10:11:33 >> We have closed
10:11:34 captioning available on this
10:11:36 meeting. If you click on the
10:11:38 closed captioning icon at the
10:11:39 bottom of your screen, it should
10:11:42 be enabled. You can click it on
10:11:45 or off on your screen as you
10:11:45 prefer. Good morning. Thank
10:11:47 you for being here. I know it
10:11:54 is a busy day in the community.
10:11:55 We appreciate you taking time
10:12:23 out of your day to for the. With me today
10:12:26 are members of your group.
10:12:33 Sofia from ACOM and Sophia from
10:12:40 urban works and Maria will be
10:12:44 joining us shortly. I'll hand
10:12:45 this presentation off and leave
10:12:49 you in their capable hands. We
10:12:51 have other folks from the
10:12:52 department of housing assisting
10:12:53 on the back end. If you have
10:13:01 any questions about, Sofia and
10:13:03 Maria are not able to answer,
10:13:05 you have my e-mail address. I
10:13:08 encourage you to reach out. I'm
10:13:09 happy you are here being part of
10:13:12 this process. With that being
10:13:13 said, Sophia, I'll hand it off
10:13:14 to you.
10:13:16 >> Good morning. Thank
10:13:17 you. First off I want to make
10:14:35 sure I am seeing
10:14:37 >> Let me exit out of the
10:14:38 chats so I can see my screen.
10:14:39 Welcome everyone. This is our
10:14:41 second public meeting. For
10:14:44 those that do not know, we are
10:14:46 having the virtual meeting as
10:14:49 well as in-person. We have
10:14:53 mimicked this virtual meeting to
10:14:56 be as exact as what the folks
10:14:59 that are in-person are doing.
10:15:02 We do have, for those that are
10:15:04 in-person, we have boards.
10:15:06 Which we will be presenting data
10:15:08 and asking the community members
10:15:11 that are at the public meeting
10:15:12 to give their feedback. Within
10:15:13 our presentation, we will be
10:15:15 doing the same thing, however,
10:15:19 we'll be doing it in a virtual
10:15:21 environment. For those, as we
10:15:22 get through the presentation, we

10:15:28 will be taking some moments to
10:15:29 take pause and doing some live
10:15:31 voting and polling. For those
10:15:33 that are on computers, if you
10:15:35 have a cell phone, please have
10:15:37 that kind of handy so you can
10:15:39 take a picture. If not, for
10:15:41 those on a computer, we will
10:15:43 have a link so that you can
10:15:46 click on the link and get to the
10:15:47 presentation where you will be
10:16:20 able to do the live polling, doing some project
10:16:21 introductions. We'll be looking
10:16:24 at key topic areas. We'll
10:16:26 present our findings on
10:16:29 demographics, housing types,
10:16:31 mobility, open space,
10:16:33 nonresidential amenities and
10:16:34 asking y'all to help us gauge on
10:16:35 what you would like to see in
10:16:39 the future. Then we will have a
10:16:41 Q&A opportunity for us to be
10:16:46 able to answer those questions.
10:16:47 The project team here, as you
10:16:49 can see is everyone that has
10:16:51 been involved. We have been
10:16:54 working really closely with our
10:16:55 client and the housing
10:16:59 department, with the department
10:17:00 of planning and development.
10:17:17 The OF Chicago. We know
10:17:18 there were other community
10:17:20 events happening. We tried to
10:17:22 make sure this meeting was
10:17:24 open-house. For those
10:17:25 in-person, there will not be a
10:17:26 presentation. Everything is
10:17:27 come and go. The four hours
10:17:29 that everyone is there, they
10:17:31 won't be missing anything. For
10:17:33 those on the virtual setting,
10:17:35 what we will be doing is going
10:17:36 through the presentation over
10:17:38 and over so that when people can
10:17:40 join at whatever time at their
10:17:42 convenience, they can be able to
10:17:44 join in and still be able to
10:17:46 give their input as we move
10:17:48 forward with the presentation.
10:17:50 Within our virtual setting,
10:17:52 there is an option where our
10:17:56 voting will not be reset. Even
10:17:58 though people will be coming in
10:17:59 and out at different times t

10:18:01 voting will be accumulative.
10:18:04 Once that person has voted from
10:18:05 their smartphone or their
10:18:06 computer, they will not be able
10:18:09 to vote again. It is one time.
10:18:18 Just like it is in the
10:18:19 in-person. I wanted to make
10:18:24 sure everyone is aware of our
10:18:26 overarching framework plan, the
10:18:27 study area and what we are
10:18:31 tasked to do. We want to be
10:18:31 able to facilitate a discussion
10:18:35 with the community and the city
10:18:37 to understand what possibilities
10:18:42 we can do and present as a team
10:18:43 into a multiphase affordable
10:19:04 housing development project. I
10:19:06 wanted to highlight and make
10:19:07 sure even is aware of the area
10:19:09 we are talking about today.
10:19:10 Through this project today, we
10:19:13 will be presenting what we have
10:19:15 found thus far in terms of data
10:19:16 and wanted to get an opportunity
10:19:22 to hear from the community their
10:19:23 perspective. Edwin, will
10:19:26 someone stop me? I'm not paying
10:19:27 atension to the chat. Is that
10:20:14 okay?that okay? And then be able to
10:20:16 present it to y'all, get your
10:20:17 feedback. Make sure that we
10:20:19 also are getting feedback in
10:20:21 what we have seen in the data
10:20:23 and to understand if we missed
10:20:24 anything. In addition, being
10:20:26 able to take that a little step
10:20:28 further and seeing from what
10:20:32 that data is telling us, how
10:20:37 would y'all like to rectify
10:20:39 these issues, if it is an issue
10:20:41 from what the data is telling
10:20:44 us. From here we'll develop
10:20:46 development scenarios based on
10:20:47 the feedback y'all are giving us
10:20:49 today. From those development
10:20:51 scenarios, be able to present
10:20:54 y'all different opportunities
10:21:00 based on what you give us, lay
10:21:01 out -- y'all said y'all wanted
10:21:05 more open space and more mixed
10:21:06 used development and units with
10:21:09 two to three bedrooms. We'll
10:21:13 come up with different scenarios
10:21:14 and y'all give us feedback. No,

