

Preservación de Pilsen

5, 14 y 27 de Octubre 2020

Pilsen Preservation

October 5, 14 and 27, 2020

Traducción en vivo al
español disponible

312-535-8110

Código de acceso: 375 243 35

No se necesita código de asistente, solo
presione #

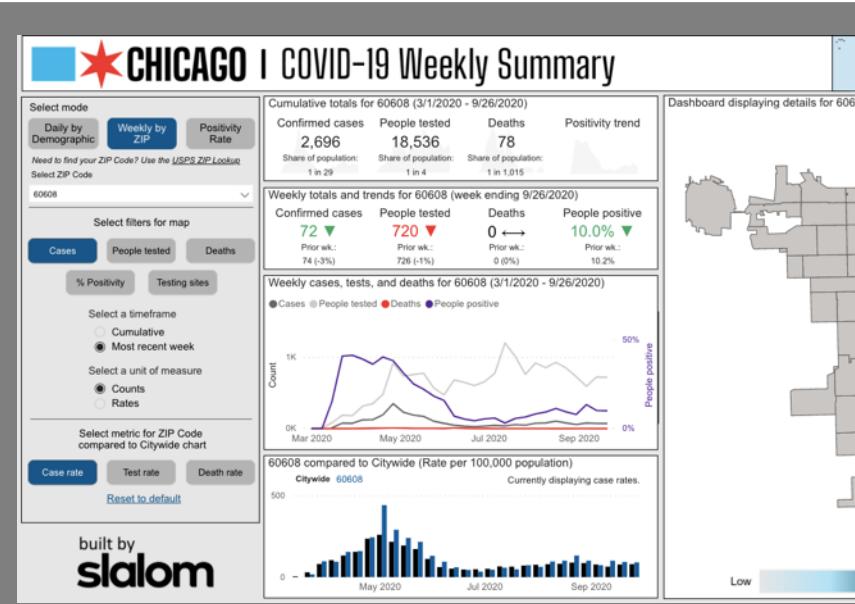
Favor de silenciar su teléfono

Normas del Grupo

1. Dale a otros la oportunidad de compartir
2. Asume las mejores intenciones
3. Evita las interrupciones
4. Di tu verdad con respeto. Acepta la incomodidad.

Group Norm Setting

1. Step up, step back
2. Assume best intentions
3. Avoid interruptions
4. Speak your truth respectfully.
Embrace discomfort.



Half of Chicago households report having serious financial problems during pandemic, poll finds

Half of Chicago's households surveyed in a recent poll reported having serious financial problems due to the economic downturn the pandemic has spawned.

By Madeline Kenney | Updated Sep 9, 2020, 10:27pm CDT

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After Police Footage Released, Miguel Vega's Family Seeks Answers In Fatal Shooting: 'I'm Waiting For Justice For My Son'

Relatives said they are "deeply disappointed" that no one from the police department has reached out to speak to them about the shooting.

OCT 2, 2020 7:55AM CDT

PILSEN, LITTLE VILLAGE, WEST LOOP

 Mauricio Peña @MauricioPena

Pilsen, Little Village and West Loop reporter
mauricio@blockclubchicago.org
[See more](#)



Commissioner Cox

Maria Vega (from left), Erik Vega, and photographer and Pilsen resident Mateo Zapata, speak to reporters about police fatally shooting Miguel Vega in Pilsen.

MAURICIO PEÑA/BLOCK CLUB CHICAGO

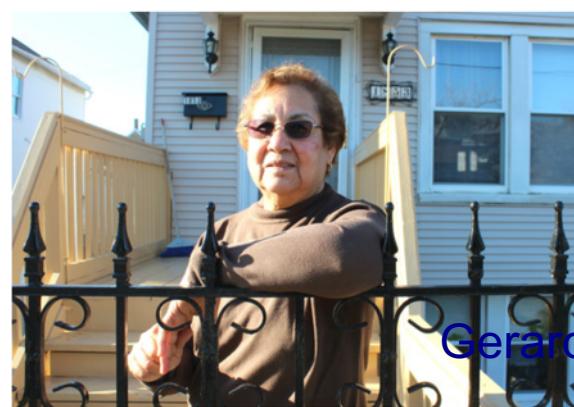
Agenda

1. Tendencias del Barrio (¿Por qué estamos aquí?)
 2. ¿Qué es un distrito histórico
 3. ¿Qué ha cambiado?
 4. Discusión/Preguntas
 5. Observaciones del concejal
 6. Palabras de clausura (Comisionado Cox)
 7. Siguiente Reunion (10/27)
-
1. Neighborhood Trends (Why are we here?)
 2. What is a historic district?
 3. What has Changed?
 4. Discussion/Q&A
 5. Aldermanic Remarks
 6. Closing Remarks (Commissioner Cox)
 7. Next Steps/Next Meeting (10/27)

Neighborhood Trends

La población latina en Pilsen ha disminuido por 14,000 personas desde el 2000.

Pilsen's Latino population has **dropped** by 14,000 people since 2000.



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Neighborhood Trends

Los inversionistas de bienes y raíces han demolido más de **90 edificios** de Pilsen desde 2006.

Real estate speculators and developers have demolished more than **90 Pilsen buildings** since 2006.

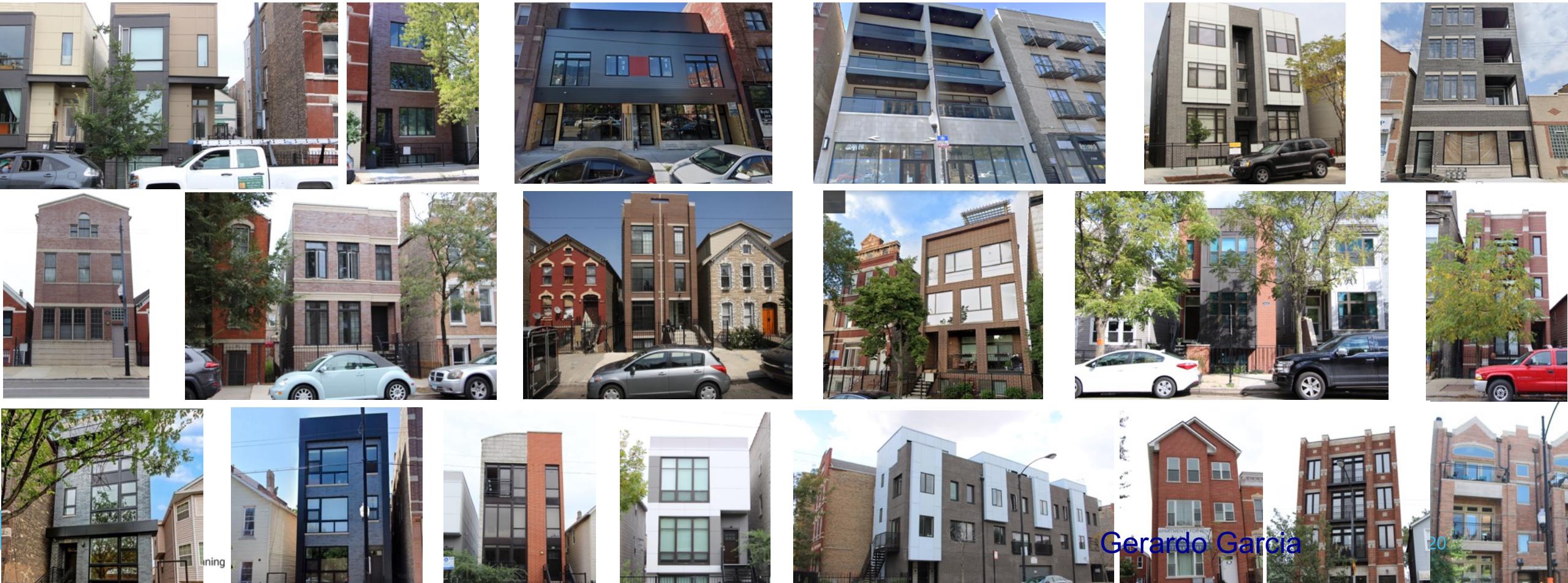


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Neighborhood Trends

La mayoría de los edificios demolidos reemplazaron viviendas asequibles con edificios más grandes y costosos

Most Pilsen demolition projects replaced affordable homes with larger, more expensive buildings.



