



# Andersonville SSA #22 Community Meeting

---

April 30, 2026

9 -11AM

Virtual

# Agenda

1. Welcome and Introductions
2. What is an SSA?
3. SSA #22 15-Year Renewal
4. Next Steps
5. Q&A

# SSA #22 Renewal Advisory Committee

<b>Name</b>	<b>Affiliation</b>
-------------	--------------------

Alondra Zepeda	47th Ward
Conor Hart	48th Ward
Farah Essa	Lake Shore Schools
Gino Pinto	Foursided
Karin Moen Abercrombie	Swedish American Museum
Lori Manning	Andersonville Sustainable Community Alliance (ASCA)
Mike Sullivan	2 Bears Tavern
MJ Candido	Resident
Nadeen Kieren	Property Owner
Searah Deysach	Early to Bed
Xavier Zininger	Centro Hispano Andersonville Insurance

What is a Special  
Service Area?

# 2027 SSA Establishment Process



**Clean. Green. Safe.**



**Ciere Boatright  
Commissioner**



# SSA Program Overview

## What is a Special Service Area (SSA)?

- Locally-initiated, **self-imposed** tax
- A **geographic area**, not an agency
- Funds **additional services** beyond the City's general services, within SSA boundaries
- City grants taxing authority and appoints local **SSA Commissioners**
- City contracts with **service provider agencies** to administer day-to-day SSA activities
- Authorized by **state** statute, **city** ordinance, and **DPD** policies

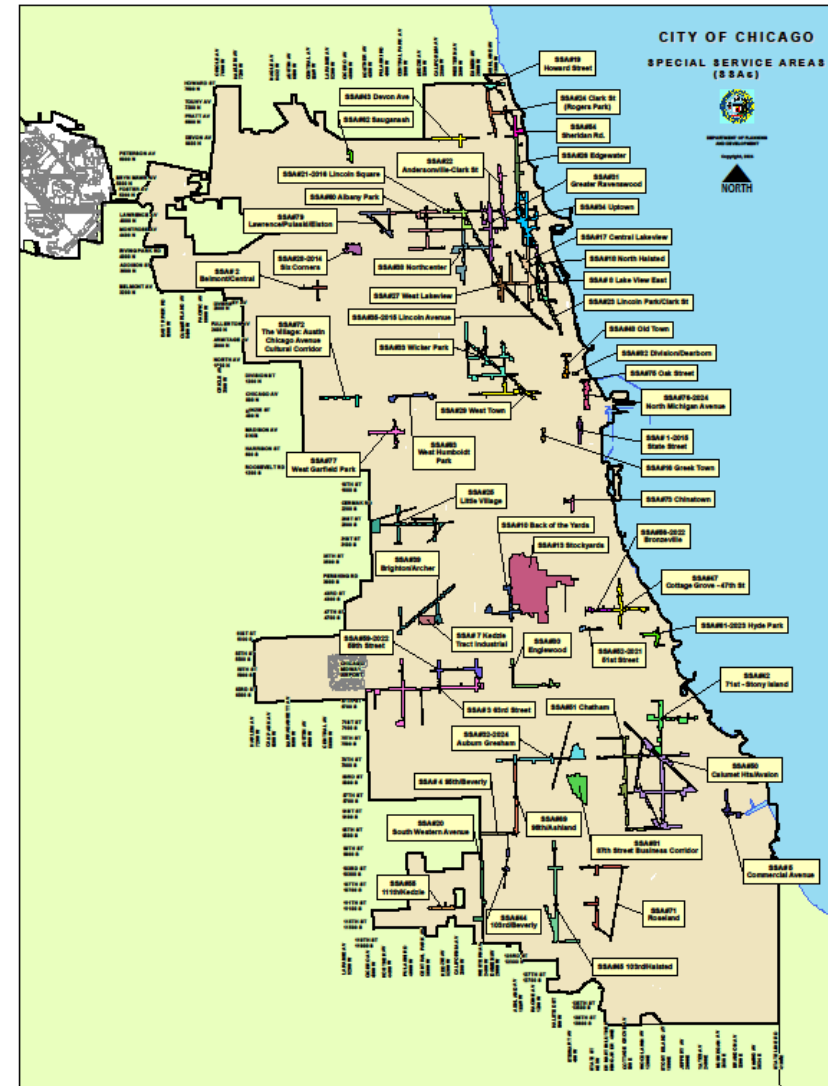




# SSA Program Overview

## 2025 Stats at a Glance

- First SSA created in 1977
- **58** active SSAs
- **42** Service Provider Agencies
- **465+** Commissioners
- Initial terms of **10** years
- Term extensions of **15** years
- 2025 Budgets = \$34.8 million
  - Smallest \$43,000
  - **Median \$462,000**
  - Largest \$3,638,000





# SSA Program Overview

## Authorized Service Categories

- 1.00 Customer Attraction
- 2.00 Public Way Aesthetics
- 3.00 Sustainability and Public Pla
- 4.00 Economic/Business Develop
- 5.00 Public Health and Safety Programs

- 6.00 SSA Management
- 7.00 Personnel



SSA funds can only be spent within SSA boundaries.

