

25TH WARD - PILSEN TIF REVIEW COMMITTEE





ITEMS

25th Ward TIF Surplus

2025 TIF Surplus by TIF Category

Estimated Surplus by Taxing District

Pilsen Industrial TIF 10 YR Outlook

Pilsen Industrial TIF Budget Amendment

25TH WARD TIF SURPLUS

TIF Surplus

Ward 25 - Ald. Sigcho-Lopez

Surplus Type / TIF District	Percent of TIF in Ward	Surplus Amount	TIF Ends On
<i>Extended within the last three years</i>			
Western/Ogden	7%	\$13,753,976	12/31/2034
<i>Remaining TIFs</i>			
Pilsen Industrial Corridor	52%	\$125,722,145	12/31/2034

2025 TIF SURPLUS BY TIF CATEGORY

2025 TIF Surplus Estimation for FY 2026 Budget

Surplus Type / TIF District	Affected Wards	2025 Estimated Net Revenue	Surplus Amount	TIF Expires On
2025 Expiring TIFs				
105th/Vincennes	21 (86%), 9 (7%), 19 (7%)	\$3,834,884	\$6,997,266	12/31/2025
53rd Street	5 (54%), 4 (46%)	\$6,397,756	\$6,521,327	12/31/2025
79th/Southwest Hwy	18 (97%), 17 (3%)	\$3,162,236	\$3,324,526	12/31/2025
Englewood Mall	16 (86%), 20 (14%)	\$880,990	\$4,273,692	12/31/2025
Humboldt Park	26 (62%), 1 (36%), 32 (1%)	\$8,994,597	\$11,190,727	12/31/2025
Michigan/Cermak	3 (86%), 4 (14%)	\$4,739,196	\$1,827,576	12/31/2025
River West	27 (59%), 34 (32%), 42 (9%)	\$41,781,083	\$29,495,383	12/31/2025
Wilson Yard	46 (100%)	\$18,010,223	\$5,776,414	12/31/2025
Subtotal			\$69,406,911	

2025 TIF SURPLUS BY TIF CATEGORY

Surplus Type / TIF District	Affected Wards	2025 Estimated Net Revenue	Surplus Amount	TIF Expires On
2026 Expiring TIFs				
119th/Halsted	9 (55%), 21 (45%)	\$2,715,499	\$2,924,452	12/31/2026
119th/I-57	21 (96%), 19 (3%)	\$5,418,133	\$6,873,159	12/31/2026
47th/Ashland	15 (36%), 20 (23%), 12 (18%), 11 (16%), 16 (8)	\$5,884,915	\$929,937	12/31/2026
47th/Halsted	20 (66%), 16 (11%), 15 (10%), 3 (9%), 11 (4%)	\$7,940,760	\$11,310,651	12/31/2026
47th/King	3 (99%)	\$24,461,939	\$27,678,960	12/31/2026
67th/Cicero	23 (96%), 13 (4%)	\$411,371	\$122,130	12/31/2026
87th/Cottage Grove	8 (59%), 6 (38%), 5 (3%)	\$3,896,462	\$5,416,833	12/31/2026
Avalon Park/South Shore	7 (66%), 8 (34%)	\$1,784,431	\$1,416,551	12/31/2026
Chicago/Central Park	27 (57%), 37 (24%), 28 (15%), 36 (4%)	\$16,789,803	\$17,378,572	12/31/2026
Commercial Av.	10 (54%), 7 (44%), 8 (2%)	\$3,123,073	\$5,945,414	12/31/2026
Lakefront	4 (100%)	\$801,344	\$290,040	12/31/2026
Roseland/Michigan	9 (100%)	\$1,490,381	\$0	12/31/2026
Subtotal			\$80,286,699	

