



ALDERMAN, 36TH WARD  
6934 WEST DIVERSEY AVENUE  
CHICAGO, ILLINOIS 60707  
WARD36@CITYOFCHICAGO.ORG  
(773) 745-4636

**GILBERT VILLEGAS**  
**CITY COUNCIL**  
**CITY OF CHICAGO**

\*\*\*\*\*  
COUNCIL CHAMBER  
CITY HALL - 2ND FLOOR  
121 NORTH LASALLE STREET  
CHICAGO, ILLINOIS 60602

COMMITTEE CHAIRMAN  
ECONOMIC, CAPITAL, AND TECHNOLOGY DEVELOPMENT  
COMMITTEE VICE CHAIRMAN  
COMMITTEES AND RULES  
COMMITTEE MEMBERSHIPS  
ZONING, LANDMARKS, AND BUILDING STANDARDS  
\*\*\*\*\*  
BUDGET AND GOVERNMENT OPERATIONS  
\*\*\*\*\*  
CONTRACTING OVERSIGHT AND EQUALITY  
\*\*\*\*\*  
LICENSE AND CONSUMER PROTECTION  
\*\*\*\*\*  
WORKFORCE DEVELOPMENT  
\*\*\*\*\*  
AVIATION  
\*\*\*\*\*  
FINANCE

**AMENDED MONTHLY REPORT — November 2020**

Pursuant to Rule 45 of the City Council Rules of Order, the **Committee on Economic, Capital, and Technology Development** submits the following **Monthly Report for November 2020**:

**COMMITTEE MEETING HELD ON NOVEMBER 13, 2020**

In compliance with Governor Pritzker's Executive Orders 2020-7, 2020-10, and 2020-18, attendance at this meeting was held by remote means only.

Chairman Villegas called the meeting to order at 10:04 AM

Roll Call

The following members of the Committee were present as determined during roll call: Aldermen Villegas, Sawyer, Harris, Lopez, Curtis, O'Shea, Tabares, Burnett, Sposato, Vasquez, Tunney, and Hadden. With 11 members present, quorum was established.

Approval of the September Monthly Report

There were no comments on or corrections to the July Monthly Report. Alderman Lopez moved to approve the Report. The motion carried with no objections.

Public Comment

There was no public comment.

Alderman Sposato asked Chairman Villegas to speak up.

Item 1

The following items were voted on collectively:

**A2020-170** Appointment of Winston Feng as member of Special Service Area No. 34, Uptown Commission

**A2020-171** Appointment of Karen Nieto as member of Special Service Area No. 59, 59th Street Commission

**A2020-172** Appointment of Kendra M. Boyd as member of Special Service Area No. 59, 59th Street Commission

- *Chairman Villegas asked if any of the Special Service Area (“SSA”) appointees would like to make a statement.*
- *Kendra Boyd gave a statement regarding why she opened a business in Gage Park and why she chose to apply to become a commissioner.*
- *Alderman Reilly asked to be recorded as present.*
- *Alderman Lopez welcomed Ms. Boyd and Ms. Nieto to their respective SSAs, located in the ward he represented.*
- *Alderman Sawyer moved to recommend approval of the appointments by the same roll call as was used to determined quorum.*
- *There were no objections, motion carried.*

Chairman Villegas thanked the newly appointed commissioners for their service to the City

Adjournment

There being no further business, Chairman Villegas asked for a motion to adjourn.

Alderman Vasquez so moved.

The Committee on Economic, Capital and Technology Development was adjourned at 10:13 AM.

The members of the Committee on Economic, Capital and Technology Development in attendance included: Aldermen Villegas (36), Sawyer (6), Harris (8), Lopez (15), Curtis (18), O’Shea (19), Tabares (23), Burnett (27), Sposato (38), Vasquez (40), Reilly (42), Tunney (44), and Hadden (49).

Respectfully submitted by:

Carlos Díaz

For the Committee on Economic, Capital and Technology Development

THE CITY COUNCIL OF CHICAGO  
COMMITTEE ON ECONOMIC, CAPITAL, AND TECHNOLOGY  
DEVELOPMENT

DECEMBER 13, 2020 \*\* 10:00 A.M.

LIVE STREAM VIA ZOOM

ALDERMAN GILBERT VILLEGAS - CHAIRMAN  
ALDERMAN GREGORY MITCHELL, VICE CHAIRMAN  
ALDERMAN RODERICK SAWYER  
ALDERMAN MICHELLE HARRIS  
ALDERMAN ANTHONY BEALE  
ALDERMAN GEORGE CARDENAS  
ALDERMAN RAYMOND LOPEZ  
ALDERMAN DERRICK CURTIS  
ALDERMAN MATTHEW O'SHEA  
ALDERMAN HOWARD BROOKINS, JR.  
ALDERMAN SILVANA TABARES  
ALDERMAN MICHAEL SCOTT, JR.  
ALDERMAN WALTER BURNETT  
ALDERMAN ARIEL REBOYRAS  
ALDERMAN EMMA MITTS  
ALDERMAN NICHOLAS SPOSATO  
ALDERMAN ANDRE VASQUEZ  
ALDERMAN BRENDAN REILLY  
ALDERMAN THOMAS TUNNEY  
ALDERMAN MARIA HADDEN

ALSO PRESENT:

ALDERMAN EDWARD BURKE  
ALDERMAN FELIX CARDONA  
ALDERMAN BRIAN HOPKINS  
ALDERMAN BYRON SIGCHO-LOPEZ

1 CHAIRMAN VILLEGAS: Good morning. The  
2 meeting on the Committee on Economic, Capital, and  
3 Technology Development is called to order.

4 Pursuant to applicable law and my  
5 determination that attendance by remote means is  
6 necessary because an in-person meeting is not  
7 practical or prudent due to the declared public  
8 health disaster caused by COVID-19, this meeting is  
9 being conducted by videoconference.

10 Mr. Heath, please call the roll.

11 MR. HEATH: Vice Chairman Mitchell?

12 Vice Chairman Mitchell?

13 Alderman Sawyer?

14 ALDERMAN SAWYER: Here.

15 MR. HEATH: Thank you, Alderman.

16 Alderman Harris? Alderman Harris?

17 ALDERMAN HARRIS: Here. Alderman Harris  
18 is here.

19 MR. HEATH: Thank you, Alderman.

20 Alderman Cardenas? Alderman  
21 Cardenas?

22 Alderman Lopez?

23 ALDERMAN LOPEZ: Originally present.

24 MR. HEATH: Thank you, Alderman.

1 Alderman Curtis? Alderman Curtis?

2 Alderman O'Shea?

3 ALDERMAN O'SHEA: Here.

4 MR. HEATH: Thank you, Alderman.

5 Alderman Brookins? Alderman

6 Brookins?

7 Alderman Tabares?

8 ALDERMAN TABARES: Alderman Tabares is

9 here.

10 MR. HEATH: Thank you, Alderman.

11 Alderman Scott? Alderman Scott?

12 Alderman Burnett?

13 ALDERMAN BURNETT: Alderman Burnett here.

14 MR. HEATH: Thank you, Alderman.

15 Alderman Reboyras? Alderman

16 Reboyras?

17 Alderman Mitts? Alderman Mitts?

18 Alderman Sposato?

19 ALDERMAN SPOSATO: Alderman Sposato is

20 here.

21 MR. HEATH: Thank you, Alderman.

22 Alderman Vasquez?

23 ALDERMAN VASQUEZ: Not originally but

24 still present.

1 MR. HEATH: Thank you, Alderman.

2 Alderman Reilly? Alderman Reilly?

3 Alderman Tunney?

4 ALDERMAN TUNNEY: Alderman Tunney is  
5 here.

6 MR. HEATH: Thank you, Alderman.

7 Alderwoman Hadden?

8 ALDERMAN HADDEN: Present.

9 MR. HEATH: Thank you, Alderwoman.  
10 Chairman, we do have a quorum  
11 present.

12 CHAIRMAN VILLEGAS: Thank you, Justin.  
13 Ladies and gentlemen, we have a  
14 quorum.

15 The first order of business is  
16 approval of the September monthly report. If you  
17 recall, we convened on September 1st and the 29th so  
18 the report is a little longer than normal.

19 All Members of the Committee should  
20 have received a copy of this report electronically.  
21 If there are any questions or comments regarding the  
22 report, please use the teleconference raise hand  
23 function to be recognized.

24 May I have a motion to recommend

1 approval of the report by the same roll call vote as  
2 was applied to quorum.

3 ALDERMAN LOPEZ: So moved, Chairman.

4 CHAIRMAN VILLEGAS: Alderman Lopez so  
5 moves.

6 Hearing no objection, so ordered.

7 Due to the format of our meeting, we  
8 are taking public comments at this point. I have  
9 been informed that we have -- do we have any public  
10 comments, Justin?

11 MR. HEATH: Alderman, I am checking right  
12 now. Bear with me for a second.

13 MS. LEDFORD: We do not have any public  
14 comment for this portion of the meeting today. We  
15 have them for the other hearings.

16 CHAIRMAN VILLEGAS: Thank you, Lucia.

17 ALDERMAN SPOSATO: Chairman, you do sound  
18 a little weak to me. I don't know, is it must me,  
19 or is everybody else having a hard time with you?  
20 Everybody else I can hear clearly but you're kind of  
21 faint.

22 (ZOOM audio difficulties)

23 CHAIRMAN VILLEGAS: I'll speak a little  
24 louder.

1                   Item 1 on the agenda is three  
2                   appointments to various Special Service Areas which  
3                   were introduced by Mayor Lightfoot during the  
4                   July 22, 2020, City Council meeting. The following  
5                   appointees are being considered: Winston Feng, SSA  
6                   No. 34, Uptown Commission, located in Wards 46, 47  
7                   and 48; Karen Nieto and Kendra Boyd to SSA No. 59,  
8                   59th Street Commission, located in Wards 14, 15, 16  
9                   and 23.

10                   Would any of the appointees like to  
11                   make a statement?

12                   Kendra, did you want to say  
13                   something?

14                   MS. BOYD: I would like to make a brief  
15                   statement if that's okay.

16                   CHAIRMAN VILLEGAS: Absolutely. Go  
17                   ahead. Please proceed.

18                   MS. BOYD: I am new to the area, probably  
19                   in the last two years. I came from -- I'm  
20                   originally from Evanston, northwest suburbs. I  
21                   opened up a business, a beauty bar in Gage Park, and  
22                   then I actually moved to Gage Park a little bit over  
23                   a year ago. Coming from Evanston to Gage Park, of  
24                   course, a different -- is quite a transition, but I



1     like the diversity. It reminds me a lot of  
2     Evanston. It's a mixture of blacks, Hispanics, some  
3     Polish, and that's what I wanted to open my business  
4     in. A very diverse area. So I like Gage Park. I'm  
5     here. I've tried to meet with some of the other  
6     business owners and get to know some of the people  
7     in the area. I think it has a lot of potential, and  
8     I'm, you know, actually glad to be even considered  
9     to be a commissioner because I actually never  
10    thought about this until I got here so if there is  
11    anything I can do to help, learn more of the  
12    community, help build the community, I'm all for it.  
13    So thank you.

14                   CHAIRMAN VILLEGAS: Thank you, Kendra.

15                   Any of the other appointees like to  
16    make a statement?

17                   (No response.)

18                   Okay. Hearing no other comments from  
19    the appointees, are there any questions from the  
20    Members of the Committee?

21                   ALDERMAN REILLY: Hey, Chairman, it's  
22    Alderman Reilly. Could I be recorded as present for  
23    the roll call, please.

24                   CHAIRMAN VILLEGAS: We will note that,

1 Alderman Reilly. Thank you.

2 Hearing no questions from the  
3 Committee, I just want to -- I'm sorry.

4 ALDERMAN LOPEZ: My hand is -- are we  
5 using the "raise your hand" function?

6 MR. HEATH: Chairman, Alderman Lopez's  
7 hand is raised.

8 CHAIRMAN VILLEGAS: Sorry about that.  
9 Alderman Lopez.

10 ALDERMAN LOPEZ: Thank you, Chairman.

11 I actually just wanted to welcome  
12 Karen and Kendra to the Commission. I know they  
13 work well with the Greater Southwest Development  
14 Corporation, who has been in constant contact with  
15 all of my colleagues that are connected to these  
16 SSAs. Their focus on trying to help businesses has  
17 not stopped throughout COVID, and I look forward to  
18 their continued success. Thank you. And I ask for  
19 my colleagues' affirmative vote on this matter.  
20 Thank you.

21 CHAIRMAN VILLEGAS: Thank you, Alderman  
22 Lopez.

23 Any other Members have any questions  
24 or comments?

1                   ALDERMAN SAWYER: Mr. Chairman, if there  
2 are none, Sawyer moves do pass.

3                   CHAIRMAN VILLEGAS: Alderman Sawyer so  
4 moves.

5                   Hearing no objection, so ordered.

6                   Commissioners, I just want to let you  
7 know, thank you for stepping up. We want you to  
8 know that you have a partner in the City Council.  
9 These business corridors are very important to us,  
10 and if there's any assistance that you need from our  
11 side, please feel free to reach out to us. So  
12 congratulations and good luck. Thank you.

13                   The do pass recommendation on the  
14 appointments or reappointments will be reported out  
15 at the next City Council meeting on Wednesday  
16 November 16, 2020.

17                   Ladies and gentlemen, before we  
18 adjourn, I'd like to remind everyone that we have  
19 four public hearings directly following this  
20 meeting.

21                   There being no further business, may  
22 I have a motion to adjourn by the same roll call  
23 vote that was applied to determine quorum.

24                   ALDERMAN VASQUEZ: So move.

1                   CHAIRMAN VILLEGAS: Alderman Vasquez so  
2 moves.

3                   Hearing no objection, so ordered.  
4 The meeting of the Committee on Economic, Capital,  
5 and Technology Development is adjourned.

6                   ALDERMAN CURTIS: Alderman, did you get  
7 Derrick Curtis for a quorum?

8                   CHAIRMAN VILLEGAS: Justin, could you  
9 please record Alderman Curtis?

10                  ALDERMAN SCOTT: Alderman Scott too.

11                  CHAIRMAN VILLEGAS: Alderman Scott as  
12 well.

13                  ALDERMAN CARDONA: And Alderman Cardona.

14                  CHAIRMAN VILLEGAS: Alderman Cardona as  
15 well.

16                  Commissioners, you can either jump  
17 off the call or continue to stay on and listen to  
18 your government at work.

19                               (Meeting concluded at 10:14  
20 a.m.)

21                               (WHEREUPON, which were all the  
22 proceedings had in the above  
23 entitled cause.)  
24

REPORTER CERTIFICATION

I, JO ANN LOSOYA, a Certified Shorthand Reporter of the State of Illinois, do hereby certify that I reported in shorthand the proceedings had at the meeting aforesaid, and that the foregoing is a true, complete and correct transcript of the proceedings of said meeting as appears from my stenographic notes so taken and transcribed under my personal direction.

IN WITNESS WHEREOF, I do hereunto set my hand at Chicago, Illinois, this December 6, 2020.

A handwritten signature in cursive script, reading "Jo Ann Losoya", is written over a horizontal line.

JO ANN LOSOYA

C.S.R. No. 084-002437

<b>0</b>	<b>ago</b> 6:23	<b>b</b>	8:6,8,10,21 9:1,3 10:1,8,11,14
<b>084-002437</b> 11:17	<b>ahead</b> 6:17	<b>bar</b> 6:21	<b>checking</b> 5:11
<b>1</b>	<b>alderman</b> 1:5,5,6 1:6,7,7,8,8,9,9,10 1:10,11,11,12,12 1:13,13,14,14,16 1:17,17,18 2:13,14 2:15,16,16,17,17 2:19,20,20,22,23 2:24 3:1,1,2,3,4,5 3:5,7,8,8,10,11,11 3:12,13,13,14,15 3:15,17,17,18,19 3:19,21,22,23 4:1 4:2,2,3,4,4,6,8 5:3 5:4,11,17 7:21,22 8:1,4,6,9,10,21 9:1 9:3,24 10:1,6,6,9 10:10,10,11,13,13 10:14	<b>beale</b> 1:7	<b>chicago</b> 1:1 11:13
<b>1</b> 6:1		<b>bear</b> 5:12	<b>city</b> 1:1 6:4 9:8,15
<b>10:00</b> 1:3		<b>beauty</b> 6:21	<b>clearly</b> 5:20
<b>13</b> 1:3		<b>bit</b> 6:22	<b>colleagues</b> 8:15,19
<b>14</b> 6:8		<b>blacks</b> 7:2	<b>coming</b> 6:23
<b>15</b> 6:8		<b>boyd</b> 6:7,14,18	<b>comment</b> 5:14
<b>16</b> 6:8 9:16		<b>brendan</b> 1:13	<b>comments</b> 4:21 5:8,10 7:18 8:24
<b>19</b> 2:8		<b>brian</b> 1:17	<b>commission</b> 6:6,8 8:12
<b>1st</b> 4:17		<b>brief</b> 6:14	<b>commissioner</b> 7:9
<b>2</b>		<b>brookins</b> 1:9 3:5,6	<b>commissioners</b> 9:6 10:16
<b>2020</b> 1:3 6:4 9:16 11:13		<b>build</b> 7:12	<b>committee</b> 1:2 2:2 4:19 7:20 8:3 10:4
<b>2166</b> 11:16		<b>burke</b> 1:16	<b>community</b> 7:12 7:12
<b>22</b> 6:4		<b>burnett</b> 1:11 3:12 3:13,13	<b>complete</b> 11:8
<b>23</b> 6:9		<b>business</b> 4:15 6:21 7:3,6 9:9,21	<b>concluded</b> 10:19
<b>29th</b> 4:17		<b>businesses</b> 8:16	<b>conducted</b> 2:9
<b>3</b>	<b>alderwoman</b> 4:7,9	<b>byron</b> 1:18	<b>congratulations</b> 9:12
<b>34</b> 6:6	<b>andre</b> 1:13	<b>c</b>	<b>connected</b> 8:15
<b>4</b>	<b>ann</b> 11:4,16	<b>c.s.r.</b> 11:17	<b>considered</b> 6:5 7:8
<b>46</b> 6:6	<b>anthony</b> 1:7	<b>call</b> 2:10 5:1 7:23 9:22 10:17	<b>constant</b> 8:14
<b>47</b> 6:6	<b>appears</b> 11:9	<b>called</b> 2:3	<b>contact</b> 8:14
<b>48</b> 6:7	<b>applicable</b> 2:4	<b>capital</b> 1:2 2:2 10:4	<b>continue</b> 10:17
<b>5</b>	<b>applied</b> 5:2 9:23	<b>cardenas</b> 1:7 2:20 2:21	<b>continued</b> 8:18
<b>59</b> 6:7	<b>appointees</b> 6:5,10 7:15,19	<b>cardona</b> 1:17 10:13,13,14	<b>convened</b> 4:17
<b>59th</b> 6:8	<b>appointments</b> 6:2 9:14	<b>cause</b> 10:23	<b>copy</b> 4:20
<b>6</b>	<b>approval</b> 4:16 5:1	<b>caused</b> 2:8	<b>corporation</b> 8:14
<b>6</b> 11:13	<b>area</b> 6:18 7:4,7	<b>certification</b> 11:1	<b>correct</b> 11:8
<b>a</b>	<b>areas</b> 6:2	<b>certified</b> 11:4	<b>corridors</b> 9:9
<b>a.m.</b> 1:3 10:20	<b>ariel</b> 1:11	<b>certify</b> 11:5	<b>council</b> 1:1 6:4 9:8 9:15
<b>absolutely</b> 6:16	<b>assistance</b> 9:10	<b>chairman</b> 1:5,5 2:1,11,12 4:10,12 5:3,4,16,17,23 6:16 7:14,21,24	<b>course</b> 6:24
<b>adjourn</b> 9:18,22	<b>attendance</b> 2:5		<b>covid</b> 2:8 8:17
<b>adjourned</b> 10:5	<b>audio</b> 5:22		
<b>affirmative</b> 8:19			
<b>aforesaid</b> 11:7			
<b>agenda</b> 6:1			

<b>curtis</b> 1:8 3:1,1 10:6,7,9	<b>format</b> 5:7 <b>forward</b> 8:17	<b>hopkins</b> 1:17 <b>howard</b> 1:9	<b>lopez's</b> 8:6 <b>losoya</b> 11:4,16
<b>d</b>	<b>four</b> 9:19 <b>free</b> 9:11 <b>function</b> 4:23 8:5 <b>further</b> 9:21	<b>i</b>	<b>lot</b> 7:1,7 <b>louder</b> 5:24 <b>lucia</b> 5:16 <b>luck</b> 9:12
<b>december</b> 1:3 11:13 <b>declared</b> 2:7 <b>derrick</b> 1:8 10:7 <b>determination</b> 2:5 <b>determine</b> 9:23 <b>development</b> 1:2 2:3 8:13 10:5 <b>different</b> 6:24 <b>difficulties</b> 5:22 <b>direction</b> 11:11 <b>directly</b> 9:19 <b>disaster</b> 2:8 <b>diverse</b> 7:4 <b>diversity</b> 7:1 <b>due</b> 2:7 5:7	<b>g</b> <b>gage</b> 6:21,22,23 7:4 <b>gentlemen</b> 4:13 9:17 <b>george</b> 1:7 <b>gilbert</b> 1:5 <b>glad</b> 7:8 <b>go</b> 6:16 <b>good</b> 2:1 9:12 <b>government</b> 10:18 <b>greater</b> 8:13 <b>gregory</b> 1:5	<b>illinois</b> 11:5,13 <b>important</b> 9:9 <b>informed</b> 5:9 <b>introduced</b> 6:3 <b>item</b> 6:1 <b>j</b> <b>jo</b> 11:4,16 <b>jr</b> 1:9,10 <b>july</b> 6:4 <b>jump</b> 10:16 <b>justin</b> 4:12 5:10 10:8 <b>k</b> <b>karen</b> 6:7 8:12 <b>kendra</b> 6:7,12 7:14 8:12 <b>kind</b> 5:20 <b>know</b> 5:18 7:6,8 8:12 9:7,8 <b>l</b> <b>ladies</b> 4:13 9:17 <b>law</b> 2:4 <b>learn</b> 7:11 <b>ledford</b> 5:13 <b>lightfoot</b> 6:3 <b>listen</b> 10:17 <b>little</b> 4:18 5:18,23 6:22 <b>live</b> 1:4 <b>located</b> 6:6,8 <b>longer</b> 4:18 <b>look</b> 8:17 <b>lopez</b> 1:8,18 2:22 2:23 5:3,4 8:4,9 8:10,22	<b>m</b> <b>maria</b> 1:14 <b>matter</b> 8:19 <b>matthew</b> 1:9 <b>mayor</b> 6:3 <b>means</b> 2:5 <b>meet</b> 7:5 <b>meeting</b> 2:2,6,8 5:7,14 6:4 9:15,20 10:4,19 11:7,9 <b>members</b> 4:19 7:20 8:23 <b>michael</b> 1:10 <b>michelle</b> 1:6 <b>mittchell</b> 1:5 2:11 2:12 <b>mitts</b> 1:12 3:17,17 <b>mixture</b> 7:2 <b>monthly</b> 4:16 <b>morning</b> 2:1 <b>motion</b> 4:24 9:22 <b>move</b> 9:24 <b>moved</b> 5:3 6:22 <b>moves</b> 5:5 9:2,4 10:2 <b>n</b> <b>necessary</b> 2:6 <b>need</b> 9:10 <b>never</b> 7:9 <b>new</b> 6:18 <b>nicholas</b> 1:12 <b>nieto</b> 6:7 <b>normal</b> 4:18
<b>e</b>	<b>h</b> <b>hadden</b> 1:14 4:7,8 <b>hand</b> 4:22 8:4,5,7 11:13 <b>hard</b> 5:19 <b>harris</b> 1:6 2:16,16 2:17,17 <b>health</b> 2:8 <b>hear</b> 5:20 <b>hearing</b> 5:6 7:18 8:2 9:5 10:3 <b>hearings</b> 5:15 9:19 <b>heath</b> 2:10,11,15 2:19,24 3:4,10,14 3:21 4:1,6,9 5:11 8:6 <b>help</b> 7:11,12 8:16 <b>hereunto</b> 11:12 <b>hey</b> 7:21 <b>hispanics</b> 7:2	<b>economic</b> 1:2 2:2 10:4 <b>edward</b> 1:16 <b>either</b> 10:16 <b>electronically</b> 4:20 <b>emma</b> 1:12 <b>entitled</b> 10:23 <b>evanston</b> 6:20,23 7:2 <b>everybody</b> 5:19,20 <b>f</b> <b>faint</b> 5:21 <b>feel</b> 9:11 <b>felix</b> 1:17 <b>feng</b> 6:5 <b>first</b> 4:15 <b>focus</b> 8:16 <b>following</b> 6:4 9:19 <b>foregoing</b> 11:7	

northwest 6:20 note 7:24 notes 11:10 november 9:16	prudent 2:7 public 2:7 5:8,9,13 9:19 pursuant 2:4	roderick 1:6 roll 2:10 5:1 7:23 9:22	<b>t</b>
<b>o</b>	<b>q</b>	<b>s</b>	tabares 1:10 3:7,8 3:8 taken 11:10 technology 1:2 2:3 10:5 teleconference 4:22 thank 2:15,19,24 3:4,10,14,21 4:1,6 4:9,12 5:16 7:13 7:14 8:1,10,18,20 8:21 9:7,12 think 7:7 thomas 1:14 thought 7:10 three 6:1 time 5:19 today 5:14 transcribed 11:10 transcript 11:8 transition 6:24 tried 7:5 true 11:8 trying 8:16 tunney 1:14 4:3,4 4:4 two 6:19
o'shea 1:9 3:2,3 objection 5:6 9:5 10:3 okay 6:15 7:18 open 7:3 opened 6:21 order 2:3 4:15 ordered 5:6 9:5 10:3 originally 2:23 3:23 6:20 owners 7:6	questions 4:21 7:19 8:2,23 quite 6:24 quorum 4:10,14 5:2 9:23 10:7	sawyer 1:6 2:13 2:14 9:1,2,3 scott 1:10 3:11,11 10:10,10,11 second 5:12 september 4:16,17 service 6:2 set 11:12 shorthand 11:4,6 side 9:11 sigcho 1:18 signature 11:16 silvana 1:10 sorry 8:3,8 sound 5:17 southwest 8:13 speak 5:23 special 6:2 sposato 1:12 3:18 3:19,19 5:17 ssa 6:5,7 ssas 8:16 state 11:5 statement 6:11,15 7:16 stay 10:17 stenographic 11:10 stepping 9:7 stopped 8:17 stream 1:4 street 6:8 suburbs 6:20 success 8:18	<b>u</b>
<b>p</b>	<b>r</b>		<b>v</b>
park 6:21,22,23 7:4 partner 9:8 pass 9:2,13 people 7:6 person 2:6 personal 11:11 please 2:10 4:22 6:17 7:23 9:11 10:9 point 5:8 polish 7:3 portion 5:14 potential 7:7 practical 2:7 present 1:15 2:23 3:24 4:8,11 7:22 probably 6:18 proceed 6:17 proceedings 10:22 11:6,9	raise 4:22 8:5 raised 8:7 raymond 1:8 reach 9:11 reappointments 9:14 reboyras 1:11 3:15,16 recall 4:17 received 4:20 recognized 4:23 recommend 4:24 recommendation 9:13 record 10:9 recorded 7:22 regarding 4:21 reilly 1:13 4:2,2 7:21,22 8:1 remind 9:18 reminds 7:1 remote 2:5 report 4:16,18,20 4:22 5:1 reported 9:14 11:6 reporter 11:1,5 response 7:17 right 5:11		various 6:2 vasquez 1:13 3:22 3:23 9:24 10:1 vice 1:5 2:11,12 videoconference 2:9 villegas 1:5 2:1 4:12 5:4,16,23



6:16 7:14,24 8:8 8:21 9:3 10:1,8,11 10:14 <b>vote</b> 5:1 8:19 9:23
<b>w</b>
<b>walter</b> 1:11 <b>want</b> 6:12 8:3 9:6 9:7 <b>wanted</b> 7:3 8:11 <b>wards</b> 6:6,8 <b>weak</b> 5:18 <b>wednesday</b> 9:15 <b>welcome</b> 8:11 <b>whereof</b> 11:12 <b>winston</b> 6:5 <b>witness</b> 11:12 <b>work</b> 8:13 10:18
<b>y</b>
<b>year</b> 6:23 <b>years</b> 6:19
<b>z</b>
<b>zoom</b> 1:4 5:22

COMMITTEE ON ECONOMIC, CAPITAL,  
AND TECHNOLOGY DEVELOPMENT  
OF THE  
CITY COUNCIL OF CHICAGO

PUBLIC HEARING ON ENLARGEMENT OF BOUNDARIES,  
IMPOSITION OF TAX LEVY, APPROVAL OF BUDGET,  
EXTENSION OF TAX LEVY PERIOD AND EXECUTION OF  
SERVICE PROVIDER AGREEMENT FOR

SPECIAL SERVICE AREA NO. 19  
HOWARD STREET COMMISSION

November 13, 2020

10:15 o'clock A.M.

VIRTUAL MEETING VIA ZOOM

CHICAGO, ILLINOIS

1                   CHAIRMAN VILLEGAS:   Okay.   All right.  
2   Good morning, ladies and gentlemen.   The meeting  
3   will come to order.

4                   Pursuant to applicable law and my  
5   determination that attendance by remote means is  
6   necessary because an in-person meeting is not  
7   practical or prudent due to the declared public  
8   health disaster caused by COVID-19, this meeting is  
9   being conducted by via videoconference.

10                  Let the record reflect that it is a  
11   public hearing that is being held pursuant to the  
12   requirements of the State of Illinois Special  
13   Service Area Tax Law 35 ILCS 200/27-5 as amended  
14   from time to time and Section 27-35 of the State of  
15   Illinois Special Service Tax Law as amended.

16                  Notice of this public hearing was  
17   published on October 26, 2020, in the Chicago  
18   Tribune, a newspaper of general circulation within  
19   the City of Chicago and notice was additionally  
20   mailed to people and according to the schedule  
21   required by applicable law.

22                  Let the record reflect that the  
23   Notice has been marked as Committee's Exhibit No. 1,  
24   for identification and has been e-mailed to the

1 Sergeant-at-Arms and to the Committee at  
2 ECTD@cityofChicago.org for inclusion in the record.

3 On November 8, 2006, the City Council  
4 of City of Chicago enacted an ordinance which  
5 established an area known and designated as a City  
6 of Chicago Special Service Area No. 19, which I will  
7 call "the original area."

8 That ordinance authorized the levy of  
9 an annual tax for the period beginning in year 2006  
10 through and including year 2020, which I will call  
11 the "original levy period."

12 The authorized tax was not to exceed  
13 an annual rate of .833 percent of equalized assessed  
14 value of the taxable property in the original area.  
15 I will call that "the service tax."

16 The service tax was to provide  
17 certain special services in and for the original  
18 area in addition to the services provided by and to  
19 the City of Chicago generally. I will call those  
20 the "original special services."

21 This is a hearing to consider four  
22 things: First, we will consider the enlargement of  
23 the boundaries of the original area.

24 Second, we will consider the

1 authorization of certain special services in the  
2 original area distinct from the original special  
3 services, which I will call "special services."

4 Third, we will consider the levy of  
5 the services tax at an annual rate of .833 for the  
6 provision of the special services in the area.

7 Fourth, we will consider the  
8 authorization of an extension of the original levy  
9 period allowing for the levy of services, service  
10 tax for the provision of the special services in the  
11 area through and including year 2034.

12 The approximate street location of  
13 the proposed area will consist of the territory on  
14 the south side of Howard Street from Ridge Boulevard  
15 to Hermitage Avenue, both sides of Howard Street  
16 from Hermitage Avenue to Sheridan Road, both sides  
17 of Jarvis Street between Ashland Avenue and  
18 Greenview Avenue and southeasterly from Sherwin  
19 Avenue to Touhy Avenue along the CM & STPP Railroad.

20 The proposed special services now to  
21 be provided within the area include, but are not  
22 limited to, customer attraction, publicway  
23 aesthetics, sustainability and public place  
24 enhancements, economic business development, public

1 health and safety programs, and other activities to  
2 promote commercial and economic development. The  
3 special services may include new construction or  
4 maintenance. These special services will be in  
5 addition to services provided to and by the City of  
6 Chicago generally.

7 The services tax under consideration  
8 would not exceed the annual sum of .833 percent of  
9 Equalized Assessed Value of the taxable property  
10 within the area. The services tax will be extended  
11 from the original levy period through and including  
12 year 2034 and will be authorized to be levied  
13 annually. This services tax will be in addition to  
14 all other taxes provided by law and will be levied  
15 pursuant to the provisions of Property Tax Code 35  
16 ILCS 200/1-1 as amended from time to time.

17 Written comments on the proposed  
18 changes to the original area, the original special  
19 services, or the authorization of the original levy  
20 period, and the levy of the services tax for the  
21 provision of the special services in the area for a  
22 period through and including the year 2034 must have  
23 been submitted by email to [ECTD@cityofchicago.org](mailto:ECTD@cityofchicago.org) no  
24 later than 5:00 p.m. yesterday.

1                   Let the record reflect that no  
2                   written comments were submitted.

3                   Is there a statement from the  
4                   Alderman in the area?

5                   (No response.)

6                   Is there a statement from the  
7                   Department of Planning and Development?

8                   MS. O'CONNOR: Yes, Chairman. Mary  
9                   O'Connor is here.

10                  CHAIRMAN VILLEGAS: Please proceed, Mary.

11                  MS. O'CONNOR: Good morning, Mr. Chairman  
12                  and Members of the Committee.

13                  For the record, my name is Mary  
14                  O'Connor, Deputy Commissioner in the Department of  
15                  Planning and Development.

16                  Last November, our Department  
17                  received an application for a term extension of  
18                  15 years and a boundary expansion for Special  
19                  Service Area 19, Howard Street. This SSA was  
20                  originally established in 1997 and extended in 2006.  
21                  The general boundaries of the SSA are along and near  
22                  Chicago's northern border and include the south side  
23                  of Howard Street between Ridge Road and Clark Street  
24                  and both sides of Howard Street between Clark Street

1 and Sheridan Road. There is also a proposed  
2 boundary expansion which includes a small cluster of  
3 commercial and mixed used properties adjacent to the  
4 Jarvis Red Line Station, known as Jarvis Square.

5 Two community meetings were conducted  
6 remotely this summer to inform property owners of  
7 the term extension and boundary expansion and to  
8 gather their feedback. There are a total of 221  
9 PINs in the SSA and signatures of support were  
10 received from 45 PINs or just over the required  
11 20 percent threshold.

12 Our department has reviewed the  
13 documents submitted by the service provider for  
14 SSA 19, Rogers Park Business Alliance, and find them  
15 in order.

16 The proposed work plan and budget  
17 have also been reviewed by the Office of Budget and  
18 Management and the Department of Law.

19 The total budget for 2021 is  
20 \$390,186. A levy rate cap of 0.833 percent would  
21 remain in place for the entire 15-year term of the  
22 extended SSA.

23 SSA 19 is located within the 49th  
24 Ward. The proposed SSA is supported by Alderwoman



1 Maria Hadden. Representatives from local property  
2 owners and Roger Park Business Alliance are also  
3 here today to provide additional details and  
4 comments about the continuation of this SSA.

5 In closing, DPD requests the  
6 Committee's support of Special Service Area 19's  
7 term extension and boundary expansion. Thank you.

8 CHAIRMAN VILLEGAS: Thank you, Mary.

9 Alderman Hadden.

10 ALDERMAN HADDEN: Thank you, Chair. And  
11 thank you, Mary.

12 I just want to say to my colleagues  
13 wholeheartedly in support of both this term  
14 extension and expansion of SSA 19. Having the SSA  
15 in this particular area along Howard Street and  
16 expanding it to Jarvis Square will allow our small  
17 businesses to benefit from one of the few economic  
18 development tools available to us up in Rogers Park  
19 and especially along this Evanston border. I feel  
20 like the Roger Park Business Alliance has made good  
21 use of the SSA program to bring benefits to our  
22 businesses, our communities, and our organizations,  
23 and look forward to this extended relationship and  
24 the expansion to Jarvis Square, where the business

1 community and our residents will greatly benefit  
2 from, you know, from the SSA and the programs that  
3 it offers to them. So really appreciate DPD working  
4 with our community on this and look forward to my  
5 colleagues approving this eventually. Thank you.

6 CHAIRMAN VILLEGAS: Thank you, Alderman  
7 Hadden.

8 Ladies and gentlemen, any resident,  
9 taxpayer, or other interested person attending this  
10 hearing who desired an opportunity to express their  
11 views for or against the proposed changes to the  
12 original area, the original special services, or the  
13 authorization of the extension of the original levy  
14 period, and of the levy of the services tax for the  
15 provision of the Special Services Area for a period  
16 through and including year 2034 was required to  
17 leave a voice message no later than 9:00 a.m.  
18 yesterday requesting an opportunity to make those  
19 comments or objections. All such person who have  
20 been contacted by the Sergeant-at-Arms and have  
21 called into this meeting will have the opportunity  
22 to address the Committee and will wait to be called  
23 upon to speak.