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Neighborhood Trends

Los costos de vivienda están agobiando a los propietarios de largo plazo.

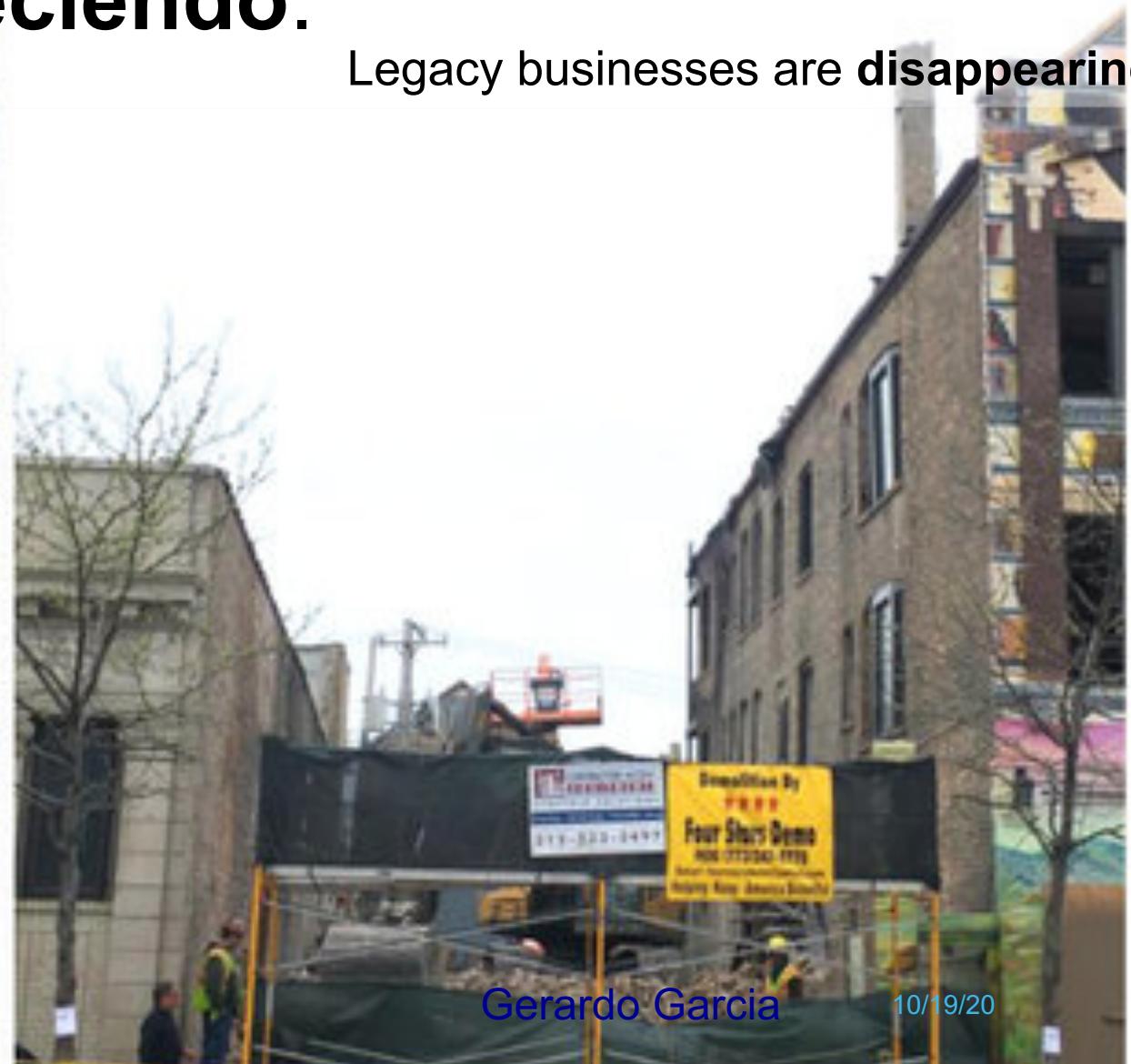
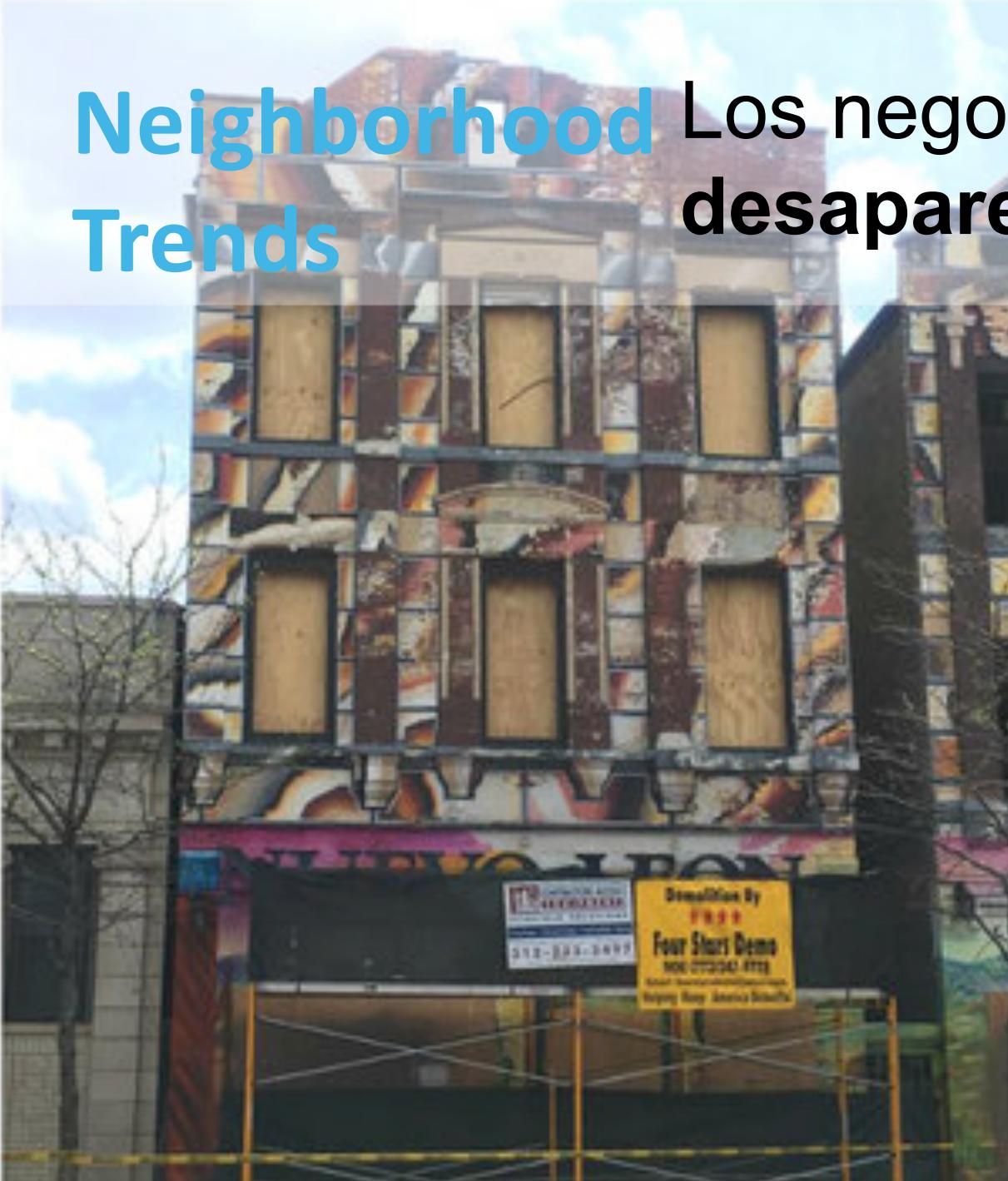
Long-time homeowners are **cost burdened**



