

**PILSEN REDEVELOPMENT PROJECT AREA (WARD 11, 12, and 25)**

Recommend approval of the redevelopment plan for Pilsen Tax Increment Financing  
Redevelopment Project Area Amendment No. 4.

**Tim Jeffries**

**COMMUNITY DEVELOPMENT COMMISSION  
OF THE  
CITY OF CHICAGO**

**RESOLUTION \_\_ -CDC- \_\_\_\_**

**RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF CHICAGO  
FOR THE PROPOSED  
PILSEN TAX INCREMENT ALLOCATION REDEVELOPMENT PROJECT AREA AMENDMENT NO. 4:**

**APPROVAL OF AMEDMENT NO. 4 TO THE REDEVELOPMENT PLAN AND PROJECT**

**WHEREAS**, the Community Development Commission (the "Commission") of the City of Chicago (the "City") has heretofore been appointed by the Mayor of the City with the approval of the City Council of the City of Chicago (the "City Council") referred to herein collectively with the Mayor as the "Corporate Authorities" (as codified in Section 2-124 of the City's Municipal Code) pursuant to Section 5/11-74.4-4(k) of the Illinois Tax Increment Allocation Redevelopment Act, as amended (65 ILCS 5/11-74.4-1 et seq.) (the "Act"); and

**WHEREAS**, the Commission is empowered by the Corporate Authorities to exercise certain powers enumerated in Section 5/11-74.4-4(k) of the Act, including the holding of certain public hearings required by the Act; and

**WHEREAS**, staff of the City's Department of Planning and Development has conducted or caused to be conducted certain investigations and studies of the Pilsen Tax Increment Financing Redevelopment Project Area Amendment No. 4, Revision No. 1, the street boundaries of which are described on Exhibit A hereto (the "Area"), to determine the eligibility of the Area as a redevelopment project area as defined in the Act (a "Redevelopment Project Area") and for tax increment allocation financing pursuant to the Act ("Tax Increment Allocation Financing"), and has presented the following documents to the Commission for its review:

The Pilsen Tax Increment Financing Redevelopment Plan and Project Amendment No. 4, Revision No. 1 (the "Plan"); and

**WHEREAS**, prior to the adoption by the Corporate Authorities of ordinances approving a redevelopment plan, designating an area as a Redevelopment Project Area or adopting Tax Increment Allocation Financing for an area, it is necessary that the Commission hold a public hearing (the "Hearing") pursuant to Section 5/11-74.4-5(a) of the Act, convene a meeting of a joint review board (the "Board") pursuant to Section 5/11-74.4-5(b) of the Act, set the dates of such Hearing and Board meeting and give notice thereof pursuant to Section 5/11-74.4-6 of the Act; and

**WHEREAS**, a public meeting (the “Public Meeting”) was held in accordance and in compliance with the requirements of Section 5/11-74.4-6(e) of the Act, on May 4, 2023 at 6:00 PM at Benito Juarez High School at 2150 S. Laflin Street, Chicago, Illinois (this date being more than 14 business days before the scheduled mailing of the notice of the Hearing [hereinafter defined], as specified in the Act), pursuant to notice from the City’s Commissioner of the Department of Planning and Development, given on April 19, 2023, (this date being more than 15 days before the date of the Public Meeting, as specified in the Act), by certified mail to all taxing districts having real property in the proposed Area and to all entities requesting that information that have taken the steps necessary to register to be included on the interested parties registry for the proposed Area in accordance with Section 5/11-74.4-4.2 of the Act and, with a good faith effort, by regular mail, to all residents and to the last known persons who paid property taxes on real estate in the proposed Area (which good faith effort was satisfied by such notice being mailed to each residential address and to the person or persons in whose name property taxes were paid on real property for the last preceding year located in the proposed Area); and

**WHEREAS**, the Report and Plan were made available for public inspection and review since April 28, 2023, being a date not less than 10 days before the Commission meeting on April 11, 2024 fixing the time and place for the Hearing on June 11, 2024 at City Council Chambers, City Hall, 121 North LaSalle Street, Second Floor, Chicago, Illinois; and

**WHEREAS**, notice of the availability of the Report and Plan, including how to obtain this information, were sent by mail on April 14, 2024 which is within a reasonable time after the adoption by the Commission of Resolution on April 11, 2024 to: (a) all residential addresses that, after a good faith effort, were determined to be (i) located within the Area and (ii) located outside the proposed Area and within 750 feet of the boundaries of the Area (or, if applicable, were determined to be the 750 residential addresses that were outside the proposed Area and closest to the boundaries of the Area); and (b) organizations and residents that were registered interested parties for such Area; and

**WHEREAS**, notice of the Hearing by publication was given at least twice, the first publication being on May 31, 2024 a date which is not more than 30 nor less than 10 days prior to the Hearing, and the second publication being on June 7, 2024 both in the Chicago Tribune, being newspapers of general circulation within the taxing districts having property in the Area; and

**WHEREAS**, notice of the Hearing was given by mail to taxpayers by depositing such notice in the United States mail by certified mail addressed to the persons in whose names the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the Area, on May 16, 2024 and May 29, 2024, both being a date not less than 10 days prior to the date set for the Hearing; and where taxes for the last preceding year were not paid, notice was

also mailed to the persons last listed on the tax rolls as the owners of such property within the preceding three years; and

**WHEREAS**, notice of the Hearing was given by mail to the Illinois Department of Commerce and Economic Opportunity ("DECO") and members of the Board (including notice of the convening of the Board), by depositing such notice in the United States mail by certified mail addressed to DECO and all Board members, April 12, 2024, being a date not less than 45 days prior to the date set for the Hearing; and

**WHEREAS**, notice of the Hearing and copies of the Report and Plan were sent by mail to taxing districts having taxable property in the Area, by depositing such notice and documents in the United States mail by certified mail addressed to all taxing districts having taxable property within the Area, on April 12, 2024, being a date not less than 45 days prior to the date set for the Hearing; and

**WHEREAS**, the Hearing was held on June 11, 2024 at 1:00 p.m. at City Council Chambers, City Hall, 121 North LaSalle Street, Second Floor, Chicago, Illinois, as the official public hearing, and testimony was heard from all interested persons or representatives of any affected taxing district present at the Hearing and wishing to testify, concerning the Commission's recommendation to City Council regarding approval of the Plan, designation of the Area as a Redevelopment Project Area and adoption of Tax Increment Allocation Financing within the Area; and

**WHEREAS**, the Board meeting was convened on May 2, 2024 at 10:00 a.m. (being a date at least 14 days but not more than 28 days after the date of the mailing of the notice to the taxing districts on April 12, 2024 at City Hall, 121 North LaSalle Street, Room 1003-A, Chicago, Illinois, to review the matters properly coming before the Board to allow it to provide its advisory recommendation regarding the approval of the Plan, designation of the Area as a Redevelopment Project Area, adoption of Tax Increment Allocation Financing within the Area and other matters, if any, properly before it, all in accordance with Section 5/11-74.4-5(b) of the Act; and

**WHEREAS**, the Commission has reviewed the Report and Plan, considered testimony from the Hearing, if any, the recommendation of the Board, if any, and such other matters or studies as the Commission deemed necessary or appropriate in making the findings set forth herein and formulating its decision whether to recommend to City Council approval of the Plan, designation of the Area as a Redevelopment Project Area and adoption of Tax Increment Allocation Financing within the Area; now, therefore,

**BE IT RESOLVED BY THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF CHICAGO:**

Section 1. The above recitals are incorporated herein and made a part hereof.