24 Members of the public, please

1 remember that we have a three-minute limit for  
2 public testimony.

3 Our first speaker will be Jay  
4 Johnson, property owner. Mr. Johnson.

5 MR. JOHNSON: Good morning, everybody.  
6 My name is Jay Johnson. I have a company called  
7 Cornerstone Investment Group. We have been active  
8 in Rogers Park for about 30 years and have owned  
9 property on Howard Street for about 25 years. We  
10 are fully in support of the continuation/extension  
11 of the SSA program. It has been very vital for the  
12 attraction of commercial tenants, the retention of  
13 commercial tenants, and tenant improvements, which  
14 has significantly increased the desirability for  
15 shopping, for retail options on Howard Street, and  
16 is making -- helps make Howard Street a more  
17 pedestrian friendly street. There's a number of  
18 other programs that they have done as far as garbage  
19 pick up and enhancements to the aesthetics of the  
20 street, but we're focused -- our focus is on the  
21 tenant retention and tenant improvements, which have  
22 been very helpful. I would certainly support this  
23 program going forward. Thank you.

24 CHAIRMAN VILLEGAS: Thank you,

1 Mr. Johnson.

2 Our next speaker will be Carrie  
3 Sullivan.

4 MS. SULLIVAN: Can you guys hear me okay?  
5 I was trying to call in my phone. I don't know if  
6 that worked out so great.

7 CHAIRMAN VILLEGAS: We can hear you.

8 MS. SULLIVAN: Okay. Cool. Wonderful.  
9 So, thank you very much for allowing me the  
10 opportunity. Yes, my name is Carrie Sullivan. I am  
11 actually the current chair of SSA 19 and I am the  
12 former managing director of The Factory Theater,  
13 which resides on Howard Street.

14 The role that the SSA played in being  
15 able to -- in allowing us to open up a theater on  
16 Howard cannot be understated. The programs that  
17 they provided, the funding they had available to us,  
18 the programs that this finances allowed us to build  
19 our space. We worked closely with our landlord, Jay  
20 Johnson, who you just heard from, and we've been  
21 able to open up a space of our own, which is a dream  
22 really in the theater, back in 2016. So it's very  
23 exciting. We've been around for a long time, over  
24 25 years, and this was our first space of our very

1 own. Previous to this, we had a space where we were  
2 residents in Avondale, and in the ten years that we  
3 were there, I don't think I ever even knew who the  
4 alderman was. So, to move to Rogers Park and have  
5 this kind of the community support right off the bat  
6 was absolutely fantastic.

7 So that's the past. Going forward,  
8 having this SSA and having the support that the SSA  
9 provides is going to be absolutely crucial as we all  
10 recover from COVID. Theaters and the arts are hit  
11 so hard right now. We do literally almost nothing.  
12 We can't perform. We can't rehearse, at least not  
13 in person. It's going to take a real effort from  
14 everybody, and I really believe that the SSA and the  
15 support that we're going to be able to provide to  
16 businesses, everybody in that area it's going to be  
17 absolutely vital in order for these businesses to be  
18 able to recover and continue on forward. Providing  
19 theater, restaurants, destinations, we want to  
20 create this as an arts corridor on Howard Street and  
21 really revitalize the energy up there because it is  
22 an incredible neighborhood.

23 So I believe the SSA will be as vital  
24 to realizing that goal because I do believe there's

1 going to be another side to COVID some day so, you  
2 know, The Factory Theater, we absolutely throw our  
3 100 percent support behind this SSA and the  
4 expansion to Jarvis Square. Thank you very much for  
5 your time.

6 CHAIRMAN VILLEGAS: Thank you,  
7 Ms. Sullivan.

8 Our next speaker is Renee Labrana.  
9 Renee Labrana.

10 MR. HEATH: \*6 to unmute yourself, please.

11 CHAIRMAN VILLEGAS: All right. Our next  
12 speaker is Carrie Flynn. Carrie Flynn.

13 MS. FLYNN: Hello.

14 CHAIRMAN VILLEGAS: We can hear you.

15 MS. FLYNN: Can you hear me?

16 CHAIRMAN VILLEGAS: Yes, ma'am.

17 MS. FLYNN: Hello?

18 CHAIRMAN VILLEGAS: Please proceed.

19 MS. FLYNN: Hi, my name is Carrie Flynn.

20 Me and my partner, Annie Cathcart, here and we're  
21 also here with Tony from Anto's Pizza down the  
22 street, he's a business owner and a building owner  
23 in Jarvis Square. Annie and I bought Charmer's Cafe  
24 right before COVID of this year. So we've been

1 pivoting and doing all sorts of interesting things  
2 to stay afloat since this happened. We're happy to  
3 be a part of the Howard SSA and to have Jarvis  
4 Square join it. We're a small little section about  
5 a quarter mile away from them and we're right off  
6 the Red Line and a lot of people don't know even  
7 what Jarvis Square is until they happen upon us by a  
8 happy accident. We have some lovely cafes, we have  
9 a pub, we have a wine store, a pottery, we have an  
10 antique store, we have the Historical Society for  
11 Rogers Park is here. We just have a few buildings  
12 that don't have some businesses in them. I think  
13 the SSA could help us a lot with that in filling  
14 these spaces. We could use some help with -- we do  
15 all the landscaping ourselves. We put thousands of  
16 dollars of our own money into it already. We put  
17 garbage can outside. We put lighting outside. We  
18 would just really love to be a part of the SSA to  
19 get some help both monetarily but also from all the  
20 other business owners to have that network. The  
21 Rogers Park Business Association has been excellent  
22 in supporting us so far. We would like to be more a  
23 part of that. We wholeheartedly support the SSA as  
24 business owners going forward and wanting to be a

1 part of the community for a long time.

2 I think Tony here, I don't know if he  
3 can go being the next speaker, we're on the same  
4 call, if that's all right. I'm going to let Tony  
5 speak. He's also on the list.

6 CHAIRMAN VILLEGAS: Carrie, have you  
7 concluded your comments?

8 MS. FLYNN: I have.

9 CHAIRMAN VILLEGAS: Okay. Thank you.  
10 Thank you, Carrie.

11 Our next speak will be Tony  
12 Barbanente.

13 MR. BARBANENTE: Yes. Good day. I have  
14 several buildings on Jarvis Square and Anto's Pizza  
15 in Chicago. I do approve with the Rogers Park for  
16 this SSA which will help the business community and  
17 people don't know Jarvis and by accident they come  
18 and say, oh, I didn't know this, so we're want to be  
19 part and whatever else we can get, and it's a  
20 wonderful thing, very good.

21 CHAIRMAN VILLEGAS: Thank you, Tony.

22 MR. BARBANENTE: Thank you.

23 CHAIRMAN VILLEGAS: Our next speaker will  
24 be Sandra Carter. Sandra Carter.



1 MS. PLANTE: This is actually Cindy  
2 Plante from the Rogers Park Business Alliance.  
3 Sandra and Renee said they had an emergency came up.  
4 They're either going to be late or will not be able  
5 to make it this morning.

6 CHAIRMAN VILLEGAS: Okay. Thank you for  
7 that.

8 Ladies and gentlemen, this concludes  
9 the public hearing on the proposed changes to the  
10 original area --

11 MS. LEDFORD: Sorry to interrupt. We had  
12 a late addition. I believe a Dan Sullivan for this  
13 one as well. And I apologize for that.

14 CHAIRMAN VILLEGAS: Okay. No problem.  
15 Mr. Sullivan? Mr. Sullivan?

16 Mr. Sullivan, you need to press \*6 to  
17 unmute.

18 Last call for Mr. Dan Sullivan.

19 (No response.)

20 Ladies and gentlemen, this concludes  
21 the public hearing on the proposed changes to the  
22 original area, the original special services, and  
23 the authorization of the extension of the original  
24 levy period and of the levy of the services tax for

1 the provision that the special services in the area  
2 for a period through and including year 2034.

3 Let the record reflect the public  
4 hearing on this matter was concluded at 10:34 a.m.  
5 on November 13, 2020. That concludes this public  
6 hearing.

7 (WHEREUPON, which were all the  
8 proceedings had in the above  
9 entitled cause.)  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24

REPORTER CERTIFICATION

I, JO ANN LOSOYA, a Certified Shorthand Reporter of the State of Illinois, do hereby certify that I reported in shorthand the proceedings had at the hearing aforesaid, and that the foregoing is a true, complete and correct transcript of the proceedings of said hearing as appears from my stenographic notes so taken and transcribed under my personal direction.

IN WITNESS WHEREOF, I do hereunto set my hand at Chicago, Illinois, this December 6, 2020.

A handwritten signature in cursive script, reading "Jo Ann Losoya", written over a horizontal line.

JO ANN LOSOYA

C.S.R. No. 084-002437

<b>&amp;</b>	<b>4</b>	<b>alliance</b> 7:14 8:2 8:20 16:2	<b>authorization</b> 4:1 4:8 5:19 9:13 16:23
<b>&amp;</b> 4:19	<b>45</b> 7:10	<b>allow</b> 8:16	<b>authorized</b> 3:8,12 5:12
<b>0</b>	<b>49th</b> 7:23	<b>allowed</b> 11:18	<b>available</b> 8:18 11:17
<b>0.833</b> 7:20	<b>5</b>	<b>allowing</b> 4:9 11:9 11:15	<b>avenue</b> 4:15,16,17 4:18,19,19
<b>084-002437</b> 18:17	<b>5:00</b> 5:24	<b>amended</b> 2:13,15 5:16	<b>avondale</b> 12:2
<b>1</b>	<b>6</b>	<b>ann</b> 18:4,16	<b>b</b>
<b>1</b> 2:23	<b>6</b> 13:10 16:16 18:13	<b>annie</b> 13:20,23	<b>back</b> 11:22
<b>100</b> 13:3	<b>8</b>	<b>annual</b> 3:9,13 4:5 5:8	<b>barbanente</b> 15:12 15:13,22
<b>10:15</b> 1:19	<b>8</b> 3:3	<b>annually</b> 5:13	<b>bat</b> 12:5
<b>10:34</b> 17:4	<b>833</b> 3:13 4:5 5:8	<b>antique</b> 14:10	<b>beginning</b> 3:9
<b>13</b> 1:18 17:5	<b>9</b>	<b>anto's</b> 13:21 15:14	<b>believe</b> 12:14,23 12:24 16:12
<b>15</b> 6:18 7:21	<b>9:00</b> 9:17	<b>apologize</b> 16:13	<b>benefit</b> 8:17 9:1
<b>19</b> 1:13 2:8 3:6 6:19 7:14,23 8:14 11:11	<b>a</b>	<b>appears</b> 18:9	<b>benefits</b> 8:21
<b>19's</b> 8:6	<b>a.m.</b> 1:19 9:17 17:4	<b>applicable</b> 2:4,21	<b>border</b> 6:22 8:19
<b>1997</b> 6:20	<b>able</b> 11:15,21 12:15,18 16:4	<b>application</b> 6:17	<b>bought</b> 13:23
<b>2</b>	<b>absolutely</b> 12:6,9 12:17 13:2	<b>appreciate</b> 9:3	<b>boulevard</b> 4:14
<b>20</b> 7:11	<b>accident</b> 14:8 15:17	<b>approval</b> 1:9	<b>boundaries</b> 1:8 3:23 6:21
<b>200/1-1</b> 5:16	<b>active</b> 10:7	<b>approve</b> 15:15	<b>boundary</b> 6:18 7:2 7:7 8:7
<b>200/27-5</b> 2:13	<b>activities</b> 5:1	<b>approving</b> 9:5	<b>bring</b> 8:21
<b>2006</b> 3:3,9 6:20	<b>addition</b> 3:18 5:5 5:13 16:12	<b>approximate</b> 4:12	<b>budget</b> 1:9 7:16,17 7:19
<b>2016</b> 11:22	<b>additional</b> 8:3	<b>area</b> 1:13 2:13 3:5 3:6,7,14,18,23 4:2 4:6,11,13,21 5:10 5:18,21 6:4,19 8:6 8:15 9:12,15 12:16 16:10,22 17:1	<b>build</b> 11:18
<b>2020</b> 1:18 2:17 3:10 17:5 18:13	<b>additionally</b> 2:19	<b>arms</b> 3:1 9:20	<b>building</b> 13:22
<b>2021</b> 7:19	<b>address</b> 9:22	<b>arts</b> 12:10,20	<b>buildings</b> 14:11 15:14
<b>2034</b> 4:11 5:12,22 9:16 17:2	<b>adjacent</b> 7:3	<b>ashland</b> 4:17	<b>business</b> 4:24 7:14 8:2,20,24 13:22 14:20,21,24 15:16 16:2
<b>2166</b> 18:16	<b>aesthetics</b> 4:23 10:19	<b>assessed</b> 3:13 5:9	<b>businesses</b> 8:17,22 12:16,17 14:12
<b>221</b> 7:8	<b>afloat</b> 14:2	<b>association</b> 14:21	
<b>25</b> 10:9 11:24	<b>aforesaid</b> 18:7	<b>attendance</b> 2:5	
<b>26</b> 2:17	<b>agreement</b> 1:11	<b>attending</b> 9:9	
<b>27-35</b> 2:14	<b>alderman</b> 6:4 8:9 8:10 9:6 12:4	<b>attraction</b> 4:22 10:12	
<b>3</b>	<b>alderwoman</b> 7:24		
<b>30</b> 10:8			
<b>35</b> 2:13 5:15			
<b>390,186</b> 7:20			

c	cityofchicago.org	continue 12:18	e
<b>c.s.r.</b> 18:17 <b>cafe</b> 13:23 <b>cafes</b> 14:8 <b>call</b> 3:7,10,15,19 4:3 11:5 15:4 16:18 <b>called</b> 9:21,22 10:6 <b>cap</b> 7:20 <b>capital</b> 1:2 <b>carrie</b> 11:2,10 13:12,12,19 15:6 15:10 <b>carter</b> 15:24,24 <b>cathcart</b> 13:20 <b>cause</b> 17:9 <b>caused</b> 2:8 <b>certain</b> 3:17 4:1 <b>certainly</b> 10:22 <b>certification</b> 18:1 <b>certified</b> 18:4 <b>certify</b> 18:5 <b>chair</b> 8:10 11:11 <b>chairman</b> 2:1 6:8 6:10,11 8:8 9:6 10:24 11:7 13:6 13:11,14,16,18 15:6,9,21,23 16:6 16:14 <b>changes</b> 5:18 9:11 16:9,21 <b>charmer's</b> 13:23 <b>chicago</b> 1:5,21 2:17,19 3:4,6,19 5:6 15:15 18:13 <b>chicago's</b> 6:22 <b>cindy</b> 16:1 <b>circulation</b> 2:18 <b>city</b> 1:5 2:19 3:3,4 3:5,19 5:5	<b>cityofchicago.org</b> 3:2 5:23 <b>clark</b> 6:23,24 <b>closely</b> 11:19 <b>closing</b> 8:5 <b>cluster</b> 7:2 <b>cm</b> 4:19 <b>code</b> 5:15 <b>colleagues</b> 8:12 9:5 <b>come</b> 2:3 15:17 <b>comments</b> 5:17 6:2 8:4 9:19 15:7 <b>commercial</b> 5:2 7:3 10:12,13 <b>commission</b> 1:14 <b>commissioner</b> 6:14 <b>committee</b> 1:2 3:1 6:12 9:22 <b>committee's</b> 2:23 8:6 <b>communities</b> 8:22 <b>community</b> 7:5 9:1,4 12:5 15:1,16 <b>company</b> 10:6 <b>complete</b> 18:8 <b>concluded</b> 15:7 17:4 <b>concludes</b> 16:8,20 17:5 <b>conducted</b> 2:9 7:5 <b>consider</b> 3:21,22 3:24 4:4,7 <b>consideration</b> 5:7 <b>consist</b> 4:13 <b>construction</b> 5:3 <b>contacted</b> 9:20 <b>continuation</b> 8:4 10:10	<b>continue</b> 12:18 <b>cool</b> 11:8 <b>cornerstone</b> 10:7 <b>correct</b> 18:8 <b>corridor</b> 12:20 <b>council</b> 1:5 3:3 <b>covid</b> 2:8 12:10 13:1,24 <b>create</b> 12:20 <b>crucial</b> 12:9 <b>current</b> 11:11 <b>customer</b> 4:22	<b>e</b> 2:24 <b>economic</b> 1:2 4:24 5:2 8:17 <b>ectd</b> 3:2 5:23 <b>effort</b> 12:13 <b>either</b> 16:4 <b>email</b> 5:23 <b>emergency</b> 16:3 <b>enacted</b> 3:4 <b>energy</b> 12:21 <b>enhancements</b> 4:24 10:19 <b>enlargement</b> 1:8 3:22 <b>entire</b> 7:21 <b>entitled</b> 17:9 <b>equalized</b> 3:13 5:9 <b>especially</b> 8:19 <b>established</b> 3:5 6:20 <b>evanston</b> 8:19 <b>eventually</b> 9:5 <b>everybody</b> 10:5 12:14,16 <b>exceed</b> 3:12 5:8 <b>excellent</b> 14:21 <b>exciting</b> 11:23 <b>execution</b> 1:10 <b>exhibit</b> 2:23 <b>expanding</b> 8:16 <b>expansion</b> 6:18 7:2,7 8:7,14,24 13:4 <b>express</b> 9:10 <b>extended</b> 5:10 6:20 7:22 8:23 <b>extension</b> 1:10 4:8 6:17 7:7 8:7,14 9:13 10:10 16:23

f	good 2:2 6:11 8:20 10:5 15:13,20	i	l
<b>factory</b> 11:12 13:2 <b>fantastic</b> 12:6 <b>far</b> 10:18 14:22 <b>feedback</b> 7:8 <b>feel</b> 8:19 <b>filling</b> 14:13 <b>finances</b> 11:18 <b>find</b> 7:14 <b>first</b> 3:22 10:3 11:24 <b>flynn</b> 13:12,12,13 13:15,17,19,19 15:8 <b>focus</b> 10:20 <b>focused</b> 10:20 <b>foregoing</b> 18:7 <b>former</b> 11:12 <b>forward</b> 8:23 9:4 10:23 12:7,18 14:24 <b>four</b> 3:21 <b>fourth</b> 4:7 <b>friendly</b> 10:17 <b>fully</b> 10:10 <b>funding</b> 11:17	<b>great</b> 11:6 <b>greatly</b> 9:1 <b>greenview</b> 4:18 <b>group</b> 10:7 <b>guys</b> 11:4	<b>identification</b> 2:24 <b>ilcs</b> 2:13 5:16 <b>illinois</b> 1:21 2:12 2:15 18:5,13 <b>imposition</b> 1:9 <b>improvements</b> 10:13,21 <b>include</b> 4:21 5:3 6:22 <b>includes</b> 7:2 <b>including</b> 3:10 4:11 5:11,22 9:16 17:2 <b>inclusion</b> 3:2 <b>increased</b> 10:14 <b>incredible</b> 12:22 <b>inform</b> 7:6 <b>interested</b> 9:9 <b>interesting</b> 14:1 <b>interrupt</b> 16:11 <b>investment</b> 10:7	<b>labrana</b> 13:8,9 <b>ladies</b> 2:2 9:8 16:8 16:20 <b>landlord</b> 11:19 <b>landscaping</b> 14:15 <b>late</b> 16:4,12 <b>law</b> 2:4,13,15,21 5:14 7:18 <b>leave</b> 9:17 <b>ledford</b> 16:11 <b>levied</b> 5:12,14 <b>levy</b> 1:9,10 3:8,11 4:4,8,9 5:11,19,20 7:20 9:13,14 16:24,24 <b>lighting</b> 14:17 <b>limit</b> 10:1 <b>limited</b> 4:22 <b>line</b> 7:4 14:6 <b>list</b> 15:5 <b>literally</b> 12:11 <b>little</b> 14:4 <b>local</b> 8:1 <b>located</b> 7:23 <b>location</b> 4:12 <b>long</b> 11:23 15:1 <b>look</b> 8:23 9:4 <b>losoya</b> 18:4,16 <b>lot</b> 14:6,13 <b>love</b> 14:18 <b>lovely</b> 14:8
g	h	j	m
<b>garbage</b> 10:18 14:17 <b>gather</b> 7:8 <b>general</b> 2:18 6:21 <b>generally</b> 3:19 5:6 <b>gentlemen</b> 2:2 9:8 16:8,20 <b>go</b> 15:3 <b>goal</b> 12:24 <b>going</b> 10:23 12:7,9 12:13,15,16 13:1 14:24 15:4 16:4	<b>hadden</b> 8:1,9,10 9:7 <b>hand</b> 18:13 <b>happen</b> 14:7 <b>happened</b> 14:2 <b>happy</b> 14:2,8 <b>hard</b> 12:11 <b>health</b> 2:8 5:1 <b>hear</b> 11:4,7 13:14 13:15 <b>heard</b> 11:20 <b>hearing</b> 1:8 2:11 2:16 3:21 9:10 16:9,21 17:4,6 18:7,9 <b>heath</b> 13:10 <b>held</b> 2:11 <b>hello</b> 13:13,17 <b>help</b> 14:13,14,19 15:16 <b>helpful</b> 10:22 <b>helps</b> 10:16 <b>hereunto</b> 18:12 <b>hermitage</b> 4:15,16 <b>hi</b> 13:19 <b>historical</b> 14:10 <b>hit</b> 12:10 <b>howard</b> 1:14 4:14 4:15 6:19,23,24 8:15 10:9,15,16 11:13,16 12:20 14:3	<b>jarvis</b> 4:17 7:4,4 8:16,24 13:4,23 14:3,7 15:14,17 <b>jay</b> 10:3,6 11:19 <b>jo</b> 18:4,16 <b>johnson</b> 10:4,4,5,6 11:1,20 <b>join</b> 14:4	k
		<b>kind</b> 12:5 <b>knew</b> 12:3 <b>know</b> 9:2 11:5 13:2 14:6 15:2,17 15:18 <b>known</b> 3:5 7:4	<b>ma'am</b> 13:16 <b>mailed</b> 2:20,24 <b>maintenance</b> 5:4 <b>making</b> 10:16 <b>management</b> 7:18 <b>managing</b> 11:12

<b>maria</b> 8:1 <b>marked</b> 2:23 <b>mary</b> 6:8,10,13 8:8,11 <b>matter</b> 17:4 <b>means</b> 2:5 <b>meeting</b> 1:20 2:2,6 2:8 9:21 <b>meetings</b> 7:5 <b>members</b> 6:12 9:24 <b>message</b> 9:17 <b>mile</b> 14:5 <b>minute</b> 10:1 <b>mixed</b> 7:3 <b>monetarily</b> 14:19 <b>money</b> 14:16 <b>morning</b> 2:2 6:11 10:5 16:5 <b>move</b> 12:4	<b>o'connor</b> 6:8,9,11 6:14 <b>objections</b> 9:19 <b>october</b> 2:17 <b>offers</b> 9:3 <b>office</b> 7:17 <b>oh</b> 15:18 <b>okay</b> 2:1 11:4,8 15:9 16:6,14 <b>open</b> 11:15,21 <b>opportunity</b> 9:10 9:18,21 11:10 <b>options</b> 10:15 <b>order</b> 2:3 7:15 12:17 <b>ordinance</b> 3:4,8 <b>organizations</b> 8:22 <b>original</b> 3:7,11,14 3:17,20,23 4:2,2,8 5:11,18,18,19 9:12 9:12,13 16:10,22 16:22,23 <b>originally</b> 6:20 <b>outside</b> 14:17,17 <b>owned</b> 10:8 <b>owner</b> 10:4 13:22 13:22 <b>owners</b> 7:6 8:2 14:20,24	<b>people</b> 2:20 14:6 15:17 <b>percent</b> 3:13 5:8 7:11,20 13:3 <b>perform</b> 12:12 <b>period</b> 1:10 3:9,11 4:9 5:11,20,22 9:14,15 16:24 17:2 <b>person</b> 2:6 9:9,19 12:13 <b>personal</b> 18:11 <b>phone</b> 11:5 <b>pick</b> 10:19 <b>pins</b> 7:9,10 <b>pivoting</b> 14:1 <b>pizza</b> 13:21 15:14 <b>place</b> 4:23 7:21 <b>plan</b> 7:16 <b>planning</b> 6:7,15 <b>plante</b> 16:1,2 <b>played</b> 11:14 <b>please</b> 6:10 9:24 13:10,18 <b>pottery</b> 14:9 <b>practical</b> 2:7 <b>press</b> 16:16 <b>previous</b> 12:1 <b>problem</b> 16:14 <b>proceed</b> 6:10 13:18 <b>proceedings</b> 17:8 18:6,9 <b>program</b> 8:21 10:11,23 <b>programs</b> 5:1 9:2 10:18 11:16,18 <b>promote</b> 5:2 <b>properties</b> 7:3 <b>property</b> 3:14 5:9 5:15 7:6 8:1 10:4	10:9 <b>proposed</b> 4:13,20 5:17 7:1,16,24 9:11 16:9,21 <b>provide</b> 3:16 8:3 12:15 <b>provided</b> 3:18 4:21 5:5,14 11:17 <b>provider</b> 1:11 7:13 <b>provides</b> 12:9 <b>providing</b> 12:18 <b>provision</b> 4:6,10 5:21 9:15 17:1 <b>provisions</b> 5:15 <b>prudent</b> 2:7 <b>pub</b> 14:9 <b>public</b> 1:8 2:7,11 2:16 4:23,24 9:24 10:2 16:9,21 17:3 17:5 <b>publicway</b> 4:22 <b>published</b> 2:17 <b>pursuant</b> 2:4,11 5:15 <b>put</b> 14:15,16,17
<b>n</b>			<b>q</b>
<b>name</b> 6:13 10:6 11:10 13:19 <b>near</b> 6:21 <b>necessary</b> 2:6 <b>need</b> 16:16 <b>neighborhood</b> 12:22 <b>network</b> 14:20 <b>new</b> 5:3 <b>newspaper</b> 2:18 <b>northern</b> 6:22 <b>notes</b> 18:10 <b>notice</b> 2:16,19,23 <b>november</b> 1:18 3:3 6:16 17:5 <b>number</b> 10:17			<b>quarter</b> 14:5
<b>o</b>			<b>r</b>
<b>o'clock</b> 1:19	<b>p</b> <b>p.m.</b> 5:24 <b>park</b> 7:14 8:2,18 8:20 10:8 12:4 14:11,21 15:15 16:2 <b>part</b> 14:3,18,23 15:1,19 <b>particular</b> 8:15 <b>partner</b> 13:20 <b>pedestrian</b> 10:17		<b>railroad</b> 4:19 <b>rate</b> 3:13 4:5 7:20 <b>real</b> 12:13 <b>realizing</b> 12:24 <b>really</b> 9:3 11:22 12:14,21 14:18 <b>received</b> 6:17 7:10 <b>record</b> 2:10,22 3:2 6:1,13 17:3 <b>recover</b> 12:10,18 <b>red</b> 7:4 14:6

<b>reflect</b> 2:10,22 6:1 17:3 <b>rehearse</b> 12:12 <b>relationship</b> 8:23 <b>remain</b> 7:21 <b>remember</b> 10:1 <b>remote</b> 2:5 <b>remotely</b> 7:6 <b>renee</b> 13:8,9 16:3 <b>reported</b> 18:6 <b>reporter</b> 18:1,5 <b>representatives</b> 8:1 <b>requesting</b> 9:18 <b>requests</b> 8:5 <b>required</b> 2:21 7:10 9:16 <b>requirements</b> 2:12 <b>resident</b> 9:8 <b>residents</b> 9:1 12:2 <b>resides</b> 11:13 <b>response</b> 6:5 16:19 <b>restaurants</b> 12:19 <b>retail</b> 10:15 <b>retention</b> 10:12,21 <b>reviewed</b> 7:12,17 <b>revitalize</b> 12:21 <b>ridge</b> 4:14 6:23 <b>right</b> 2:1 12:5,11 13:11,24 14:5 15:4 <b>road</b> 4:16 6:23 7:1 <b>roger</b> 8:2,20 <b>rogers</b> 7:14 8:18 10:8 12:4 14:11 14:21 15:15 16:2 <b>role</b> 11:14	<b>schedule</b> 2:20 <b>second</b> 3:24 <b>section</b> 2:14 14:4 <b>sergeant</b> 3:1 9:20 <b>service</b> 1:11,13 2:13,15 3:6,15,16 4:9 6:19 7:13 8:6 <b>services</b> 3:17,18 3:20 4:1,3,3,5,6,9 4:10,20 5:3,4,5,7 5:10,13,19,20,21 9:12,14,15 16:22 16:24 17:1 <b>set</b> 18:12 <b>sheridan</b> 4:16 7:1 <b>sherwin</b> 4:18 <b>shopping</b> 10:15 <b>shorthand</b> 18:4,6 <b>side</b> 4:14 6:22 13:1 <b>sides</b> 4:15,16 6:24 <b>signature</b> 18:16 <b>signatures</b> 7:9 <b>significantly</b> 10:14 <b>small</b> 7:2 8:16 14:4 <b>society</b> 14:10 <b>sorry</b> 16:11 <b>sorts</b> 14:1 <b>south</b> 4:14 6:22 <b>southeasterly</b> 4:18 <b>space</b> 11:19,21,24 12:1 <b>spaces</b> 14:14 <b>speak</b> 9:23 15:5,11 <b>speaker</b> 10:3 11:2 13:8,12 15:3,23 <b>special</b> 1:13 2:12 2:15 3:6,17,20 4:1 4:2,3,6,10,20 5:3,4 5:18,21 6:18 8:6 9:12,15 16:22	17:1 <b>square</b> 7:4 8:16,24 13:4,23 14:4,7 15:14 <b>ssa</b> 6:19,21 7:9,14 7:22,23,24 8:4,14 8:14,21 9:2 10:11 11:11,14 12:8,8,14 12:23 13:3 14:3 14:13,18,23 15:16 <b>state</b> 2:12,14 18:5 <b>statement</b> 6:3,6 <b>station</b> 7:4 <b>stay</b> 14:2 <b>stenographic</b> 18:10 <b>store</b> 14:9,10 <b>stpp</b> 4:19 <b>street</b> 1:14 4:12,14 4:15,17 6:19,23,23 6:24,24 8:15 10:9 10:15,16,17,20 11:13 12:20 13:22 <b>submitted</b> 5:23 6:2 7:13 <b>sullivan</b> 11:3,4,8 11:10 13:7 16:12 16:15,15,16,18 <b>sum</b> 5:8 <b>summer</b> 7:6 <b>support</b> 7:9 8:6,13 10:10,22 12:5,8,15 13:3 14:23 <b>supported</b> 7:24 <b>supporting</b> 14:22 <b>sustainability</b> 4:23	4:10 5:7,10,13,15 5:20 9:14 16:24 <b>taxable</b> 3:14 5:9 <b>taxes</b> 5:14 <b>taxpayer</b> 9:9 <b>technology</b> 1:3 <b>ten</b> 12:2 <b>tenant</b> 10:13,21,21 <b>tenants</b> 10:12,13 <b>term</b> 6:17 7:7,21 8:7,13 <b>territory</b> 4:13 <b>testimony</b> 10:2 <b>thank</b> 8:7,8,10,11 9:5,6 10:23,24 11:9 13:4,6 15:9 15:10,21,22 16:6 <b>theater</b> 11:12,15 11:22 12:19 13:2 <b>theaters</b> 12:10 <b>thing</b> 15:20 <b>things</b> 3:22 14:1 <b>think</b> 12:3 14:12 15:2 <b>third</b> 4:4 <b>thousands</b> 14:15 <b>three</b> 10:1 <b>threshold</b> 7:11 <b>throw</b> 13:2 <b>time</b> 2:14,14 5:16 5:16 11:23 13:5 15:1 <b>today</b> 8:3 <b>tony</b> 13:21 15:2,4 15:11,21 <b>tools</b> 8:18 <b>total</b> 7:8,19 <b>touhy</b> 4:19 <b>transcribed</b> 18:10 <b>transcript</b> 18:8
<b>s</b>	<b>safety</b> 5:1 <b>sandra</b> 15:24,24 16:3	<b>t</b>	
		<b>take</b> 12:13 <b>taken</b> 18:10 <b>tax</b> 1:9,10 2:13,15 3:9,12,15,16 4:5	



<b>tribune</b> 2:18 <b>true</b> 18:8 <b>trying</b> 11:5 <b>two</b> 7:5	<b>worked</b> 11:6,19 <b>working</b> 9:3 <b>written</b> 5:17 6:2
<b>u</b>	<b>y</b>
<b>understated</b> 11:16 <b>unmute</b> 13:10 16:17 <b>use</b> 8:21 14:14	<b>year</b> 3:9,10 4:11 5:12,22 7:21 9:16 13:24 17:2 <b>years</b> 6:18 10:8,9 11:24 12:2 <b>yesterday</b> 5:24 9:18
<b>v</b>	<b>z</b>
<b>value</b> 3:14 5:9 <b>videoconference</b> 2:9 <b>views</b> 9:11 <b>villegas</b> 2:1 6:10 8:8 9:6 10:24 11:7 13:6,11,14,16,18 15:6,9,21,23 16:6 16:14 <b>virtual</b> 1:20 <b>vital</b> 10:11 12:17 12:23 <b>voice</b> 9:17	<b>zoom</b> 1:20
<b>w</b>	
<b>wait</b> 9:22 <b>want</b> 8:12 12:19 15:18 <b>wanting</b> 14:24 <b>ward</b> 7:24 <b>we've</b> 11:20,23 13:24 <b>whereof</b> 18:12 <b>wholeheartedly</b> 8:13 14:23 <b>wine</b> 14:9 <b>witness</b> 18:12 <b>wonderful</b> 11:8 15:20 <b>work</b> 7:16	

# Chicago Tribune

Sold To:  
Rogers Park Business Alliance - CU80095958  
1448 W Morse Ave  
Chicago, IL 60626-3480

Bill To:  
Rogers Park Business Alliance - CU80095958  
1448 W Morse Ave  
Chicago, IL 60626-3480

Classified Advertising: 6792796  
Purchase Order: SSA 19

Certificate of Publication:

State of Illinois - Cook

**Chicago Tribune Media Group** does hereby certify that it is the publisher of the Chicago Tribune. The Chicago Tribune is a secular newspaper, has been continuously published Daily for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the City of Chicago, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 IL CS 5/5.

This is to certify that a notice, a true copy of which is attached, was published 1 time(s) in the Chicago Tribune, namely one time per week or on 1 successive weeks. The first publication of the notice was made in the newspaper, dated and published on 10/26/2020, and the last publication of the notice was made in the newspaper dated and published on 10/26/2020.

This notice was also placed on a statewide public notice website as required by 715 ILCS 5/2. 1.

On the following days, to-wit: **Oct 26, 2020.**

Executed at Chicago, Illinois on this

28th Day of October, 2020, by

**Chicago Tribune Company**



---

Jeremy Gates

**Chicago Tribune - [chicagotribune.com](http://chicagotribune.com)**  
160 N Stetson Avenue, Chicago, IL 60601  
(312) 222-2222 - Fax: (312) 222-4014

**EXHIBIT**

**1**

## City of Chicago Special Service Area Number 10

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 0.033% 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 tax year 2030 is \$280,034. 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 & 45 C.S.R. 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 the south side of Howard Street from Ridge Boulevard to Hermitage Avenue, both sides of Howard Street from Hermitage Avenue to Sheridan Road, both sides of Jarvis Street between Ashland Avenue and Greenwood Avenue, and southwesterly from Sheridan Avenue to Trouty Avenue along the C.M. & ST.P.P. Railroad.

It is petition approved by at least fifty-one percent (51%) of the electors residing within the boundaries of the Area and by at least fifty-one percent (51%) of the electors residing within the boundaries of the Area objecting to the enlargement of the boundaries of the second special services area; or

(b) the authorization of the Area to extend the boundaries of the Area to include the boundaries of the Area adjacent to the Area while keeping the designation as City of Chicago Special Service Area Number 16; (c) the authorization of the Special Services in the Area to discontinue the second special services provided therein; (d) the authorization of the Services tax at an annual rate not to exceed 0.025% of the equivalent assessed value of the taxable property within the Area and/or (e) the authorization of the extension of the time period for which the value of the Services tax is authorized within the Area from the second year prior to the petition from year 2020 through and including tax year 2024, is filed with the City Clerk of the City of Chicago within sixty (60) days following the final adjournment of the public hearing, then such action objected to shall not be approved or authorized.

Dated this 7th day of October, 2020.

Cook County, Illinois

## of Section 201

Example 41 North Range 14 East and North Principal Meridian, in Cook County, Illinois, more particularly described as follows:

[illegible][illegible]

COMMITTEE ON ECONOMIC, CAPITAL,  
AND TECHNOLOGY DEVELOPMENT  
OF THE  
CITY COUNCIL OF CHICAGO

PUBLIC HEARING FOR FIFTEEN YEAR EXTENSION ON  
IMPOSITION OF TAX LEVY PERIOD, APPROVAL OF BUDGET  
AND EXECUTION OF SERVICE PROVIDER AGREEMENT FOR:

SPECIAL SERVICE AREA NO. 54  
SHERIDAN ROAD COMMISSION

November 13, 2020

10:35 o'clock A.M.