10:21:16 a little bit less of this, a
10:21:18 little bit more of that and look
10:21:20 at the financial numbers behind
10:21:23 that to make sure it makes sense
10:21:23 from the economic perspective
10:21:25 and is it a feasible market
10:21:27 perspective. From there it will
10:21:28 be a conversation with the
10:21:30 community to make sure that that
10:21:32 mixture is correct. And once we
10:21:35 get the right understanding of
10:21:36 what y'all would see, then see
10:21:39 it from a financial analysis and
10:21:41 be able to identify a phasing
10:21:43 plan. So that we can present at
10:21:45 the end of the day, a plan that
10:21:48 can be implementable from
10:21:50 different perspectives. From
10:21:53 the city's, from the developers
10:21:58 and from the communities
10:22:00 perspective. Today I wanted to
10:22:02 talk about what the roles and
10:22:03 responsibilities of the
10:22:06 community is. What's your role
10:22:07 within this framework of what we
10:22:11 are doing today? A role is to
10:22:13 be the voice of the community.
10:22:15 To help the team understand what
10:22:16 the community really wants. At
10:22:18 the end of the day, if the
10:22:19 community doesn't like what we
10:22:24 are presenting, then it won't be
10:22:26 implementable. We want to make
10:22:28 sure we are hearing from y'all
10:22:30 in terms of how to address the
10:22:33 issues and making sure we have
10:22:34 the participation and support so
10:22:38 when we come to the end of the
10:22:39 project, y'all are aware of
10:22:41 everything we have been
10:22:42 presenting. And y'all feel like
10:22:44 the process has been transparent
10:22:46 and that the end product is a
10:22:48 true reflection of what the
10:22:55 community would like to see. To
10:22:58 get started, for those that have
10:23:02 a cell phone. If you can open
10:23:06 up your camera and take a
10:23:09 picture of the QR code, not even
10:23:11 take a picture, just zoom over
10:23:15 it. You should be able to see a
10:23:20 little website, it will take you
10:23:21 straight to meant meter. For
10:23:22 those without a cell phone on

10:23:30 the computer go to WWWmenti.com
10:23:36 and ender 53027550. That will
10:23:37 take you to the website. Once
10:23:39 you are on the website, feel
10:23:43 free to stay on the website.
10:23:45 Basically this presentation will
10:24:06 be shown in that web browser.
10:24:09 I'll give everyone a minute to
10:24:10 make sure y'all can get to this
10:24:18 website.
10:24:52 Edwin, if you don't
10:24:54 mind, could you put in this
10:24:55 website in the chat for even in
10:24:57 case they are joining in at a
10:24:59 later part. If there is anyone
10:25:01 that is joining, we are starting
10:25:03 our virtual input for the
10:25:06 project. These virtual input is
10:25:11 based on what is happening at
10:25:32 the public meeting in-person.
10:25:34 The public meeting is open
10:25:38 house. We know there were other
10:25:41 existing public stuff going on.
10:25:43 We wanted to extend the public
10:25:46 meeting four hours and give the
10:25:48 ability to be virtual or
10:25:50 in-person. For those that are
10:25:51 virtual, rest assure, you are
10:25:54 not missing out on anything that
10:25:58 is in-person. We have been able
10:26:00 to mimic all the meeting boards
10:26:02 that are in-person on this
10:26:03 virtual website. For those that
10:26:08 are joining us, please use your
10:26:09 cell phones. If you have a
10:26:13 smartphone, to open up your
10:26:14 camera and click -- zoom over
10:26:17 the QR code and you'll be able
10:26:19 to get a link. It will take you
10:26:20 straight to menti meter. For
10:26:22 those that don't have a
10:26:25 smartphone, if you want, Edwin
10:26:32 has put in menti.com and the QR
10:26:35 code for you to have access to
10:26:39 this presentation. I will go
10:26:42 ahead and
10:26:50 get started.
10:26:50 We wanted to understand for
10:26:52 those in-person and virtual to
10:26:53 tell us where you are from.
10:26:56 This is an aerial of the study
10:26:58 area. The orange is a study
10:27:01 area. In the next slide, we
10:27:05 would want you to tell us where