2025 TIF SURPLUS BY TIF CATEGORY

Surplus Type / TIF District	Affected Wards	2025 Estimated Net Revenue	Surplus Amount	TIF Expires On
Extended within the last three years				
24th/Michigan	3 (77%), 4 (13%), 11 (10%)	\$7,223,683	\$7,780,015	12/31/2035
43rd/Cottage Grove	4 (89%), 3 (11%)	\$8,592,455	\$15,313,551	12/31/2034
63rd/Pulaski	23 (58%), 13 (41%)	\$3,330,563	\$6,211,572	12/31/2036
71st/Stony Island	5 (47%), 8 (44%), 7 (5%), 20 (4%)	\$7,795,869	\$1,929,881	12/31/2034
Belmont/Central	30 (45%), 31 (43%), 36 (9%), 38 (3%)	\$10,733,079	\$13,452,632	12/31/2036
Bronzeville	3 (54%), 4 (46%)	\$12,982,076	\$18,465,517	12/31/2034
Central West	27 (82%), 34 (17%), 28 (1%)	\$53,146,855	\$23,774,301	12/31/2036
Clark/Montrose	47 (67%), 46 (27%), 40 (5%)	\$7,120,059	\$4,937,320	12/31/2035
Englewood Neighborhood	16 (59%), 20 (18%), 6 (16%), 17 (6%)	\$8,636,748	\$6,685,494	12/31/2037
Greater SW Ind. Corr. East	18 (87%), 17 (13%)	\$1,618,472	\$2,577,283	12/31/2035
Homan/Arthington	24 (100%)	\$1,396,065	\$667,898	12/31/2034
Kinzie Ind. Corr.	27 (94%), 36 (3%), 1 (2%)	\$148,617,441	\$55,811,865	12/31/2034
Lake Calumet	10 (85%), 9 (8%), 7 (5%), 8 (2%)	\$12,404,633	\$9,373,773	12/31/2036
Lawrence/Broadway	46 (62%), 48 (30%), 47 (8%)	\$9,132,984	\$11,861,995	12/31/2037
Lawrence/Kedzie	33 (68%), 39 (31%)	\$15,250,963	\$11,022,652	12/31/2036
Madden/Wells	4 (100%)	\$2,666,619	\$5,854,085	12/31/2038
Madison/Austin	28 (50%), 29 (31%), 37 (19%)	\$7,930,902	\$2,262,513	12/31/2035
Midwest	28 (44%), 24 (42%), 27 (11%), 29 (3%)	\$37,870,989	\$25,830,706	12/31/2036
Pulaski Corridor	31 (46%), 26 (28%), 35 (14%), 36 (11%)	\$14,618,036	\$11,204,407	12/31/2035
Roosevelt/Cicero	24 (73%), 29 (27%)	\$13,343,986	\$22,779,982	12/31/2034
Roosevelt/Racine	28 (98%), 25 (1%), 34 (1%)	\$5,330,705	\$7,811,482	12/31/2034
Western/Ogden	28 (90%), 25 (7%), 24 (2%), 27 (1%)	\$16,579,100	\$13,753,976	12/31/2034
Woodlawn	20 (87%), 5 (13%)	\$9,472,349	\$10,625,347	12/31/2035
Subtotal			\$289,988,247	

2025 TIF SURPLUS BY TIF CATEGORY

Surplus Type / TIF District	Affected Wards	2025 Estimated Net Revenue	Surplus Amount	TIF Expires On
Extension Pending City Council Approval				
Division/Homan	26 (82%), 36 (14%), 27 (4%)	\$4,320,981	\$4,858,228	12/31/2025
Subtotal			\$4,858,228	
Downtown TIFs				
Canal/Congress	34 (68%), 28 (30%), 42 (2%)	\$66,403,997	\$71,904,076	12/31/2034
LaSalle Central	42 (57%), 34 (42%)	\$125,347,398	\$51,079,822	12/31/2030
Near North	27 (83%), 2 (17%)	\$47,190,386	\$126,767,621	12/31/2033
Randolph/Wells	42 (99%)	\$10,400,911	\$14,613,020	12/31/2034
Roosevelt Clark	3 (60%), 34 (15%), 11 (15%), 28 (9%)	\$6,007,450	\$6,998,681	12/31/2043
Subtotal			\$271,363,220	
Remaining TIFs				
116th Ave O	10 (100%)	\$2,581,103	\$2,837,421	12/31/2042
35th/Halsted	11 (87%), 12 (13%)	\$21,686,686	\$20,281,523	12/31/2033
Addison South	35 (46%), 32 (36%), 47 (19%)	\$11,467,967	\$8,271,536	12/31/2031
Archer/Western	12 (73%), 11 (22%), 15 (5%)	\$5,815,302	\$15,535,562	12/31/2033