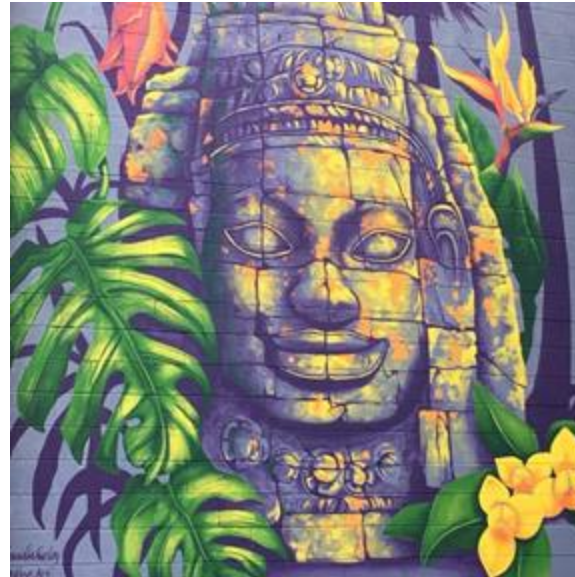
These categories cannot exceed **30%** of the levy total.



# SSA Services Gallery



**Public Gathering Spaces**



**Public Art**



**Special Events**

**Customized Trash Cans**



**Unique Identifiers**





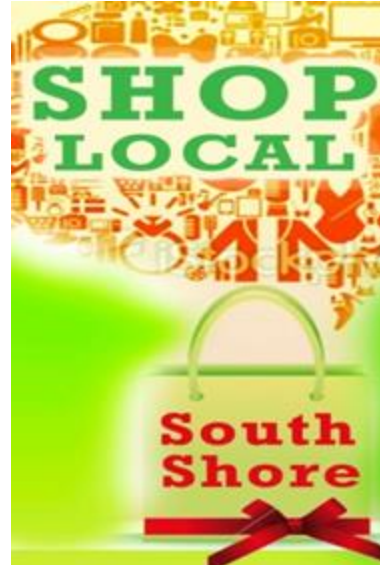
# SSA Program Overview

## 1.00 Customer Attraction

- Website Management
- Special Events / Festivals
- Free WiFi Program
- Social Media Outreach

## 2.00 Public Way Aesthetics

- Graffiti Removal/Prevention
- Landscaping, Sidewalk Cleaning
- Façade Rebate Program
- Wayfinding Signage



## 3.00 Sustainability and Public Places

- Garbage/Recycling Materials Program
- Small Business Energy Efficiency Retrofits
- Public Transit Enhancements
- Bicycle Racks

## 4.00 Economic/Business Development

- Marketing Available Storefronts
- Strategic / Master Planning
- Commission Development and Recruitment



# SSA Program Overview

## 5.00 Public Health and Safety Programs

- Public Way Surveillance Cameras/Maintenance
- Security Patrol Services
- Rebates for Public Health and Safety Upgrades





# SSA Program Overview

## 6.00 SSA Management

- Annual audit
- Accounting
- Office Operations
- Monitoring/Compliance



## 7.00 Personnel

- Personnel – includes SSA provider's share for employee salaries and fringe
- Cost Allocation – Tracks provider's multiple funding sources to prohibit "double-funding" of shared administrative line items



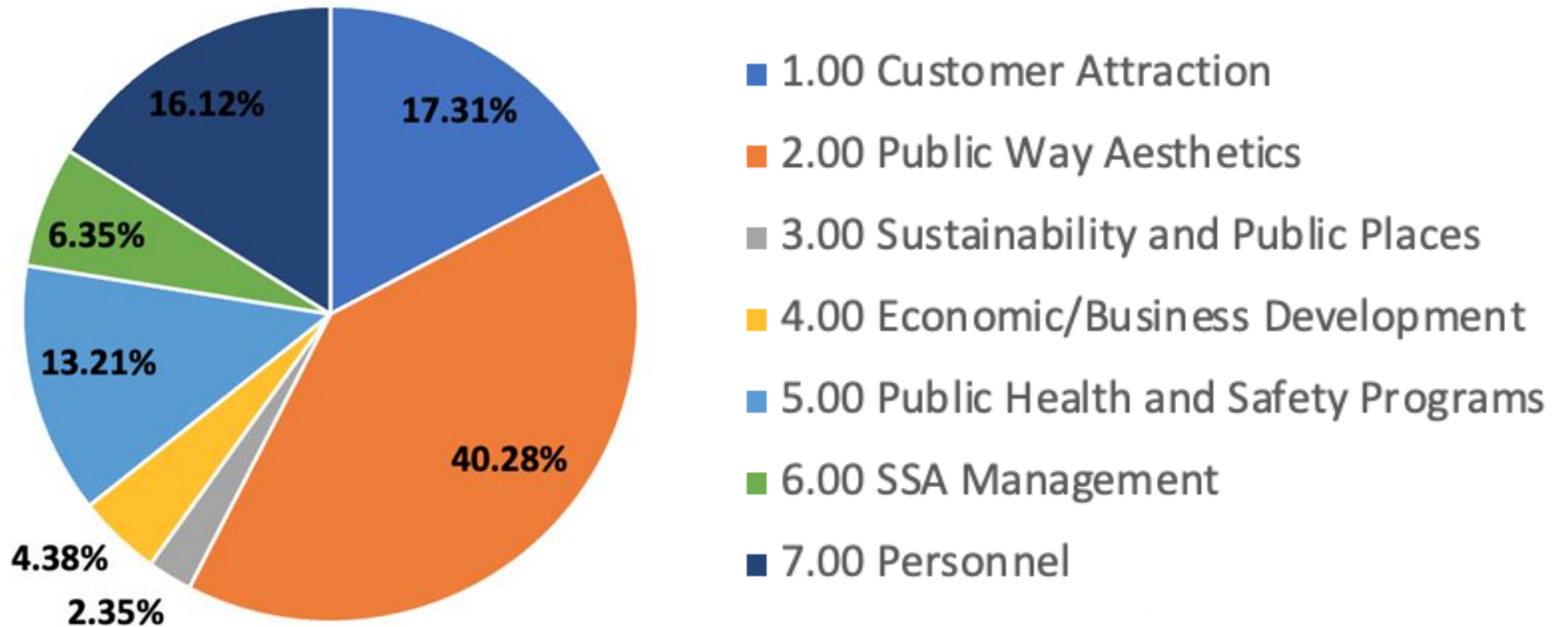
## Per State Statute:

