

# PLUC

PILSEN LAND USE COMMITTEE

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ACTIVITY REPORT  
2015 - 2017

*“I’d like to thank the PLUC for its commitment to our shared vision of promoting balanced development and preserving the character of the Pilsen neighborhood. I appreciate the volunteer efforts of every member of the PLUC, and thank them for their long tenured service to the community.”*

– 25th Ward Alderman, Danny Solis

The Pilsen Land Use Committee (PLUC) is a Community Advisory Committee committed to promoting balanced development in Pilsen, and fostering the historic resilience of Pilsen.

Reestablished in 2015 by 25th Ward Alderman Danny Solis to provide him with advice and recommendations regarding proposed residential developments in the Pilsen neighborhood east of Damen Ave. requiring a zoning change in accordance with PLUC’s set-aside decree.

Note:

- As of October 2017, PLUC reserves the right to review projects on variations from zoning code and special uses. However, only projects that are 8 units or more are subject to the PLUC’s set aside decree.
- PLUC is not responsible for reviewing commercial developments that require a special use/variance permits.
- PLUC only reviews residential housing developments in Pilsen east of Damen Ave. that are within the 25th Ward.

## PLUC’s Mission:

To ensure that any new residential developments are carried out in a balanced manner so that residents in Pilsen have the opportunity to live in these new developments.

## PLUC’s Decree:

PLUC’s decree in the Pilsen neighborhood east of Damen Ave. has the highest set-aside percentage (21%) in the city of Chicago.

PLUC’s community decree proposes that any residential development of 8 units or more in the Pilsen neighborhood east of Damen Ave. requiring a zoning change must abide by PLUC’s 21% set-aside and/or provide comparable substantial community benefits. The 21% must follow the affordability breakdown below.



Alderman Solis and PLUC members are committed to balanced development for the neighborhood and as such are committed to honoring PLUC’s community decree.

The city of Chicago’s Affordable Requirements Ordinance requires that residential developments of 10 or more units provide 10% of their units at affordable prices.



## PLUC's Membership:

The PLUC has five institutional members. Members are appointed by Alderman Solis for their decades of service and strong track record of delivering results to the Pilsen community. PLUC members understand that it is important to be proactive and work with all public officials representing the community to create mutual accountability. Its members have established a history and a process by which the social, economic, and cultural realities of the Pilsen neighborhood are never ignored but rather wholly accounted for in any new property development.

## PLUC Institutional Members:

- Alivio Medical Center
- Centro Sin Fronteras
- Eighteen Street Development Corporation
- Pilsen Neighbors Community Council
- The Resurrection Project

## PLUC's Review of Proposed Projects:

A proposed project requesting a zoning change is submitted to Alderman's Solis' office, which the Alderman's office refers it to the PLUC for review. PLUC reviews submitted proposals and sends a recommendation letter to Alderman Solis. If a proposed project is recommended by PLUC, the project's developer must host a community meeting and PLUC will attend the community meeting (public hearing) along with Alderman Solis to demonstrate support to the project.

Upon receiving a request to review a proposed project, PLUC ask developers for specific information required by PLUC in order to evaluate a proposal - see below for list of requirements..

Since 2015, PLUC has reviewed proposals for 1,058 potential residential market rate units in Pilsen, recommending 99 for approval and rejecting 959.



\* This number includes a project submitted 3 times and only includes the number of units proposed in the inquiry with the highest number of proposed units (Inquiry #2 in 2016).



The following is a list of proposed projects (2015-2017) reviewed by PLUC.

# 2015



Property Address	Number of Units	PLUC Request 21%	Recommendation to Alderman/Other outcome
● 917 W. 18 <sup>th</sup> St.	28	6	12/28/2015 Developer decided not to continue with project
* ● 1424-44 W. 21 <sup>st</sup> St.	99	*** N/A	12/23/2015 Recommendation letter sent to Alderman
** ● 1831 S. Racine Ave.	38	8	8/13/2015 Rejection letter sent to Alderman
● 1600-1800 S. Peoria St. ● Inquiry #1	498	105	12/18/2015 1st rejection letter sent to Alderman

\* Recommended project (1424-44 W. 21<sup>st</sup> St.) hosted a public community meeting on 2/3/2016

\*\* The proposed project at 1831 S. Racine as presented by the developer (38 units – see above) was rejected by PLUC. The developer moved forward with the development allowed by current zoning.

