PILSEN & LITTLE VILLAGE ACTION PLAN

City of Chicago  ★  Department of Planning & Development  ★  June 2017
TABLE OF CONTENTS

1 Executive Summary .................................................. 2
2 Introduction ........................................................... 4
3 Context ................................................................. 8
   Community History and Demographics ....................... 10
   Open Space and Transportation ............................... 11
   Housing ............................................................. 12
   Economic Development .......................................... 13
   Cultural Assets .................................................... 14
   Previous Plans ..................................................... 16
4 Community Engagement ............................................ 18
5 Action Plan .......................................................... 22
   Land Use and Opportunity Sites ................................ 24
   Economic Development .......................................... 26
   Cultural Assets .................................................... 28
   Housing ............................................................. 30
   Industrial .......................................................... 34
   Open Space and Transportation ............................... 38
6 Implementation ....................................................... 42
7 Appendix ............................................................. 46

Select aerial photos courtesy of Pictometry
EXECUTIVE SUMMARY

The Pilsen and Little Village Action Plan is a summary of specific issues and opportunities facing the communities of Pilsen and Little Village, as gathered and compiled by the Chicago Department of Planning and Development (DPD) in partnership with the Chicago Metropolitan Agency for Planning (CMAP). Focusing specifically on land use, economic development, cultural assets, housing, industrial land uses, and open space and transportation; the Action Plan provides a series of recommendations to help address some of the issues and opportunities outlined by the community, as well as to guide future planning efforts.

Though distinct from each other, Pilsen and Little Village comprise a 7.2-square-mile area that has become the center for Mexican life in Chicago. More than 80 percent of the residents in both neighborhoods identify as Latino, compared to 29 percent citywide. The communities’ lively retail corridors along 18th Street, Cermak Road and 26th Street are lined with Mexican restaurants and businesses selling culturally specific clothing, music and other goods, attracting a steady flow of local and regional patrons and visitors. Both areas are densely populated with predominantly middle- to lower-income households living in older, low-rise, two- to four-unit buildings. Both communities have larger-than-average household sizes and there is little vacant residential land.

Public and private cultural resources are found throughout both communities, including the National Museum of Mexican Art, along with a wide variety of galleries, music venues, a Latino film festival, public murals, and diverse programming for youth.

The Pilsen and Little Village Action Plan presents strategies to address the concerns of residents interested in maintaining the neighborhood’s current charm, scale, and cultural identity. The plan also recognizes the need for housing policies due to a projected increase in population as well as a concern of displacement expressed by the community.

The Action Plan was initiated in October 2013 by the Chicago Department of Planning and Development (DPD) and the Chicago Metropolitan Agency for Planning (CMAP) with assistance from the Pilsen Neighbors Community Council (PNCC) and Enlace Chicago, a Little Village neighborhood organization. The plan started with a community-wide workshop in both neighborhoods to discuss challenges and opportunities related to the development of new open space and green infrastructure.

Following these workshops, in the spring of 2014, a series of public outreach and engagement meetings took place, involving nearly 20 stakeholder groups in Pilsen and Little Village. The meetings offered stakeholders an opportunity to provide feedback on key issues and learn more about the planning process. A more exhaustive list of stakeholder organizations can be found in the Appendix section of this document.

In 2014, CMAP also completed an existing conditions report for the same geographic area, which can be downloaded here.

In addition to retail and service-oriented employment, the communities are each home to large industrial corridors that together employ more than 13,000 people. The City of Chicago’s “Industrial Corridor Modernization Initiative,” launched in spring of 2016, will assess the conditions and create potential industrial enhancement scenarios for these areas that are distinct from this Action Plan.

The Action Plan will provide a roadmap for future planning, investments and equitable land use opportunities in both communities.
Source: Chicago Metropolitan Agency for Planning’s 2010 Land Use Inventory for Northeastern Illinois, Version 1.0. Published: December 2014. Map information is not appropriate for, and is not to be used as a geodetic, legal, or engineering base. Map information has no legal basis in the definition of boundaries or property lines and is not intended as a substitute for surveyed locations such as can be determined by a registered Public Land Surveyor.
INTRODUCTION

An Action Plan is a tool that the City’s Department of Planning and Development (DPD) uses to better understand specific issues and opportunities facing a community area. This type of planning document focuses on gathering information through an extensive community engagement process to identify actions the City and the community can take immediately (together or separately) as well as areas where additional planning and policy development would be beneficial to address community concerns. In this case, DPD (in partnership with CMAP) spent nearly three years working with community stakeholders in Pilsen and Little Village to develop recommendations included herein. More information on our community engagement process can be found in Chapter 4.

This Action Plan addresses the following key topics by summarizing historical context and community input in each area and offering specific recommendations for implementation:

- **Existing Land Use**
- **Economic Development**
- **Cultural Assets**
- **Housing**
- **Open Space**

This Action Plan also emphasizes that additional planning related to future land use, housing affordability, industrial areas and transit-oriented opportunities will be conducted with community participation to develop one coordinated set of policies.

The map above is illustrates the area that was considered for the Action Plan and shows current land uses and the Opportunity Sites.

**Map Key**
- Interstates
- Metra Line & Station
- CTA Pink Line & Station
- Water

**Land Use**
- Residential
- Mixed Use (Residential + Commercial)
- Commercial
- Public Facilities + Institutions
- Industrial + Manufacturing
- Transportation + Utility
- Parks and Open Space
- Vacant Land
- Opportunity Sites
CONTEXT
COMMUNITY HISTORY AND DEMOGRAPHICS

The Pilsen and Little Village neighborhoods both developed as immigrant enclaves offering employment opportunities in a variety of manufacturing and retail establishments and other professions. Pilsen was settled first, with German and Irish immigrants moving to the area in the 1840s following the construction of three key transportation routes: (1) the Southwestern Plank Road, which was a strategically located trade route and is now Ogden Avenue; (2) the Illinois and Michigan Canal, now named the South Branch of the Chicago River, and (3) the Burlington Railroad, which is still active and bisects the two neighborhoods.