Administrative Expenses (Categories 6.00 + 7.00) **cannot exceed 30% of levy amount**



# SSA Program Overview

Allocation of Funding by SSA Category for all 58 SSAs in 2025





# Most-Provided Services of 58 SSAs





# Roles and Responsibilities

## The SSA Commission

- Recommends tax rate, services, budget, and Service Provider yearly
- Authorizes budget line item modifications
- Reviews vendor finalists and approve subcontracts
- Monitors all SSA expense reports provided by Service Provider agency
- Reviews and approves SSA meeting agenda and minutes
- Authorizes payments from SSA account



# Roles and Responsibilities

## The Service Provider Staff

- Manages daily SSA activities
- Guides vendor selection and RFP process
  - Issues requests for proposals (RFPs)
  - Reviews responses
  - Recommends top respondents to commission
  - Signs contracts with vendors
  - Monitors contracts to ensure services are delivered
- Prepares regular reports to DPD and Commission
- Ensures contract requirements are fulfilled



# Key Legislation Governing SSAs

- Illinois State Statute: SSA Tax Law
- City Ordinances
- Open Meetings Act (OMA)
- Freedom of Information Act (FOIA)
- City and County Ethics Ordinances



# Legislation

## City Ordinances

- **Establishment Ordinance**
  - Must be renewed every 10-15 years
  - Defines SSA Boundaries
  - Sets Tax Rate Cap
  - Sets Expiration Date
  - Defines Commissioner Number, Terms, Qualifications, Appointment Process, Powers



# Legislation

## City Ordinances

- **Annual Levy Ordinance**
  - Must be approved every year
  - Sets annual levy and associated tax rate for upcoming year
  - Establishes budget for upcoming year
  - Designates a Service Provider to administer the SSA for the upcoming year subject to a Service Provider Agreement (SPA)





## Local Outreach / Support for New & Renewing SSAs

- DPD requires **two community meetings** to inform SSA stakeholders and gather feedback
- Sponsoring agency must brief local aldermen
- **Signatures of support** from at least **20%** of the PINs within the proposed SSA boundaries
  - Minimum of **10%** by June 12<sup>th</sup>
  - Entire **20%+** by August 1<sup>st</sup>
- **Formal public hearing** held in the fall at City Hall

