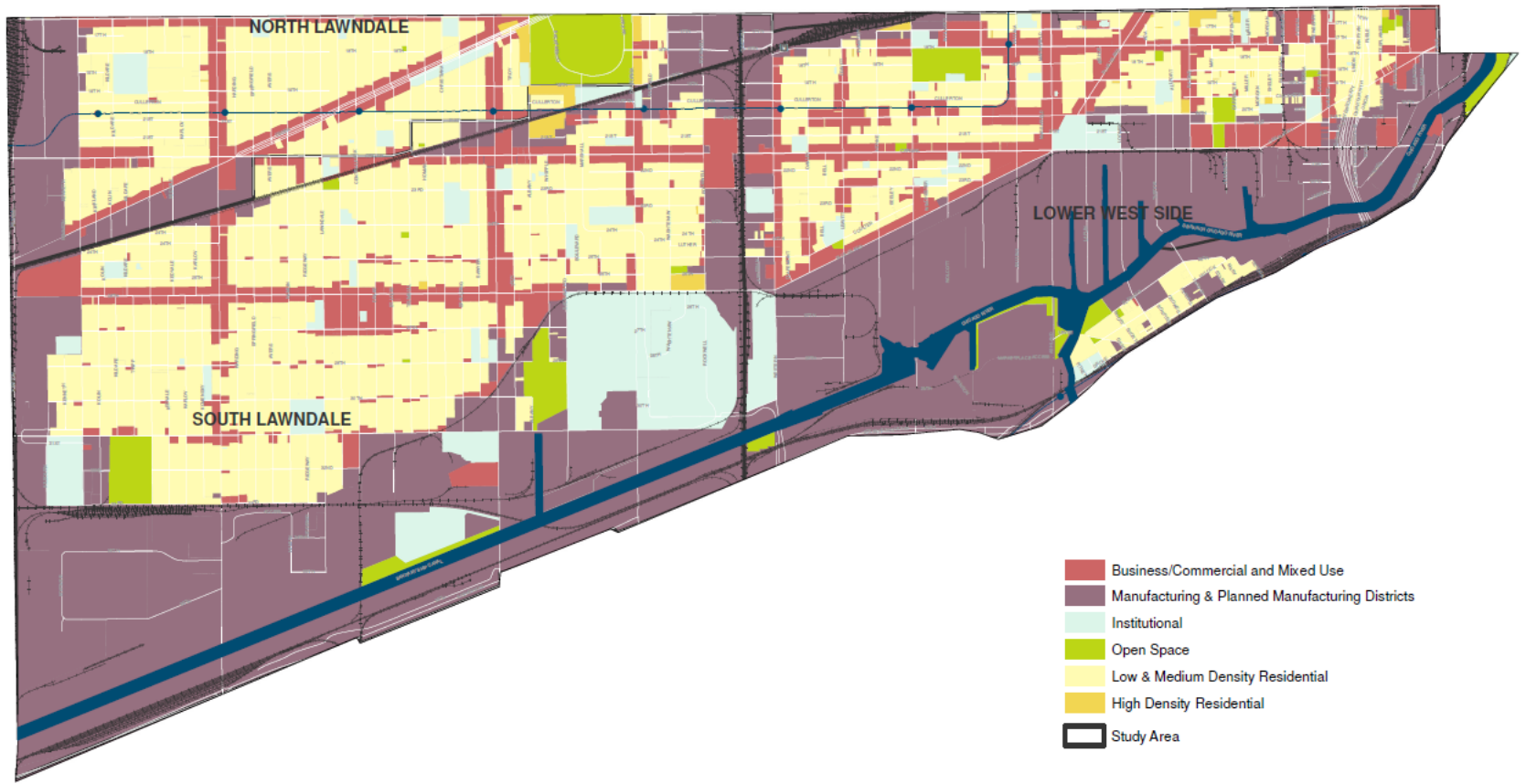


PILSEN LAND USE STRATEGY



Housing, Retail, and Historic Preservation Community Workshop Agenda

- **Part 1: Open House (5:30-6:00)**
 - Roam & Review Maps
- **Part 2: Presentation (6:00-6:30)**
 - DPD and CMAP staff introduce findings and analysis
- **Part 3: Questions (6:30-6:45)**
 - Your opportunity to get more specific information
- **Part 4: Group Discussions (6:45-8:00)**
 - Your chance to share your ideas and offer feedback

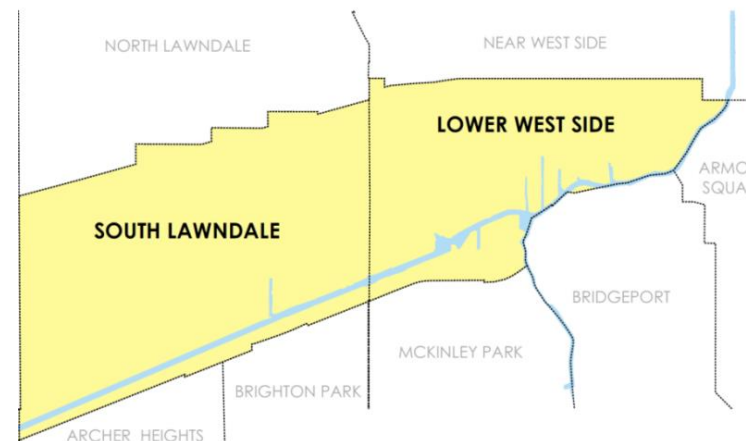
Planning Process Overview

Project Partners:

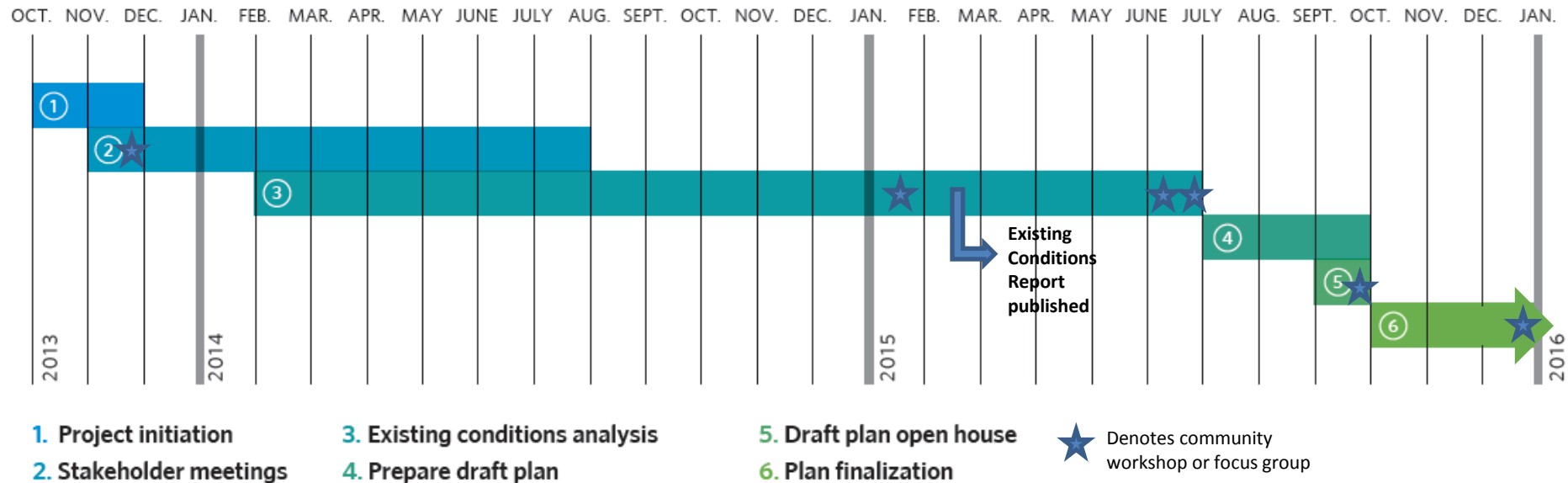
- City of Chicago Department of Planning and Development (DPD) is leading the project
- CMAP is providing planning support through the LTA program
- CMAP has contracted with Pilsen Neighbors Community Council (PNCC) and Enlace Chicago to provide community outreach and engagement assistance

Other partners / related projects:

- Adler School of Professional Psychology's Health Impact Assessment project
- Delta Institute and LVEJO's Little Village Brownfield Revitalization project



Planning Process Overview



Since the start of the planning process, the project team has:

- Held a community workshop on open space attended by 65 residents and stakeholders
- Met with 38 stakeholders, community group and/or local network members
- Held a focus group on opportunities and challenges in the community's industrial areas
- Published a comprehensive existing conditions analysis

Upcoming engagement activities include:

- June 23rd workshop on open space, the industrial corridors, and resilience
- A draft plan open house in Fall 2015
- Public hearings

Department of Planning and Development

Planning and
Operations

Benet Haller
Gerardo Garcia

Bureau of
Housing

Bureau of Zoning and
Land Use

Homeownership
Center

Irma Morales

Sustainability/Open
Space

Kathy Dickhut
Michael Berkshire

Historic
Preservation

Eleanor Gorski
Matt Crawford

Department of Business Affairs
and Consumer Protection

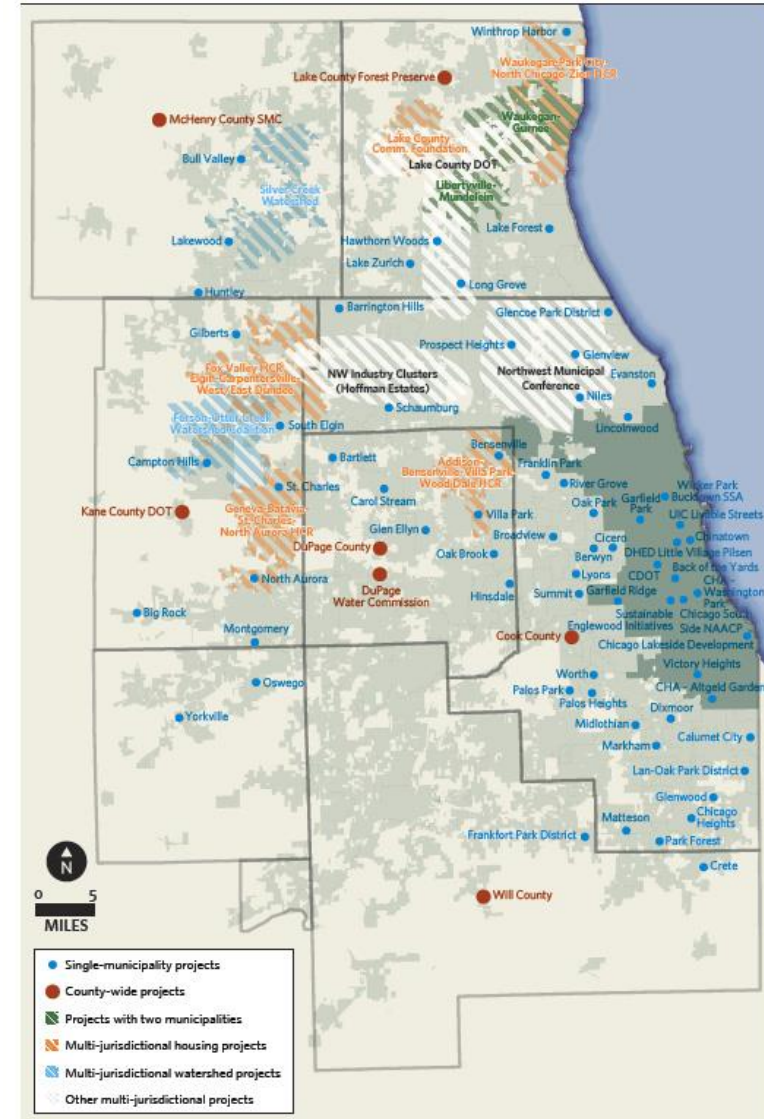
Small Business Center

Gina Caruso

Chicago Metropolitan Agency for Planning (CMAP)

- Regional Planning Agency created in 2005 by Illinois General Assembly in order to integrate planning for transportation and land use
- Created **GO TO 2040**, a comprehensive, long-range plan for the Chicago Metropolitan area, which was adopted in 2010
- Local Technical Assistance program implements **GO TO 2040** through direct assistance to communities

LTA proposals and applicants



Note: This map does not include region-wide projects

City of Chicago Land Use Strategies

- Green Healthy Neighborhood Land Use Plan for Englewood, West Englewood, Washington Park, and Woodlawn
- Recommended strategies for housing, retail, productive landscapes, manufacturing, open space, green infrastructure, historic preservation
- Plan was adopted by the Chicago Plan Commission in March 2014