After the Chicago Fire of 1871, various industries moved into the area, creating thousands of new, unskilled jobs and in turn drawing in new residents attracted by the labor opportunities. It was during this time that settlement in Little Village, spurred primarily by the influx of German and Czech immigrants, began. In the 1950s and 1960s, Mexican immigrants began moving into the communities in greater numbers, a shift that was triggered by the combination of the loosening of immigration restrictions and the displacement of Mexican residents from the Near West Side as part of the expansion of the University of Illinois at Chicago. By 1990, over 85% of residents in both areas were of Hispanic origin. An influx of young people during the following decade, specifically in Pilsen, have led to fears of displacement and gentrification. In recent years, investments in affordable housing by the City in partnership with community based organizations have provided new housing options for long-time residents, while also allowing the young, creative community to flourish.

Today, Pilsen and Little Village serve as the Mexican cultural and business center for Chicago and the region. Storefronts sell Mexican food, wedding and quinceañera gowns, music, clothing, and other culturally-specific hard to find goods, attract a steady flow of residents and visitors alike. Little Village boasts a burgeoning art scene that includes galleries, murals, music venues, a Latino film festival, and diverse programming for youth. Pilsen’s more established art scene has attracted the young and hip with resale shops, bars, and trendy restaurants in recent years. An extensive network of churches and community based organizations provide social services throughout the neighborhoods.
OPEN SPACE & TRANSPORTATION

Acres of Open Space per 1,000 Residents

| Neighborhood | Acres of Open Space
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>PILSEN (LOWER WEST SIDE)</td>
<td>1.54</td>
</tr>
<tr>
<td>LITTLE VILLAGE (SOUTH LAWNDALE)</td>
<td>1.27</td>
</tr>
</tbody>
</table>

Source: 2016, Chicago Park District Land Acquisition Plan

Method of Transportation to Work for Employed Population Aged 16 Years or Older

<table>
<thead>
<tr>
<th>Method of Transportation</th>
<th>PILSEN &amp; LITTLE VILLAGE</th>
<th>CHICAGO</th>
</tr>
</thead>
<tbody>
<tr>
<td>Drive Alone</td>
<td>46.5%</td>
<td>52.5%</td>
</tr>
<tr>
<td>Carpool</td>
<td>10.0%</td>
<td>10.0%</td>
</tr>
<tr>
<td>Public Transportation</td>
<td>22.8%</td>
<td>27.9%</td>
</tr>
<tr>
<td>Bicycle</td>
<td>2.3%</td>
<td>1.3%</td>
</tr>
<tr>
<td>Walk</td>
<td>7.6%</td>
<td>6.7%</td>
</tr>
<tr>
<td>Other</td>
<td>1.3%</td>
<td>1.5%</td>
</tr>
</tbody>
</table>

Source: 2014 5 Year American Community Survey, Table B08006 - Sex of Workers by Means of Transportation to Work (only age data was used from this table)

OPEN SPACE & TRANSPORTATION

Since 1998, the City’s acquisition and expansion of new neighborhood parks has been guided by CitySpace – An Open Space Plan for Chicago. One of the Plan’s goals is to provide a minimum of two acres of parkland per 1,000 residents in each of Chicago’s 77 community areas. In 2014, the 26-acre La Villita Park was opened in Little Village containing soccer and baseball fields, a skate park, basketball courts and a playground. Eight “Campus Parks” have been completed in both Pilsen and Little Village, transforming asphalt Chicago Public School (CPS) playgrounds into spaces with lawns and playgrounds for use by students and neighbors. In 2015, the Space to Grow Program took the Campus Park Program one step further by adding an additional objective to design new schoolyards that could divert a significant amount of stormwater from the City’s combined sewer system. Orozco Community Academy, in Pilsen, was one of the first six CPS schools to be improved under this new program. Three community gardens have been built in Pilsen for use by residents through agreements with the nonprofit urban land trust, NeighborSpace, formed as a result of the CitySpace plan.

Despite these efforts, the community areas that Pilsen and Little Village lie within (Lower West Side and South Lawndale) still rank in the lower third of all community areas in terms of the amount of open space acreage per person. Most residents of Pilsen and Little Village live close to open space but have significantly less acreage per resident than the city average.

Over one-third of residents in Pilsen and Little Village live within a half-mile of a rail station and approximately one-fifth take public transportation to work. Another one-fifth of residents carpool to work.
HOUSING

Housing Costs as a Percentage of Household Income
2014

According to projections from CMAP, Pilsen and Little Village will gain households and grow in population between now and 2040. Both are expected to grow at a faster rate than Chicago overall. A significant portion of that increase will come from individuals that are 50 and older as the population ages in both communities -- consistent with regional and national trends.

Members of the Pilsen and Little Village communities are interested in maintaining the character and charm of their neighborhoods while preserving and creating new affordable housing options.

Pilsen and Little Village are both considered primarily moderate-to low-income neighborhoods with median household income lower than the City’s median of $47,408. Over the past 12 years, the number of cost-burdened homeowners and renters, or households spending over 30 percent of their income on housing, have increased. At least 50 percent of all owners and renters are cost-burdened. This trend outpaced the changes that were seen in other Chicago neighborhoods.

Source: 2012 5 Year American Survey, Table B25106 - Tenure by Housing Costs as a Percentage of Household Income in the Past 12 Months.

HOUSING

The housing stock in Pilsen and Little Village is predominantly made up of multi-family residences. Residential buildings are typically two to three stories and contain two to six units on average. The housing stock is slightly older than the rest of Chicago with over 70 percent of buildings in both areas built before 1945.

Pilsen and Little Village are CALUMET

Housing Composition
2014

Source: Institute of Housing Studies at DePaul University Analysis of Data from Cook County Assessor.

Share of Residential Parcels Impacted by Foreclosure
2005 to 2013

Source: Institute of Housing Studies at DePaul University Analysis of Data from Cook County Recorder of Deeds via Property Insight, Record Information Services, Cook County Assessor.
ECONOMIC DEVELOPMENT

According to a study commissioned by the City in 2013, that analyzed the resident buying power and actual retail sales across Chicago, the retailers operating in Pilsen and Little Village generate fewer sales across many commercial categories than projected expected purchases for each resident; suggesting that many Pilsen and Little Village residents leave the neighborhood to shop. In fact, they do: Anecdotal evidence suggests that residents often travel to nearby suburbs where there are big box retailers and shopping centers.

However, a Crain’s Chicago Business article from 2014 featured the two-mile commercial stretch of 26th Street as a high grossing commercial district – second only to Michigan Avenue. According to Crain’s, the shopping district generates more than $900 million annually in sales. By analyzing the demographic data and anecdotal information gathered during the community engagement process, it is clear that the shopping districts in both Pilsen and Little Village serve as regional destinations for hard-to-find culturally specific goods.

