

# Preservación de Pilsen

5 de Octubre 2020

Pilsen Preservation

October 5, 2020

Traducción en vivo al español disponible  
312-535-8110

Código de acceso: 375 243 35

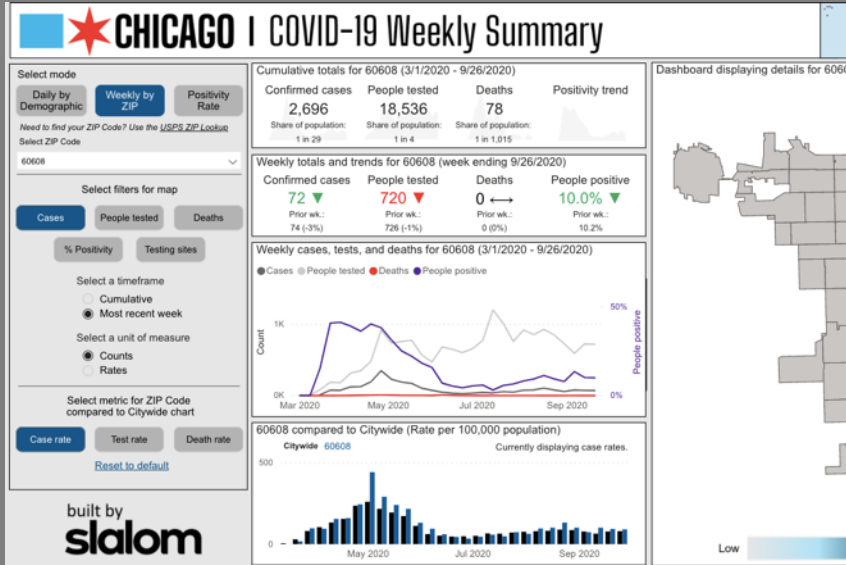
Por favor silencia tu teléfono

# 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

f t SHARE



María 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

## 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@blockclubchi.org](mailto:mauricio@blockclubchi.org)  
[See more](#)

# 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. Sigüientes Reuniones (10/14, 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 Meetings (10/14, 10/27)

# Neighborhood Trends

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

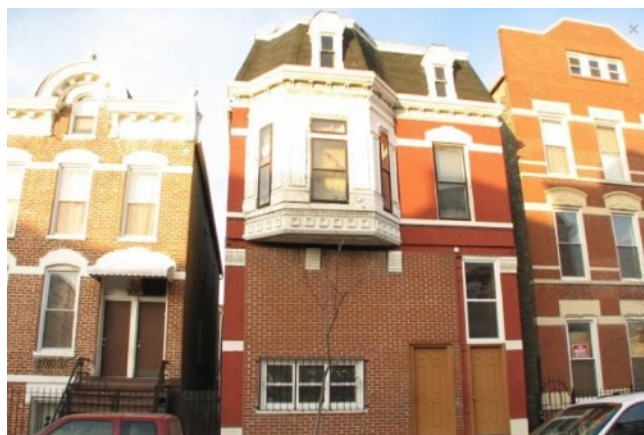
Pilsen's Latino population has **dropped** by **14,000** people since 2000.



# Neighborhood Trends

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

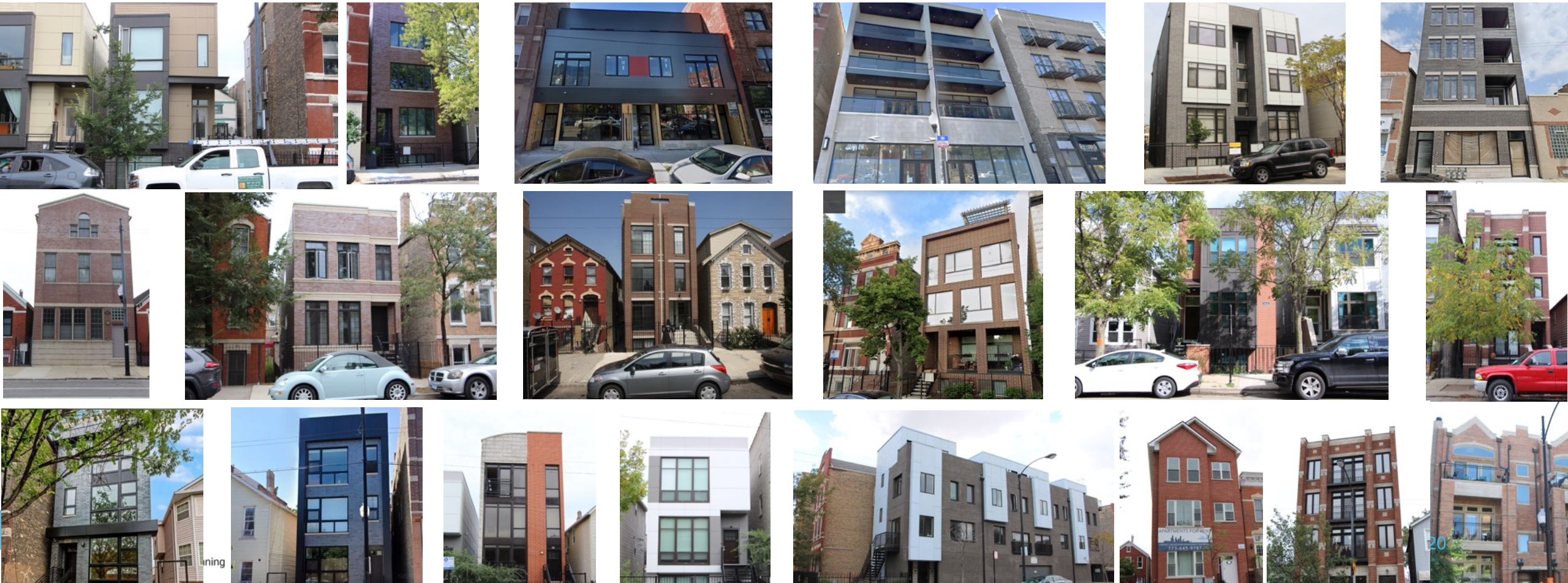
Real estate speculators and developers have demolished more than **90 Pilsen buildings** since 2006.