2025 TIF SURPLUS BY TIF CATEGORY

Surplus Type / TIF District	Affected Wards	2025 Estimated Net Revenue	Surplus Amount	TIF Expires On
Bryn Mawr/Broadway	48 (100%)	\$4,344,091	\$1,013,410	12/31/2032
Cortland Chicago River	32 (90%), 2 (9%)	\$8,248,522	\$33,853,847	12/31/2043
Edgewater/Ashland	40 (100%)	\$1,454,187	\$2,772,431	12/31/2027
Galewood/Armitage	29 (56%), 37 (24%), 36 (21%)	\$11,276,018	\$8,343,277	12/31/2035
Goose Island	27 (100%)	\$9,578,614	\$13,633,543	12/31/2032
Harrison/Central	29 (99%)	\$2,255,464	\$1,901,806	12/31/2030
Kennedy/Kimball	35 (91%), 33 (9%)	\$2,900,233	\$2,848,088	12/31/2032
Little Village	22 (100%)	\$5,947,436	\$3,863,736	12/31/2031
Northwest Ind. Corr.	37 (45%), 28 (33%), 26 (11%), 36 (8%), 31 (4%)	\$25,333,259	\$35,764,313	12/31/2034
Pilsen Ind. Corr.	25 (52%), 12 (30%), 11 (19%)	\$47,613,247	\$125,722,145	12/31/2034
Pratt/Ridge	40 (84%), 49 (16%)	\$937,324	\$857,803	12/31/2028
Sanitary & Ship Canal	12 (42%), 25 (33%), 22 (25%)	\$3,553,304	\$1,745,155	12/31/2027
Stevenson/Brighton	14 (59%), 12 (30%), 15 (5%), 22 (5%)	\$15,049,601	\$4,513,650	12/31/2031
Stockyards SEQ	11 (71%), 15 (29%)	\$5,071,472	\$2,888,645	12/31/2028
Western/Rock Island	19 (100%)	\$3,271,269	\$3,802,635	12/31/2030
		Subtotal	\$290,450,526	
		Surplus Total \$1,006,353,831		

