

PRELIMINARY SUMMARY OF INFORMATION

SUBMITTED TO THE COMMISSION ON CHICAGO LANDMARKS IN FEB. 2019



Pilsen Historic District

Primarily West 18th Street between South Leavitt and South Sangamon Streets, and 13 blocks bounded by West 18th Street to the North, South Ashland Avenue to the West, West 21st Street to the South and South Racine Avenue to the East.



CITY OF CHICAGO
Rahm Emanuel, Mayor

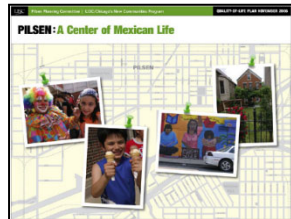
Department of Planning and Development
David Reifman, Commissioner

Preserving Culture, Community and Character in Pilsen

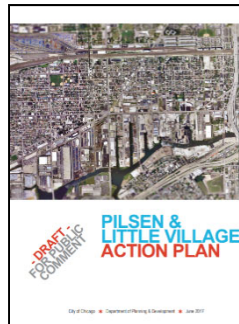
Landmark Designation Process

2006
National Register of Historic Places
Pilsen Historic District

2006
Pilsen: A Center of Mexican Life
LISC Plan



2017
Pilsen and Little Village
Action Plan



2018
Pilsen and Little Village
Preservation Strategy
ARO Pilot

December 6, 2018
Commission on Chicago Landmarks (CCL) voted to initiate consideration of the district

March 7, 2019
CCL preliminarily denies application to demolish four buildings in the district
By law, this denial requires the designation process to be expedited

Planning Efforts To Date

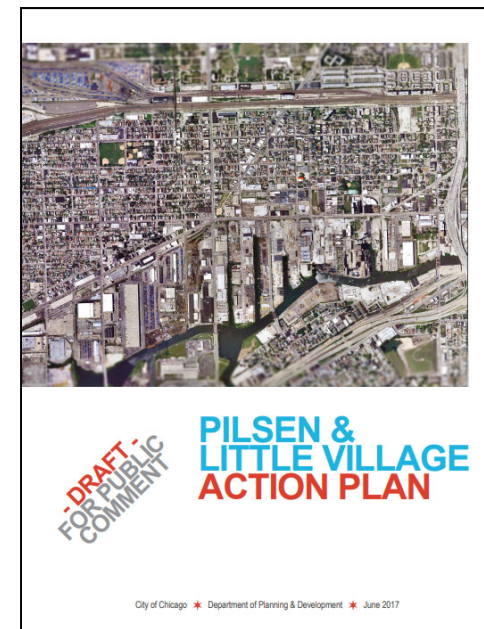
In 2006, the Pilsen: A Center of Mexican Life recommended to:

- Increase the volume of affordable housing within the neighborhood
- Encourage residents in the existing Pilsen National Register Historic District to invest in their housing
- Develop 18th Street as a premier Mexican shopping district
- Beautify Pilsen with banners, kiosks, benches, landscaping, and attractive signage
- Preserve murals throughout Pilsen



In 2017, the Pilsen & Little Village Action Plan recommended o:

- Increase the development and preservation of affordable housing
- Provide outreach to homeowners and renters about housing resources
- Preserve neighborhood character and cultural assets



In Pilsen, the City is taking a **unique and coordinated** approach to preservation:

HOUSING: Housing Affordability and Preservation

- ARO requirements were increased in January 2019 to align with what the community had already been requiring from developers
- Established new housing programs to support existing homeowners and existing affordable rental property, funded by ARO fees

OPEN SPACE: El Paseo Multi-use Trail

- Securing the rail right-of-way for public use
- Creating a new recreational amenity and community connector
- Goal is to incorporate community culture into the design

CULTURE: Pilsen Landmark District

- Reduce the volume of demolitions in order to retain cultural assets such as historic buildings and murals
- Protect existing murals and acknowledge the significance of mural culture
- Establish design guidelines for new development