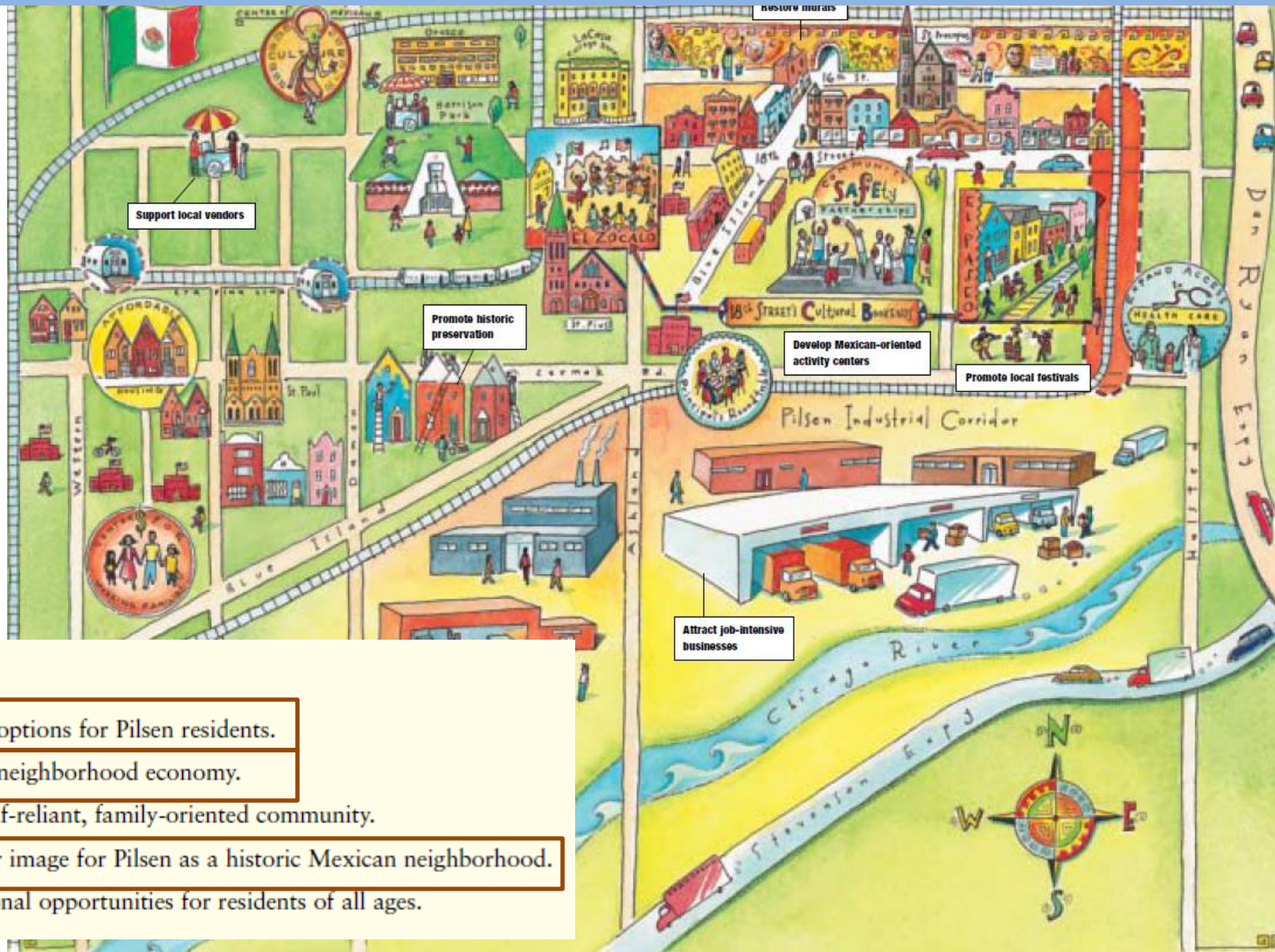
A Land Use Strategy

- Describes where you live, work, play, shop and learn
- Identifies future places to live, work, play, shop and learn
- Confirms the places and the community character to preserve and improve
- Guide for a 10-20 year period

City Land Use Tools

- Land use plans guide future decisions
- Historic and conservation districts maintain the size of existing buildings and the front yards
- Pedestrian street designations protect and promote dense, walkable retail environments

Building upon goals in Quality of Life Plans



Our strategies:

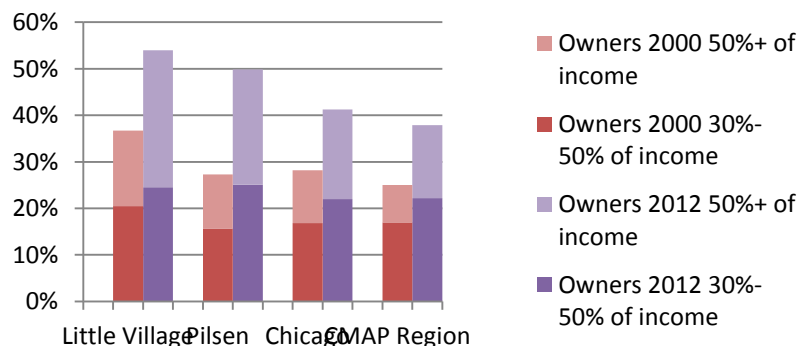
1. **Expand** housing options for Pilsen residents.
2. **Build** a stronger neighborhood economy.
3. **Make** Pilsen a self-reliant, family-oriented community.
4. **Create** a stronger image for Pilsen as a historic Mexican neighborhood.
5. **Develop** educational opportunities for residents of all ages.

Affordability and cost burden

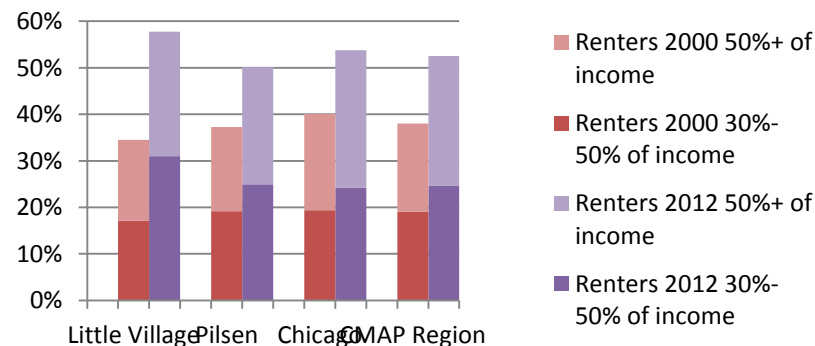
In Pilsen , at least 50% of owners and renters spend more than 30% of their income on housing costs, and at least 25% spend more than 50% of their income on housing costs.

Since 2000, the share of cost-burdened owners and renters has increased. Compared to Little Village and the City as a whole, Pilsen had the highest rate of increase among owners.