ESTIMATED SURPLUS BY TAXING DISTRICT

Estimated Surplus Distribution by Taxing District

Agency Name	Surplus Amount
-------------	----------------

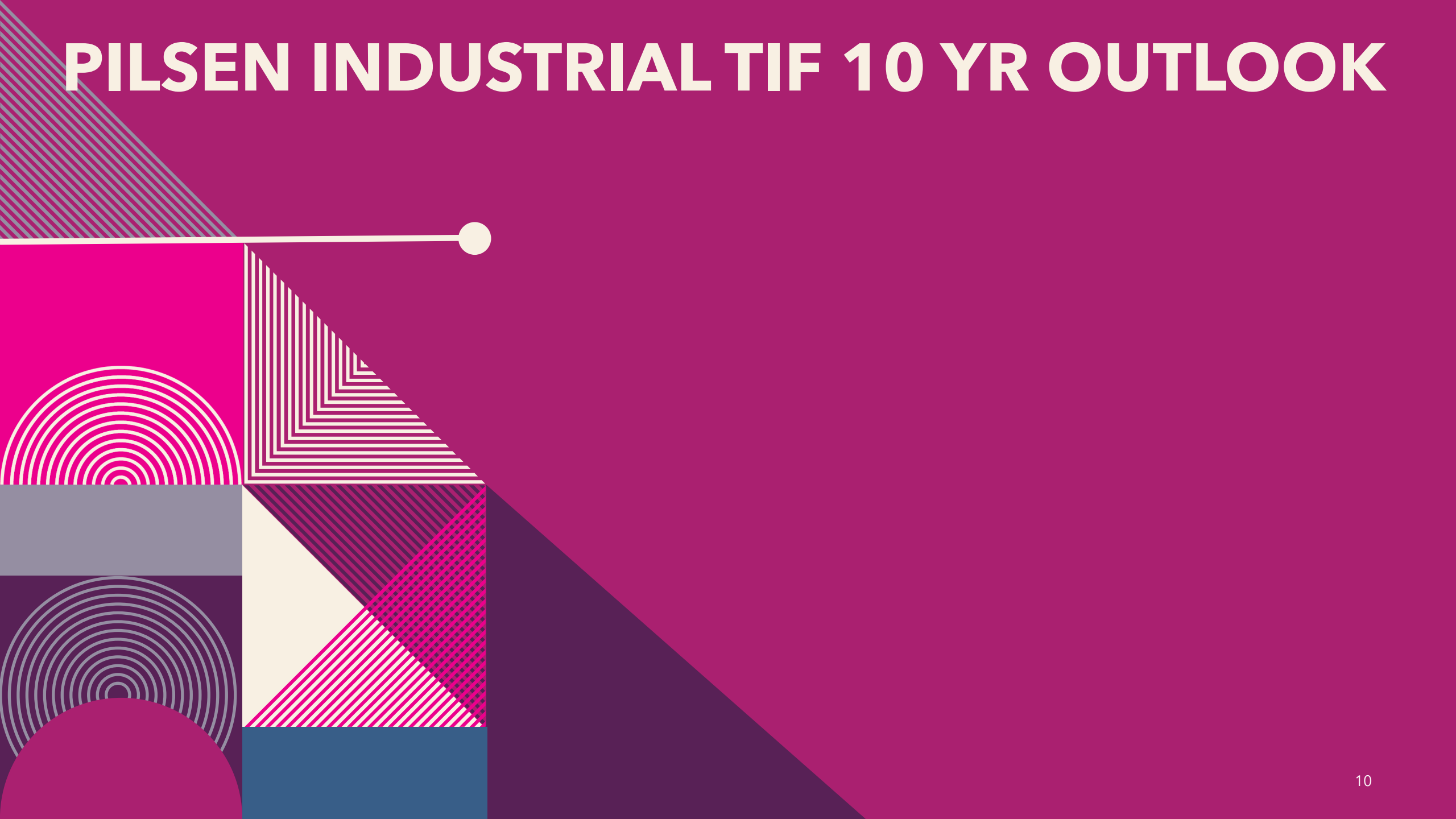
BOARD OF EDUCATION	\$552,419,763.58
CITY OF CHICAGO	\$232,567,427.78
COUNTY OF COOK	\$55,689,225.85
METRO WATER RECLAMATION DIST OF GR CHGO	\$49,774,044.52
CHICAGO PARK DISTRICT	\$45,878,686.30
CHICAGO COMMUNITY COLLEGE DISTRICT 508	\$22,795,073.40
CITY OF CHICAGO SCHOOL BLDG & IMP FUND	\$20,630,978.52
CITY OF CHICAGO LIBRARY FUND	\$18,611,165.54
CITY OF CHICAGO SPEC SERV AREA #51	\$1,035,082.54
CITY OF CHICAGO SPECIAL SERVICE AREA 13	\$958,361.69
CITY OF CHICAGO SPEC SERVICE AREA #5	\$846,062.67
CITY OF CHICAGO SPECIAL SERVICE AREA 45	\$594,976.42
CITY OF CHICAGO SPECIAL SERVICE AREA 47	\$535,657.89
CITY OF CHICAGO SPECIAL SERVICE AREA 61-2023	\$505,033.74
CITY OF CHICAGO SPECIAL SERVICE AREA #34	\$474,655.61
CITY OF CHICAGO SPEC SERV AREA #3	\$433,614.17
CITY OF CHICAGO SPEC SERV AREA 2	\$375,914.57
CITY OF CHICAGO SPECIAL SERVICE AREA 80	\$238,477.97
CITY OF CHICAGO SPECIAL SERVICE AREA 77	\$226,285.82
CITY OF CHICAGO SPECIAL SERVICE AREA 42	\$224,962.52
CITY OF CHICAGO SPEC SERV AREA #60	\$165,612.60
CITY OF CHICAGO SPECIAL SERVICE AREA 72	\$144,029.80
CITY OF CHICAGO SPEC SERV AREA #63	\$132,645.59
CITY OF CHICAGO SPECIAL SERVICE AREA 20	\$128,651.40
CITY OF CHICAGO SPECIAL SERVICE AREA 31	\$116,130.20
CITY OF CHICAGO SPECIAL SERVICE AREA #48	\$110,586.93
CITY OF CHICAGO SPECIAL SERVICE AREA 56-2022	\$100,323.53
CITY OF CHICAGO SPEC SERV AREA #50	\$93,803.23
CITY OF CHICAGO SPECIAL SERVICE AREA NO. 10	\$85,739.93
CITY OF CHICAGO SPECIAL SERVICE AREA #26	\$75,591.95