VIRTUAL MEETING VIA ZOOM

CHICAGO, ILLINOIS

1 CHAIRMAN VILLEGAS: Good morning, ladies  
2 and gentlemen. This meeting will come to order.

3 Pursuant to applicable law and my  
4 determination that attendance by remote means is  
5 necessary because an in-person meeting is not  
6 practical or prudent due to the declared public  
7 health disaster caused by COVID-19, this meeting is  
8 being conducted by videoconference.

9 Let the record reflect this is a  
10 public hearing that is being held pursuant to the  
11 requirements of the State of Illinois Special  
12 Service Area Tax Law 35 ILCS 200/27-5 as amended  
13 from time to time and Section 27-35 of the State of  
14 Illinois Special Service Tax Law as amended.

15 Notice of this public hearing was  
16 published on October 26, 2020, in the Chicago  
17 Tribune, a newspaper of general circulation within  
18 the City of Chicago, and notice was additionally  
19 mailed to the people and according to the schedule  
20 required by applicable law.

21 Let the record reflect that the  
22 Notice has been marked as Committee's Exhibit No. 1  
23 for identification and has been emailed to the  
24 Sergeant-at-Arms and to the Committee at

1 ECTD@cityofchicago.org for inclusion in the record.

2 On November 16, 2011, the City  
3 Council of the City of Chicago enacted an ordinance  
4 which established an area known and designated as  
5 the City of Chicago Special Service Area No. 54,  
6 which I will call the "Area." That ordinance  
7 authorized a levy of an annual tax for the period  
8 beginning in year 2011 through and including year  
9 2020, which I will call the "original levy period."  
10 The authorized tax was not-to-exceed an annual rate  
11 of 415,000ths of 1 percent of the Equalized Assess  
12 Value of the taxable property in the area. I will  
13 call that the "original services tax." The original  
14 services tax was to provide certain special services  
15 in and for the area in addition to the services  
16 provided and to the City of Chicago generally. I  
17 will call those the "original special services."

18 This is a hearing to consider three  
19 things: First, we will consider the authorization  
20 of certain special services in an area distinct from  
21 the original special services, which I will now call  
22 the "special services."

23 Second, we will consider the increase  
24 of the levy of the original tax period from

1 .415 percent to .75 percent, the services tax, for  
2 the provision of the special services in the area.

3 Third, we will consider the  
4 authorization of the extension of the original levy  
5 period allowing for the levy of the services tax for  
6 the purpose of special services in the area through  
7 and including year 2034.

8 The approximate street location of  
9 the proposed area would consist of the territory  
10 on Sheridan Road from Devon Avenue to Farwell  
11 Avenue, Loyola Avenue on the south side of the  
12 street from Sheridan Road to 1245 West Loyola Avenue  
13 and Albion Avenue on the south side of the street  
14 from Sheridan Road to the train viaduct just east of  
15 Lakewood Avenue.

16 The proposed special services now to  
17 be provided within the area included but are not  
18 limited to customer attraction, publicway  
19 aesthetics, sustainability and public place  
20 enhancements, economic business development, public  
21 health and safety programs, and other activities to  
22 promote commercial and economic development. The  
23 special services may include new construction or  
24 maintenance. These special services would be in

1 addition to services provided to and by the City of  
2 Chicago generally.

3 The services tax under consideration  
4 would not exceed the annual sum of .75 percent of  
5 the Equalized Assessed Value of the taxable property  
6 within the area. The services tax will be extended  
7 from the original levy period through and including  
8 the year 2034 and will be authorized to be levied  
9 annually. This services tax will be in addition to  
10 all other taxes provided by law and will be levied  
11 pursuant to the provisions of the Property Tax Code  
12 35 ILCS 200/1-1 as amended from time to time.

13 Written comments on the proposed  
14 changes to the original special service, the  
15 original services tax, or the authorization of the  
16 extension of the original levy period and of the  
17 levy of the services tax for the provision of the  
18 special services in the area for a period through  
19 and including year 2034 must have been submitted by  
20 email to ECTD@cityofchicago.org no later than  
21 5:00 p.m. yesterday.

22 Let the record reflect that no  
23 written comments were submitted.

24 Is there a statement from the



1 alderman in the area?

2 Alderman Hadden.

3 ALDERMAN HADDEN: Thank you, Chair. Just  
4 want to similarly in this hearing and on this matter  
5 for this SSA express my support on the record.  
6 Again, we have few economic development tools  
7 available to us in the 49th Ward, and this SSA has  
8 allowed for a lot of stabilization improvements to  
9 the area, a lot of commercial development, things  
10 that have directly benefitted our residents, and as  
11 the entry point to the 49th Ward, one of our main  
12 entry points, it's an important corridor for us. So  
13 just expressing my support and continuation for the  
14 extension of this SSA and support for our partner,  
15 Rogers Park Business Alliance. Thank you.

16 CHAIRMAN VILLEGAS: Thank you, Alderman  
17 Hadden.

18 Is there a statement from the  
19 Department of Planning and Development?

20 MS. O'CONNOR: Chairman, this is Mary  
21 O'Connor and I'll speak on behalf of the Department  
22 of Planning and Development.

23 CHAIRMAN VILLEGAS: Please proceed.

24 MS. O'CONNOR: Good morning, Mr. Chairman

1 and Members of the Committee. For the record, my  
2 name is Mary O'Connor, Deputy Commissioner in the  
3 Department of Planning and Development.

4 Last November, our Department  
5 received an application for a term extension of  
6 15 years for Special Service Area 54, Sheridan Road.  
7 This SSA was originally established in 2011. SSA 54  
8 is located in the Rogers Park community on Chicago's  
9 far north side and is adjacent to Loyola  
10 University's main campus. The general boundaries of  
11 is SSA are along both sides of Sheridan Road between  
12 Farwell Avenue on the north and Devon Avenue on the  
13 south. No boundary expansion is proposed.

14 Two community meetings were conducted  
15 remotely this summer to inform property owners of  
16 the term extension and to gather their feedback.  
17 There are a total of 127 PINs in the SSA and  
18 signatures of support were received from 26 PINs, or  
19 just over the required 20 percent threshold.

20 Our Department has reviewed the  
21 documents submitted by the service provider for  
22 SSA 54, Rogers Park Business Alliance, and find them  
23 in order. The proposed work plan and budget have  
24 also been reviewed by the Office of Budget and

1 Management and the Department of Law.

2 The total budget for 2021 is  
3 \$130,140. A levy rate cap of 0.75 percent would  
4 remain in place for the entire 15-year term of the  
5 extended SSA. SSA 54 is located within the 49th  
6 Ward. The proposed SSA extension is supported by  
7 Alderwoman Maria Hadden. Representatives from local  
8 property owners and the Rogers Park Business  
9 Alliance are also here today to provide additional  
10 details and comments about the continuation of this  
11 SSA.

12 In closing, DPD requests the  
13 Committee's support of a term extension for Special  
14 Service Area 54. Thank you.

15 CHAIRMAN VILLEGAS: Thank you, Mary.

16 Ladies and gentlemen, any resident,  
17 taxpayer, or other interested person attending this  
18 hearing who desired an opportunity to express their  
19 views for or against the proposed changes to the  
20 original special services, the original services  
21 tax, or the authorization of the extension of the  
22 original levy period, and the levy of services tax  
23 for the provision of the special services in the  
24 area for a period through and including year 2034

1 was required to leave a message no later than  
2 9:00 a.m. yesterday requesting an opportunity to  
3 make those comments or objections. All such persons  
4 who have been contacted by the Sergeant-At-Arms and  
5 have called into this meeting will have the  
6 opportunity to address the Committee and will wait  
7 to be called upon to speak.

8 Our first speaker is Mr. Tony Fox.  
9 Mr. Fox.

10 MS. LEDFORD: Please press \*6 to unmute  
11 yourself.

12 MR. FOX: Okay, hi, this is Tony Fox.  
13 Thanks, everyone, for being here and allowing me to  
14 speak. I have enjoyed my time on the SSA commission  
15 in terms of contributing to the neighborhood. I  
16 have noticed that there's been a big change in the  
17 neighborhood over the last 11 years I have been  
18 doing business within this SSA. The business has  
19 developed substantially. It's actually more than  
20 doubled in size since we opened, as well as I feel  
21 safer with my office here because the lighting has  
22 been substantially enhanced, we've substantially  
23 reduced the amount of oil and gum stains on the  
24 sidewalks. And so I feel safer, I feel like it's

1 more prosperous here, and I feel better about the  
2 whole community now that the SSA has contributed  
3 what its contributed. Thank you.

4 CHAIRMAN VILLEGAS: Thank you, Mr. Fox.

5 Our next speaker is Jennifer Clark.

6 MS. CLARK: Hi. First, I want to make  
7 sure you can hear me.

8 CHAIRMAN VILLEGAS: Yes, ma'am. Please  
9 proceed.

10 MS. CLARK: My name is Jennifer Clark.  
11 I'm the Associate Vice President for campus and  
12 community planning at Loyola University Chicago. I  
13 just want to say that ten years ago Loyola  
14 University was one of the original advocates for the  
15 SSA on Sheridan Road because at that time, the  
16 university had just completed \$500 million in new  
17 development along Sheridan Road that created 225  
18 rental apartments, 145 hotel rooms, 40,000 square  
19 feet of retail, 275 new off-street parking spaces,  
20 and complete reconfiguration to the CTA Red Line  
21 station that included creating a whole new  
22 intersection at Sheridan Road and Loyola Avenue. At  
23 that time, we saw the SSA and the partnership with  
24 the Rogers Park Business Alliance as essential as

1 the next step to recruiting businesses and building  
2 the kind of street vitality that defines a  
3 quintessential college town within a big city.

4 Since that time, I have served as an  
5 SSA commissioner. The SSA, Rogers Park Business  
6 Alliance, and the community have been essential  
7 partners in helping to improve what we in the field  
8 of campus planning refer to as the campus approach.  
9 It is the first impression we give to potential  
10 students, parents, visiting faculty, and visitors to  
11 the campus.

12 Most of Loyola's property on Sheridan  
13 Road is a fully taxable and contributes its fair  
14 share to the SSA, but additionally we make a  
15 voluntary \$15,000 contribution annually to the  
16 Rogers Park Business Alliance for services that are  
17 received by our tax exempt properties within the  
18 SSA. This contribution increases the SSA's impact  
19 by 10 to 15 percent every year.

20 Finally, Loyola has dedicated the  
21 work of one full-time staff member and approximately  
22 \$15,000 per year in additional interns and program  
23 support dedicated to increasing the vitality of the  
24 business community in this area.

1                   We have seen our partnership with the  
2                   SSA as an important tool to brand the area, recruit  
3                   new businesses, offer special events and promotions  
4                   that encourage people to live, work, and play near  
5                   Loyola University. As the largest property holder  
6                   and employer in the area, Loyola University is here  
7                   today to testify in full support of this  
8                   reconstitution. Thank you.

9                   CHAIRMAN VILLEGAS: Thank you, Ms. Clark.

10                  Our next speaker will be Chris Bell.  
11                  Chris Bell. If you're on the phone, please press \*6  
12                  to unmute yourself. Chris Bell.

13                  MS. BELL: Can you hear me?

14                  CHAIRMAN VILLEGAS: Yes but with an echo.

15                  MS. BELL: What about now?

16                  CHAIRMAN VILLEGAS: We hear you now,  
17                  Chris.

18                  MS. BELL: Sorry. It's not working.

19                  CHAIRMAN VILLEGAS: We hear you, Chris.

20                  We'll come back to you, Chris.

21                  Our next speaker will be Terry Gant.

22                  MR. GANT: Hello, everyone. Good  
23                  morning, I'm Terry Gant, I'm the owner of the Gold  
24                  Coast Comics. I'm right on Sheridan Road on the

1 6400 block, and I fully support the SSA. I think  
2 it's fantastic. I love their marketing efforts.  
3 Their publicway improvements have been really  
4 beneficial to the sort of the tenant morale in the  
5 area, and the way I look at it is the tenant morale  
6 and tenant retention, as long as those things go up,  
7 my business goes up, and that's all I really am in  
8 it for it. I'm in it for Rogers Park and this SSA  
9 being like vital and engaging and this works for me.  
10 And I love it. I have been here for like the last  
11 five years in this SSA and every year that I have  
12 been here, I have seen nothing but better and better  
13 things for the area. So I'd like it to continue.  
14 So I'm fully in support of it.

15 CHAIRMAN VILLEGAS: Thank you, Terry.

16 Nick Anderson.

17 MR. ANDERSON: Yes. Good morning. Can  
18 you hear me?

19 CHAIRMAN VILLEGAS: Yes. Good morning.

20 MR. ANDERSON: Good morning. So, my name  
21 is Nick Anderson. I'm the general manager of the  
22 Hampton Inn Chicago North Loyola Station. We value  
23 the SSA and our partnership with the Rogers Park  
24 Business Alliance and appreciate our ability to be



1 part of both. The funding that this SSA provides to  
2 the area helps local businesses with marketing,  
3 holiday decorations, landscaping, things like that.  
4 We have visitors to the hotel from around the city,  
5 the country, and we have some international  
6 travelers as well.

7 Having these well-maintained areas  
8 and the ability to influence what that looks like  
9 helps promote pleasant environment and positive  
10 economic growth, not just for the businesses here  
11 but for future businesses. So, again, we value the  
12 ability to do this and be a part of the SSA. We're  
13 in full support.

14 CHAIRMAN VILLEGAS: Thank you, Nick.

15 Chris Bell?

16 (No response.)

17 Ladies and gentlemen, this concludes  
18 the public hearing on the proposed changes to the  
19 original special services, the original services  
20 tax, and the authorization of the extension of the  
21 original levy period and of the levy of the services  
22 tax for the provision of the special services in the  
23 area for a period through including year 2034.

24 Let the record reflect that the

1 public hearing on this matter was concluded at 10:51  
2 a.m. November 13, 2020. That concludes this public  
3 hearing. Thank you.

4 (WHEREUPON, which were all the  
5 proceedings had in the above  
6 entitled cause.)  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24

REPORTER CERTIFICATION

I, JO ANN LOSOYA, a Certified Shorthand Reporter of the State of Illinois, do hereby certify that I reported in shorthand the proceedings had at the meeting aforesaid, and that the foregoing is a true, complete and correct transcript of the proceedings of said meeting as appears from my stenographic notes so taken and transcribed under my personal direction.

IN WITNESS WHEREOF, I do hereunto set my hand at Chicago, Illinois, this December 6, 2020.

A handwritten signature in cursive script, reading "Jo Ann Losoya", written over a horizontal line.

JO ANN LOSOYA

C.S.R. No. 084-002437

<b>0</b>	<b>49th</b> 6:7,11 8:5	<b>allowed</b> 6:8	<b>avenue</b> 4:10,11,11 4:12,13,15 7:12,12 10:22
<b>0.75</b> 8:3 <b>084-002437</b> 16:17	<b>5</b>	<b>allowing</b> 4:5 9:13 <b>amended</b> 2:12,14 5:12	<b>b</b>
<b>1</b>	<b>500</b> 10:16 <b>54</b> 1:11 3:5 7:6,7 7:22 8:5,14 <b>5:00</b> 5:21	<b>amount</b> 9:23 <b>anderson</b> 13:16,17 13:20,21 <b>ann</b> 16:4,16 <b>annual</b> 3:7,10 5:4 <b>annually</b> 5:9 11:15 <b>apartments</b> 10:18 <b>appears</b> 16:9 <b>applicable</b> 2:3,20 <b>application</b> 7:5 <b>appreciate</b> 13:24 <b>approach</b> 11:8 <b>approval</b> 1:8 <b>approximate</b> 4:8 <b>approximately</b> 11:21	<b>back</b> 12:20 <b>beginning</b> 3:8 <b>behalf</b> 6:21 <b>bell</b> 12:10,11,12 12:13,15,18 14:15 <b>beneficial</b> 13:4 <b>benefitted</b> 6:10 <b>better</b> 10:1 13:12 13:12 <b>big</b> 9:16 11:3 <b>block</b> 13:1 <b>boundaries</b> 7:10 <b>boundary</b> 7:13 <b>brand</b> 12:2 <b>budget</b> 1:8 7:23,24 8:2 <b>building</b> 11:1 <b>business</b> 4:20 6:15 7:22 8:8 9:18,18 10:24 11:5,16,24 13:7,24 <b>businesses</b> 11:1 12:3 14:2,10,11
<b>1</b> <b>1</b> 2:22 3:11 <b>10</b> 11:19 <b>10:35</b> 1:17 <b>11</b> 9:17 <b>1245</b> 4:12 <b>127</b> 7:17 <b>13</b> 1:16 15:2 <b>130,140</b> 8:3 <b>145</b> 10:18 <b>15</b> 7:6 8:4 11:19 <b>15,000</b> 11:15,22 <b>16</b> 3:2 <b>19</b> 2:7	<b>6</b> <b>6</b> 9:10 12:11 16:13 <b>6400</b> 13:1	<b>area</b> 1:11 2:12 3:4 3:5,6,12,15,20 4:2 4:6,9,17 5:6,18 6:1,9 7:6 8:14,24 11:24 12:2,6 13:5 13:13 14:2,23 <b>areas</b> 14:7 <b>arms</b> 2:24 9:4 <b>assess</b> 3:11 <b>assessed</b> 5:5 <b>associate</b> 10:11 <b>attendance</b> 2:4 <b>attending</b> 8:17 <b>attraction</b> 4:18 <b>authorization</b> 3:19 4:4 5:15 8:21 14:20 <b>authorized</b> 3:7,10 5:8 <b>available</b> 6:7	<b>c</b>
<b>2</b> <b>20</b> 7:19 <b>200/1-1</b> 5:12 <b>200/27-5</b> 2:12 <b>2011</b> 3:2,8 7:7 <b>2020</b> 1:16 2:16 3:9 15:2 16:13 <b>2021</b> 8:2 <b>2034</b> 4:7 5:8,19 8:24 14:23 <b>2166</b> 16:16 <b>225</b> 10:17 <b>26</b> 2:16 7:18 <b>27-35</b> 2:13 <b>275</b> 10:19	<b>a</b> <b>a.m.</b> 1:17 9:2 15:2 <b>ability</b> 13:24 14:8 14:12 <b>activities</b> 4:21 <b>addition</b> 3:15 5:1 5:9 <b>additional</b> 8:9 11:22 <b>additionally</b> 2:18 11:14 <b>address</b> 9:6 <b>adjacent</b> 7:9 <b>advocates</b> 10:14 <b>aesthetics</b> 4:19 <b>aforesaid</b> 16:7 <b>ago</b> 10:13 <b>agreement</b> 1:9 <b>albion</b> 4:13 <b>alderman</b> 6:1,2,3 6:16 <b>alderwoman</b> 8:7 <b>alliance</b> 6:15 7:22 8:9 10:24 11:6,16 13:24	<b>approved</b> 13:24 <b>approval</b> 1:8 <b>approximate</b> 4:8 <b>approximately</b> 11:21 <b>area</b> 1:11 2:12 3:4 3:5,6,12,15,20 4:2 4:6,9,17 5:6,18 6:1,9 7:6 8:14,24 11:24 12:2,6 13:5 13:13 14:2,23 <b>areas</b> 14:7 <b>arms</b> 2:24 9:4 <b>assess</b> 3:11 <b>assessed</b> 5:5 <b>associate</b> 10:11 <b>attendance</b> 2:4 <b>attending</b> 8:17 <b>attraction</b> 4:18 <b>authorization</b> 3:19 4:4 5:15 8:21 14:20 <b>authorized</b> 3:7,10 5:8 <b>available</b> 6:7	<b>c.s.r.</b> 16:17 <b>call</b> 3:6,9,13,17,21 <b>called</b> 9:5,7 <b>campus</b> 7:10 10:11 11:8,8,11 <b>cap</b> 8:3 <b>capital</b> 1:1 <b>cause</b> 15:6 <b>caused</b> 2:7 <b>certain</b> 3:14,20 <b>certification</b> 16:1
<b>3</b> <b>35</b> 2:12 5:12			
<b>4</b> <b>40,000</b> 10:18 <b>415</b> 4:1 <b>415,000ths</b> 3:11			

<b>certified</b> 16:4 <b>certify</b> 16:5 <b>chair</b> 6:3 <b>chairman</b> 2:1 6:16 6:20,23,24 8:15 10:4,8 12:9,14,16 12:19 13:15,19 14:14 <b>change</b> 9:16 <b>changes</b> 5:14 8:19 14:18 <b>chicago</b> 1:4,19 2:16,18 3:3,5,16 5:2 10:12 13:22 16:13 <b>chicago's</b> 7:8 <b>chris</b> 12:10,11,12 12:17,19,20 14:15 <b>circulation</b> 2:17 <b>city</b> 1:4 2:18 3:2,3 3:5,16 5:1 11:3 14:4 <b>cityofchicago.org</b> 3:1 5:20 <b>clark</b> 10:5,6,10,10 12:9 <b>closing</b> 8:12 <b>coast</b> 12:24 <b>code</b> 5:11 <b>college</b> 11:3 <b>come</b> 2:2 12:20 <b>comics</b> 12:24 <b>comments</b> 5:13,23 8:10 9:3 <b>commercial</b> 4:22 6:9 <b>commission</b> 1:12 9:14 <b>commissioner</b> 7:2 11:5	<b>committee</b> 1:1 2:24 7:1 9:6 <b>committee's</b> 2:22 8:13 <b>community</b> 7:8,14 10:2,12 11:6,24 <b>complete</b> 10:20 16:8 <b>completed</b> 10:16 <b>concluded</b> 15:1 <b>concludes</b> 14:17 15:2 <b>conducted</b> 2:8 7:14 <b>consider</b> 3:18,19 3:23 4:3 <b>consideration</b> 5:3 <b>consistent</b> 4:9 <b>construction</b> 4:23 <b>contacted</b> 9:4 <b>continuation</b> 6:13 8:10 <b>continue</b> 13:13 <b>contributed</b> 10:2,3 <b>contributes</b> 11:13 <b>contributing</b> 9:15 <b>contribution</b> 11:15,18 <b>correct</b> 16:8 <b>corridor</b> 6:12 <b>council</b> 1:4 3:3 <b>country</b> 14:5 <b>covid</b> 2:7 <b>created</b> 10:17 <b>creating</b> 10:21 <b>cta</b> 10:20 <b>customer</b> 4:18	<b>decorations</b> 14:3 <b>dedicated</b> 11:20 11:23 <b>defines</b> 11:2 <b>department</b> 6:19 6:21 7:3,4,20 8:1 <b>deputy</b> 7:2 <b>designated</b> 3:4 <b>desired</b> 8:18 <b>details</b> 8:10 <b>determination</b> 2:4 <b>developed</b> 9:19 <b>development</b> 1:2 4:20,22 6:6,9,19 6:22 7:3 10:17 <b>devon</b> 4:10 7:12 <b>direction</b> 16:11 <b>directly</b> 6:10 <b>disaster</b> 2:7 <b>distinct</b> 3:20 <b>documents</b> 7:21 <b>doing</b> 9:18 <b>doubled</b> 9:20 <b>dpd</b> 8:12 <b>due</b> 2:6	<b>enjoyed</b> 9:14 <b>entire</b> 8:4 <b>entitled</b> 15:6 <b>entry</b> 6:11,12 <b>environment</b> 14:9 <b>equalized</b> 3:11 5:5 <b>essential</b> 10:24 11:6 <b>established</b> 3:4 7:7 <b>events</b> 12:3 <b>exceed</b> 3:10 5:4 <b>execution</b> 1:9 <b>exempt</b> 11:17 <b>exhibit</b> 2:22 <b>expansion</b> 7:13 <b>express</b> 6:5 8:18 <b>expressing</b> 6:13 <b>extended</b> 5:6 8:5 <b>extension</b> 1:7 4:4 5:16 6:14 7:5,16 8:6,13,21 14:20
			<b>f</b>
		<b>e</b>	<b>faculty</b> 11:10 <b>fair</b> 11:13 <b>fantastic</b> 13:2 <b>far</b> 7:9 <b>farwell</b> 4:10 7:12 <b>feedback</b> 7:16 <b>feel</b> 9:20,24,24 10:1 <b>feet</b> 10:19 <b>field</b> 11:7 <b>fifteen</b> 1:7 <b>finally</b> 11:20 <b>find</b> 7:22 <b>first</b> 3:19 9:8 10:6 11:9 <b>five</b> 13:11 <b>foregoing</b> 16:7 <b>fox</b> 9:8,9,12,12 10:4

<b>full</b> 11:21 12:7 14:13 <b>fully</b> 11:13 13:1,14 <b>funding</b> 14:1 <b>future</b> 14:11	<b>holiday</b> 14:3 <b>hotel</b> 10:18 14:4	<b>l</b> <b>ladies</b> 2:1 8:16 14:17 <b>lakewood</b> 4:15 <b>landscaping</b> 14:3 <b>largest</b> 12:5 <b>law</b> 2:3,12,14,20 5:10 8:1 <b>leave</b> 9:1 <b>ledford</b> 9:10 <b>levied</b> 5:8,10 <b>levy</b> 1:8 3:7,9,24 4:4,5 5:7,16,17 8:3,22,22 14:21,21 <b>lighting</b> 9:21 <b>limited</b> 4:18 <b>line</b> 10:20 <b>live</b> 12:4 <b>local</b> 8:7 14:2 <b>located</b> 7:8 8:5 <b>location</b> 4:8 <b>long</b> 13:6 <b>look</b> 13:5 <b>looks</b> 14:8 <b>losoya</b> 16:4,16 <b>lot</b> 6:8,9 <b>love</b> 13:2,10 <b>loyola</b> 4:11,12 7:9 10:12,13,22 11:20 12:5,6 13:22 <b>loyola's</b> 11:12	<b>maria</b> 8:7 <b>marked</b> 2:22 <b>marketing</b> 13:2 14:2 <b>mary</b> 6:20 7:2 8:15 <b>matter</b> 6:4 15:1 <b>means</b> 2:4 <b>meeting</b> 1:18 2:2,5 2:7 9:5 16:7,9 <b>meetings</b> 7:14 <b>member</b> 11:21 <b>members</b> 7:1 <b>message</b> 9:1 <b>million</b> 10:16 <b>morale</b> 13:4,5 <b>morning</b> 2:1 6:24 12:23 13:17,19,20
	<b>i</b> <b>identification</b> 2:23 <b>ilcs</b> 2:12 5:12 <b>illinois</b> 1:19 2:11 2:14 16:5,13 <b>impact</b> 11:18 <b>important</b> 6:12 12:2 <b>imposition</b> 1:8 <b>impression</b> 11:9 <b>improve</b> 11:7 <b>improvements</b> 6:8 13:3 <b>include</b> 4:23 <b>included</b> 4:17 10:21 <b>including</b> 3:8 4:7 5:7,19 8:24 14:23 <b>inclusion</b> 3:1 <b>increase</b> 3:23 <b>increases</b> 11:18 <b>increasing</b> 11:23 <b>influence</b> 14:8 <b>inform</b> 7:15 <b>inn</b> 13:22 <b>interested</b> 8:17 <b>international</b> 14:5 <b>interns</b> 11:22 <b>intersection</b> 10:22		<b>n</b> <b>name</b> 7:2 10:10 13:20 <b>near</b> 12:4 <b>necessary</b> 2:5 <b>neighborhood</b> 9:15,17 <b>new</b> 4:23 10:16,19 10:21 12:3 <b>newspaper</b> 2:17 <b>nick</b> 13:16,21 14:14 <b>north</b> 7:9,12 13:22 <b>notes</b> 16:10 <b>notice</b> 2:15,18,22 <b>noticed</b> 9:16 <b>november</b> 1:16 3:2 7:4 15:2
<b>g</b> <b>gant</b> 12:21,22,23 <b>gather</b> 7:16 <b>general</b> 2:17 7:10 13:21 <b>generally</b> 3:16 5:2 <b>gentlemen</b> 2:2 8:16 14:17 <b>give</b> 11:9 <b>go</b> 13:6 <b>goes</b> 13:7 <b>gold</b> 12:23 <b>good</b> 2:1 6:24 12:22 13:17,19,20 <b>growth</b> 14:10 <b>gum</b> 9:23	<b>j</b> <b>jennifer</b> 10:5,10 <b>jo</b> 16:4,16	<b>m</b> <b>ma'am</b> 10:8 <b>mailed</b> 2:19 <b>main</b> 6:11 7:10 <b>maintained</b> 14:7 <b>maintenance</b> 4:24 <b>management</b> 8:1 <b>manager</b> 13:21	<b>o</b> <b>o'clock</b> 1:17 <b>o'connor</b> 6:20,21 6:24 7:2
<b>h</b> <b>hadden</b> 6:2,3,17 8:7 <b>hampton</b> 13:22 <b>hand</b> 16:13 <b>health</b> 2:7 4:21 <b>hear</b> 10:7 12:13,16 12:19 13:18 <b>hearing</b> 1:7 2:10 2:15 3:18 6:4 8:18 14:18 15:1,3 <b>held</b> 2:10 <b>hello</b> 12:22 <b>helping</b> 11:7 <b>helps</b> 14:2,9 <b>hereunto</b> 16:12 <b>hi</b> 9:12 10:6 <b>holder</b> 12:5	<b>k</b> <b>kind</b> 11:2 <b>known</b> 3:4		

<b>objections</b> 9:3 <b>october</b> 2:16 <b>offer</b> 12:3 <b>office</b> 7:24 9:21 <b>oil</b> 9:23 <b>okay</b> 9:12 <b>opened</b> 9:20 <b>opportunity</b> 8:18 9:2,6 <b>order</b> 2:2 7:23 <b>ordinance</b> 3:3,6 <b>original</b> 3:9,13,13 3:17,21,24 4:4 5:7 5:14,15,16 8:20,20 8:22 10:14 14:19 14:19,21 <b>originally</b> 7:7 <b>owner</b> 12:23 <b>owners</b> 7:15 8:8	<b>phone</b> 12:11 <b>pins</b> 7:17,18 <b>place</b> 4:19 8:4 <b>plan</b> 7:23 <b>planning</b> 6:19,22 7:3 10:12 11:8 <b>play</b> 12:4 <b>pleasant</b> 14:9 <b>please</b> 6:23 9:10 10:8 12:11 <b>point</b> 6:11 <b>points</b> 6:12 <b>positive</b> 14:9 <b>potential</b> 11:9 <b>practical</b> 2:6 <b>president</b> 10:11 <b>press</b> 9:10 12:11 <b>proceed</b> 6:23 10:9 <b>proceedings</b> 15:5 16:6,9 <b>program</b> 11:22 <b>programs</b> 4:21 <b>promote</b> 4:22 14:9 <b>promotions</b> 12:3 <b>properties</b> 11:17 <b>property</b> 3:12 5:5 5:11 7:15 8:8 11:12 12:5 <b>proposed</b> 4:9,16 5:13 7:13,23 8:6 8:19 14:18 <b>prosperous</b> 10:1 <b>provide</b> 3:14 8:9 <b>provided</b> 3:16 4:17 5:1,10 <b>provider</b> 1:9 7:21 <b>provides</b> 14:1 <b>provision</b> 4:2 5:17 8:23 14:22 <b>provisions</b> 5:11	<b>prudent</b> 2:6 <b>public</b> 1:7 2:6,10 2:15 4:19,20 14:18 15:1,2 <b>publicway</b> 4:18 13:3 <b>published</b> 2:16 <b>purpose</b> 4:6 <b>pursuant</b> 2:3,10 5:11	<b>requesting</b> 9:2 <b>requests</b> 8:12 <b>required</b> 2:20 7:19 9:1 <b>requirements</b> 2:11 <b>resident</b> 8:16 <b>residents</b> 6:10 <b>response</b> 14:16 <b>retail</b> 10:19 <b>retention</b> 13:6 <b>reviewed</b> 7:20,24 <b>right</b> 12:24 <b>road</b> 1:12 4:10,12 4:14 7:6,11 10:15 10:17,22 11:13 12:24 <b>rogers</b> 6:15 7:8,22 8:8 10:24 11:5,16 13:8,23 <b>rooms</b> 10:18
<b>p</b>		<b>q</b>	
		<b>quintessential</b> 11:3	
		<b>r</b>	
<b>p.m.</b> 5:21 <b>parents</b> 11:10 <b>park</b> 6:15 7:8,22 8:8 10:24 11:5,16 13:8,23 <b>parking</b> 10:19 <b>part</b> 14:1,12 <b>partner</b> 6:14 <b>partners</b> 11:7 <b>partnership</b> 10:23 12:1 13:23 <b>people</b> 2:19 12:4 <b>percent</b> 3:11 4:1,1 5:4 7:19 8:3 11:19 <b>period</b> 1:8 3:7,9 3:24 4:5 5:7,16,18 8:22,24 14:21,23 <b>person</b> 2:5 8:17 <b>personal</b> 16:11 <b>persons</b> 9:3		<b>rate</b> 3:10 8:3 <b>really</b> 13:3,7 <b>received</b> 7:5,18 11:17 <b>reconfiguration</b> 10:20 <b>reconstitution</b> 12:8 <b>record</b> 2:9,21 3:1 5:22 6:5 7:1 14:24 <b>recruit</b> 12:2 <b>recruiting</b> 11:1 <b>red</b> 10:20 <b>reduced</b> 9:23 <b>refer</b> 11:8 <b>reflect</b> 2:9,21 5:22 14:24 <b>remain</b> 8:4 <b>remote</b> 2:4 <b>remotely</b> 7:15 <b>rental</b> 10:18 <b>reported</b> 16:6 <b>reporter</b> 16:1,5 <b>representatives</b> 8:7	<b>safer</b> 9:21,24 <b>safety</b> 4:21 <b>saw</b> 10:23 <b>schedule</b> 2:19 <b>second</b> 3:23 <b>section</b> 2:13 <b>seen</b> 12:1 13:12 <b>sergeant</b> 2:24 9:4 <b>served</b> 11:4 <b>service</b> 1:9,11 2:12 2:14 3:5 5:14 7:6 7:21 8:14 <b>services</b> 3:13,14 3:14,15,17,20,21 3:22 4:1,2,5,6,16 4:23,24 5:1,3,6,9 5:15,17,18 8:20,20 8:22,23 11:16 14:19,19,21,22

<b>set</b> 16:12 <b>share</b> 11:14 <b>sheridan</b> 1:12 4:10 4:12,14 7:6,11 10:15,17,22 11:12 12:24 <b>shorthand</b> 16:4,6 <b>side</b> 4:11,13 7:9 <b>sides</b> 7:11 <b>sidewalks</b> 9:24 <b>signature</b> 16:16 <b>signatures</b> 7:18 <b>similarly</b> 6:4 <b>size</b> 9:20 <b>sorry</b> 12:18 <b>sort</b> 13:4 <b>south</b> 4:11,13 7:13 <b>spaces</b> 10:19 <b>speak</b> 6:21 9:7,14 <b>speaker</b> 9:8 10:5 12:10,21 <b>special</b> 1:11 2:11 2:14 3:5,14,17,20 3:21,22 4:2,6,16 4:23,24 5:14,18 7:6 8:13,20,23 12:3 14:19,22 <b>square</b> 10:18 <b>ssa</b> 6:5,7,14 7:7,7 7:11,17,22 8:5,5,6 8:11 9:14,18 10:2 10:15,23 11:5,5,14 11:18 12:2 13:1,8 13:11,23 14:1,12 <b>ssa's</b> 11:18 <b>stabilization</b> 6:8 <b>staff</b> 11:21 <b>stains</b> 9:23 <b>state</b> 2:11,13 16:5 <b>statement</b> 5:24 6:18	<b>station</b> 10:21 13:22 <b>stenographic</b> 16:10 <b>step</b> 11:1 <b>street</b> 4:8,12,13 10:19 11:2 <b>students</b> 11:10 <b>submitted</b> 5:19,23 7:21 <b>substantially</b> 9:19 9:22,22 <b>sum</b> 5:4 <b>summer</b> 7:15 <b>support</b> 6:5,13,14 7:18 8:13 11:23 12:7 13:1,14 14:13 <b>supported</b> 8:6 <b>sure</b> 10:7 <b>sustainability</b> 4:19	<b>testify</b> 12:7 <b>thank</b> 6:3,15,16 8:14,15 10:3,4 12:8,9 13:15 14:14 15:3 <b>thanks</b> 9:13 <b>things</b> 3:19 6:9 13:6,13 14:3 <b>think</b> 13:1 <b>third</b> 4:3 <b>three</b> 3:18 <b>threshold</b> 7:19 <b>time</b> 2:13,13 5:12 5:12 9:14 10:15 10:23 11:4,21 <b>today</b> 8:9 12:7 <b>tony</b> 9:8,12 <b>tool</b> 12:2 <b>tools</b> 6:6 <b>total</b> 7:17 8:2 <b>town</b> 11:3 <b>train</b> 4:14 <b>transcribed</b> 16:10 <b>transcript</b> 16:8 <b>travelers</b> 14:6 <b>tribune</b> 2:17 <b>true</b> 16:8 <b>two</b> 7:14	<b>videoconference</b> 2:8 <b>views</b> 8:19 <b>villegas</b> 2:1 6:16 6:23 8:15 10:4,8 12:9,14,16,19 13:15,19 14:14 <b>virtual</b> 1:18 <b>visiting</b> 11:10 <b>visitors</b> 11:10 14:4 <b>vital</b> 13:9 <b>vitality</b> 11:2,23 <b>voluntary</b> 11:15
	<b>t</b>		<b>w</b>
	<b>taken</b> 16:10 <b>tax</b> 1:8 2:12,14 3:7 3:10,13,14,24 4:1 4:5 5:3,6,9,11,15 5:17 8:21,22 11:17 14:20,22 <b>taxable</b> 3:12 5:5 11:13 <b>taxes</b> 5:10 <b>taxpayer</b> 8:17 <b>technology</b> 1:2 <b>ten</b> 10:13 <b>tenant</b> 13:4,5,6 <b>term</b> 7:5,16 8:4,13 <b>terms</b> 9:15 <b>territory</b> 4:9 <b>terry</b> 12:21,23 13:15	<b>u</b> <b>university</b> 10:12 10:14,16 12:5,6 <b>university's</b> 7:10 <b>unmute</b> 9:10 12:12	<b>wait</b> 9:6 <b>want</b> 6:4 10:6,13 <b>ward</b> 6:7,11 8:6 <b>way</b> 13:5 <b>we've</b> 9:22 <b>west</b> 4:12 <b>whereof</b> 16:12 <b>witness</b> 16:12 <b>work</b> 7:23 11:21 12:4 <b>working</b> 12:18 <b>works</b> 13:9 <b>written</b> 5:13,23
		<b>v</b>	<b>y</b>
		<b>value</b> 3:12 5:5 13:22 14:11 <b>viaduct</b> 4:14 <b>vice</b> 10:11	<b>year</b> 1:7 3:8,8 4:7 5:8,19 8:4,24 11:19,22 13:11 14:23 <b>years</b> 7:6 9:17 10:13 13:11 <b>yesterday</b> 5:21 9:2
			<b>z</b>
			<b>zoom</b> 1:18



# Chicago Tribune

Sold To:  
Rogers Park Business Alliance - CU80095958  
1448 W Morse Ave  
Chicago, IL 60626-3480

Bill To:  
Rogers Park Business Alliance - CU80095958  
1448 W Morse Ave  
Chicago, IL 60626-3480

Classified Advertising: 6792816  
Purchase Order: SSA 54

Certificate of Publication:

State of Illinois - Cook

**Chicago Tribune Media Group** does hereby certify that it is the publisher of the Chicago Tribune. The Chicago Tribune is a secular newspaper, has been continuously published Daily for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the City of Chicago, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 IL CS 5/5.