Today's Focus

- Overview of **Pilsen Preservation Strategy** and previous community planning
- **Pilsen Landmark District** designation details
- Overview of Landmark District Designation and potential benefits for:
 - Community at large
 - Property owners within the designated area
 - Murals and muralists
- Questions from the audience

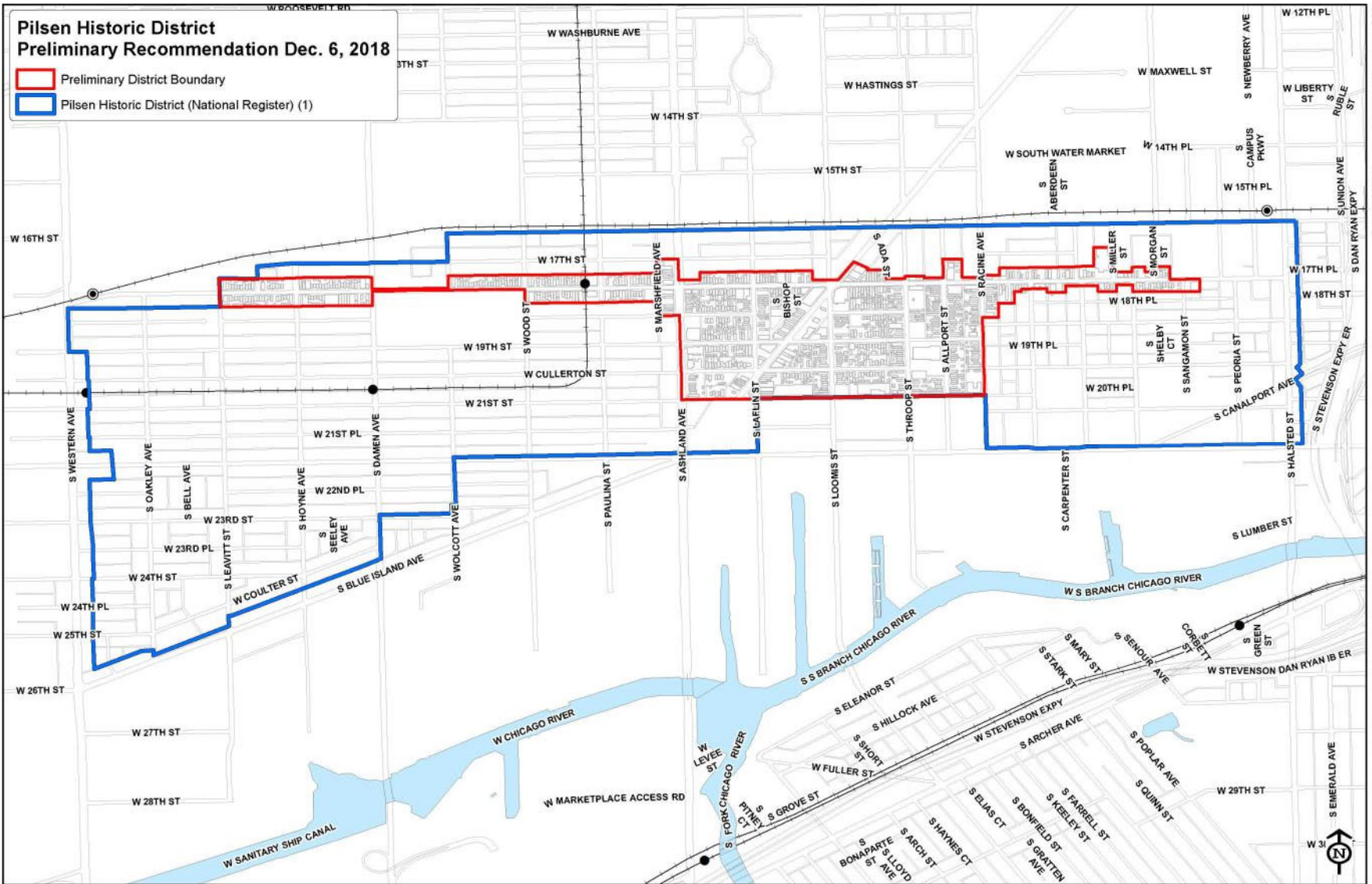
Pilsen Landmark District

18th Street between Leavitt and Sangamon Streets, and 13 blocks bounded by 18th Street to the north, Ashland Avenue to the west, 21st Street to the south, and Racine Avenue to the east