# 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.



# Neighborhood Trends

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

Long-time homeowners are **cost burdened**

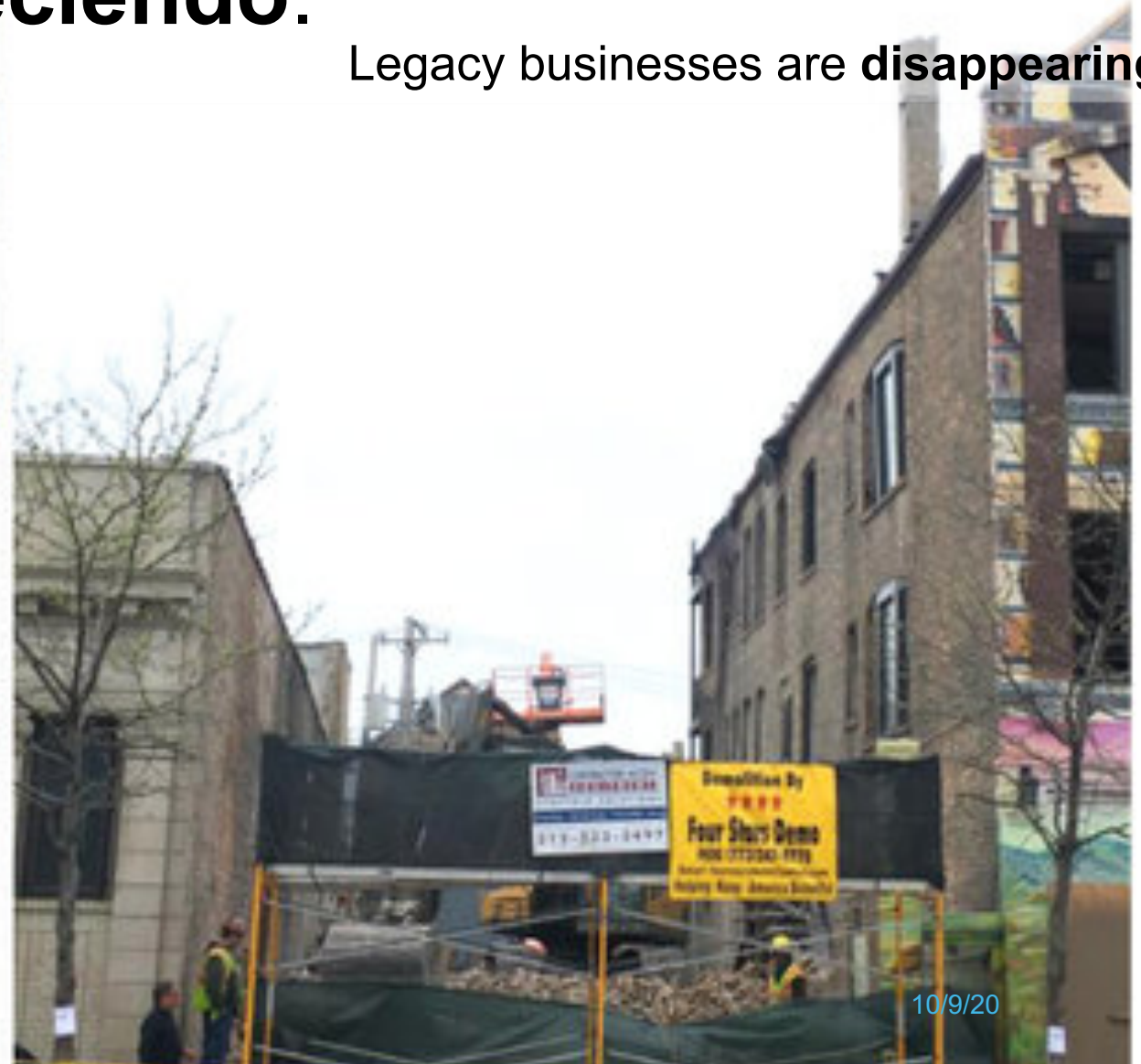
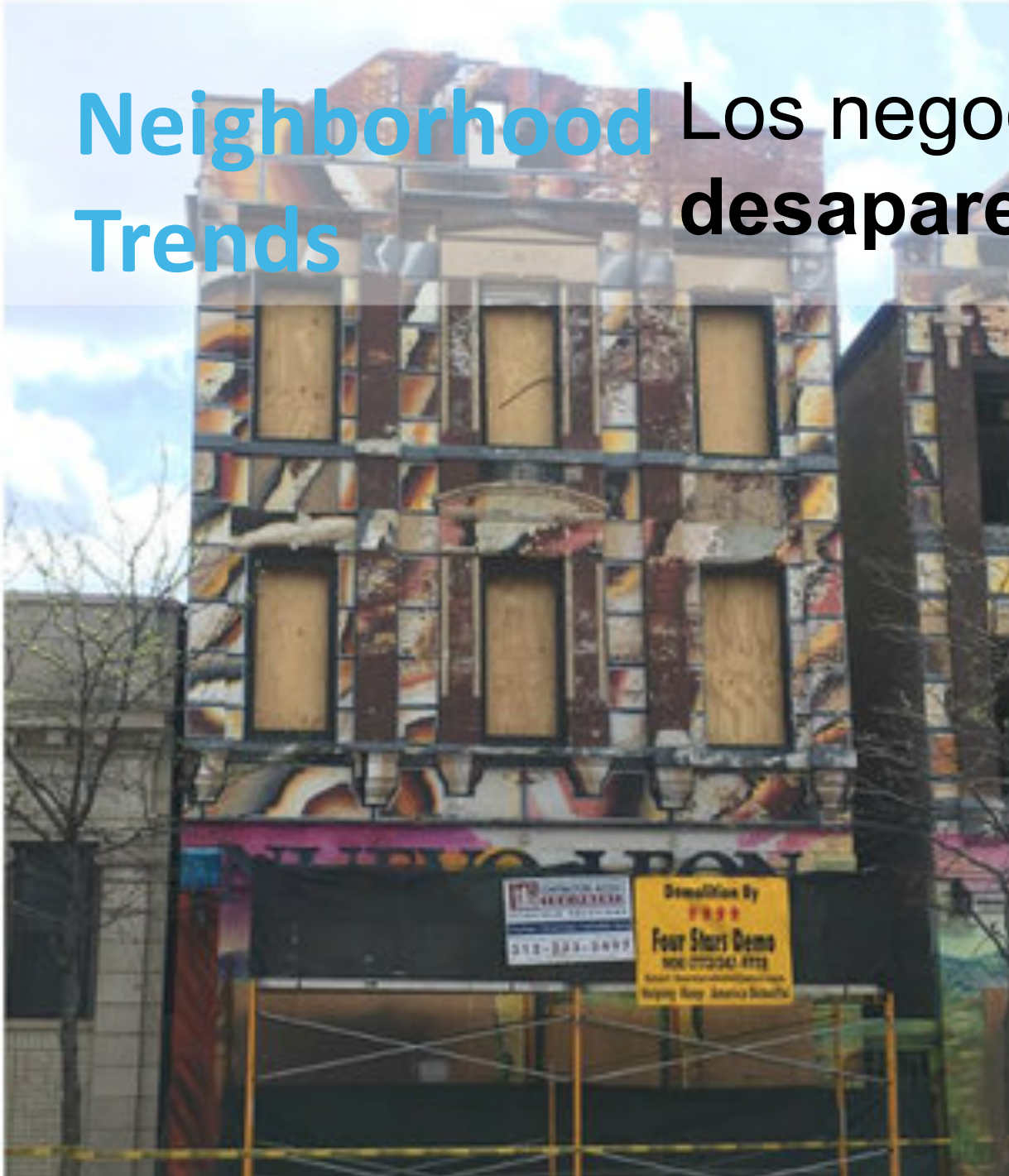




# Neighborhood Trends

Los negocios icónicos están desapareciendo.