This is to certify that a notice, a true copy of which is attached, was published 1 time(s) in the Chicago Tribune, namely one time per week or on 1 successive weeks. The first publication of the notice was made in the newspaper, dated and published on 10/26/2020, and the last publication of the notice was made in the newspaper dated and published on 10/26/2020.

This notice was also placed on a statewide public notice website as required by 715 ILCS 5/2. 1.

On the following days, to-wit: **Oct 26, 2020.**

Executed at Chicago, Illinois on this

28th Day of October, 2020, by

**Chicago Tribune Company**



---

Jeremy Gates

**Chicago Tribune - [chicagotribune.com](http://chicagotribune.com)**  
160 N Stetson Avenue, Chicago, IL 60601  
(312) 222-2222 - Fax: (312) 222-4014

**EXHIBIT**

**1**

**Notice of Public Hearing  
City of Chicago Special Service Area Number 54.**

Notice is hereby given that at 10:00 o'clock a.m., on the 13th day of November, 2020 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, or in the alternative by remote means with instructions for how to attend the public hearing and participate in oral public comment to be provided on the Chicago City Clerk's website (<http://www.chicagoclerk.com/>). In order to consider certain matters with respect to an area within the City of Chicago known and designated as Special Service Area Number 54 (the "Area"). The matters shall include (i) authorizing certain special services in the Area distinct from the initial special services authorized to be provided (the "Special Services"), (ii) increasing the maximum rate of the Initial Services Tax from an annual rate of 0.415% to 0.75% (the "Services Tax") and (iii) authorizing the extension of the Initial Levy Period for which the levy of the Services Tax is authorized within the Area through and including tax year 2034. 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, public health and safety programs, and other activities to promote commercial and economic development. 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 rate 0.75% 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 tax year 2020 is \$99,445. 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 consisting approximately of the area on Sheridan Road from Devon Avenue to Farwell Avenue; Loyola Avenue on the south side of the street, from Sheridan Road to 1245 W Loyola Avenue; and Alton Avenue on the south side of the street, from Sheridan Road to the train viaduct just east of Lakewood Avenue;

At the public hearing any interested person, including all persons owning taxable real property located within the proposed Area, affected by (i) the authorization of the Special Services in the Area distinct from the initial special services provided therein (ii) increasing the maximum rate of the Initial Services Tax from an annual rate of 0.415% to 0.75% of the equalized assessed value of the taxable property within the Area (the "Services Tax"), and (iii) the authorization of the extension of the time period for which the levy of the Services Tax is authorized within the Area from the Initial Levy Period to the period from tax year 2020 through and including tax year 2034, 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 Area and by at least fifty-one percent (51%) of the landowners included within the boundaries of the Area objecting to (i) the authorization of the Special Services in the Area distinct from the initial special services provided therein, (ii) increasing the maximum rate of the Initial Services Tax from an annual rate of 0.415% to 0.75% of the equalized assessed value of the taxable property within the Area (the "Services Tax") and/or (iv) the authorization of the extension of the time period for which the levy of the Services Tax is authorized within the Area from the Initial Levy Period to the period from tax year 2020 through and including tax year 2034, is filed with the City Clerk of the City of Chicago within sixty (60) days following the final adjournment of the public hearing, then such action objected to shall not be approved or authorized.

By order of the City Council of the City of Chicago, Cook County, Illinois.

Dated this 7th day of October, 2020.

City Clerk, City of Chicago,  
Cook County, Illinois

**EXHIBIT 1**

That part of Section 32, Township 41 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, more particularly described as follows:

Beginning at the southeast corner of Sheridan Road and Farwell Avenue; thence east along the south line of Farwell Avenue, 150 feet to the northeast corner of Lot 94 in W.D. Preston's Subdivision, said point being on the west line of a 16-foot wide alley first east of Sheridan Road; thence southeasterly along said west line, 378.6 feet to the north line of Pratt Boulevard; thence southerly, 82.54 feet to the northeast corner of Lot 16 in Herdlen, Hofflund & Carson's North Shore Addition, said corner being the intersection point of the south line of Pratt Boulevard and the west line of a 16-foot wide alley first east of Sheridan Road; thence south along said west line and its south extension, 851.35 feet to a point on the north line of Lot 8 on Block 2 in Owner's Subdivision; thence east, 25 feet to the northeast corner of said Lot 8, said point being on the west line of a 16-foot wide alley first east of Sheridan Road; thence south along said west line and its south extension, 603.52 feet to the south line of Loyola Avenue; thence east along said south line, 55.4 feet to the northeast corner of Lot 7 on Block 6 in said Owner's Subdivision; thence south along the east line of said Lot 7, 143.10 feet to the north line of Lot 8 in Cape Hayes Subdivision; thence east along said north line, 1006.27 feet to the shore of Lake Michigan; thence meandering south along said shore, 879.18 feet to the south line of said Lot 8; thence west along said south line, 1164.53 feet to the east line of the 60-foot wide C.M. - ST. P. & P. Railroad; thence south along said east line, 290.19 feet to the south line of SE 1/4 of said Section 32, being the centerline of Sheridan Road; thence west along said south line of SE 1/4, 366.91 feet to the SW corner of said SE 1/4; thence continue west along the south line of SW 1/4, of said Section 32, 298.18 feet to the extended east line of Magnolia Avenue; thence north along said east line, 161 feet to the south line of a 16-foot wide alley first north of Devon Avenue; thence east along said south line, 132.3 feet to the east line of a 16-foot wide alley first west of Sheridan Road; thence north along said east line and its north extension, 692.01 feet to the north line of Arthur Avenue; thence west along said north line, 118.8 feet to a point 17 feet west of the east line of Lot 8 in A. T. Galt's Edgewater Golf Subdivision; thence north along the line and its extension, 17 feet west of and parallel with said east line, 140.58 feet to the north line of a 16-foot wide alley first north of Arthur Avenue; thence west along said north line, 333.61 feet to the west line of Lot 8 in North Shore Boulevard Subdivision; thence north along said west line, 151.28 feet to the south line of Loyola Avenue; thence east along said south line and its east extension, 428.66 feet to the west line of the C. M. ST. P. & P. Railroad; thence northwesterly along said west line, 1940.58 feet to the centerline of Glenwood Avenue; thence north along said centerline, 18.91 feet to the centerline of Pratt Boulevard; thence east along said centerline, 57.83 feet to the east line of said railroad; thence southeasterly along said east line, 1339.92 feet to the south line of Alton Avenue; thence east along said south line, 368.34 feet to the west line of a 16-foot wide alley first west of Sheridan Road; thence south along said west line, 70 feet to the north line of a vacated 16-foot wide alley first south of Alton Avenue; thence west along said north line, 281.23 feet to the east line of said railroad; thence southeasterly along said east line, 389.73 feet to the east line of a 16-foot wide alley first west of Sheridan Road; thence north along said east line and its north extension, 1480.6 feet to the north line of Pratt Boulevard, said point also being on the east line of the 16-foot wide alley first west of Sheridan Road; thence northwesterly along said east line, 296.67 feet to the southwest corner of Lot 1 on Block 6 in L.E. Ingall's Subdivision; thence northeasterly along the southerly line of said Lot 1, 73.49 feet to a point 72.92 feet from the southeast corner of said Lot 1; thence along a party wall boundary line perpendicular to the north line of said Lot 1, 21.58 feet to the last described line at right angles to the last described line, 1.79 feet; thence north at right angles to last described line, 21.58 feet; thence west at right angles to last described line, 3.41 feet; thence north at right angles to last described line, 21.17 feet to a point on the north line of said Lot 1, being 82.25 feet from the northeast corner of said Lot 1, said north line being the south line of Farwell Avenue; thence east along said south line, 164.68 feet to the point of beginning.

11-32-124-020-0000	11-32-319-015-0000	11-32-400-048-1006	11-32-402-038-1016
11-32-124-021-0000	11-32-319-016-0000	11-32-400-048-1007	11-32-402-038-1017
11-32-124-040-0000	11-32-319-019-0000	11-32-400-048-1008	11-32-402-038-1019
11-32-202-003-0000	11-32-319-020-0000	11-32-400-048-1009	11-32-402-038-1021
11-32-202-004-0000	11-32-319-021-0000	11-32-400-048-1010	11-32-402-038-1022
11-32-202-005-0000	11-32-319-022-0000	11-32-400-048-1011	11-32-402-038-1023
11-32-202-019-0000	11-32-319-023-0000	11-32-400-048-1012	11-32-402-038-1024
11-32-305-022-0000	11-32-319-024-0000	11-32-401-001-0000	11-32-402-038-1025
11-32-305-025-0000	11-32-321-002-0000	11-32-401-002-0000	11-32-402-038-1026
11-32-305-026-0000	11-32-321-003-0000	11-32-401-003-0000	11-32-402-038-1027
11-32-305-027-0000	11-32-321-004-0000	11-32-401-046-1001	11-32-402-038-1028
11-32-307-027-0000	11-32-321-005-0000	11-32-401-046-1002	11-32-402-038-1029
11-32-307-028-0000	11-32-321-006-0000	11-32-401-046-1003	11-32-402-038-1030
11-32-307-029-0000	11-32-321-007-0000	11-32-401-046-1004	11-32-402-038-1031
11-32-307-030-0000	11-32-321-035-0000	11-32-401-046-1005	11-32-402-038-1032
11-32-307-032-1001	11-32-321-036-0000	11-32-401-046-1006	11-32-402-038-1033
11-32-307-032-1002	11-32-321-037-0000	11-32-402-001-0000	11-32-402-038-1034
11-32-307-032-1003	11-32-331-032-0000	11-32-402-003-0000	11-32-403-001-0000
11-32-307-032-1004	11-32-331-034-0000	11-32-402-004-0000	11-32-403-002-0000
11-32-307-032-1005	11-32-331-035-0000	11-32-402-038-1001	11-32-403-003-0000
11-32-307-032-1006	11-32-331-036-0000	11-32-402-038-1002	11-32-403-004-0000
11-32-307-032-1007	11-32-331-037-0000	11-32-402-038-1004	11-32-405-022-0000
11-32-307-032-1008	11-32-331-038-0000	11-32-402-038-1005	11-32-405-027-0000
11-32-307-032-1009	11-32-331-039-0000	11-32-402-038-1006	11-32-405-028-0000
11-32-307-032-1010	11-32-400-001-0000	11-32-402-038-1007	11-32-405-035-0000
11-32-313-025-0000	11-32-400-002-0000	11-32-402-038-1008	11-32-405-036-0000
11-32-313-026-0000	11-32-400-003-0000	11-32-402-038-1009	11-32-405-040-0000
11-32-313-027-0000	11-32-400-048-1001	11-32-402-038-1011	11-32-500-004-0000
11-32-313-028-0000	11-32-400-048-1002	11-32-402-038-1012	11-32-500-006-0000
11-32-319-008-0000	11-32-400-048-1003	11-32-402-038-1013	11-32-500-007-8004
11-32-319-009-0000	11-32-400-048-1004	11-32-402-038-1014	11-32-999-001-0000
11-32-319-014-0000	11-32-400-048-1005	11-32-402-038-1015	

COMMITTEE ON ECONOMIC, CAPITAL,  
AND TECHNOLOGY DEVELOPMENT  
OF THE  
CITY COUNCIL OF CHICAGO

PUBLIC HEARING ON THE ESTABLISHMENT OF:

SPECIAL SERVICE AREA NO. 75  
OAK STREET

November 13, 2020

10:52 o'clock A.M.

VIRTUAL MEETING VIA ZOOM

CHICAGO, ILLINOIS

1 CHAIRMAN VILLEGAS: Good morning, ladies  
2 and gentlemen. The meeting will come to order.

3 Pursuant to the applicable law and my  
4 determination that attendance by remote means is  
5 necessary because an in-person meeting is not  
6 practical or prudent due to the declared public  
7 health disaster caused by COVID-19, this meeting is  
8 being conducted by videoconference.

9 Let the record reflect this is a  
10 public hearing that is being held pursuant to the  
11 requirements of the State of Illinois Special  
12 Service Area Tax Law 35 ILCS 200/27-5 as amended  
13 from time to time and Section 27-35 of the State of  
14 Illinois Special Service Tax Law as amended.

15 Notice of this Public Hearing was  
16 published on October 26, 2020, in the Chicago  
17 Tribune, a newspaper of general circulation within  
18 the City of Chicago, and notice was additionally  
19 mailed to the people and according to the schedule  
20 required by applicable law.

21 Let the record reflect that the  
22 Notice has been marked as Committee's Exhibit No. 1  
23 for identification and has been emailed to the  
24 Sergeant-at-Arms and to the Committee at

1 ECTD@cityofchicago.org for inclusion in the record.

2 This is a hearing to consider the  
3 establishment of Special Service Area No. 75,  
4 referred to hereafter as "the area" and the  
5 authorization of a levy of a special service annual  
6 services tax for the provision of certain special  
7 services.

8 The approximate street location of  
9 the proposed area would consist of the territory  
10 on both sides of Oak Street between Rush Street and  
11 Michigan Avenue.

12 The purpose of establishing the area  
13 would be to provide special services within the  
14 area. The proposed special services to be provided  
15 within the area include but not limit to: Customer  
16 attraction, publicway aesthetics, sustainability,  
17 and public place enhancements, economic business  
18 development, public health and safety programs, and  
19 other activities to promote commercial and economic  
20 investment. The special services may include new  
21 construction or maintenance. The special services  
22 would be in addition to services provided to and by  
23 the City of Chicago generally.

24 The services tax under consideration

1 would not exceed the annual sum of .62 percent of  
2 the Equalized Assessed Value of the taxable property  
3 within the area. The services tax will be  
4 authorized to commence in tax year 2020 and is to be  
5 levied annually until and including tax year 2029.  
6 The services tax will be in addition to all other  
7 taxes provided by law and will be levied pursuant to  
8 the provisions of the Property Tax Code 35 ILCS  
9 200/1-1 as amended from time to time.

10 Written comments on the proposed  
11 establishment of the Special Service Area No. 75  
12 must have been submitted by email to  
13 ECTD@cityofchicago.org no later than 5:00 p.m.  
14 yesterday.

15 Let the record reflect that no  
16 written comments were submitted.

17 Is there a statement from the  
18 alderman in the area?

19 ALDERMAN REILLY: This is Alderman  
20 Reilly.

21 Yes, I want to commend the Oak Street  
22 Council for handling a robust round of community  
23 engagement and speaking with their neighbors. As a  
24 result of that process, we have seen the proposed

1 boundaries constricted and represent an area that  
2 the majority of owners support to be designated as a  
3 SSA. So that said, I have no objection to this.

4 CHAIRMAN VILLEGAS: Thank you, Alderman  
5 Reilly.

6 Is there a statement from the  
7 Department of Planning and Development?

8 MS. O'CONNOR: Chairman, Mary O'Connor  
9 will speak on behalf of the Department of Planning  
10 and Development.

11 CHAIRMAN VILLEGAS: Mary, please proceed.

12 MS. O'CONNOR: Good morning,  
13 Mr. Chairman, and Members of the Committee. For the  
14 record, my name is Mary O'Connor, Deputy  
15 Commissioner in the Department of Planning and  
16 Development.

17 Last November, our Department  
18 received an application for the establishment of  
19 ten-year term for Special Service Area 75-Oak  
20 Street. The proposed SSA 75 is located in the Gold  
21 Coast community on Chicago's near north side. The  
22 general boundaries of the SSA are along both sides  
23 of Oak Street between Rush Street on the west and  
24 just to the rest of Michigan Avenue on the east.

1 Three community meetings were  
2 conducted remotely this summer to inform property  
3 owners of the term extension and to gather their  
4 feedback. There are a total of 39 PINs in the SSA,  
5 and signatures of support were received from 8 PINs  
6 or just over the required 20 percent threshold.

7 Our Department has reviewed the  
8 documents submitted by the service provider for SSA  
9 75, the Oak Street Council, and find them in order.  
10 The proposed work plan and budget have also been  
11 reviewed by the Office of Budget and Management and  
12 the Department of Law.

13 The total budget for 2021 is  
14 \$272,292. A levy rate cap of 0.62 percent would  
15 remain in place for the entire ten-year term of the  
16 SSA.

17 SSA 75 is located within the 42nd  
18 Ward. DPD has informed Alderman Reilly and his  
19 staff throughout the process over the past year and  
20 solicited their feedback. Representatives from  
21 local property owners and the Oak Street Council are  
22 also here today to provide additional details and  
23 comments about the continuation of this SSA.

24 In closing, DPD requests the



1 Committee's support of the establishment of Special  
2 Service Area 75. Thank you.

3 CHAIRMAN VILLEGAS: Thank you, Mary.

4 Ladies and gentlemen, any resident,  
5 taxpayer, or other interested person attending this  
6 hearing who desired an opportunity to express their  
7 views for or against the proposed establishment of  
8 Special Service Area No. 75 was required to leave a  
9 voice message no later 9:00 a.m. yesterday  
10 requesting an opportunity to make those comments or  
11 objections. All such persons who have been  
12 contacted by the Sergeant-at-Arms and have called  
13 into this meeting will have the opportunity to  
14 address the Committee and will wait to be called  
15 upon to speak.

16 Our first speaker will be Stan Razny.  
17 Stan. \*6 to unmute if you're calling in. Thank  
18 you.

19 MR. RAZNY: Good morning. This is Stan  
20 Razny. Can you guys now hear me?

21 CHAIRMAN VILLEGAS: Good morning. Yes,  
22 sir.

23 MR. RAZNY: All right. Thank you for  
24 allowing me the time this morning to speak to the

1 Committee.

2 I am currently serving as president  
3 of the Oak Street Council and have been the  
4 president since the beginning of 2017. The Oak  
5 Street Council is a 100 percent voluntary  
6 organization that is currently made up of board  
7 members and committee members that are merchants  
8 predominantly on the Oak Street area that is going  
9 to be defined by the SSA area with additionally  
10 other representation from businesses on Rush Street  
11 and Walton. We're a 100 percent voluntary  
12 organization and to some degree our hands are very  
13 tied because we have a lot of businesses and owners  
14 of property that we are not getting full support of.  
15 The SSA will allow for us to have a unified support  
16 where everybody is participating and providing  
17 towards the needs of what the SSA is going to  
18 ultimately achieve. Without the 100 percent support  
19 of all the merchants and business landowners within  
20 the SSA, it makes it very difficult for us to  
21 continue on an ongoing basis. It's a labor of love,  
22 but there's only so much you can do without the  
23 financial support that we need to provide the  
24 functions that we need to get accomplished on an

1 annual basis. Appreciate the opportunity to speak.

2 CHAIRMAN VILLEGAS: Thank you, Stan.

3 Our next speaker will be Joe  
4 Lombardo.

5 MR. LOMBARDO: Yes, hi. Thank you all.  
6 Thank you for giving me the opportunity to speak.

7 First, I'd like to extend my thanks  
8 to Alderman Reilly for his support of the SSA and  
9 Mark Roschen and the entire Department of Business  
10 Planning group who has been wonderful to work with  
11 as we engage in this process.

12 As Stan mentioned, the Oak Street  
13 Council has been in business for over 25 years with  
14 the goal of growing and supporting Oak Street into  
15 the premier shopping destination in Chicago and also  
16 one of the premier shopping destinations in the  
17 world. Our focus on this SSA is not dissimilar to  
18 that of the country at this moment in dealing with  
19 the pandemic and security concerns and all of what  
20 2020 has brought to bear. Our feeling is that we  
21 need to work together, we need to pool resources in  
22 an effort to bring Oak Street back stronger, better,  
23 and provide valuable services to not only the  
24 businesses in the district but the residents of Oak

1 Street.

2 Our budget is one of the lowest in  
3 the SSAs for the SSAs of the City of Chicago at less  
4 than a quarter of a percent. We feel that we can  
5 use this budget effectively in providing security,  
6 street beautification, marketing improvements, and  
7 also health and safety to the visitors of the area  
8 and also to the residents. So we look forward to  
9 working with the City in the future and thank you  
10 again for your time.

11 CHAIRMAN VILLEGAS: Thank you,  
12 Mr. Lombardo.

13 Our next speaker will be Alex Kats.

14 MR. KATS: Good morning. My name is Alex  
15 KATS. I'm the treasurer for Oak Street Council. I  
16 also own two businesses on Oak Street, one across  
17 from each other, and I'm here to support my  
18 colleagues who just spoke and there's really not  
19 much more I can add than what they have said, but  
20 I'm 100 percent in support of the SSA for Oak  
21 Street. Thank you.

22 CHAIRMAN VILLEGAS: Thank you, Mr. Kats.

23 Our last speaker will be Tom Boyle.  
24 Tom Boyle? Mr. Boyle, if you are calling in, please

1 press \*6 to unmute yourself. Last call for Mr. Tom  
2 Boyle.

3 Ladies and gentlemen, this concludes  
4 the public hearing on the proposed establishment of  
5 Special Service Area No. 75 and the authorization of  
6 the levy of the services tax for the provision of  
7 the special services.

8 Let the record reflect the public  
9 hearing on this matter was concluded at 11:04 a.m.  
10 November 13, 2020. That concludes this public  
11 hearing.

12 (WHEREUPON, which were all the  
13 proceedings had in the above  
14 entitled cause.)  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24

REPORTER CERTIFICATION

I, JO ANN LOSOYA, a Certified Shorthand Reporter of the State of Illinois, do hereby certify that I reported in shorthand the proceedings had at the meeting aforesaid, and that the foregoing is a true, complete and correct transcript of the proceedings of said meeting as appears from my stenographic notes so taken and transcribed under my personal direction.

IN WITNESS WHEREOF, I do hereunto set my hand at Chicago, Illinois, this December 6, 2020.

A handwritten signature in cursive script, reading "Jo Ann Losoya", written over a horizontal line.

JO ANN LOSOYA

C.S.R. No. 084-002437

<b>0</b>	<b>7</b>	11:5	<b>caused</b> 2:7
<b>0.62</b> 6:14	<b>75</b> 1:9 3:3 4:11	<b>arms</b> 2:24 7:12	<b>certain</b> 3:6
<b>084-002437</b> 12:17	5:19,20 6:9,17 7:2	<b>assessed</b> 4:2	<b>certification</b> 12:1
<b>1</b>	7:8 11:5	<b>attendance</b> 2:4	<b>certified</b> 12:4
<b>1</b> 2:22	<b>8</b>	<b>attending</b> 7:5	<b>certify</b> 12:5
<b>100</b> 8:5,11,18	<b>8</b> 6:5	<b>attraction</b> 3:16	<b>chairman</b> 2:1 5:4
10:20	<b>9</b>	<b>authorization</b> 3:5	5:8,11,13 7:3,21
<b>10:52</b> 1:17	<b>9:00</b> 7:9	11:5	9:2 10:11,22
<b>11:04</b> 11:9	<b>a</b>	<b>authorized</b> 4:4	<b>chicago</b> 1:4,19
<b>13</b> 1:16 11:10	<b>a.m.</b> 1:17 7:9 11:9	<b>avenue</b> 3:11 5:24	2:16,18 3:23 9:15
<b>19</b> 2:7	<b>accomplished</b> 8:24	<b>b</b>	10:3 12:13
<b>2</b>	<b>achieve</b> 8:18	<b>back</b> 9:22	<b>chicago's</b> 5:21
<b>20</b> 6:6	<b>activities</b> 3:19	<b>basis</b> 8:21 9:1	<b>circulation</b> 2:17
<b>200/1-1</b> 4:9	<b>add</b> 10:19	<b>bear</b> 9:20	<b>city</b> 1:4 2:18 3:23
<b>200/27-5</b> 2:12	<b>addition</b> 3:22 4:6	<b>beautification</b>	10:3,9
<b>2017</b> 8:4	<b>additional</b> 6:22	10:6	<b>cityofchicago.org</b>
<b>2020</b> 1:16 2:16 4:4	<b>additionally</b> 2:18	<b>beginning</b> 8:4	3:1 4:13
9:20 11:10 12:13	8:9	<b>behalf</b> 5:9	<b>closing</b> 6:24
<b>2021</b> 6:13	<b>address</b> 7:14	<b>better</b> 9:22	<b>coast</b> 5:21
<b>2029</b> 4:5	<b>aesthetics</b> 3:16	<b>board</b> 8:6	<b>code</b> 4:8
<b>2166</b> 12:16	<b>aforesaid</b> 12:7	<b>boundaries</b> 5:1,22	<b>colleagues</b> 10:18
<b>25</b> 9:13	<b>alderman</b> 4:18,19	<b>boyle</b> 10:23,24,24	<b>come</b> 2:2
<b>26</b> 2:16	4:19 5:4 6:18 9:8	11:2	<b>commence</b> 4:4
<b>27-35</b> 2:13	<b>alex</b> 10:13,14	<b>bring</b> 9:22	<b>commend</b> 4:21
<b>272,292</b> 6:14	<b>allow</b> 8:15	<b>brought</b> 9:20	<b>comments</b> 4:10,16
<b>3</b>	<b>allowing</b> 7:24	<b>budget</b> 6:10,11,13	6:23 7:10
<b>35</b> 2:12 4:8	<b>amended</b> 2:12,14	10:2,5	<b>commercial</b> 3:19
<b>39</b> 6:4	4:9	<b>business</b> 3:17 8:19	<b>commissioner</b>
<b>4</b>	<b>ann</b> 12:4,16	9:9,13	5:15
<b>42nd</b> 6:17	<b>annual</b> 3:5 4:1 9:1	<b>businesses</b> 8:10,13	<b>committee</b> 1:1
<b>5</b>	<b>annually</b> 4:5	9:24 10:16	2:24 5:13 7:14 8:1
<b>5:00</b> 4:13	<b>appears</b> 12:9	<b>c</b>	8:7
<b>6</b>	<b>applicable</b> 2:3,20	<b>c.s.r.</b> 12:17	<b>committee's</b> 2:22
<b>6</b> 7:17 11:1 12:13	<b>application</b> 5:18	<b>call</b> 11:1	7:1
<b>62</b> 4:1	<b>appreciate</b> 9:1	<b>called</b> 7:12,14	<b>community</b> 4:22
	<b>approximate</b> 3:8	<b>calling</b> 7:17 10:24	5:21 6:1
	<b>area</b> 1:9 2:12 3:3,4	<b>cap</b> 6:14	<b>complete</b> 12:8
	3:9,12,14,15 4:3	<b>capital</b> 1:1	<b>concerns</b> 9:19
	4:11,18 5:1,19 7:2	<b>cause</b> 11:14	<b>concluded</b> 11:9
	7:8 8:8,9 10:7		<b>concludes</b> 11:3,10

<b>conducted</b> 2:8 6:2 <b>consider</b> 3:2 <b>consideration</b> 3:24 <b>consistent</b> 3:9 <b>constricted</b> 5:1 <b>construction</b> 3:21 <b>contacted</b> 7:12 <b>continuation</b> 6:23 <b>continue</b> 8:21 <b>correct</b> 12:8 <b>council</b> 1:4 4:22 6:9,21 8:3,5 9:13 10:15 <b>country</b> 9:18 <b>covid</b> 2:7 <b>currently</b> 8:2,6 <b>customer</b> 3:15	<b>dpd</b> 6:18,24 <b>due</b> 2:6	<b>functions</b> 8:24 <b>future</b> 10:9	<b>included</b> 3:20 <b>including</b> 4:5 <b>inclusion</b> 3:1 <b>inform</b> 6:2 <b>informed</b> 6:18 <b>interested</b> 7:5 <b>investment</b> 3:20
	<b>e</b>	<b>g</b>	<b>j</b>
	<b>east</b> 5:24 <b>economic</b> 1:1 3:17 3:19 <b>ectd</b> 3:1 4:13 <b>effectively</b> 10:5 <b>effort</b> 9:22 <b>email</b> 4:12 <b>emailed</b> 2:23 <b>engage</b> 9:11 <b>engagement</b> 4:23 <b>enhancements</b> 3:17 <b>entire</b> 6:15 9:9 <b>entitled</b> 11:14 <b>equalized</b> 4:2 <b>establishing</b> 3:12 <b>establishment</b> 1:7 3:3 4:11 5:18 7:1 7:7 11:4 <b>everybody</b> 8:16 <b>exceed</b> 4:1 <b>exhibit</b> 2:22 <b>express</b> 7:6 <b>extend</b> 9:7 <b>extension</b> 6:3	<b>gather</b> 6:3 <b>general</b> 2:17 5:22 <b>generally</b> 3:23 <b>gentlemen</b> 2:2 7:4 11:3 <b>getting</b> 8:14 <b>giving</b> 9:6 <b>goal</b> 9:14 <b>going</b> 8:8,17 <b>gold</b> 5:20 <b>good</b> 2:1 5:12 7:19 7:21 10:14 <b>group</b> 9:10 <b>growing</b> 9:14 <b>guys</b> 7:20	<b>jo</b> 12:4,16 <b>joe</b> 9:3
			<b>k</b>
			<b>kats</b> 10:13,14,15 10:22
			<b>l</b>
			<b>labor</b> 8:21 <b>ladies</b> 2:1 7:4 11:3 <b>landowners</b> 8:19 <b>law</b> 2:3,12,14,20 4:7 6:12 <b>leave</b> 7:8 <b>levied</b> 4:5,7 <b>levy</b> 3:5 6:14 11:6 <b>limit</b> 3:15 <b>local</b> 6:21 <b>located</b> 5:20 6:17 <b>location</b> 3:8 <b>lombardo</b> 9:4,5 10:12 <b>look</b> 10:8 <b>losoya</b> 12:4,16 <b>lot</b> 8:13 <b>love</b> 8:21 <b>lowest</b> 10:2
<b>d</b>		<b>h</b>	<b>m</b>
<b>dealing</b> 9:18 <b>december</b> 12:13 <b>declared</b> 2:6 <b>defined</b> 8:9 <b>degree</b> 8:12 <b>department</b> 5:7,9 5:15,17 6:7,12 9:9 <b>deputy</b> 5:14 <b>designated</b> 5:2 <b>desired</b> 7:6 <b>destination</b> 9:15 <b>destinations</b> 9:16 <b>details</b> 6:22 <b>determination</b> 2:4 <b>development</b> 1:2 3:18 5:7,10,16 <b>difficult</b> 8:20 <b>direction</b> 12:11 <b>disaster</b> 2:7 <b>dissimilar</b> 9:17 <b>district</b> 9:24 <b>documents</b> 6:8	<b>feedback</b> 6:4,20 <b>feel</b> 10:4 <b>feeling</b> 9:20 <b>financial</b> 8:23 <b>find</b> 6:9 <b>first</b> 7:16 9:7 <b>focus</b> 9:17 <b>foregoing</b> 12:7 <b>forward</b> 10:8 <b>full</b> 8:14	<b>hand</b> 12:13 <b>handling</b> 4:22 <b>hands</b> 8:12 <b>health</b> 2:7 3:18 10:7 <b>hear</b> 7:20 <b>hearing</b> 1:7 2:10 2:15 3:2 7:6 11:4 11:9,11 <b>held</b> 2:10 <b>hereunto</b> 12:12 <b>hi</b> 9:5	<b>mailed</b> 2:19 <b>maintenance</b> 3:21 <b>majority</b> 5:2 <b>management</b> 6:11
	<b>f</b>	<b>i</b>	
		<b>identification</b> 2:23 <b>ilcs</b> 2:12 4:8 <b>illinois</b> 1:19 2:11 2:14 12:5,13 <b>improvements</b> 10:6 <b>include</b> 3:15	



<b>mark</b> 9:9 <b>marked</b> 2:22 <b>marketing</b> 10:6 <b>mary</b> 5:8,11,14 7:3 <b>matter</b> 11:9 <b>means</b> 2:4 <b>meeting</b> 1:18 2:2,5 2:7 7:13 12:7,9 <b>meetings</b> 6:1 <b>members</b> 5:13 8:7 8:7 <b>mentioned</b> 9:12 <b>merchants</b> 8:7,19 <b>message</b> 7:9 <b>michigan</b> 3:11 5:24 <b>moment</b> 9:18 <b>morning</b> 2:1 5:12 7:19,21,24 10:14	<b>oak</b> 1:10 3:10 4:21 5:19,23 6:9,21 8:3 8:4,8 9:12,14,22 9:24 10:15,16,20 <b>objection</b> 5:3 <b>objections</b> 7:11 <b>october</b> 2:16 <b>office</b> 6:11 <b>ongoing</b> 8:21 <b>opportunity</b> 7:6 7:10,13 9:1,6 <b>order</b> 2:2 6:9 <b>organization</b> 8:6 8:12 <b>owners</b> 5:2 6:3,21 8:13	<b>proceedings</b> 11:13 12:6,9 <b>process</b> 4:24 6:19 9:11 <b>programs</b> 3:18 <b>promote</b> 3:19 <b>property</b> 4:2,8 6:2 6:21 8:14 <b>proposed</b> 3:9,14 4:10,24 5:20 6:10 7:7 11:4 <b>provide</b> 3:13 6:22 8:23 9:23 <b>provided</b> 3:14,22 4:7 <b>provider</b> 6:8 <b>providing</b> 8:16 10:5 <b>provision</b> 3:6 11:6 <b>provisions</b> 4:8 <b>prudent</b> 2:6 <b>public</b> 1:7 2:6,10 2:15 3:17,18 11:4 11:8,10 <b>publicway</b> 3:16 <b>published</b> 2:16 <b>purpose</b> 3:12 <b>pursuant</b> 2:3,10 4:7	<b>referred</b> 3:4 <b>reflect</b> 2:9,21 4:15 11:8 <b>reilly</b> 4:19,20 5:5 6:18 9:8 <b>remain</b> 6:15 <b>remote</b> 2:4 <b>remotely</b> 6:2 <b>reported</b> 12:6 <b>reporter</b> 12:1,5 <b>represent</b> 5:1 <b>representation</b> 8:10 <b>representatives</b> 6:20 <b>requesting</b> 7:10 <b>requests</b> 6:24 <b>required</b> 2:20 6:6 7:8 <b>requirements</b> 2:11 <b>resident</b> 7:4 <b>residents</b> 9:24 10:8 <b>resources</b> 9:21 <b>rest</b> 5:24 <b>result</b> 4:24 <b>reviewed</b> 6:7,11 <b>right</b> 7:23 <b>robust</b> 4:22 <b>roschen</b> 9:9 <b>round</b> 4:22 <b>rush</b> 3:10 5:23 8:10
<b>n</b>	<b>p</b>	<b>q</b>	<b>s</b>
<b>name</b> 5:14 10:14 <b>near</b> 5:21 <b>necessary</b> 2:5 <b>need</b> 8:23,24 9:21 9:21 <b>needs</b> 8:17 <b>neighbors</b> 4:23 <b>new</b> 3:20 <b>newspaper</b> 2:17 <b>north</b> 5:21 <b>notes</b> 12:10 <b>notice</b> 2:15,18,22 <b>november</b> 1:16 5:17 11:10	<b>p.m.</b> 4:13 <b>pandemic</b> 9:19 <b>participating</b> 8:16 <b>people</b> 2:19 <b>percent</b> 4:1 6:6,14 8:5,11,18 10:4,20 <b>person</b> 2:5 7:5 <b>personal</b> 12:11 <b>persons</b> 7:11 <b>pins</b> 6:4,5 <b>place</b> 3:17 6:15 <b>plan</b> 6:10 <b>planning</b> 5:7,9,15 9:10 <b>please</b> 5:11 10:24 <b>pool</b> 9:21 <b>practical</b> 2:6 <b>predominantly</b> 8:8 <b>premier</b> 9:15,16 <b>president</b> 8:2,4 <b>press</b> 11:1 <b>proceed</b> 5:11	<b>rate</b> 6:14 <b>razny</b> 7:16,19,20 7:23 <b>really</b> 10:18 <b>received</b> 5:18 6:5 <b>record</b> 2:9,21 3:1 4:15 5:14 11:8	<b>safety</b> 3:18 10:7 <b>schedule</b> 2:19 <b>section</b> 2:13 <b>security</b> 9:19 10:5 <b>seen</b> 4:24 <b>sergeant</b> 2:24 7:12
<b>o</b>		<b>r</b>	
<b>o'clock</b> 1:17 <b>o'connor</b> 5:8,8,12 5:14			