Pilsen Historic District Preliminary Recommendation Dec. 6, 2018

- Preliminary District Boundary
- Pilsen Historic District (National Register) (1)



Author: Luis Montenegro, DPD
Date: 11/29/2018

Document Path: S:\GIS\Stausr\PLuis Montenegro\Pilsen District.LM2_NP.mxd

Buildings proposed to be demolished



Landmark Designation Process

(Next Steps)

April 16, 2019

- TODAY!
- Informational public meeting at Lozano Library

April 24, 2019

- Public hearing on landmark district and application to demolish three buildings
- 9:30 a.m. at City Hall, Room 201-A

Mid-May, 2019

- CCL final vote on landmark district and application to demolish three buildings
- If the CCL votes in favor, designation needs to be considered by City Council

May + 2019

- Proposed landmark designation in front of the City Council

Landmark Designation Preliminary Report

- English and Spanish versions available online at bit.ly/2KpdG88
- Describes why Pilsen is historically important to the City of Chicago
- Identifies the types and styles of historic buildings in the district
- Presents information on murals and artists
- Includes a building catalog which identifies contributing and non-contributing property
- Defines the legal criteria for designation which the district meets

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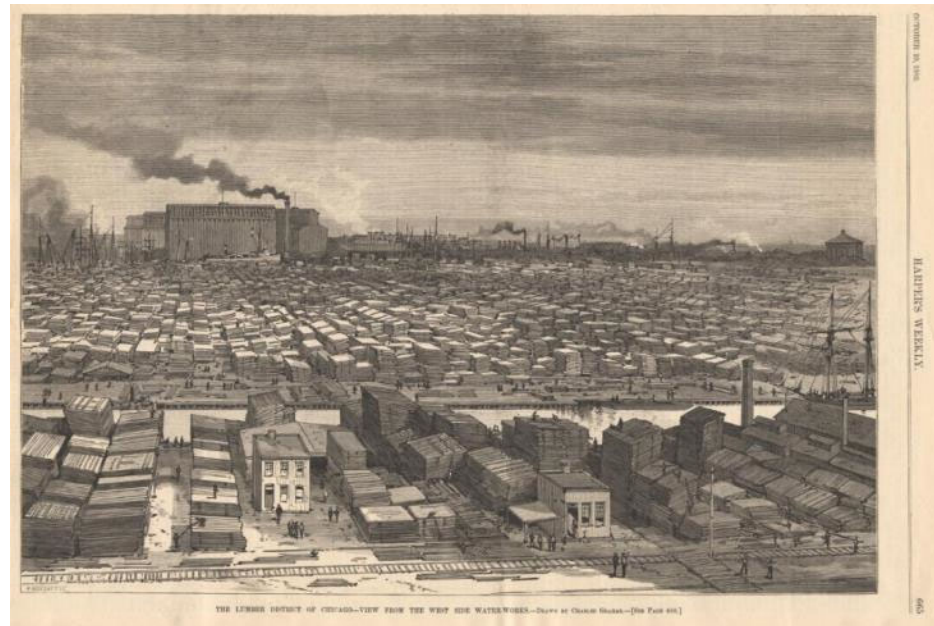
Department of Planning and Development
David Reifman, Commissioner