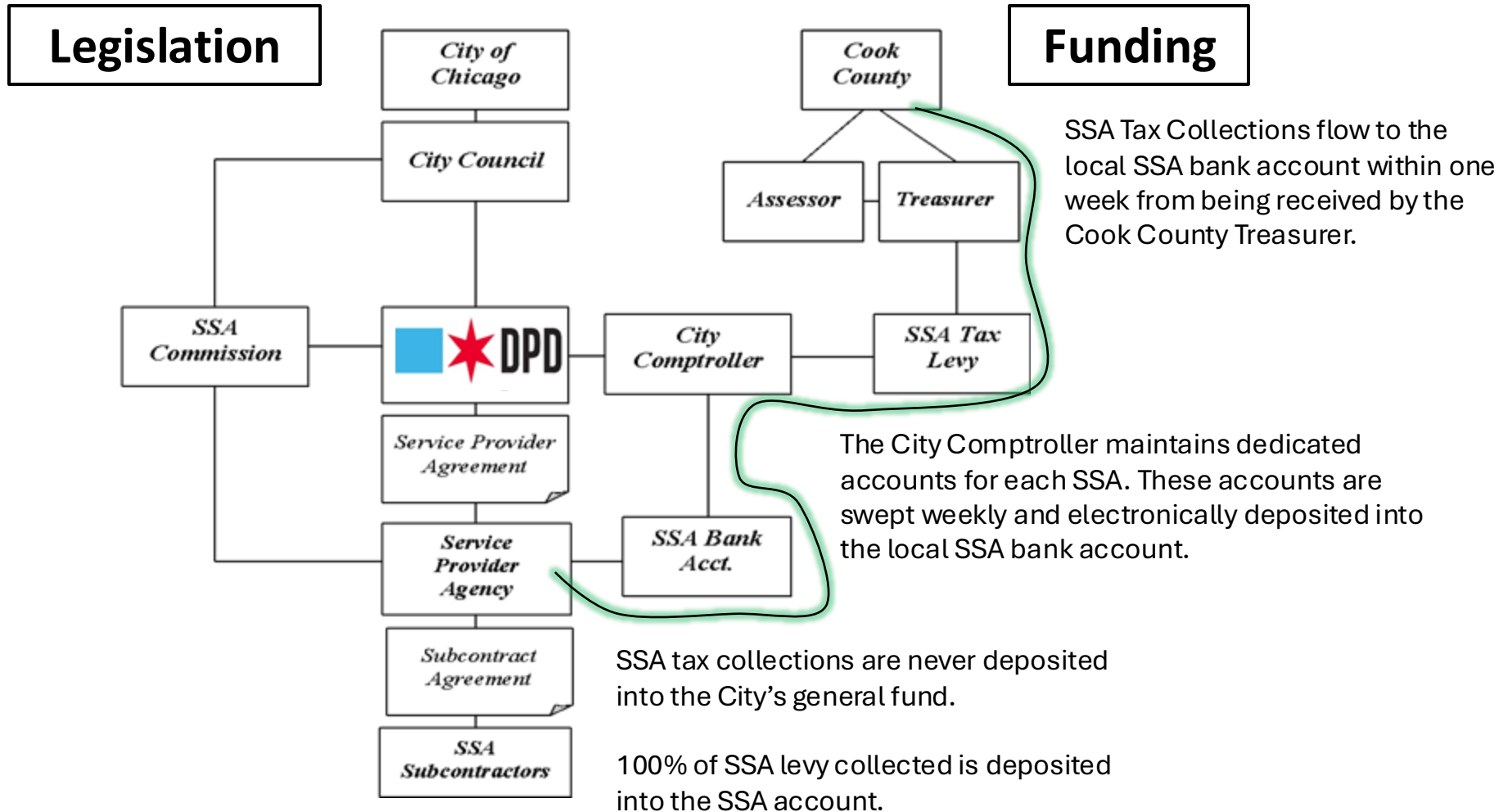


# Vetting Overview

- **SSA Commissioners**
  - Require Mayoral nomination and City Council approval
  - No debts to City or Child Support
  - Annual City and County Ethics Statements
- **Service Provider**
  - No debts to City or Child Support
  - Economic Disclosure Statement with City of Chicago
  - In good standing with State of Illinois
- **City monitors on behalf of taxpayers**
  - Reviews annual audits
  - Limits administrative expenses
  - Review performance metrics of service providers



# SSA Management Flow Chart





# 2027 SSA Creation Timeline

<b>Research &amp; Consensus Building</b>	<b>Conduct Community Meetings</b>	<b>Submit SSA Application</b>	<b>Conduct Public Hearing &amp; Introduce Ordinance</b>	<b>County Filing &amp; Recording</b>	<b>New SSA Begins</b>	<b>Tax Levy Collected/ Distributed</b>
<b>Jan-Mar 2026</b>	<b>Apr-May 2026</b>	<b>Jun 12 2026</b>	<b>Oct-Dec 2026</b>	<b>Dec 2026</b>	<b>Jan 2027</b>	<b>Mar or Aug 2027</b>

# Thank You!

## Small Business Development Bureau

Mary O'Connor, Deputy Commissioner

Mark Roschen, Assistant Commissioner 312-744-1083

## SSA Project Managers

Ryan Greenlaw

312-744-7076

Oneida Pate

312-744-7471

Eileen Sweeney

312-742-1836

Gabidel Miranda

312-744-0352

Jennifer Magallanes

312-744-0842 – SSA Commissioner applications/questions



**Ciere Boatright  
Commissioner**



SSA #22

# SSA #22 Services

Maintenance	Landscaping	Marketing	Programming	Economic Development
Street & sidewalk cleaning Trash & recycling pickup Snow removal	Native plant planters Planting & watering Streetscape maintenance	Neighborhood guide Website & social media Holiday marketing	Public art Bike corrals Festivals & events	Façade rebate program Security camera rebate program Studies & planning

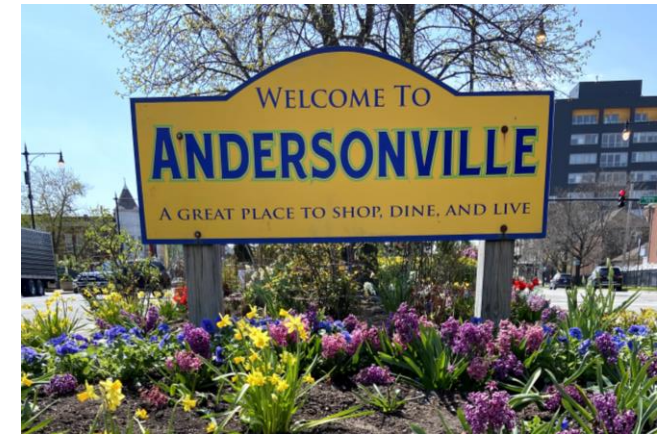
## ***District Attraction, Beautification, and Maintenance***