Neighborhood Trends

Los negocios icónicos están desapareciendo.

Legacy businesses are disappearing



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10/19/20

Neighborhood Trends

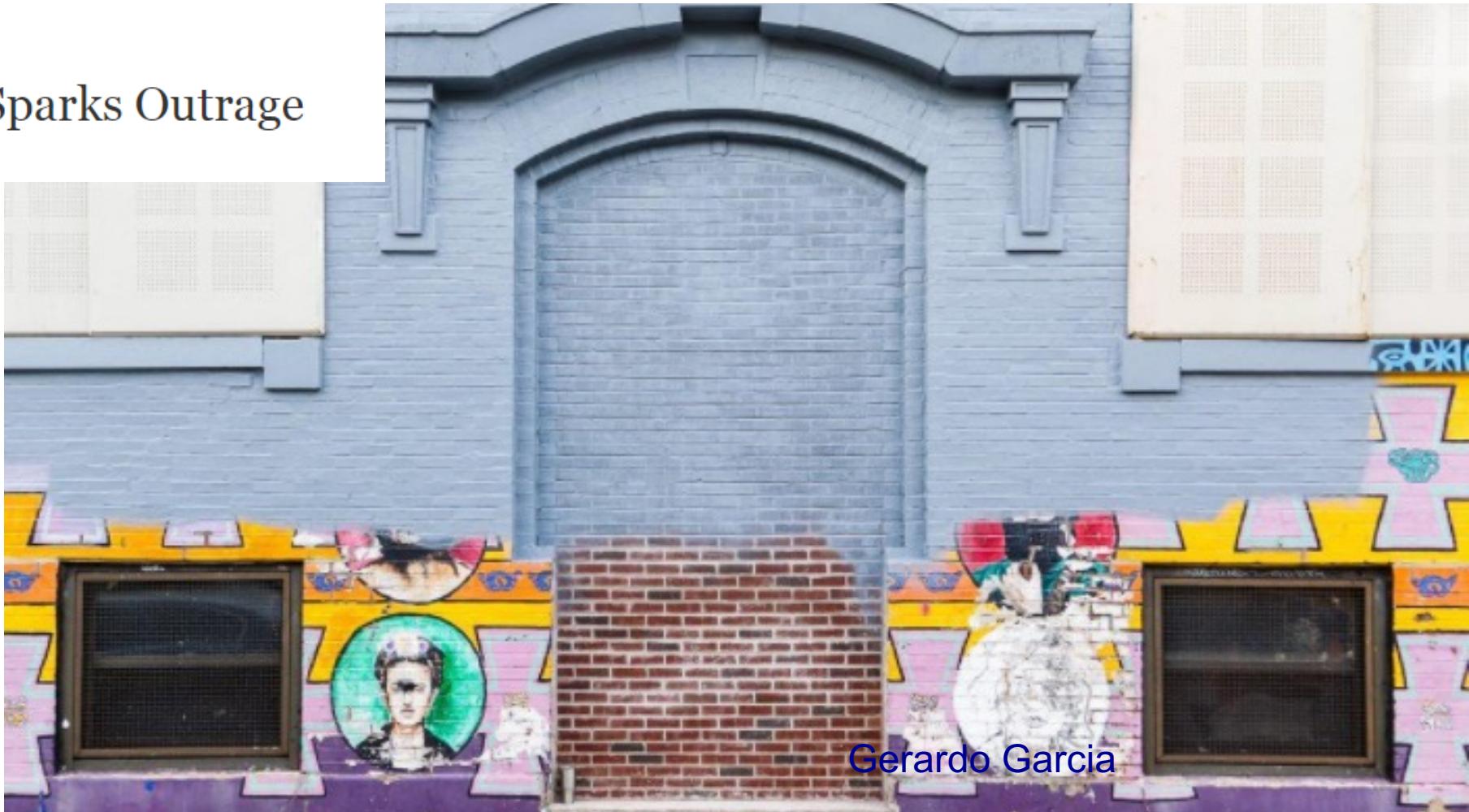
Décadas de expresión cultural mexicana en Pilsen continúan amenazadas.

Decades of Mexican **cultural expression** in Pilsen continues to be **threatened**.

ARTS & ENTERTAINMENT

Loss of Iconic Pilsen Mural Sparks Outrage

Jay Shefsky | July 6, 2017 4:35 pm



Maurice Cox has

involved himself in a mind-boggling assortment of activities: from becoming the catalyst for invigorating the Ridge Street neighborhood to proving the viability of bicycle commuting to landing on Charlottesville City Council.

RIDGE STREET

NEIGHBORHOOD
ASSOCIATION

The Re-education of an architect as advocate, activist, instigator and public citizen

“Why are structures like these in my neighborhood not protected as in other Charlottesville neighborhoods?”

- Maurice Cox, President, RSNA
I lived here



**“El diseño se trata de tener opciones.
Nosotros decidimos”**

-Alice Coles, BCSJ



AFFORDABLE HOUSING WITHOUT STIGMA

This was the desire of residents throughout community design process. For them, this meant seamlessly blending into their surroundings and drawing from their rich local heritage. The series of 32 affordable rental housing units realized in Phase 1 of their village were therefore based on a careful study of housing types indigenous to the rural landscape of the Eastern Shore. They are all variations on the “American stack house” type. These simple farmhouses transcend style by exhibiting the architectural honesty and integrity of construction so characteristic of vernacular architecture. The strategy developed to create more complex massing articulations was the juxtaposition of basic forms joined by long one-story porches. Considering that the single rental unit size was relatively small, ranging from 700-1400 sq. ft., their combinations in duplex and triplex groupings began to approximate the size and appearance of large single family houses.



upper left: community members gathering stories; lower left: lower right: eastern shore vernacular farm houses .