McCormick Works 1902
(demolished late 1960s)
Blue Island and Western Ave



Schoenhofen Brewery 1886
18th St. and Canalport



Lumber District 1886
Viewed from Ashland and Blue Island

Mixed-Use Commercial and Residential Buildings



Nemecek Photo Studio/Flats
1439 W. 18th Street



Schlitz Brewery-Tied House
1870 S. Blue Island



Store and Flat
1529 W. 18th Street

Landmarked Thalia Hall
1215-1225 W. 18th St.
Architects: Faber & Pagels



Cottages, Two-Three Flats, Tenements



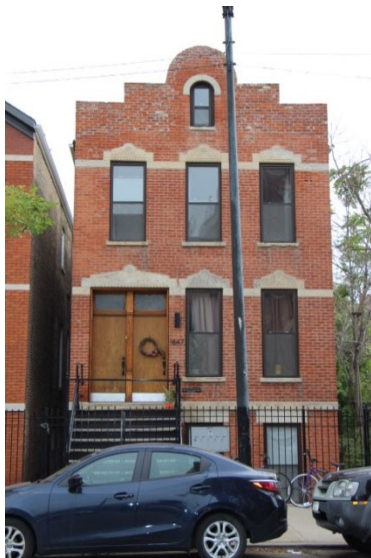
1843 S. Allport



1844 S. Allport



1820 S. Allport



1847 S. Loomis



1723 S. Ashland

Schools, Churches, and Sokols



Joseph Jungman Elementary School 1903
Normand S. Patton



St. Procopius Church
1883
18th and S. Allport.
Julius Huber

Czesky Slavonsky Americky Sokol
[C.S.A.S.]
1893
1436-1440 W. 18th Street



Pizensky Sokol
1892, one story hall
1895, three additional floors
1812 S. Ashland Avenue



Murals



Woman with Flag

Alejandro Medina
2013



Declaration of Immigration

Yollocalli Arts Reach With Salvador
Jimenez-Florez 2009



Organicemonos Para Que
Haiga Paz (Let's Organize So
We May Have Peace)

