



CITY OF WASHINGTON, ILLINOIS
City Council Agenda Communication

Meeting Date: October 21, 2019

Prepared By: Ray Forsythe, City Administrator *RFE*

Agenda Item: Establishing Special Service Area #3 West Holland Street

Explanation: The City of Washington, IL is authorized under the Constitution of Illinois and the Illinois Compiled Statutes to implement special service area financing. The purpose of the SSA is in order to finance the acquisition, construction, and installation of the private improvements (Special Services) within the Area. On September 3, 2019 the City enacted Ordinance No. 3343 proposing the establishment of an SSA in the Holland Street Area. The City held the statutorily required Public Hearing on October 3, 2019, after the required notices were given. The City intends to levy an amount not to exceed \$5,000 against each affected property with a residential unit located within the Area and the City Intends to bear the balance of the cost of any further improvement related to the Special Services for each property. The Ordinance will take affect on December 3, 2019, upon the passage of 60 days from the final adjournment of the Public Hearing provided no valid objection petition is received. **Additional Documentation Attached.**

Fiscal Impact: Revenue: \$45,000 over 10 years; \$4,500 per year; Expense: a total of \$512,000 is budgeted between the General Fund (Streets, and Stormwater), Sewer, and Water Accounts.

Recommendation/

Committee Discussion Summary: Public Works Committee, and the Committee of the Whole have recommended approval and the City Council Adopted Ordinance 3343the proposing Ordinance.

Action Requested: Approval of Ordinance No. _____ adopting Special Service Area #2 West Holland Street.

ORDINANCE NO. _____

**AN ORDINANCE ESTABLISHING THE SPECIAL SERVICE AREA NUMBER 3 IN
THE CITY OF WASHINGTON, TAZEWELL COUNTY, ILLINOIS AND THE LEVY
OF TAXES**

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, on September 3, 2019, the City enacted Ordinance No. 3343 proposing the establishment of an SSA within a part of the City described by the permanent tax index numbers listed in Exhibit A, legally described in Exhibit B, accurately depicted on the map in Exhibit C, and commonly known as W. Holland Street (the “Area”). Exhibit A, Exhibit B and Exhibit C to Ordinance No. 3343 are attached hereto as Exhibit A, Exhibit B and Exhibit C respectively; and

WHEREAS, the Area is compact and contiguous and is totally within the corporate limits of the City; and

WHEREAS, the City believes that it is in the public interest to establish the Area as an SSA under the SSA Law in order 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 the Area; and

WHEREAS, the City intends to levy a tax in the amount not to exceed Five Thousand and No/100 Dollars (\$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 an annual amount not to exceed Five Hundred and No/100 Dollars (\$500.00) levied per year over a ten (10) year period with such amount being determined by a special tax levy enacted by the City Council; and

WHEREAS, the special tax to be levied and extended in the Area has a rational relationship between each parcel subject in the Area and the Special Services rendered; and

WHEREAS, the City considered the establishment of the Area as an SSA at a public

hearing (the “**Hearing**”) held on October 3, 2019 at Five Points Washington (Banquet Room B), 360 N. Wilmor Road, Washington, Illinois 61571; and

WHEREAS, the notice of the Hearing was published at least once not less than fifteen (15) days prior to the Hearing in the *Washington Courier* and in the *Washington Times Reporter*, newspapers of general circulation within the City; and

WHEREAS, the notice of the Hearing was mailed at least ten (10) days prior to the Hearing by sending 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 lot, block, tract or parcel of land lying within the proposed Area. In the event taxes for the last preceding year were not paid, the notice was sent to the person last listed on the tax rolls prior to that year as the owner of the property; and

WHEREAS, the notice of the Hearing was published and mailed in accordance with the requirements of the Act. A true and correct copy of the notice is attached hereto as Exhibit D; and

WHEREAS, all interested persons, including all persons owning taxable real property located within the SSA, were permitted to file written objections at the Hearing and were given an opportunity to be heard orally at the Hearing with respect to any issues embodied in the notice; and

WHEREAS, the City heard and considered all comments, objections, protests and statements made with respect to the Area and has determined that it is in the best interest of the public and the City to establish the Area; and

WHEREAS, the final adjournment of the Hearing occurred on October 3, 2019.