“Nada sobre nosotros, sin nosotros es para nosotros”

-Dicho surafricano



Commissioner Cox



BEFORE -1998



PRESERVACIÓN DE LA CULTURA RURAL PRESERVATION OF RURAL CULTURE

NEW BAYVIEW RURAL VILLAGE

AFTER - 2004



Commissioner Cox

¿Cómo debería la comunidad india de Mardi Gras impulsar el desarrollo económico de la comunidad para promover la preservación de las culturas locales?

How should the Mardi Gras Indian community drive community economic development to further the preservation of local cultures?



CHIEF MILLER
NEW ORLEANS
2014



Commissioner Cox

DISTRITO CULTURAL DE LOS INDIOS DE MARDI GRAS EN LA CALLE LASALLE



APERTURA (FEB. 2020)



A CULTURAL COMMUNITY TO ESTABLISH REINVESTMENT ALONG LASALLE CORRIDOR



APERTURA (FEB. 2020)

Commissioner Cox



Department of Planning
and Development

2. ¿Qué es un distrito histórico?

What is a Landmark District?

Una herramienta para preservar edificios...

A Tool to Preserve Buildings...



... Y sus historias

... And their Stories



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10/19/20
Pilsen Dia De los Muertos (2019)

NOBLE SQUARE



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PILSEN DEMOLITION APPLICATIONS



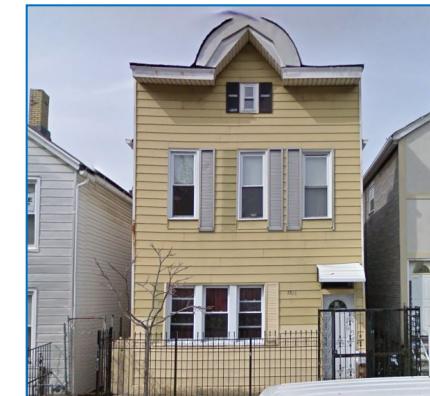
1730, 1732, 1734 W. 18th
Demolition application **denied** due to landmark district. Buildings being rehabbed.



1822 S. Throop
Demolition **approved**
building deemed
“Dangerous &
Hazardous”



2038 W. 18th
Demolition application
denied due to
landmark district.



1336 W. Cullerton
Demolition application
denied due to
landmark district.



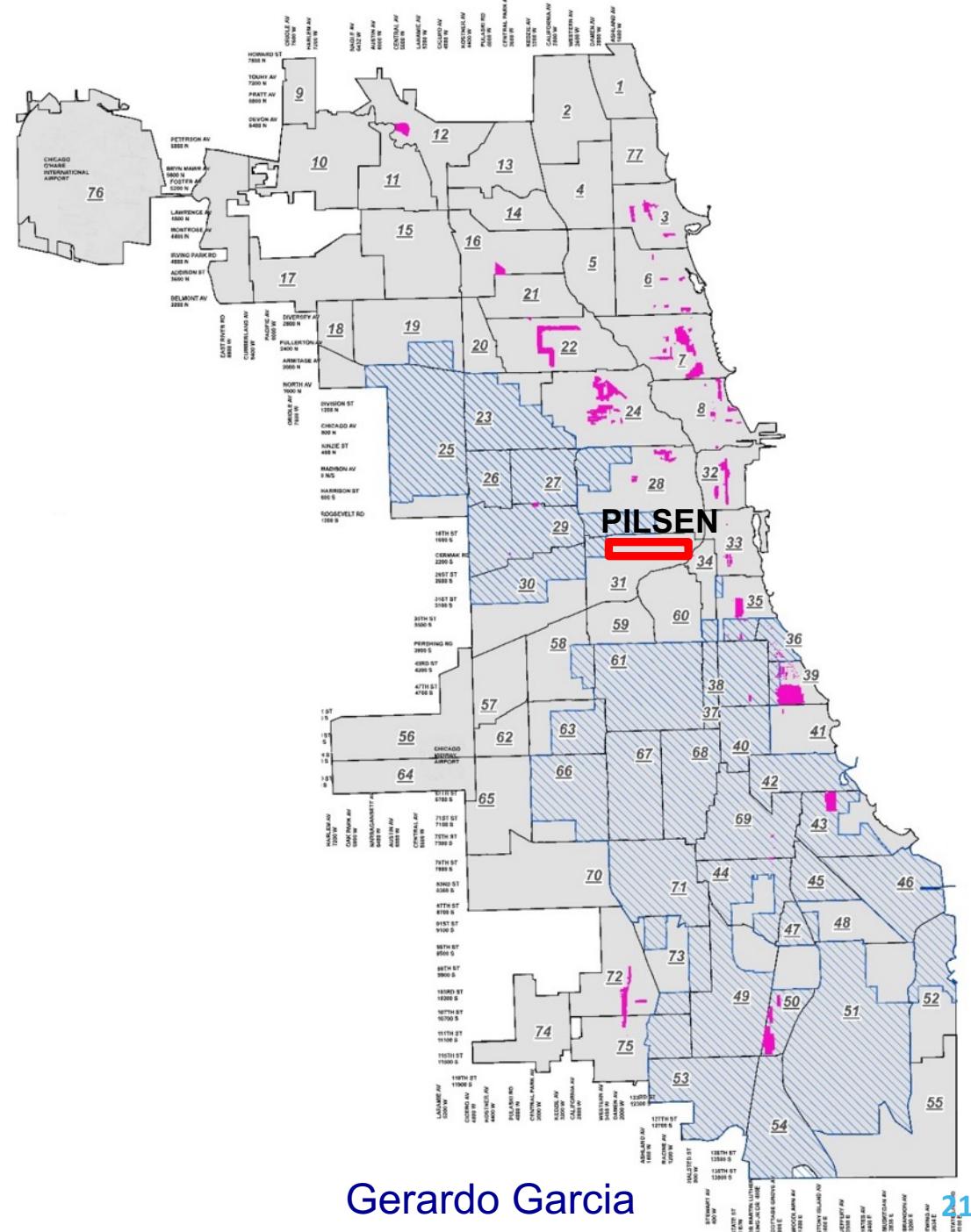
1330 W. Cullerton
Demolition application
denied due to landmark
district.

CITYWIDE LANDMARK DISTRICTS

LACK OF OF REPRESENTATION ON
SOUTH AND WEST SIDES

67 DISTRICTS CITYWIDE

European	8
Asian	1
African American	34
Latino	0



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HOW MUCH DOES IT COST?