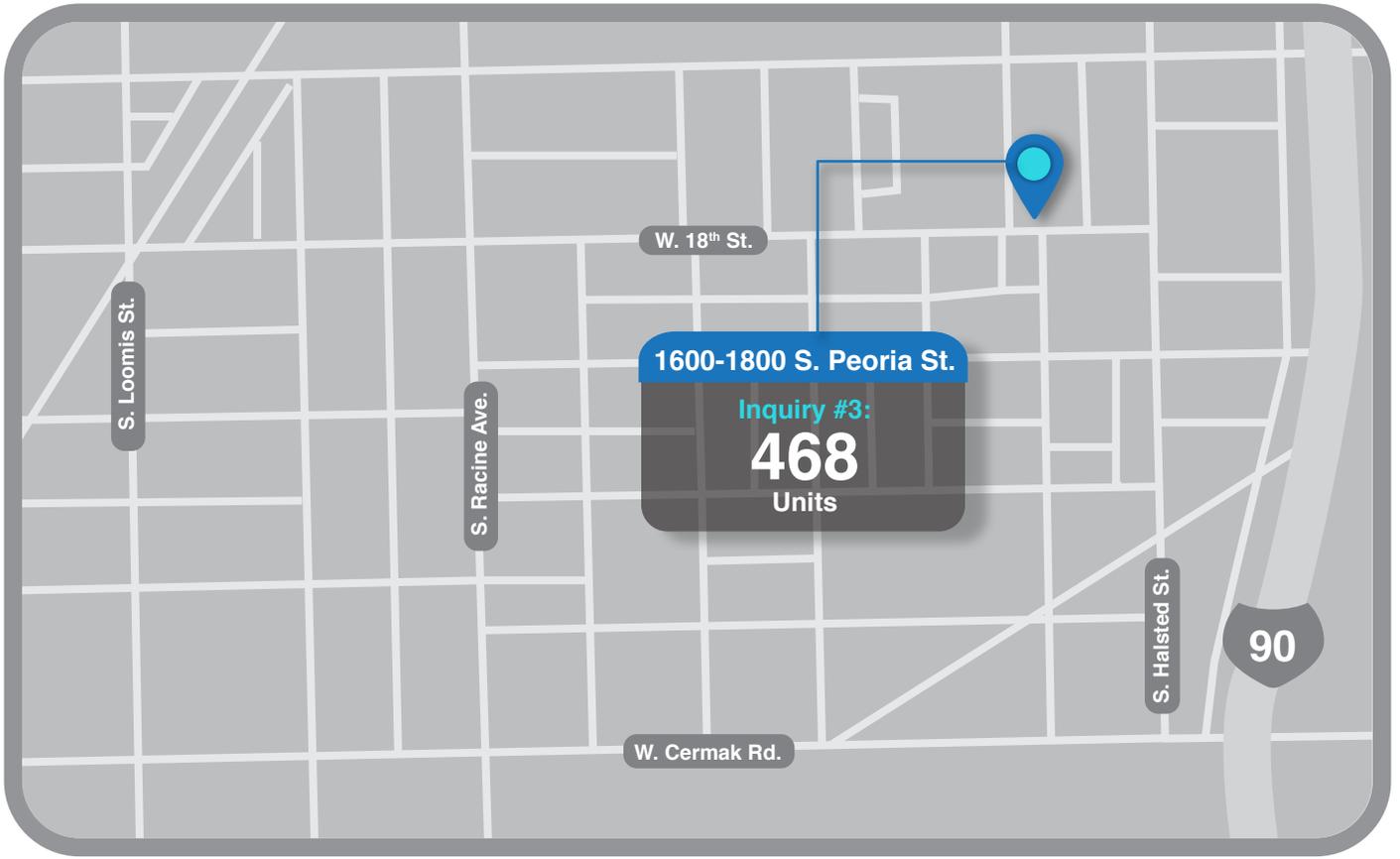
\*\*\* The project was recommended based on the community receiving comparable significant community benefit in lieu of 21%. Community benefit received was an acre of land (valued at \$1.4M in 2015) to be used as an athletic field by Benito Juarez High School and accessible to the community. The project will follow the city of Chicago's Affordable Requirements Ordinance.

# 2016



Property Address	Number of Units	PLUC Request 21%	Recommendation to Alderman/Other outcome
<ul style="list-style-type: none"> <li>2180 S. Canalport</li> </ul>	208	44	10/24/2016 Rejection letter sent to Alderman.
<ul style="list-style-type: none"> <li>1600-1800 S. Peoria St.                             <ul style="list-style-type: none"> <li>Inquiry #2</li> </ul> </li> </ul>	578	121	5/25/2016 2nd rejection letter sent to Alderman
<ul style="list-style-type: none"> <li>931 W. 19th St.</li> </ul>	107	22	06/2016 Rejection letter sent to Alderman

# 2017



Property Address

Number of Units

PLUC Request  
21%

Recommendation to  
Alderman/Other outcome

■ 1600-1800 S Peoria St.

● Inquiry #3 ----- 468 ----- 98 ----- 10/16/2017 Rejection letter sent to Alderman

# Pilsen Land Use Committee (PLUC) Requirements

Information required by Pilsen Land Use Committee to evaluate proposed housing development project requesting zoning change:

The following items must be submitted to the committee:

- Name and address of the Project
- Development team: owner, developer, lawyer, architect, general contractor and sales agent.
- Total development cost of the project
- Acquisition Costs (site)
- Construction costs per square feet
- Total number of units to proposed to be developed
- Type of units
- Sales prices or Rents for each unit
- Size of the units (sqft)
- Floor plan for each unit type
- Elevation for each unit type
- Appraisal
- Landscaping plan
- Amenities
- Number of parking spaces to be provided and parking ratio
- Number and breakdown of bedroom types
- If project is large scale, a density analysis must be provided
- Sidewell of overall area showing all properties within 1,000 feet
- Developer must provide architectural drawings:
  - Site Plan
  - Elevation
  - Floor Plan

Once the committee receives the information indicated above, the committee will call a meeting to review it The Land Use Committee meets as needed. Therefore, developers are encouraged to present this information to the Committee. The information can be provided to:

Mr. Vicente Sanchez, Chief Staff of Alderman Solis' Office

or

Ms. Guacolda Reyes, Board Member of The Resurrection Project

The committee will meet to discuss the project based on the information provided. The committee then will set up a meeting with developer to discuss further the proposed development. After this meeting, the committee will make a decision and inform Alderman Solis' office in writing.

If the committee was not able to arrive to a decision due to lack of information, the committee will notify in writing the developer and Alderman Solis' Office.