Section 2. The Commission hereby makes the following findings pursuant to Section 5/11-74.4-3(n) of the Act or such other section as is referenced herein:

- a. The Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be expected to be developed without the adoption of the Plan;
- b. The Plan:
  - (i) conforms to the comprehensive plan for the development of the City as a whole; or
  - (ii) the Plan either (A) conforms to the strategic economic development or redevelopment plan issued by the Chicago Plan Commission or (B) includes land uses that have been approved by the Chicago Plan Commission;
- c. The Plan meets all of the requirements of a redevelopment plan as defined in the Act and, as set forth in the Plan, the estimated date of completion of the projects described therein and retirement of all obligations issued to finance redevelopment project costs is not later than December 31 of the year in which the payment to the municipal treasurer as provided in subsection (b) of Section 5/11-74.4-8 of the Act is to be made with respect to ad valorem taxes levied in the thirty-fifth calendar year following the year of the adoption of the ordinance approving the designation of the Area as a redevelopment project area and, as required pursuant to Section 5/11-74.4-7 of the Act, no such obligation shall have a maturity date greater than 20 years;
- d. To the extent required by Section 5/11-74.4-3(n) (6) of the Act, the Plan incorporates the housing impact study, if such study is required by Section 5/11-74.4-3(n)(5) of the Act;
- e. The Plan will not result in displacement of residents from inhabited units.
- f. The Area includes only those contiguous parcels of real property and improvements thereon that are to be substantially benefited by proposed Plan improvements, as required pursuant to Section 5/11-74.4-4(a) of the Act;
- g. As required pursuant to Section 5/11-74.4-3(p) of the Act:
  - (i) The Area is not less, in the aggregate, than one and one-half acres in size; and

(ii) Conditions exist in the Area that cause the Area to qualify for designation as a redevelopment project area and a blighted area as defined in the Act;

h. If the Area is qualified as a “blighted area”, whether improved or vacant, each of the factors necessary to qualify the Area as a Redevelopment Project Area on that basis is (i) present, with that presence documented to a meaningful extent so that it may be reasonably found that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the improved part or vacant part, as applicable, of the Area as required pursuant to Section 5/11-74.4-3(a) of the Act;

i. If the Area is qualified as a “conservation area” the combination of the factors necessary to qualify the Area as a redevelopment project area on that basis is detrimental to the public health, safety, morals or welfare, and the Area may become a blighted area; [and]

Section 3. The Commission recommends that the City Council approve the Plan pursuant to Section 5/11-74.4-4 of the Act.

Section 4. The Commission recommends that the City Council designate the Area as a Redevelopment Project Area pursuant to Section 5/11-74.4-4 of the Act.

Section 5. The Commission recommends that the City Council adopt Tax Increment Allocation Financing within the Area.

Section 6. If any provision of this resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the remaining provisions of this resolution.

Section 7. All resolutions, motions or orders in conflict with this resolution are hereby repealed to the extent of such conflict.

Section 8. This resolution shall be effective as of the date of its adoption.

Section 9. A certified copy of this resolution shall be transmitted to the City Council.

ADOPTED: \_\_\_\_\_, 2024

**List of Attachments:**

Exhibit A: Street Boundary Description of the Area

Exhibit B: Notice of Availability of Plan

Exhibit C: Notice by Publication

Exhibit D: Form of Notice by Mail to Taxpayers

Exhibit F: Form of Notice by Mail to Taxing Districts, DCEO, and Board Members

**EXHIBIT A**

Street Boundary Description of the  
Pilsen Tax Increment Financing  
Redevelopment Project Area

The area generally located 16<sup>th</sup> Street to the north, Clinton Street and the Chicago River to the east, the Stevenson Expressway and 33<sup>rd</sup> Street on the south, and Western Avenue to the west.



## EXHIBIT B

### Notice of Availability of Plan

NOTICE is hereby given, pursuant to Section 5/11-74.4-5(a) of the Illinois Tax Increment Allocation Redevelopment Act, as amended (65 ILCS 5/11-74.4-1 et seq.) (the “Act”), that a proposed amended redevelopment plan of the City of Chicago (the “City”) has been prepared for the proposed **The Pilsen Redevelopment Project Area Amendment No. 4, Revision No. 1** (the “Proposed Area”). The Act requires that notice be given to:

- (1) All residential addresses within the Proposed Area, and
- (2) All residential addresses that, after a good faith effort, the City determines are located within 750 feet of the boundaries of the Proposed Area; and,
- (3) All individuals and organizations that have registered as Interested Parties of the Proposed Area.

The requirement set forth in (2) above is subject to the limitation that in a municipality with a population of over 100,000, if the total number of residential addresses within 750 feet of the boundaries of the proposed redevelopment project area exceeds 750, the municipality shall be required to provide the notice to only the 750 residential addresses that, after a good faith effort, the municipality determines are closest to the boundaries of the proposed redevelopment project area. Please refer to Exhibit 2 (Map of the Area) to determine whether or not you are located within the boundaries of the Proposed Area.

The following will be available for public inspection and review, and information with respect thereto may otherwise be obtained, Monday through Friday between the hours of 9:00 a.m. and 4:00 p.m. beginning April 28, 2023 at City Hall, 121 North LaSalle Street, Chicago, Illinois in the following offices: City Clerk, Room 107 and Department of Planning and Development (“DPD”), Room 1000:

The Pilsen Tax Increment Financing Redevelopment Plan and Project Amendment No. 4, Revision No. 1 (the “Plan”).

The Plan supports the eligibility of the Proposed Area as a redevelopment project area under the Act. The City, in proposing the actions described in the Plan, aims to encourage redevelopment in the Proposed Area, enhance the tax base of the City and other affected taxing districts by encouraging private investment in the Proposed Area and to preserve and enhance the value of properties therein. To accomplish these goals, the Plan provides that the City may carry out certain public improvements in the Proposed Area, enter into redevelopment agreements for the construction of public and private improvements, finance a portion of the costs of such improvements and other eligible redevelopment project costs using funds from the special tax allocation fund described in the Act and issue one or more series of obligations secured by such funds. Please see the Plan for a more complete description of proposed activities.

**Ciere Boatright, Commissioner**  
**DEPARTMENT OF PLANNING AND DEVELOPMENT**  
**City of Chicago**

List of Attachments:

Exhibit 1: Street Boundary Description of the Area

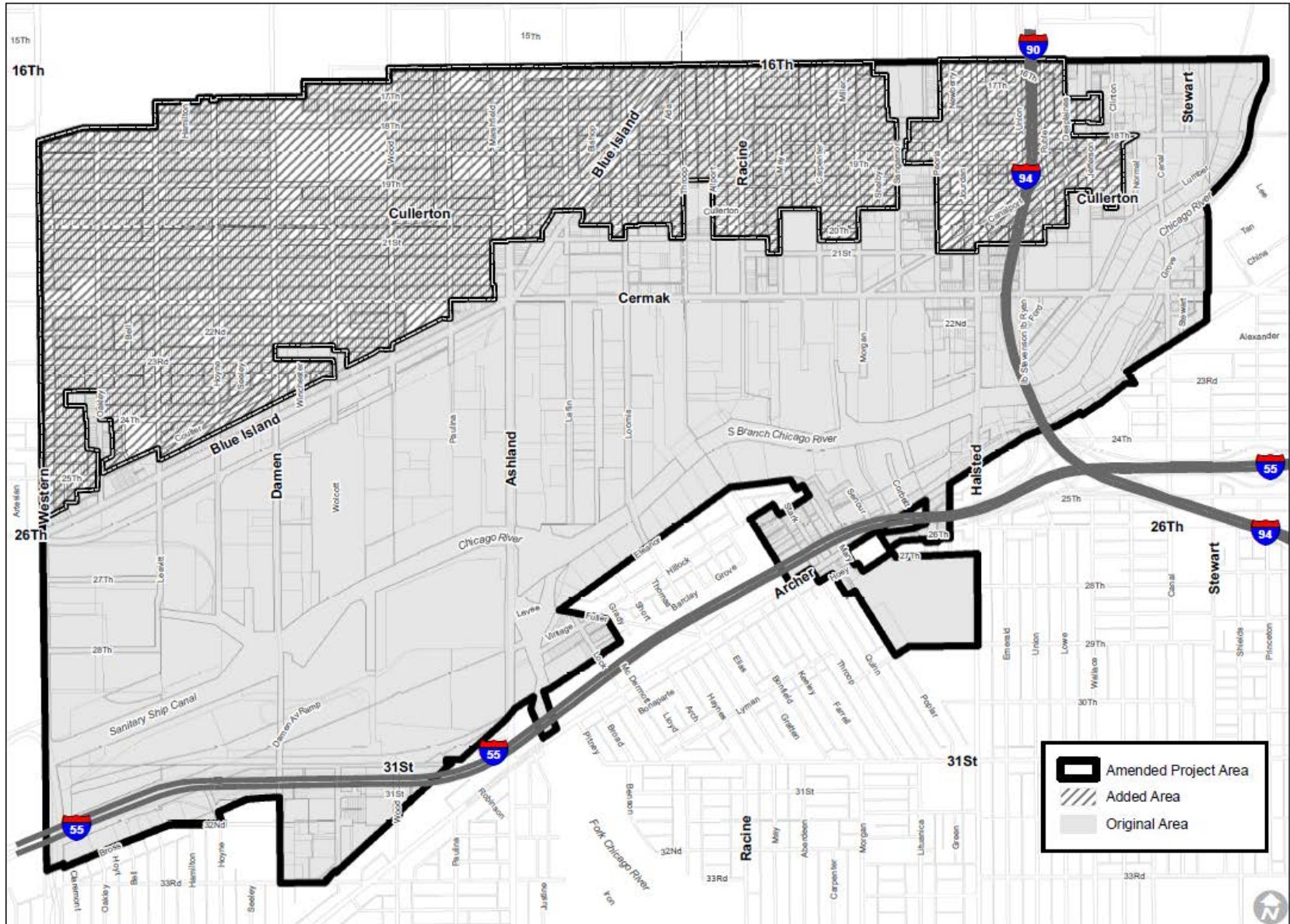
Exhibit 2: Map of the Area

**EXHIBIT 1**

Street Boundary Description of the  
The Pilsen Tax Increment Financing  
Redevelopment Project Area Amendment No. 4, Revision No. 1

The area generally located 16<sup>th</sup> Street to the north, Clinton Street and the Chicago River to the east, the Stevenson Expressway and 33<sup>rd</sup> Street on the south, and Western Avenue to the west.