COMMERCIAL

Retail Gap Analysis 2013

<table>
<thead>
<tr>
<th>Building Type</th>
<th>Total Local Retail Sales (Demand)</th>
<th>Total Local Retail Sales (Supply)</th>
<th>Local sales exceed local demand</th>
<th>Local demand not satisfied by local sales</th>
</tr>
</thead>
<tbody>
<tr>
<td>Home Appliances &amp; Furnishing Stores</td>
<td>$14.8 M</td>
<td>$14.7 M</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Food &amp; Beverage Stores</td>
<td>$80.5 M</td>
<td>$79.9 M</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Health &amp; Personal Care Stores</td>
<td>$67.4 M</td>
<td>$67.7 M</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Neighborhood Store General Merchandise</td>
<td>$77.6 M</td>
<td>$78.9 M</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Large Store General Merchandise</td>
<td>$85.1 M</td>
<td>$84.2 M</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Eating &amp; Drinking</td>
<td>$4.9 M</td>
<td>$4.6 M</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Auto Sales &amp; Services</td>
<td>$128.9 M</td>
<td>$120.7 M</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Non-store Retailers</td>
<td>$18.6 M</td>
<td>$121.8 M</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Source: 2013 City of Chicago Citywide Retail Market Analysis of Esri Business data. See APPENDIX for the complete retail sales categories and further description.

Total Vacant Rentable Commercial Building Area (Percent) by Use 4Q 2013

<table>
<thead>
<tr>
<th>Building Type</th>
<th>Period</th>
<th>Total Rentable Building Area (sf)</th>
<th>Total Vacant Rentable Building Area (sf)</th>
<th>Total Vacant Rentable Building Area (%)</th>
<th>Chicago Total Vacant Rentable Building Area (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Industrial/Flex</td>
<td>4Q 2013</td>
<td>18,094,089</td>
<td>2,009,548</td>
<td>11%</td>
<td>10%</td>
</tr>
<tr>
<td></td>
<td>4Q 2005</td>
<td>19,031,981</td>
<td>1,953,683</td>
<td>10%</td>
<td>10%</td>
</tr>
<tr>
<td>Office</td>
<td>4Q 2013</td>
<td>1,082,466</td>
<td>168,742</td>
<td>16%</td>
<td>13%</td>
</tr>
<tr>
<td></td>
<td>4Q 2005</td>
<td>1,112,448</td>
<td>309,704</td>
<td>28%</td>
<td>14%</td>
</tr>
<tr>
<td>Retail</td>
<td>4Q 2013</td>
<td>3,623,537</td>
<td>245,177</td>
<td>7%</td>
<td>7%</td>
</tr>
<tr>
<td></td>
<td>4Q 2006</td>
<td>3,523,096</td>
<td>390,250</td>
<td>11%</td>
<td>8%</td>
</tr>
</tbody>
</table>

Source: Institute of Housing Studies at DePaul University Analysis of CoStar data.
CULTURAL ASSETS

The Chicago City Council has designated several historic buildings in Pilsen and Little Village as Chicago Landmarks, including Thalia Hall, Schoenhofen Brewery, Shedd Park Fieldhouse and a number of historic railroad bridges spanning the South Branch of the Chicago River. As designated Chicago Landmarks, the properties are eligible for economic incentives for repair and rehabilitation through the City’s Class-L Property Tax Incentive Program. All designated Chicago Landmarks are also eligible for a Permit Fee Waiver, for building permit fees, and special allowances from certain building and zoning code requirements. Owners of historic buildings also have free access to experienced rehabilitation professionals who provide assistance with technical issues.

The Pilsen Historic District was listed on the National Register of Historic Places in 2006. It is located approximately two-and-one-half miles southwest of Chicago’s downtown and is generally bounded by Halsted Street on the east, Cermak Road on the south, Western Avenue on the west, and the railroad viaduct north of West 16th Street on the north.

After the Great Fire of 1871, which did not reach Pilsen, industry and commerce began to thrive as large manufacturing complexes moved into the area, subsequently encouraging residential development in the 1880s and 1890s as an influx of immigrant workers primarily from Bohemia, settled in Pilsen. The architecture of the district is characterized by its density, variety, and lively architectural embellishment. Many buildings are uniquely Bohemian-American architecture, sometimes referred to as Bohemian Baroque, with many Romanesque Revival and Classical Revival forms and stylistic expressions carried from Europe to Chicago by the Bohemian immigrants.

The district encompasses approximately 5,243 buildings including cottages, two- and three-flats, three- and four story apartments, hybrid commercial-residential structures, factories, churches, schools, banks, meeting halls and parks. Brick and stone are the dominant building materials.

The Bohemian character of Pilsen has been preserved and enriched by the Mexican community who began to settle in the neighborhood over 60 years ago. Century-old housing has been rehabbed, the stores on 18th Street have continued to serve residents of the neighborhood, the churches in the neighborhood have remained vibrant, and walls have been enriched with colorful murals. This level of stewardship and community engagement has made Pilsen one of Chicago’s most vibrant historic areas.

Pilsen’s listing on the National Register qualifies historic (termed “contributing”) buildings for various preservation and rehabilitation incentives, should eligible property owners elect to participate in those programs—principally the State Property Tax Freeze Program for rehabilitation of owner-occupied residences and the 20% Federal
Shedd Park in Little Village
At least five community led plans have been completed since 2000 that generated recommendations to improve Pilsen and Little Village. This Action Plan builds on previous planning work conducted by residents of the Pilsen and Little Village neighborhoods. Where appropriate, the recommendations from these prior plans have been incorporated and/or refined and updated for this planning effort, including:

- Maintain, support and enhance existing green and recreational spaces (from the Little Village Quality of Life Plan, 2013)
- Develop new recreation spaces (from the Little Village Quality of Life Plan, 2013)
- Increase the volume of affordable housing within the neighborhood’s boundaries (from Pilsen: A Center of Mexican Life)
- Create and promote “identity” streets (from Pilsen: A Center of Mexican Life)

**LITTLE VILLAGE: CAPITAL OF THE MIDWEST 2005**

**Participating Organizations**
- Little Village Community Development Corporation (now Enlace Chicago)
- LISC
- Alderman George Cardenas
- Alderman Ricardo Muñoz
- Camiros, Inc.

