

# Pilsen District Update



**Commission on Chicago Landmarks**  
Aug. 6, 2020



# **Criterion**

**900 Buildings  
to be  
Preserved**

**Criterion 1: Value as an Example of City, State, or National Heritage**

**Criterion 4: Exemplary Architecture**

**Criterion 6: Distinctive Theme**

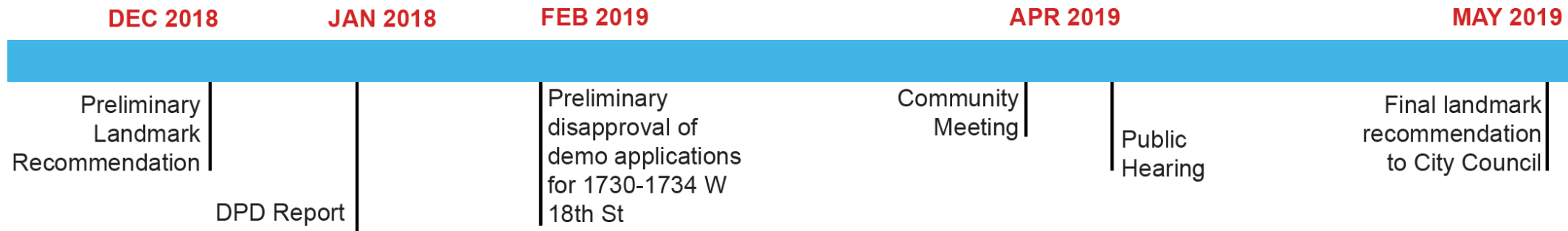
**Criterion 7: Distinctive Visual Features**

**Integrity Criteria**

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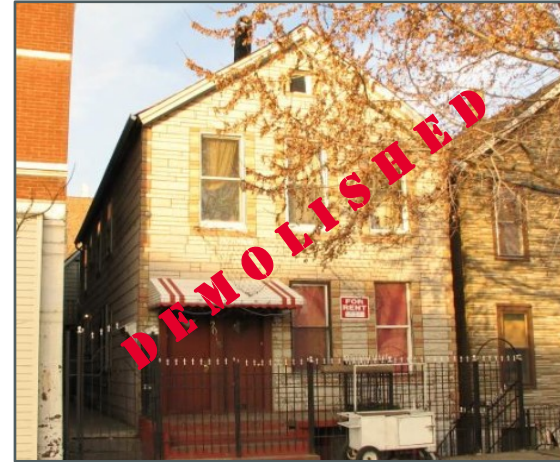
# Recommendation Timeline

## Timeline to Date (2018 - 2020)



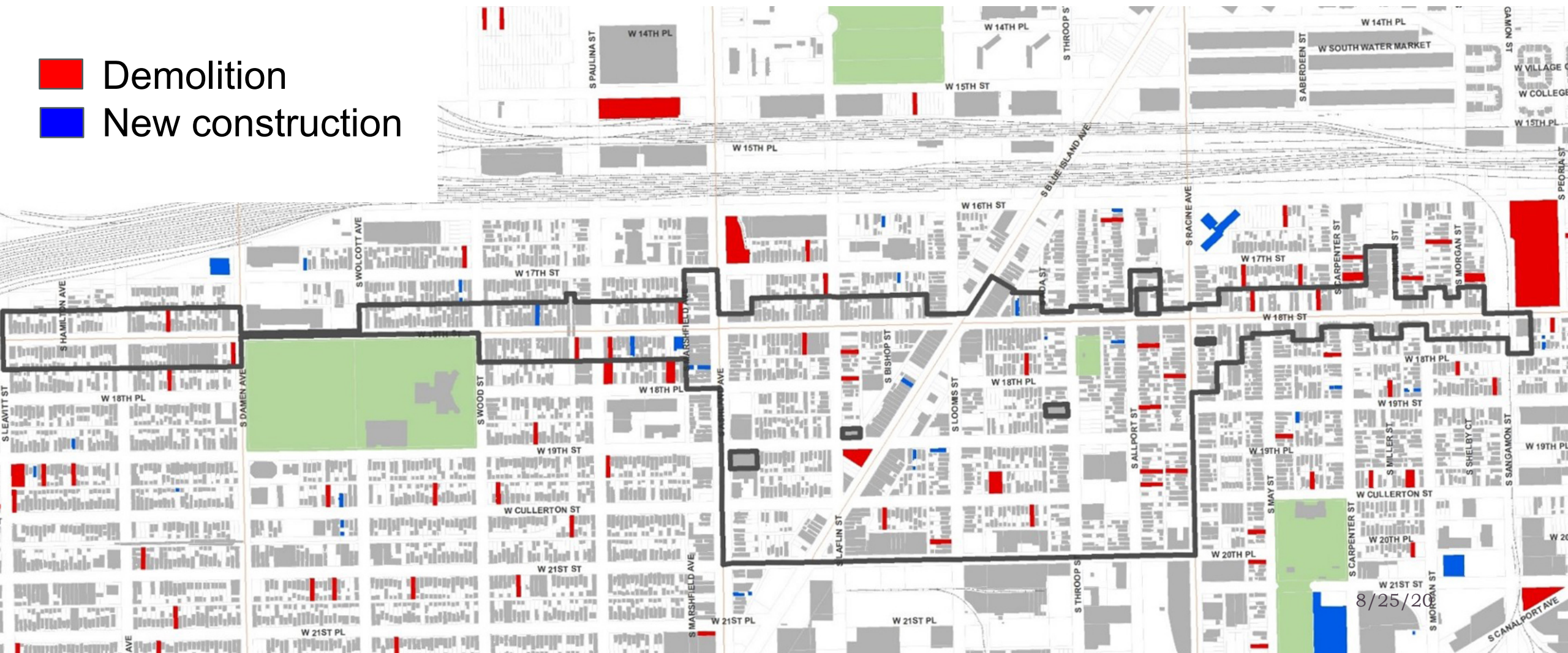


# Over 90 Demolitions Since 2006



 Demolition

 New construction





**Legend**

- District Boundary recommended to City Council
- Demolished Buildings
- New Construction
- Buildings