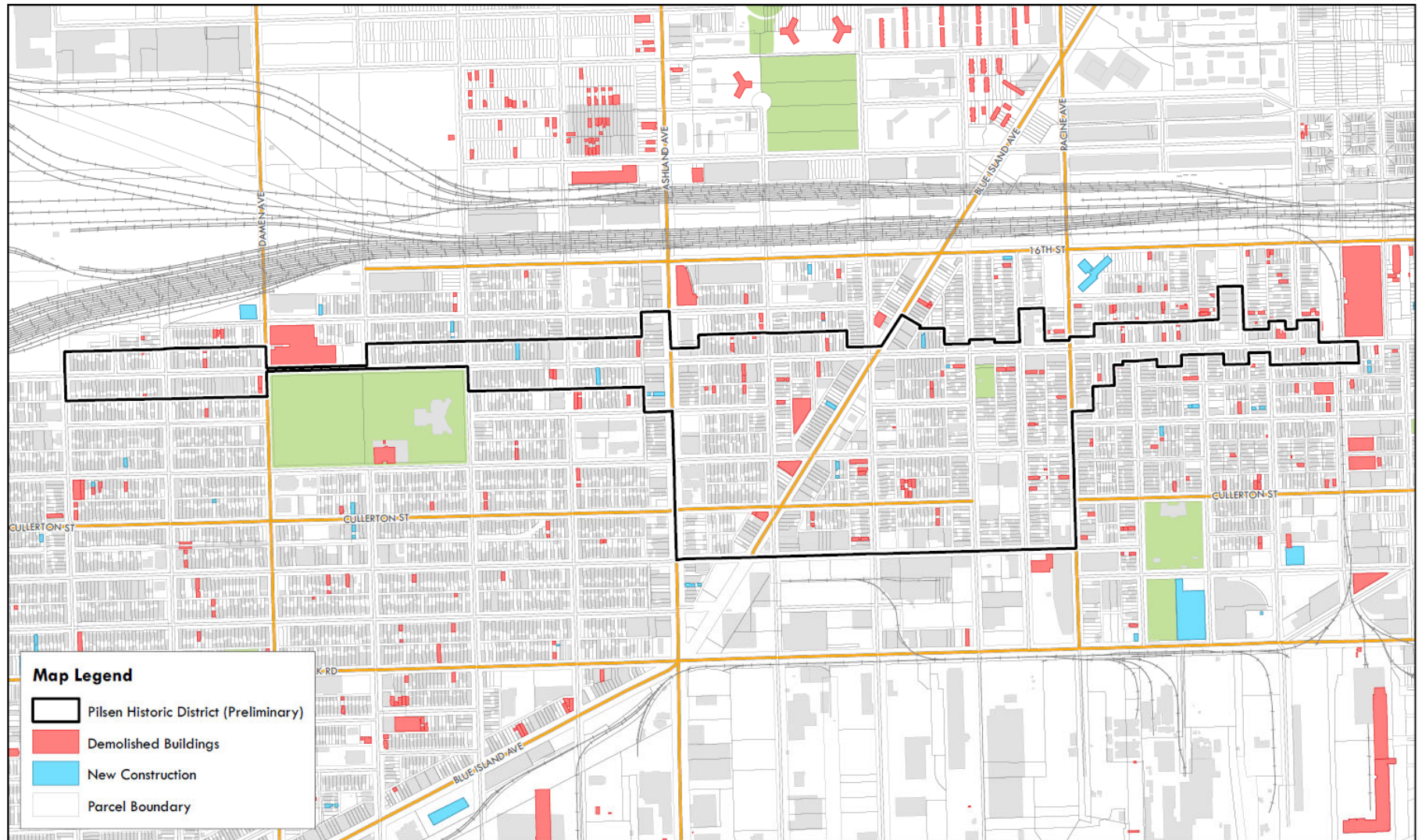
Aurelio Diaz
1978

What does a landmark district mean for the community at large?

- City-wide and National recognition of community's historic, architectural and cultural heritage
- Preservation of existing character and building scale
- Reduce number of demolitions
- Review of new construction
- Limits the scale of incoming retail



Demolition



2006 - 2018

New Construction

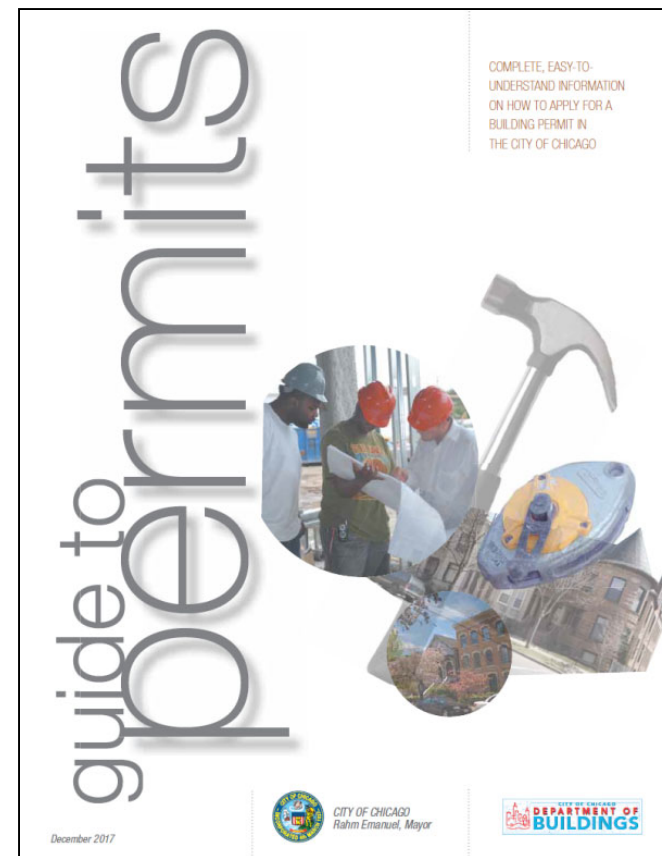
- Structure respects the general size, shape, and scale of the features associated with the district
- Site plan respects the site characteristics associated with the district
- Design respects general historic and architectural characteristics of the district
- Materials are compatible

The intent is to encourage excellence in contemporary design that does not imitate, but rather complements, existing characteristics of the property or district



What does a landmark district mean for property owners?