10:27:25 do you live -- I'm sorry -- if
10:27:27 you want to tell us on the chat
10:27:28 function you can within here.
10:27:30 If you are of menti meter you
10:27:32 can submit a comment. You can
10:27:34 tell us where you live if you
10:27:36 are comfortable. If not you can
10:27:41 just say a neighborhood near an
10:27:42 intersection. Wanted to get a
10:27:45 poll of where even is coming
10:28:06 from today. As you can see this
10:28:08 is live. Adds comments come in,
10:28:10 you can see them on the screen.
10:28:13 Those that are in-person, were
10:28:13 given a little dot and they
10:28:16 would be putting it on the map.
10:28:22 Also, we would like the next
10:28:25 question is -- awesome, thank
10:28:29 you for that comment. To see
10:28:30 your perspective of where you
10:28:35 come from today. Thank you so
10:28:39 far. We have 37 participants.
10:28:43 Thank you all for joining. I'll
10:28:44 give it a couple of more
10:29:15 seconds. For those following us
10:29:16 on menti meter, describe what
10:29:18 today, you are representing. On
10:29:21 the menti meter you'll be able
10:29:22 to select do you live, stay in
10:29:24 Pilsen? Are you a business
10:29:26 owner? Work in Pilsen? Are you
10:29:31 a concerned citizen?
10:29:43 Correct.
10:29:46 This meeting will be repeated
10:29:48 throughout the four hours. The
10:29:49 questions that are being
10:29:51 gathered will be accumulative.
10:29:53 We will not be resetting it.
10:29:58 This will mimic the same type of
10:29:59 presentation that's happening
10:30:00 in-person. Which, when you
10:30:03 arrive, you'll be going to
10:30:04 different boards answering the
10:30:05 same type of questions we have
10:30:08 today. And then be able to
10:30:10 leave. No new information will
10:30:13 be presented at the public
10:30:16 meeting in-person. And no
10:30:17 presentation is being given. It
10:30:18 is open house. That was
10:30:20 intentional to make sure people
10:30:21 can come and go at any time
10:30:23 within the four hours. So, they
10:30:25 didn't feel that if they didn't

10:30:26 attend the meeting right at
10:30:29 10:00 that they would be missing
10:30:30 out on the presentation. Which
10:30:33 is why we hosted it in open
10:30:38 house status. 14 of the
10:30:42 majority of y'all live within
10:30:43 Pilsen.
10:30:46 Thank you.
10:30:51 To go
10:30:55 through the overall demographics
10:30:57 specific to our study area. As
10:31:00 you can see here, the graphs to
10:31:03 the left, the pie charts, have
10:31:05 the representation from 2010.
10:31:10 And the pie charts on the right
10:31:11 have representation from 2019.
10:31:15 This is based on census data.
10:31:17 As y'all can see, the meeting
10:31:19 will not be in Spanish. It is
10:31:21 being translated in Spanish
10:31:22 live.
10:31:26 As you can see there has
10:31:29 been some changes within the
10:31:32 demographics. For instance,
10:31:38 within the city of Chicago, the
10:31:39 Hispanic rate has actually
10:31:45 stayed the same. How, in --
10:31:47 however, within Pilsen Hispanic
10:31:51 rate changed from 83% to 70%.
10:31:53 Another big change is within the
10:31:59 city of Chicago in 2010, the
10:32:04 African-American race was 32% in
10:32:07 2010. In 2019 it decreased to
10:32:09 29%. However, in the Pilsen
10:32:13 city area it actually increased
10:32:18 from 2% to 4%. Within the pie
10:32:21 chart on the upper right hand
10:32:26 corner, you can see the poverty
10:32:28 rate within Pilsen and the city
10:32:32 of Chicago. As you can see the
10:33:14 two
10:33:17 charts the magenta shows
10:33:19 percentage of non-U.S. citizens.
10:33:22 Blue shows a percentage of
10:33:25 foreign born. Two bar charts on
10:33:26 the right-hand side are the city
10:33:28 of Chicago. As you can see in
10:33:30 the city of Chicago from 2010 to
10:33:32 2019 there really wasn't much
10:33:35 change within the foreign born.
10:33:38 However, in the city of Pilsen,
10:33:41 there has been a significant
10:33:43 decrease in both the percentage
10:33:48 of non-U.S. and the percentage

10:33:51 of foreign-born within Pilsen
10:33:58 from to 2019. This board
10:35:17 is talking about housing types.
10:35:19 The first level is a main
10:35:21 entrance. Second is living
10:35:23 area. Kitchen, living room and
10:35:25 third area or second is rooms.
10:35:28 Depending on the sizes of the
10:35:32 townhomes. Again, this is just
10:35:32 for visual representation. We
10:35:34 are not saying this is what will
10:35:36 be built. We wanted to gauge in
10:35:38 terms of when we start looking
10:35:40 about housing types, what would
10:35:46 the community like to see? In
10:35:48 this next question, out of the
10:35:51 two the mid-rise or out of the
10:35:53 mid-rise houses, which ones
10:35:56 would you like too see? Do you
10:35:59 like the style on number one?
10:36:01 Or the style on number two? Or
10:36:03 you don't like either of them.
10:36:06 Either of them looks totally
10:36:06 fine.
10:36:14 Again, this has nothing
10:36:19 to do with affordabilitibility
10:36:23 or the price costs. There are
10:36:25 different mechanisms. We know
10:36:32 gender
10:36:33 gentrification is a big topic.
10:36:36 We'll talk about in the
10:36:37 presentation. These are
10:37:00 different types mid-rise buildings. In the halt
10:37:04 In chat section
10:37:06 there is a menti meter website
10:37:08 and a code. Once you join the
10:37:09 menti meter website, you'll be
10:37:11 able to see the same
10:37:14 presentation. As we can see
10:37:17 within this visual preference
10:37:19 the majority of folks do like
10:37:22 option number one over option
10:37:41 number two. I'll give it five
10:37:42 more Mississippi's been we move
10:37:45 to the next slide. Now we are
10:37:46 asking y'all what would you like
10:37:49 to see -- just visual
10:37:51 representation, what type of
10:37:52 style of townhomes? The
10:37:56 difference between the mid-rise
10:38:02 building is that it would be
10:38:07 more apartment styles, Mueller
10:38:08 floor. These townhomes are
10:38:11 individual, single-family-style