**EXHIBIT 2**  
**Map of the Area**



## **EXHIBIT C**

### **Form of Notice by Publication**

PUBLIC NOTICE is hereby given that on June 11, 2024, the Community Development Commission of the City of Chicago (the "City") will hold an in-person public hearing at 1:00 p.m., regarding the approval of a redevelopment plan (the "Plan") for the Pilsen Tax Increment Financing Redevelopment Project Area Amendment No. 4, Revision No. 1, more fully described below (the "Area"), designation of the Area as a redevelopment project area as defined in the Illinois Tax Increment Allocation Redevelopment Act, as amended (65 ILCS 5/11-74.4-1 et seq.) (the "Act"), and use of tax increment allocation financing pursuant to the Act to finance all or a portion of redevelopment project costs proposed to be paid or incurred for the Area pursuant to the Plan. A legal description of the Area is attached hereto as Exhibit 1 and a street boundary description of the Area is attached hereto as Exhibit 2.

The following documents concerning the subject matter of the hearing are available for public inspection and review Monday through Friday between the hours of 9:00 a.m. and 4:00 p.m. commencing on or before April 28, 2023 at City Hall, 121 North LaSalle Street, Chicago, Illinois, in the following offices: City Clerk, Room 107 and Department of Planning and Development ("DPD"), Room 1000:

The Pilsen Tax Increment Financing Redevelopment Plan and Project Amendment No. 4, Revision No. 1 (the 'Plan').

The City, in proposing the actions described herein and in the Plan, aims to encourage redevelopment in the Area, enhance the tax base of the City and other affected taxing districts by encouraging private investment in the Area and to preserve and enhance the value of properties therein. To accomplish these goals, the proposed Plan provides that the City may carry out certain public improvements in the Area, enter into redevelopment agreements for the construction of public and private improvements, finance a portion of the costs of such improvements and other eligible redevelopment project costs using funds from the special tax allocation fund described in the Act and issue one or more series of obligations secured by such funds. Please see the Plan for a more complete description of proposed activities.

All interested persons will be given an opportunity to be heard at the hearing and to file written objections with the City Clerk at the hearing, and are invited to submit comments concerning the subject matter thereof prior to the date of the hearing to the following addresses:

Ciere Boatright, Commissioner  
Department of Planning and Development  
City of Chicago  
City Hall, Room 1000  
121 North LaSalle Street  
Chicago, Illinois 60602

and

Anna Valencia  
City Clerk  
City of Chicago  
City Hall, Room 107  
121 North LaSalle Street  
Chicago, Illinois 60602

For further information, please contact Tim Jeffries of DPD at (312) 744-0893 or [William.Jeffries@cityofchicago.org](mailto:William.Jeffries@cityofchicago.org) between 9:00 a.m. and 4:00 p.m. Monday through Friday.

**Gwendolyn Hatten Butler, Chair**  
**COMMUNITY DEVELOPMENT COMMISSION**  
**City of Chicago**

List of Attachments:

Exhibit 1: Legal Description of Area

Exhibit 2: Street Boundary Description of Area

## EXHIBIT 1

### Legal Description of Area

THAT PART OF SECTIONS 19, 20, 21, 28, 29, 30 AND 31, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF CHICAGO, COOK COUNTY ILLINOIS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHWESTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF BROSS AVENUE AND THE WEST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 31;

THENCE NORTH ALONG SAID WEST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 31 AND THE WEST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 30 AND THE WEST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 30 TO THE SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY LINE OF THE ALLEY LYING NORTHWESTERLY OF BLUE ISLAND AVENUE;

THENCE NORTHEASTERLY ALONG SAID SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY LINE OF THE ALLEY LYING NORTHWESTERLY OF BLUE ISLAND AVENUE TO THE EAST LINE OF WESTERN AVENUE AS WIDENED;

THENCE NORTH ALONG THE EAST LINE OF WESTERN AVENUE AS WIDENED TO A POINT OF INTERSECTION WITH THE NORTH LINE OF CERMAK ROAD BEING IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 19 AFORESAID;

THENCE CONTINUING ALONG THE EAST LINE OF WESTERN AVENUE AS WIDENED TO A POINT ON THE WEST LINE OF LOT 26 IN BLOCK 3 IN W.F. JOHNSTON'S SUBDIVISION OF THE NORTH HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 19, SAID POINT BEING AN INTERSECTION WITH THE SOUTHERLY LINE OF ANGLED 18TH STREET AS DEDICATED BY DOCUMENT 4459768, SAID POINT IS APPROXIMATELY 26.24 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 26;

THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE OF 18TH STREET AS DEDICATED BY DOCUMENT 4459768 TO AN INTERSECTION WITH THE SOUTH LINE OF 18TH STREET ALSO BEING THE NORTH LINE OF BLOCK 3 IN W.F. JOHNSTON'S SUBDIVISION AFORESAID;

THENCE EAST ALONG THE SOUTH LINE OF 18TH STREET TO THE EAST LINE OF LEAVITT STREET;

THENCE NORTH ALONG THE EAST LINE OF LEAVITT STREET TO THE NORTHWEST CORNER OF LOT 26 IN EVANS' SUBDIVISION OF PART OF THE SOUTH HALF OF BLOCK 38 OF SUBDIVISION OF SECTION 19 AFORESAID;

THENCE EAST ALONG THE NORTH LINE OF LOTS 26, 27 AND 34 AND ITS EASTERLY EXTENSION TO A POINT ON THE WEST LINE OF LOT 37 IN EVANS' SUBDIVISION AFORESAID;

THENCE NORTH ALONG THE WEST LINE OF LOT 37 IN EVANS' SUBDIVISION AFORESAID TO THE NORTHWEST CORNER OF LOT 35 IN EVANS' SUBDIVISION AFORESAID;

THENCE EAST ALONG THE NORTH LINE OF LOT 35 TO THE NORTHEAST CORNER OF LOT 35 IN EVANS' SUBDIVISION AFORESAID, ALSO BEING THE WEST LINE OF HOYNE AVENUE;

THENCE SOUTH ALONG THE WEST LINE OF HOYNE AVENUE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF 17TH STREET;

THENCE EAST ALONG THE WESTERLY EXTENSION AND THE SOUTH LINE OF 17TH STREET TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 38 IN THE NEWBERRY ESTATE

SUBDIVISION OF BLOCK 36 IN SUBDIVISION OF SECTION 19 AFORESAID;

THENCE NORTH ALONG THE SOUTHERLY EXTENSION AND THE WEST LINE OF LOT 38 TO THE NORTHWEST CORNER OF LOT 38 IN THE NEWBERRY ESTATE SUBDIVISION AFORESAID, ALSO BEING THE SOUTH LINE OF AN ALLEY BEING NORTH OF 17TH STREET;

THENCE EAST ALONG THE SOUTH LINE OF AN ALLEY BEING NORTH OF 17TH STREET TO A POINT OF INTERSECTION WITH THE EAST LINE OF WOOD STREET;

THENCE NORTH ALONG THE EAST LINE OF WOOD STREET TO THE SOUTH LINE OF 16TH STREET;

THENCE EAST ALONG THE SOUTH LINE OF 16TH STREET TO THE EAST LINE OF ASHLAND AVENUE;

THENCE NORTH ALONG THE EAST LINE OF ASHLAND AVENUE TO THE NORTH LINE OF 16TH STREET;

THENCE EAST ALONG THE NORTH LINE OF 16TH STREET CROSSING THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF SAID SECTION 20 AND CONTINUING ACROSS THE NORTHWEST QUARTER AND INTO THE NORTHEAST QUARTER OF SAID SECTION 21 TO THE EASTERLY CHANNEL LINE OF THE SOUTH BRANCH OF THE CHICAGO RIVER AS DEFINED IN THE ORDINANCE FOR ALTERING THE CHANNEL OF THE SOUTH BRANCH OF THE CHICAGO RIVER PASSED APRIL 13, 1926;