Percent of owner occupied households paying more than 30% of income on monthly owner costs



Percent of renter occupied households paying more than 30% of income on gross rent



Community Character – Housing

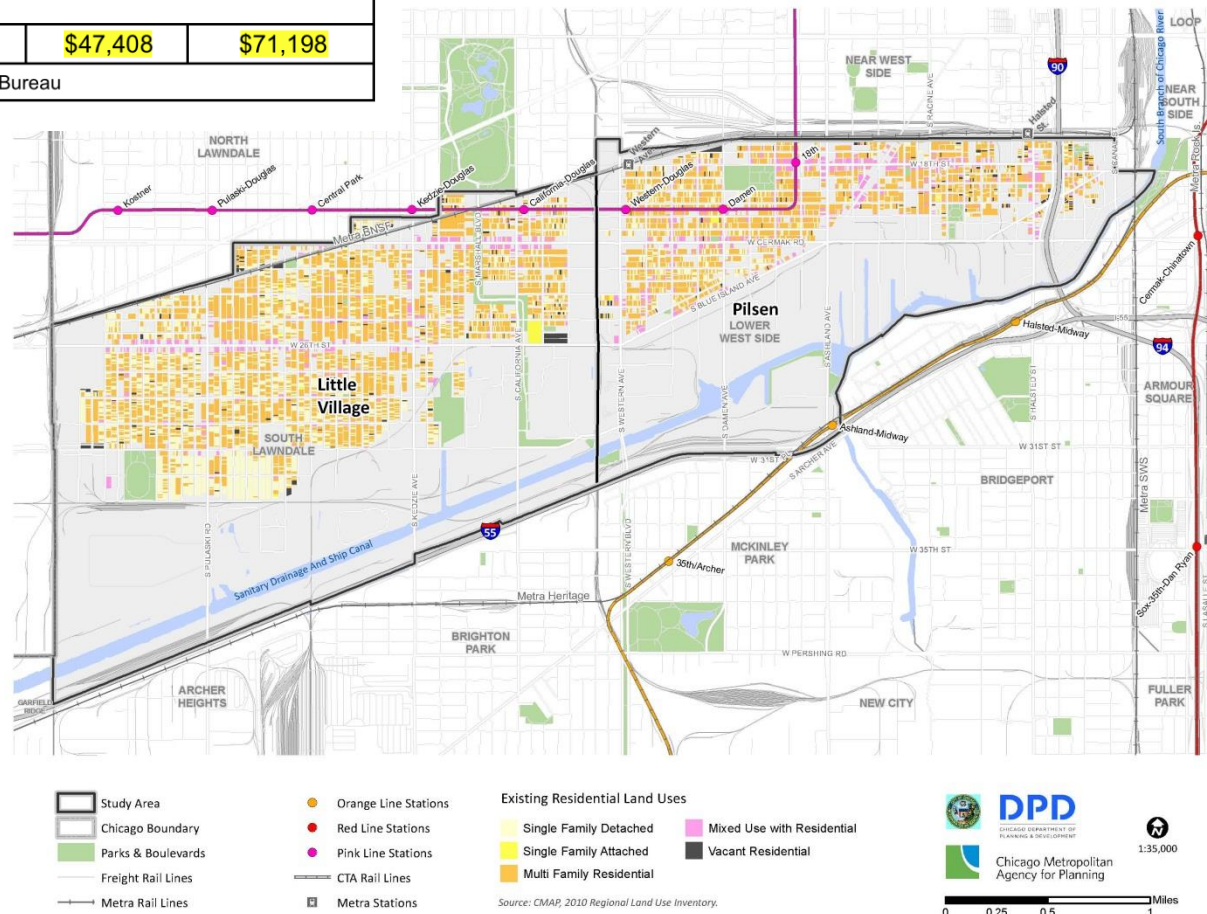
Population, Households, and Household Size, 2010; Household Income

	Pilsen	Little Village	Chicago	Region
Population	35,769	79,288	2,695,598	8,431,386
Households	12,110	18,131	1,045,560	3,088,156
Average Household Size	2.95	4.37	2.52	2.73
Population Density	13,000	18,000	11,841	N/A
Median HH Income	\$36,210	\$32,837	\$47,408	\$71,198

Source: 2010 Census, 2008-12 American Community Survey, U.S. Census Bureau

Pilsen is a vibrant, middle-to-lower income community.

Pilsen has larger than average household sizes and little vacant residential land.



Community Character – Housing age and type

The housing stock is significantly older than the City's and region's.

Housing Age								
	Pilsen		Little Village		Chicago		Region	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent
Built 2000 and after	520	3.6%	184	0.9%	98,584	8.2%	388,157	11.5%
Built 1980 to 1999	582	4.1%	496	2.4%	95,512	8.0%	653,018	19.4%
Built 1960 to 1979	709	5.0%	1,203	5.8%	197,083	16.5%	867,250	25.7%
Built 1940 to 1959	1,336	9.3%	3,856	18.6%	262,684	21.9%	671,560	19.9%
Built 1939 or earlier	11,176	78.0%	15,008	72.3%	543,385	45.4%	789,923	23.4%
Total Housing Units	14,323	100.0%	20,747	100.0%	1,197,248	100.0%	3,369,908	100.0%
Median age	1903		1908		1945		1965	