**Future Demos\***

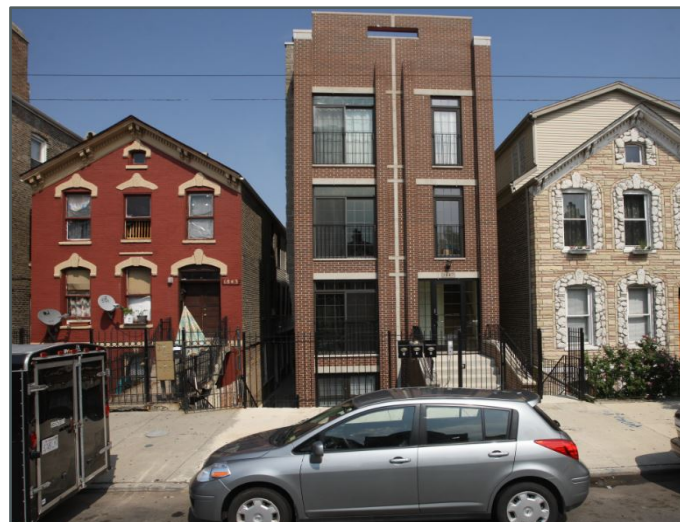
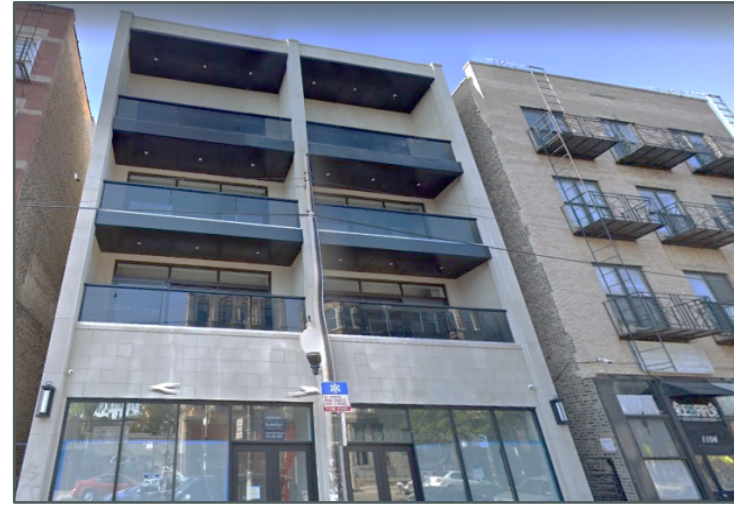
- Demos thru 2030

\*for illustration only

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# ★ Current Replacement Housing



# 18th Street Today



# 18th Street Future?



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Milwaukee Ave

# ★ Concerns/Perceptions

***FICTION:** The district was proposed by the previous alderman and mayor.*

- ★ **FACT:** The district was conceived, initiated and proposed by the Department of Planning and Development and the Commission on Chicago Landmarks.
- ★ **FACT:** The district is intended to preserve the character, culture and people of the Midwest's largest Mexican-American community.
- ★ **FACT:** The preservation effort is part of a larger planning and affordable housing strategy that includes the entire Pilsen and Little Village neighborhoods.





# ★ Concerns/Perceptions

***FICTION:** The district will add costs, delays and red tape for routine repairs.*

- ★ **FACT:** Only repairs that require a building permit are subject to the ordinance.
- ★ **FACT:** Landmark regulations only apply to exterior elements viewable from the street.
- ★ **FACT:** Many facade repairs can be completed without costly materials or designs.



# ★ Concerns/Perceptions

***FICTION:** The district will force property owners from Pilsen to appear before the Landmarks Commission.*

- ★ **FACT:** Most permits are efficiently approved as part of typical permit review processes. 97% of the 165 permits reviewed in Pilsen to date were reviewed at staff level with an average review time of 3 days.
- ★ **FACT:** Only 10 projects to date required applicants to appear before the Permit Review Committee; all 10 building additions/new construction projects were approved.
- ★ **FACT:** Only 2 of the 10 applicants were Pilsen residents.



# ★ Concerns/Perceptions

***FICTION:** The district would create undue burdens for local property owners.*

- ★ **FACT:** There is no requirement for property owners to proactively do anything.
- ★ **FACT:** Approximately half of the properties on 18th Street and one-third of the properties within the broader district are owned by entities that do not live in Pilsen.
- ★ **FACT:** Sixty other City landmark districts are successfully protecting the historic character of thousands of Chicago buildings.

# ★ Concerns/Perceptions




***FICTION:** The landmark district will hasten gentrification.*

- ★ **FACT:** The district's defeat will be final, forever exposing the neighborhood to speculative development groups that systemically destroy buildings, displace people and foster gentrification.
- ★ **FACT:** The district will help preserve Pilsen's buildings for the people that currently live and work in them.
- ★ **FACT:** The Pilsen District would be the first landmark district designed to preserve the cultural heritage of a neighborhood.





# Next Steps

-  DPD will continue to engage elected officials and community stakeholders about the benefits of a district designation.
-  DPD will continue to work with the Department of Housing to address broader neighborhood affordability concerns.
-  DPD will consider other opportunities to ensure local oversight of local development issues.