Legacy businesses are disappearing



# 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 house.



three-unit dwelling elevation and first floor plan



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

“Nada sobre nosotros, sin nosotros es para nosotros”

-Dicho surafricano





BEFORE -1998



**PRESERVACIÓN DE LA CULTURA RURAL**  
**PRESERVATION OF RURAL CULTURE**

**NEW BAYVIEW RURAL VILLAGE**  
**AFTER - 2004**



# ¿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**



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



APERTURA (FEB. 2020)



Photo from Cyril 'Big Chief Iron Horse' Green's funeral.

A CULTURAL COMMUNITY TO ESTABLISH REINVESTMENT ALONG LASALLE CORRIDOR



APERTURA (FEB. 2020)

## 2. ¿Qué es un distrito histórico?

What is a Landmark District?



# Una herramienta para preservar edificios...

A Tool to Preserve Buildings...



10/9/20  
Pilsen Parade (1915)

# ... Y sus historias

## ... And their Stories



# NOBLE SQUARE

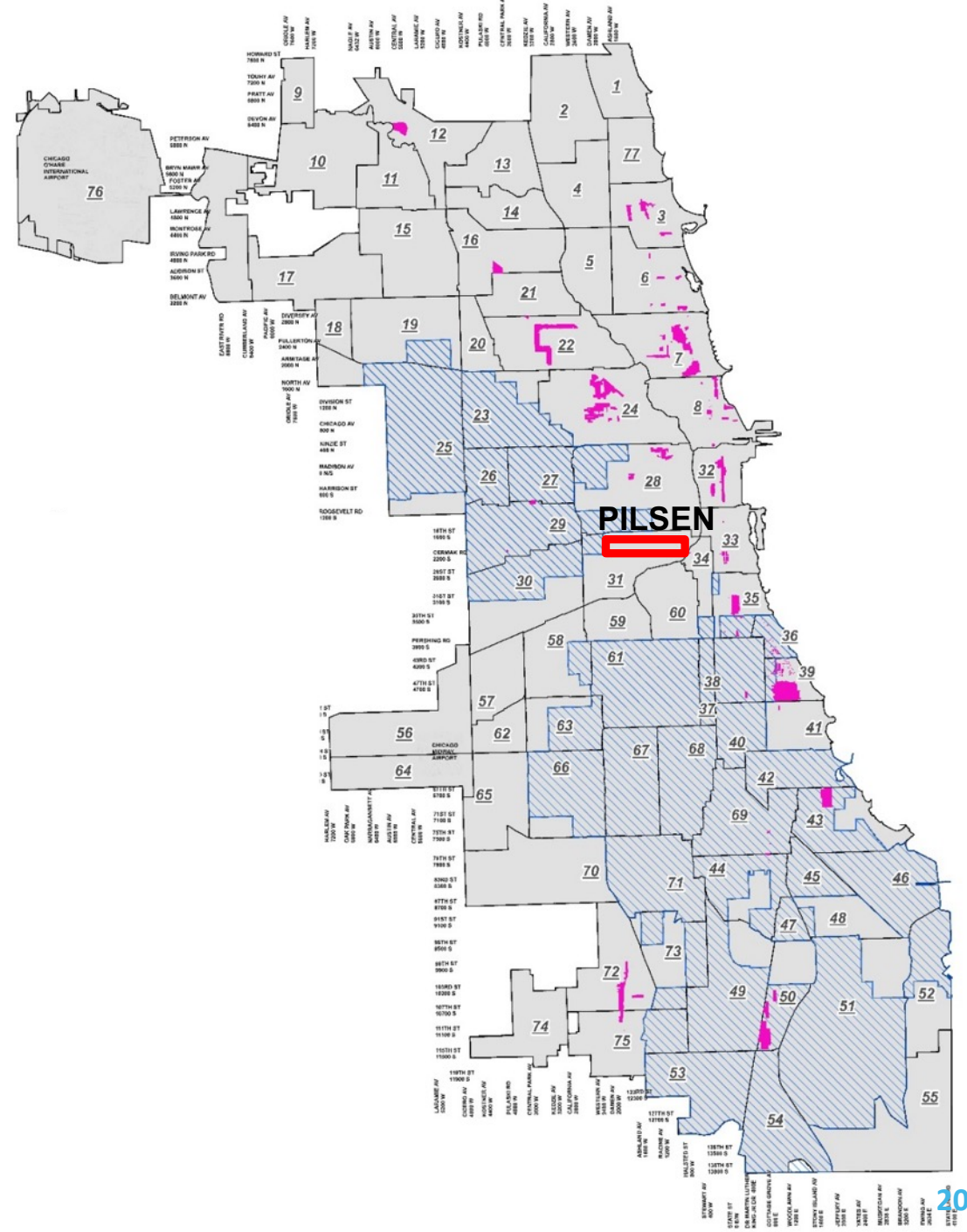


# CITYWIDE LANDMARK DISTRICTS

LACK OF OF REPRESENTATION ON SOUTH AND WEST SIDES

67 DISTRICTS CITYWIDE

European	8
Asian	1
African American	34
<b>Latino</b>	<b>0</b>



# Pullman District

Preservación resultando del activismo  
comunitario

Preservation from community activism



# Pullman District

## Estadísticas:

1,231 Edificios (Buildings)