Source: 2008-12 American Community Survey, U.S. Census Bureau

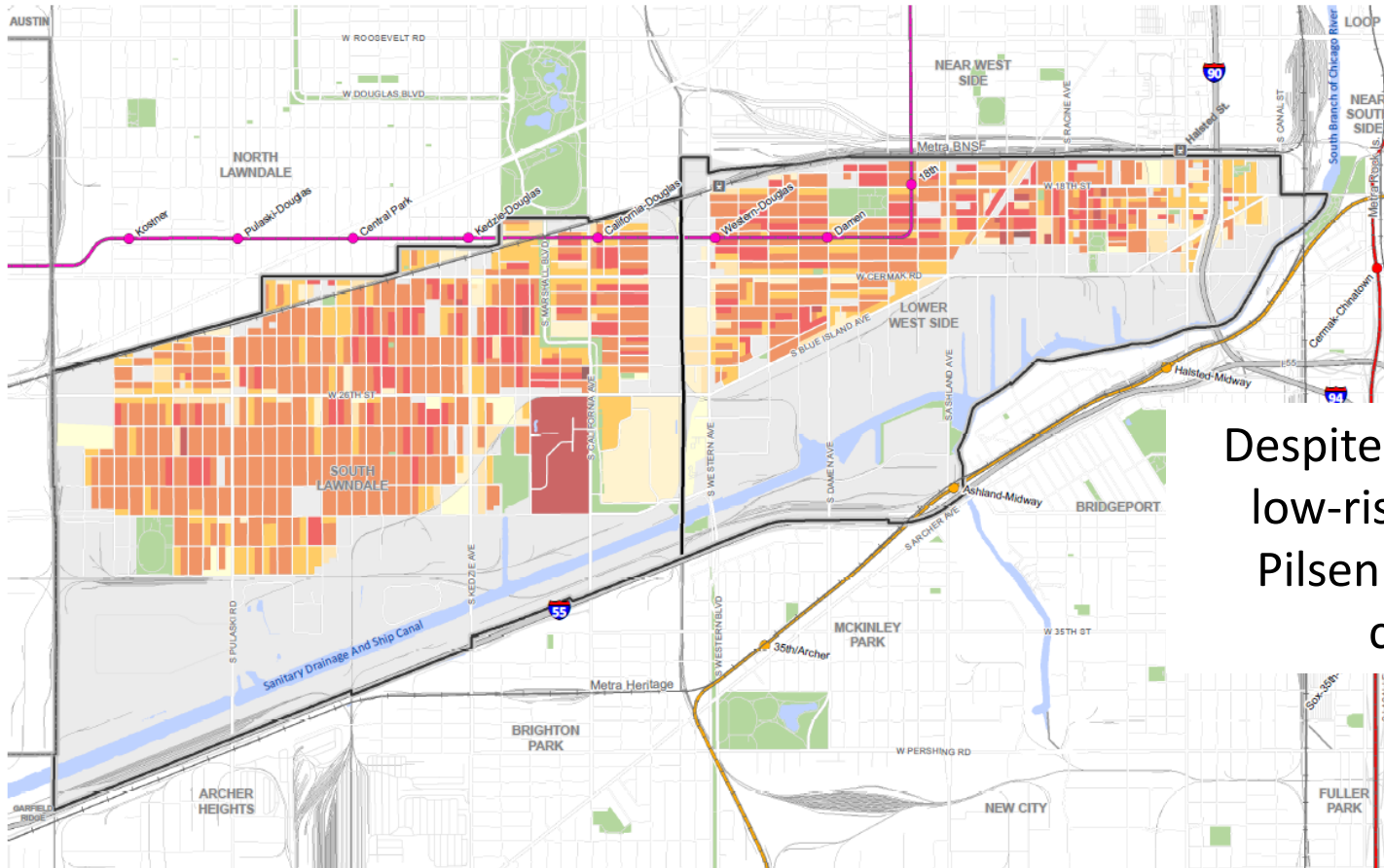
2-4 unit buildings make up the majority of the housing stock—nearly 60% in Pilsen.

Housing Type								
	Pilsen		Little Village		Chicago		Region	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent
Single, detached	1,702	11.9%	3,559	17.2%	306,706	25.7%	1,679,254	50.2%
Single, attached	174	1.2%	312	1.5%	42,714	3.6%	257,910	7.7%
2 Units	3,731	26.0%	7,339	35.4%	180,727	15.1%	242,900	7.3%
3 to 4 Units	4,861	33.9%	6,816	32.9%	197,380	16.5%	286,137	8.6%
5+ Units	3,855	26.9%	2,721	13.1%	466,855	39.1%	876,492	26.2%
Housing Units*	14,323	100.0%	20,747	100.0%	1,194,382	100.0%	3,342,693	100.0%

*Total, excluding mobile, boat, RV, van, etc
Source: 2008-12 American Community Survey, U.S. Census Bureau

59.9%

Community Character – Density



Despite the prevalence of low-rise housing types, Pilsen is a high density community.

- Study Area
- Chicago Boundary
- Parks & Boulevards
- Freight Rail Lines
- Metra Rail Lines

- CTA Rail Lines
- Orange Line Stations
- Red Line Stations
- Pink Line Stations
- Metra Stations

Population Density - Persons Per Square Mile By Census Block (Blocks Count)

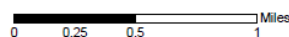
Source: US Census, 2010.



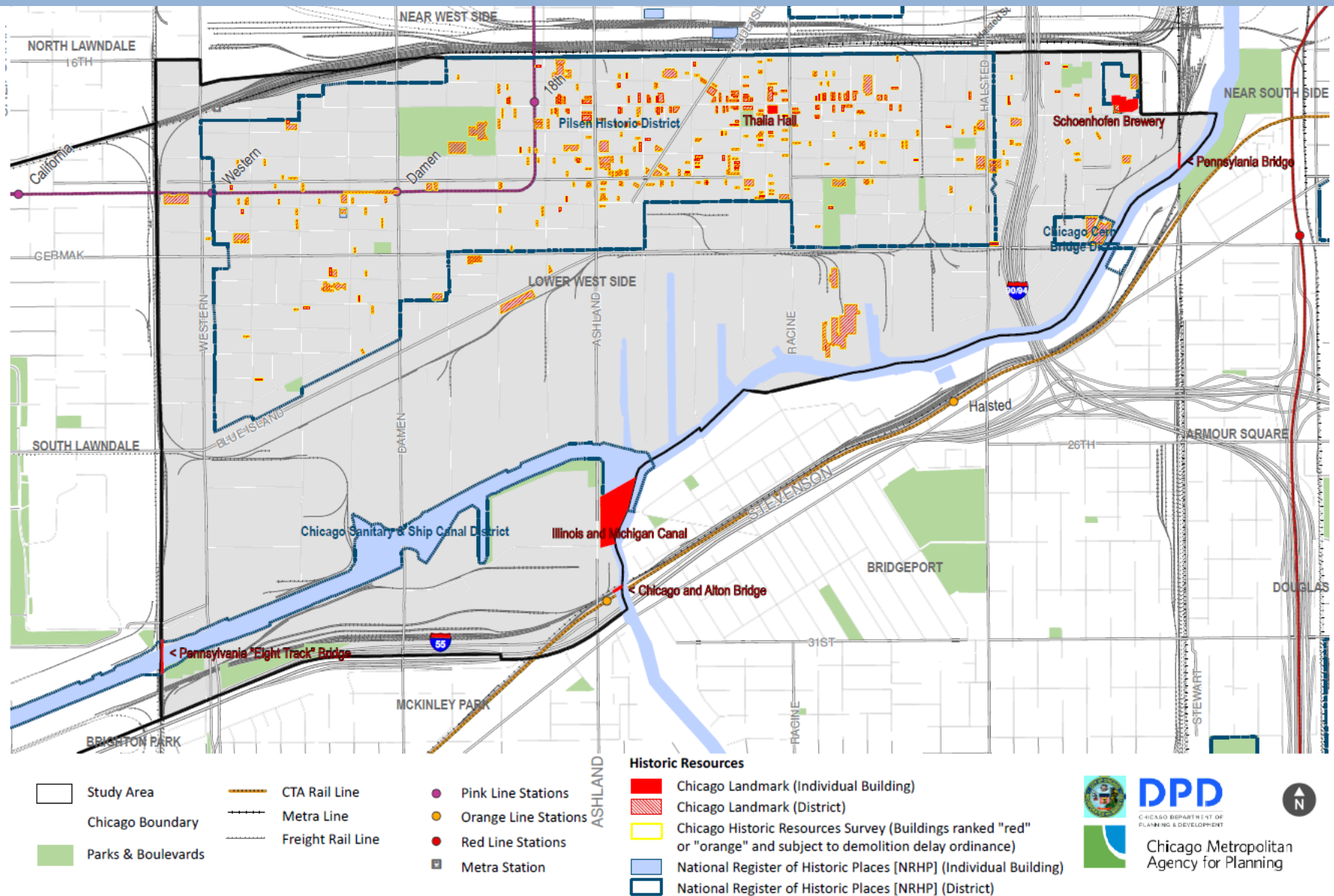
Chicago Metropolitan Agency for Planning