<b>service</b> 1:9 2:12,14 3:3,5 4:11 5:19 6:8 7:2,8 11:5 <b>services</b> 3:6,7,13 3:14,20,21,22,24 4:3,6 9:23 11:6,7 <b>serving</b> 8:2 <b>set</b> 12:12 <b>shopping</b> 9:15,16 <b>shorthand</b> 12:4,6 <b>side</b> 5:21 <b>sides</b> 3:10 5:22 <b>signature</b> 12:16 <b>signatures</b> 6:5 <b>sir</b> 7:22 <b>solicited</b> 6:20 <b>speak</b> 5:9 7:15,24 9:1,6 <b>speaker</b> 7:16 9:3 10:13,23 <b>speaking</b> 4:23 <b>special</b> 1:9 2:11,14 3:3,5,6,13,14,20 3:21 4:11 5:19 7:1 7:8 11:5,7 <b>spoke</b> 10:18 <b>ssa</b> 5:3,20,22 6:4,8 6:16,17,23 8:9,15 8:17,20 9:8,17 10:20 <b>ssas</b> 10:3,3 <b>staff</b> 6:19 <b>stan</b> 7:16,17,19 9:2,12 <b>state</b> 2:11,13 12:5 <b>statement</b> 4:17 5:6 <b>stenographic</b> 12:10 <b>street</b> 1:10 3:8,10 3:10 4:21 5:20,23 5:23 6:9,21 8:3,5	8:8,10 9:12,14,22 10:1,6,15,16,21 <b>stronger</b> 9:22 <b>submitted</b> 4:12,16 6:8 <b>sum</b> 4:1 <b>summer</b> 6:2 <b>support</b> 5:2 6:5 7:1 8:14,15,18,23 9:8 10:17,20 <b>supporting</b> 9:14 <b>sustainability</b> 3:16	<b>two</b> 10:16	<b>z</b>  <b>zoom</b> 1:18
		<b>u</b>	
		<b>ultimately</b> 8:18 <b>unified</b> 8:15 <b>unmute</b> 7:17 11:1 <b>use</b> 10:5	
		<b>v</b>	
		<b>valuable</b> 9:23 <b>value</b> 4:2 <b>videoconference</b> 2:8 <b>views</b> 7:7 <b>villegas</b> 2:1 5:4,11 7:3,21 9:2 10:11 10:22 <b>virtual</b> 1:18 <b>visitors</b> 10:7 <b>voice</b> 7:9 <b>voluntary</b> 8:5,11	
	<b>t</b>  <b>taken</b> 12:10 <b>tax</b> 2:12,14 3:6,24 4:3,4,5,6,8 11:6 <b>taxable</b> 4:2 <b>taxes</b> 4:7 <b>taxpayer</b> 7:5 <b>technology</b> 1:2 <b>ten</b> 5:19 6:15 <b>term</b> 5:19 6:3,15 <b>territory</b> 3:9 <b>thank</b> 5:4 7:2,3,17 7:23 9:2,5,6 10:9 10:11,21,22 <b>thanks</b> 9:7 <b>three</b> 6:1 <b>threshold</b> 6:6 <b>tied</b> 8:13 <b>time</b> 2:13,13 4:9,9 7:24 10:10 <b>today</b> 6:22 <b>tom</b> 10:23,24 11:1 <b>total</b> 6:4,13 <b>transcribed</b> 12:10 <b>transcript</b> 12:8 <b>treasurer</b> 10:15 <b>tribune</b> 2:17 <b>true</b> 12:8		
		<b>w</b>	
		<b>wait</b> 7:14 <b>walton</b> 8:11 <b>want</b> 4:21 <b>ward</b> 6:18 <b>west</b> 5:23 <b>whereof</b> 12:12 <b>witness</b> 12:12 <b>wonderful</b> 9:10 <b>work</b> 6:10 9:10,21 <b>working</b> 10:9 <b>world</b> 9:17 <b>written</b> 4:10,16	
		<b>y</b>	
		<b>year</b> 4:4,5 5:19 6:15,19 <b>years</b> 9:13 <b>yesterday</b> 4:14 7:9	

# Chicago Tribune

Sold To:  
Oak Street Council - CU80096292  
1030 N Clark St, Ste 300  
Chicago, IL 60610

Bill To:  
Oak Street Council - CU80096292  
1030 N Clark St, Ste 300  
Chicago, IL 60610

Classified Advertising: 6792937  
Purchase Order: SSA75

Certificate of Publication:

State of Illinois - Cook

**Chicago Tribune Media Group** does hereby certify that it is the publisher of the Chicago Tribune. The Chicago Tribune is a secular newspaper, has been continuously published Daily for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the City of Chicago, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 IL CS 5/5.

This is to certify that a notice, a true copy of which is attached, was published 1 time(s) in the Chicago Tribune, namely one time per week or on 1 successive weeks. The first publication of the notice was made in the newspaper, dated and published on 10/26/2020, and the last publication of the notice was made in the newspaper dated and published on 10/26/2020.

This notice was also placed on a statewide public notice website as required by 715 ILCS 5/2. 1.

On the following days, to-wit: **Oct 26, 2020.**

Executed at Chicago, Illinois on this

28th Day of October, 2020, by

**Chicago Tribune Company**



---

Jeremy Gates

**Chicago Tribune - [chicagotribune.com](http://chicagotribune.com)**  
160 N Stetson Avenue, Chicago, IL 60601  
(312) 222-2222 - Fax: (312) 222-4014

**EXHIBIT**

**1**

**Notice of Public Hearing  
City of Chicago Special Service Area Number 75.**

Notice is hereby given that at 10:00 o'clock a.m., on the 13th day of November, 2020 at the 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, or in the alternative by remote means with instructions for how to attend the public hearing and participate in oral public comment to be provided on the Chicago City Clerk's website [http://www.chicityclerk.com/], in order to consider the creation of an area within the City of Chicago to be known and designated as Special Service Area Number 75 (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 2020 through and including 2029. 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, public health and 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 0.62 percent 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 2020 is \$272,292. 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 both sides of Oak Street between Rush Street and Michigan Avenue.

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 7th day of October, 2020.

City Clerk, City of Chicago,  
Cook County, Illinois

**EXHIBIT 1**

ALL THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF OAK STREET WITH THE CENTERLINE OF RUSH STREET;

THENCE NORTHWESTERLY ALONG SAID CENTERLINE OF RUSH STREET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 1 IN COLLINS' SUBDIVISION OF THE SOUTH HALF OF BLOCK 7 OF CANAL TRUSTEE'S SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF FRACTIONAL SECTION 3 AFORESAID;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF LOT 1 IN COLLINS' SUBDIVISION AND THE EASTERLY EXTENSION THEREOF TO THE CENTERLINE OF THE VACATED 10 FOOT WIDE ALLEY EAST OF RUSH STREET;

THENCE NORTH ALONG SAID CENTERLINE OF THE VACATED 10 FOOT WIDE ALLEY EAST OF RUSH STREET AND THE NORTHERLY EXTENSION THEREOF TO THE CENTERLINE OF THE 17 FOOT WIDE ALLEY NORTH OF OAK STREET;

THENCE EAST ALONG SAID CENTERLINE OF THE 17 FOOT WIDE ALLEY NORTH OF OAK STREET AND THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF THE WEST 115 FEET 2 INCHES OF LOT 21 IN COLLIN'S SUBDIVISION OF THE SOUTH HALF OF BLOCK 7 IN CANAL TRUSTEE'S SUBDIVISION AFORESAID;

THENCE SOUTH ALONG SAID EAST LINE OF THE WEST 115 FEET 2 INCHES OF LOT 21 IN COLLIN'S SUBDIVISION AND THE SOUTHERLY EXTENSION THEREOF TO THE CENTERLINE OF OAK STREET;

THENCE WEST ALONG SAID CENTERLINE OF OAK STREET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF THE WEST 25 FEET OF LOT 5 IN LAWRENCE'S SUBDIVISION OF PART OF LOT 7 IN THE SUBDIVISION OF THE NORTH HALF OF BLOCK 8 OF CANAL TRUSTEE'S SUBDIVISION AFORESAID;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF THE WEST 25 FEET OF LOT 5 IN LAWRENCE'S SUBDIVISION TO THE CENTERLINE OF THE 10 FOOT WIDE ALLEY NORTH OF WALTON STREET;

THENCE WEST ALONG SAID CENTERLINE OF THE 10 FOOT WIDE ALLEY NORTH OF WALTON STREET TO THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF LOT 5 IN WETZLER'S SUBDIVISION OF PARTS OF LOTS 1 TO 4, INCLUSIVE, IN THE SUBDIVISION OF THE NORTH HALF OF BLOCK 8 IN CANAL TRUSTEE'S SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF FRACTIONAL SECTION 3 AFORESAID;

THENCE NORTHWESTERLY ALONG SAID SOUTHERLY EXTENSION AND THE EASTERLY LINE OF LOT 5 IN WETZLER'S SUBDIVISION TO THE NORTH LINE THEREOF;

THENCE WEST ALONG SAID NORTH LINE OF LOT 5 IN WETZLER'S SUBDIVISION TO THE WEST LINE THEREOF;

THENCE SOUTH ALONG SAID WEST LINE OF LOT 5 IN WETZLER'S SUBDIVISION AND THE SOUTHERLY EXTENSION THEREOF TO THE CENTERLINE OF THE 10 FOOT WIDE ALLEY NORTH OF WALTON STREET;

THENCE WEST ALONG SAID CENTERLINE OF THE 10 FOOT WIDE ALLEY NORTH OF WALTON STREET AND THE WESTERLY EXTENSION THEREOF TO THE CENTERLINE OF RUSH STREET;

THENCE NORTHWESTERLY ALONG SAID CENTERLINE OF RUSH STREET TO ITS INTERSECTION WITH THE CENTERLINE OF OAK STREET AFORESAID, AND THE POINT OF BEGINNING.

ALL IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS.

17-03-204-009-0000	17-03-204-048-0000	17-03-207-010-0000
17-03-204-035-0000	17-03-204-051-0000	17-03-207-011-0000
17-03-204-039-0000	17-03-204-052-0000	17-03-207-014-0000
17-03-204-040-0000	17-03-204-053-0000	17-03-207-015-0000
17-03-204-041-0000	17-03-204-054-0000	17-03-207-016-0000
17-03-204-042-0000	17-03-204-055-0000	17-03-207-017-0000
17-03-204-043-0000	17-03-204-057-0000	17-03-207-018-0000
17-03-204-044-0000	17-03-204-059-0000	17-03-207-019-0000
17-03-204-045-0000	17-03-207-007-0000	17-03-207-020-0000
17-03-204-046-0000	17-03-207-008-0000	17-03-207-022-0000
17-03-204-047-0000	17-03-207-009-0000	17-03-207-023-0000

COMMITTEE ON ECONOMIC, CAPITAL,  
AND TECHNOLOGY DEVELOPMENT  
OF THE  
CITY COUNCIL OF CHICAGO

PUBLIC HEARING ON THE ESTABLISHMENT OF:  
  
EMERGENCY SPECIAL SERVICE AREA NO. 76  
  
MICHIGAN AVENUE COMMISSION

November 13, 2020

11:05 o'clock A.M.

VIRTUAL MEETING VIA ZOOM

CHICAGO, ILLINOIS

1 CHAIRMAN VILLEGAS: Good morning, ladies  
2 and gentlemen. The meeting will come to order.

3 Pursuant to applicable law and my  
4 determination that attendance by remote means is  
5 necessary because an in-person meeting is not  
6 practical or prudent due to the declared public  
7 health disaster caused by COVID-19, this meeting is  
8 being conducted by videoconference.

9 Let the record reflect that this is a  
10 public hearing that is being held pursuant to the  
11 requirements of the State of Illinois Special  
12 Service Area Tax Law 35 ILCS 200/27-5 as amended  
13 from time to time and Section 27-35 of the State of  
14 Illinois Special Service Tax Law as amended.

15 Notice of this public hearing was  
16 published on October 29, 2020, in the Chicago  
17 Tribune, a newspaper of general circulation within  
18 the City of Chicago, and notice was additionally  
19 mailed to the people and according to the schedule  
20 required by applicable law.

21 Let the record reflect that the  
22 Notice has been marked as Committee's Exhibit No. 1  
23 for identification and has been emailed to the  
24 Sergeant-at-Arms and to the Committee at

1 ECTD@cityofchicago.org for inclusion in the record.

2 This is a hearing to consider the  
3 establishment of the Special Service Area No. 76  
4 referred to hereafter as "the area" and the  
5 authorization of a levy of special annual services  
6 tax for the provision of certain special services.

7 The approximate street location of  
8 the proposed area will consist of the territory on  
9 both sides of Michigan Avenue between Oak Street and  
10 the Chicago River. The purpose of establishing the  
11 area would be to provide special services within the  
12 area. The proposed special services to be provided  
13 within the area include but are not limited to  
14 customer attraction, publicway aesthetics,  
15 sustainability and public place enhancements,  
16 economic business development, public health and  
17 safety programs, and other activities to promote  
18 commercial and economic development. The special  
19 services may include new construction or  
20 maintenance. The special services would be in  
21 addition to services provided to and by the City of  
22 Chicago generally.

23 The services tax under consideration  
24 would not exceed the annual sum of .05 Equalized

1 Assessed Value of the taxable property within the  
2 area. The services tax will be authorized to  
3 commence in the tax year 2020 and to be levied  
4 annually until and including tax year 2022. The  
5 services tax will be in addition to all other taxes  
6 provided by and will be levied pursuant to the  
7 provisions of the Property Tax Code 35 ILCS 200/1-1  
8 as amended from time to time.

9 Written comments on the proposed  
10 establishment of the Special Service Area 76 must  
11 have been submitted by email to  
12 ECTD@cityofchicago.org no later than 5:00 p.m.  
13 yesterday.

14 Let the record reflect that there is  
15 one written comment.

16 Mr. Heath, please read the submitted  
17 written comment.

18 MR. HEATH: Chairman, I, in fact, have  
19 four written statements as we have gone through the  
20 email box.

21 CHAIRMAN VILLEGAS: Okay. Thank you.  
22 Please provide all four written statements, please.

23 MR. HEATH: Yes, sir.

24 The first one will be signed Mitchell



1 Feldman who is the senior general manager of the  
2 Water Tower Place. It is addressed to Honorable  
3 Chairman Villegas and fellow colleagues. It reads:  
4 Chairman Villegas, as senior general manager for the  
5 Water Tower Place, I submit this comment on behalf  
6 of Brookfield Properties, the shopping center and  
7 its tenants, regarding the proposed establishment of  
8 an emergency Special Service Area on Michigan  
9 Avenue, for which the Magnificent Mile Association  
10 would act as the contracted service provider. While  
11 we have been long-time supporters of the Association  
12 and continue to contribute to its efforts, we  
13 respectfully oppose the SSA on the grounds of both  
14 process and substance. As a matter of process, I  
15 can confirm that the Water Tower Place never  
16 received notice of any public hearing regarding  
17 adoption of the SSA ordinance, which we have only  
18 just discovered as taking place tomorrow on  
19 November 13.

20 The Special Service Area Tax Law 35  
21 ILCS 200/27-5 requires timely notice before a  
22 property owner may be subject to the SSA. According  
23 to 35 ILCS 200/27-30, notice for the public hearing  
24 shall be given by publication mailing and that

1 requires -- that notice shall be mailed not less  
2 than ten days prior to the time set for the public  
3 hearing. The Water Tower Place accordingly objects  
4 to being subject to the SSA when it did not receive  
5 the requisite legal notice.

6 Relatedly, without the legally  
7 required notice, both we and our shopping center  
8 constituents have not had adequate time to evaluate  
9 the proposed ordinance and more fully articulate our  
10 substantive concerns with its consequences.

11 The lack of notice aside, we are also  
12 unaware of any statutory process that enables an  
13 expedited or emergency timeline for the adoption of  
14 the SSA. The statutory timelines are clear.  
15 Regarding the time frame for objecting to the SSA  
16 ordinance, for example, electors and property owners  
17 are given 60 days following the final adjournment of  
18 the public hearing to submit a petition objecting to  
19 the SSA.

20 Despite this statutory timeline, the  
21 Association has indicated that the SSA ordinance  
22 will be finalized this month, voted on by City  
23 Council in December, and go into effect on  
24 January 1, 2021, well before the 60-day window would

1 expire, even assuming that tomorrow was the final  
2 adjournment of the public hearing.

3 This expedited time frame not only  
4 fails to adhere to the statute's requirement, it  
5 only adds confusion to the process.

6 Compounding matters is the fact that  
7 the Association has indicated that there will be  
8 substantial changes to the proposed SSA ordinance as  
9 it is currently written. For instance, the  
10 Association has stated that the footprint of the  
11 proposed SSA will shrink and include only those  
12 properties fronting Michigan Avenue that are north  
13 of the river. That, in return, reduces the proposed  
14 budget of \$1 million as currently stated in the  
15 proposed ordinance to \$764,714. We are unsure  
16 whether these changes and others will make their way  
17 into the proposed ordinance. We are also unsure  
18 whether we should consider those changes as having  
19 been incorporated for the purposes of tomorrow's  
20 hearing. This uncertainty leaves us in a difficult  
21 position when evaluating the proposed ordinance, and  
22 the Water Tower Place reserves all rights and  
23 remedies to challenge these procedural  
24 inconsistencies.

1           That said, the substantive concerns  
2     raised by this SSA and its taxation of local  
3     businesses, particularly retails, are partly  
4     self-evident. As you are doubtlessly aware, the  
5     COVID-19 pandemic and the attendant government  
6     mandated closures of retail have impacted these  
7     businesses dramatically, placing many in precarious  
8     financial positions, if not forcing them into  
9     bankruptcy. Retail has similarly been impacted by  
10    the public unrest in the past months, which caused  
11    businesses to board up their windows.

12           While the SSA is ostensibly trying to  
13    benefit the retail community, the ordinance will  
14    only increase its financial strain under these  
15    trying circumstances. At the Water Tower Place, for  
16    example, it is not just the mall owner that will  
17    suffer expenses, including taxes are being shared by  
18    the retail tenants, so they will also have an  
19    increased tax burden. The SSA accordingly risks  
20    forcing cash-strapped businesses to leave Michigan  
21    Avenue while simultaneously deterring new retailers  
22    from entering the market.

23           We are sensitive to the fact that the  
24    SSA budget is designed in part to sustain the

1 Association's funding with 30 percent of the  
2 proposed tax revenue, the maximum that is allowed,  
3 going to personnel costs and management; however,  
4 insofar as the Association has many members that are  
5 non-property owners and not subject to the SSA, the  
6 owners/members subject to this tax will be paying a  
7 disproportionate share in order to provide services  
8 along Michigan Avenue.

9 We respectfully submit that  
10 continuing to support the Association's good work  
11 should be a concerted effort among all of its  
12 members and we are open to initiating a larger  
13 dialog on those grounds. We appreciate your time  
14 and attention to these concerns. We are likewise  
15 happy to provide additional input or guidance upon  
16 your request and we will be participating in the  
17 public hearing on November 13. Signed Mitchell  
18 Feldman, senior general manager, Water Tower Place.

19 Chairman, that is the first of four.  
20 If you would like me to continue, I will.

21 CHAIRMAN VILLEGAS: Yes, read it into the  
22 record, please.

23 MR. HEATH: The second letter is signed  
24 by John Gagliardo of GNP Realty Partners. This

1 regards the SSA 76. It reads: To who it may  
2 concern, today everything is on the line. Our  
3 community, our jobs, our small, medium, and large  
4 businesses. The good news is there's a choice to  
5 make, and that choice is undeniably clear. It's  
6 time to ensure that the heart and soul of our great  
7 city, the Magnificent Mile, is preserved and  
8 strengthened as the economic engine it is for  
9 decades ahead. I expressively support the creation  
10 of the Special Service Area No. 76. Let's stand  
11 together in building a better future. Signed John  
12 Gagliardo of GNP Realty Partners.

13 Chairman, I will continue with the  
14 third letter which is signed by Nicole Benolken,  
15 Managing Director, 360 Chicago. It reads: Dear  
16 Alderman Villegas and Esteemed Members of the  
17 Economic, Capital and Technology Development  
18 Committee. I'm writing to express the strong  
19 support of the M56 Group, owner and operator of 360  
20 Chicago Observation Deck, for the current SSA  
21 application under consideration. The challenges  
22 facing the Magnificent Mile and our district at  
23 large are possibly greater now than any time in the  
24 100-year history of this storied locale. Businesses

1 are facing near insurmountable headwinds and the key  
2 industries of our district -- retail, hospitality,  
3 and tourism -- have been devastated beyond  
4 recognition. Our friends and colleagues are  
5 watching their livelihoods and life work slip away.  
6 While we remain confident in the pending recovery,  
7 we also recognize it will be both gradual and the  
8 complex in its evolution.

9 A district facing such towering  
10 challenges must have resources and tools to do so.  
11 Special service areas exist in 52 other areas of the  
12 city and our district needs those resources, too.  
13 We believe strongly the SSA represents perhaps the  
14 only mechanism to create a cooperative and  
15 collective strategy around the current environment  
16 and eventually recovery. The recovery will require  
17 strong and focused leadership, clear and consistent  
18 messaging to all stakeholders and visitor audiences  
19 and significant and visible efforts to ensure the  
20 safety and beautification of the district. These  
21 critical services can only be funded through a  
22 special service area.

23 As property owners, we understand and  
24 sympathize with the discomfort around another tax

1     levy during these challenging times. It is  
2     indisputable that an SSA is not a perfect fit for  
3     our district and our current support is contingent  
4     upon followthrough towards big legislation and  
5     timely migration of the SSA. Despite this, the SSA  
6     is the only mechanism available now at this time of  
7     severe need.

8                     The Magnificent Mile Association has  
9     been an integral part of Chicago's retail,  
10    hospitality, tourism, and residential communities  
11    for many decades. It has managed to preserve,  
12    promote, and protect that vital image despite not  
13    enjoying the stability and resources of an SSA that  
14    are enjoyed by dozens of other similar organizations  
15    within the City of Chicago and around the country.

16                    The extraordinary challenges of these  
17    times require an extraordinary solution. We fully  
18    support finally authorizing an SSA that will provide  
19    just that. Respectfully, Nicole Benolken, Managing  
20    Director, 360 Chicago.

21                    Chairman, I do have one final letter  
22    if that is all right with you, sir.

23                    CHAIRMAN VILLEGAS: Please proceed.

24                    MR. HEATH: This letter is signed by Don



1 Viteck, managing broker and senior vice president of  
2 the Wirtz Corporation and Wirtz Realty Corporation.  
3 It reads: On behalf of the 333 North Michigan  
4 Avenue, we are grateful that the revised SSA being  
5 considered will be limited to those buildings  
6 located north of the Chicago River on Michigan  
7 Avenue as our concerns over the initial proposal  
8 were that it encompassed the area on Michigan Avenue  
9 south of Wacker Drive extending to Randolph Street.  
10 As you know, our location is situated in an area  
11 that remains in transition and we feel it would not  
12 be appropriate to implement an SSA in this area. To  
13 be clear, our concern only relates to the SSA  
14 extending south of the river on Michigan Avenue, and  
15 we have no opposition to the revised proposal being  
16 discussed. We are grateful to Alderman Reilly for  
17 his leadership on this matter and for the  
18 Magnificent Mile Association's understanding of our  
19 position.

20 Chairman, that is the final of four  
21 letters. All will be distributed to Members of the  
22 Committee very shortly.

23 CHAIRMAN VILLEGAS: Thank you, Justin.

24 Is there a statement from the

1     aldermen in this area?

2                 ALDERMAN REILLY:   There are two aldermen  
3     on this.

4                 ALDERMAN HOPKINS:   I am on the call.   I  
5     will yield to Alderman Reilly and just make brief  
6     remarks after.   Thank you.

7                 CHAIRMAN VILLEGAS:   Alderman Reilly.

8                 ALDERMAN REILLY:   Thanks so much,  
9     Alderman.

10                On this particular SSA, I can't at  
11     this time communicate that I support it.   I need  
12     more time to consider this proposal, as was noted by  
13     one of the property owners who testified via written  
14     statement.   This truncated process was new to me.   I  
15     wasn't aware that an expedited SSA process even  
16     existed until this proposal was brought to me.   So,  
17     I would like some clarity from the Department at a  
18     future date on what this new SSA process is.  
19     Because, as you know, Chairman, I place a high  
20     premium on transparency and socializing ideas before  
21     implementing them, and it is always my effort to  
22     build consensus especially when a group of property  
23     owners are considering imposing an even higher  
24     property tax on themselves.   I require people to

1 meet a pretty high burden of support to even  
2 consider supporting a new tax on any property owner.  
3 And so I still have to process the changes.

4 This has been a quick process. Many  
5 of the folks that were in the original proposed  
6 boundary weren't sure whether or not the boundary  
7 would be extended back north of the river, and  
8 there's been some confusion about it. There remains  
9 some major stakeholders on the Avenue who have  
10 concerns, and I think it will be important for the  
11 applicant to spend some time with those stakeholders  
12 to try and see if they can build some consensus and  
13 support.

14 Again, I take the formation of SSAs  
15 or the expansion of SSAs or the extension of SSAs  
16 very, very seriously because I am one of the  
17 alderman on this Council who really has a serious  
18 distaste for imposing new tax burdens on our  
19 constituents.

20 That said, this is not a referendum  
21 on the Mag Mile Association. They are an incredible  
22 community partner. They provide an incredible value  
23 to the Avenue, and I can appreciate the fact that  
24 they're in very rough financial shape, just like

1 every stakeholder is on Michigan Avenue and in every  
2 neighborhood in the City of Chicago.

3 So, I am committed to keeping an open  
4 mind with the hope that this SSA garners more  
5 support than it currently enjoys today, and if there  
6 are concerns, that the applicant can address those  
7 and hopefully mitigate them so this could move  
8 forward in a couple of months or in a month, I  
9 guess. But that's a lot of work for them to do.  
10 I'll be listening very carefully to my constituents  
11 and stakeholders.

12 And that said, at this point, I am  
13 not offering my support for this SSA, but that  
14 position certainly could change in the next month.  
15 Thank you, Chairman.

16 CHAIRMAN VILLEGAS: Thank you, Alderman  
17 Reilly.

18 Alderman Hopkins.

19 ALDERMAN HOPKINS: Thank you,  
20 Mr. Chairman.

21 I'm in full agreement with my  
22 colleague, Alderman Reilly. I believe this question  
23 came to my attention at roughly the same time as  
24 Alderman Reilly, maybe weeks apart, but

1 nevertheless, this is not Oak Street. This is a  
2 larger piece of geography. There's more divergent  
3 interests, there's more diverse interests, and  
4 there's more voices involved in this. So I agree  
5 there may be a path to approval for this, but we are  
6 not here today. We need more time to properly vet  
7 this and to bring in others who are affected by it  
8 and may have an alternative view.

9 Thank you, Mr. Chairman. I look  
10 forward to working with the Mag Mile Association and  
11 the Administration on this as we try to get it  
12 across the finish line in the weeks we have  
13 remaining. Thank you.

14 CHAIRMAN VILLEGAS: Thank you, Alderman  
15 Hopkins.

16 Is there a statement from the  
17 Department of Planning and Development?

18 MS. O'CONNOR: Mary O'Connor here and I  
19 will speak on behalf of the Department of Planning  
20 and Development.

21 CHAIRMAN VILLEGAS: Please proceed, Mary.

22 MS. O'CONNOR: Good morning, Mr. Chairman  
23 and Members of the Committee. For the record, my  
24 name is Mary O'Connor, Deputy Commissioner in

1 Department of Planning and Development.

2 This past June after two months of  
3 COVID shutdown severely impacting businesses across  
4 Chicago and after a weekend of unanticipated unrest  
5 and looting resulting in extensive physical damage  
6 to commercial areas throughout the city, our  
7 Department developed a funding mechanism that could  
8 be quickly established and implemented before the  
9 end of the year.

10 Special Service Areas are funding  
11 tools that are currently used by 52 commercial areas  
12 across Chicago. This spring and summer, these areas  
13 were able to reallocate funds to address the sudden  
14 needs of businesses in their areas by responding  
15 with rebates for PPE, increased signage highlighting  
16 open businesses, outdoor dining logistics, and  
17 increased security patrols. However, since the  
18 deadline for SSA applications had closed last  
19 November, areas without a special service area would  
20 not be eligible for funding until 2022 at the  
21 earliest. In response, DPD has developed a  
22 short-term three year SSA that still meets all the  
23 state mandated requirements but with a shorten  
24 streamlined application process that would still

1 allow it to meet the county filing deadline at the  
2 end of this year necessary to receive funds in 2021.

3 This short-term SSA is designed to  
4 provide more immediate funding to address unforeseen  
5 circumstances while also providing a bridge of up to  
6 three years until a more permanent long-term  
7 solution can be developed and implemented.

8 Under the streamlined application  
9 process, the following DPD policies are waived: A  
10 needs assessment survey, residential PINs are  
11 excluded, and support signatures from 20 percent of  
12 the PIN owners are not required.

13 State requirements such as today's  
14 public hearing and a 60-day opposition period  
15 following the hearing remains in place.

16 In August, DPD, received an  
17 application for a three-year SSA from the  
18 Magnificent Mile Association for a proposed SSA  
19 along North Michigan Avenue from Oak Street on the  
20 north to Randolph Street on the south. A community  
21 meeting was conducted remotely on September 23,  
22 2020, where this proposed proposal was presented.

23 Subsequently, a public notice for  
24 today's hearing was published in the Chicago Tribune

1 and mailed to all owners of commercial properties  
2 within the boundaries, including south to Randolph  
3 Street. In the Notice, it was stated that all  
4 residential properties are excluded from this  
5 proposed SSA.

6                   However, DPD has since received  
7 feedback from stakeholders including property owners  
8 and the local alderman and is hereby amending the  
9 proposed boundaries of this SSA to include only  
10 commercial properties along North Michigan Avenue,  
11 north of the Chicago River to Oak Street. All  
12 residential properties would continue to be  
13 excluded. The amended SSA boundaries include a  
14 total 158 commercial PINs.

15                   Our Department has reviewed the  
16 documents submitted by this sponsor for SSA 76, the  
17 Magnificent Mile Association, and find them in  
18 order.

19                   The total proposed budget for 2021 is  
20 \$764,714. A levy rate cap of 0.05 percent would  
21 remain in place for the three-year term of this SSA.  
22 The type of short-term SSA cannot be extended  
23 without going through the full and complete  
24 application process that is required for all



1 conventional ten-year SSAs.

2 SSA is located primarily in the 42nd  
3 Ward with its northeast corner located in the 2nd  
4 Ward. DPD has informed Alderman Reilly and Alderman  
5 Hopkins and their staff throughout the process over  
6 the past six months and solicited their feedback.

7 Representatives from local property  
8 owners and the Magnificent Mile Association are also  
9 here today to provide additional details and  
10 comments about the establishment of this SSA.

11 In closing, DPD requests the  
12 Committee's support of the establishment of Special  
13 Service Area 76. Thank you.

14 CHAIRMAN VILLEGAS: Thank you, Mary.

15 Ladies and gentlemen, any resident,  
16 taxpayer, or other interest person attending this  
17 hearing who desired an opportunity to express their  
18 views for or against the proposed establishment of  
19 Special Service Area No. 76 was required to leave a  
20 voice message no later than 9:00 a.m. yesterday  
21 requesting an opportunity to make those comments or  
22 objections. All such persons who have been  
23 contacted by the Sergeant-at-Arms and have called  
24 into this meeting will have the opportunity to

1 address the Committee and will wait to be called  
2 upon to speak.

3 Our first speaker is Ronald  
4 Tabaczynski.

5 MR. TABACZYNSKI: Thank you, Mr. Chairman.  
6 Can you hear me, Mr. Chairman?

7 CHAIRMAN VILLEGAS: Yes, please proceed.

8 MR. TABACZYNSKI: Thank you. I'm sorry.  
9 I'm Ron Tabaczynski, the director of government  
10 affairs for BOMA Chicago. I would like to initially  
11 say, though, that we also provided written comments  
12 that I don't think the clerk mentioned. They were  
13 provided before yesterday's deadline. I'm happy to  
14 resubmit those, but I did not hear them mentioned,  
15 and I'm also aware that several of our members also  
16 provided written comments, and I didn't hear those  
17 acknowledged. Again, I'm happy to resubmit those.  
18 They are more expansive I think than what I'm able  
19 to cover in my allotted time today. So, I  
20 appreciate the Committee's consideration of the  
21 letter that was provided and that we'll make sure it  
22 gets to the Committee.

23 I want to thank Aldermen Reilly and  
24 Hopkins for their engagement on this. SSAs are

1 important issues to BOMA Chicago. And when we look  
2 at proposals to create SSAs, we particularly look at  
3 three things: The boundaries, the governance  
4 structure, and the services to be provided. But as  
5 you've heard this morning with this proposal, it's  
6 important that we look at it also in the context of  
7 process and, we understand that the quick start  
8 process approval is being applied here, and unlike  
9 the statutory process, the expedited process has  
10 included waivers of certain requirements, hastening  
11 of established timeframes and other concessions to  
12 speed the approval. We're not really sure where  
13 that process is defined, but we are concerned that  
14 it has the effect of compromising the input of those  
15 who would be affected by the SSA.

16           Given the quick start nature of this  
17 SSA and the devastating impact of the current  
18 recession on commercial and retail buildings who are  
19 struggling to avoid layoffs, properties should be  
20 given great deference in opting out of the boundary.

21           So when moving through this expedited  
22 process, we hope that the Committee and the DPD  
23 would be open to that greater deference to property  
24 owners regarding their own inclusion; and given the

1 significant precedence of imposing quick start  
2 taxation, it's even more imperative that it only be  
3 used where properties volunteer to be part of the  
4 SSA and that the proposed boundary not be drawn to  
5 tax properties against their will.

6 In regard to the proposed Michigan  
7 Avenue SSA boundaries, we also agree that south of  
8 the river is an entirely different character of  
9 properties. We have raised the point about  
10 excluding those properties south of the river, and  
11 so I'm glad to hear DPD acknowledge that that will  
12 be part of the future ordinance. We just want to  
13 make sure that the Committee is aware of our concern  
14 on those properties south of the river which we  
15 believe should be excluded.

16 Our other main concern is the  
17 governance of the SSA. We have always advocated for  
18 stakeholder leadership of SSAs when appointments to  
19 the Commission are made. So we request that the  
20 City Council codify in an ordinance creating the SSA  
21 that at least 90 percent of the voting members be  
22 taxpaying owners, property owners from within the  
23 boundary and in addition to the quick start  
24 process --

1           CHAIRMAN VILLEGAS: Thank you, Ron. Your  
2 time has elapsed. If you could please send that  
3 email to us, we'll make sure that we get that into  
4 the record. Thank you, Ron.

5           Our next speaker is Mitchell Feldman.  
6 Mitchell Feldman.

7           MR. FELDMAN: Yes, can I hear me now?

8           CHAIRMAN VILLEGAS: Yes, sir.

9           MR. FELDMAN: Thank you, Chairman. This  
10 is Mitchell Feldman. I'm the senior general manager  
11 of Water Tower Place. I want to thank you for  
12 allowing me the opportunity to speak today.

13           Our letter that we submitted and that  
14 was read just earlier clearly outlines our  
15 opposition to this SSA based on both process and  
16 substance.

17           I want to again thank Alderman Reilly  
18 and Alderman Hopkins for their consideration. I  
19 think everyone is understanding that our retailers  
20 clearly at Water Tower Place face unprecedented  
21 times and simply cannot afford additional tax  
22 burden. We continue to oppose this SSA; however, we  
23 want everyone to understand that we are very open to  
24 dialogue that creates a more proportionate funding

1 process.

2 Water Tower Place and Brookfield  
3 Properties is committed to both short and long-term  
4 success of Michigan Avenue, and the Magnificent Mile  
5 Association; however, we do not feel that the burden  
6 of additional taxes shares the path to that goal.  
7 We remain open and available to have that dialogue  
8 and look forward to having that, and we thank you  
9 for allowing us the opportunity to speak and to  
10 provide our letter of opposition to the Department  
11 and to you, Chairman. Thank you very much.