873 Terrenos (Parcels)

Ingreso Medio: \$42,490

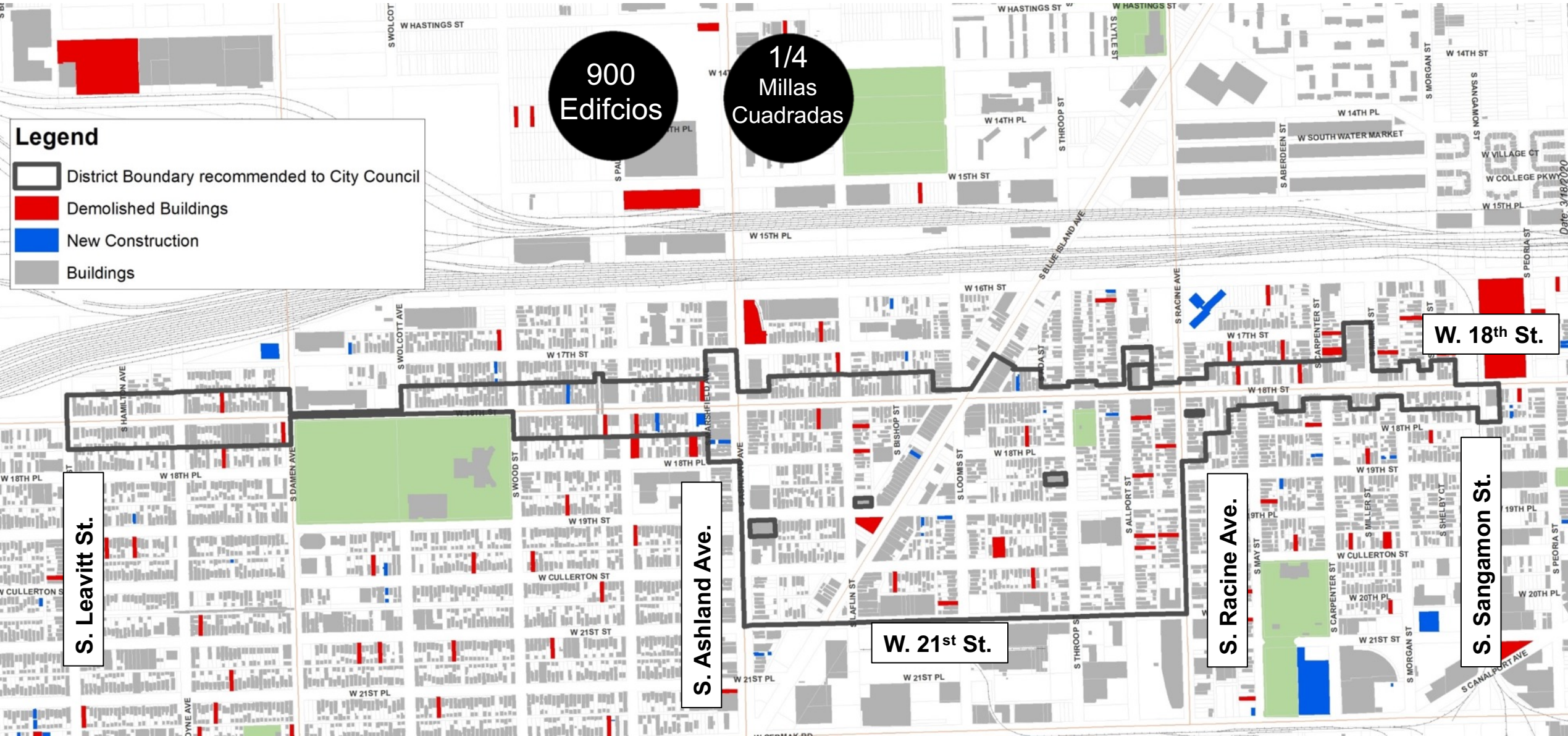
≈83% Afroamericanos (African American)