1:35,000



Community Character – Pilsen Historic Resources



Community Character – Pilsen Historic District

- The district is characterized by its density, variety, and lively architectural embellishments, including ornate cornices, projecting bays, variegated brickwork, and rusticated stonework.
- Many buildings reveal Baroque architectural forms and stylistic expressions carried from Europe to Chicago by the neighborhood's earliest builders and residents, Bohemian immigrants.
- Approximately 5,243 buildings, the neighborhood includes cottages, back lot houses, two- and three-flats, and four-story apartments, hybrid commercial-residential structures, factories, churches, schools, banks, meetings halls, and parks.
- Pilsen has an architectural and urban vitality and character that makes it especially notable among Chicago neighborhoods.



From the National Register of Historic Places Nomination Form for the Pilsen Historic District 2006

Community Character – murals and public art

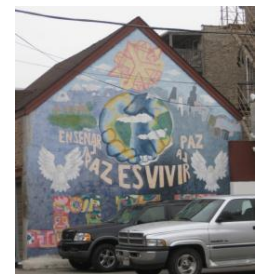
- Chicago Public Art Movement late 1960s
- Public art is accessible to all
- Outdoor murals non permanent and cyclical
- Pilsen-Little Village murals produced between 1968 and 2013
- Murals narrative style reflecting social characteristics of its time
- Rise and became very prolific in Pilsen compared with Little Village
- Individual artist, collective, summer students and arts organization



Greet the Children, Aurelio Diaz, 1971, above entrance St. Pius School, 1919 S. Ashland Avenue.



Ulises Villa Jr. (1990s), Church St. Vitus, 1822-1826 S. Paulina St.



Community Character – Commercial corridors

18th Street

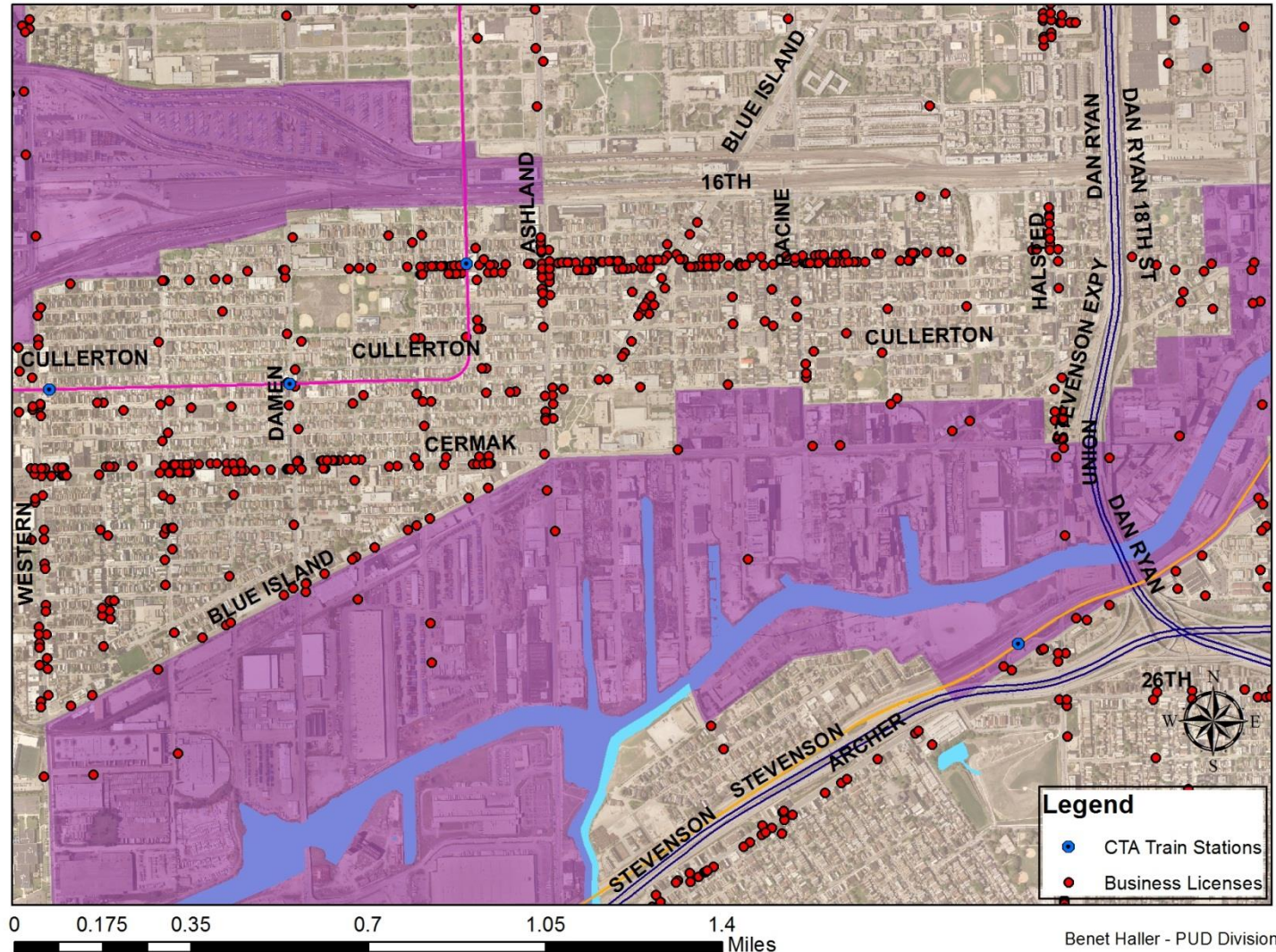


Citywide Character of Commercial corridors

- City-wide, more than 80% of all retail businesses are on major arterials
- Historically, denser neighborhoods had businesses off the major streets particularly at corners
- Pilsen and Little Village are unique in that both neighborhoods still support this pattern of use
 - Both maintain long, nearly-continuous, pedestrian friendly retail districts on their major east-west streets
 - These streets also contain a large number of housing units on the upper floors of retail buildings
 - There are a number of vacant lots on these streets which could support new multi story buildings with retail on the first floor and residential units above