**Priority Recommendations**
- Develop a large new park on the east side of the neighborhood, with connections to residential areas and the canal
- Improve facilities at Piotrowski Park, creating connections to the new Little Village High School campus and exploring expansion of green space
- Improve campus parks, small parks and play lots throughout the neighborhood
- Improve the appearance and function of established commercial corridors
- Bolster the community’s image with gateway and corridor treatments
- Explore opportunities for transit-oriented development around new Chicago Transit Authority Blue (now Pink) Line stations
- Establish a Planned Manufacturing District in industrial portions of the neighborhood

**PILSEN: A CENTER OF MEXICAN LIFE 2006**

**Participating Organizations**
- The Resurrection Project
- LISC
- Alderman Daniel Solis
- Eighteenth Street Development Corporation

**Priority Recommendations**
- Increase the volume of affordable housing within the neighborhood’s boundaries
- Support inclusion of affordable housing units in all new developments in Pilsen
- Encourage residents in the new Pilsen Historic District to invest in their housing
- Develop 18th Street as a premier Mexican shopping district
- Create and market well-defined retail districts
- Attract job-intensive businesses to the Pilsen Industrial Corridor
- Create and promote “identity” streets
- Beautify Pilsen with banners, kiosks, benches, landscaping and attractive signage
- Restore murals throughout Pilsen
Little Village
QUALITY-OF-LIFE PLAN
Family • Culture • Community

INDUSTRIAL RENAISSANCE: ESTABLISHING A CREATIVE INDUSTRIES DISTRICT, CERMAK RD
2007

Participating Organizations
• Urban Land Institute Chicago District Council
• Campaign for Sensible Growth
• Alderman Daniel Solis
• Chicago Department of Cultural Affairs
• Eighteenth Street Development Corporation

Priority Recommendations
• Establish a local entity for the “Spice Barrel Creative Industries District”
• Complete right-of-way and parking improvements
• Create a public park along the river
• Beautify the riverfront
• Build a riverwalk

LITTLE VILLAGE: QUALITY OF LIFE PLAN
2013

Participating Organizations
• Enlace Chicago
• LISC
• 3E
• MFG Design Lab

Priority Recommendations
• Support branding through a formal beautification plan and streetscaping within commercial districts
• Maintain, support and enhance existing green and recreational spaces
• Develop new recreation spaces
• Develop new housing options for a diverse range of incomes
• Create a safer and cleaner physical environment

LITTLE VILLAGE SPECIAL SERVICES AREA (SSA) #25
MARKET ANALYSIS AND ECONOMIC DEVELOPMENT PLAN
2012

Participating Organizations
• Little Village Chamber of Commerce, Service Provider to SSA #25
• Teska Associates
• Axia Development

Priority Recommendations
• Retain retail businesses
• Enhance Public Safety
• Attract New Businesses
• Promote Quality Urban Design
• Coordinate with Street Vendors
• Investigate Establishing or Amending a TIF District
• Expand Recreation and Open Space Opportunities

*Adopted by the Chicago Plan Commission
4 COMMUNITY ENGAGEMENT
Open House at La Villita Community Church
Stakeholders in both Pilsen and Little Village had many opportunities to participate in the formation of this Action Plan. The City of Chicago, in partnership with CMAP, embarked on a series of outreach meetings with community leaders, business representatives, and residents from Pilsen and Little Village to solicit and incorporate local input to the planning process. The following is a summary of those meetings, followed by a summary of community priorities defined through this process.

COMMUNITY WORKSHOPS

Kick-off meetings for the Pilsen and Little Village Plan were held in November 2013. Residents and stakeholders gathered for workshops at Dvorak Park on November 18th (Pilsen) and at Little Village Academy on November 19th (Little Village). The meetings focused on parks, open space, and green infrastructure.

In June 2015, two sets of community workshops were held in the neighborhoods. The first set, which focused on housing, retail, and historic preservation, were held on June 16th (Pilsen) and on June 18th (Little Village). The second set of workshops, which focused on industrial areas and open space, were held on June 23rd (Pilsen) and on June 25th (Little Village).

In June 2016, open houses were again held in both neighborhoods. Residents and stakeholders had the opportunity to provide input on and learn more about the draft goals and strategies. One open house took place on June 23rd at Dvorak Park (Pilsen) and the other took place on June 29th at La Villita Community Church (Little Village).

Additionally, throughout 2014, numerous stakeholder interviews and meetings with neighborhood-specific committees and networks were held in order to solicit detailed feedback. Committees included the Pilsen Land Use Committee, the Pilsen Planning Committee and a stakeholder group in Little Village. The following table summarizes these meetings and workshops, along with the number of attendees for each. The Appendix section of this document also lists the extensive network of stakeholder organizations that were engaged.
### Community Engagement Activity | Date | Number of Participants
--- | --- | ---
Stakeholder Interviews | Spring/Summer 2014 | 132
Committee & Network Meetings | Spring/Summer 2014 | 31
Open Space Workshops | November 2013 | 121
Industrial Areas Focus Group | January 2015 | 10
Housing, Retail & Historic Preservation Workshops | June 2015 | 97
Industrial Areas & Open Space Workshops | June 2015 | 94
Draft Plan Open Houses | June 2016 | 86

### SUMMARY OF COMMUNITY PRIORITIES
During the community engagement process, the following priorities were expressed most often:

1. Protect and improve walkability and accessibility of commercial corridors.
2. Preserve neighborhood character such as “corner store” retail in residential areas, murals and architecture.
3. Create better connections between open spaces.
4. Improve access to the river.
5. Create non-traditional open spaces, such as “rails-to-trails” projects.
6. Preserve housing affordability for owners and renters.
7. Provide assistance and guidance on housing maintenance and rehabilitation, given the older building stock of the neighborhood.
ACTION PLAN
LAND USE AND OPPORTUNITY SITES

MAINTAIN CURRENT LAND USE

The land use map shown above and on pages 6 and 7 illustrates existing land uses—as this plan is not proposing any significant land use changes. Rather, the extensive community engagement process revealed that residents in both Pilsen and Little Village were more interested in preserving the character of their neighborhoods by largely maintaining the current mix of uses.