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

Section 1. Findings. The City Council hereby finds as fact the recitals set forth above.

Section 2. Determination. The City Council hereby finds that all protests and objections, if any, to the establishment of the Area and the levy of taxes are without merit.

Section 3. Establishment of Area. The W. Holland Street SSA is hereby established and shall consist of the property legally described in Exhibit B. The Area is also accurately depicted on the map in Exhibit C and is described by permanent tax index numbers listed in Exhibit A.

Section 4. Purpose. The purpose of establishing the Area is in order to finance the acquisition, construction, and installation of the Special Services within the Area.

Section 5. Filing. Upon adoption of this Ordinance, the City Clerk shall file a certified copy of this Ordinance with the Clerk of the County of Tazewell, Illinois.

Section 6. Levy of Taxes. The City Council, hereby approves the special tax levy for the Special Services to be provided in the Area, with the amount of the 2019 special tax levied against each parcel in the Area set forth in **Exhibit E** (the “**2019 SSA Levy**”). The 2019 SSA Levy shall be collected in 2020 and shall continue each year thereafter for nine (9) additional years at the same rate stated in the 2019 SSA Levy unless the City Council amends the 2019 SSA Levy.

Section 7. 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 8. Effective Date. This Ordinance shall take effect on December 3, 2019, upon the passage of sixty (60) days from the final adjournment of the Hearing in accordance with the SSA Law, provided, no valid objection petition was received by the City Clerk in accordance with the requirements set forth in Section 55 of the SSA Law prior to December 3, 2019.

PASSED AND APPROVED this ____ day of _____, 2019.

AYES _____

NAYS _____

MAYOR

ATTEST:

CITY CLERK

Exhibit A

[Permanent Tax Index Numbers]

ID Number	Address
02-02-23-214-022	212 S Main St
02-02-23-214-018	107 W Holland St
02-02-23-214-017	111 W Holland St
02-02-23-214-016	115 W Holland St
02-02-23-214-015	117 W Holland St
02-02-23-214-014	119 W Holland St
02-02-23-214-013	107 W Holland St
02-02-23-214-012	111 W Holland St
02-02-23-214-011	115 W Holland St
02-02-23-214-010	117 W Holland St
02-02-23-214-009	119 W Holland St
02-02-23-216-022	106 W Holland St
02-02-23-216-003	110 W Holland St
02-02-23-216-001	120 W Holland St

Exhibit B

[Legal Description]