Agency Name	Surplus Amount
-------------	----------------

CITY OF CHICAGO SPECIAL SERVICE AREA #22	\$70,536.69
CITY OF CHICAGO SPECIAL SERVICE AREA 44	\$66,474.67
CITY OF CHICAGO SPECIAL SERVICE AREA 7	\$63,842.25
CITY OF CHICAGO SPECIAL SERVICE AREA #33	\$51,883.98
CITY OF CHICAGO SPECIAL SERVICE AREA 52-2021	\$51,030.46
CITY OF CHICAGO SPECIAL SERVICE AREA 29-2014	\$48,752.41
CITY OF CHICAGO SPECIAL SERVICE AREA 39	\$21,216.29
CITY OF CHICAGO SPECIAL SERVICE AREA 71	\$11,527.97

Total	\$1,006,353,831.00
-------	--------------------

PILSEN INDUSTRIAL TIF 10 YR OUTLOOK



Pilsen Industrial Corridor

T-53

Created
Ends on:

06-10-1998
12-31-2034

Ward(s): 11th (18.6%), 12th (29.9%), 25th (51.5%)

	Fund & Project Balances	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Through End Date	Row Total
Fund Balance													
FY 2024 Year End Available Fund Balance	134,016,411	0	0	0	0	0	0	0	0	0	0	0	134,016,411
Surplus													
Surplus TIF Funds - FY 2025	0	(125,722,145)	0	0	0	0	0	0	0	0	0	0	(125,722,145)
Revenue													
Property Tax Extension	0	46,044,419	46,044,419	46,044,419	47,659,532	47,659,532	47,659,532	49,323,101	49,323,101	49,323,101	51,036,578	0	480,117,734
Collection Loss	0	(1,568,828)	(1,568,828)	(1,568,828)	(1,623,858)	(1,623,858)	(1,623,858)	(1,680,540)	(1,680,540)	(1,680,540)	(1,738,921)	0	(16,358,599)
Total Revenue	0	44,475,591	44,475,591	44,475,591	46,035,674	46,035,674	46,035,674	47,642,561	47,642,561	47,642,561	49,297,657	0	
Current Obligations													
Program Administration	0	(463,301)	(476,413)	(489,525)	(502,637)	(515,750)	(528,862)	(541,974)	(555,087)	(568,199)	(581,311)	0	(5,223,059)
RDA - Target - 33rd/Damen	(9,000)	0	0	0	0	0	0	0	0	0	0	0	(9,000)
DPD - 1600-1800 S Peoria St - Acquisition	(637,535)	0	0	0	0	0	0	0	0	0	0	0	(637,535)
DOH - 2136 S. Ashland/Casa Yucatan	0	(15,300,000)	(7,700,000)	0	0	0	0	0	0	0	0	0	(23,000,000)
IGA - CPS - Juarez HS - Pool Area	0	(2,000,000)	0	0	0	0	0	0	0	0	0	0	(2,000,000)
IGA - CPS - Whittier - Elevator	0	(2,500,000)	0	0	0	0	0	0	0	0	0	0	(2,500,000)
IGA - CPS - Irma C. Ruiz ES - mechanical	0	(3,800,000)	0	0	0	0	0	0	0	0	0	0	(3,800,000)
IGA - CPS - John A Walsh Public School- masonry/roof/envelope	(3,500,000)	(3,500,000)	0	0	0	0	0	0	0	0	0	0	(7,000,000)
IGA - CPS - Perez - windows/envelope	0	(1,000,000)	0	0	0	0	0	0	0	0	0	0	(1,000,000)
IGA - CPS - Whittier E.S. - chimney reduction	0	(750,000)	0	0	0	0	0	0	0	0	0	0	(750,000)
IGA - CPS - Benito Juarez Community Academy HS ("BAS")	0	(431,000)	0	0	0	0	0	0	0	0	0	0	(431,000)
IGA - CPS - Juarez HS - Locker Rooms	0	(2,100,000)	0	0	0	0	0	0	0	0	0	0	(2,100,000)
CDOT - Sangamon Paseo - Phase I - engineering	(700,034)	0	0	0	0	0	0	0	0	0	0	0	(700,034)
IGA - CPD - Dvorak Park	(103,363)	0	0	0	0	0	0	0	0	0	0	0	(103,363)
DPD - Sangamon Paseo - Phase I - acquisition/construction	(758,715)	0	0	0	0	0	0	0	0	0	0	0	(758,715)