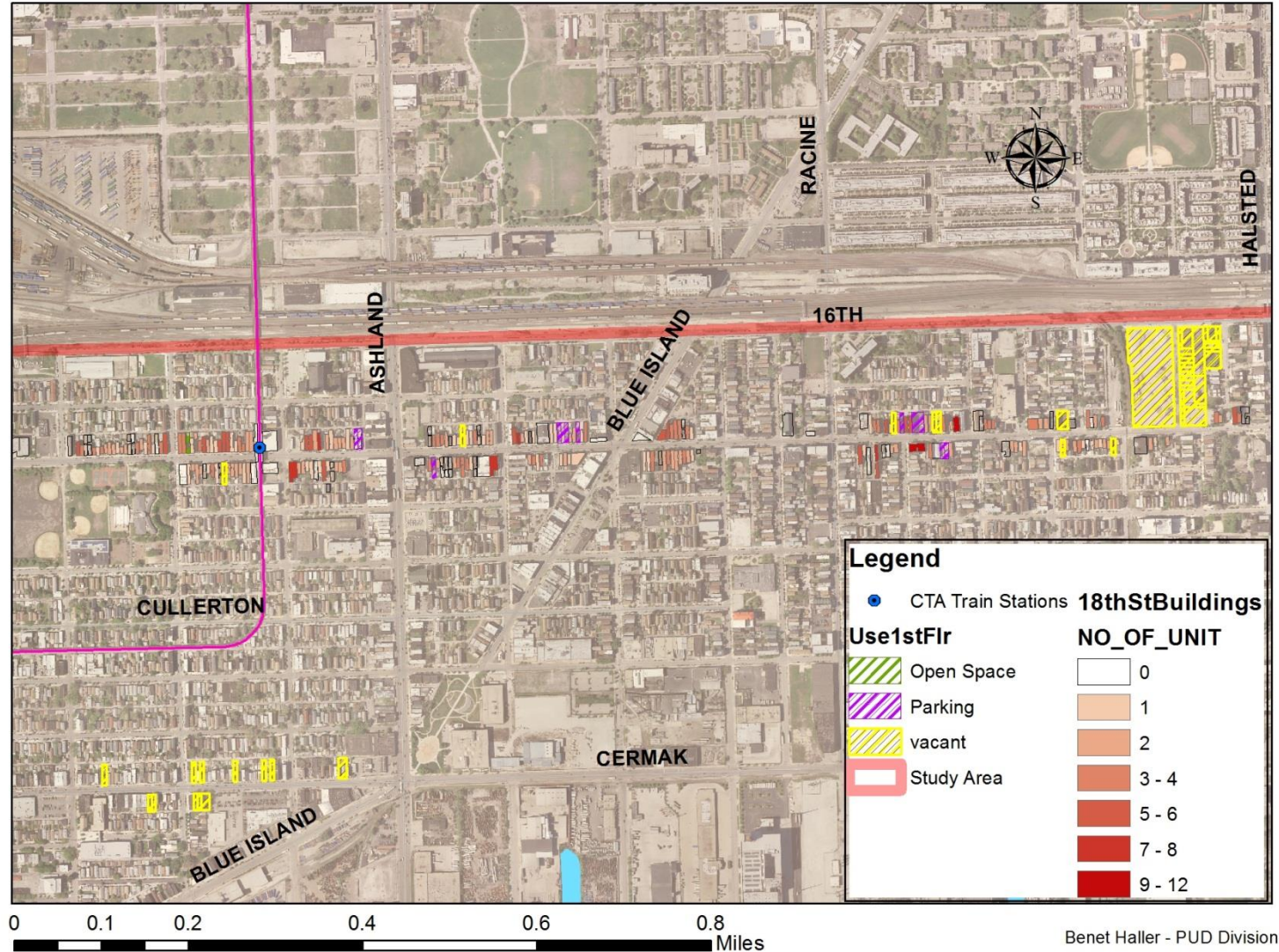
Pilsen Commercial corridors

Pilsen Business Licenses in 2013



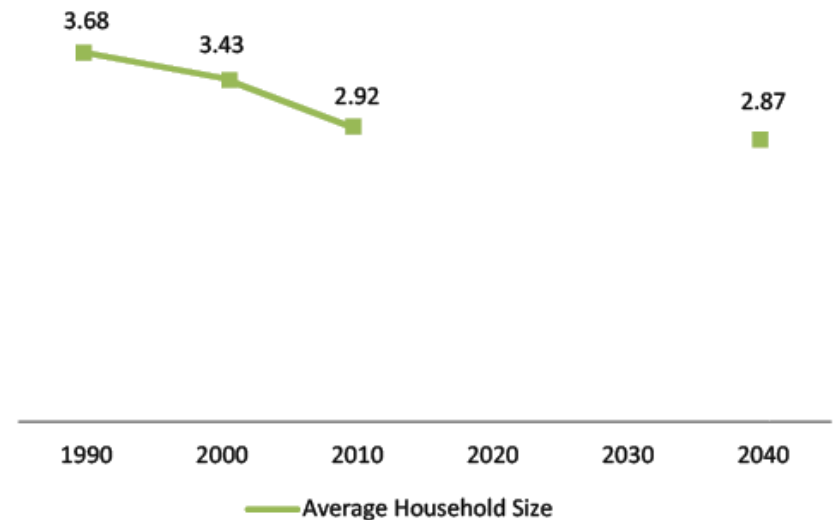
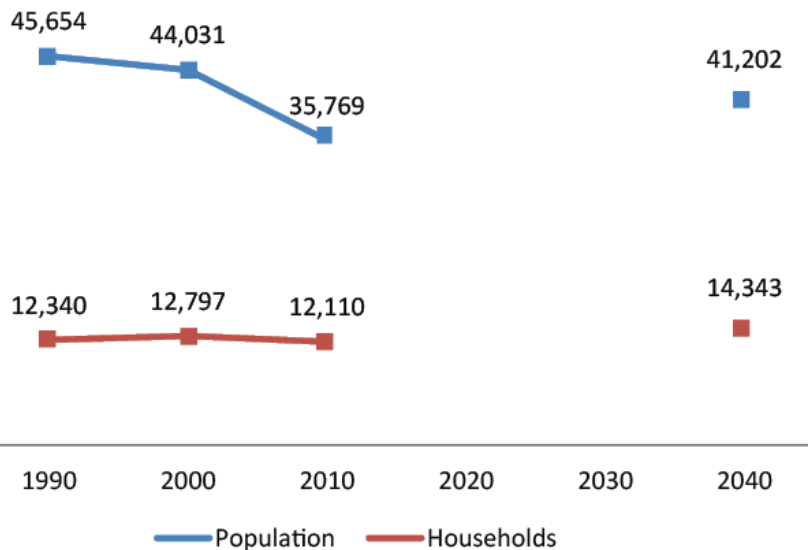
Pilsen Commercial corridors