- No required work or improvements by property owners
- No additional City permits are required for Landmark buildings
- Building code regulates what work requires a permit
 - Painting, landscaping, interior finishes, and other minor repairs do not require a permit



What does a landmark district mean for property owners?

- Landmark regulations only apply to “what you can see from the street”



Exterior – common scope of work

- Window replacement
- Masonry repair and tuckpointing
- Storefront replacement
- Roofing repair/replacement



Façade Rehabilitation



What does a landmark district mean for property owners?

- The Commission only reviews work proposed by the owner
- Current property conditions may be maintained
- Permits must be reviewed by historic preservation staff within 15 days



What does a landmark district mean for property owners?

Eligibility for Financial Incentives

Class L Property Tax Incentive – Reduces property tax rate for 12 years in a commercial or industrial use

20% Federal Rehabilitation Tax Credit – Federal income tax credit equal to 20% of construction costs for rehabilitating an income-producing building

Property Tax Freeze – Freezes property taxes over a 12-year period for rehabilitating an owner-occupied house, condominium, cooperative unit, or multi-family building up to 6 units (where one unit is owner-occupied)

Permit Fee Waiver - Waives all building permit fees

What does a landmark district mean for existing murals and muralists?

- The murals in the district come from a living cultural tradition in the neighborhood rooted in the Mexican Muralist Movement
- Murals are recognized as a significant feature of the district, though they can be changed and new murals can be added in the district
- Muralists will be convened as a working group to develop the details of these protections