CONDUCT FURTHER PLANNING FOR OPPORTUNITY SITES

Community members did expressed interest in further planning within specific areas that are identified as “Opportunity Sites” in the above map. These well-defined areas within Pilsen and Little Village are characterized by transitional land uses that could align or conflict with overall community desires as future development moves forward. These areas should be targeted for additional planning and analyses due to the complexity of ongoing market forces, community goals, and other variables that may influence private and public investment within them.

Opportunity Sites provide the community and City unique opportunities to further evaluate the potential for:

- Testing Housing Affordability Policies
- Business and Job Retention
- Character Preservation and Adaptive Re-use

Opportunity Sites are typically located near the edge of local industrial corridors and, in some cases, near industrial and commuter rail corridors. Several locations are subject to recent or pending redevelopment proposals that would require a change from their existing business-
oriented zoning designations. These sites include a mixture of vacant and improved lots, many with multi-story brick buildings formerly used for manufacturing and warehousing. Given these buildings’ aged conditions, multi-story configurations, relatively low ceilings and other factors, they are no longer in demand for modern industrial uses. Select properties could be adapted for a wide range of uses that could support the adjacent, active industrial corridors and act as job centers, responding to changing industrial demands.

Some opportunity sites are also located near active transit stations, such as the Pink Line stations at California and Kedzie Avenues. The proximity to transit makes them desirable for both commercial and residential uses. The community has expressed an interest in developing a comprehensive infrastructure plan that would complement development in these areas, primarily to the Pink Line, as there are many accessibility issues for residents of Little Village. Furthermore, this plan would have to engage stakeholders from North Lawndale due to that community’s proximity to the transit line.

The opportunity sites were discussed with the community as “transition areas” during public meetings in 2015 and 2016. Some stakeholders indicated a preference for existing land uses to remain the same and suggested that the sites be positioned for employment and jobs-related investments. Others identified affordable housing as a preferable goal. Further targeted planning, community engagement and an analysis of compatible uses are needed to identify appropriate land uses that will improve the quality of life for area residents.
In 2016, the City of Chicago implemented reforms to the City’s Zoning Code in order to ensure that the growth of downtown drives equitable development throughout the City. These changes leverage new development in and around the Loop to generate funds that will catalyze investment in Chicago’s Neighborhoods. The funds will be spent in special Qualified Investment Areas (QIAs), which are areas of greatest need as determined by census data.

Business and property owners may apply for Neighborhood Opportunity Fund (NOF) grant funding that will pay for the development or rehabilitation of real estate and projects that support new or expanding businesses or cultural assets. More information can be found online at www.neighborhoodopportunityfund.com.

While we know Pilsen and Little Village contain relatively healthy commercial corridors, corridors in both neighborhoods could benefit from economic investment that the Neighborhood Opportunity Fund can provide. These corridors were identified through the community engagement process and further refined by DPD’s economic analysis. The map above shows that portions of W. 21st Street, W. Cermak Road, W. 26th Street, W. 31st Street, S. Pulaski Road, S. Kedzie Avenue, S. California Avenue, and S. Western Avenue are designated as Eligible Commercial Corridors or Priority Commercial Corridors, per the Neighborhood Opportunity Fund.

Retail corridors in Pilsen and Little Village are among the most vibrant in the city, especially along portions of 18th Street, Cermak Road, and 26th Street, and are lined with restaurants and other businesses selling ethnic goods, general merchandise and services to local and regional patrons.

The pedestrian-oriented nature of the neighborhoods’ linear shopping corridors, typically comprised of smaller,
independently-owned shops and restaurants with apartments above, is among the most distinctive character traits of both communities. The pedestrian-oriented environment could be protected by considering Pedestrian (P) Street zoning designations. (P) Districts establish a set of regulations that preserve and enhance the character of these shopping districts by prohibiting auto-oriented land uses that involve curb cuts, driveways, parking lots and other features more typically found in suburban commercial areas.

**ALLOW NON-CONFORMING CORNER STORE RETAILERS**

Pilsen and Little Village are also characterized by small retail stores located on the corners of residential blocks, where they serve the needs of residents within walking distance of their homes, which are considered “non-conforming” in the current City Zoning Code. Once found in many Chicago neighborhoods, most of these stores have been converted to housing due to a variety of market forces, including changing shopping habits of urban dwellers who are now more inclined to shop at full-service grocery stores rather than individual bakers, butchers, and produce markets.

While the main commercial corridors in Pilsen and Little Village are frequented by both residents and regional visitors, we learned that most families in both neighborhoods rely on this efficient network of small corner store retailers for their daily grocery necessities. Because these corner store retailers have been a feature of Pilsen and Little Village for over a century, they provide a highly accessible way for residents to engage in the daily grocery shopping habits which are typical in Latin American countries. DPD has been working with Aldermen and business owners in both neighborhoods to allow for these typically non-conforming uses to continue existing by amending...
DEVELOP A CHICAGO LANDMARK DISTRICT TO COMPLEMENT THE NATIONAL REGISTER HISTORIC DISTRICT IN PILSEN

Preserving the character of Pilsen and Little Village arose as a principal theme in the feedback gathered during the community engagement process. While the National Register Historic District in Pilsen has aided that goal, there has been interest in the community in creating a Chicago Landmark District, particularly along the portion of West 18th Street that currently falls within the boundaries of the National Register District. This portion of 18th Street is a strong candidate for a Landmark District.

CONDUCT A HISTORIC SURVEY TO CONSIDER A LANDMARK DISTRICT IN LITTLE VILLAGE

The Chicago Historic Resources Survey (CHRS), completed in 1995, was a decade-long research effort by the City of Chicago to analyze the historic and architectural significance of all buildings constructed in the city prior to 1940. CHRS surveyors identified 17,371 properties with some level of significance. A color-coded ranking system was used relative to age, degree of external physical integrity and level of possible significance. The highest ranking color codes are “Red” and “Orange,” meaning they are potentially significant in the context of the surrounding neighborhood. There are 9,115 Orange- and 150 Red-rated buildings in Pilsen and 131 Orange- and zero Red-rated buildings in Little Village. Residents in Little Village have expressed interest in expanding this effort by conducting an updated historic survey that will explore the possibility of a National Register or Landmark District in Little Village. A funding source and further planning with local stakeholders would be required for this effort.
INVENTORY CULTURAL ASSETS WITH ADDITIONAL COMMUNITY INPUT

Historic architecture is just one aspect of the culture of Pilsen and Little Village. The production of indigenous art forms—such as murals, folkloric dance, music, parades, festivals and food—express the cultural identity of these communities that attracts national attention. Perhaps more than any other art form, the large and colorful murals of Pilsen and Little Village are a reflection of the Mexican Muralism Movement that thrived in Mexico City from the 1920s through the 1970s.