18th Street and vacant lots

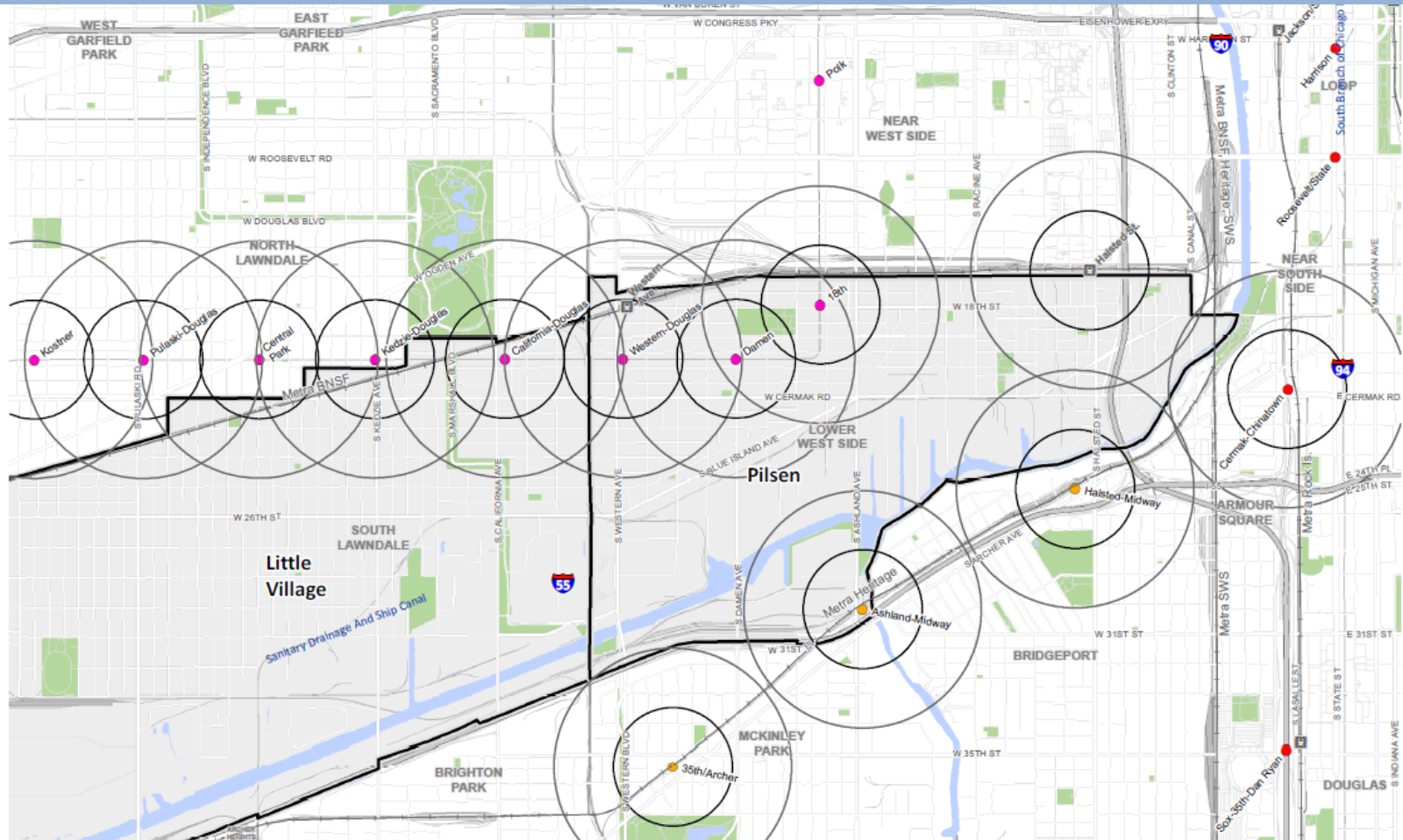


Demographic Trends and Projections

- Pilsen is projected to grow in population over the next 25 years. By 2040, Pilsen could gain over 2,000 households. In keeping with current trends, average household size is projected to decline slightly.
- Future heads of households are expected to be primarily younger baby-boomers (ages 45-64) and seniors (ages 65+)
- New housing units will be needed to accommodate future growth.



Opportunities for increased residential density



La Casa – 1815 S. Paulina



Q & A (6:30 – 6:45)

- We welcome **your questions**
 - If you have comments and ideas, please wait and share them at our discussion sessions (at 6:45)
- We want to be **inclusive and constructive**
 - Please be respectful of the diversity of ideas, needs and opinions in this room
 - Please keep your questions focused on this project
- Today is just **one in a series** of conversations

Group Discussions (6:45 – 8:00)

- We welcome your **comments and ideas**
 - Community representatives will be facilitating discussions around a number of topics
 - DPD staff will be available to answer questions
 - CMAP staff will be taking notes that we will be compiling and reviewing over the next few weeks
 - Each participant should have a marker and sticky notes – feel free to write down your ideas as well as share them verbally!
- Please be **mindful of others**
 - We want everyone who wishes to contribute to have the opportunity to do so, and the facilitators will be working to build a conversational balance

Group Discussions (6:45 – 8:00)

- Three 25-minute discussion sessions
- Group discussion topics:
 - Strategies for preserving community character
 - Strategies for infill and accommodating future projected growth
 - Strategies for enhancing the community's retail environment