12 CHAIRMAN VILLEGAS: Thank you, Mitchell.

13 Our next speaker will be Anthony  
14 Brookover.

15 MR. BROOKOVER: Thank you, Mr. Chairman.  
16 I also want to note that written comments were  
17 submitted yesterday prior to the deadline. So if  
18 you could let me know if I need to resubmit those, I  
19 will be glad to do it.

20 Again, I'm Anthony Brookover with  
21 AmTrust Realty Corp. I represent the owners of 111  
22 East Wacker Drive and 233 North Michigan Avenue. We  
23 feel that the characteristics and needs of the  
24 properties north of the Chicago River are different

1 from those to the south of the river. We appreciate  
2 that reconsideration is given to the boundary of the  
3 proposed SSA, and we feel that an additional burden  
4 on tenants at this particular time is just  
5 unwarranted and one that would place them in further  
6 peril than what they already are witnessing now.

7 I do want to thank Alderman Reilly  
8 and Alderman Hopkins for their comments especially  
9 as they relate to transparency, which I feel this  
10 process has lacked. Thank you.

11 CHAIRMAN VILLEGAS: Thank you, Anthony.

12 Our next speaker will be Stephen  
13 Hennessy.

14 MR. HENNESSY: Hello. Good morning. I  
15 too want to let you know that I did send in a  
16 written letter. So if I need to resubmit that,  
17 please let me know.

18 I am Steve Hennessy and I'm with MB  
19 Real Estate. I represent as general manager the  
20 owners of the properties located at 205 and 225  
21 North Michigan Avenue, which is south of the Chicago  
22 River.

23 We believe that the character of the  
24 commercial area on Michigan Avenue south of the

1 river is vastly different than that north of the  
2 river, where there is significantly more retail,  
3 hospitality, and entertainment. Consequently, we  
4 feel that there's no benefit to be derived by the  
5 owners of 205 and 225 North Michigan Avenue and its  
6 tenants in the form of special services and oppose  
7 the additional tax assessment that it would bring.

8 Additionally, the other services that  
9 would be provided by the SSA including the Michigan  
10 Avenue marketing campaign would not apply nor  
11 benefit any of our 120 office tenants in the two  
12 buildings.

13 We respectfully but strongly voice  
14 our position to be excluded from the emergency SSA  
15 No. 76 Michigan Avenue Commission. Thank you.

16 CHAIRMAN VILLEGAS: Thank you, Steve.

17 Our next speaker is Kimberly Bares.

18 Kimberly Bares, if you are on a cell  
19 phone, please \*9 -- \*6 rather to unmute. Kimberly  
20 Bares.

21 MS. BARES: This is Kimberly Bares.

22 CHAIRMAN VILLEGAS: Please proceed.

23 MS. BARES: Thank you. First, I'd like  
24 to just make note that the properties we just heard



1 testimony from, 233, 205, and 225, have been  
2 excluded from the revised boundaries.

3 I would like to go on by  
4 acknowledging and thanking Alderman Reilly and  
5 Alderman Hopkins for their commitment to and  
6 advocacy of the downtown central business district.  
7 We appreciate your stewardship of the districts in  
8 their wards and look forward to continuing to work  
9 with them on this proposed SSA.

10 The SSA being proposed today is a  
11 temporary solution to present and relentless  
12 challenges, but it is by no means a quick fix. It  
13 would have a term of just three years and allow us  
14 an opportunity to develop new legislation in  
15 Springfield to create a business improvement  
16 district, which is a tool used around the world for  
17 supporting and improving commercial districts. We  
18 recognize that the SSA is an imperfect tool and it  
19 is some of those flaws that have prevented us from  
20 pursuing an SSA in the past; however, the combined  
21 forces of the pandemic and the two looting  
22 incidents, not to mention the near constant  
23 disruption from frequent protests and  
24 demonstrations, have led us to pursue this economic

1 development tool.

2 52 SSAs exist in Chicago and benefit  
3 communities from Roseland to Rogers Park, the Loop  
4 to Little Village. And the Magnificent Mile must  
5 also have that resource available if we are to  
6 remain magnificent and have any hope of rebounding  
7 so that we can serve a vital role in long-term  
8 recovery as the economic engine of the City of  
9 Chicago, the county, and the state.

10 During this streamlined process, our  
11 outreach and communication covered all stakeholders  
12 and went beyond requirements. I would like to point  
13 out that Mitch Feldman is a member of our Executive  
14 Committee, has been involved in the process from the  
15 very beginning.

16 We reached out to every single  
17 property owner and/or manager to communicate the  
18 planned district and uses of funds. The process was  
19 led by commercial property representatives who are  
20 ambassadors of the Magnificent Mile Association.

21 The SSA is desired by our business  
22 and property owners because they recognize the need  
23 to invest in the district in safety, marketing,  
24 promotion, and economic development. They recognize

1 the need to secure their collective assets of  
2 multiple billions of dollars with an additional  
3 contribution of \$5,360 on average.

4 While our proposed district would  
5 account for the largest EAV of any district at  
6 \$2.4 billion, our district's tax rate would be the  
7 lowest in the City of Chicago. Our budget was  
8 ranked 17th out of the 52 SSAs currently in Chicago.

9 We wish there were other options, but  
10 until we succeed in getting new BID legislation in  
11 Springfield, this is the best way to address  
12 immediate concerns.

13 Finally, our Commission must have at  
14 least 90 percent of its members representing  
15 building owners. We're committed to representing  
16 the interests of those owners. They have invested  
17 in Chicago and we want their investment to continue  
18 to deliver solid returns for years to come.

19 I thank you for the opportunity to be  
20 here and I send you greetings from John at Walgreens  
21 who adds his voice to the support you will hear next  
22 for this proposed SSA.

23 CHAIRMAN VILLEGAS: Thank you.

24 Our next speaker is Lee Golub.

1 MR. GOLUB: Can you hear me?

2 CHAIRMAN VILLEGAS: Yes, sir. Please  
3 proceed.

4 MR. GOLUB: Good morning. My name is Lee  
5 Golub. I am a principal with Golub and Company  
6 whose global headquarters are located at 625 North  
7 Michigan Avenue and have been since 1970. Over our  
8 60 plus year history, Golub and Company has been  
9 involved in probably close to 70 percent of the  
10 properties on Michigan Avenue in some manner, either  
11 through ownership, having developed the property,  
12 being the property management, or leasing agent.  
13 Currently, we own three properties on the Avenue.  
14 We are redeveloping the landmark Chicago Tribune  
15 building into high-end residential condominiums as  
16 well as re-imagining the retail space along Michigan  
17 Avenue and Pioneer Court. We also own two office  
18 properties in the vicinity, 625 and 444 North  
19 Michigan Avenue. Our current investment with our JV  
20 Partners on the Avenue approaches close to  
21 \$1 billion.

22 Golub and Company and its financial  
23 partners are in favor of creating this proposed SSA.  
24 Over the past few years, the glamour and cache of

1 the North Michigan Avenue had already been  
2 deteriorating. Retail tenants were starting to  
3 rethink the necessity of being on the Avenue as a  
4 must to promote their brand. The Avenue has always  
5 been a tougher market to attract office users, due  
6 to the fact that main public transportation feeders  
7 from the city -- into the city, those being Union  
8 Station and Ogilvie Transportation Center, are  
9 located so far away without a direct rapid transit  
10 link.

11 Now, taking into the account the  
12 effect of the COVID-19, increased crime, and the  
13 social unrest we have seen on and near the Avenue,  
14 our economic engine of the city, Michigan Avenue, is  
15 in the midst of a PR nightmare and a downward trend  
16 that requires a coordinated and imaginative approach  
17 to its future direction.

18 We feel SSA 76 will help the Mag Mile  
19 Association as the service provider to be much more  
20 effective and allow them to use the tools that 52  
21 other communities in the Chicago area already have  
22 at their disposal. We need to rebrand Michigan  
23 Avenue as "the place" to be again.

24 We cannot do that until we cure some

1 of the negative effects the recent social unrest  
2 have done to tarnish the Mag Mile's appeal. We have  
3 to make sure people feel safe to be on the Avenue.  
4 We must create great spaces for consumers and that's  
5 not just visitors and tourists, but people who  
6 actually live and work on or near the Avenue as I  
7 do.

8 We need this SSA and the  
9 corresponding funding of programs that will be  
10 directed by property owner commissioners to help  
11 right the ship. I thank you very much.

12 CHAIRMAN VILLEGAS: Thank you, Lee.

13 Our next speaker is Ryan Segal.

14 MR. SEGAL: Good morning.

15 CHAIRMAN VILLEGAS: Good morning.

16 MR. SEGAL: Good morning. Can you hear  
17 me?

18 CHAIRMAN VILLEGAS: Yes. Please proceed,  
19 Ryan.

20 MR. SEGAL: Thank you. Good morning. My  
21 is the Ryan Segal and I'm a Chicago-based vice  
22 president with Arcadia Realty, a New York-based real  
23 estate investment trust. Arcadia owns and operates  
24 retail real estate with over 40 properties located

1 in Chicago including three on Michigan Avenue and  
2 three properties on State Street.

3 In 2017, I was appointed a SSA  
4 commissioner on the State Street Commission. I  
5 would like to speak with you about my experience on  
6 the Commission and why I think an SSA would bring  
7 value to the Avenue.

8 The first reason is perception. When  
9 we speak with potential tenants and investors about  
10 planting their flag at our properties or investing  
11 in our company, we need to have something to say to  
12 combat the negative news headlines we hear  
13 concerning Chicago. With the State Street  
14 Commission, I have been able to point to a clean and  
15 safe program where private companies walk the street  
16 to liaison with CPD, and they also have a point of  
17 contact with the commission to help get in touch  
18 with police before, after, and during times of  
19 crisis. I'm also able to provide details on the  
20 proactive programs that the SSA has implemented,  
21 including homeless outreach.

22 These programs help tenants and  
23 investors get comfortable with putting money into  
24 the street as well as to illustrate our social

1 responsibility, which is becoming a more and more  
2 important topic every day. It also has the cohesion  
3 and advocate in the Chicago Loop Alliance, the  
4 administrator of the SSA that would not otherwise  
5 exist. Through the SSA and the Chicago Loop  
6 Alliance, there are marketing and social media  
7 campaigns that bring people to the street to visit,  
8 shop, and play.

9                   For example, right after COVID hit,  
10 I saw my friends liking a post on Facebook about  
11 pressure washing and wiping down State Street to  
12 battle COVID concerns. Almost immediately the  
13 infrastructure the SSA had in place was able to  
14 quickly react and adapt to market a response to help  
15 my struggling tenants. Through the activate series,  
16 SSA reimagined public spaces like the alley at the  
17 Sullivan Center, one of our properties, with art,  
18 music, business promotion, and a beer or two, to get  
19 people to stay and support the various businesses in  
20 the Loop after dark. There's no reason why we  
21 shouldn't be doing the same thing on Michigan  
22 Avenue.

23                   The Michigan Avenue SSA would help to  
24 create a sense of continuity and give a voice to



1 businesses in the district to help the street stay  
2 relevant and the remain the premier destination for  
3 residents and tourists alike. This can only be  
4 achieved through a central voice for stakeholders  
5 through a central agency. Having a voice of smart  
6 people thinking of what we can do better results in  
7 well thought out public development, redevelopment,  
8 reimagining public spaces, bringing place making to  
9 the Avenue, and making sure way finding makes it all  
10 easy for everyone. An SSA can bring in energy to  
11 the Avenue to help it remain a world class  
12 destination. For these reasons, Arcadia thinks the  
13 Michigan Avenue SSA is money well spent. Thank you.

14 CHAIRMAN VILLEGAS: Thank you, Ryan.

15 Our next speaker will be Harvey  
16 Silverstone.

17 MR. SILVERSTONE: Can you hear me okay?

18 CHAIRMAN VILLEGAS: Yes, Harvey, please  
19 proceed.

20 MR. SILVERSTONE: Good morning. My name  
21 is Harvey Silverstone, and I represent the Segal  
22 Family who own the property at 646 North Michigan  
23 Avenue.

24 Gordon and Carol Segal are the

1 founders of Crate and Barrel and founded the company  
2 in 1962. In 1962, the Segals opened their first  
3 store in Old Town and in 1975, they opened up the  
4 first Michigan Avenue store on the corner of  
5 Chestnut and Michigan almost 45 years ago to the  
6 day. In 1989, the Segals purchased a property on  
7 Erie and Michigan from the Tera family, and in 1990  
8 the iconic store opened with its white metal panels  
9 and large windows and changed the face of retailing  
10 on Michigan Avenue. The store became a retail mecca  
11 for both residents and tourists and brought  
12 furniture and housewares to the Avenue. It was  
13 Gordon Segal and later Bob Wislow at the behest at  
14 Mayor Daley to beautify the median strips on this  
15 Avenue with tulips each year. Money was raised from  
16 the local merchants on the Avenue, and this is  
17 without the assistance of an SSA.

18 With the Avenue changing, Craig  
19 closed the store in 2018 and leased it to Starbuck's  
20 Corporation. Starbuck's realized how important the  
21 Avenue was to their brand and the iconic nature of  
22 the building that they along with us invested tens  
23 of millions of dollars to build out the Roasterie,  
24 one of only six roasteries to be opened in the

1 entire world. Starbuck's realized, as did the  
2 Segals, that retail was becoming experiential as  
3 opposed to just buying things. People wanted an  
4 experience. The Roasterie is a museum to coffee and  
5 pastries and is all about experiences, taste,  
6 smells, and aroma. The experiential retail is all  
7 about customer traffic which has all but disappeared  
8 from the Avenue.

9                   The Segal family is in favor of the  
10 proposed SSA No. 76 for Michigan Avenue. The SSA  
11 will provide marketing, aesthetic, security, and  
12 shopping ambassadors, which are sorely needed for  
13 Michigan Avenue. The additional tax will provide  
14 these services Michigan Avenue is no longer able to  
15 a place for shopping. While other areas of -- other  
16 areas rather than Michigan Avenue are now where  
17 people are going to shop.

18                   Gordon and Carol never envisioned  
19 Michigan Avenue to be the way it is now since they  
20 opened their first store. The Avenue -- when  
21 Starbuck's leased the property, the thinking was  
22 that it was really the mecca of shopping and that it  
23 will continue to be so. Customers no longer feel  
24 safe and secure and feel welcome on Michigan Avenue.

1 Therefore, the SSA with help with the Mag Mile and  
2 will help --

3 CHAIRMAN VILLEGAS: Thank you,  
4 Mr. Silverstone. Thank you.

5 Our next speaker is Michael Edwards.

6 MR. EDWARDS: Hello. Can you hear me?

7 CHAIRMAN VILLEGAS: Yes, sir, please  
8 proceed, Michael.

9 MR. EDWARDS: Good. Thank you so much.  
10 Good morning, Mr. Chairman, and Members of the  
11 Committee. My name is Michael Edwards. I'm the  
12 president and CEO of the Chicago Loop Alliance and  
13 the administrator for the State Street SSA  
14 No. 1-2015, which is the first and largest SSA in  
15 the City's SSA network.

16 Thank you for the opportunity to  
17 testify today in support of the Magnificent Mile's  
18 application to form an SSA to the benefit of the  
19 North Michigan Avenue -- businesses of North  
20 Michigan Avenue from Oak Street to the Chicago  
21 River.

22 I have over 20 years of experience in  
23 managing SSAs or business improvement districts  
24 around the country and have been at the Chicago Loop

1 Alliance since 2012. Today, the State Street SSA is  
2 a full service SSA providing a range of services  
3 important to our property owners and to our  
4 stakeholders including clean and safe -- clean and  
5 safe services over 18 hours per day, beautification  
6 and landscaping, planning and place making, advocacy  
7 and ongoing promotion and marketing. An SSA on the  
8 Magnificent Mile would provide stable funding for  
9 longer term planning while enabling the organization  
10 to be extremely nimble to address issues as they  
11 arise.

12 As an example, on State Street, the  
13 State Street SSA has leveraged private funding and  
14 combined \$150,000 for a year-long planning process  
15 to envision a new State Street. At the same time,  
16 we're nimble. We adjusted our cleaning services one  
17 week after COVID hit to begin power washing all of  
18 State Street each week with a COVID disinfectant  
19 because people wanted a place that was healthy to  
20 come to. We were able to do that in just days.

21 The SSA provides a group like the  
22 Magnificent Mile with the resources to accelerate  
23 the North Michigan Avenue's recovery post COVID and  
24 plan for a bright and successful future.

1                   Finally, there are plenty of other  
2                   SSA models across the country, and as has been  
3                   talked about, the SSA model here in Chicago is  
4                   certainly not perfect. Most cities have something  
5                   called a Business Improvement District or BIDs. We  
6                   at the CLA are convinced the BID model, which would  
7                   require state legislation, a better model for  
8                   Chicago's large districts like the Loop and North  
9                   Michigan Avenue, that can be more fair to the  
10                  affected property owners. We are pledged to assist  
11                  the City of Chicago to pursue a better district  
12                  management vehicle over the next three years and  
13                  thank you for the opportunity to testify today.

14               CHAIRMAN VILLEGAS: Thank you, Michael.

15               Our next speaker is Bob Six.

16               MR. SIX: Good morning. Thank you for  
17               the opportunity to provide testimony in support of  
18               Special Service Area 76. I am a native Chicagoan  
19               and I'm also a resident of the Central Business  
20               District. I'm the CEO of Zeller Realty Corporation  
21               which is headquartered here on the Magnificent Mile.  
22               I'm here this morning representing not only Zeller  
23               Realty Group but the owners of 401 North Michigan  
24               Avenue, Walton Street Capital, and the Wrigley

1 Building, Mansueto office. These are great icons on  
2 the Avenue, and these are absolutely extraordinary  
3 and unprecedented times as evidenced because of  
4 COVID-19 and social unrest and also how we are, in  
5 fact, conducting this meeting.

6 Michigan Avenue is an economic engine  
7 or I should say the Magnificent Mile is an economic  
8 engine for the City of Chicago. This is the right  
9 tool at the right time.

10 Candidly, in the past, I personally  
11 had not been in support of the use of an SSA, but  
12 these are extraordinary times, and this is actually  
13 being set up where the stakeholders are managing it  
14 and the stakeholders will benefit from the use of  
15 the SSA.

16 We need additional investment in  
17 supporting safety, security, to help increase  
18 tourism in our hotels, restaurants, and museums,  
19 along with maintaining the occupancy in the retail  
20 space and office space in the area. We need to  
21 reimagine, rebrand, and transform the area. These  
22 are different times.

23 Zeller Realty Group has always been a  
24 strong corporate citizen, and I appreciate the

1 opportunity to provide testimony here this morning  
2 in support of Special Service Area 76. Thank you.

3 CHAIRMAN VILLEGAS: Thank you, Mr. Six.

4 Our last speaker is Mr. Stan  
5 Nitzberg.

6 MR. NITZBERG: Good day, Mr. Chairman and  
7 distinguished Members of the Committee. My name is  
8 Stanley Nitzberg, and I am a principal of MidAmerica  
9 Real Estate Corporation, a 35-year strong retail  
10 services firm located in the Wrigley building.  
11 Allow me to state for the record that I proudly  
12 serve on the Board of Directors of both the  
13 Magnificent Mile Association and the Chicago Loop  
14 Alliance. I testify today based upon by 32-year  
15 history of transacting more than 3 million square  
16 feet of leasing and asset sales on the Avenue.

17 In the face of significant pressure  
18 on asset performance, how can an additional tax  
19 burden be proposed and justified? It can be because  
20 investment must be made in programs supporting  
21 safety, security, place making, consumer attractions  
22 sustainability, to increase pedestrian traffic,  
23 occupancy in commercial retail and office spaces,  
24 and to fill the hotels, restaurants, and museums



1 within the district. If not, the economic  
2 contribution that the City of Chicago enjoys from  
3 the assets along with the Avenue will diminish as  
4 sales tax and real estate values decrease.

5 The SSA commissioners who will be  
6 property owners will intelligently and effectively  
7 manage the allocation of SSA funds to underwrite  
8 measurable and sustainable actions. There will no  
9 waste. I say this based upon my experience at the  
10 Chicago Loop Alliance and as a property owner on  
11 State Street within SSA No. 1 for over 20 years.

12 The Avenue must be reimagined to keep  
13 pace with the changes in retail strategies and  
14 compete with emerging neighborhoods such as the West  
15 Loop, Bucktown, and Southport. Streetscape changes  
16 must be explored, open spaces activated, street  
17 ambassadors introduced, the pedestrian counters  
18 installed, a link security network created. The  
19 funding from the SSA will allow these and other  
20 ideas to be raised, vetted, and executed by the  
21 owners of buildings along the Avenue.

22 This SSA is but a three-year  
23 commitment for excellence and a step towards BID  
24 legislation. To maintain North Michigan Avenue as

1 one of the ten great avenues of the world, an SSA is  
2 absolutely necessary. The SSA will create an  
3 environment where stakeholders will work together  
4 towards common objectives and have the resources to  
5 implement change.

6 As volunteer chair of the SSA task  
7 force, I look forward to further dialogue with  
8 Alderman Reilly, Alderman Hopkins, and other  
9 stakeholders as to the process we undertook and the  
10 details of the SSA to secure the district's future  
11 in a common way. Thank you for your consideration.  
12 I believe our group's testimony is now complete.

13 CHAIRMAN VILLEGAS: Thank you, Stanley.

14 For the record, to clarify regarding  
15 public speakers and written testimony, it is  
16 standard procedure for persons to be allowed either  
17 public comments or written comments. All written  
18 comments were received and will be kept for the  
19 record.

20 Ladies and gentlemen, this concludes  
21 the public hearing on the proposed establishment of  
22 the Special Service Area No. 76, and the  
23 authorization of the levy of the services tax for  
24 the provision of special services.

1                   Let the record reflect that the  
2                   hearing on this matter was concluded at 11:58 a.m.,  
3                   November 13, 2020.

4                   That concludes this public hearing,  
5                   ladies and gentlemen. Please have a great day and  
6                   stay safe. Thank you.

7                   (WHEREUPON, which were all the  
8                   proceedings had in the above  
9                   entitled cause.)

10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24

REPORTER CERTIFICATION

I, JO ANN LOSOYA, a Certified Shorthand Reporter of the State of Illinois, do hereby certify that I reported in shorthand the proceedings had at the meeting aforesaid, and that the foregoing is a true, complete and correct transcript of the proceedings of said meeting as appears from my stenographic notes so taken and transcribed under my personal direction.

IN WITNESS WHEREOF, I do hereunto set my hand at Chicago, Illinois, this December 6, 2020.

A handwritten signature in cursive script, reading "Jo Ann Losoya", written over a horizontal line.

JO ANN LOSOYA

C.S.R. No. 084-002437

<b>0</b>	<b>2022</b> 4:4 18:20	<b>7</b>	27:3 28:7 31:2
<b>0.05</b> 20:20	<b>205</b> 27:20 28:5	<b>70</b> 32:9	39:13 43:16 44:18
<b>05</b> 3:24	29:1	<b>76</b> 1:9 3:3 4:10	<b>additionally</b> 2:18
<b>084-002437</b> 48:17	<b>2166</b> 48:16	10:1,10 20:16	28:8
<b>1</b>	<b>225</b> 27:20 28:5	21:13,19 28:15	<b>address</b> 16:6
<b>1</b> 2:22 6:24 7:14	29:1	33:18 39:10 42:18	18:13 19:4 22:1
32:21 45:11	<b>23</b> 19:21	44:2 46:22	31:11 41:10
<b>1-2015</b> 40:14	<b>233</b> 26:22 29:1	<b>764,714</b> 7:15 20:20	<b>addressed</b> 5:2
<b>100</b> 10:24	<b>27-35</b> 2:13	<b>9</b>	<b>adds</b> 7:5 31:21
<b>111</b> 26:21	<b>29</b> 2:16	<b>9</b> 28:19	<b>adequate</b> 6:8
<b>11:05</b> 1:17	<b>2nd</b> 21:3	<b>90</b> 24:21 31:14	<b>adhere</b> 7:4
<b>11:58</b> 47:2	<b>3</b>	<b>9:00</b> 21:20	<b>adjournment</b> 6:17
<b>120</b> 28:11	<b>3</b> 44:15	<b>a</b>	7:2
<b>13</b> 1:16 5:19 9:17	<b>30</b> 9:1	<b>a.m.</b> 1:17 21:20	<b>adjusted</b> 41:16
47:3	<b>32</b> 44:14	47:2	<b>administration</b>
<b>150,000</b> 41:14	<b>333</b> 13:3	<b>able</b> 18:13 22:18	17:11
<b>158</b> 20:14	<b>35</b> 2:12 4:7 5:20	35:14,19 36:13	<b>administrator</b>
<b>17th</b> 31:8	5:23 44:9	39:14 41:20	36:4 40:13
<b>18</b> 41:5	<b>360</b> 10:15,19 12:20	<b>absolutely</b> 43:2	<b>adoption</b> 5:17
<b>19</b> 2:7 8:5 33:12	<b>4</b>	46:2	6:13
43:4	<b>40</b> 34:24	<b>accelerate</b> 41:22	<b>advocacy</b> 29:6
<b>1962</b> 38:2,2	<b>401</b> 42:23	<b>account</b> 31:5	41:6
<b>1970</b> 32:7	<b>42nd</b> 21:2	33:11	<b>advocate</b> 36:3
<b>1975</b> 38:3	<b>444</b> 32:18	<b>achieved</b> 37:4	<b>advocated</b> 24:17
<b>1989</b> 38:6	<b>45</b> 38:5	<b>acknowledge</b>	<b>aesthetic</b> 39:11
<b>1990</b> 38:7	<b>5</b>	24:11	<b>aesthetics</b> 3:14
<b>2</b>	<b>5,360</b> 31:3	<b>acknowledged</b>	<b>affairs</b> 22:10
<b>2.4</b> 31:6	<b>52</b> 11:11 18:11	22:17	<b>afford</b> 25:21
<b>20</b> 19:11 40:22	30:2 31:8 33:20	<b>acknowledging</b>	<b>aforesaid</b> 48:7
45:11	<b>5:00</b> 4:12	29:4	<b>agency</b> 37:5
<b>200/1-1</b> 4:7	<b>6</b>	<b>act</b> 5:10	<b>agent</b> 32:12
<b>200/27-30</b> 5:23	<b>6</b> 28:19 48:13	<b>actions</b> 45:8	<b>ago</b> 38:5
<b>200/27-5</b> 2:12 5:21	<b>60</b> 6:17,24 19:14	<b>activate</b> 36:15	<b>agree</b> 17:4 24:7
<b>2012</b> 41:1	32:8	<b>activated</b> 45:16	<b>agreement</b> 16:21
<b>2017</b> 35:3	<b>625</b> 32:6,18	<b>activities</b> 3:17	<b>ahead</b> 10:9
<b>2018</b> 38:19	<b>646</b> 37:22	<b>adapt</b> 36:14	<b>alderman</b> 10:16
<b>2020</b> 1:16 2:16 4:3		<b>addition</b> 3:21 4:5	13:16 14:2,4,5,7,8
19:22 47:3 48:13		24:23	14:9 15:17 16:16
<b>2021</b> 6:24 19:2		<b>additional</b> 9:15	16:18,19,22,24
20:19		21:9 25:21 26:6	17:14 20:8 21:4,4
			25:17,18 27:7,8

29:4,5 46:8,8 <b>aldermen</b> 14:1,2 22:23 <b>alike</b> 37:3 <b>alley</b> 36:16 <b>alliance</b> 36:3,6 40:12 41:1 44:14 45:10 <b>allocation</b> 45:7 <b>allotted</b> 22:19 <b>allow</b> 19:1 29:13 33:20 44:11 45:19 <b>allowed</b> 9:2 46:16 <b>allowing</b> 25:12 26:9 <b>alternative</b> 17:8 <b>ambassadors</b> 30:20 39:12 45:17 <b>amended</b> 2:12,14 4:8 20:13 <b>amending</b> 20:8 <b>amtrust</b> 26:21 <b>ann</b> 48:4,16 <b>annual</b> 3:5,24 <b>annually</b> 4:4 <b>anthony</b> 26:13,20 27:11 <b>apart</b> 16:24 <b>appeal</b> 34:2 <b>appears</b> 48:9 <b>applicable</b> 2:3,20 <b>applicant</b> 15:11 16:6 <b>application</b> 10:21 18:24 19:8,17 20:24 40:18 <b>applications</b> 18:18 <b>applied</b> 23:8 <b>apply</b> 28:10 <b>appointed</b> 35:3	<b>appointments</b> 24:18 <b>appreciate</b> 9:13 15:23 22:20 27:1 29:7 43:24 <b>approach</b> 33:16 <b>approaches</b> 32:20 <b>appropriate</b> 13:12 <b>approval</b> 17:5 23:8,12 <b>approximate</b> 3:7 <b>arcadia</b> 34:22,23 37:12 <b>area</b> 1:9 2:12 3:3,4 3:8,11,12,13 4:2 4:10 5:8,20 10:10 11:22 13:8,10,12 14:1 18:19 21:13 21:19 27:24 33:21 42:18 43:20,21 44:2 46:22 <b>areas</b> 11:11,11 18:6,10,11,12,14 18:19 39:15,16 <b>arms</b> 2:24 21:23 <b>aroma</b> 39:6 <b>art</b> 36:17 <b>articulate</b> 6:9 <b>aside</b> 6:11 <b>assessed</b> 4:1 <b>assessment</b> 19:10 28:7 <b>asset</b> 44:16,18 <b>assets</b> 31:1 45:3 <b>assist</b> 42:10 <b>assistance</b> 38:17 <b>association</b> 5:9,11 6:21 7:7,10 9:4 12:8 15:21 17:10 19:18 20:17 21:8 26:5 30:20 33:19	44:13 <b>association's</b> 9:1 9:10 13:18 <b>assuming</b> 7:1 <b>attendance</b> 2:4 <b>attendant</b> 8:5 <b>attending</b> 21:16 <b>attention</b> 9:14 16:23 <b>attract</b> 33:5 <b>attraction</b> 3:14 <b>attractions</b> 44:21 <b>audiences</b> 11:18 <b>august</b> 19:16 <b>authorization</b> 3:5 46:23 <b>authorized</b> 4:2 <b>authorizing</b> 12:18 <b>available</b> 12:6 26:7 30:5 <b>avenue</b> 1:10 3:9 5:9 7:12 8:21 9:8 13:4,7,8,14 15:9 15:23 16:1 19:19 20:10 24:7 26:4 26:22 27:21,24 28:5,10,15 32:7,10 32:13,17,19,20 33:1,3,4,13,14,23 34:3,6 35:1,7 36:22,23 37:9,11 37:13,23 38:4,10 38:12,15,16,18,21 39:8,10,13,14,16 39:19,20,24 40:19 40:20 42:9,24 43:2,6 44:16 45:3 45:12,21,24 <b>avenue's</b> 41:23 <b>avenues</b> 46:1	<b>average</b> 31:3 <b>avoid</b> 23:19 <b>aware</b> 8:4 14:15 22:15 24:13
<b>b</b>			
<b>back</b> 15:7 <b>bankruptcy</b> 8:9 <b>bares</b> 28:17,18,20 28:21,21,23 <b>barrel</b> 38:1 <b>based</b> 25:15 34:21 34:22 44:14 45:9 <b>battle</b> 36:12 <b>beautification</b> 11:20 41:5 <b>beautify</b> 38:14 <b>becoming</b> 36:1 39:2 <b>beer</b> 36:18 <b>beginning</b> 30:15 <b>behalf</b> 5:5 13:3 17:19 <b>behest</b> 38:13 <b>believe</b> 11:13 16:22 24:15 27:23 46:12 <b>benefit</b> 8:13 28:4 28:11 30:2 40:18 43:14 <b>benolken</b> 10:14 12:19 <b>best</b> 31:11 <b>better</b> 10:11 37:6 42:7,11 <b>beyond</b> 11:3 30:12 <b>bid</b> 31:10 42:6 45:23 <b>bids</b> 42:5 <b>big</b> 12:4 <b>billion</b> 31:6 32:21			

<b>billions</b> 31:2 <b>board</b> 8:11 44:12 <b>bob</b> 38:13 42:15 <b>boma</b> 22:10 23:1 <b>boundaries</b> 20:2,9 20:13 23:3 24:7 29:2 <b>boundary</b> 15:6,6 23:20 24:4,23 27:2 <b>box</b> 4:20 <b>brand</b> 33:4 38:21 <b>bridge</b> 19:5 <b>brief</b> 14:5 <b>bright</b> 41:24 <b>bring</b> 17:7 28:7 35:6 36:7 37:10 <b>bringing</b> 37:8 <b>broker</b> 13:1 <b>brookfield</b> 5:6 26:2 <b>brookover</b> 26:14 26:15,20 <b>brought</b> 14:16 38:11 <b>bucktown</b> 45:15 <b>budget</b> 7:14 8:24 20:19 31:7 <b>build</b> 14:22 15:12 38:23 <b>building</b> 10:11 31:15 32:15 38:22 43:1 44:10 <b>buildings</b> 13:5 23:18 28:12 45:21 <b>burden</b> 8:19 15:1 25:22 26:5 27:3 44:19 <b>burdens</b> 15:18 <b>business</b> 3:16 29:6 29:15 30:21 36:18	40:23 42:5,19 <b>businesses</b> 8:3,7 8:11,20 10:4,24 18:3,14,16 36:19 37:1 40:19 <b>buying</b> 39:3 <b>c</b> <b>c.s.r.</b> 48:17 <b>cache</b> 32:24 <b>call</b> 14:4 <b>called</b> 21:23 22:1 42:5 <b>campaign</b> 28:10 <b>campaigns</b> 36:7 <b>candidly</b> 43:10 <b>cap</b> 20:20 <b>capital</b> 1:1 10:17 42:24 <b>carefully</b> 16:10 <b>carol</b> 37:24 39:18 <b>cash</b> 8:20 <b>cause</b> 47:9 <b>caused</b> 2:7 8:10 <b>cell</b> 28:18 <b>center</b> 5:6 6:7 33:8 36:17 <b>central</b> 29:6 37:4,5 42:19 <b>ceo</b> 40:12 42:20 <b>certain</b> 3:6 23:10 <b>certainly</b> 16:14 42:4 <b>certification</b> 48:1 <b>certified</b> 48:4 <b>certify</b> 48:5 <b>chair</b> 46:6 <b>chairman</b> 2:1 4:18 4:21 5:3,4 9:19,21 10:13 12:21,23 13:20,23 14:7,19 16:15,16,20 17:9	17:14,21,22 21:14 22:5,6,7 25:1,8,9 26:11,12,15 27:11 28:16,22 31:23 32:2 34:12,15,18 37:14,18 40:3,7,10 42:14 44:3,6 46:13 <b>challenge</b> 7:23 <b>challenges</b> 10:21 11:10 12:16 29:12 <b>challenging</b> 12:1 <b>change</b> 16:14 46:5 <b>changed</b> 38:9 <b>changes</b> 7:8,16,18 15:3 45:13,15 <b>changing</b> 38:18 <b>character</b> 24:8 27:23 <b>characteristics</b> 26:23 <b>chestnut</b> 38:5 <b>chicago</b> 1:4,19 2:16,18 3:10,22 10:15,20 12:15,20 13:6 16:2 18:4,12 19:24 20:11 22:10 23:1 26:24 27:21 30:2,9 31:7,8,17 32:14 33:21 34:21 35:1,13 36:3,5 40:12,20,24 42:3 42:11 43:8 44:13 45:2,10 48:13 <b>chicago's</b> 12:9 42:8 <b>chicagoan</b> 42:18 <b>choice</b> 10:4,5 <b>circulation</b> 2:17 <b>circumstances</b> 8:15 19:5	<b>cities</b> 42:4 <b>citizen</b> 43:24 <b>city</b> 1:4 2:18 3:21 6:22 10:7 11:12 12:15 16:2 18:6 24:20 30:8 31:7 33:7,7,14 42:11 43:8 45:2 <b>city's</b> 40:15 <b>cityofchicago.org</b> 3:1 4:12 <b>cla</b> 42:6 <b>clarify</b> 46:14 <b>clarity</b> 14:17 <b>class</b> 37:11 <b>clean</b> 35:14 41:4,4 <b>cleaning</b> 41:16 <b>clear</b> 6:14 10:5 11:17 13:13 <b>clearly</b> 25:14,20 <b>clerk</b> 22:12 <b>close</b> 32:9,20 <b>closed</b> 18:18 38:19 <b>closing</b> 21:11 <b>closures</b> 8:6 <b>code</b> 4:7 <b>codify</b> 24:20 <b>coffee</b> 39:4 <b>cohesion</b> 36:2 <b>colleague</b> 16:22 <b>colleagues</b> 5:3 11:4 <b>collective</b> 11:15 31:1 <b>combat</b> 35:12 <b>combined</b> 29:20 41:14 <b>come</b> 2:2 31:18 41:20 <b>comfortable</b> 35:23
--	--	--	---