The mural tradition in Pilsen began in 1968 when Mario Castillo painted his mural titled *Metaphysics* (no longer extant). In the 1970s and 80s over 65 murals were produced in Pilsen and Little Village dealing with issues such as cultural identity, immigration, political rights, religion, history and gentrification. A survey conducted by the Department of Planning and Development’s Historic Preservation Division in 2014 identified 107 murals dating between 1968 to 2014, of which at least 38 are still in existence. Murals are continuously painted and enrich the cultural heritage of the city. These large-scale public artworks are a fragile, but irreplaceable, legacy of the Mexican community in Chicago. The community has expressed an interest in exploring the possibility of a mural protection ordinance to encourage the preservation of existing murals and encourage the creation of new murals.

PURSUE GRANT AND PARTNERSHIP OPPORTUNITIES

The community will need to seek grants and partnerships to develop ongoing educational programs to highlight public artworks in Pilsen that specifically tell a piece of the immigrant or community story. Additionally, grant funds could be used for restoration and protection of such artworks and/or to support for the current generation of Pilsen artists as they find public space for new installations.

---

1 Chicago’s Pilsen Neighborhood, 2011, page 8
HOUSING

CREATE AN INTER-DEPARTMENTAL TASK FORCE TO FOCUS EXISTING AND NEW CITY-WIDE PROGRAMS

During the community engagement process, discussions took place regarding ways in which existing DPD housing programs could address residents’ concerns about assistance, as they purchase, repair, and rehabilitate properties that with long-term deferred maintenance. Conversations also started regarding the establishment of a “community land trust” to help provide long-term affordability resources. Community land trusts are typically established and managed by non-profit organizations that provide long-term affordable housing options by limiting the amount of equity a homeowner or developer can realize over an extended period of time. Several community and neighborhood organizations have expressed interest in working with DPD to identify target program areas and engage residents in participating in programs that better address the needs of residents in both communities.

DPD has recognized the importance and complexity of all of the community’s concerns and will assemble an inter-departmental task force to begin to address and provide tools and resources for both neighborhoods regarding housing quality of life and affordability. Some existing city programs can be tailored to meet the needs of residents of Pilsen and Little Village; however, others, such as an equitable development strategy, will require further planning and community input.

EXISTING CITY-WIDE PROGRAMS (2017):

OWNER-OCCUPIED REPAIR PROGRAMS TO ASSIST WITH DEFERRED MAINTENANCE

Owner-occupied repair programs help existing owners remain in their one-to-four unit homes while improving their health, energy efficiency and household affordability. This program often requires a period of occupancy and is limited to low- and moderate-income households. The program can also be used to improve rental units on the property so long as they are rented affordably.
PURCHASE ASSISTANCE PROGRAM FOR OWNER-OCCUPANT HOMEBUYERS

This program provides purchase assistance for occupant homebuyers purchasing a one-to-four unit home. Funds can be used to assist with the acquisition of the property. The program often requires a period of occupancy and is limited to low- and moderate-income households.

PURCHASE REHAB ASSISTANCE PROGRAMS FOR OWNER-OCCUPANT HOMEBUYERS

Homes with extensive deferred maintenance, or those in need of repair, often require a “purchase rehab loan” to acquire the property. This federal program provides rehab assistance for occupant homebuyers purchasing a one-to-four unit home in need of extensive renovation. The program often requires a period of occupancy and is limited to low- and moderate-income households.

COLLABORATE WITH THE COMMUNITY TO IDENTIFY RESOURCES FOR LONG-TERM AFFORDABLE RENTAL UNITS AND FACILITATE COORDINATION WITH THE COMMUNITY LAND TRUST

The Chicago Community Land Trust (CCLT) was founded in 2006 to address the increasingly limited supply of funding for affordable housing. The goal of the CCLT is to preserve long-term affordability of homes created through City programs and maintain a permanent pool of homeownership opportunities for working families. The CCLT maintains a resale pool of homeownership opportunities for working families. The CCLT also enables purchasers of properties, in partnership with the

Casa Maravilla in Pilsen, The Resurrection Project
(Continued from previous page)

CCLT, to benefit from property taxed at the affordable price rather than its market value. Properties purchased through the trust often require a period of 30-year occupancy and are limited to low- and moderate-income households. Through this planning process, the community expressed interest in starting a land trust to address these issues; however, it may be more efficient to make use of the existing trust to address some of their long-term affordability concerns. When appropriate, DPD will facilitate collaboration with the Community Land Trust and local community stakeholders.

DPD will continue to explore the feasibility of new programs to address long-term affordability and displacement.

The most current list of housing programs can be found online at: www.cityofchicago.org/DPD

CREATE AN INTER-DEPARTMENTAL TASK FORCE TO WORK TOWARDS AN EQUITABLE DEVELOPMENT STRATEGY FOR PILSEN & LITTLE VILLAGE

As previously outlined in the Opportunity Sites section, residents in Pilsen and Little Village would like to see the issues of housing affordability and equity addressed in a holistic manner. The Opportunity Sites are a critical element for further planning in regards to these issues. While the Opportunity Sites share similar characteristics, the issues below are those that are more relevant to each general grouping of Opportunity Sites and require comprehensive studies:

1. Former industrial Opportunity Sites should be studied for new land uses and additional housing affordability requirements, if they are to transition to residential uses.

2. Opportunity Sites near the CTA Pink Line should be studied for housing affordability along with pedestrian access, safety and infrastructure issues around Pink Line Stations. These efforts should be coordinated with other ongoing planning efforts in North Lawndale, as the Pink Line is a shared resource between Pilsen, Little Village and North Lawndale.
CONTINUE TO PARTICIPATE IN ANNUAL CITY RESOURCE FAIR

Conversations held during community meetings and in housing workshops in both neighborhoods have focused on the desire to maintain the character and scale of housing as well as the need to protect the level of affordability for both homeowners and renters. A housing analysis completed by Chicago Metropolitan Agency for Planning (CMAP) as part of the Existing Conditions Report highlights those affordability concerns.