10:38:14 homes just with connecting
10:38:16 walls. Townhomes usually have
10:38:20 either between two to three
10:38:23 stories. They are individual.
10:38:26 But they are a single-family
10:38:28 townhome style.
10:38:54 me style. If there is
10:38:56 something with the visual
10:38:58 preference you do not like,
10:39:02 comment there. We have the same
10:39:04 boards in-person where the folks
10:39:06 walking board to board are
10:39:11 putting sticky dots on which one
10:39:13 they prefer within the two
10:39:14 options.
10:39:25 These visual
10:39:27 preferences are just for
10:39:28 representation. We will ensure
10:39:31 once it gets down to the project
10:39:34 level that they have the
10:39:44 different requirements in terms
10:39:47 of ADA accessibility and it
10:39:50 downs to how we would lay out
10:39:54 out. These are from, if you can
10:39:58 picture from a big 50,000 level
10:40:00 understanding of what you could
10:40:04 image.
10:40:08 imagine. Thus far, we have 16
10:40:12 folks that have voted. The last
10:40:14 one had 18. I'll give it a
10:40:34 couple of more seconds before we
10:40:36 agree. If there are any
10:40:38 townhome examples you would like
10:40:40 to suggest, add it to the
10:40:43 comment. If there are existing
10:40:48 development townhomes y'all like
10:40:50 that we should look into. We
10:40:51 want to hear from the community.
10:41:00 The next type of visual
10:41:03 preference we have is between a
10:41:05 three-story multi family and a
10:41:09 mix-use building. A three-story
10:41:12 multi family is more of just
10:41:19 three levels. It could be
10:41:19 apartment-style, condos. There
10:41:24 could be a mixture between some
10:41:35 are more apartments where or
10:41:36 condominiums, mix-use, one
10:41:38 bedroom to three bedrooms,
10:41:39 anywhere from one story to two
10:41:42 story. It gives the option
10:41:43 within how we can play around
10:41:46 with the different options. And
10:41:48 then the mix-use buildings is

10:41:49 typically where there is a
10:41:53 mixture of uses within the
10:41:56 facility. Bottom floor could be
10:41:58 rental, could be restaurants.
10:42:02 On top be some form of living
10:42:04 abilities or options.
10:42:09 Within
10:42:10 the first visual preference we
10:42:12 have the three-story multi
10:42:17 family. Again, this is just a
10:42:29 visual representation. It is
10:42:31 the type of aesthetics y'all
10:42:32 would like to see within the
10:42:34 study area. I am going to turn
10:42:35 my video off for one second
10:42:39 while I get a jacket.
10:43:01 The
10:43:10 comment section is available for
10:43:11 anything y'all would like to see
10:43:14 or the planning team to know.
10:43:17 We want this to be as
10:43:34 interactive as possible. I will
10:43:35 make sure -- thank you for
10:43:40 putting those in comments.
10:43:41 We'll aggregate all the comments
10:43:43 at the end with the polling
10:43:45 options so the team will be able
10:43:49 to look at all these as we move
10:43:52 forward.
10:44:10 Looks like we have
10:44:12 handful of comments thus far.
10:44:30 We will move on. The next
10:44:34 question is in regard to the
10:44:36 mix-use visual preference we had
10:44:39 showed. The mix-use is a
10:44:41 mixture of uses. Option one
10:44:43 does highlight where there is a
10:44:45 restaurant with some type of
10:44:47 patio space on top. And then
10:44:49 have some living options there
10:44:55 for residents. Option two is
10:44:55 more of commercial, whether it
10:45:00 is a minimart, a nail salon,
10:45:04 office spaces. Again, it is
10:45:07 just a representation, a visual
10:45:07 representation, by no means is
10:45:10 this what we are suggesting that
10:45:11 we will be presenting. But just
10:45:14 trying to get an understanding
10:45:16 and a starting point to have a
10:45:27 conversation as we move forward.
10:45:31 If there is any suggestions
10:45:34 within the areas that you would
10:45:38 like the team to look at as it