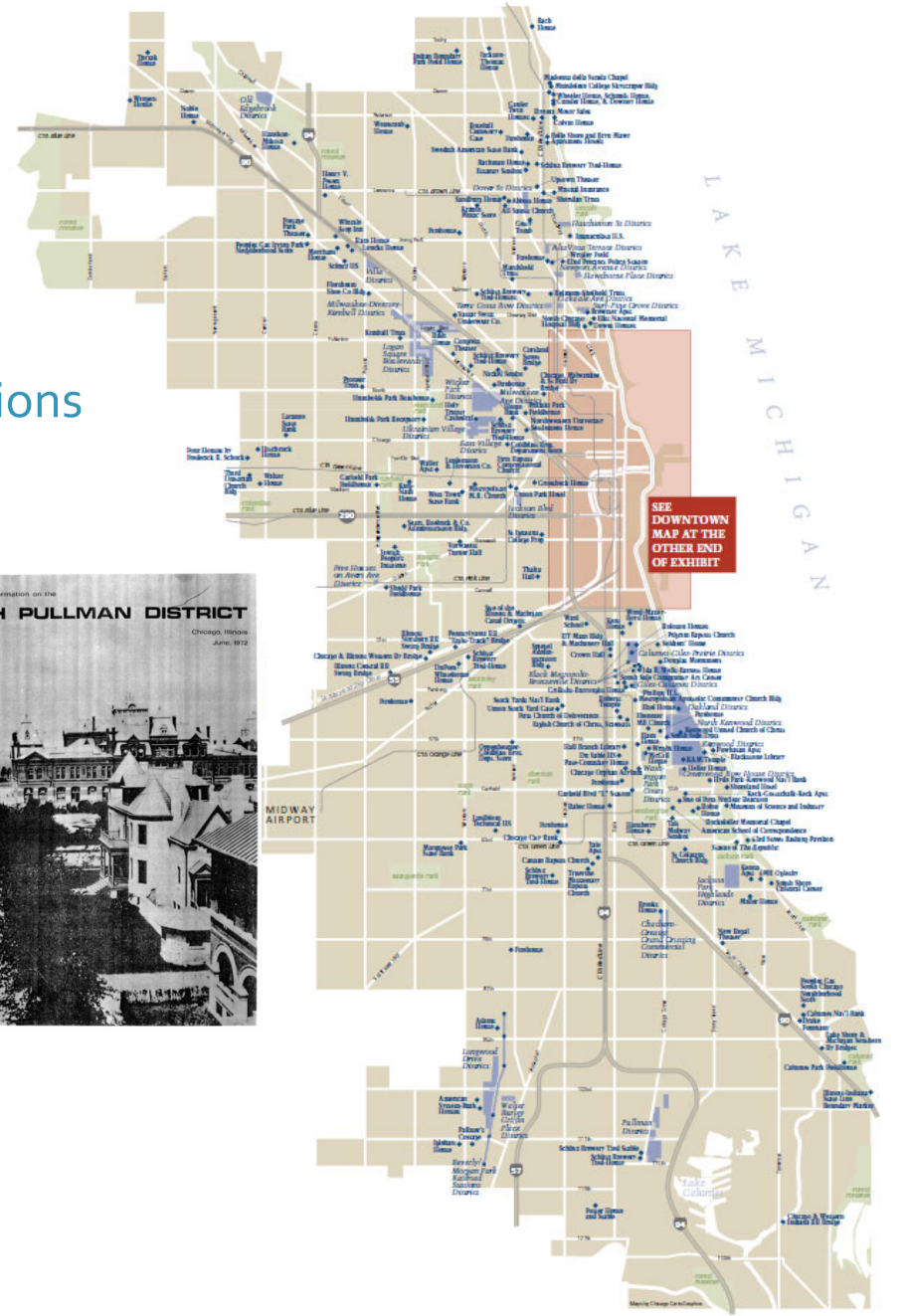


Design Guidelines

- If the designation is approved, the City will begin to develop design guidelines for new construction and rehabilitation within the Pilsen Landmark District
- These guidelines provide more certainty for property owners, developers and the community about what will or won't be permitted within the District
- Typically, design guidelines address:
 - Exterior rehabilitation
 - Additions to historic buildings
 - New construction
 - Demolitions

Other Landmark Districts in Chicago

- 59 Landmark Districts + 9 Extensions



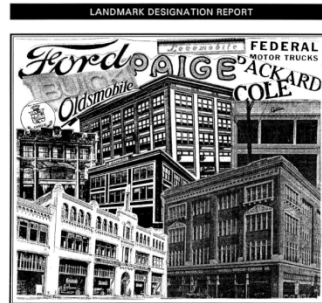
Chatham-Greater Grand Crossing Commercial District

Including the Following Address Ranges (Even/Odd Addresses):
 748-758 E. 75th St. (evens); 737-759 E. 75th St. (odds); 635 E. 79th St.;
 714-758 E. 79th St. (evens); 735-759 E. 79th St. (odds); 932 E. 79th St.;
 7439-7459 S. Cottage Grove Ave. (odds); 7600-7604 S. Cottage Grove
 Ave. (evens); and 7705, 8000 and 8030 S. Cottage Grove Ave.

Preliminary Landmark Recommendation approved by the Commission on Chicago Landmarks, November 1, 2007



CITY OF CHICAGO
 Richard M. Daley, Mayor
 Department of Planning and Development
 Arnold L. Randall, Commissioner



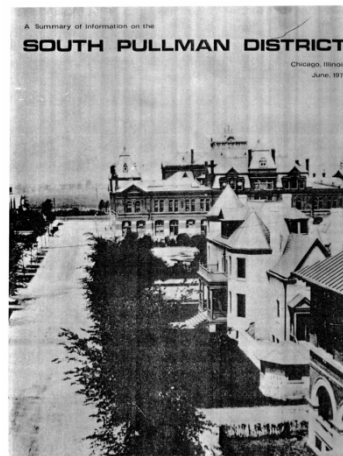
Motor Row District

MICHIGAN AVENUE, PRIMARILY BETWEEN CERAMAK ROAD AND THE STEVENSON EXPRESSWAY

PRELIMINARY LANDMARK RECOMMENDATION APPROVED ON APRIL 3, 2000
 BY THE COMMISSION ON CHICAGO LANDMARKS



CITY OF CHICAGO
 Richard M. Daley, Mayor
 Department of Planning and Development
 Christopher R. Hill, Commissioner