In response to housing affordability and gentrification concerns, DPD, in partnership with the Resurrection Project and CMAP, planned a Housing Resource Fair, held in April 2016. The Fair was integrated into a series of Neighborhood Resource Fairs coordinated by Mayor Emanuel’s Office. Attended by more than 600 residents, they provided a one-stop shop where a diverse group of housing experts were available to discuss topics such as home purchase options, foreclosure prevention, refinancing options, building permits, tax assistance and relief, utility relief programs and initiatives to address housing affordability and gentrification. DPD staff were also available to discuss the preliminary recommendations of the plan and the draft land use maps for both Pilsen and Little Village. These Neighborhood Resource Fairs were also held in other city neighborhoods. DPD will continue to participate in Fairs in Pilsen and Little Village, and across the city.
INDUSTRIAL

COMPLETE INDUSTRIAL CORRIDOR MODERNIZATION FOR PILSEN & LITTLE VILLAGE

The vast majority of Pilsen’s and Little Village’s industrial land is located in industrial corridors, both of which are located along their southern boundaries along the Chicago River and the Sanitary and Ship Canal. Assessments of these two corridors are subject to a citywide “Industrial Corridor Modernization Initiative” planning process that began in spring 2016 and aims to establish planning parameters and new economic development resources that will reinforce the viability of the corridors for both traditional and advanced industrial uses. Along with other initiatives outlined below, the process will build off of the outreach and planning endeavors underway for the Pilsen and Little Village Action Plan.

In April 2016, DPD initiated a public process to refine land use policies for continued growth and private investment in the city’s 26 designated industrial corridors, starting with the North Branch Industrial Corridor. The process will result in land use plans that identify the potential of select industrial areas for advanced manufacturing and technology-oriented jobs that reinforce industrial activities in other areas; maintain and improve freight and public transportation systems that serve industrial centers; support new job growth and local job opportunities; and leverage the unique, physical features of local industrial corridors to improve viability and foster demand. Community concerns raised for the Pilsen and Little Village Industrial Corridor Modernization include:

• Strategic revisions to corridor boundaries, where appropriate
• Management and marketing of industrial land for employment related uses, including consideration of job creation with an emphasis on the renewable energy
• Study and analysis of health impacts from existing and new industrial users in Pilsen and Little Village
CONSIDER RECOMMENDATIONS FROM PREVIOUS INDUSTRIAL PLANNING EFFORTS

The process will also be informed by the 2013 “Chicago Sustainable Industries” plan, which reinforced many strategies and policies from past citywide industrial plans in order to maintain integrity and increase the effectiveness of concentrated manufacturing districts; maintain a strong zoning classification for manufacturing; and ensure that the range of compatible uses is clearly defined, evolves with technology, and takes full advantage of local transportation infrastructure.

Furthermore, the process will take into account the recommendations of Mayor Emanuel’s Fisk and Crawford Task Force report, issued in 2012. The report calls for the Fisk and Crawford former power plants to be reused as job centers that produce minimal pollution and offer public access to the Chicago River. Additionally, the process will consider LVEJO and Delta Institute’s Strategies for Brownfield Re-development for City-owned properties, where appropriate and feasible.
OPEN SPACE & TRANSPORTATION

CONNECT PILSEN & LITTLE VILLAGE THROUGH IMPROVED BIKE & PEDESTRIAN INFRASTRUCTURE

Addressing open space issues in Pilsen and Little Village is challenging due to the lack of vacant land available for new park and open space development. Much of the discussion about the provision of new open space has focused on making improvements along certain streets in both neighborhoods that would provide connections between existing parks and open spaces. These new neighborhood routes would provide attractive paths for residents to get out of their cars and walk or bike. The improvements could include tree planting, sidewalk improvements, adding bike lanes and new lighting. With the help of input from community groups, activists and residents a comprehensive system of proposed neighborhood routes has been developed and can be seen above.

COMPLETE THE PASEO AS A CONTINUOUS CIRCUIT

A major element of this system is the proposed new Paseo that, as conceived, would be a 4-mile long linear park that would stretch from 16th and Sangamon in Pilsen to 32nd and Central Park in Little Village. There is also an opportunity to create a circuitous loop at 33rd east toward Western Avenue along the CN rail right-of-way.

This new walking and biking trail could include multi-generational gathering spots, community gardens, art, murals, cultural installations, natural areas and stormwater management features.
Large segments of the Paseo will be developed along the former BNSF rail lines in both Pilsen and Little Village.

**STUDY OFF-STREET CONNECTIONS BETWEEN EDUCATIONAL AND RECREATIONAL FACILITIES ALONG WESTERN AVE.**

A possible appendage to the Paseo would be an off-street trail system that would connect the campuses of community institutions located along Western Avenue near 26th Street. These institutions include Instituto Del Progreso Latino, the Rauner Family YMCA and the Arturo Velazaquez Institute. These facilities are interested in creating a pedestrian linkage that would provide a safe passage between them for their students and clients in order to create more of a "campus" setting.
PRIORITIZE OPPORTUNITIES FOR OPEN SPACE AMENITIES ALONG THE RIVER

Creation of access points to the South Branch of the Chicago River is important to the residents of Pilsen and Little Village. These could be provided as part of the system of neighborhood routes. The map on pages 38 and 39 illustrates three possible locations for access points. These are generally:

• Throop Street
• Collateral Channel
• Pulaski Road

The Chicago Park District Richard J. Daley boat launch should also be studied for enhanced open space access.

REQUEST AN ADDITIONAL 30 FT. SETBACK ALONG PULASKI RD. WHEN CRAWFORD PROPERTY IS RE-DEVELOPED

The final report of the Fisk and Crawford Reuse Task Force from September 2012 included nine guiding principles for the closed power plant sites. Several support access to the river via the Crawford site:

1. The Fisk and Crawford sites provide opportunities as useful community assets that can enhance the ability of local residents and businesses to live, work and play in a healthy environment.

2. Neither site is intended to be used entirely as a park or open space; however, where feasible there should be public access to the river and canal.