10:45:41 relates to mix uses that y'all
10:45:42 do like, please let us know in
10:45:46 the comment area. I do see only
10:45:51 13 people have voted. I will
10:45:52 wait a little bit more until we
10:45:54 get at least a couple of more
10:45:55 comments in there.
10:47:29 I think we
10:47:32 have 16 folks that have voted
10:47:34 thus far.Ly keep moving. Thank
10:47:38 you for those that have voted.
10:47:41 Next one. The last four slides
10:47:46 was kind of big picture, getting
10:47:46 y'all's creative visual
10:47:49 preference. This is getting
10:47:53 into the actual need of Pilsen.
10:47:58 This slide here gives you the
10:47:59 breakdown of affordability and
10:48:01 what really is affordability?
10:48:05 Within the U.S. government says
10:48:07 that housing affordability is
10:48:12 when a family unit spends no
10:48:19 more than 30% of their income Li
10:48:22 in their unit. Housing
10:48:23 affordability means that a
10:48:26 family unit does not spend more
10:48:29 than 30% of their income to live
10:48:37 in their house. How is
10:48:39 affordability determined?
10:48:43 Department of housing and urban
10:48:44 development determines
10:48:48 affordability based on the area
10:48:51 median income. Really, that
10:48:57 means each geographic area has a
10:49:03 set threshold based on where
10:49:05 they are at to determine how
10:49:07 much they should be spending
10:49:11 based on their salary. Wees.
10:49:13 And so, as you can see, in the
10:49:18 charts here that are shown, this
10:49:20 is specific to our study area.
10:49:25 The current housing need within
10:49:30 2019, the first bar chart in the
10:49:34 upper right-hand side is the
10:49:35 average median income. That's
10:49:38 more than 30%. There is an
10:49:41 owner-occupied and there is
10:49:44 renter-occupied. You can see
10:49:48 that the area, the units of
10:49:55 owner-occupied that are within
10:49:58 the AMI we are deficient of 217
10:50:03 units of owner-occupied.
10:50:04 Renter-occupied we are actually
10:50:06 more than 1200 units in deficit

10:50:09 of needing to be lower than that
10:51:02 30% AMI within STUDY area. This table
10:51:03 understands or outlines what the
10:51:08 community needs will be for
10:51:09 2045. As y'all can see, there
10:51:17 will be a deficiency with
10:51:24 owner-occupied and
10:51:25 Renter-occupied within our study
10:51:27 area. The average outcome of a
10:51:29 typical family of three. This
10:51:32 is a family income and a family
10:51:36 is defined by U.S. census within
10:51:55 this study area as a family of
10:51:56 three. This is a salary of
10:52:01 $28,000. That is categorized as
10:52:05 an extremely low salary. Within
10:52:08 AMI of 30% to 50%, this is what
10:52:13 we would categorize as
10:52:14 low-income. This is anywhere
10:52:16 between $28,000 to $46,000.
10:52:19 Low-income is any family between
10:52:24 $46,000 to $75,000. These are
10:52:26 the brackets that we will be
10:52:31 using when we define housing
10:52:33 requirements based on the
10:52:36 outcomes of a family of three.
10:52:41 If a family of three has an
10:52:42 income of anywhere between
10:52:45 $46,000 to $75,000, they will be
10:52:48 represented as a low-income.
10:52:51 Any family unit salary of
10:52:58 $28,000 to $47,000 would be
10:52:59 categorized as very low. Then
10:53:04 any family of less than $28,000
10:53:07 would be considered extremely
10:53:08 low-income.
10:53:13 These are
10:53:15 all determined by the Department
10:53:16 of Housing and Urban
10:53:23 Development. This next slide
10:53:27 outlines the housing
10:53:29 affordability profile. This is
10:53:32 to give y'all an example of what
10:53:33 affordability looks like for
10:53:36 different types of profiles. As
10:53:42 you can see, the first example,
10:53:45 the rows on the left show
10:53:48 different profiles. Whether it
10:53:50 is a part-time employee, like a
10:53:52 restaurant cook, a teacher, a
10:53:55 nurse or a bank manager. Again,
10:53:56 these were just given as
10:53:58 examples for the community to
10:54:01 get an understanding of what

10:54:06 affordability and housing rates
10:54:08 based on a person's salary will
10:54:10 affect that person's quality of
10:54:12 life. That's really what that
10:54:14 AMI really indicates. The rows,
10:54:18 the first one shows that income
10:54:22 of that profile and shows the
10:54:24 amount of cost it would be for
10:54:26 that profile depending on the
10:54:28 type of housing unit they would
10:54:33 be renting. So, the second
10:54:34 column labeled individual studio
10:54:35 shows that the average rate is
10:54:40 about $730 --
10:55:14 >> We are hearing the
10:55:15 Spanish interpretation. That
10:55:18 needs to be switched over so we
10:55:18 cannot hear anymore.
10:55:22 >> sorry. Thank you. It
10:56:05 was throwing me off a little.
10:56:08 The columns, the individual
10:56:09 studio, family of two, family of
10:56:12 three or family of four outlines
10:56:15 the type of housing units that
10:56:18 profile could typically be
10:56:19 renting and the cost that they
10:56:24 would be paying for that.
10:56:26 Again, this chart is to give the
10:56:29 community an understanding of
10:56:31 what that rent cost based on
10:56:34 that typical profile salary
10:56:36 would represent. That is how
10:56:39 you get to that AMI percentage.
10:56:45 For instance, the top profile is
10:56:47 a part-time employee. Their
10:56:48 typical income would be $28,000.
10:56:53 If that person that live in a
10:56:56 studio they would pay about $730
10:56:57 in rent for an individual
10:56:59 studio. Again, this is specific
10:57:01 to our study area. And that
10:57:09 would mean that that person AMI,
10:57:10 average median income is 40
10:57:12 force. That means they are
10:57:16 paying 40% of their salary to
10:57:17 paying rent. Affordability
10:57:20 means a person should be paying
10:57:25 no more than 30%. If that
10:57:27 part-time employee was renting a
10:57:29 three bedroom apartment for a
10:57:32 family of four and was paying a
10:57:37 rent of $781, their AMI would be
10:57:42 30% based on their rent to their
10:58:45 everyone gets an