THENCE SOUTHERLY ALONG THE EASTERLY CHANNEL LINE OF THE SOUTH BRANCH OF THE CHICAGO RIVER AS DEFINED IN THE ORDINANCE FOR ALTERING THE CHANNEL OF THE SOUTH BRANCH OF THE CHICAGO RIVER PASSED APRIL 13, 1926, TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 2 IN CANAL TRUSTEES' NEW SUBDIVISION OF BLOCKS IN THE EAST FRACTIONAL QUARTER OF SECTION 21 AFORESAID LYING EAST OF THE SOUTH BRANCH OF THE CHICAGO RIVER, SAID WEST LINE OF LOT 2 BEING ALSO THE EAST LINE OF STEWART AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF STEWART AVENUE TO THE SOUTH LINE OF CERMAK ROAD;

THENCE WEST ALONG THE SOUTH LINE OF CERMAK ROAD TO THE EAST LINE OF STEWART AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF STEWART AVENUE TO THE SOUTHEASTERLY LINE OF ARCHER AVENUE;

THENCE SOUTHWEST ALONG SAID SOUTHEASTERLY LINE OF ARCHER AVENUE TO THE EAST LINE OF GREEN STREET;

THENCE SOUTH ALONG SAID EAST LINE GREEN STREET TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 4 IN HEALY BROTHERS SUBDIVISION OF PARTS OF LOTS 1 AND 2 OF BLOCK 24 IN CANAL TRUSTEES' SUBDIVISION OF BLOCKS IN THE SOUTH FRACTIONAL HALF OF SECTION 29 AFORESAID, THE EASTERLY

EXTENSION OF THE NORTH LINE OF LOT 4 IN HEALY BROTHERS SUBDIVISION BEING A LINE 150 FEET NORTH OF THE NORTH LINE OF 27TH STREET;

THENCE WEST ALONG SAID EASTERLY EXTENSION OF THE NORTH LINE OF LOT 4 IN HEALY BROTHERS SUBDIVISION AND ALONG THE NORTH LINE OF SAID LOT 4 IN HEALY BROTHERS SUBDIVISION TO THE WEST LINE OF SAID LOT 4, SAID WEST LINE BEING ALSO THE EAST LINE OF THE ALLEY WEST OF GREEN STREET;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY WEST OF GREEN STREET TO THE EASTERLY EXTENSION OF THE NORTH LINE OF THE ALLEY NORTH OF AND ADJOINING LOTS 17, 18, 19, AND 20 IN THE SUBDIVISION OF SUB-LOT 2 IN HEALY BROTHERS SUBDIVISION;



THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE NORTH ALLEY LINE AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF PEORIA STREET;

THENCE NORTH ALONG SAID WEST LINE OF PEORIA STREET TO THE NORTH LINE OF LOT L IN RICHLAND GARDENS III, SAID NORTH LINE OF LOT 1 BEING ALSO THE SOUTH LINE OF THE ALLEY NORTH OF 27TH STREET;

THENCE WEST ALONG SAID SOUTH ALLEY LINE TO THE NORTHEAST LINE OF SENOUR AVENUE (FORMERLY KNOWN AS QUARRY STREET);

THENCE SOUTHEAST ALONG SAID NORTHEAST LINE OF SENOUR AVENUE TO THE NORTH LINE OF 27TH STREET:

THENCE EAST ALONG SAID NORTH LINE OF 27TH STREET TO THE EAST LINE OF HALSTED STREET;

THENCE SOUTH ALONG SAID EAST LINE OF HALSTED STREET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF 29TH STREET;

THENCE WEST ALONG SAID EASTERLY EXTENSION OF THE SOUTH LINE OF 29TH STREET AND ALONG THE SOUTH LINE OF SAID 29TH STREET TO THE SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF POPLAR AVENUE;

THENCE NORTHWEST ALONG SAID SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF POPLAR AVENUE AND ALONG THE SOUTHWESTERLY LINE OF POPLAR AVENUE TO THE NORTHWESTERLY LINE OF LOT 67 IN COMMISSIONERS SUBDIVISION OF LOT 9 IN BLOCK 24 IN THE CANAL TRUSTEES' SUBDIVISION OF BLOCKS IN THE SOUTH FRACTIONAL HALF OF SECTION 29 AFORESAID;

THENCE SOUTHWEST ALONG SAID NORTHWESTERLY LINE OF LOT 67 IN COMMISSIONERS SUBDIVISION AND THE SOUTHWESTERLY EXTENSION THEREOF TO THE NORTHEASTERLY LINE OF LOTS 18, 19, 24, 25, 30, 31, 36, 37, 42, 43, 48 AND 49, IN THE SUBDIVISION BY THE EXECUTOR OF THE ESTATE OF PETER QUINN, DECEASED, OF LOTS 6 (EXCEPT THE EAST 1 ACRE) AND ALL OF LOT 7 IN BLOCK 24 IN CANAL TRUSTEES' SUBDIVISION, SAID NORTHEASTERLY LINE BEING ALSO THE SOUTHWESTERLY LINE OF THE ALLEY NORTHEASTERLY OF QUINN STREET;

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF SAID ALLEY, TO THE NORTHWESTERLY LINE OF SAID LOT 18, SAID NORTHWESTERLY LINE BEING ALSO THE SOUTHEASTERLY LINE OF THE ALLEY SOUTHEASTERLY OF ARCHER AVENUE;

THENCE SOUTHWEST ALONG SAID NORTHWESTERLY LINE OF SAID LOT 18 AND THE SOUTHWESTERLY EXTENSION THEREOF TO THE SOUTHWESTERLY LINE OF QUINN STREET;

THENCE NORTHWEST ALONG SAID SOUTHWESTERLY LINE OF QUINN STREET TO THE SOUTHEASTERLY LINE OF ARCHER AVENUE;

THENCE SOUTHWEST ALONG SAID SOUTHEASTERLY LINE OF ARCHER AVENUE TO THE SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF THROOP STREET;

THENCE NORTHWEST ALONG SAID SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF THROOP STREET AND THE SOUTHWESTERLY LINE OF THROOP STREET TO THE SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY LINE OF HILLOCK AVENUE;

THENCE NORTHEAST ALONG SAID SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY LINE OF HILLOCK AVENUE AND THE NORTHWESTERLY LINE OF HILLOCK AVENUE TO THE NORTHWESTERLY EXTENSION OF THE

SOUTHWESTERLY LINE OF LOT 8 IN MAHER'S SUBDIVISION OF LOT 1 AND 4 IN BLOCK 22 IN CANAL TRUSTEES' SUBDIVISION OF BLOCKS IN THE SOUTH FRACTIONAL HALF OF SECTION 29 AFORESAID;

THENCE SOUTHEAST ALONG SAID NORTHWESTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF LOT 8 IN MAHER'S SUBDIVISION AND THE SOUTHWESTERLY LINE OF LOT 8 IN MAHER'S SUBDIVISION TO THE SOUTHEAST LINE OF SAID LOT 8, SAID SOUTHEASTERLY LINE OF LOT 8 BEING ALSO THE NORTHWESTERLY LINE OF THE ALLEY SOUTHEASTERLY OF HILLOCK AVENUE;

THENCE NORTHEAST ALONG SAID NORTHWESTERLY ALLEY LINE TO THE SOUTHWESTERLY LINE OF MARY STREET;

THENCE NORTHWEST ALONG SAID SOUTHWESTERLY LINE OF MARY STREET TO THE NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY LINE OF HILLOCK AVENUE;

THENCE SOUTHWEST ALONG SAID NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY LINE OF HILLOCK AVENUE TO THE NORTHEASTERLY LINE OF LOT 1 IN E. B. WARDS SUBDIVISION OF LOT 8 OF BLOCKS 3 AND 4 OF CANAL TRUSTEES' SUBDIVISION OF BLOCKS IN SOUTH FRACTIONAL HALF OF SECTION 29 AFORESAID;

THENCE NORTHWEST ALONG SAID NORTHEASTERLY LINE OF LOT 1 IN E. B. WARDS SUBDIVISION TO THE SOUTH LINE OF 25TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF 25TH STREET TO THE NORTHEASTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF ELEANOR STREET;

THENCE SOUTHWEST ALONG SAID NORTHEASTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF ELEANOR STREET AND THE SOUTHEASTERLY LINE OF ELEANOR STREET TO THE NORTHEASTERLY LINE OF FULLER STREET;