SOUTH PULLMAN DISTRICT

Chicago, Illinois
 June, 1972

Next Steps for Public Input on Preservation Strategies

Preliminary Pilsen Landmark District

- Public hearing on April 24
- Landmark Commission in mid-May
- City Council in May

Housing Affordability and Preservation

- Public meetings to refine housing programs and priorities will begin this summer

El Paseo Multi-use Trail

- Public meetings to develop designs will begin this summer

Coordination with Housing Programs

The Affordable Requirements Ordinance affects residential developments with 10 units or more, AND receives something from the City, ie a Zoning change, City owned land, City Financial Assistance.

Effective Jan 2019, the ARO for Pilsen was **doubled from 10% to 20%**

The change to ARO doubled the affordable unit requirements of the developer. This based on the total units. Ex. A 10 unit building has a 20% contribution, ie 2 units.

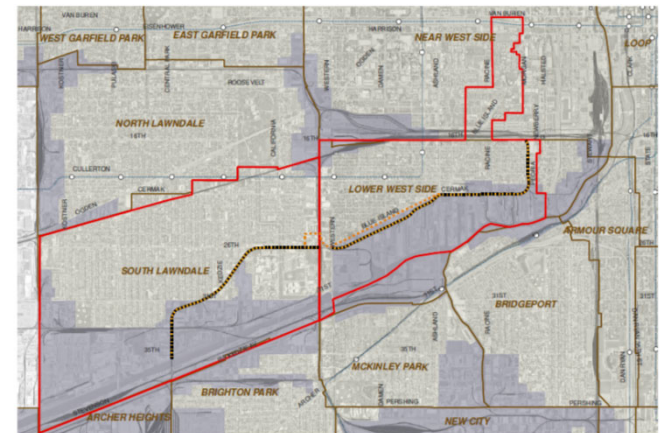
What are the contribution requirements?

1. 10% of units built at the project must be affordable and on-site, with an incentive for family units.
2. Or, a fee is paid by the developer for housing programs.

**The fee was raised by \$50K effective Jan 2019 (\$178K Pilsen).*

How are those fees used?

- To fund homeownership programs within the Pilot.
- To preserve existing affordable rental properties in the Pilot.
- To fund low income vouchers through the CHLIHTF.
- To develop multi-family affordable housing.



Pilsen & Little Village ARO

Legend:
- ARO Pilots (Red outline)
- Community Areas (Yellow outline)
- Industrial Corridors (Blue shaded area)
- Proposed Paseo (Dashed line)
- Paseo On-Street Connections (Dotted line)

How will ARO fees be used to **fund programs** to preserve existing affordability?

Long-Term Homeowner Fund

\$1,000,000 front funded

Similar to other City home improvement programs (606, NIF-NIP, etc.)

Provides **Forgivable Loans** to income-qualified owner-occupants for exterior improvements & safety repairs

- Homeowners that have lived in their home for 10 years or more
- Exterior (and some interior safety) repairs up to \$25,000
- Loan forgiven in full if the homeowners stays in the home for the full 10 years
- Program Administrator will take applications, verify eligibility, and oversee contractors and repairs

Preservation of Existing Affordable Rental (PEAR)

\$2,000,000 front funded

Provides loans to refinance existing rental properties in exchange for affordable units

- At least 20% of units must be affordable
- Affordable term is up to 30 years
- Affordable Units must be affordable to households at 80% AMI or less (\$67,700 for a family of 4 people)
- Any programs will require additional Council action

Other Ideas

- Façade improvements for small business owners



Questions?

Preliminary Pilsen Landmark District

Housing Affordability and Preservation

El Paseo Multi-use Trail

Thank you

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Paseo Contact:

Kathy Dickhut 312.744.1074 Kathleen.Dickhut@cityofchicago.org