These principles and recommendations were considered as part of planning for Little Village and Pilsen. As planning for the Paseo commenced, it was deemed infeasible to take people to the river at the end of the BNSF line. The focus for access to the river at Crawford was on the peninsula site and the opportunity to provide an off-street pedestrian and bike route setback along the east side of Pulaski Street.
The Paseo as continuous circuit, image courtesy of Great Rivers Chicago

Potential Paseo route
6 IMPLEMENTATION
<table>
<thead>
<tr>
<th>Land Use and Opportunity Sites</th>
<th>Recommendations</th>
<th>Lead</th>
<th>Supported by</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Maintain Current Land Use</td>
<td>Aldermen/Community</td>
<td>DPD</td>
</tr>
<tr>
<td></td>
<td>Conduct Further Planning for Opportunity Sites</td>
<td>DPD</td>
<td>Aldermen/Community</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Economic Development</th>
<th>Recommendations</th>
<th>Lead</th>
<th>Supported by</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Implement the Neighborhood Opportunity Fund</td>
<td>DPD</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Consider Extending Pedestrian (P) Street Designations</td>
<td>Aldermen/Community</td>
<td>DPD</td>
</tr>
<tr>
<td></td>
<td>Allow Non-conforming Corner Store Retailers</td>
<td>Aldermen/Community</td>
<td>DPD</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Cultural Assets</th>
<th>Recommendations</th>
<th>Lead</th>
<th>Supported by</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Develop a Chicago Landmark to Complement the National Register Historic District in Pilsen</td>
<td>DPD</td>
<td>Community</td>
</tr>
<tr>
<td></td>
<td>Conduct a Historic Survey to Designate a Landmark District in Little Village</td>
<td>DPD</td>
<td>Community</td>
</tr>
<tr>
<td></td>
<td>Inventory Cultural Assets with Additional Community Input</td>
<td>Community</td>
<td>DPD/DCASE</td>
</tr>
<tr>
<td></td>
<td>Pursue Grant and Partnership Opportunities</td>
<td>Community</td>
<td>DPD/DCASE</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Housing</th>
<th>Recommendations</th>
<th>Lead</th>
<th>Supported by</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Create an Inter-departmental Task Force to Focus Existing City-wide Programs</td>
<td>DPD</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Work Towards an Equitable Development Policy for Pilsen and Little Village</td>
<td>DPD</td>
<td>Aldermen/Community</td>
</tr>
<tr>
<td></td>
<td>Continue to Participate in Annual City Resource Fair</td>
<td>Mayor's Office</td>
<td>DPD</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Industrial</th>
<th>Recommendations</th>
<th>Lead</th>
<th>Supported by</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Complete Industrial Corridor Modernization for Pilsen and Little Village</td>
<td>DPD</td>
<td>CDOT</td>
</tr>
<tr>
<td></td>
<td>Follow Recommendations from Previous Industrial Planning Efforts</td>
<td>DPD</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Identify Sites Requiring Improvements for Existing and New Businesses in Anticipation of Industrial Corridor System Fee and Bonus Fee Funds</td>
<td>DPD</td>
<td></td>
</tr>
<tr>
<td>Open Space &amp; Transportation</td>
<td>Recommendations</td>
<td>Lead</td>
<td>Supported by</td>
</tr>
<tr>
<td>-----------------------------</td>
<td>---------------------------------------------------------------------------------</td>
<td>--------------</td>
<td>------------------------</td>
</tr>
<tr>
<td></td>
<td>Connect Pilsen and Little Village through Improved Bike and Pedestrian Infrastructure</td>
<td>CDOT</td>
<td>DPD</td>
</tr>
<tr>
<td></td>
<td>Complete the Paseo as a Continuous Circuit</td>
<td>DPD/CDOT</td>
<td>DPD</td>
</tr>
<tr>
<td></td>
<td>Study Off-street Connections between Educational and Recreational Facilities along Western Ave.</td>
<td>CDOT</td>
<td>DPD/CCC/IDPL/YMCA</td>
</tr>
<tr>
<td></td>
<td>Prioritize Opportunities for Open Space Amenities along the River</td>
<td>CDOT/DPD</td>
<td>CPD/Community</td>
</tr>
<tr>
<td></td>
<td>Request an Additional 30 ft. Setback along Pulaski Rd. when Crawford Property is Redeveloped</td>
<td>DPD</td>
<td>CDOT</td>
</tr>
</tbody>
</table>
Participation by community stakeholders was critical to the development of this Action Plan. Community engagement included input from nearly 600 individuals over the course of this process.

DPD and CMAP would like to acknowledge the thoughtful participation of the following organizations:

- 12th Ward, Alderman George Cardenas
- 22nd Ward, Alderman Ricardo Muñoz
- 25th Ward, Alderman Daniel Solis
- Adler School of Professional Psychology
- Iglesia Amor de Dios
- Beyond the Ball
- Bricks, Inc.
- The Chicago Area Gay and Lesbian Chamber of Commerce
- Cambiando Vidas
- Casa Aztlán
- City Colleges of Chicago
- Chicago Department of Transportation (CDOT)
- Chicago Hope
- CHIPS
- Cook County Commissioner Jesus Garcia
- Delta Institute
- El Paseo Garden
- Elevate
- Enlace Chicago
- Erie Neighborhood House
- Eighteenth Street Development Corporation
- Esperanza Health Centers
- Gads Hill Center
- GOALCorp
- Grace Christian Academy
- Job Corps
- La Raza News
- La Villita Community Church
- Lawndale Christian Health Center
- Lincoln Park Zoo
- Little Village Chamber of Commerce
- Little Village Environmental Justice Organization (LVEJO)
- Mercy Housing
- Metromix
- Mutual Federal Bank
- National Motor Freight Traffic Association, Inc.
- New Life Community Church
- Openlands
- Parsons Brinckerhoff
- Pilsen Environmental Rights + Reform Organization (PERRO)
• Pilsen Alliance

• Pilsen Neighbors Community Council

• Rauner Family YMCA

• Richard J. Daley College, City College of Chicago

• Saint Agnes of Bohemia Catholic Church

• Saint Paul Church

• Saint Anthony Hospital

• South Branch Park Advisory Council

• The Classic Group, Coffee and Tea

• The Resurrection Project

• The Student Conservation Association

• University of Illinois at Chicago

• Unilever

• Urban Initiatives

• United States Environmental Protection Agency (US EPA)

• Ukrainian Village Neighborhood Association

• Verde Wellness & Massage

• Viento - Little Village Runners Club

• World Business Chicago

• Windy City Harvest