THENCE SOUTHEAST ALONG SAID NORTHEASTERLY LINE OF FULLER STREET TO THE NORTHWESTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF LOT 11 IN THE SUBDIVISION OF LOTS 2 AND 5 IN BLOCK 18 IN CANAL TRUSTEES' SUBDIVISION OF THE BLOCKS IN THE SOUTH FRACTIONAL SECTION 29 AFORESAID, THE SOUTHWESTERLY LINE OF LOT 11 BEING ALSO THE NORTHEASTERLY LINE OF THE ALLEY SOUTHWEST OF GRADY COURT;

THENCE SOUTHEAST ALONG SAID NORTHWESTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF LOT 11 AND THE NORTHEASTERLY LINE OF THE ALLEY SOUTHWESTERLY OF GRADY COURT TO THE NORTH LINE OF THAT PART OF THE ALLEY VACATED BY ORDINANCE PASSED JULY 21, 1967;

THENCE SOUTHWEST ALONG SAID NORTHWEST LINE OF SAID VACATED ALLEY TO THE CENTER LINE OF SAID VACATED ALLEY;

THENCE SOUTHWEST ALONG SAID CENTER LINE OF THE VACATED ALLEY TO THE NORTHWESTERLY LINE OF THE RAILROAD RIGHT OF WAY OF THE ILLINOIS CENTRAL RAILROAD;

THENCE SOUTHWEST ALONG SAID NORTHWEST LINE OF THE RAILROAD RIGHT OF WAY TO THE WEST LINE OF ASHLAND AVENUE;

THENCE CONTINUING SOUTHWEST ALONG THE NORTHWEST LINE OF THE RAILROAD RIGHT OF WAY OF THE G.M. & O. RAILROAD TO THE NORTH LINE OF 33RD STREET;

THENCE SOUTH ALONG A LINE PERPENDICULAR TO THE NORTH LINE OF 33RD STREET TO THE SOUTH LINE OF 33RD STREET;

THENCE WEST ALONG SAID SOUTH LINE OF 33RD STREET TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF

DAMEN AVENUE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION OF THE WEST LINE OF DAMEN AVENUE AND THE WEST LINE OF DAMEN AVENUE TO THE SOUTH LINE OF 32ND STREET;

THENCE WEST ALONG SAID SOUTH LINE OF 32ND STREET TO THE SOUTHEASTERLY LINE OF BROSS AVENUE;

THENCE SOUTHWEST ALONG SAID SOUTHEASTERLY LINE OF BROSS AVENUE TO THE PLACE OF BEGINNING.

## **EXHIBIT 2**

### Street Boundary Description of Area

The area generally located 16th Street to the north, Clinton Street and the Chicago River to the east, the Stevenson Expressway and 33rd Street on the south, and Western Avenue to the west.

## EXHIBIT D

### Form of Notice by Mail to Taxpayers

NOTICE is hereby given that on June 11, 2024 the Community Development Commission of the City of Chicago (the "City") will hold an in-person public hearing at 1:00 p.m., regarding the approval of a redevelopment plan for the Pilsen Redevelopment Project Area Amendment No. 4, Revision No. 1, more fully described below (the "Area"), designation of the Area as a redevelopment project area as defined in the Illinois Tax Increment Allocation Redevelopment Act, as amended (65 ILCS 5/11-74.4-1 et seq.) (the "Act"), and use of tax increment allocation financing pursuant to the Act to finance all or a portion of redevelopment project costs proposed to be paid or incurred for the Area pursuant to the Plan. A legal description of the Area is attached hereto as Exhibit 1, a street boundary description of the Area is attached hereto as Exhibit 2 and a map showing such street boundaries is attached hereto as Exhibit 3.

The following documents concerning the subject matter of the hearing are available for public inspection and review Monday through Friday between the hours of 9:00 a.m. and 4:00 p.m. beginning April 28, 2023, at City Hall, 121 North LaSalle Street, Chicago, Illinois, in the following offices: City Clerk, Room 107 and Department of Planning and Development ("DPD"), Room 1000:

#### **The Pilsen Tax Increment Financing Redevelopment Plan and Project Amendment No. 4, Revision No. 1**

The City, in proposing the actions described herein and in the Plan, aims to encourage redevelopment in the Area, enhance the tax base of the City and other affected taxing districts by encouraging private investment in the Area and to preserve and enhance the value of properties therein. To accomplish these goals, the proposed Plan provides that the City may carry out certain public improvements in the Area, enter into redevelopment agreements for the construction of public and private improvements, finance a portion of the costs of such improvements and other eligible redevelopment project costs using funds from the special tax allocation fund described in the Act and issue one or more series of obligations secured by such funds. Please see the Plan for a more complete description of proposed activities.

All interested persons will be given an opportunity to be heard at the hearing, and are invited to submit comments concerning the subject matter of the hearing prior to the date thereof to the following addresses:

Ciere Boatright, Commissioner  
Department of Planning and Development  
City of Chicago  
City Hall, Room 1000  
121 North LaSalle Street  
Chicago, Illinois 60602

and

Anna Valencia  
City Clerk  
City of Chicago  
City Hall, Room 107  
121 North LaSalle Street  
Chicago, Illinois 60602

For further information, please contact Tim Jeffries of DPD at (312) 744-0893 or [William.Jeffries@cityofchicago.org](mailto:William.Jeffries@cityofchicago.org) between 9:00 a.m. and 4:00 p.m. Monday through Friday.

The overall goal of the Plan is to reduce or eliminate the conditions that qualify the Area as a Blighted Area and Conservation Area and to provide the mechanisms necessary to support public and private development and improvements in the Area.

**Gwendolyn Hatten Butler, Chair**  
**COMMUNITY DEVELOPMENT COMMISSION**  
**City of Chicago**

## EXHIBIT F

### Form of Notice by Mail to Taxing Districts, DCEO and Board Members

NOTICE is hereby given that on June 11, 2024, the Community Development Commission of the City of Chicago (the "City") will hold either an in-person public hearing at 1:00 p.m. , regarding approval of a redevelopment plan for the Pilsen Tax Increment Financing Redevelopment Project Area Amendment No. 4, Revision No. 1, more fully described below (the "Area"), designation of the Area as a redevelopment project area as defined in the Illinois Tax Increment Allocation Redevelopment Act, as amended (65 ILCS 5/11-74.4-1 et seq.) (the "Act") and use of tax increment allocation financing pursuant to the Act to finance all or a portion of redevelopment project costs proposed to be paid or incurred for the Area pursuant to the Plan. The following documents concerning the subject matter of the hearing are enclosed, and the Plan contains a legal description of the Area, a description of the street boundaries of the Area and a map showing the street boundaries thereof (all of which are incorporated into this notice by reference):

The Pilsen Tax Increment Financing Redevelopment Plan and Project Amendment No. 4, Revision No. 1 (the "Plan"), attached hereto.

The City, in proposing the actions described herein and in the Plan, aims to encourage redevelopment in the Area, enhance the tax base of the City and other affected taxing districts by encouraging private investment in the Area and to preserve and enhance the value of properties therein. To accomplish these goals, the proposed Plan provides that the City may carry out certain public improvements in the Area, enter into redevelopment agreements for the construction of public and private improvements, finance a portion of the costs of such improvements and other eligible redevelopment project costs using funds from the special tax allocation fund described in the Act and issue one or more series of obligations secured by such funds. Please see the Plan for a more complete description of proposed activities.

All interested persons will be given an opportunity to be heard at the hearing and to file written objections with the City Clerk at the hearing. All interested persons, including representatives of all taxing districts having taxable property within the Area and the Illinois Department of Commerce and Economic Opportunity are invited to submit comments concerning the subject matter of the hearing prior to the date thereof to the following addresses:

Ciere Boatright, Commissioner  
Department of Planning and Development  
City of Chicago  
City Hall, Room 1000  
121 North LaSalle Street  
Chicago, Illinois 60602  
and

Anna Valencia  
City Clerk  
City of Chicago  
City Hall, Room 107  
121 North LaSalle Street  
Chicago, Illinois 60602

For further information, please contact Tim Jeffries of DPD at (312) 744-0893 or  
William.Jeffries@cityofchicago.org between 9:00 a.m. and 4:00 p.m. Monday through Friday.

