

TIF Review Committee Meeting Minutes | Thurs., July 31st, 2025

5:56 PM

- Residents arrived and asked to sign in
- Zoom meeting starts recording

6:06 PM

- Meeting begun
- Participants joined in person at breakout group tables
- Lucia shares quick summary of TIF review committee meeting goals to include a summary of the current TIF boundaries
- What is currently happening with the current TIF, how much money it generates annually and confirming the Pilsen TIF will expire in 2034

6:07 PM

- Lucia begins Introductions with all participants introducing themselves
- Lucia then reviewed the recommendations and/or pending questions from last month's meeting with participants. This included questions from all previous TRC meetings
- Resident introductions: lifelong residents, renters, ex-residents, new comers

6:12 PM

- Lucia shares overview of the last two committee meetings that have occurred sharing visuals of the maps and slides from the presentation (attached)
 - Focus on one map of the boundaries of existing TIF
 - Sharing another version of the same map without street names
- Shared city wide link for all current sitting/existing/expired TIFs in the City of Chicago

6:14 PM

- Participants requested an update regarding the Pilsen TIF Amendment proposal from 2024. Want to reassurance and transparency on votes and if the item has moved forward in committee of finance
 - Lucia confirmed that the only legislation passed was the life time of the TIF in 2022 and in 2024 the TIF Amendment tied to the mapping did **NOT** move forward and is held in finance committee since sept of 2024
- Lucia confirmed that The City/DPD cannot use the TIF money and must pass a budget amendment to use the funds generated in the current TIF as it is
- Anything TIF funded was PRIOR to 2022
 - For example, in 2023 BJ HS got new lockers and pool got that through TIF

6:16 PM

- Participants asked for further clarity on the difference between the USAGE of the budget and the re-mapping of the Pilsen TIF

- Lucia confirmed the budget can pass without the re-mapping expansion

6:18 PM

- Confirmed that once a budget is passed, that confirms the funds that can be used within the current mapped area until 2034, it will not include the proposed re-mapping
- Since DEC. 2022, since they have not passed a budget the TIF however has been generating an estimated \$30-\$35million a year
- The budget we are discussing would be an estimate of the life time of the TIF (until 2034)

6:20 PM

- Whoever is in office next regardless of the elected official DPD can only use the funds approved for TIF through the budget amendment. DPD also considers the quality of life plan recommendations for the area

6:22 PM

- Participants asked again about dissolving the current Pilsen TIF.
 - Lucia shared again that the legislation does not start at the Alderman level but rather the state level - this is where most residents get confused on where to stop a TIF. The state must pass legislation for the DPD and the city council to be able to consider legislation to dissolve the Pilsen TIF
- Lucia reiterates that the goal of TRC is developing a conversation that is inclusive of dialogue and engagement with Pilsen residents on priorities of TIF fund usage within the current mapped area
- The TIF is limited to its mapped area but the conversation would be around of the 25th ward and how can we move forward with the funding and money
 - With transfers of the TIF money there was a lawsuit and PILSEN TIF could not be used outside of the Pilsen TIF map
- A portion of the TIF is in the 11th ward and in the 12th ward

6:26 PM

- Participants request more information regarding the TIF Development Bond
 - Lucia shares that the Bond is a 10 year plan that looks at TIFs that will expire over the 10 years and use them for large projects across the city
 - Coupled with the "Cut the Tape" initiative this helps drive capital for things like affordable housing projects
 - Applicants are open to anyone across the city

- Projects can use money from local/city, and also request money from the county and state
- Lucia shares 25th Ward initiatives led by Ald. Sigcho-Lopez to slow down the rapid gentrification in Pilsen
 - Created a Demolition surcharge (have to pay \$20k per unit),
 - Deconversion Ordinance: Not allow multi residential units to be converted to a single family home (EXAMPLE: Changing 4 flats into a large single family home)