# ¿Una herramienta para preservar Pilsen y su gente?

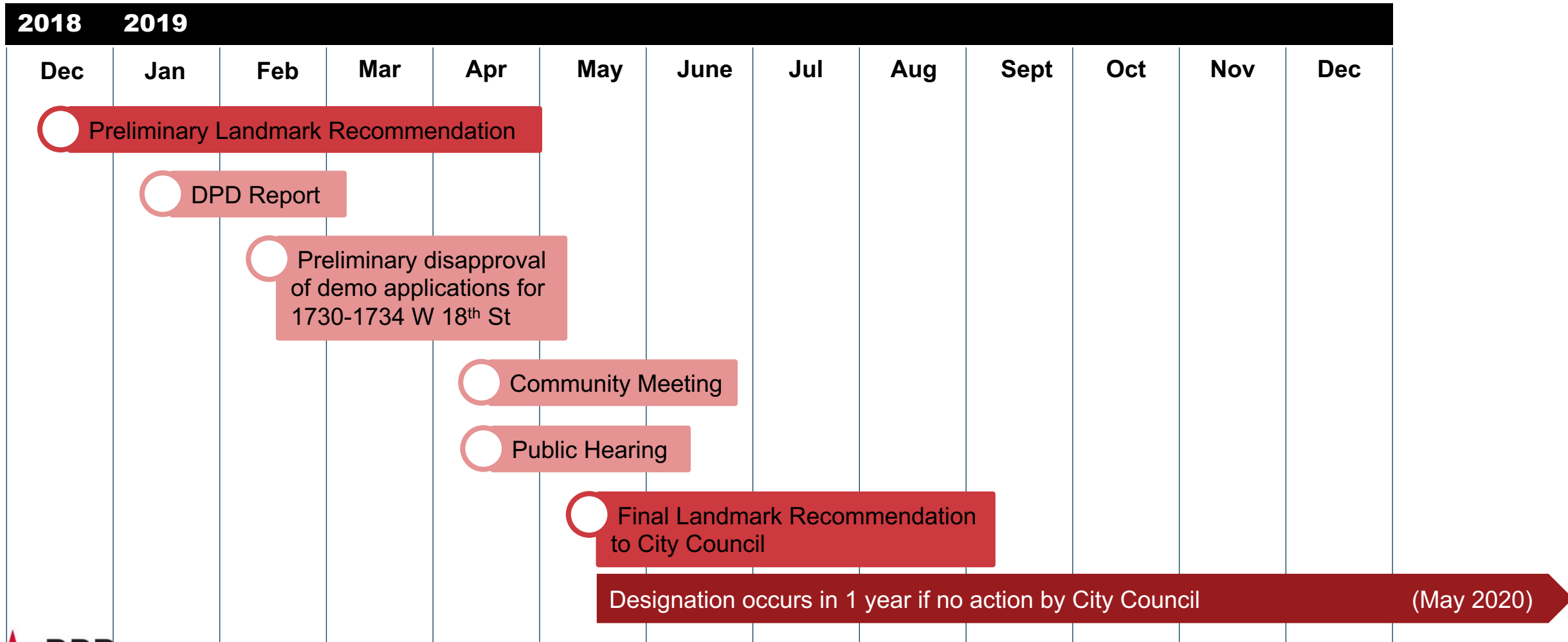
**A tool to preserve Pilsen & its people?**