10:58:46 understanding of the different
10:58:47 perspectives that we need to be
10:58:49 looking at as we think about
10:58:54 housing options within our study
10:59:03 area. If we move to the next
10:59:05 slide. Give me a second. I
10:59:08 need some water. This bar chart
10:59:12 here shows the housing property
10:59:14 sales within our study area.
10:59:17 You can see within the bar
10:59:20 charts, the colors, the light
10:59:22 green, the blue, the orange,
10:59:24 gold and then the dark green
10:59:27 represents single-family
10:59:30 condominiums,
10:59:31 condominium buildings with two
10:59:34 to four units and buildings with
10:59:37 five-plus units in there. The
10:59:39 lines that show within the bar
10:59:42 chart show the sales price per
10:59:46 condominiums, single-family and
10:59:47 multi-family. It shows the
10:59:52 increase or the timeframe of
11:00:18 2015 up to 2021. As you can
11:00:18 see, this bottom line is
11:00:18 multi-family cost. The red line
11:00:18 on the very top is
11:00:18 single-family. And this middle
11:00:18 line is the sale of
11:00:18 condominiums. As y'all can see
11:00:18 it is relative that it is going
11:00:18 up in price specifically for
11:00:26 single family housing as well as
11:00:29 condominiums and the sales of
11:00:31 multi-family has been going up
11:00:55 and down. One thing we wanted
11:00:58 to ask the community is from
11:00:59 y'all's perspective we know
11:01:02 there are lots of barriers to
11:01:04 owning a unit within the study
11:01:07 area. What we would like to get
11:01:10 an understanding is what is the
11:01:13 biggest barrier for community
11:01:16 members to own a home within
11:01:18 Pilsen? Is it a down payment?
11:01:21 Access to loans financing? Is
11:01:23 limited housing options? The
11:01:28 limited affordability sales
11:01:29 price? Quality of housing
11:01:31 options? We know these are all
11:01:33 barrier. There is no questions
11:01:35 about it. What we would like to
11:01:38 know is what is, from your
11:01:40 perspective today, what is the

11:01:46 biggest barrier to you? If
11:01:49 y'all could respond using the
11:01:51 voting option, for those that
11:01:55 have joined, I do see that the
11:02:08 number of participants has
11:02:10 increased. Please log in
11:02:10 through this menti meter website
11:02:14 and join us. We will be going
11:02:15 through the presentation in a
11:02:18 continuous status. Those that
11:02:20 are in-person at the public
11:02:27 meeting will be having the same
11:02:28 types of questions. There is no
11:02:30 presentation for those at the
11:02:32 meeting. It is all basically a
11:02:34 same type of board except those
11:02:36 in-person will be putting post
11:02:38 its on these questions and we
11:02:40 are doing live polling. We will
11:02:42 not be resetting these
11:02:43 questions. At the very end of
11:02:48 the four hours, we will have
11:03:15 accumulative responses by even.
11:03:17 Please use the comment function
11:03:46 to let us know what that
11:03:48 barrier
11:05:01 is. Plaintiff plaintiff what is
11:05:03 the challenge, from a
11:05:04 community's perspective, to
11:05:06 owning a home. Thanks for those
11:05:08 that are adding comments. All
11:05:12 the comments and voting will be
11:05:16 captured. And will be evaluated
11:05:17 and analyzed along with all the
11:05:22 boards that are being conducted
11:05:34 in-person. We have 15 comments
11:05:36 thus far. I'll give it a couple
11:05:39 of more seconds in case anyone
11:05:40 wants to add anything.
11:05:59 Now we will go to open
11:06:00 space. Maria, did you want me
11:06:01 to continue or do you want to
11:06:02 take over?
11:06:04 >> Can you hear me? Sorry
11:06:06 about that. I had some issues
11:06:09 logging in. If you want I could
11:06:12 continue with this slide.
11:06:13 >> Just tell me when to
11:06:16 move forward and I can click the
11:06:18 slides.
11:06:21 >> No problem. My name is
11:06:22 Maria. I work at urban works.
11:06:26 I am part of one of the
11:06:28 consultants team. Sorry for

