

TIF Review Committee Meeting Notes 08/25/2026

Attendees:

Lucia Calderon, 25th Ward Office
Sandra Ugalde, 25th Ward Office
Tamara Collins, DOH
Steph O'Connor, DOH
Adriana Sanchez, DOH
Bradley Robaek, DPD
Edgar Lara, DPD
Salvador Gonzalez, Common Ground Collective
Maria ?
Luis Sinchi
Virgita Franco
Andres Guzman, PERRO
Javier Ruiz, Pilsen Alliance
Aida Flores

TIF Budget Amendment

- TIF budget amendment has completed the Community Development Commission process and is moving to the Finance Committee.
- Finance Committee: September 21 at 10:00 AM, City Hall.
- Following Finance Committee approval, the amendment will proceed to City Council for final consideration.
- The 25th Ward Office will share information on how residents can participate in the September meetings.
- TIF is currently scheduled to expire in 2032.

Department of Housing Updates

- DOH highlighted homeownership resources, including:
 - TaxSmart Mortgage Certificate: Up to \$2,000 annual federal tax credit.
 - Homegrown Program: Up to \$70,000 in down payment assistance for eligible buyers.
 - Emergency Heating Program: Available November 1–April 1 for eligible owner-occupants.
- TIF funds can be combined with other DOH resources to support affordable housing development.
- Casa Nayarit / 18th & Peoria is currently in the design and financial review phase.

Pilsen Industrial Corridor Land Use Plan

- DPD is developing a land use plan for the Pilsen Industrial Corridor, separate from the TIF budget amendment.
- The corridor includes portions of Wards 11, 12, and 25.

- Community engagement has included open houses, business outreach, tabling, and community events.
- A working group is being formed with residents, businesses, and community organizations.
- DPD is examining future land uses, transportation/mobility, development trends, and opportunities for green/advanced manufacturing.
- Employment in the corridor increased approximately 77% from 2002 to 2023, while manufacturing declined and food distribution/logistics increased.

Potential TIF Projects

- Western Bridge and Halsted Bridge remain key projects in the queue.
- Dvorak Park improvements are being explored, including the field house locker rooms and swimming pool; final cost estimates are pending.
- Community members also raised concerns about Ashland and Western roadway conditions and mobility/connectivity throughout the corridor.

Follow-Up

- 25th Ward Office to share September 21 Finance Committee information and participation details.
- DPD to continue corridor study and working group engagement.
- Meeting minutes, presentation, and recording to be posted to the 25th Ward website within 3–5 business days.
- The next TIF Review Committee meeting is likely in October.
- September efforts will center on community engagement regarding the Finance Committee and City Council TIF amendment hearings.
- The October session will likely cover progress on the corridor study and the status of legislative approvals.

Questions & Answers

Is there one land use for the entire Pilsen Industrial Corridor, or are there multiple land uses? There are multiple land uses. The corridor remains predominantly industrial/manufacturing and transportation, but also includes commercial, institutional, and some vacant properties. Industrial land use has decreased over time while transportation, commercial, and institutional uses have increased.

Are the Western and Halsted Bridges the only potential TIF projects, or are there other projects being considered? Western and Halsted Bridges remain key projects. Dvorak Park improvements are also being explored, particularly improvements to the field house locker rooms and swimming pool, but final cost estimates are still pending. Community feedback has also identified roadway improvements on Ashland and Western and better mobility/connectivity throughout the corridor as potential needs.

How can individuals join the Pilsen Industrial Corridor working group? DPD indicated that staff will connect with interested individuals about potentially joining the working group. They can also visit <https://cloud.citynews.chicago.gov/pilsenindustrial>.

Is there consideration for changing vacant industrial properties to other uses, particularly because of environmental concerns associated with industrial activity? DPD is studying development and land-use trends and will consider potential future land-use changes. No specific recommendations have been finalized. DPD also noted that some existing residential properties within the Planned Manufacturing District are being reviewed for potential zoning issues.

Could the corridor support “good industrial” uses, such as green jobs and environmentally positive industries? Yes. DPD said it is interested in job-dense industrial redevelopment, including advanced and green manufacturing. The department is working with local industrial organizations and businesses to explore opportunities to attract these types of businesses.

What has happened to employment and the types of jobs in the corridor over time? Employment increased approximately 77% from 2002 to 2023, growing from about 7,000 to nearly 13,000 jobs. Manufacturing employment decreased, while other sectors increased, particularly food distribution/logistics.

How can Pilsen Alliance connect with DPD regarding the corridor planning process? Bradley Roback provided his email so that Alliance could connect directly with DPD staff. (bradley.roback@cityofchicago.org)

Referenced Links

- [City Clerk – Electronic Legislative Management System \(ELMS\)](#): Searchable database for City Council legislation and ordinances.
- [Pilsen Industrial Corridor – CDC Materials](#): DPD presentation/materials related to the Pilsen Industrial Corridor.
- [Pilsen Industrial Corridor Study Website](#): Project updates, engagement opportunities, and study materials.
- [Pilsen Industrial Corridor](#): Sign up here to receive updates