**Gwendolyn Hatten Butler, Chair**  
**COMMUNITY DEVELOPMENT COMMISSION**  
**City of Chicago**



NOTICE is hereby further given that on the May 2, 2024, which date is at least 14 days after the date of mailing of the notice to the taxing districts, at 10:00 a.m., an in-person meeting at City Hall 121 N LaSalle Room 1003A Chicago, IL 60602, of the Joint Review Board will be convened pursuant to Section 5/11-74.4-5 (b) of the Act, consisting of representatives selected by the Chicago Community Colleges, the Chicago Board of Education, the Chicago Park District, the Chicago Public Library, the County of Cook, the Forest Preserve District of Cook County the City of Chicago and a public member selected in accordance with, and satisfying the requirements, of the Act, at which meeting a Chairperson of the Board will be selected. The Board shall consider the proposal described in this Notice above and in connection therewith shall (i) review the public record, the Plan, and any other planning documents, and the ordinances approving the designation of the Area, the Plan and the adoption of tax increment allocation financing that are proposed to be adopted by the City and such other matters as may be properly before the Board pursuant to Section 5/11-74.4-5(b) of the Act, and (ii) issue an advisory, non-binding recommendation based on whether the Area satisfies the eligibility criteria enumerated in Section 5/11-74.4-3 of the Act and such other factors and criteria set forth in said Section 5/11-74.4-5(b) of the Act.

**Gwendolyn Hatten Butler, Chair**  
**COMMUNITY DEVELOPMENT COMMISSION**  
**City of Chicago**

**City of Chicago  
Department of Planning and Development**

**STAFF REPORT  
TO THE  
COMMUNITY DEVELOPMENT COMMISSION  
REQUESTING APPROVAL OF THE AMENDED REDEVELOPMENT PLAN FOR  
THE PILSEN TIF REDEVELOPMENT PROJECT AREA  
JUNE 11, 2024**

**I. PROJECT IDENTIFICATION AND OVERVIEW**

TIF Name:	Pilsen
Amendment Number:	Amendment Number 4
Location:	The area generally located 16th Street to the north, Clinton Street and the Chicago River to the east, the Stevenson Expressway and 33rd Street on the south, and Western Avenue to the west.
Ward and Alderman:	11 – Ald. Nicole Lee (18.6%) 12 – Ald. Julia Ramirez (29.8%) 25 – Ald. Byron Sigcho-Lopez (51.6%)
Community Area:	Lower West Side
Requested Action:	Approval of the amended redevelopment plan.
Purpose of Amendment:	The TIF is being amended to expand the boundaries, revise the land use to account for current conditions, update the budget to include the increment property taxes collected for the expanded boundary area as well as the additional twelve years that was previously approved by City Council on October 26, 2022.
Date TIF Established:	June 10, 1998
Goals of TIF District:	The overall goals identified in the revised Pilsen Redevelopment Plan are to: preserve and strengthen the unique physical features of the Pilsen Industrial Corridor and to improve viability and foster new or continued manufacturing growth; promote industrial development that addresses the economic, environmental, social, cultural and health conditions of the Amended Project Area, its adjacent communities, and the City as whole; maintain and improve

the freight and public transportation systems that serve industrial users; encourage continued utilization and rehabilitation of buildings or structures having a special historical, architectural, or cultural interest or importance to the community and City; preserve the affordability and character of housing; preserve the unique retail environment and neighborhood character; and to expand number and variety of recreational opportunities.

## **II. AREA DESCRIPTION**

Street Boundaries:	The project area is generally bounded by 16 <sup>th</sup> Street on the north, Clinton Street and the Chicago River on the east, 33 <sup>rd</sup> Street and the Stevenson Expressway on the south, and Western Avenue on the west.
Land Area:	Approximately 685.2 acres
Land Uses:	The district includes industrial, residential, and commercial uses.
Current Conditions:	The existing boundaries of the TIF are nearly entirely residential in nature. The proposed expansion area includes both residential areas and commercial corridors. The specific conditions of the expansion area are provided in detail in the revised Redevelopment Plan.

## **III. AMENDED REDEVELOPMENT PLAN**

The current Redevelopment Plan is being amended to (i) amend the redevelopment project estimated costs, (ii) bring the Original Plan up to the current City ordinance and policy standards, and (iii) identify updates to the general land use plan and goals and objectives and (iv) expand the boundaries of the Original Project Area to include an additional 6,120 tax parcels ("PINs").

## **IV. LAND ACQUISITION**

No parcels have been identified for acquisition.

## **V. HOUSING IMPACT STUDY**

A housing impact study is required if implementation of a proposed redevelopment plan will result (directly or indirectly) in the removal of 10 or more inhabited residential units, or if the proposed TIF district contains 75 or more inhabited residential units and the City is unable to certify that displacement of 10 or more inhabited residential units will not occur. The proposed TIF district does not contain any residential units, and a housing impact study was not completed.

## **VI. BUDGET**

The current and proposed budgets are attached to this report.

## **VII. PUBLIC NOTIFICATION AND PUBLIC MEETING**

The taxpayers and owners of properties located in the proposed district were notified by regular and certified mail of today's public hearing not less than 10 days prior to the meeting. The City also made a good faith effort to notify by mail all residents of the proposed district, and at a minimum mailed a notice to each residential address within the proposed district. Notice of the public hearing was made in the Chicago Tribune on May 31, 2024 and June 7, 2024. Notice of the public hearing was also made by mail, at least 45 days prior to the hearing, to all taxing districts having taxable property in the proposed TIF area and to the Illinois Department of Commerce and Economic Opportunity (DCEO).

## **VIII. COMMUNITY SUPPORT**

Alderman Sigcho-Lopez endorses this action and has provided a letter of support (see exhibits). The proposed TIF amendment was presented to the community at a meeting held on May 4, 2023 and was subsequently endorsed by a broad group of locally-based community organizations (see exhibits).

## **IX. JOINT REVIEW BOARD**

As required by state law, the Joint Review Board (JRB) met to consider the proposed TIF amendment on May 2, 2024 at 10:00 am in Room 1003-A, City Hall, 121 N. LaSalle Street. The JRB is an advisory board that consists of representatives of certain affected taxing bodies, a City representative, plus a public member. The JRB voted to recommend the proposed TIF amendment.

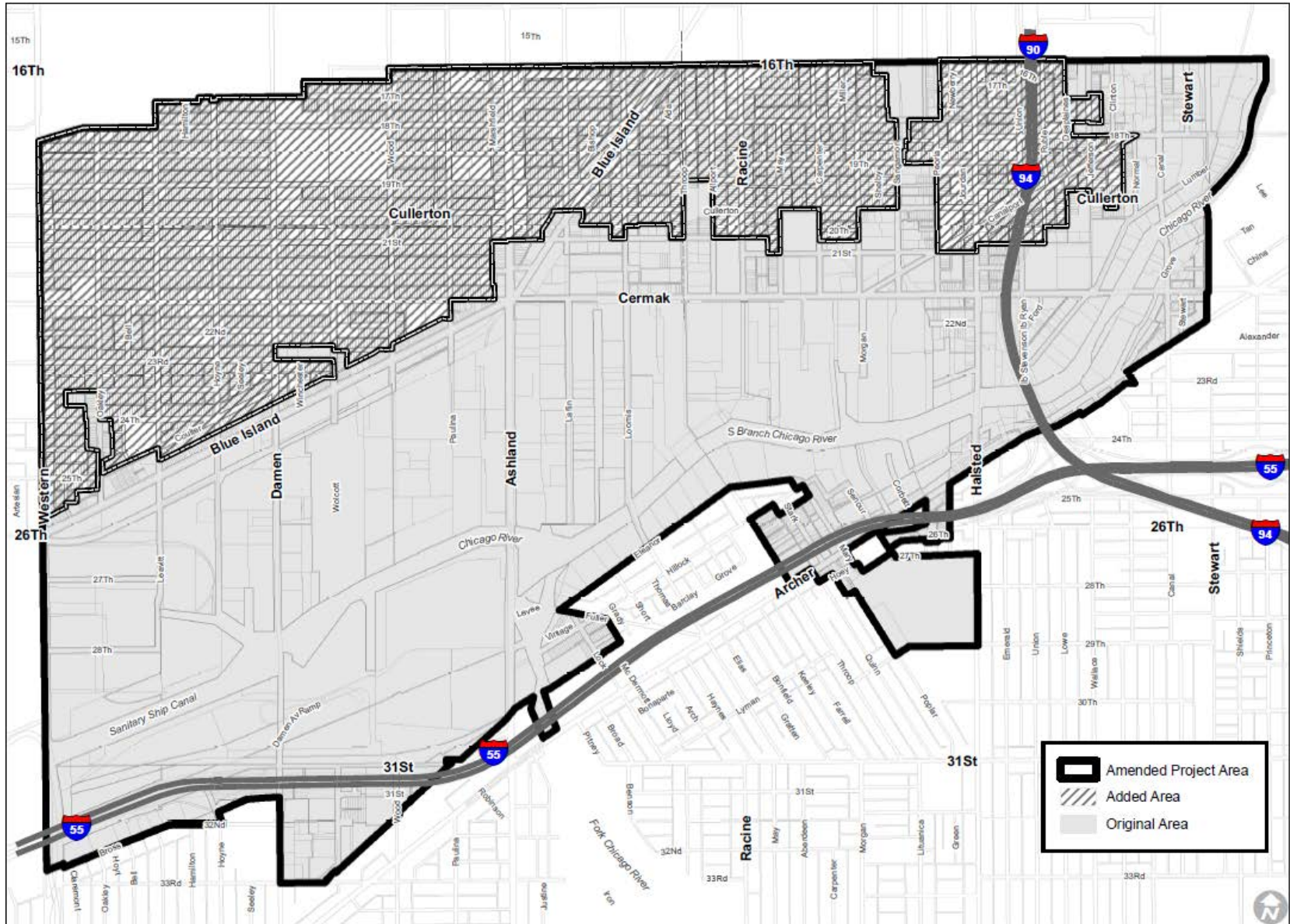
## **X. RECOMMENDATION**

The Department of Planning and Development requests that the commission recommend to the City Council approval of the amended redevelopment plan for the Pilsen Tax Increment Financing Redevelopment Project Area.