6:29 PM

- Participants asked the question "Why can other wards in the City use their TIF for residential areas but we cannot?"
 - Lucia shares that other TIF across the city include residential area, therefore they can use the money that is within that TIF boundary that is likely more residential than industrial like the Pilsen TIF.
 - The Pilsen TIF is majority in the industrial Area. Lucia explained how this related to the remapping proposal of 2024, to allow the majority of residential area into the Pilsen TIF instead of industrial. Therefore most wards in the Northside do not need a RE-MAP because TIF is already in their area and goes towards projects like bike lanes, infrastructure and more.
- Participants would like more information for the next meeting regarding:
 - The number of demolitions in the 25th ward and how much is that total?
 - This should include How many people/projects have paid a surcharge in the 25th Ward? How does DOH regulate this money
 - How many zoning changes and deconversions have there been since Ald. Sigcho-Lopez implemented this

6:33 PM

- Lucia shares a copy of the 4 questions asked at the last TRC Meeting. All of the answers for each questions were included
- Lucia shares the break-out group session for this meeting is to develop a mission statement, develop priorities of TIF fund usage and any other recommendations participants would like to see from the committee
 - This would help guide and guidelines residents would like to see within the next steps
- Participants ask "Are there any restrictions on the TIF fund and money?"
 - Cannot be used to pay for peoples salary and cannot pay for individual

- CAN pay for something that is physically/infrastructure, parks, and more towards residents.
- Lucia will provide a print of of the allowable usages provided by DPD

6:36 PM

----- BREAK OUT GROUPS FOR GUIDELINES-----

6:56 PM

- Regrouping and sharing each group's responses to the breakout session
- Groups reading out what they have wrote

7:00 PM

- Each group shared some of the following: Lucia will provide a draft mission statement for the next TRC meeting to finalize a group goal moving forward.
 - Review of mission statement, rules and guidelines
- Participants would like to see the 18th & Peoria to be developed into what Pilsen residents would want it be
- Limits on density
- Most tables and people love the idea of the first tables mission table (copies attached)
- Using western ave for big trucks → instead of Ashland
- Companies that come up in the community should hire locally and forced or write an ordinance
- Danger to some residents and of those
- Community and bad faith can be coming from the industrial community and factor and cannot be helping actual community members.

7:10 PM

- Last group did not follow up and had more concerns on the committee and prefer implement a goal to dissolve the TIF
- Mixed opinions between participants about dissolving of the Pilsen TIF but agreed that they
 - Want their input to be taken serious
 - Want full control ? And how is this money spent?
- Share sentiment that Previous issues was that decisions were only being made by an alderman process
 - With the new process it would include a DPD score & rank, recommendations and review by Alderperson and an engagement to their discretion and council support. DPD does it not based on the 1 – 10 but they look at that community and that ward that needs to match the Quality of Life Plan
- Alders are not the ultimate say and not a given power

- With the workshops that were hosted by the ward office last year the community input has been that they want to be informed about TIF fund applications and TIF fund usage. The Pilsen TIF amendment did not have a favorable support in the votes, but there has been no movement in committee since Sept. 2024
- DPD cannot override notification/recommendation to the alderman as every project will have to pass in Committee

7:20 PM

- Purposed public outline and how policy and strategy works
- Using an example of ZAB and communities input

7:25 PM

- One table did not go (table to my left - had ideas they just did not write anything down)
- Nobody else has done this before
- Reinforcement of the mission statement
- Add a goal and re-open a quality of life
- Community administrative needs ? surveys and door knocking ? - a resident asked if this is something that TIF can pay for

7:34 PM

- Participants want confirmation regarding the Pilsen TIF Amendment will not move forward and that votes will be posted to help develop trust and transparency between the group
- Participants are against the TIF continue to ask about dissolving → Lucia shared a general timeline on this process that begins at the state
 - If the committee would want to end a TIF it would take 6 months to a year for the state to pass legislation, and then another 6months to a year in the city, which in general can take 2-3years total .
 - Lucia flags again that this would mean the TIF generate close to 30 million, but residents would not have access to that money and any unallocated funds will have to go back to the general funds
 - Some participants shared opinions that they would rather see the money be used in the community before life time is up instead of letting the money go to the general fund
- Participants agree that drafting a mission statement and goals should be agreed upon with everyone

7:40 PM

- Closing remarks & Summary
- Ward office will send out a email and selection next meeting dates

MEETING CONCLUDES