Replace Asphalt Roof Shingles
Cost in Landmark District: **\$270/SF**
Cost outside: \$270/SF

Replace Windows (Vinyl)
Cost in Landmark District: **\$300 per**
Cost outside: \$300 per

Re-point Brick
Cost in Landmark District: **\$15/SF**
Cost outside: \$15/SF

Replace Entrance Door (Steel or Fiberglass)
Cost in Landmark District: **\$1000 per door**
Cost outside: \$1000 per door

Pullman District

Preservación resultando del activismo comunitario

Preservation from community activism



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Pullman District

Estadísticas:

1,231 Edificios (Buildings)

873 Terrenos (Parcels)

Ingreso Medio: \$42,490



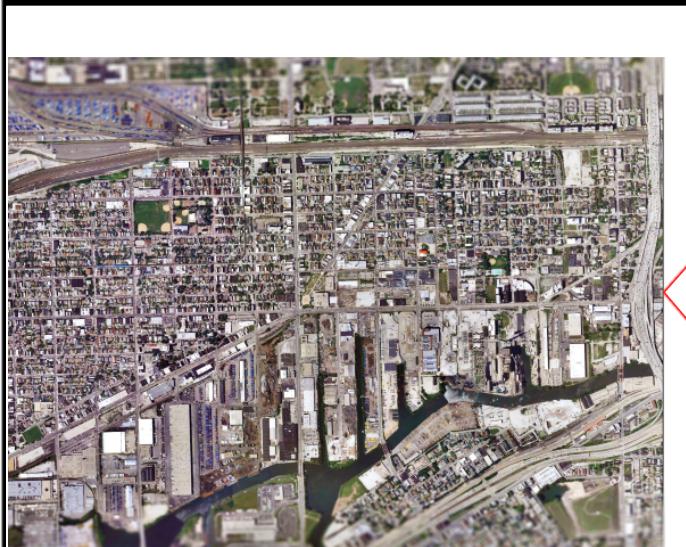
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10/19/20

¿Una herramienta para preservar Pilsen y su gente? A tool to preserve Pilsen & its people?

PREVIOUS PLANS

PILSEN & LITTLE VILLAGE ACTION PLAN - 2018



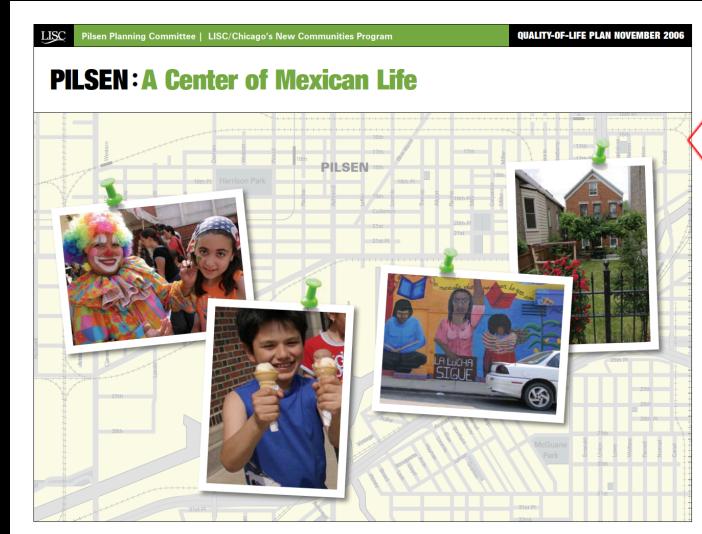
DRAFT
FOR PUBLIC
COMMENT

PILSEN & LITTLE VILLAGE ACTION PLAN

City of Chicago * Department of Planning & Development * June 2017

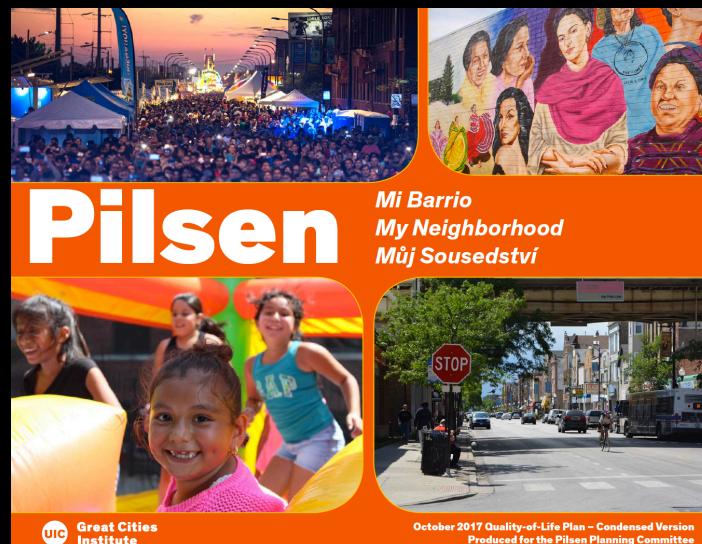
“Develop a Chicago Landmark District to complement the National Register Historic District in Pilsen”
Pg. 21

PILSEN, A CENTER OF MEXICAN LIFE - 2006



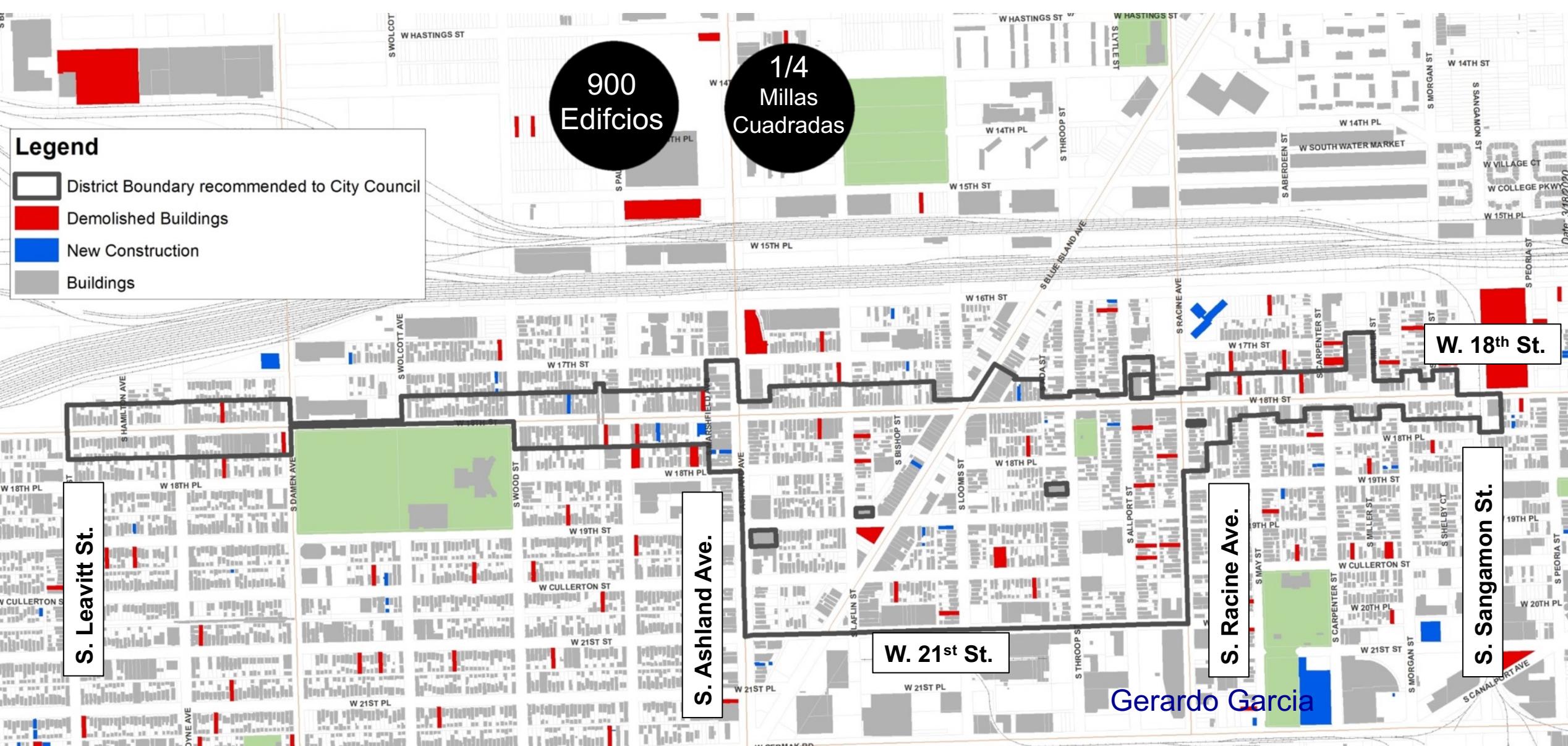
"Rehabilitation of local structures, rather than demolition to build modern housing, is an essential step in preserving the character and beauty of Pilsen's streets"
Pg. 2, 8, 10