**EXHIBITS**

Redevelopment Area Map  
Community Letters of Support  
Alderman's Letter of Support

**EXHIBIT 2**  
**Map of the Area**



Alderman Byron Sigcho-Lopez  
25<sup>th</sup> Ward Alderman  
2100 W. Cermak Rd.  
Chicago IL 60608

February 15, 2024

This letter comes from a group of Pilsen residents, small businesses, nonprofits, cultural institutions, health providers, and other stakeholders who support the expansion of the Pilsen Industrial TIF. Since time is of the essence, and after the DPD's presentation at the 25<sup>th</sup> Ward CBO Stakeholders meeting on January 31st, and three community round tables on Infrastructure, Education, and Housing, we are urging you to introduce the expansion of the Pilsen Industrial TIF, at the March 2024 Community Development Commission.

The undersigned have begun to form the 25th TIF Independent Review Committee. In addition to the undersigned below, more members are to be welcomed. The Committee expects to work with necessary City Department and the 25th Ward Alderman to develop a comprehensive and transparent process for the implementation of TIF funds that will benefit the Pilsen community, residents, local businesses, and CBO stakeholders.

The Committee's guiding principles are:

- Transparency to ensure the community has input into what projects are selected.
- Accountability for how the funds are spent and
- Prioritization of community needs

We strongly agree with a community-driven process as the best approach to uphold the above principals. This process will ensure more Pilsen's residents voice their priorities, by your Office engaging with stakeholders who have long worked to improve Pilsen. We all want to see community development that is just and fair.

The Committee respectfully, again, asks that you introduce the expansion of the Pilsen Industrial TIF at the March 2024 CDC meeting.

Sincerely,

The TIF Independent Review Committee (in formation)

Teresa Fraga, Resident  
Dominic Fejer, Resident  
Guacolda Reyes, Resident  
Esther Corpuz, Alvio Medical Center  
Rosaura Arrellano, El Hogar del Niño  
Javier Yañez, APO  
Rey B. Gonzalez, El Valor  
Linda Tortolero- Mujeres Latinas en Acción  
Edgar Ramirez- Chicago Commons  
Raul I. Raymundo-The Resurrection Project  
Karina Ayala-Bermejo- Instituto Del Progreso Latino  
Paul Naranjo, Pilsen Wellness Center  
Juan F. Soto, Pilsen Neighbors Community Council  
Jose R Perez, Pilsen Chamber of Commerce  
Alex Esparza, Economic Strategies Development Corporation  
Edwin Molina and Molina family members- Don Churro  
Sergio Reyes - De Colores  
Guitierrez Family - La Vaca  
Garcia Family - Del Toro  
Fr Tom Lynch, St Pius V Church  
Fr Tom Boharic, Mother of the Americas Church  
Fr Don Nevins, St Procopius Church  
Emma Lozano, Lincoln United Methodist Church / Centro Sin Fronteras  
Fr Chuck Dahm, Archdiocese of Chicago Domestic Violence Outreach  
Fr Brendan Curran, Faith Table Interfaith Coalition



CITY OF CHICAGO



BYRON SIGCHO-LOPEZ  
ALDERMAN, 25TH WARD

February 09, 2024

Commissioner Ciere Boatright  
Department of Planning and Development  
City Hall, 121 North LaSalle Street  
Chicago, IL 60602

**RE: TIF AMENDMENT TO PILSEN INDUSTRIAL TIF –  
COMMUNITY DEVELOPMENT COMMISSION**

Greetings Commissioner Boatright,

I write to express our deep gratitude to your team for their exceptional work in community engagement on the proposed amendment to the Pilsen Industrial TIF. Since last May, our ward has heard from several of our constituents, community organizations, schools, businesses, and general stakeholders expressing interest and concerns around the implications of extending the TIF. To be sure, it has been an expansive dialogue with everyone, including our partners at DOH and DPD.

Following the large community meeting last year, outreach efforts since then, and the more recent engagement with the 25<sup>th</sup> Ward Stakeholders through multiple thematic roundtables, our office is now ready to proceed with the next step of formally introducing the amendment to the Community Development Commission for their consideration of the item. Our commitment to robust community participation remains, as we look forward to collaborating with DPD and DOH in the re-imagining of programs that align with our community's goals.

Our community engagement will continue as the TIF amendment makes its way along the legislative process as we look to respond to the historical needs of the 25<sup>th</sup> Ward. We will strive to ensure stability for current and future residents. If you have any questions please feel free to reach out to my Chief of Staff, Lucia Calderon-Moya at [lucia.moya@cityofchicago.org](mailto:lucia.moya@cityofchicago.org) or 773-523-4100.

Very kind regards,

A handwritten signature in black ink that reads "Byron Sigcho-Lopez".