Pilsen Industrial Corridor

T-53

Created
Ends on:

06-10-1998
12-31-2034

Ward(s): 11th (18.6%), 12th (29.9%), 25th (51.5%)

	Fund & Project Balances	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Through End Date	Row Total
Current Obligations													
DPD - Study - Sangamon Paseo - Feasibility Study	(207,078)	0	0	0	0	0	0	0	0	0	0	0	(207,078)
AIS - DSS - Forestry/Rodent HQ - 2352 S Ashland - life/safety, MEP, interior & exterior	(46,719)	0	0	0	0	0	0	0	0	0	0	0	(46,719)
DPD - Pilsen development - legal fees	0	(200,000)	0	0	0	0	0	0	0	0	0	0	(200,000)
CDOT - Arterial resurfacing - 2020	(24,498)	0	0	0	0	0	0	0	0	0	0	0	(24,498)
CDOT - Street improvements - 25th & Damen	0	0	0	0	0	0	0	0	0	0	0	0	0
CDOT - Lighting/Street Improvements - Sangamon Paseo area	(653,829)	0	0	0	0	0	0	0	0	0	0	0	(653,829)
CDOT - Lighting/Street Improvements - Sangamon Paseo area	(76,575)	0	0	0	0	0	0	0	0	0	0	0	(76,575)
CDOT - Arterial resurfacing - 2020	(3,250)	0	0	0	0	0	0	0	0	0	0	0	(3,250)
CDOT - Bike Lanes - Protected	(51,013)	0	0	0	0	0	0	0	0	0	0	0	(51,013)
CDOT - Neighborhood Lighting Improvements	0	0	(1,679,378)	0	0	0	0	0	0	0	0	0	(1,679,378)
CDOT - Lighting - decorative pole replacement	(7,522)	0	0	0	0	0	0	0	0	0	0	0	(7,522)
CDOT - Viaduct - Improvement - Normal, Archer to Grove	(109,721)	0	0	0	0	0	0	0	0	0	0	0	(109,721)
CDOT - Viaduct - closure - 2401 Archer and 2332 Archer	(99,213)	0	0	0	0	0	0	0	0	0	0	0	(99,213)
CDOT - Streetscape - Blue Island, Wolcott to Western	(53,740)	0	0	0	0	0	0	0	0	0	0	0	(53,740)
CDOT - Streetscape - Blue Island, 19th to 21st	(190,735)	0	0	0	0	0	0	0	0	0	0	0	(190,735)
CDOT - Streetscape - Blue Island, Wolcott to Western	(54,078)	0	0	0	0	0	0	0	0	0	0	0	(54,078)
CDOT - Bridge - Western Ave - repairs	0	0	0	0	0	0	0	0	0	0	0	0	0
CDOT - Bridge - Loomis St - repairs	(1,246,794)	0	0	0	0	0	0	0	0	0	0	0	(1,246,794)
CDOT - Bridge - Halsted St - replacement - construction	0	0	0	(10,000,000)	(37,000,000)	0	0	0	0	0	0	0	(47,000,000)
CDOT - Bridge - Western Ave / Sanitary Ship Canal - Replacement	0	0	(20,000,000)	(30,000,000)	0	0	0	0	0	0	0	0	(50,000,000)
CDOT - Bridge - Cermak Rd Bascule - 501 W Cermak - sidewalk replacement	(1,658,278)	0	0	0	0	0	0	0	0	0	0	0	(1,658,278)