- Native planting
- Brick/district repair
- Holiday décor and snowplowing
- Neighborhood guide and distribution
- Ribbon cutting and Alder engagement
- Bike rack installation and maintenance
- Light pole banners



## Activities and Programming

- Summer sidewalk sale
- Arts weekend
- Halloween
- Holidays



## ***Activities and Programming***

- Pajama Fun Run
- Clark Street composts with WasteNot
- People Spot



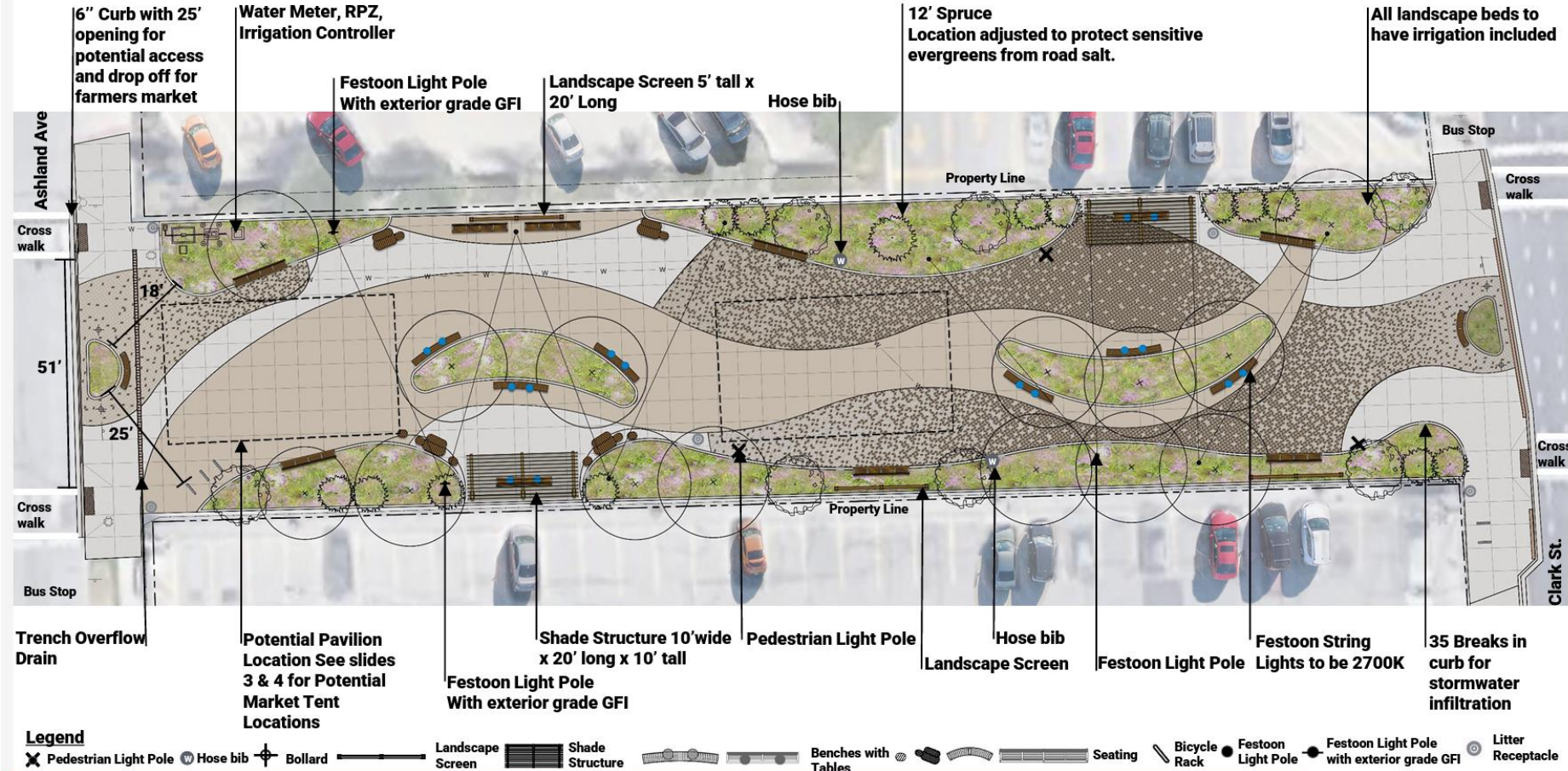
**Public Art**



# Site Plan

## Upcoming: Plaza Maintenance

- Elise Malary Plaza



# CATALPA AVENUE PLAZA IMPROVEMENTS



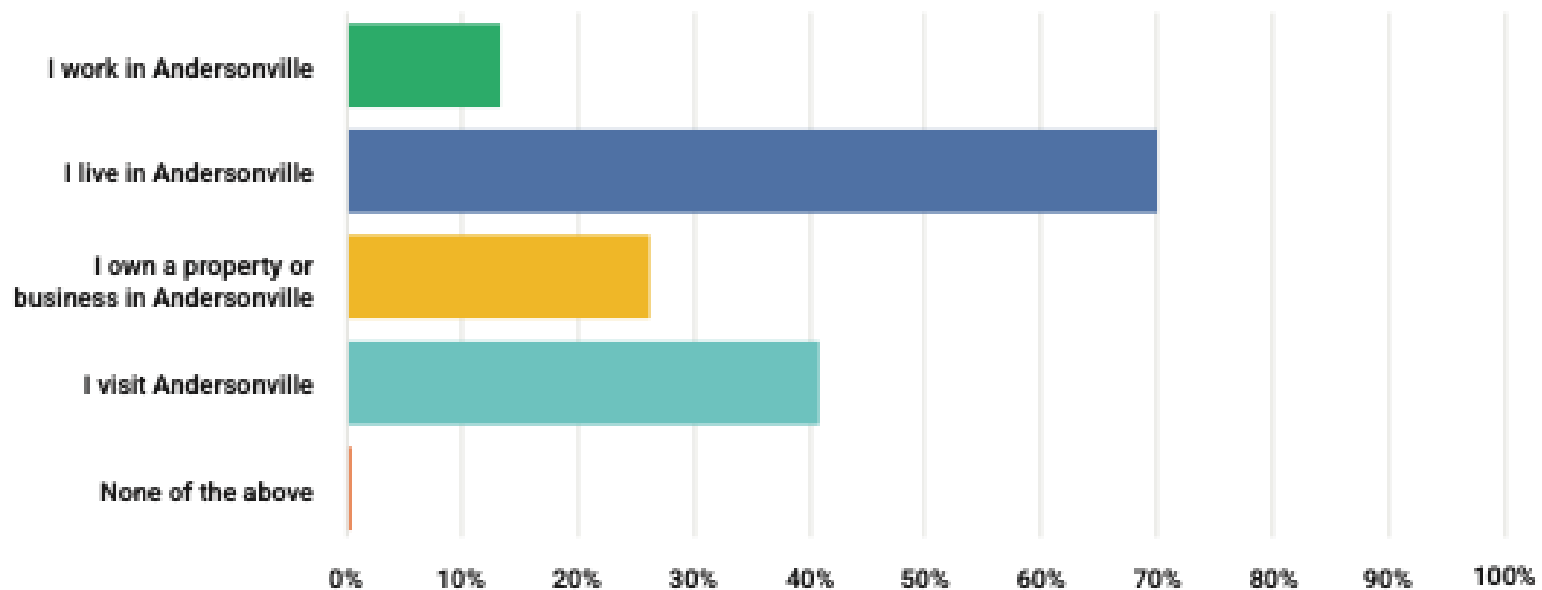
# Vision Statement

Andersonville is where local businesses come alive. It's a vibrant, diverse, and welcoming destination that sets the standard for neighborhood retail, entertainment, and community.

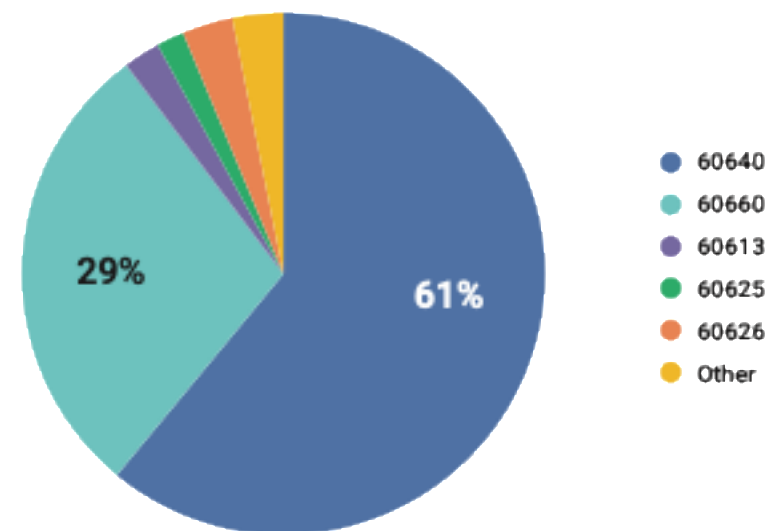
# Needs Assessment Survey

*About the respondents*

## What is your relationship to Andersonville?



## Where respondents live



# Needs Assessment Survey Results

*352 responses as of April 6*

## **Neighborhood Experience**

96% of respondents enjoy their overall experience in Andersonville

## **Community Assets**

Respondents rank restaurants/bars/cafés (86%) and sense of community identity (65%) as the top two things they like most about Andersonville

## **Opportunities**

- Respondents ranked more places to linger (62%) and a different mix of stores (44%) as the top two things respondents feel would make Andersonville better
- Respondents expressed a strong desire to maintain and increase the number of local businesses, restaurants, and stores.

# Needs Assessment Survey Results

## *Considerations*

### **Maintain Local Focus**

- There is an interest in diversifying the business mix along Clark Street and limiting chain stores, restaurants, etc.
- There is interest in having more local businesses open later and places for different age groups

### **Enhance Public Spaces**

- There is interest in improved maintenance of public space year-round, especially during special events
- Respondents would like more informal gathering spaces, places to linger, public parks, and comfortable benches
- Respondents would like to enhance the streetscape with more plants and trees, new planters, public art, and bike racks

### **Traffic and Pedestrian Infrastructure Improvements**

- Respondents would like to see more bike infrastructure, wide sidewalks, and traffic calming efforts

# Needs Assessment Survey

Want to share what you like about Andersonville and how your experience could be improved?

