



Logan Square SSA Meeting Notes
Wednesday, 2/26/2020

Advisory Committee Attendees:

- Kelly M. Thompson
- Mickey Hornick
- Melissa Texcahua
- Alison Carvahlo
- Tim Enarson
- Cole Brice
- Nicole Duran
- Paul Sajovec
- Andrew Schneider
- Lynn Basa
- Billy Drew

Logan Square Chamber

- Jessica Wobbekind
- Rosie Fitz

City of Chicago, Department of Planning and Development (DPD)

- Mark Roschen
- Paul Reise

Teska Associates

- Erin Cigliano
- Scott Goldstein
- Benito Garcia

Highlights:

Paul Reise and Mark Roschen from DPD started the meeting by introducing themselves and going over the Special Service Areas (SSAs) PowerPoint, going in-depth about what it is, the process, current examples, what categories it serves, SSA management & commissioners, logistics & legislation, and timeline

What is a Special Service Area (SSA)?

A designated area in which property owners choose to provide additional services for the benefit of residents, merchants, and visitors. A fee is applied to properties within the SSA. The funds collected go directly back into the district based on local priorities.



SSA-funded projects typically include but are not limited to:

- public way maintenance and beautification
- district marketing and advertising
- business retention/attraction
- special events and promotional activities
- auto and bike transit
- security
- façade improvements

What is the process for an SSA?

The Logan Square Chamber of Commerce (LSCC) has created a community outreach process for an SSA constitution that goes above and beyond what is required in state legislation. The process will feature several engagement events, including coffee chats with local business leaders, a survey of local business needs, and community-wide meetings.

Property owners within the proposed SSA boundary will be notified about community meetings via mail. LSCC will submit a formal application to the City on or before June 12, 2020, after which another mailing will notify property owners of a public hearing to occur in October 2020. City Council will vote in October on whether to renew the SSA. If approved, an ordinance will delineate the renewed boundary and set a tax rate for the SSA.

- Phase 1: Start-up and Feasibility (February)
- Phase 2: Funding and Visioning (March)
- Phase 3: Needs Assessment and Metrics (March)
- Phase 4: SSA District Plan (March-April)
- Phase 5: Outreach (March – November)
- Phase 6: Application and Adoption (June-December)

Eligibility requirements for SSA Commissioners

- Reserve one seat for resident
- Must be a taxpayer
- Must be a business owner or residential property owner

Budget must cover expected priority items, including delays of any levies from taxpayers, due to contesting tax bill or other reason.

Constitution of SSA period is 10yrs

Difference between apartment buildings and condos when located in an SSA:

- Every condo in a building is a separate PIN
- Apartment buildings only have one PIN



Priorities of Committee

- Security
- One resident stated a security camera has been installed in the area where the business owner was concerned
- Helping small businesses

Erin Cigliano walked the committee through the potential messaging for a SSA, what services can be provided and local case studies of SSA best practices.

Key messages include:

- Logan Square is an inclusive and diverse place, entrepreneurial in spirit, historic and evolving.
- The Chamber and local organizations serve as neighborhood advocates, but resources and staff are limited, and needs are growing.
- There are distinct areas along Milwaukee Ave that present different needs and opportunities.

What are the challenges?

- Protecting and supporting long-time businesses
- Preserving the diversity and special nature of Milwaukee Avenue
- Connecting to customers
- Competition with online sales / other business districts

The Advisory Committee's Role is to engage in constructive communication to build a shared understanding of issues facing businesses and property owners in the study area to evaluate whether to create an SSA, what the budget should be and how the money would be spent.

Scott Goldstein of Teska Associates reviewed the proposed boundaries between Central Park and Western as well as the process to develop a SSA.

Teska provided an open discussion to clarify remaining questions & other information, identify biggest challenges and what types of services are need as well as their location



Next Steps

- Continue to share input and ideas
- Meetings with businesses and property owners
- Develop bilingual info brochure
- Project website and survey underway
- Conduct Needs Assessment
- Evaluate costs and budget options
- Decide on maximum rate
- Prepare District Plan
- Submit application and signatures by June 12

Meeting came to close with asking the advisory committee their availability to attend the next meeting:

- Committee agreed the same time range works for following meeting
- Mid-March (Wed. 3/18) @ 3pm
- Location TBD