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 to:

- 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.
Buildings proposed to be demolished
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 Process
(Next Steps)
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
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

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

Store and Flat
1529 W. 18th Street
Cottages, Two-Three Flats, Tenements

1843 S. Allport

1844 S. Allport

1847 S. Loomis

1820 S. Allport

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

Plzensky 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

Map Legend:
- Pilsen Historic District (Preliminary)
- Demolished Buildings
- New Construction
- Parcel Boundary

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
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
Coordinating 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.
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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