PILSEN, QUALITY OF LIFE PLAN - 2017

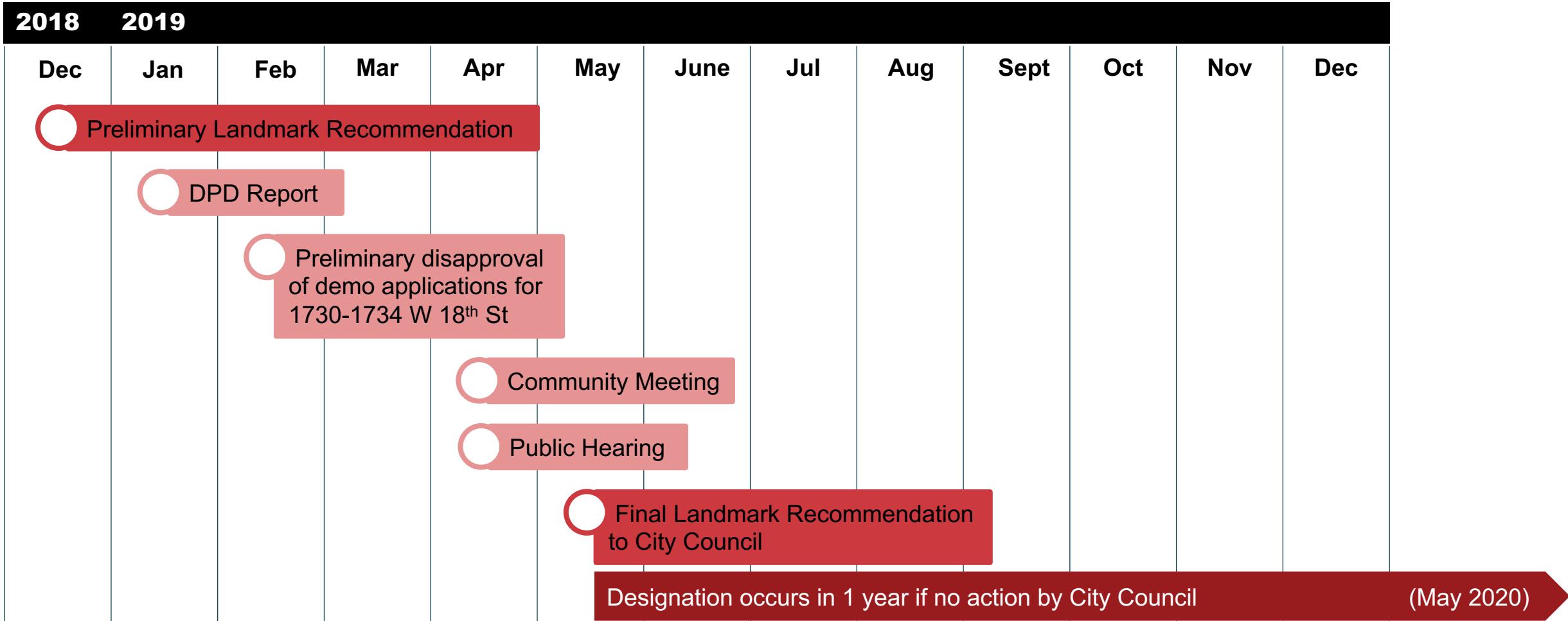


"create cultural corridors and preserve murals"
Pg. 71

Distrito Histórico de Pilsen

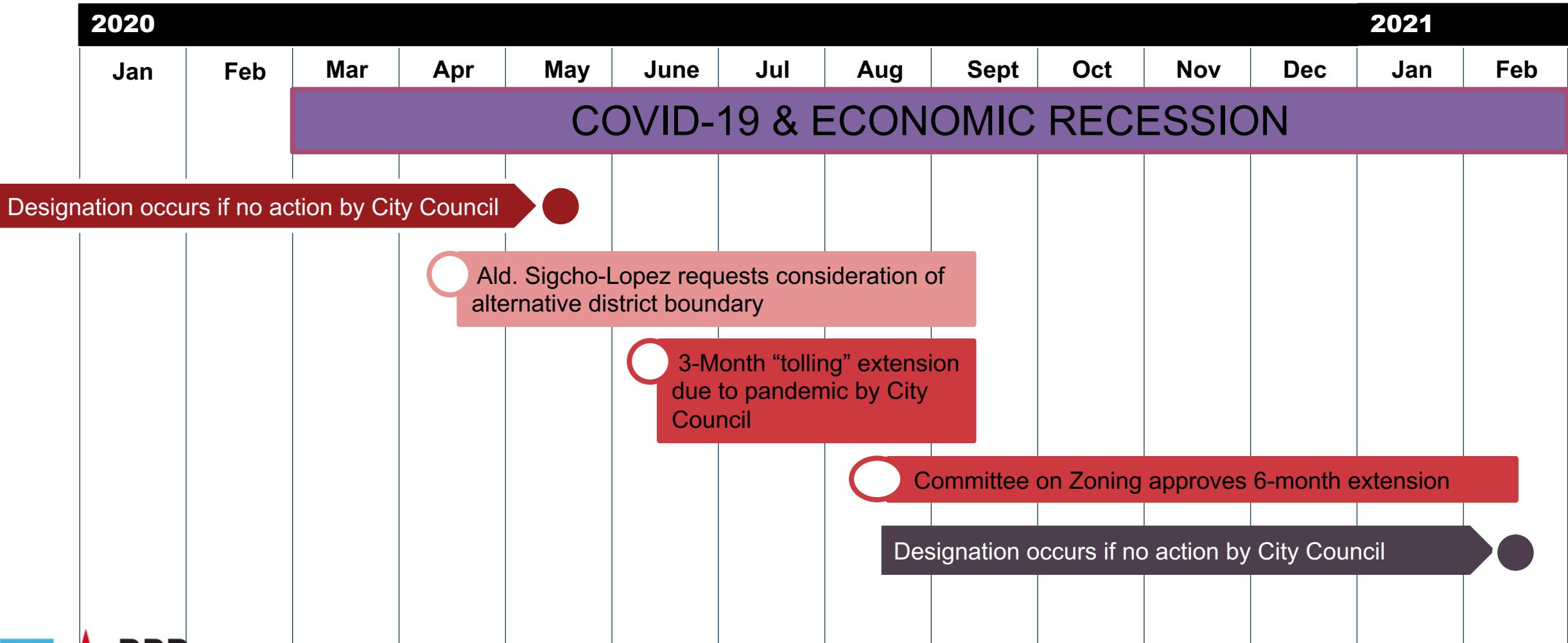


Original District Timeline



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Timeline Extension



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3. ¿QUE HA CAMBIADO?