11:06:30 joining in late. On the next
11:06:31 slide we have this open space
11:06:33 questions we wanted to go over
11:06:37 with you. Our first question
11:06:39 here, we are going to ask it
11:06:42 first and we will move over to
11:06:43 the slide so you can answer
11:06:45 them. The first question is how
11:06:46 often do you go to parks or
11:06:49 trails in Pilsen? Is it daily?
11:06:51 Once a week? More than once a
11:06:54 week? Once a month? Never? I
11:07:00 think we can move to the next
11:07:05 slide. You can start on the
11:07:06 answer on how often do you go to
11:07:08 the trails or parks in Pilsen?
11:07:11 We are trying to see how much of
11:07:13 the open space people take
11:07:15 advantage of at Pilsen. Do you
11:07:16 like walking and daily? I know
11:07:19 in the summer it is really nice
11:07:20 to go to the park and go out
11:07:23 with the kids and go out with
11:07:27 the dog. We would like to be
11:07:31 able to add this kind of amenity
11:07:37 to the project. We see here
11:07:41 about five of you answered that
11:07:42 you go out to the park and
11:07:44 trails daily.
11:08:10 Four people go
11:08:14 once a week. Two people go once
11:08:46 a week. I'll try to wait until
11:08:48 we get to 16 comments. That's
11:08:51 kind of my number. I seen a
11:08:53 comment that we maybe going a
11:08:55 little too fast. I want to make
11:08:56 sure everyone has time to type
11:08:57 in.
11:09:11 These aren't the only
11:09:13 answers we'll have at the end of
11:09:15 the day. We'll accumulate all
11:09:18 the answers we got in in-person.
11:09:19 We'll accumulate all your
11:09:49 answers here. We'll go in a
11:09:49 loop and collect more answers.
11:09:49 >> I'll move forward if
11:09:49 there hasn't been anymore.
11:09:49 >> Our next question is
11:09:49 existing raised nail spur on the
11:09:49 site. Did you want to keep it
11:09:49 or remove it? How do you want
11:09:49 to incorporate the rail spur if
11:09:49 it remains? There is an area on
11:09:49 the site that's raised up. I

11:09:49 know that a lot of people go
11:09:51 there to talk walks, walk the
11:09:53 dogs. We wanted to see if we
11:09:55 can do something with that area
11:09:58 or if you wanted to remove it,
11:10:02 we can expand it, develop it
11:10:09 into a passive space for
11:10:11 walking. We can create an
11:10:13 elevated overlook. The new one,
11:10:15 in Chinatown there is a park
11:10:17 with a big mound that has a view
11:10:20 of the city. We could take
11:10:23 advantage of that on the Pilsen
11:10:53 side. Make views out of it. If
11:10:58 you want to give us your
11:10:58 suggestions, select other and
11:11:00 type in your suggestions in the
11:11:00 comments.
11:11:23 On the site there is
11:11:27 an area where the railway
11:11:30 crossed through it. I don't
11:11:31 think there is any active trains
11:11:34 on there right now. But it is
11:11:35 elevated. There is a piece of
11:11:37 land that runs across the site.
11:11:40 It is elevated. We wanted to
11:11:45 know if we should remove that
11:11:46 area. Someone said building
11:11:50 houses on it. Removing it would
11:11:52 make the land flat. Use it for
11:11:54 some other amenity or housing.
11:11:58 We can use the elevated area
11:12:01 path and convert it into a nicer
11:12:04 path with benches or trees. An
11:12:08 area where people can enjoy the
11:12:33 sites. Someone says develop
11:12:36 affordable housing. It runs
11:12:49 south to north. For those of
11:12:54 you who are also on the phones,
11:12:56 you can write down the -- we
11:12:59 don't have the site to show you.
11:13:02 But on Google maps, if you go to
11:13:05 the aerial site, you'll be able
11:13:07 to see the trail that runs
11:13:17 across the site. A little house
11:13:19 for veterans,
11:13:25 someone said.
11:13:27 >> as soon as I want to
11:13:29 press the next button we get
11:13:33 more comments and votes. Four
11:13:34 more Mississippi's and we'll
11:13:35 move forward.
11:13:53 The next question
11:13:55 is about open space. We'll go

11:13:56 over activities you would like
11:14:01 to see in the study area.
11:14:03 Active spaces where kids can
11:14:12 play sports. Walking your dog.
11:14:14 Passive space where people are
11:14:15 walking through enjoying the
11:14:18 trees and enjoy the sunlight.
11:14:21 We have 24/7 all-season
11:14:23 programming. It is more for
11:14:35 like if you ever seen around
11:14:37 millennium park, they don't move
11:14:40 it. The towers, with the water
11:14:42 that runs out of the towers and
11:14:43 a lot of kids come over during
11:14:47 the summer and play in the
11:14:50 splash park. Something that can
11:14:58 stay all-season is the option.
11:14:58 In this image specifically we
11:15:02 have raised areas with steps
11:15:06 people can come there and have
11:15:07 an art performance or if there
11:15:08 is an event in Pilsen, I know
11:15:11 there is spaces where people
11:15:15 come out and they sell clothing
11:15:18 and they sell jewelry. This
11:15:22 area can be used for any event
11:15:24 for the community. We can go to
11:15:26 the next slide so people can
11:15:32 start answering the questions.
11:15:34 Who owns the land discussed
11:15:36 here? It was the city who
11:15:37 purchased the land. They are
11:15:43 the ones that started with this
11:15:44 project. And all of these
11:15:46 questions that we are using
11:15:50 here, we are going to use them
11:15:53 to take that into consideration
11:15:56 and see what we can include in
11:15:59 this scenario that we will be
11:16:05 making and make a plan.
11:16:06 >> One thing to know, this
11:16:09 question unlike the other ones
11:16:10 received thus far. You can pick
11:16:13 two options. If y'all have any
11:16:18 other suggestions for us to
11:16:24 consider, if there are any
11:16:26 existing activities as examples
11:16:30 you would like the team to look
11:16:31 into, please make note of it.
11:16:37 It doesn't have to be a place or
11:16:40 a space within Pilsen or even
11:16:43 within Chicago. It can be
11:16:44 anywhere y'all feel we can look
11:16:47 into for inspiration. Something