Take the survey before  
Friday, May 8

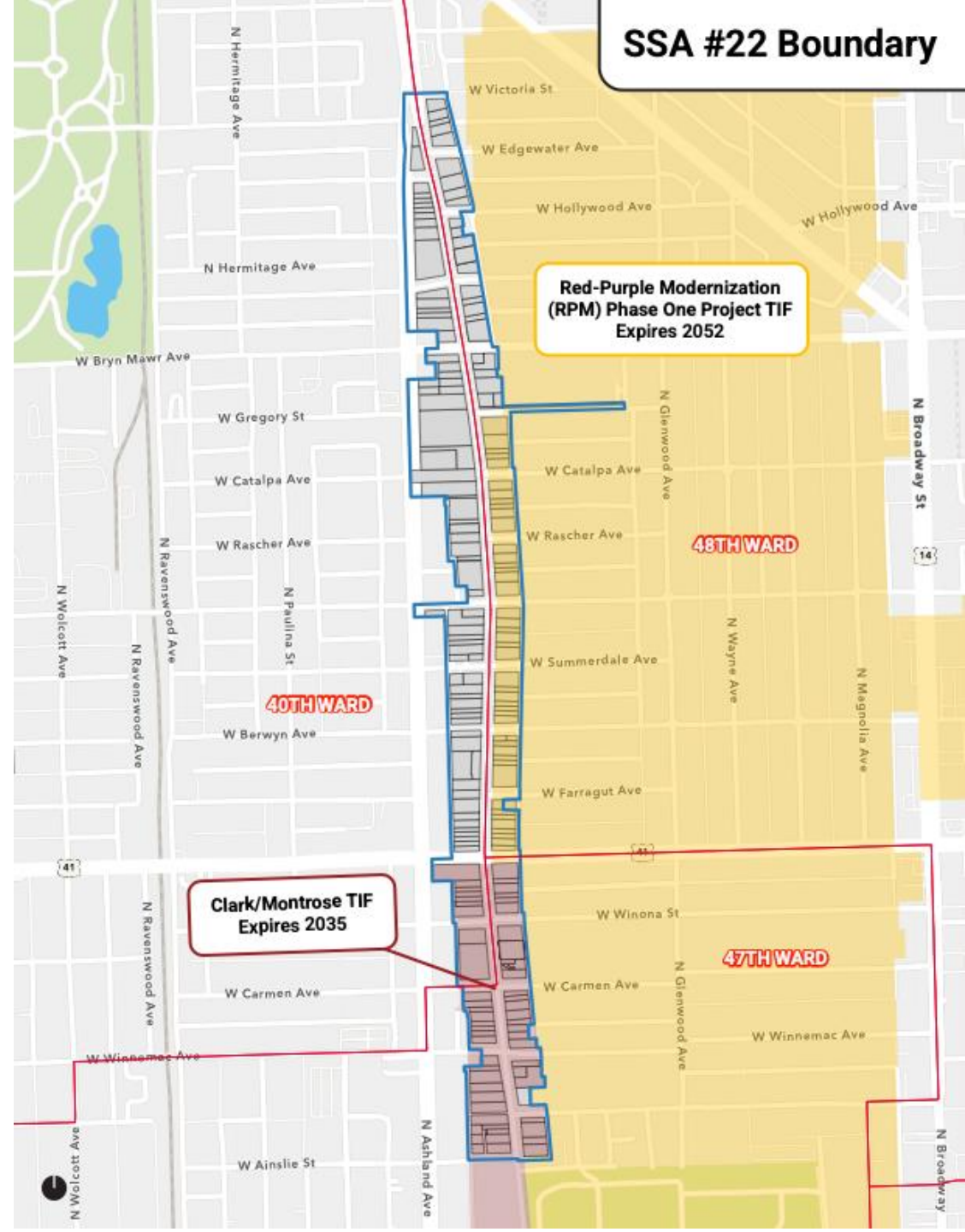
<https://www.surveymonkey.com/r/3L5YB65>



# SSA #22 Boundary Map

323 PINs in the SSA

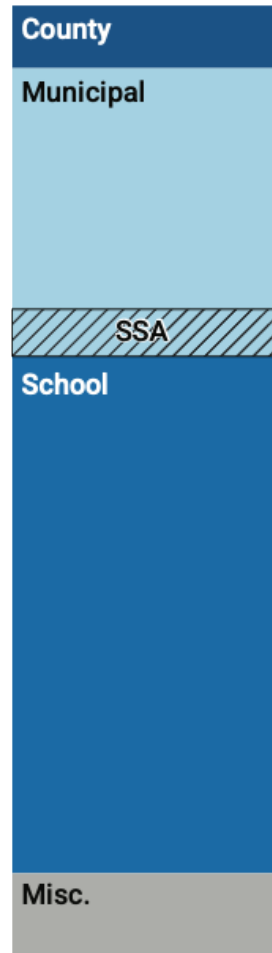
- 46 PINs in RPM Phase I TIF District
- 122 PINs in Clark/Montrose TIF District