Límite mas pequeño para edificios comerciales
(solicitado por el consejal Sigcho-Lopez)

Nuevos recursos financieros (Adopt-a-Landmark)

Protección de densidad
Programas específicos del Departamento de Vivienda
Conservar y promover el arte público con el
Departamento de Asuntos Culturales

WHAT HAS CHANGED?

**Smaller Boundary Focusing on Commercial
(Requested by Ald. Sigcho-Lopez)**

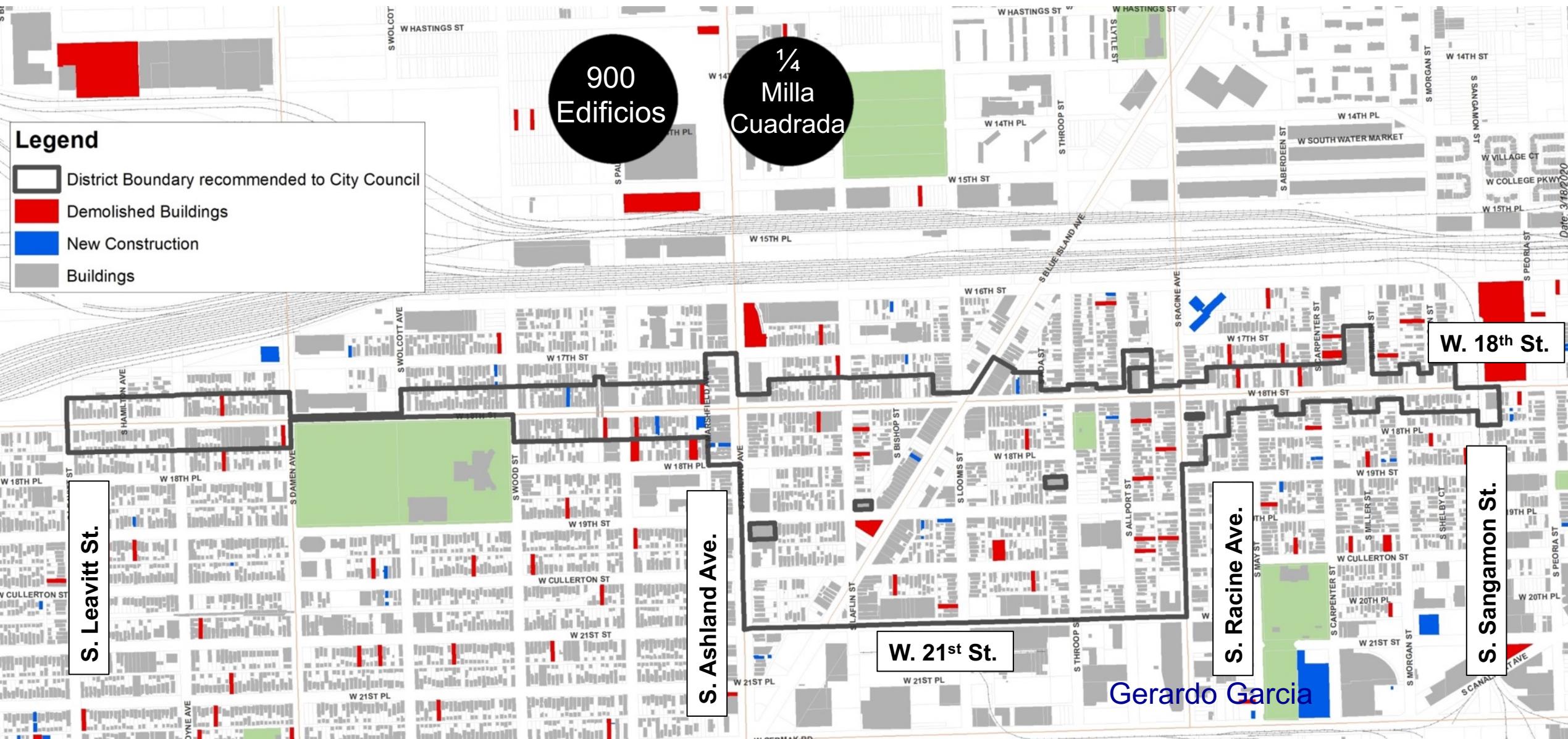
New Financial Resources (Adopt-a-Landmark)

Density Preservation Overlay
Targeted Department of Housing (DOH) Programs
Conserve & Promote public art w/ Department
of Cultural Affairs and Special Events
(DCASE)

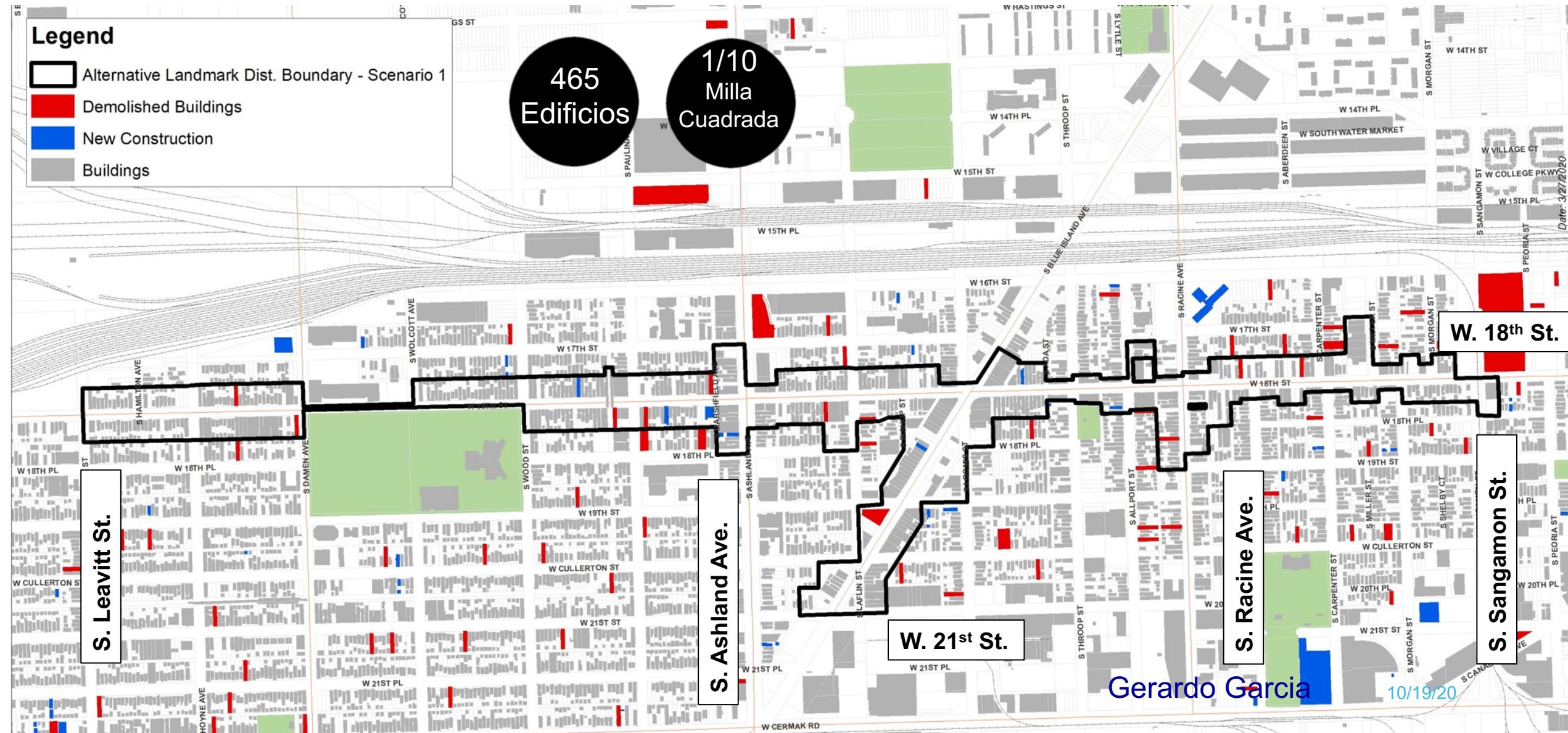
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10/19/20