Byron Sigcho-López  
Alderman 25<sup>th</sup> Ward



**COMMUNITY DEVELOPMENT COMMISSION**

# **PILSEN TIF DISTRICT: AMENDMENT NO. 4**

**TIF DISTRICT MAJOR AMENDMENT**

DEPARTMENT OF PLANNING AND DEVELOPMENT  
COMMISSIONER CIERE BOATRIGT

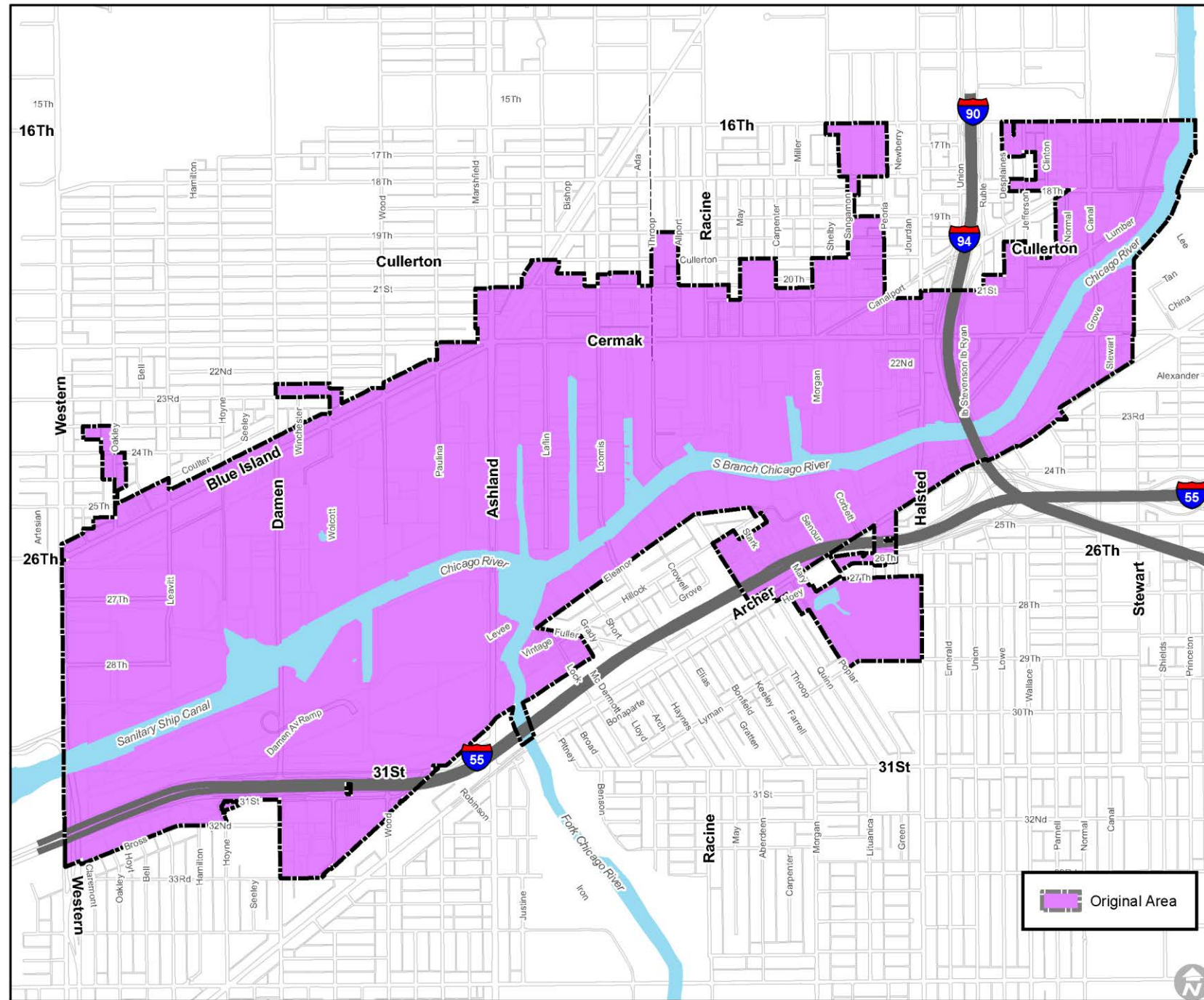
JUNE 11, 2024



# Pilsen TIF District

## Current Boundaries

The TIF was originally designated as a conservation area by City Council on June 10, 1998.



# Pilsen TIF District, Amendment No. 4

- Expand the boundaries of the original TIF District in order to support the development of affordable housing and locally-owned small businesses.
- The TIF was previously extended by both the State and the City.
  - ILGA approval in November 2021
  - Council approval in October 2022
- Amend the Redevelopment Plan to account for the expansion area as well as the previous extension, including:
  - Revise the redevelopment budget
  - Update the goals to include the development of housing and retail uses
  - Update the land use map with current conditions and future development
  - Minor changes to the Redevelopment Plan language

# Purpose and Rationale for the Amendment

- The original purpose of the Pilsen TIF was to maintain the area as a jobs hub. As a result, the district includes mostly industrial uses.
- More recently though, the critical goals of the community have focused on housing needs, small business support, and maintaining community character.
- Where these priorities are all most needed, however, aren't within the current TIF boundaries.
- In order to be able to meet the goals of the community and provide access to City resources needed to make on-going investments, the boundaries need to be amended.





# Eligibility of the Expanded Area

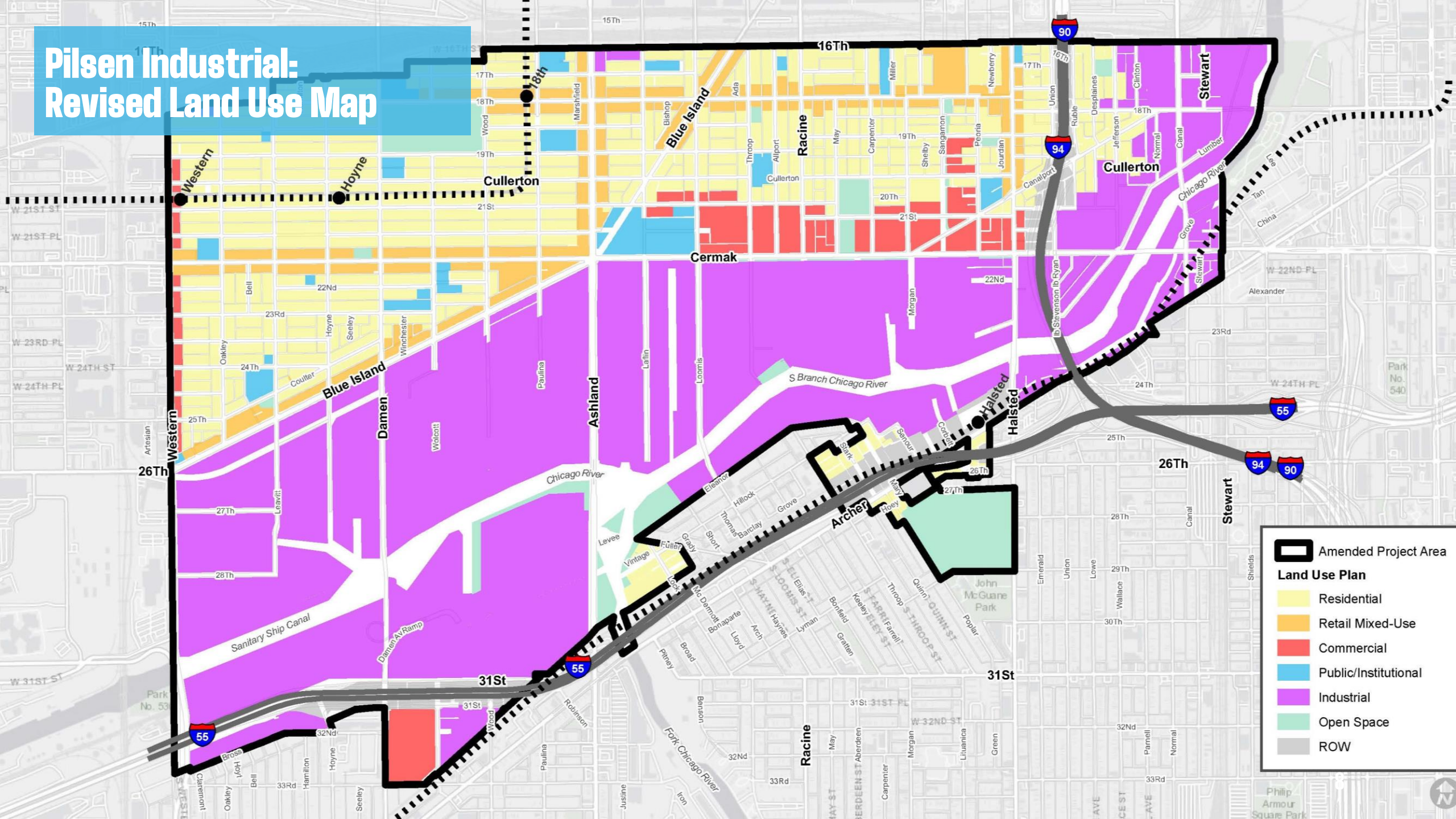
- The State TIF Act requires that eligible areas meet two tests.
- At least 50% of buildings are at least 35+ years old
  - In the expansion area, 82% of buildings 35 years of age or older
- At least three qualifying factors are meaningfully present and distributed throughout the area
  - Inadequate Utilities
  - Deterioration
  - Structures Below Minimum Code Standards
  - Excessive Vacancies

# Revised Goals and Objectives

- Encourage, retain, and expand affordable housing options
- Preserve the neighborhood's unique cultural character
- Strengthen the Pilsen Industrial Corridor as an important economic engine and job center
- Create new open spaces, including non-traditional options like rails to trails projects, community gardens, and pocket parks
- Prioritize pedestrian and bike infrastructure



# Pilsen Industrial: Revised Land Use Map



**Amended Project Area**

**Land Use Plan**

- Residential
- Retail Mixed-Use
- Commercial
- Public/Institutional
- Industrial
- Open Space
- ROW



# Amended Budget

<b>ELIGIBLE EXPENSE CATEGORY</b>	<b>ESTIMATED PROJECT COST</b>
Analysis, Administration, and Studies	\$25,000,000
Acquisition, Site Preparation and Environmental Remediation	\$180,000,000
Rehabilitation of Existing Buildings or Construction of Affordable Housing	\$200,000,000
Public Works & Improvements	\$440,000,000
Relocation Costs	\$10,000,000
Job Training, Retraining, Welfare-to-Work	\$50,000,000
Day Care Services	\$5,000,000
Interest Subsidy	\$40,000,000
<b>TOTAL REDEVELOPMENT PROJECT COSTS</b>	<b>\$950,000,000</b>

# Future Projects

- Affordable Housing, including Casa Yucatan and 18th & Peoria
- Lozano Branch Library Improvements
- Further development of the El Paseo and other parks
- Improvements at Juarez Academy, Whittier Elementary, and other local schools
- Neighborhood Improvement Program
- Small Business Improvement Fund
- Public infrastructure and transit improvements, including the replacement of the Halsted Street Bridge

**COMMUNITY DEVELOPMENT COMMISSION**

# **PILSEN TIF DISTRICT: AMENDMENT NO. 4**

**TIF DISTRICT MAJOR AMENDMENT**

DEPARTMENT OF PLANNING AND DEVELOPMENT  
COMMISSIONER CIERE BOATRIGHT

JUNE 11, 2024