# Distrito Histórico de Pilsen

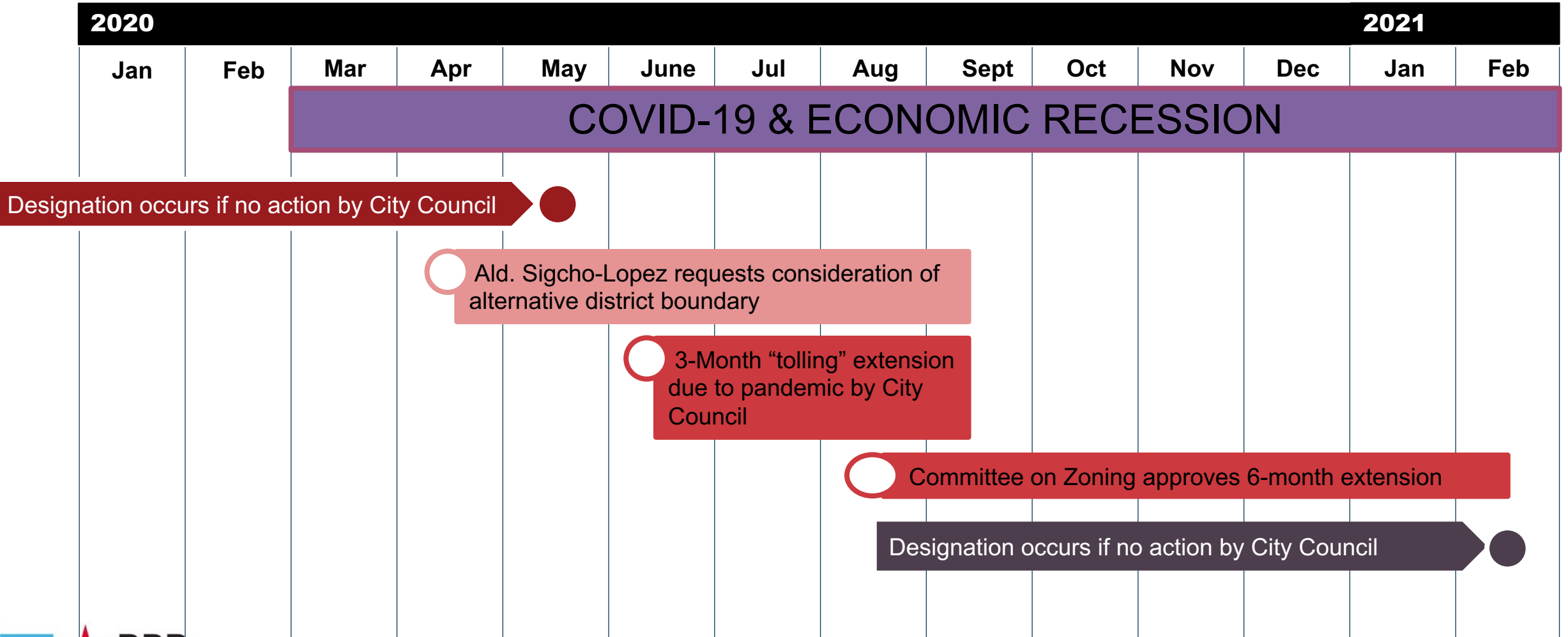




# Original District Timeline



# Timeline Extension



### 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

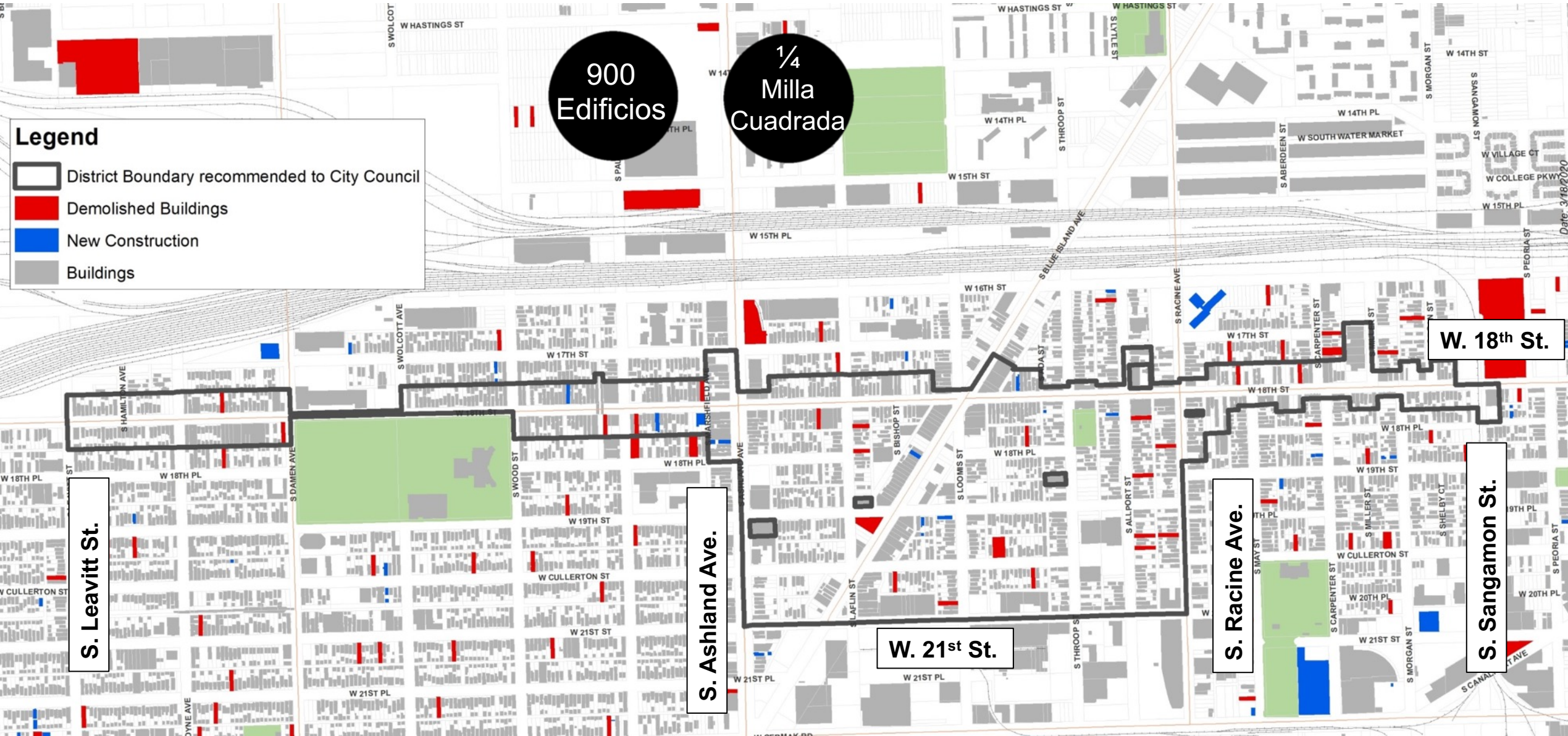
### WHAT HAS CHANGED?