Límite del distrito historico (recomendado por la comisión historica)



Límite alternativo (solicitado por el concejal Sigcho-Lopez)



RECONSIDERAR AR LAS PRIORIDADES DE ADOPT-A- LANDMARK



\$3M PARA LOS
EDIFICIOS
Gerardo Ga...
COMERCIALES DE

3. ¿QUE HA CAMBIADO?

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CONSERVAR LA ASEQUIBILIDAD
NATURALMENTE OCURRENTE
(ARRENDATARIOS)



AYUDAR A LOS PROPIETARIOS
DE LARGO PLAZO CON
RECURSOS FINANCIEROS PARA
HACER ARREGLOS



CONSERVAR Y PROMOVER
EL ARTE PÚBLICO



Cesar Garcia

CONSERVAR LA ASEQUIBILIDAD NATURALMENTE OCURRENTE



70%
Renteros
(Arrendatarios)

30%
Propietarios

43%
Propietarios
10+ Años

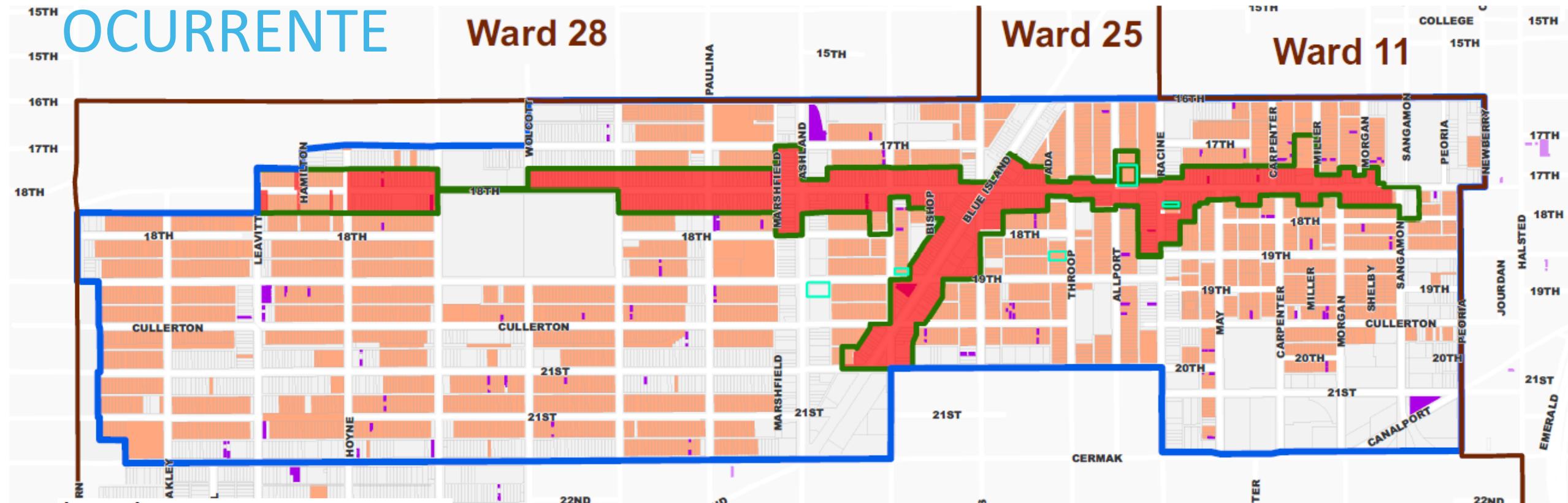
CONSERVAR LA ASEQUIBILIDAD NATURALMENTE

OCURRENTE

Ward 28

Ward 25

Ward 11



14%
Una
familia

56%
2-4
Unidades

30%
5+
Unidades

66%
construcción
Pre-1945

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Ward 11

IMPLEMENTAR UN DISTRITO DE CARACTERIZACIÓN ESPECIAL

IMPLEMENT A SPECIAL CHARACTER OVERLAY DISTRICT



Material change at windows, balconies and walls, displaying rhythm of lines



Wall offset, height variations,
material / color / textural changes



Material changes at corner

Goals of Proposed Revisions to Special Character Overlay District Ordinance:

1. Provide clear expectations for new construction and rehabilitation through **district-specific design guidelines**;
2. **Build community consensus and involvement** through overlay designation process and input for district-specific design guidelines;
3. **New construction on City-owned land** within new overlay districts will need to comply with district-specific guidelines;
4. **Will not prevent demolitions.**

RECURSOS DEL DEPARTAMENTO DE VIVIENDA



El Departamento de Vivienda asignará \$ 3 millones (Pilsen y La Villita) en subvenciones para la reparación de viviendas y refinanciamiento para que los propietarios puedan reinvertir en sus hogares y las unidades actualmente asequibles puedan permanecer así.

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CONSERVAR Y PROMOVER EL ARTE PÚBLICO



DPD se asociará con DCASE, artistas locales y partes interesadas para catalogar murales existentes y perdidos en Pilsen para la conservación y la comisión de obras nuevas.

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Preservando los edificios y la gente de Pilsen

Preserving the Buildings and People of Pilsen



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10/19/20

Pilsen Dia De los Muertos (2019)

- 
4. Discusión/Preguntas
5. Observaciones del concejal
6. Palabras de clausura
(Comisionado Cox)

4. Discussion/Q&A
5. Aldermanic Remarks
6. Closing (Commissioner Cox)

SIGUIENTES REUNIONES/NEXT MEETINGS

Martes 27 de Octubre a las 4:00 pm

Tuesday October 27th at 4:00 pm

CONACTENOS/CONTACT US: DPD@CITYOFCHICAGO.ORG