<b>commence</b> 4:3 <b>comment</b> 4:15,17 5:5 <b>comments</b> 4:9 21:10,21 22:11,16 26:16 27:8 46:17 46:17,18 <b>commercial</b> 3:18 18:6,11 20:1,10,14 23:18 27:24 29:17 30:19 44:23 <b>commission</b> 1:10 24:19 28:15 31:13 35:4,6,14,17 <b>commissioner</b> 17:24 35:4 <b>commissioners</b> 34:10 45:5 <b>commitment</b> 29:5 45:23 <b>committed</b> 16:3 26:3 31:15 <b>committee</b> 1:1 2:24 10:18 13:22 17:23 22:1,22 23:22 24:13 30:14 40:11 44:7 <b>committee's</b> 2:22 21:12 22:20 <b>common</b> 46:4,11 <b>communicate</b> 14:11 30:17 <b>communication</b> 30:11 <b>communities</b> 12:10 30:3 33:21 <b>community</b> 8:13 10:3 15:22 19:20 <b>companies</b> 35:15 <b>company</b> 32:5,8 32:22 35:11 38:1	<b>compete</b> 45:14 <b>complete</b> 20:23 46:12 48:8 <b>complex</b> 11:8 <b>compounding</b> 7:6 <b>compromising</b> 23:14 <b>concern</b> 10:2 13:13 24:13,16 <b>concerned</b> 23:13 <b>concerning</b> 35:13 <b>concerns</b> 6:10 8:1 9:14 13:7 15:10 16:6 31:12 36:12 <b>concerted</b> 9:11 <b>concessions</b> 23:11 <b>concluded</b> 47:2 <b>concludes</b> 46:20 47:4 <b>condominiums</b> 32:15 <b>conducted</b> 2:8 19:21 <b>conducting</b> 43:5 <b>confident</b> 11:6 <b>confirm</b> 5:15 <b>confusion</b> 7:5 15:8 <b>consensus</b> 14:22 15:12 <b>consequences</b> 6:10 <b>consequently</b> 28:3 <b>consider</b> 3:2 7:18 14:12 15:2 <b>consideration</b> 3:23 10:21 22:20 25:18 46:11 <b>considered</b> 13:5 <b>considering</b> 14:23 <b>consist</b> 3:8 <b>consistent</b> 11:17	<b>constant</b> 29:22 <b>constituents</b> 6:8 15:19 16:10 <b>construction</b> 3:19 <b>consumer</b> 44:21 <b>consumers</b> 34:4 <b>contact</b> 35:17 <b>contacted</b> 21:23 <b>context</b> 23:6 <b>contingent</b> 12:3 <b>continue</b> 5:12 9:20 10:13 20:12 25:22 31:17 39:23 <b>continuing</b> 9:10 29:8 <b>continuity</b> 36:24 <b>contracted</b> 5:10 <b>contribute</b> 5:12 <b>contribution</b> 31:3 45:2 <b>conventional</b> 21:1 <b>convinced</b> 42:6 <b>cooperative</b> 11:14 <b>coordinated</b> 33:16 <b>corner</b> 21:3 38:4 <b>corp</b> 26:21 <b>corporate</b> 43:24 <b>corporation</b> 13:2 13:2 38:20 42:20 44:9 <b>correct</b> 48:8 <b>corresponding</b> 34:9 <b>costs</b> 9:3 <b>council</b> 1:4 6:23 15:17 24:20 <b>counters</b> 45:17 <b>country</b> 12:15 40:24 42:2 <b>county</b> 19:1 30:9	<b>couple</b> 16:8 <b>court</b> 32:17 <b>cover</b> 22:19 <b>covered</b> 30:11 <b>covid</b> 2:7 8:5 18:3 33:12 36:9,12 41:17,18,23 43:4 <b>cpd</b> 35:16 <b>craig</b> 38:18 <b>crate</b> 38:1 <b>create</b> 11:14 23:2 29:15 34:4 36:24 46:2 <b>created</b> 45:18 <b>creates</b> 25:24 <b>creating</b> 24:20 32:23 <b>creation</b> 10:9 <b>crime</b> 33:12 <b>crisis</b> 35:19 <b>critical</b> 11:21 <b>cure</b> 33:24 <b>current</b> 10:20 11:15 12:3 23:17 32:19 <b>currently</b> 7:9,14 16:5 18:11 31:8 32:13 <b>customer</b> 3:14 39:7 <b>customers</b> 39:23  <b>d</b>  <b>daley</b> 38:14 <b>damage</b> 18:5 <b>dark</b> 36:20 <b>date</b> 14:18 <b>day</b> 6:24 19:14 36:2 38:6 41:5 44:6 47:5 <b>days</b> 6:2,17 41:20
---	--	---	--



<b>deadline</b> 18:18 19:1 22:13 26:17 <b>dear</b> 10:15 <b>decades</b> 10:9 12:11 <b>december</b> 6:23 48:13 <b>deck</b> 10:20 <b>declared</b> 2:6 <b>decrease</b> 45:4 <b>deference</b> 23:20 23:23 <b>defined</b> 23:13 <b>deliver</b> 31:18 <b>demonstrations</b> 29:24 <b>department</b> 14:17 17:17,19 18:1,7 20:15 26:10 <b>deputy</b> 17:24 <b>derived</b> 28:4 <b>designed</b> 8:24 19:3 <b>desired</b> 21:17 30:21 <b>despite</b> 6:20 12:5 12:12 <b>destination</b> 37:2 37:12 <b>details</b> 21:9 35:19 46:10 <b>deteriorating</b> 33:2 <b>determination</b> 2:4 <b>deterring</b> 8:21 <b>devastated</b> 11:3 <b>devastating</b> 23:17 <b>develop</b> 29:14 <b>developed</b> 18:7,21 19:7 32:11 <b>development</b> 1:2 3:16,18 10:17 17:17,20 18:1	30:1,24 37:7 <b>dialog</b> 9:13 <b>dialogue</b> 25:24 26:7 46:7 <b>different</b> 24:8 26:24 28:1 43:22 <b>difficult</b> 7:20 <b>diminish</b> 45:3 <b>dining</b> 18:16 <b>direct</b> 33:9 <b>directed</b> 34:10 <b>direction</b> 33:17 48:11 <b>director</b> 10:15 12:20 22:9 <b>directors</b> 44:12 <b>disappeared</b> 39:7 <b>disaster</b> 2:7 <b>discomfort</b> 11:24 <b>discovered</b> 5:18 <b>discussed</b> 13:16 <b>disinfectant</b> 41:18 <b>disposal</b> 33:22 <b>disproportionate</b> 9:7 <b>disruption</b> 29:23 <b>distaste</b> 15:18 <b>distinguished</b> 44:7 <b>distributed</b> 13:21 <b>district</b> 10:22 11:2 11:9,12,20 12:3 29:6,16 30:18,23 31:4,5 37:1 42:5 42:11,20 45:1 <b>district's</b> 31:6 46:10 <b>districts</b> 29:7,17 40:23 42:8 <b>divergent</b> 17:2 <b>diverse</b> 17:3	<b>documents</b> 20:16 <b>doing</b> 36:21 <b>dollars</b> 31:2 38:23 <b>don</b> 12:24 <b>doubtlessly</b> 8:4 <b>downtown</b> 29:6 <b>downward</b> 33:15 <b>dozens</b> 12:14 <b>dpd</b> 18:21 19:9,16 20:6 21:4,11 23:22 24:11 <b>dramatically</b> 8:7 <b>drawn</b> 24:4 <b>drive</b> 13:9 26:22 <b>due</b> 2:6 33:5	<b>emailed</b> 2:23 <b>emergency</b> 1:9 5:8 6:13 28:14 <b>emerging</b> 45:14 <b>enables</b> 6:12 <b>enabling</b> 41:9 <b>encompassed</b> 13:8 <b>energy</b> 37:10 <b>engagement</b> 22:24 <b>engine</b> 10:8 30:8 33:14 43:6,8 <b>enhancements</b> 3:15 <b>enjoyed</b> 12:14 <b>enjoying</b> 12:13 <b>enjoys</b> 16:5 45:2 <b>ensure</b> 10:6 11:19 <b>entering</b> 8:22 <b>entertainment</b> 28:3 <b>entire</b> 39:1 <b>entirely</b> 24:8 <b>entitled</b> 47:9 <b>environment</b> 11:15 46:3 <b>envision</b> 41:15 <b>envisioned</b> 39:18 <b>equalized</b> 3:24 <b>erie</b> 38:7 <b>especially</b> 14:22 27:8 <b>established</b> 18:8 23:11 <b>establishing</b> 3:10 <b>establishment</b> 1:7 3:3 4:10 5:7 21:10 21:12,18 46:21 <b>estate</b> 27:19 34:23 34:24 44:9 45:4 <b>esteemed</b> 10:16
		<b>e</b>	
		<b>earlier</b> 25:14 <b>earliest</b> 18:21 <b>east</b> 26:22 <b>easy</b> 37:10 <b>eav</b> 31:5 <b>economic</b> 1:1 3:16 3:18 10:8,17 29:24 30:8,24 33:14 43:6,7 45:1 <b>ectd</b> 3:1 4:12 <b>edwards</b> 40:5,6,9 40:11 <b>effect</b> 6:23 23:14 33:12 <b>effective</b> 33:20 <b>effectively</b> 45:6 <b>effects</b> 34:1 <b>effort</b> 9:11 14:21 <b>efforts</b> 5:12 11:19 <b>either</b> 32:10 46:16 <b>elapsed</b> 25:2 <b>electors</b> 6:16 <b>eligible</b> 18:20 <b>email</b> 4:11,20 25:3	

<p><b>evaluate</b> 6:8  <b>evaluating</b> 7:21  <b>eventually</b> 11:16  <b>evidenced</b> 43:3  <b>evident</b> 8:4  <b>evolution</b> 11:8  <b>example</b> 6:16 8:16  36:9 41:12  <b>exceed</b> 3:24  <b>excellence</b> 45:23  <b>excluded</b> 19:11  20:4,13 24:15  28:14 29:2  <b>excluding</b> 24:10  <b>executed</b> 45:20  <b>executive</b> 30:13  <b>exhibit</b> 2:22  <b>exist</b> 11:11 30:2  36:5  <b>existed</b> 14:16  <b>expansion</b> 15:15  <b>expansive</b> 22:18  <b>expedited</b> 6:13 7:3  14:15 23:9,21  <b>expenses</b> 8:17  <b>experience</b> 35:5  39:4 40:22 45:9  <b>experiences</b> 39:5  <b>experiential</b> 39:2  39:6  <b>expire</b> 7:1  <b>explored</b> 45:16  <b>express</b> 10:18  21:17  <b>expressively</b> 10:9  <b>extended</b> 15:7  20:22  <b>extending</b> 13:9,14  <b>extension</b> 15:15  <b>extensive</b> 18:5</p>	<p><b>extraordinary</b>  12:16,17 43:2,12  <b>extremely</b> 41:10</p> <p><b>f</b></p> <p><b>face</b> 25:20 38:9  44:17  <b>facebook</b> 36:10  <b>facing</b> 10:22 11:1  11:9  <b>fact</b> 4:18 7:6 8:23  15:23 33:6 43:5  <b>fails</b> 7:4  <b>fair</b> 42:9  <b>family</b> 37:22 38:7  39:9  <b>far</b> 33:9  <b>favor</b> 32:23 39:9  <b>feedback</b> 20:7  21:6  <b>feeders</b> 33:6  <b>feel</b> 13:11 26:5,23  27:3,9 28:4 33:18  34:3 39:23,24  <b>feet</b> 44:16  <b>feldman</b> 5:1 9:18  25:5,6,7,9,10  30:13  <b>fellow</b> 5:3  <b>filing</b> 19:1  <b>fill</b> 44:24  <b>final</b> 6:17 7:1  12:21 13:20  <b>finalized</b> 6:22  <b>finally</b> 12:18 31:13  42:1  <b>financial</b> 8:8,14  15:24 32:22  <b>find</b> 20:17  <b>finding</b> 37:9  <b>finish</b> 17:12</p>	<p><b>firm</b> 44:10  <b>first</b> 4:24 9:19  22:3 28:23 35:8  38:2,4 39:20  40:14  <b>fit</b> 12:2  <b>fix</b> 29:12  <b>flag</b> 35:10  <b>flaws</b> 29:19  <b>focused</b> 11:17  <b>folks</b> 15:5  <b>following</b> 6:17  19:9,15  <b>followthrough</b>  12:4  <b>footprint</b> 7:10  <b>force</b> 46:7  <b>forces</b> 29:21  <b>forcing</b> 8:8,20  <b>foregoing</b> 48:7  <b>form</b> 28:6 40:18  <b>formation</b> 15:14  <b>forward</b> 16:8  17:10 26:8 29:8  46:7  <b>founded</b> 38:1  <b>founders</b> 38:1  <b>four</b> 4:19,22 9:19  13:20  <b>frame</b> 6:15 7:3  <b>frequent</b> 29:23  <b>friends</b> 11:4 36:10  <b>fronting</b> 7:12  <b>full</b> 16:21 20:23  41:2  <b>fully</b> 6:9 12:17  <b>funded</b> 11:21  <b>funding</b> 9:1 18:7  18:10,20 19:4  25:24 34:9 41:8  41:13 45:19</p>	<p><b>funds</b> 18:13 19:2  30:18 45:7  <b>furniture</b> 38:12  <b>further</b> 27:5 46:7  <b>future</b> 10:11 14:18  24:12 33:17 41:24  46:10</p> <p><b>g</b></p> <p><b>gagliardo</b> 9:24  10:12  <b>garners</b> 16:4  <b>general</b> 2:17 5:1,4  9:18 25:10 27:19  <b>generally</b> 3:22  <b>gentlemen</b> 2:2  21:15 46:20 47:5  <b>geography</b> 17:2  <b>getting</b> 31:10  <b>give</b> 36:24  <b>given</b> 5:24 6:17  23:16,20,24 27:2  <b>glad</b> 24:11 26:19  <b>glamour</b> 32:24  <b>global</b> 32:6  <b>gnp</b> 9:24 10:12  <b>go</b> 6:23 29:3  <b>goal</b> 26:6  <b>going</b> 9:3 20:23  39:17  <b>golub</b> 31:24 32:1,4  32:5,5,8,22  <b>good</b> 2:1 9:10 10:4  17:22 27:14 32:4  34:14,15,16,20  37:20 40:9,10  42:16 44:6  <b>gordon</b> 37:24  38:13 39:18  <b>governance</b> 23:3  24:17</p>
--	---	---	---

<b>government</b> 8:5 22:9 <b>gradual</b> 11:7 <b>grateful</b> 13:4,16 <b>great</b> 10:6 23:20 34:4 43:1 46:1 47:5 <b>greater</b> 10:23 23:23 <b>greetings</b> 31:20 <b>grounds</b> 5:13 9:13 <b>group</b> 10:19 14:22 41:21 42:23 43:23 <b>group's</b> 46:12 <b>guess</b> 16:9 <b>guidance</b> 9:15	<b>heart</b> 10:6 <b>heath</b> 4:16,18,23 9:23 12:24 <b>held</b> 2:10 <b>hello</b> 27:14 40:6 <b>help</b> 33:18 34:10 35:17,22 36:14,23 37:1,11 40:1,2 43:17 <b>hennessy</b> 27:13,14 27:18 <b>hereunto</b> 48:12 <b>high</b> 14:19 15:1 32:15 <b>higher</b> 14:23 <b>highlighting</b> 18:15 <b>history</b> 10:24 32:8 44:15 <b>hit</b> 36:9 41:17 <b>homeless</b> 35:21 <b>honorable</b> 5:2 <b>hope</b> 16:4 23:22 30:6 <b>hopefully</b> 16:7 <b>hopkins</b> 14:4 16:18,19 17:15 21:5 22:24 25:18 27:8 29:5 46:8 <b>hospitality</b> 11:2 12:10 28:3 <b>hotels</b> 43:18 44:24 <b>hours</b> 41:5 <b>housewares</b> 38:12	<b>illinois</b> 1:19 2:11 2:14 48:5,13 <b>illustrate</b> 35:24 <b>image</b> 12:12 <b>imaginative</b> 33:16 <b>imagining</b> 32:16 <b>immediate</b> 19:4 31:12 <b>immediately</b> 36:12 <b>impact</b> 23:17 <b>impacted</b> 8:6,9 <b>impacting</b> 18:3 <b>imperative</b> 24:2 <b>imperfect</b> 29:18 <b>implement</b> 13:12 46:5 <b>implemented</b> 18:8 19:7 35:20 <b>implementing</b> 14:21 <b>important</b> 15:10 23:1,6 36:2 38:20 41:3 <b>imposing</b> 14:23 15:18 24:1 <b>improvement</b> 29:15 40:23 42:5 <b>improving</b> 29:17 <b>incidents</b> 29:22 <b>include</b> 3:13,19 7:11 20:9,13 <b>included</b> 23:10 <b>including</b> 4:4 8:17 20:2,7 28:9 35:1 35:21 41:4 <b>inclusion</b> 3:1 23:24 <b>inconsistencies</b> 7:24 <b>incorporated</b> 7:19	<b>increase</b> 8:14 43:17 44:22 <b>increased</b> 8:19 18:15,17 33:12 <b>incredible</b> 15:21 15:22 <b>indicated</b> 6:21 7:7 <b>indisputable</b> 12:2 <b>industries</b> 11:2 <b>informed</b> 21:4 <b>infrastructure</b> 36:13 <b>initial</b> 13:7 <b>initially</b> 22:10 <b>initiating</b> 9:12 <b>input</b> 9:15 23:14 <b>insofar</b> 9:4 <b>installed</b> 45:18 <b>instance</b> 7:9 <b>insurmountable</b> 11:1 <b>integral</b> 12:9 <b>intelligently</b> 45:6 <b>interest</b> 21:16 <b>interests</b> 17:3,3 31:16 <b>introduced</b> 45:17 <b>invest</b> 30:23 <b>invested</b> 31:16 38:22 <b>investing</b> 35:10 <b>investment</b> 31:17 32:19 34:23 43:16 44:20 <b>investors</b> 35:9,23 <b>involved</b> 17:4 30:14 32:9 <b>issues</b> 23:1 41:10
<b>h</b>			
<b>hand</b> 48:13 <b>happy</b> 9:15 22:13 22:17 <b>harvey</b> 37:15,18 37:21 <b>hastening</b> 23:10 <b>headlines</b> 35:12 <b>headquartered</b> 42:21 <b>headquarters</b> 32:6 <b>headwinds</b> 11:1 <b>health</b> 2:7 3:16 <b>healthy</b> 41:19 <b>hear</b> 22:6,14,16 24:11 25:7 31:21 32:1 34:16 35:12 37:17 40:6 <b>heard</b> 23:5 28:24 <b>hearing</b> 1:7 2:10 2:15 3:2 5:16,23 6:3,18 7:2,20 9:17 19:14,15,24 21:17 46:21 47:2,4	<b>hit</b> 36:9 41:17 <b>homeless</b> 35:21 <b>honorable</b> 5:2 <b>hope</b> 16:4 23:22 30:6 <b>hopefully</b> 16:7 <b>hopkins</b> 14:4 16:18,19 17:15 21:5 22:24 25:18 27:8 29:5 46:8 <b>hospitality</b> 11:2 12:10 28:3 <b>hotels</b> 43:18 44:24 <b>hours</b> 41:5 <b>housewares</b> 38:12		
	<b>i</b>		
<b>heard</b> 23:5 28:24 <b>hearing</b> 1:7 2:10 2:15 3:2 5:16,23 6:3,18 7:2,20 9:17 19:14,15,24 21:17 46:21 47:2,4	<b>iconic</b> 38:8,21 <b>icons</b> 43:1 <b>ideas</b> 14:20 45:20 <b>identification</b> 2:23 <b>ilcs</b> 2:12 4:7 5:21 5:23		

<b>j</b>	<b>leaves</b> 7:20	<b>look</b> 17:9 23:1,2,6 26:8 29:8 46:7	43:13
<b>january</b> 6:24	<b>led</b> 29:24 30:19	<b>loop</b> 30:3 36:3,5 36:20 40:12,24 42:8 44:13 45:10 45:15	<b>mandated</b> 8:6 18:23
<b>jo</b> 48:4,16	<b>lee</b> 31:24 32:4 34:12	<b>looting</b> 18:5 29:21	<b>manner</b> 32:10
<b>jobs</b> 10:3	<b>legal</b> 6:5	<b>losoya</b> 48:4,16	<b>mansueto</b> 43:1
<b>john</b> 9:24 10:11 31:20	<b>legally</b> 6:6	<b>lot</b> 16:9	<b>marked</b> 2:22
<b>june</b> 18:2	<b>legislation</b> 12:4 29:14 31:10 42:7 45:24	<b>lowest</b> 31:7	<b>market</b> 8:22 33:5 36:14
<b>justified</b> 44:19	<b>letter</b> 9:23 10:14 12:21,24 22:21 25:13 26:10 27:16	<b>m</b>	<b>marketing</b> 28:10 30:23 36:6 39:11 41:7
<b>justin</b> 13:23	<b>letters</b> 13:21	<b>m56</b> 10:19	<b>mary</b> 17:18,21,24 21:14
<b>jv</b> 32:19	<b>leveraged</b> 41:13	<b>mag</b> 15:21 17:10 33:18 34:2 40:1	<b>matter</b> 5:14 13:17 47:2
<b>k</b>	<b>levied</b> 4:3,6	<b>magnificent</b> 5:9 10:7,22 12:8 13:18 19:18 20:17 21:8 26:4 30:4,6 30:20 40:17 41:8 41:22 42:21 43:7 44:13	<b>matters</b> 7:6
<b>keep</b> 45:12	<b>levy</b> 3:5 12:1 20:20 46:23	<b>mailed</b> 2:19 6:1 20:1	<b>maximum</b> 9:2
<b>keeping</b> 16:3	<b>liaison</b> 35:16	<b>mailing</b> 5:24	<b>mayor</b> 38:14
<b>kept</b> 46:18	<b>life</b> 11:5	<b>main</b> 24:16 33:6	<b>mb</b> 27:18
<b>key</b> 11:1	<b>likewise</b> 9:14	<b>maintain</b> 45:24	<b>means</b> 2:4 29:12
<b>kimberly</b> 28:17,18 28:19,21	<b>liking</b> 36:10	<b>maintaining</b> 43:19	<b>measurable</b> 45:8
<b>know</b> 13:10 14:19 26:18 27:15,17	<b>limited</b> 3:13 13:5	<b>maintenance</b> 3:20	<b>mecca</b> 38:10 39:22
<b>l</b>	<b>line</b> 10:2 17:12	<b>major</b> 15:9	<b>mechanism</b> 11:14 12:6 18:7
<b>lack</b> 6:11	<b>link</b> 33:10 45:18	<b>making</b> 37:8,9 41:6 44:21	<b>media</b> 36:6
<b>lacked</b> 27:10	<b>listening</b> 16:10	<b>mall</b> 8:16	<b>median</b> 38:14
<b>ladies</b> 2:1 21:15 46:20 47:5	<b>little</b> 30:4	<b>manage</b> 45:7	<b>medium</b> 10:3
<b>landmark</b> 32:14	<b>live</b> 34:6	<b>managed</b> 12:11	<b>meet</b> 15:1 19:1
<b>landscaping</b> 41:6	<b>livelihoods</b> 11:5	<b>management</b> 9:3 32:12 42:12	<b>meeting</b> 1:18 2:2,5 2:7 19:21 21:24 43:5 48:7,9
<b>large</b> 10:3,23 38:9 42:8	<b>local</b> 8:2 20:8 21:7 38:16	<b>manager</b> 5:1,4 9:18 25:10 27:19 30:17	<b>meets</b> 18:22
<b>larger</b> 9:12 17:2	<b>locale</b> 10:24	<b>managing</b> 10:15 12:19 13:1 40:23	<b>member</b> 30:13
<b>largest</b> 31:5 40:14	<b>located</b> 13:6 21:2 21:3 27:20 32:6 33:9 34:24 44:10		<b>members</b> 9:4,6,12 10:16 13:21 17:23 22:15 24:21 31:14 40:10 44:7
<b>law</b> 2:3,12,14,20 5:20	<b>location</b> 3:7 13:10		<b>mention</b> 29:22
<b>layoffs</b> 23:19	<b>logistics</b> 18:16		<b>mentioned</b> 22:12 22:14
<b>leadership</b> 11:17 13:17 24:18	<b>long</b> 5:11 19:6 26:3 30:7 41:14		
<b>leased</b> 38:19 39:21	<b>longer</b> 39:14,23 41:9		
<b>leasing</b> 32:12 44:16			
<b>leave</b> 8:20 21:19			

<b>merchants</b> 38:16 <b>message</b> 21:20 <b>messaging</b> 11:18 <b>metal</b> 38:8 <b>michael</b> 40:5,8,11 42:14 <b>michigan</b> 1:10 3:9 5:8 7:12 8:20 9:8 13:3,6,8,14 16:1 19:19 20:10 24:6 26:4,22 27:21,24 28:5,9,15 32:7,10 32:16,19 33:1,14 33:22 35:1 36:21 36:23 37:13,22 38:4,5,7,10 39:10 39:13,14,16,19,24 40:19,20 41:23 42:9,23 43:6 45:24 <b>midamerica</b> 44:8 <b>midst</b> 33:15 <b>migration</b> 12:5 <b>mile</b> 5:9 10:7,22 12:8 13:18 15:21 17:10 19:18 20:17 21:8 26:4 30:4,20 33:18 40:1 41:8 41:22 42:21 43:7 44:13 <b>mile's</b> 34:2 40:17 <b>million</b> 7:14 44:15 <b>millions</b> 38:23 <b>mind</b> 16:4 <b>mitch</b> 30:13 <b>mittell</b> 4:24 9:17 25:5,6,10 26:12 <b>mitigate</b> 16:7 <b>model</b> 42:3,6,7 <b>models</b> 42:2	<b>money</b> 35:23 37:13 38:15 <b>month</b> 6:22 16:8 16:14 <b>months</b> 8:10 16:8 18:2 21:6 <b>morning</b> 2:1 17:22 23:5 27:14 32:4 34:14,15,16,20 37:20 40:10 42:16 42:22 44:1 <b>move</b> 16:7 <b>moving</b> 23:21 <b>multiple</b> 31:2 <b>museum</b> 39:4 <b>museums</b> 43:18 44:24 <b>music</b> 36:18	<b>neighborhoods</b> 45:14 <b>network</b> 40:15 45:18 <b>never</b> 5:15 39:18 <b>nevertheless</b> 17:1 <b>new</b> 3:19 8:21 14:14,18 15:2,18 29:14 31:10 34:22 41:15 <b>news</b> 10:4 35:12 <b>newspaper</b> 2:17 <b>nicole</b> 10:14 12:19 <b>nightmare</b> 33:15 <b>nimble</b> 41:10,16 <b>nitzberg</b> 44:5,6,8 <b>non</b> 9:5 <b>north</b> 7:12 13:3,6 15:7 19:19,20 20:10,11 26:22,24 27:21 28:1,5 32:6 32:18 33:1 37:22 40:19,19 41:23 42:8,23 45:24 <b>northeast</b> 21:3 <b>note</b> 26:16 28:24 <b>noted</b> 14:12 <b>notes</b> 48:10 <b>notice</b> 2:15,18,22 5:16,21,23 6:1,5,7 6:11 19:23 20:3 <b>november</b> 1:16 5:19 9:17 18:19 47:3	<b>objecting</b> 6:15,18 <b>objections</b> 21:22 <b>objectives</b> 46:4 <b>objects</b> 6:3 <b>observation</b> 10:20 <b>occupancy</b> 43:19 44:23 <b>october</b> 2:16 <b>offering</b> 16:13 <b>office</b> 28:11 32:17 33:5 43:1,20 44:23 <b>ogilvie</b> 33:8 <b>okay</b> 4:21 37:17 <b>old</b> 38:3 <b>ongoing</b> 41:7 <b>open</b> 9:12 16:3 18:16 23:23 25:23 26:7 45:16 <b>opened</b> 38:2,3,8 38:24 39:20 <b>operates</b> 34:23 <b>operator</b> 10:19 <b>opportunity</b> 21:17 21:21,24 25:12 26:9 29:14 31:19 40:16 42:13,17 44:1 <b>oppose</b> 5:13 25:22 28:6 <b>opposed</b> 39:3 <b>opposition</b> 13:15 19:14 25:15 26:10 <b>opting</b> 23:20 <b>options</b> 31:9 <b>order</b> 2:2 9:7 20:18 <b>ordinance</b> 5:17 6:9,16,21 7:8,15 7:17,21 8:13 24:12,20
	<b>n</b>		
	<b>name</b> 17:24 32:4 37:20 40:11 44:7 <b>native</b> 42:18 <b>nature</b> 23:16 38:21 <b>near</b> 11:1 29:22 33:13 34:6 <b>necessary</b> 2:5 19:2 46:2 <b>necessity</b> 33:3 <b>need</b> 12:7 14:11 17:6 26:18 27:16 30:22 31:1 33:22 34:8 35:11 43:16 43:20 <b>needed</b> 39:12 <b>needs</b> 11:12 18:14 19:10 26:23 <b>negative</b> 34:1 35:12 <b>neighborhood</b> 16:2	<b>o</b>	
		<b>o'clock</b> 1:17 <b>o'connor</b> 17:18,18 17:22,24 <b>oak</b> 3:9 17:1 19:19 20:11 40:20	

<b>organization</b> 41:9 <b>organizations</b> 12:14 <b>original</b> 15:5 <b>ostensibly</b> 8:12 <b>outdoor</b> 18:16 <b>outlines</b> 25:14 <b>outreach</b> 30:11 35:21 <b>owner</b> 5:22 8:16 10:19 15:2 30:17 34:10 45:10 <b>owners</b> 6:16 9:5,6 11:23 14:13,23 19:12 20:1,7 21:8 23:24 24:22,22 26:21 27:20 28:5 30:22 31:15,16 41:3 42:10,23 45:6,21 <b>ownership</b> 32:11 <b>owns</b> 34:23	<b>pastries</b> 39:5 <b>path</b> 17:5 26:6 <b>patrols</b> 18:17 <b>paying</b> 9:6 <b>pedestrian</b> 44:22 45:17 <b>pending</b> 11:6 <b>people</b> 2:19 14:24 34:3,5 36:7,19 37:6 39:3,17 41:19 <b>percent</b> 9:1 19:11 20:20 24:21 31:14 32:9 <b>perception</b> 35:8 <b>perfect</b> 12:2 42:4 <b>performance</b> 44:18 <b>peril</b> 27:6 <b>period</b> 19:14 <b>permanent</b> 19:6 <b>person</b> 2:5 21:16 <b>personal</b> 48:11 <b>personally</b> 43:10 <b>personnel</b> 9:3 <b>persons</b> 21:22 46:16 <b>petition</b> 6:18 <b>phone</b> 28:19 <b>physical</b> 18:5 <b>piece</b> 17:2 <b>pin</b> 19:12 <b>pins</b> 19:10 20:14 <b>pioneer</b> 32:17 <b>place</b> 3:15 5:2,5,15 5:18 6:3 7:22 8:15 9:18 14:19 19:15 20:21 25:11,20 26:2 27:5 33:23 36:13 37:8 39:15 41:6,19 44:21	<b>placing</b> 8:7 <b>plan</b> 41:24 <b>planned</b> 30:18 <b>planning</b> 17:17,19 18:1 41:6,9,14 <b>planting</b> 35:10 <b>play</b> 36:8 <b>please</b> 4:16,22,22 9:22 12:23 17:21 22:7 25:2 27:17 28:19,22 32:2 34:18 37:18 40:7 47:5 <b>pledged</b> 42:10 <b>plenty</b> 42:1 <b>plus</b> 32:8 <b>point</b> 16:12 24:9 30:12 35:14,16 <b>police</b> 35:18 <b>policies</b> 19:9 <b>position</b> 7:21 13:19 16:14 28:14 <b>positions</b> 8:8 <b>possibly</b> 10:23 <b>post</b> 36:10 41:23 <b>potential</b> 35:9 <b>power</b> 41:17 <b>ppe</b> 18:15 <b>pr</b> 33:15 <b>practical</b> 2:6 <b>precarious</b> 8:7 <b>precedence</b> 24:1 <b>premier</b> 37:2 <b>premium</b> 14:20 <b>present</b> 29:11 <b>presented</b> 19:22 <b>preserve</b> 12:11 <b>preserved</b> 10:7 <b>president</b> 13:1 34:22 40:12	<b>pressure</b> 36:11 44:17 <b>pretty</b> 15:1 <b>prevented</b> 29:19 <b>primarily</b> 21:2 <b>principal</b> 32:5 44:8 <b>prior</b> 6:2 26:17 <b>private</b> 35:15 41:13 <b>proactive</b> 35:20 <b>probably</b> 32:9 <b>procedural</b> 7:23 <b>procedure</b> 46:16 <b>proceed</b> 12:23 17:21 22:7 28:22 32:3 34:18 37:19 40:8 <b>proceedings</b> 47:8 48:6,9 <b>process</b> 5:14,14 6:12 7:5 14:14,15 14:18 15:3,4 18:24 19:9 20:24 21:5 23:7,8,9,9,13 23:22 24:24 25:15 26:1 27:10 30:10 30:14,18 41:14 46:9 <b>program</b> 35:15 <b>programs</b> 3:17 34:9 35:20,22 44:20 <b>promote</b> 3:17 12:12 33:4 <b>promotion</b> 30:24 36:18 41:7 <b>properly</b> 17:6 <b>properties</b> 5:6 7:12 20:1,4,10,12 23:19 24:3,5,9,10
<b>p</b>			
<b>p.m.</b> 4:12 <b>pace</b> 45:13 <b>pandemic</b> 8:5 29:21 <b>panels</b> 38:8 <b>park</b> 30:3 <b>part</b> 8:24 12:9 24:3,12 <b>participating</b> 9:16 <b>particular</b> 14:10 27:4 <b>particularly</b> 8:3 23:2 <b>partly</b> 8:3 <b>partner</b> 15:22 <b>partners</b> 9:24 10:12 32:20,23			

24:14 26:3,24 27:20 28:24 32:10 32:13,18 34:24 35:2,10 36:17 <b>property</b> 4:1,7 5:22 6:16 9:5 11:23 14:13,22,24 15:2 20:7 21:7 23:23 24:22 30:17 30:19,22 32:11,12 34:10 37:22 38:6 39:21 41:3 42:10 45:6,10 <b>proportionate</b> 25:24 <b>proposal</b> 13:7,15 14:12,16 19:22 23:5 <b>proposals</b> 23:2 <b>proposed</b> 3:8,12 4:9 5:7 6:9 7:8,11 7:13,15,17,21 9:2 15:5 19:18,22 20:5,9,19 21:18 24:4,6 27:3 29:9 29:10 31:4,22 32:23 39:10 44:19 46:21 <b>protect</b> 12:12 <b>protests</b> 29:23 <b>proudly</b> 44:11 <b>provide</b> 3:11 4:22 9:7,15 12:18 15:22 19:4 21:9 26:10 35:19 39:11 39:13 41:8 42:17 44:1 <b>provided</b> 3:12,21 4:6 22:11,13,16,21 23:4 28:9	<b>provider</b> 5:10 33:19 <b>provides</b> 41:21 <b>providing</b> 19:5 41:2 <b>provision</b> 3:6 46:24 <b>provisions</b> 4:7 <b>prudent</b> 2:6 <b>public</b> 1:7 2:6,10 2:15 3:15,16 5:16 5:23 6:2,18 7:2 8:10 9:17 19:14 19:23 33:6 36:16 37:7,8 46:15,17,21 47:4 <b>publication</b> 5:24 <b>publicway</b> 3:14 <b>published</b> 2:16 19:24 <b>purchased</b> 38:6 <b>purpose</b> 3:10 <b>purposes</b> 7:19 <b>pursuant</b> 2:3,10 4:6 <b>pursue</b> 29:24 42:11 <b>pursuing</b> 29:20 <b>putting</b> 35:23	<b>range</b> 41:2 <b>ranked</b> 31:8 <b>rapid</b> 33:9 <b>rate</b> 20:20 31:6 <b>reached</b> 30:16 <b>react</b> 36:14 <b>read</b> 4:16 9:21 25:14 <b>reads</b> 5:3 10:1,15 13:3 <b>real</b> 27:19 34:22 34:24 44:9 45:4 <b>realized</b> 38:20 39:1 <b>reallocate</b> 18:13 <b>really</b> 15:17 23:12 39:22 <b>realty</b> 9:24 10:12 13:2 26:21 34:22 42:20,23 43:23 <b>reason</b> 35:8 36:20 <b>reasons</b> 37:12 <b>rebates</b> 18:15 <b>rebounding</b> 30:6 <b>rebrand</b> 33:22 43:21 <b>receive</b> 6:4 19:2 <b>received</b> 5:16 19:16 20:6 46:18 <b>recession</b> 23:18 <b>recognition</b> 11:4 <b>recognize</b> 11:7 29:18 30:22,24 <b>reconsideration</b> 27:2 <b>record</b> 2:9,21 3:1 4:14 9:22 17:23 25:4 44:11 46:14 46:19 47:1 <b>recovery</b> 11:6,16 11:16 30:8 41:23	<b>redeveloping</b> 32:14 <b>redevelopment</b> 37:7 <b>reduces</b> 7:13 <b>referendum</b> 15:20 <b>referred</b> 3:4 <b>reflect</b> 2:9,21 4:14 47:1 <b>regard</b> 24:6 <b>regarding</b> 5:7,16 6:15 23:24 46:14 <b>regards</b> 10:1 <b>reilly</b> 13:16 14:2,5 14:7,8 16:17,22,24 21:4 22:23 25:17 27:7 29:4 46:8 <b>reimagine</b> 43:21 <b>reimagined</b> 36:16 45:12 <b>reimagining</b> 37:8 <b>relate</b> 27:9 <b>relatedly</b> 6:6 <b>relates</b> 13:13 <b>relentless</b> 29:11 <b>relevant</b> 37:2 <b>remain</b> 11:6 20:21 26:7 30:6 37:2,11 <b>remaining</b> 17:13 <b>remains</b> 13:11 15:8 19:15 <b>remarks</b> 14:6 <b>remedies</b> 7:23 <b>remote</b> 2:4 <b>remotely</b> 19:21 <b>reported</b> 48:6 <b>reporter</b> 48:1,5 <b>represent</b> 26:21 27:19 37:21 <b>representatives</b> 21:7 30:19
---	--	--	--