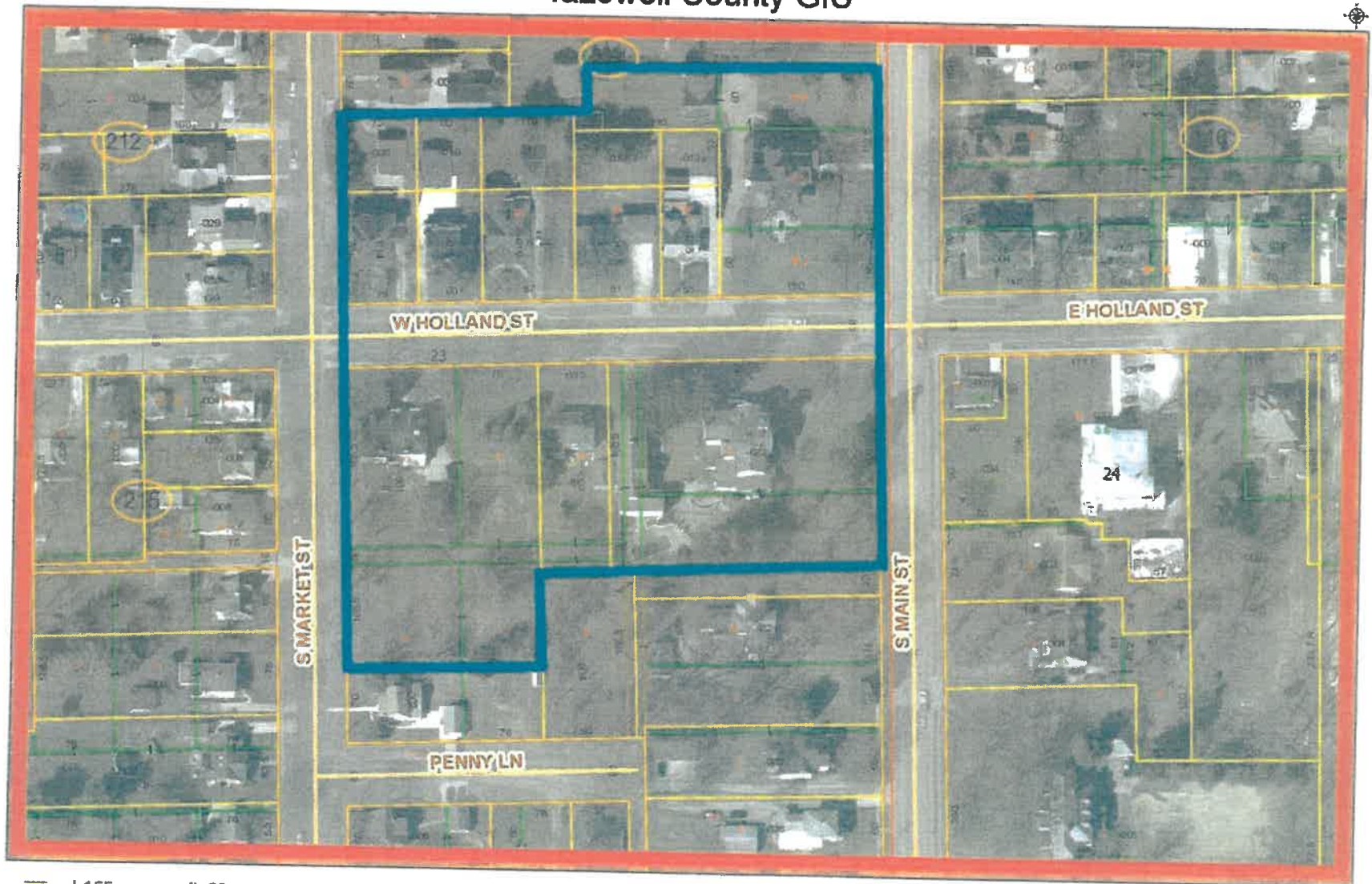
PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 26 NORTH, RANGE 3 WEST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN THE CITY OF WASHINGTON, COUNTY OF TAZEWELL AND STATE OF ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN BLOCK 2 OF HOLLAND'S SECOND ADDITION TO THE ORIGINAL TOWN, NOW CITY OF WASHINGTON, THENCE SOUTH, ALONG THE EAST LINE OF SAID LOT 1 AND LOT 2 IN SAID BLOCK 2 A DISTANCE OF 198 FEET; THENCE WEST, PARALLEL TO THE NORTH LINE OF SAID BLOCK 2, A DISTANCE OF 226 FEET TO THE WEST LINE OF SAID LOT 2; THENCE NORTH, ALONG SAID WEST LINE, A DISTANCE OF 2 FEET; THENCE WEST, PARALLEL WITH THE NORTH LINE OF SAID BLOCK 2, A DISTANCE OF 96 FEET TO THE EAST LINE OF LOT 7 IN SAID BLOCK 2; THENCE SOUTH, ALONG THE EAST LINE OF SAID LOT 7 TO A POINT 70 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 7; THENCE WEST, PARALLEL TO THE NORTH LINE OF SAID BLOCK 2 TO THE WEST LINE OF LOT 6 IN SAID BLOCK 2; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 6 AND SAID LINE EXTENDED, TO THE NORTHWEST CORNER OF LOT 5 IN SAID BLOCK 2; THENCE NORTH, ALONG THE WEST LINE OF SAID BLOCK 2, EXTENDED NORTH TO THE SOUTHWEST CORNER OF LOT 1 IN BLOCK 1 OF SAID HOLLAND'S SECOND ADDITION; THENCE NORTH ALONG THE WEST LINE OF SAID BLOCK 1 AND SAID LINE EXTENDED, A DISTANCE OF 179 FEET; THENCE EAST, PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 1, APPROXIMATELY 233.5 FEET TO A POINT 275.5 FEET WEST OF THE EAST LINE OF SAID BLOCK 1; THENCE NORTH, PARALLEL WITH THE EAST LINE OF SAID BLOCK 1 TO THE NORTH LINE OF SUBLOT B7, AS SHOWN ON A PLAT RECORDED IN PLAT BOOK "J", PAGE 539 IN THE TAZEWELL COUNTY RECORDER'S OFFICE; THENCE EAST, ALONG THE NORTH LINE OF SAID SUBLOT B7 AND SUBLOT B6, TO THE NORTHEAST CORNER OF SUBLOT B6 AS SHOWN ON SAID PLAT RECORDED IN PLAT BOOK "J", PAGE 539; THENCE SOUTH, ALONG THE EAST LINE OF SAID SUBLOT B6 AND SUBLOTS B5 AND B4 TO THE SOUTHEAST CORNER OF SAID SUBLOT B4; THENCE SOUTH, TO THE POINT OF BEGINNING.