**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)

# Límite del distrito histórico (recomendado por la comisión histórica)



# Límite alternativo (solicitado por el concejal Sigcho-Lopez)



# RECONSIDERAR LAS PRIORIDADES DE ADOPT-A-LANDMARK



**\$3M PARA LOS EDIFICIOS COMERCIALES DE**

### 3. ¿QUE HA CAMBIADO?

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**of Cultural Affairs and Special Events**

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





# CONSERVAR LA ASEQUIBILIDAD NATURALMENTE OCURRIENTE

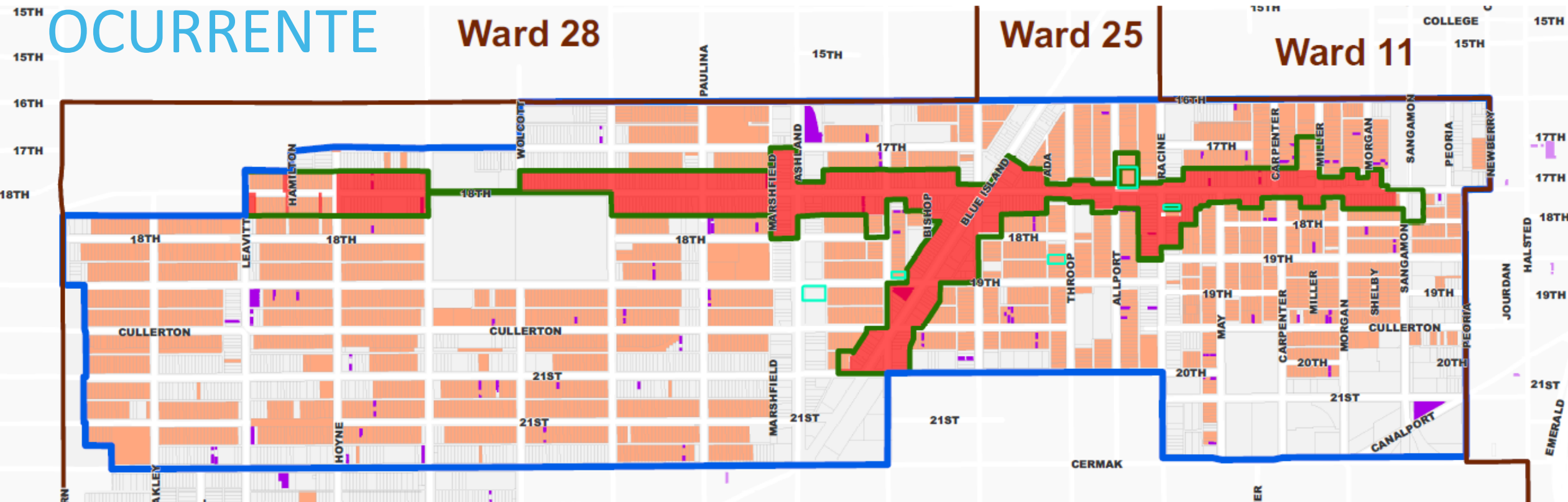


70%  
Renteros  
(Arrendatarios)

30%  
Propietarios

43%  
Propietarios  
10+ Años

# CONSERVAR LA ASEQUIBILIDAD NATURALMENTE OCURRENTE



- Legend**
- Wards
  - Proposed Pilsen Multi-Unit Preservation District
  - Proposed Pilsen District
  - Houses of Worship
  - Business & Commercial
  - Demolition
  - RT-4 - RM 6.5

14%  
Una familia

56%  
2-4 Unidades

30%  
5+ Unidades

66% construcción Pre-1945

Ward 11

# 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.

# 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.

- 
- A street scene in a city with historic buildings and cars. The image is split into two panels. The left panel shows a street with historic buildings, including a prominent corner building with a green roof. The right panel shows a street with modern buildings and trees. The text is overlaid on both panels.
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

**Miercoles 14 de Octubre a las 12:30 pm**

**Wednesday October 14<sup>th</sup> at 12:30 pm**

**Martes 27 de Octubre a las 4:00 pm**

**Tuesday October 27<sup>th</sup> at 4:00 pm**

**CONTACTENOS/CONTACT US: [DPD@CITYOFCHICAGO.ORG](mailto:DPD@CITYOFCHICAGO.ORG)**