<b>representing</b> 31:14,15 42:22 <b>represents</b> 11:13 <b>request</b> 9:16 24:19 <b>requesting</b> 21:21 <b>requests</b> 21:11 <b>require</b> 11:16 12:17 14:24 42:7 <b>required</b> 2:20 6:7 19:12 20:24 21:19 <b>requirement</b> 7:4 <b>requirements</b> 2:11 18:23 19:13 23:10 30:12 <b>requires</b> 5:21 6:1 33:16 <b>requisite</b> 6:5 <b>reserves</b> 7:22 <b>resident</b> 21:15 42:19 <b>residential</b> 12:10 19:10 20:4,12 32:15 <b>residents</b> 37:3 38:11 <b>resource</b> 30:5 <b>resources</b> 11:10 11:12 12:13 41:22 46:4 <b>respectfully</b> 5:13 9:9 12:19 28:13 <b>responding</b> 18:14 <b>response</b> 18:21 36:14 <b>responsibility</b> 36:1 <b>restaurants</b> 43:18 44:24 <b>resubmit</b> 22:14,17 26:18 27:16	<b>resulting</b> 18:5 <b>results</b> 37:6 <b>retail</b> 8:6,9,13,18 11:2 12:9 23:18 28:2 32:16 33:2 34:24 38:10 39:2 39:6 43:19 44:9 44:23 45:13 <b>retailers</b> 8:21 25:19 <b>retailing</b> 38:9 <b>retails</b> 8:3 <b>rethink</b> 33:3 <b>return</b> 7:13 <b>returns</b> 31:18 <b>revenue</b> 9:2 <b>reviewed</b> 20:15 <b>revised</b> 13:4,15 29:2 <b>right</b> 12:22 34:11 36:9 43:8,9 <b>rights</b> 7:22 <b>risks</b> 8:19 <b>river</b> 3:10 7:13 13:6,14 15:7 20:11 24:8,10,14 26:24 27:1,22 28:1,2 40:21 <b>roasterie</b> 38:23 39:4 <b>roasteries</b> 38:24 <b>rogers</b> 30:3 <b>role</b> 30:7 <b>ron</b> 22:9 25:1,4 <b>ronald</b> 22:3 <b>roseland</b> 30:3 <b>rough</b> 15:24 <b>roughly</b> 16:23 <b>ryan</b> 34:13,19,21 37:14	<b>s</b> <b>safe</b> 34:3 35:15 39:24 41:4,5 47:6 <b>safety</b> 3:17 11:20 30:23 43:17 44:21 <b>sales</b> 44:16 45:4 <b>saw</b> 36:10 <b>schedule</b> 2:19 <b>second</b> 9:23 <b>section</b> 2:13 <b>secure</b> 31:1 39:24 46:10 <b>security</b> 18:17 39:11 43:17 44:21 45:18 <b>see</b> 15:12 <b>seen</b> 33:13 <b>segal</b> 34:13,14,16 34:20,21 37:21,24 38:13 39:9 <b>segals</b> 38:2,6 39:2 <b>self</b> 8:4 <b>send</b> 25:2 27:15 31:20 <b>senior</b> 5:1,4 9:18 13:1 25:10 <b>sense</b> 36:24 <b>sensitive</b> 8:23 <b>september</b> 19:21 <b>sergeant</b> 2:24 21:23 <b>series</b> 36:15 <b>serious</b> 15:17 <b>seriously</b> 15:16 <b>serve</b> 30:7 44:12 <b>service</b> 1:9 2:12,14 3:3 4:10 5:8,10,20 10:10 11:11,22 18:10,19 21:13,19 33:19 41:2 42:18 44:2 46:22	<b>services</b> 3:5,6,11 3:12,19,20,21,23 4:2,5 9:7 11:21 23:4 28:6,8 39:14 41:2,5,16 44:10 46:23,24 <b>set</b> 6:2 43:13 48:12 <b>severe</b> 12:7 <b>severely</b> 18:3 <b>shape</b> 15:24 <b>share</b> 9:7 <b>shared</b> 8:17 <b>shares</b> 26:6 <b>ship</b> 34:11 <b>shop</b> 36:8 39:17 <b>shopping</b> 5:6 6:7 39:12,15,22 <b>short</b> 18:22 19:3 20:22 26:3 <b>shorten</b> 18:23 <b>shorthand</b> 48:4,6 <b>shortly</b> 13:22 <b>shrink</b> 7:11 <b>shutdown</b> 18:3 <b>sides</b> 3:9 <b>signage</b> 18:15 <b>signature</b> 48:16 <b>signatures</b> 19:11 <b>signed</b> 4:24 9:17 9:23 10:11,14 12:24 <b>significant</b> 11:19 24:1 44:17 <b>significantly</b> 28:2 <b>silverstone</b> 37:16 37:17,20,21 40:4 <b>similar</b> 12:14 <b>similarly</b> 8:9 <b>simply</b> 25:21 <b>simultaneously</b> 8:21
--	--	--	---



<b>single</b> 30:16 <b>sir</b> 4:23 12:22 25:8 32:2 40:7 <b>situated</b> 13:10 <b>six</b> 21:6 38:24 42:15,16 44:3 <b>slip</b> 11:5 <b>small</b> 10:3 <b>smart</b> 37:5 <b>smells</b> 39:6 <b>social</b> 33:13 34:1 35:24 36:6 43:4 <b>socializing</b> 14:20 <b>solicited</b> 21:6 <b>solid</b> 31:18 <b>solution</b> 12:17 19:7 29:11 <b>sorely</b> 39:12 <b>sorry</b> 22:8 <b>soul</b> 10:6 <b>south</b> 13:9,14 19:20 20:2 24:7 24:10,14 27:1,21 27:24 <b>southport</b> 45:15 <b>space</b> 32:16 43:20 43:20 <b>spaces</b> 34:4 36:16 37:8 44:23 45:16 <b>speak</b> 17:19 22:2 25:12 26:9 35:5,9 <b>speaker</b> 22:3 25:5 26:13 27:12 28:17 31:24 34:13 37:15 40:5 42:15 44:4 <b>speakers</b> 46:15 <b>special</b> 1:9 2:11,14 3:3,5,6,11,12,18 3:20 4:10 5:8,20 10:10 11:11,22 18:10,19 21:12,19	28:6 42:18 44:2 46:22,24 <b>speed</b> 23:12 <b>spend</b> 15:11 <b>spent</b> 37:13 <b>sponsor</b> 20:16 <b>spring</b> 18:12 <b>springfield</b> 29:15 31:11 <b>square</b> 44:15 <b>ssa</b> 5:13,17,22 6:4 6:14,15,19,21 7:8 7:11 8:2,12,19,24 9:5 10:1,20 11:13 12:2,5,5,13,18 13:4,12,13 14:10 14:15,18 16:4,13 18:18,22 19:3,17 19:18 20:5,9,13,16 20:21,22 21:2,10 23:15,17 24:4,7,17 24:20 25:15,22 27:3 28:9,14 29:9 29:10,18,20 30:21 31:22 32:23 33:18 34:8 35:3,6,20 36:4,5,13,16,23 37:10,13 38:17 39:10,10 40:1,13 40:14,15,18 41:1,2 41:7,13,21 42:2,3 43:11,15 45:5,7,11 45:19,22 46:1,2,6 46:10 <b>ssas</b> 15:14,15,15 21:1 22:24 23:2 24:18 30:2 31:8 40:23 <b>stability</b> 12:13 <b>stable</b> 41:8	<b>staff</b> 21:5 <b>stakeholder</b> 16:1 24:18 <b>stakeholders</b> 11:18 15:9,11 16:11 20:7 30:11 37:4 41:4 43:13 43:14 46:3,9 <b>stan</b> 44:4 <b>stand</b> 10:10 <b>standard</b> 46:16 <b>stanley</b> 44:8 46:13 <b>starbuck's</b> 38:19 38:20 39:1,21 <b>start</b> 23:7,16 24:1 24:23 <b>starting</b> 33:2 <b>state</b> 2:11,13 18:23 19:13 30:9 35:2,4 35:13 36:11 40:13 41:1,12,13,15,18 42:7 44:11 45:11 48:5 <b>stated</b> 7:10,14 20:3 <b>statement</b> 13:24 14:14 17:16 <b>statements</b> 4:19 4:22 <b>station</b> 33:8 <b>statute's</b> 7:4 <b>statutory</b> 6:12,14 6:20 23:9 <b>stay</b> 36:19 37:1 47:6 <b>stenographic</b> 48:10 <b>step</b> 45:23 <b>stephen</b> 27:12 <b>steve</b> 27:18 28:16	<b>stewardship</b> 29:7 <b>store</b> 38:3,4,8,10 38:19 39:20 <b>storied</b> 10:24 <b>strain</b> 8:14 <b>strapped</b> 8:20 <b>strategies</b> 45:13 <b>strategy</b> 11:15 <b>streamlined</b> 18:24 19:8 30:10 <b>street</b> 3:7,9 13:9 17:1 19:19,20 20:3,11 35:2,4,13 35:15,24 36:7,11 37:1 40:13,20 41:1,12,13,15,18 42:24 45:11,16 <b>streetscape</b> 45:15 <b>strengthened</b> 10:8 <b>strips</b> 38:14 <b>strong</b> 10:18 11:17 43:24 44:9 <b>strongly</b> 11:13 28:13 <b>structure</b> 23:4 <b>struggling</b> 23:19 36:15 <b>subject</b> 5:22 6:4 9:5,6 <b>submit</b> 5:5 6:18 9:9 <b>submitted</b> 4:11,16 20:16 25:13 26:17 <b>subsequently</b> 19:23 <b>substance</b> 5:14 25:16 <b>substantial</b> 7:8 <b>substantive</b> 6:10 8:1
--	---	---	--

<b>succeed</b> 31:10 <b>success</b> 26:4 <b>successful</b> 41:24 <b>sudden</b> 18:13 <b>suffer</b> 8:17 <b>sullivan</b> 36:17 <b>sum</b> 3:24 <b>summer</b> 18:12 <b>support</b> 9:10 10:9 10:19 12:3,18 14:11 15:1,13 16:5,13 19:11 21:12 31:21 36:19 40:17 42:17 43:11 44:2 <b>supporters</b> 5:11 <b>supporting</b> 15:2 29:17 43:17 44:20 <b>sure</b> 15:6 22:21 23:12 24:13 25:3 34:3 37:9 <b>survey</b> 19:10 <b>sustain</b> 8:24 <b>sustainability</b> 3:15 44:22 <b>sustainable</b> 45:8 <b>sympathize</b> 11:24	31:6 39:13 44:18 45:4 46:23 <b>taxable</b> 4:1 <b>taxation</b> 8:2 24:2 <b>taxes</b> 4:5 8:17 26:6 <b>taxpayer</b> 21:16 <b>taxpaying</b> 24:22 <b>technology</b> 1:2 10:17 <b>temporary</b> 29:11 <b>ten</b> 6:2 21:1 46:1 <b>tenants</b> 5:7 8:18 27:4 28:6,11 33:2 35:9,22 36:15 <b>tens</b> 38:22 <b>tera</b> 38:7 <b>term</b> 18:22 19:3,6 20:21,22 26:3 29:13 30:7 41:9 <b>territory</b> 3:8 <b>testified</b> 14:13 <b>testify</b> 40:17 42:13 44:14 <b>testimony</b> 29:1 42:17 44:1 46:12 46:15 <b>thank</b> 4:21 13:23 14:6 16:15,16,19 17:9,13,14 21:13 21:14 22:5,8,23 25:1,4,9,11,17 26:8,11,12,15 27:7 27:10,11 28:15,16 28:23 31:19,23 34:11,12,20 37:13 37:14 40:3,4,9,16 42:13,14,16 44:2,3 46:11,13 47:6 <b>thanking</b> 29:4 <b>thanks</b> 14:8	<b>thing</b> 36:21 <b>things</b> 23:3 39:3 <b>think</b> 15:10 22:12 22:18 25:19 35:6 <b>thinking</b> 37:6 39:21 <b>thinks</b> 37:12 <b>third</b> 10:14 <b>thought</b> 37:7 <b>three</b> 18:22 19:6 19:17 20:21 23:3 29:13 32:13 35:1 35:2 42:12 45:22 <b>time</b> 2:13,13 4:8,8 5:11 6:2,8,15 7:3 9:13 10:6,23 12:6 14:11,12 15:11 16:23 17:6 22:19 25:2 27:4 41:15 43:9 <b>timeframes</b> 23:11 <b>timeline</b> 6:13,20 <b>timelines</b> 6:14 <b>timely</b> 5:21 12:5 <b>times</b> 12:1,17 25:21 35:18 43:3 43:12,22 <b>today</b> 10:2 16:5 17:6 21:9 22:19 25:12 29:10 40:17 41:1 42:13 44:14 <b>today's</b> 19:13,24 <b>tomorrow</b> 5:18 7:1 <b>tomorrow's</b> 7:19 <b>tool</b> 29:16,18 30:1 43:9 <b>tools</b> 11:10 18:11 33:20 <b>topic</b> 36:2	<b>total</b> 20:14,19 <b>touch</b> 35:17 <b>tougher</b> 33:5 <b>tourism</b> 11:3 12:10 43:18 <b>tourists</b> 34:5 37:3 38:11 <b>tower</b> 5:2,5,15 6:3 7:22 8:15 9:18 25:11,20 26:2 <b>towering</b> 11:9 <b>town</b> 38:3 <b>traffic</b> 39:7 44:22 <b>transacting</b> 44:15 <b>transcribed</b> 48:10 <b>transcript</b> 48:8 <b>transform</b> 43:21 <b>transit</b> 33:9 <b>transition</b> 13:11 <b>transparency</b> 14:20 27:9 <b>transportation</b> 33:6,8 <b>trend</b> 33:15 <b>tribune</b> 2:17 19:24 32:14 <b>true</b> 48:8 <b>truncated</b> 14:14 <b>trust</b> 34:23 <b>try</b> 15:12 17:11 <b>trying</b> 8:12,15 <b>tulips</b> 38:15 <b>two</b> 14:2 18:2 28:11 29:21 32:17 36:18 <b>type</b> 20:22
<b>t</b>			<b>u</b>
<b>tabaczynski</b> 22:4 22:5,8,9 <b>take</b> 15:14 <b>taken</b> 48:10 <b>talked</b> 42:3 <b>tarnish</b> 34:2 <b>task</b> 46:6 <b>taste</b> 39:5 <b>tax</b> 2:12,14 3:6,23 4:2,3,4,5,7 5:20 8:19 9:2,6 11:24 14:24 15:2,18 24:5 25:21 28:7			<b>unanticipated</b> 18:4 <b>unaware</b> 6:12

<b>uncertainty</b> 7:20 <b>undeniably</b> 10:5 <b>understand</b> 11:23 23:7 25:23 <b>understanding</b> 13:18 25:19 <b>undertook</b> 46:9 <b>underwrite</b> 45:7 <b>unforeseen</b> 19:4 <b>union</b> 33:7 <b>unmute</b> 28:19 <b>unprecedented</b> 25:20 43:3 <b>unrest</b> 8:10 18:4 33:13 34:1 43:4 <b>unsure</b> 7:15,17 <b>unwarranted</b> 27:5 <b>use</b> 33:20 43:11,14 <b>users</b> 33:5 <b>uses</b> 30:18	26:12 27:11 28:16 28:22 31:23 32:2 34:12,15,18 37:14 37:18 40:3,7 42:14 44:3 46:13 <b>virtual</b> 1:18 <b>visible</b> 11:19 <b>visit</b> 36:7 <b>visitor</b> 11:18 <b>visitors</b> 34:5 <b>vital</b> 12:12 30:7 <b>viteck</b> 13:1 <b>voice</b> 21:20 28:13 31:21 36:24 37:4 37:5 <b>voices</b> 17:4 <b>volunteer</b> 24:3 46:6 <b>voted</b> 6:22 <b>voting</b> 24:21	<b>way</b> 7:16 31:11 37:9 39:19 46:11 <b>week</b> 41:17,18 <b>weekend</b> 18:4 <b>weeks</b> 16:24 17:12 <b>welcome</b> 39:24 <b>went</b> 30:12 <b>west</b> 45:14 <b>whereof</b> 48:12 <b>white</b> 38:8 <b>window</b> 6:24 <b>windows</b> 8:11 38:9 <b>wiping</b> 36:11 <b>wirtz</b> 13:2,2 <b>wish</b> 31:9 <b>wislow</b> 38:13 <b>witness</b> 48:12 <b>witnessing</b> 27:6 <b>work</b> 9:10 11:5 16:9 29:8 34:6 46:3 <b>working</b> 17:10 <b>world</b> 29:16 37:11 39:1 46:1 <b>wrigley</b> 42:24 44:10 <b>writing</b> 10:18 <b>written</b> 4:9,15,17 4:19,22 7:9 14:13 22:11,16 26:16 27:16 46:15,17,17	<b>yesterday</b> 4:13 21:20 26:17 <b>yesterday's</b> 22:13 <b>yield</b> 14:5 <b>york</b> 34:22
<b>v</b>		<b>z</b>	
<b>value</b> 4:1 15:22 35:7 <b>values</b> 45:4 <b>various</b> 36:19 <b>vastly</b> 28:1 <b>vehicle</b> 42:12 <b>vet</b> 17:6 <b>vetted</b> 45:20 <b>vice</b> 13:1 34:21 <b>vicinity</b> 32:18 <b>videoconference</b> 2:8 <b>view</b> 17:8 <b>views</b> 21:18 <b>village</b> 30:4 <b>villegas</b> 2:1 4:21 5:3,4 9:21 10:16 12:23 13:23 14:7 16:16 17:14,21 21:14 22:7 25:1,8	<b>wacker</b> 13:9 26:22 <b>wait</b> 22:1 <b>waived</b> 19:9 <b>waivers</b> 23:10 <b>walgreens</b> 31:20 <b>walk</b> 35:15 <b>walton</b> 42:24 <b>want</b> 22:23 24:12 25:11,17,23 26:16 27:7,15 31:17 <b>wanted</b> 39:3 41:19 <b>ward</b> 21:3,4 <b>wards</b> 29:8 <b>washing</b> 36:11 41:17 <b>waste</b> 45:9 <b>watching</b> 11:5 <b>water</b> 5:2,5,15 6:3 7:22 8:15 9:18 25:11,20 26:2	<b>year</b> 4:3,4 10:24 18:9,22 19:2,17 20:21 21:1 32:8 38:15 41:14 44:9 44:14 45:22 <b>years</b> 19:6 29:13 31:18 32:24 38:5 40:22 42:12 45:11	<b>zeller</b> 42:20,22 43:23 <b>zoom</b> 1:18

# Chicago Tribune

Sold To:  
The Magnificent Mile Association - CU80097090  
625 N Michigan Ave, Ste 401  
Chicago, IL 60611

Bill To:  
The Magnificent Mile Association - CU80097090  
625 N Michigan Ave, Ste 401  
Chicago, IL 60611

Classified Advertising: 6801933  
Purchase Order: SSA 76

Certificate of Publication:

State of Illinois - Cook

**Chicago Tribune Media Group** does hereby certify that it is the publisher of the Chicago Tribune. The Chicago Tribune is a secular newspaper, has been continuously published Daily for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the City of Chicago, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 IL CS 5/5.

This is to certify that a notice, a true copy of which is attached, was published 2 time(s) in the Chicago Tribune, namely one time per week or on 2 successive weeks. The first publication of the notice was made in the newspaper, dated and published on 10/29/2020, and the last publication of the notice was made in the newspaper dated and published on 10/29/2020.

This notice was also placed on a statewide public notice website as required by 715 ILCS 5/2. 1.

On the following days, to-wit: **Oct 29, 2020.**

Executed at Chicago, Illinois on this

28th Day of October, 2020, by

**Chicago Tribune Company**



---

Jeremy Gates

**Chicago Tribune - [chicagotribune.com](http://chicagotribune.com)**  
160 N Stetson Avenue, Chicago, IL 60601  
(312) 222-2222 - Fax: (312) 222-4014

**EXHIBIT**

**1**





[illegible]

November 13, 2020

The Honorable Gilbert Villegas, Chair  
Economic, Capital, and Technology Development Committee  
City of Chicago  
121 N. LaSalle Street  
Chicago, IL 60602

Dear Alderman Villegas and esteemed members of the Economic, Capital, and Technology Development Committee:

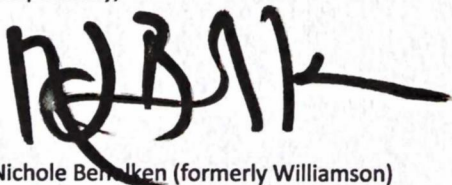
I am writing to express the strong support of M56 Group- owner and operator of 360 CHICAGO Observation deck- for the current SSA application under consideration. The challenges facing the Magnificent Mile, and our district at large, are possibly greater now than in the 100+ year history of this storied locale. Businesses are facing near insurmountable headwinds and the key industries of our district- retail, hospitality, tourism- have been devastated beyond recognition. Our friends and colleagues are watching their livelihood and lifework slip away. Though we remain confident of the pending recovery, we also recognize it will be both gradual and complex in its evolution.

A district facing such towering challenges must have resources and tools to do. Special Service Areas exist in 52 other areas of the city and our district needs those resources, too. We believe strongly the SSA represents perhaps the only mechanism to create a cooperative and collective strategy around the current environment and eventually recovery. The recovery will require strong and focused leadership, clear and consistent messaging to all stakeholders and visitor audiences, and significant and visible efforts to ensure the safety and beautification of the district. These critical services can only be funded through a Special Service Area.

As property owners we understand, and sympathize, with the discomfort around another tax levy during these challenging times. It is indisputable that an SSA is not a perfect fit for our district, and our current support is contingent upon follow-through towards BID legislation and the timely migration of the SSA. Despite this, the SSA is the only mechanism available now, at this time of severe need.

The Magnificent Mile Association has been an integral part of Chicago's retail, hospitality, tourism, and residential communities for many decades. It has managed to preserve, promote, and protect that vital image despite not enjoying the stability and resources of an SSA that are enjoyed by dozens of other similar organizations within the city of Chicago and around the country. The extraordinary challenge of these times requires an extraordinary solution. We fully support finally authorizing an SSA that will provide just that.

Respectfully,



Nichole Benjamen (formerly Williamson)  
Managing Director- 360 CHICAGO



360 Chicago Observation Deck and One Liberty Philadelphia Observation Deck are MAMCITY brands

Building Owners and Managers Association of Chicago  
115 South LaSalle Street, Suite 2300  
Chicago, IL 60603-3801

312.870.9600  
bomachicago.org



November 12, 2020

The Honorable Gilbert Villegas  
Chairman  
Chicago City Council Committee on Economic, Capital and Technology Development  
121 North LaSalle Street, Room 200  
Chicago, IL 60602

**RE: Public Comment on November 13, 2020 Hearing on O2020-4730; Establishment of Emergency  
SSA No. 76 - Michigan Ave Commission**

Chairman Villegas:

The Building Owners and Managers Association of Chicago (BOMA/Chicago), which represents 80% of all rentable commercial office space in Chicago, respectfully submits these written comments and asks that they be entered into the record of the public hearing on O2020-4730 regarding the establishment of SSA No. 76 - Michigan Ave Commission.

BOMA/Chicago has long viewed and evaluated Special Service Areas in three critical lights:

- 1) Boundaries;
- 2) Distinction between "Special Services" and "Base Line" Services; and
- 3) Governance

However, this proposal also must be looked at in regard to process. We understand that the Department of Planning and Development (DPD) is employing a "quick start" process just for this SSA. However, we have found no reference to such a process in state statute, in the City's Municipal Code, or in rules promulgated by DPD. Given the significant precedence of imposing "quick start" taxation, it is important to have a formalized, transparent process that properly allows feedback from those who would be taxed. Use of this "quick start" process also makes it even more imperative that it only be used where properties volunteer to be part of the SSA, and that the proposed SSA boundary not be drawn to tax properties against their will.

As such, our Association offers the following comments and requested changes to the proposal:

**Boundaries**

We ask that the Committee keep in mind that when an SSA is created in the normal process, there are taxpayers who involuntarily become part of it. They are subject to an assessment for

(continued)



services that they may have no need for, derive little benefit from, and may already be required to provide under lease agreements or other arrangements.

Given the “quick start” nature of this SSA and the devastating impact of the current recession on commercial and retail buildings who are struggling to avoid layoffs, properties should be given great deference in opting out of the boundary. In addition, taxes in an SSA are based entirely on a property’s most recent EAV (equalized assessed value) from the Cook County Assessor’s Office—the largest taxpayers in an SSA boundary unfairly become the largest contributors to the SSA, irrespective of how much benefit they could derive from the SSA’s services or the properties’ current economic circumstances.

In regard to the proposed Michigan Avenue SSA, the boundary should not extend south of the Chicago River. The character of Michigan Avenue south of the River is vastly different than that north of the River, where there is significantly more retail, hospitality, and entertainment property. The area south of the River is dominated by commercial office buildings which would not significantly benefit from the services offered through the SSA.

State statute allows for cutouts and islands within an SSA boundary, and we ask that the City use this tool given the circumstances.

#### **Distinction Between Special Services and Base Line Services**

A major BOMA/Chicago public policy concern about SSA’s is the distinction between special services and baseline services. By definition, an SSA is created to provide a “special service,” above and beyond the baseline services provided by government. Baseline services, such as police protection, fire protection, garbage collection, public infrastructure projects, snow removal, etc., must be offered by government to all parts of the city, and we ask that the properties in this proposed SSA not be expected to fund any such services under the guise of the SSA.

#### **Governance**

Under the state statute authorizing the creation of SSAs, commissioners are appointed by local municipalities. This arrangement creates the possibility of taxation without representation if the commissioners governing the SSA are not dominated by the properties being taxed. For this reason, we request that the City Council codify in the ordinance creating the SSA that at least 90% (ninety percent) of the SSA’s commission must be tax-paying owners of property within the boundary (or their representatives).

In addition, under this “quick start” process, the SSA would be established for an initial period of three years, pending the outcome of a campaign to pass Business Improvement District legislation at the State level. Given the inherent uncertainty of that process and the potential temptation of the City to extend the term at its conclusion, we ask that the ordinance creating the SSA prohibit any renewal beyond the three-year term and any geographic expansion, unless

such renewal or expansion is approved by a 95% supermajority vote of all the affected tax-paying property owners in the boundary and also includes the residential property within the boundary.

BOMA/Chicago is grateful for the opportunity to offer these comments and respectfully asks that the Committee include these changes in the creation ordinance to authorize the Michigan Avenue SSA.

We remain committed to providing further input and assistance in this regard and we thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Farzin Parang', with a stylized, flowing script.

Farzin Parang  
Executive Director



November 12, 2020

RE: SSA 76

To Whom It May Concern,

Today, everything is on the line. Our community. Our jobs. Our small, medium and large businesses. The good news is: there's a choice to make—and that choice is undeniably clear.

It's time to ensure that the heart and soul of our great city, the Magnificent Mile, is preserved and strengthened as the economic engine it is for the decades ahead. I expressively support the creation of the Special Service Area Number 76.

Let's stand together in building a better future.

Best,

A handwritten signature in black ink, appearing to read "John".

**John R. Gagliardo**

430 North Michigan Avenue | Chicago, Illinois 60611 | P 312.329.8620 | F 312.329.8570

**EXHIBIT**

**4**



November 12, 2020

The Honorable Gilbert Villegas  
Chairman  
Chicago City Council Committee on Economic, Capital and Technology Development  
121 North LaSalle Street, Room 200  
Chicago, IL 60602

**RE: Public Comment on November 13, 2020 Hearing on O2020-4730; Establishment of Emergency  
SSA No. 76 - Michigan Ave Commission**

Dear Chairman Villegas:

As a taxpayer within the proposed boundary of the above captioned Special Service Area, we are submitting these written comments in opposition to our inclusion in the taxing district.

The owners of our properties located at 205 and 225 N. Michigan Avenue which is south of the Chicago River believe that the character of the commercial area on Michigan Avenue south of the River is vastly different than that north of the River where there is significantly more retail, hospitality and entertainment property. Consequently, we feel that there is no benefit to be derived by the owners of 205 and 225 N. Michigan Avenue in the form of special services and oppose the additional tax assessment that it would bring.

Our two buildings represent 2 million square feet in which 98% is commercial office tenants. Our office tenants would not benefit from the special services that this SSA would provide as we already provide janitorial and security to the outside of the building and we are able to do this in a timely manner since we have people onsite 24 hours a day. Additionally, the other services provided by the SSA would not apply or benefit our tenants.

We respectfully but strongly voice our position to be excluded from Emergency SSA No. 76 – Michigan Ave Commission.

Sincerely,

  
Stephen Hennessy  
SVP/General Manager  
MB Real Estate

Michigan Avenue's Business Address

205/225 North Michigan Avenue, Chicago, IL 60601 • 312.819.6000 • [www.michiganplaza.com](http://www.michiganplaza.com)

**EXHIBIT**

**5**



111 E Wacker | 233 N Michigan  
111 East Wacker Drive, Suite 1315 Chicago, Illinois, 60601  
T: (312) 819-4472 | F: (312) 819-4408

November 12, 2020

The Honorable Gilbert Villegas  
Chairman  
Chicago City Council Committee on Economic, Capital and Technology Development  
121 North LaSalle Street, Room 200  
Chicago, IL 60602

**RE: Public Comment on November 13, 2020 Hearing on O2020-4730; Establishment of Emergency SSA  
No. 76 - Michigan Ave Commission**

Chairman Villegas:

As a taxpayer within the proposed boundary of the above captioned Special Service Area, we are submitting these written comments in opposition to our inclusion in the taxing district.

The owner of our properties located at 111 East Wacker Drive and 233 North Michigan Avenue, which is south of the Chicago River believe that the character of the commercial area on Michigan Avenue south of the river is very different than that north of the river. These two properties represent more than two million square feet, which is mostly commercial office space and both buildings are situated off of Michigan Avenue. The buildings are maintained, cleaned and secured by contracted service providers. Consequently, we feel that there is no benefit to be derived by the owner of 111 East Wacker Drive and 233 North Michigan Avenue in the form of special services and oppose the additional tax assessment that it would bring to our tenants, especially at this time.

We appreciate the opportunity to offer these comments and respectfully request that 111 East Wacker Drive and 233 North Michigan Avenue are excluded from the boundary of the proposed Special Service Area 76.

Sincerely,

A handwritten signature in black ink, appearing to read "TJ Brookover", is written over a horizontal line.

TJ Brookover  
Regional Manager  
AmTrust Realty Corp. agent for  
IC 111 Building Company, LLC  
IC 233 Building Company, LLC

# WATER TOWER PLACE

Thursday, November 12, 2020

The Honorable Gilbert Villegas  
Chairman  
Chicago City Council Committee on Economic, Capital and Technology Development  
121 North LaSalle Street, Room 200  
Chicago, IL 60602  
[ECTD@cityofchicago.org](mailto:ECTD@cityofchicago.org)

## **Re: Public Comment Regarding Establishment of Emergency Special Service Area No. 76, Michigan Avenue Commission**

Chairman Villegas:

As Senior General Manager for the Water Tower Place, I submit this comment on behalf of Brookfield Properties, the shopping center, and its tenants regarding the proposed establishment of an "emergency" Special Service Area ("SSA") on Michigan Avenue for which the Magnificent Mile Association (the "Association") would act as the contracted service provider. While we have been long-time supporters of the Association and continue to contribute to its efforts, we respectfully oppose the SSA on the grounds of both process and substance.

As a matter of process, I can confirm that the Water Tower Place never received notice of any public hearing regarding adoption of this SSA ordinance—which we have only just discovered is taking place tomorrow, on November 13. The Special Service Area Tax Law, 35 ILCS 200/27-5, et seq., requires timely notice before a property owner may be subject to the SSA. According to 35 ILCS 200/27-30, notice of the public hearing "shall be given by publication and mailing," and that notice "shall be mailed not less than 10 days prior to the time set for the public hearing." The Water Tower Place accordingly objects to being subject to the SSA when it did not receive the requisite legal notice. Relatedly, without the legally required notice, both we and our shopping center constituents have not had adequate time to evaluate the proposed ordinance and more fully articulate our substantive concerns with its consequences.

The lack of notice aside, we are also unaware of any statutory process that enables an expedited, or "emergency," timeline for the adoption of the SSA. The statutory timelines are clear: regarding the timeframe for objecting to the SSA ordinance, for example, electors and property owners are given "60 days following the final adjournment of the public hearing" to submit a petition objecting to the SSA. (See 35 ILCS 200/27-55). Despite this statutory timeline, the Association has indicated that the SSA ordinance will be finalized this month, voted on by City Council in December, and go into effect on January 1, 2021—well before the 60-day window would expire even assuming that tomorrow was the "final adjournment of the public hearing."

**WATER TOWER PLACE**  
845 N. Michigan Avenue, Suite 987W, Chicago, IL, 60611  
T +1 312 440 3580 F +1 312 440 1259 [BrookfieldPropertiesRetail.com](http://BrookfieldPropertiesRetail.com)

**EXHIBIT**

**7**

This expedited timeline not only fails to adhere to the statute's requirements, it only adds confusion to the process.

Compounding matters is the fact that the Association has indicated that there will be substantial changes to the proposed SSA ordinance as it is currently written. For instance, the Association has stated that the footprint of the proposed SSA will shrink and include only those properties fronting Michigan Avenue that are north of the river. That, in turn, reduces the proposed budget of \$1,000,000, as currently stated in the proposed ordinance, to \$764,714. We are unsure whether these changes, and others, will make their way into the proposed ordinance. We are also unsure whether we should consider those changes as having been incorporated for the purposes of tomorrow's hearing.

This uncertainty leaves us in a difficult position when evaluating the proposed ordinance—and the Water Tower Place reserves all rights and remedies to challenge these procedural inconsistencies. That said, the substantive concerns raised by this SSA and its taxation of local businesses, particularly retailers, are partly self-evident. As you are doubtlessly aware, the COVID-19 pandemic and the attendant government-mandated closures of retail have impacted these businesses dramatically, placing many in precarious financial positions, if not forcing them into bankruptcy. Retail has similarly been impacted by the public unrest in the past months, which caused businesses to board up their windows. While the SSA is ostensibly intended to benefit the retail community, the ordinance will only increase its financial strain under these trying circumstances. At the Water Tower Place, for example, it is not just the mall owner that will suffer; expenses—including taxes—are shared by the retail tenants, so they will also have an increased tax burden. The SSA accordingly risks forcing cash-strapped businesses to leave Michigan Avenue while simultaneously deterring new retailers from entering the market.

We are sensitive to the fact that the SSA budget is designed, in part, to sustain the Association's funding, with 30% of the proposed tax revenue—the maximum that is allowed—going to personnel costs and management. However, insofar as the Association has many members that are non-property owners and not subject to the SSA, the owners/members subject to this tax will be paying a disproportionate share in order to provide services along Michigan Avenue. We respectfully submit that continuing to support the Association's good work should be a concerted effort among all of its members, and we are open to initiating a larger dialogue on those grounds.

We appreciate your time and attention to these concerns. We are likewise happy to provide additional input or guidance upon your request, and we will be participating in the public hearing on November 13.

Best,



Mitchell Feldman  
Sr. General Manager  
Water Tower Place



## WIRTZ REALTY CORPORATION

### **333 North Michigan Avenue SSA Statement**

*Committee on Economic, Capital and Technology Development*

“On behalf of 333 North Michigan Avenue, we are grateful that the revised SSA being considered will be limited to those buildings located north of the Chicago River on Michigan Avenue as our concerns over the initial proposal were that it encompassed the area on Michigan Avenue south of Wacker Drive extending to Randolph Street. As you know, our location is situated in an area that remains in transition and we feel that it would not be appropriate to implement an SSA in this area. To be clear, our concern only relates to the SSA extending south of the river on Michigan Avenue and we have no position on the revised proposal being discussed.

We are grateful to Alderman Reilly for his leadership on this matter and for the Magnificent Mile Association’s understanding of our position.”

Don Vitek

Managing Broker | Senior Vice President

WIRTZ CORPORATION | WIRTZ REALTY CORPORATION