Exhibit C

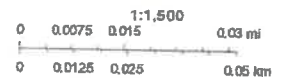
[Depiction]

Tazewell County GIS



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

Tazewell County GIS personnel map records contained herein are for property tax purposes only. This information has been compiled from the most accurate source data from the public records of Tazewell County, IL. This information must be accepted and used with the understanding that the data was collected primarily for the use and purpose of creating a Property Tax Roll per Illinois Statute. The information contained herein is for reference purposes only, and should not be relied upon as a source 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 also assume all risk and liability when accessing any third-party site linked to this site. All data is subject to change.



Tazewell County, IL

Exhibit D

[Notice]

NOTICE OF PROPOSED SPECIAL SERVICE AREA 3

Please take notice that on the 3rd day of October, 2019, at 6:30 p.m. (or as soon thereafter as the hearing may be held), the Mayor and the City Council of the City of Washington will conduct a public hearing at Five Points Washington, 360 N Wilmor Rd, Washington, IL 61571, with regard to the creation of a Special Service Area in conformance with the Constitution of the State of Illinois, the Special Service Area Tax Law (35 ILCS 200/27-5 *et seq.*) the Property Tax Law (35 ILCS 200/1-1 *et seq.*) and the levy of taxes within the Special Service Area.

The boundaries of the proposed Special Service Area are legally described as follows:

PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 23, 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 NORTHEAST CORNER OF LOT 1 IN BLOCK 2 OF HOLLAND'S SECOND ADDITION TO THE ORIGINAL TOWN, NOW CITY OF WASHINGTON, THENCE SOUTH, ALONG THE EAST LINE OF SAID LOT 1 AND LOT 2 IN SAID BLOCK 2 A DISTANCE OF 198 FEET; THENCE WEST, PARALLEL TO THE NORTH LINE OF SAID BLOCK 2, A DISTANCE OF 226 FEET TO THE WEST LINE OF SAID LOT 2; THENCE NORTH, ALONG SAID WEST LINE, A DISTANCE OF 2 FEET; THENCE WEST, PARALLEL WITH THE NORTH LINE OF SAID BLOCK 2, A DISTANCE OF 96 FEET TO THE EAST LINE OF LOT 7 IN SAID BLOCK 2; THENCE SOUTH, ALONG THE EAST LINE OF SAID LOT 7 TO A POINT 70 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 7; THENCE WEST, PARALLEL TO THE NORTH LINE OF SAID BLOCK 2 TO THE WEST LINE OF LOT 6 IN SAID BLOCK 2; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 6 AND SAID LINE EXTENDED, TO THE NORTHWEST CORNER OF LOT 5 IN SAID BLOCK 2; THENCE NORTH, ALONG THE WEST LINE OF SAID BLOCK 2, EXTENDED NORTH TO THE SOUTHWEST CORNER OF LOT 1 IN BLOCK 1 OF SAID HOLLAND'S SECOND ADDITION; THENCE NORTH ALONG THE WEST LINE OF SAID BLOCK 1 AND SAID LINE EXTENDED, A DISTANCE OF 179 FEET; THENCE EAST, PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 1, APPROXIMATELY 233.5 FEET TO A POINT 275.5 FEET WEST OF THE EAST LINE OF SAID BLOCK 1; THENCE NORTH, PARALLEL WITH THE EAST LINE OF SAID BLOCK 1 TO THE NORTH LINE OF SUBLOT B7, AS SHOWN ON A PLAT RECORDED IN PLAT BOOK "J", PAGE 539 IN THE TAZEWELL COUNTY RECORDER'S OFFICE; THENCE EAST, ALONG THE NORTH LINE OF SAID SUBLOT B7 AND SUBLOT B6, TO THE NORTHEAST CORNER OF SUBLOT B6 AS SHOWN ON SAID PLAT RECORDED IN PLAT BOOK "J", PAGE 539; THENCE SOUTH, ALONG THE EAST LINE OF SAID SUBLOT B6 AND SUBLOTS B5 AND B4 TO THE SOUTHEAST CORNER OF SAID SUBLOT B4; THENCE SOUTH, TO THE POINT OF BEGINNING.

and the proposed Special Service Area includes parcels located along the street commonly known as W. Holland St., Washington, IL 61571 and including the following common street addresses:

212 S Main St, 107 W Holland St, 111 W Holland St, 115 W Holland St, 117 W Holland St, 119 W Holland St, 107 W Holland St, 111 W Holland St, 115 W Holland St, 117 W Holland St, 119 W Holland St, 106 W Holland St, 110 W Holland St, 120 W Holland St.

The permanent tax index numbers of the parcels located within the proposed Special Service Area are as follows:

02-02-23-214-022, 02-02-23-214-018, 02-02-23-214-017, 02-02-23-214-016, 02-02-23-214-015, 02-02-23-214-014, 02-02-23-214-013, 02-02-23-214-012, 02-02-23-214-011, 02-02-23-214-010, 02-02-23-214-009, 02-02-23-216-022, 02-02-23-216-003, 02-02-23-216-001.

The proposed special services to be provided within the proposed Special Service Area are to be the installation, construction, and/or maintenance of sanitary lateral, sump line, and water service improvements.

The special services shall be subject to financing in the approximate amount of \$5,000.00 per parcel via the levy of taxes against each affected parcel. Such tax levy shall be in the initial, and annual, amount of \$500.00 levied per year over a ten (10) year period.

Any interested person, including all persons owning taxable property within the proposed Special Service Area, will be given an opportunity to be heard at the hearing and to file written objections regarding the establishment of the proposed Special Service Area and the related tax levy.

This notice is given by the Clerk of the City of Washington, 301 Walnut Street, Washington, IL 61571.

Exhibit E

[2019 Special Tax Levied]

Permanent Tax Index Number ("PIN")	Special Tax Levy	Address
02-02-23-214-022	\$500.00	212 S. Main St.
02-02-23-214-018	\$500.00	107 W. Holland St.
02-02-23-214-017	\$500.00	111 W. Holland St.
02-02-23-214-016	\$500.00	115 W. Holland St.
02-02-23-214-015	\$500.00	117 W. Holland St.
02-02-23-214-014	\$500.00	119 W. Holland St.
02-02-23-214-013	\$0.00	107 W. Holland St.
02-02-23-214-012	\$0.00	111 W. Holland St.
02-02-23-214-011	\$0.00	115 W. Holland St.
02-02-23-214-010	\$0.00	117 W. Holland St.
02-02-23-214-009	\$0.00	119 W. Holland St.
02-02-23-216-022	\$500.00	106 W. Holland St.
02-02-23-216-003	\$500.00	110 W. Holland St.
02-02-23-216-001	\$500.00	120 W. Holland St.