDED IN PLAT BOOK "L", PAGE 351 IN THE TAZEWELL COUNTY RECORDER'S OFFICE; THENCE SOUTH, ALONG THE WEST LINE OF SAID LOTS 2 THROUGH 8 AND SAID LINE EXTENDED TO THE SOUTHWEST CORNER OF LOT 1 OF FERGUSON'S ADDITION TO THE CITY OF WASHINGTON, AS RECORDED IN PLAT BOOK "L", PAGE 3 03 IN THE TAZEWELL COUNTY RECORDER'S OFFICE; THENCE SOUTH TO A POINT ON THE NORTH LINE OF LOT 1 IN BLOCK 4 OF SAID WASHINGTON KNOLLS ADDITION; THENCE WEST, ALONG SAID NORTH LINE TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH, ALONG THE WEST LINE OF SAID LOT 1 AND SAID LINE EXTENDED SOUTH, TO THE SOUTHWEST CORNER OF LOT 9 IN BLOCK 4 OF SAID WASHINGTON KNOLLS ADDITION; THENCE EAST,

ALONG THE SOUTH LINE OF SAID LOT 9 TO THE WEST LINE OF LOT 3 IN BLOCK 1 OF SAID WASHINGTON KNOLLS ADDITION, EXTENDED NORTH; THENCE SOUTH ALONG SAID EXTENDED WEST LINE, TO THE SOUTHWEST CORNER OF LOT 2 IN SAID BLOCK 1; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 2 AND SAID LINE EXTENDED EAST, TO THE POINT OF BEGINNING.

Exhibit C

[Depiction]

Tazewell County GIS



- I-155
- I-474
- I-74
- IL 29
- IL 98
- US 150
- US 24
- Streets



Tazewell County GIS parcel and map records contained herein are for property tax purposes only. It is not intended to be used for any other purpose. The data was collected primarily for the use and purpose of creating a Property Tax Roll per the Illinois Tax Code. The information contained herein is for reference purposes only and should not be relied upon as a substitute for a title search. Any reliance on the information contained herein is at the user's own risk. The Tazewell County GIS assumes no responsibility for any use of the information contained herein or any loss resulting therefrom. Users of Tazewell County GIS site assume all risk and liability when accessing any third-party site linked to this site. All data is subject to change.