11:16:48 that we can consider. Again,
11:16:52 this is a very first opportunity
11:16:57 to really start thinking about
11:17:01 the vision of the plan. We'll
11:17:03 take this feedback that we are
11:17:05 receiving and then start
11:17:06 layering it with what the data
11:17:11 is telling us and what the
11:17:15 demand is with what the
11:17:19 community want s to see. Then
11:17:21 come back to the community to
11:17:23 identify different scenarios and
11:17:24 get your feedback in terms of do
11:17:26 you want to see more of this?
11:17:31 Less of that? Again, all these
11:17:32 visual preferences. What type
11:17:34 of activities you would like to
11:17:38 see is just to get our pulse of
11:17:39 what the community would like to
11:17:41 see.
11:17:56 We have 17 votes. I'll
11:17:57 give it a couple of more
11:17:58 seconds.
11:19:43 Burke park. You have the lawn.
11:19:45 A lot of people play sports
11:19:48 around there. There is the path
11:19:56 around it. The walkways are
11:19:57 more passive because people just
11:20:00 go there for a walk. They go
11:20:01 there to relax. They go to sit
11:20:07 down on the benches. Or in the
11:20:08 center of the park is more
11:20:10 active.
11:20:28 >> I'm going to move
11:20:28 forward.
11:20:29 >> For the next question
11:20:31 about open space, we want to
11:20:33 know what kind of green spaces
11:20:38 you would like to see in the
11:20:39 study area. We have the option
11:20:43 of trees and shrubs. A lot of
11:20:47 trees provide a lot of shade.
11:20:48 Flexible lawn area. This would
11:20:51 be a lot more open and less
11:20:54 restrictions and more for
11:20:58 playing sports or sitting up
11:20:59 picnics. There is also
11:21:04 community or other garden. They
11:21:06 have a lot of plans. We have
11:21:09 sunflowers. They have a lot of
11:21:11 vegetables growing. There is
11:21:20 also the option of rooftop
11:21:20 gardens. What has been seen
11:21:23 more recently, rooftops of

11:21:26 buildings, a lot of areas are
11:21:28 being built. Gardens can be
11:21:30 built on rooftops, if you would
11:21:32 like to see some of that also.
11:21:34 >> This question you can
11:21:35 choose two.
11:21:37 >> Or provide other
11:21:38 suggestions.
11:21:48 I know there was a
11:21:50 comment about having an option
11:21:51 to choose all of them. That's
11:21:54 also an option. You can choose
11:21:56 -- the reason we say pick two is
11:22:01 because we want to see what is
11:22:09 more important to you. If we
11:22:12 can have all of them, that will
11:22:14 be great. We would like to hear
11:22:15 from you what you think is more
11:22:19 important. Do you think Pilsen
11:22:22 needs more areas with trees and
11:22:23 shade? Do you think they need
11:22:26 more gardens?
11:22:31 Flexible lawns
11:22:32 for picnics or events?
11:23:06 I know
11:23:07 in gardens there are lots of
11:23:12 plants that bring in bees and
11:23:15 fireflies and butterflies, which
11:23:17 helps fuel the ecosystem. We
11:23:20 need more trees in the city.
11:23:33 >> I'll give it four more
11:23:36 Mississippi's. I know we lost a
11:23:38 couple of participants.
11:23:48 >> what park amenities
11:23:50 would you like to see in the
11:23:53 study area? These are
11:23:55 different. On the top left we
11:23:58 have a plaza. This is more open
11:23:59 space but as you can see in the
11:24:02 image, the flooring is a little
11:24:05 more designed. There is space
11:24:08 between shrubs planting and
11:24:10 sidewalks. If you would like to
11:24:15 see flash splash parks, I know it is
11:24:17 popular with the kid especially
11:24:22 in the summer. We have the top
11:24:25 one. This is more for little
11:24:27 kids that can climb on the
11:24:28 moppeds for playing around and
11:24:30 being active. Do you want to
11:24:33 see a sports court for
11:24:36 basketball or soccer? Or a dog
11:24:38 park? A lot of people have
11:24:40 pets. They would like an open

11:24:43 space for the dogs to run free.
11:24:46 A seating area. I know a lot of
11:24:48 people like walking around or
11:24:52 just hanging out with friends.
11:24:54 Again, gives your opinion.
11:24:58 Select two options. Tell us
11:25:01 anything else you would like to
11:25:03 see at the sites.
11:25:26 Right now the
11:25:27 highest voting is plazas and
11:26:10 seating areas. Right now we
11:26:13 have not collected how much you
11:26:16 would like to see on the site.
11:26:36 We have three more topics we are
11:26:38 going to go through and the
11:26:39 slides. We are told it is the
11:26:40 end of the presentation. You
11:26:42 are joining a little late, we'll
11:26:46 start this presentation from the
11:26:47 beginning. If you would like to
11:26:49 answer these questions and then
11:26:51 stick around for the beginning
11:26:51 of the presentation you can
11:26:53 answer the questions at the
11:26:56 beginning also.
11:27:00 >> These are the same
11:27:02 questions that are being asked
11:27:04 for those folks that are
11:27:06 in-person. There is no
11:27:07 presentation. It is open house.
11:27:12 That was done deliberately so we
11:27:14 could let people come and go and
11:27:16 still be able to give all their
11:27:17 feedback and comments.