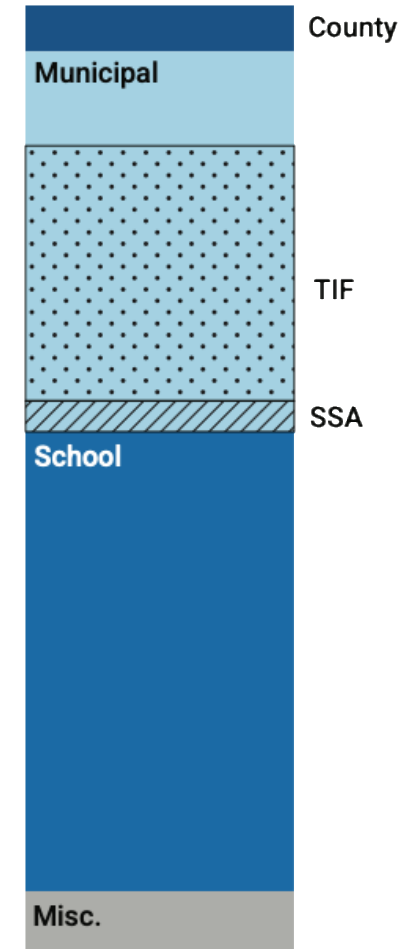
# TIFs

## Tax Bill Distribution by Taxing District

*Example Taxes for a PIN without a TIF*



*Example Taxes for a PIN in a TIF District*



# Budget

Category	Budget	% of Budget
1.00 Customer Attraction	\$26,000	9.9%
2.00 Public Way Aesthetics	\$137,340	51.6%
3.00 Sustainability and Public Places	\$2,500	0.9%
4.00 Economic/Business Development	\$19,533	7.3%
5.00 Public Health and Safety Programs	\$1,000	0.4%
6.00 SSA Management	\$31,257	11.7%
7.00 Personnel	\$48,617	18.3%
<b>TOTAL</b>	<b>\$266,247</b>	

# Financial Impact

**Total EAV: \$104,970,973**

16% of total EAV is in RPM Transit TIF

33% of total EAV is in Clark/Montrose TIF

**Total Taxable EAV: \$73,039,614**

**323 total PINs**

12 Exempt

3 Vacant

179 Residential

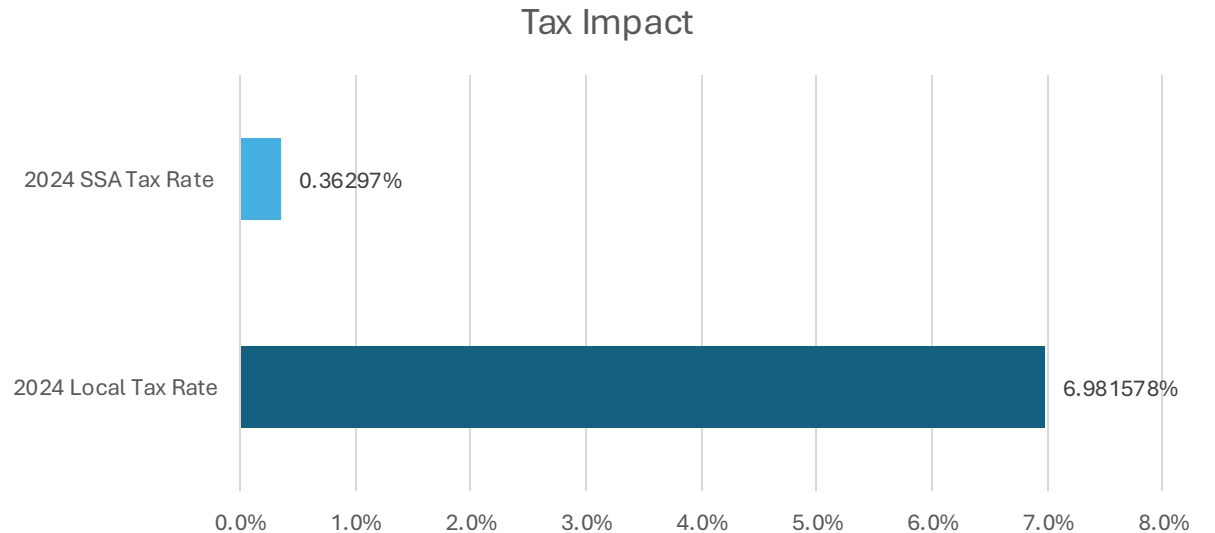
16 Multifamily

111 Commercial

2 Industrial

**240 unique taxpayers**

Per PIN	Median
EAV	\$133,562
SSA Levy	\$519.76



# Financial Impact

*Example SSA charge*

	Current Rate (2025)	Tax Rate Cap
Rate	0.36297	0.50000
Levy	\$266,000	\$350,000

$EAV * SSA \text{ Tax Rate}/100 = SSA \text{ Charge}$

$\$142,538 * 0.0036297 = \$517.37$

# Next Steps

## **Signatures of Support**

- Signatures of support from at least 10% of PINs must be submitted with the application package on June 12
- Support signatures from at least 20% of the PINs within the boundary of the SSA must be submitted to DPD by August 3

## **Application**

- The application package is due to DPD on Friday, June 12

# Questions?

**For more information, contact:**

**Laura Austin, Andersonville Chamber of Commerce**

**Email: [laustin@andersonville.org](mailto:laustin@andersonville.org)**