Pilsen Industrial Corridor


T-53

Created
Ends on:

06-10-1998
12-31-2034

Ward(s): 11th (18.6%), 12th (29.9%), 25th (51.5%)

	Fund & Project Balances	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Through End Date	Row Total
Current Obligations													
CDOT - Bridge - Canal St Bascule - 2021 S Canal St - structural repairs and sidewalk	0	0	(2,400,000)	0	0	0	0	0	0	0	0	0	(2,400,000)
CDOT - Bridge - Halsted St - replacement - design/environmental	(2,115,786)	0	0	0	0	0	0	0	0	0	0	0	(2,115,786)
CDOT - Bridge - Structural Rehab - 3100 S Western Ave	(1,832,750)	0	0	0	0	0	0	0	0	0	0	0	(1,832,750)
DPD - SBIF Program	(2,020,783)	0	0	0	0	0	0	0	0	0	0	0	(2,020,783)
DPD - TIF Works Program	0	(500,000)	0	0	0	0	0	0	0	0	0	0	(500,000)
DPD - TIF Works Program	(32,906)	0	0	0	0	0	0	0	0	0	0	0	(32,906)
DPD - Acquisition/Development Framework Plan - 830-902 W 18th St	(320,065)	0	(3,700,000)	0	0	0	0	0	0	0	0	0	(4,020,065)
DPD - Pre-Acquisition Costs	(2,560)	0	0	0	0	0	0	0	0	0	0	0	(2,560)
DPD - Sangamon Paseo - Acquisition - Railroad Parcel	0	0	(5,000,000)	0	0	0	0	0	0	0	0	0	(5,000,000)
AIS - Environmental assessment/remediation	(7,745)	0	0	0	0	0	0	0	0	0	0	0	(7,745)
DPD - Study - Pilsen-Little Village Industrial Modernization Study	(536,879)	0	0	0	0	0	0	0	0	0	0	0	(536,879)
DPD - Corridor Manager Program 2025	0	(100,000)	0	0	0	0	0	0	0	0	0	0	(100,000)
DPD - Professional services	(15,588)	0	0	0	0	0	0	0	0	0	0	0	(15,588)
DPD - TIF Plan Amendment - 12-Year Extension - Pilsen	(1,432,510)	0	0	0	0	0	0	0	0	0	0	0	(1,432,510)
DPD - Study - SW Industrial Corridors - Transportation/Distribution/Logistics Uses	0	(53,795)	0	0	0	0	0	0	0	0	0	0	(53,795)
Total Current Obligations	(18,509,262)	(32,698,096)	(40,955,791)	(40,489,525)	(37,502,637)	(515,750)	(528,862)	(541,974)	(555,087)	(568,199)	(581,311)	0	
Total Unallocated Funds	115,507,149	1,562,499	5,082,299	9,068,365	17,601,402	63,121,326	108,628,138	155,728,725	202,816,199	249,890,561	298,606,907	0	



PILSEN INDUSTRIAL TIF BUDGET AMENDMENT

- Intro to Chicago Community Development Commission
- Open for Public Comment & Review
- Joint Review Board (taxing bodies)
- Back to the Chicago Community Development Commission
 - Resolution for recommendation drafted
- Ordinance transmitted to City Council
- Committee on Finance referral
- Full vote and adoption at City Council



Q&A AND FEED BACK

THANK YOU