

# A Slice of Chicago

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Chicago Sun-Times and ABC7 Chicago*

IAAO ANNUAL  
**LEGAL**   
**SEMINAR**  
NAVIGATING CHANGE



**Chicago's Parks  
and Open Space  
- Lee Bey**



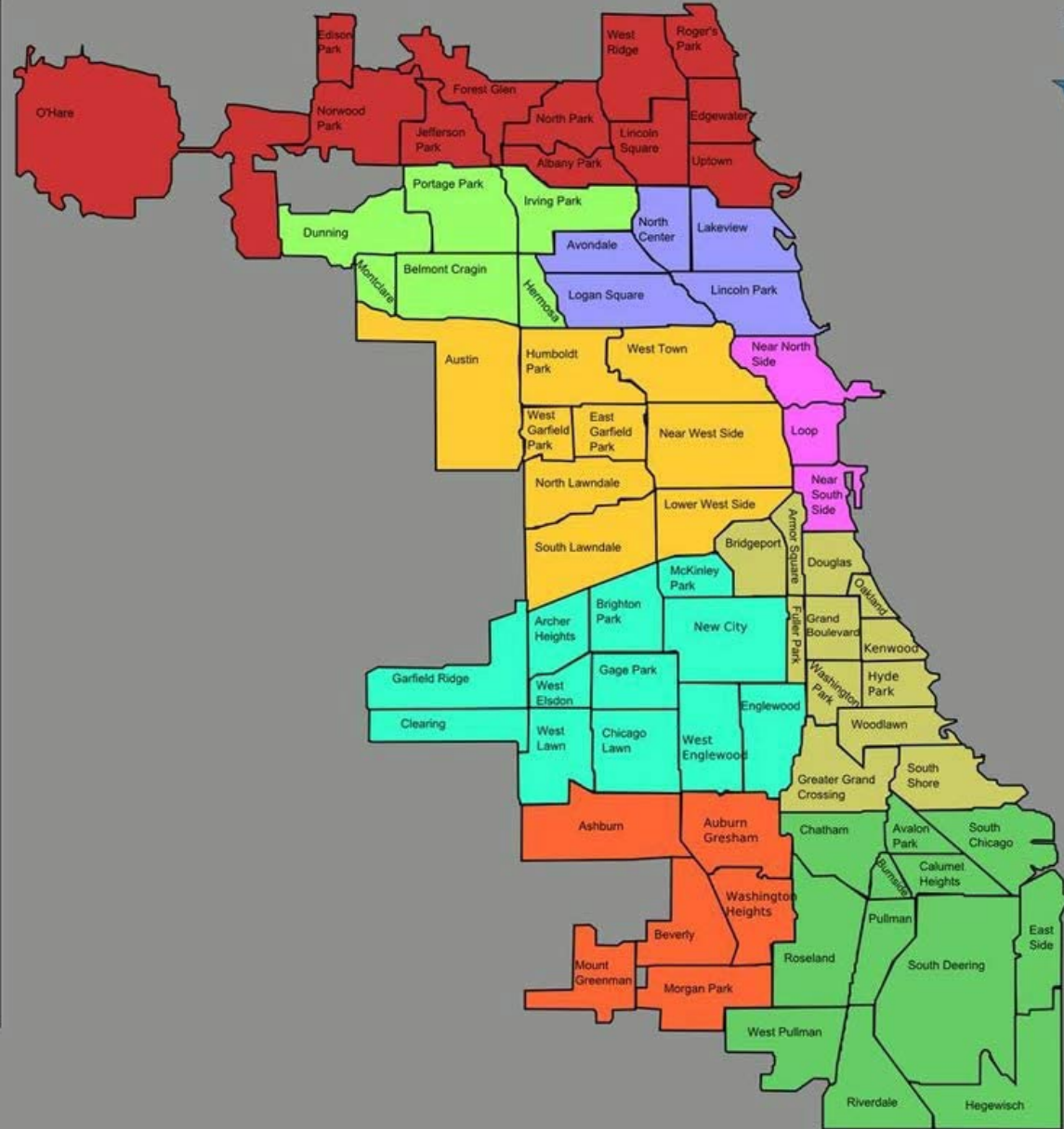






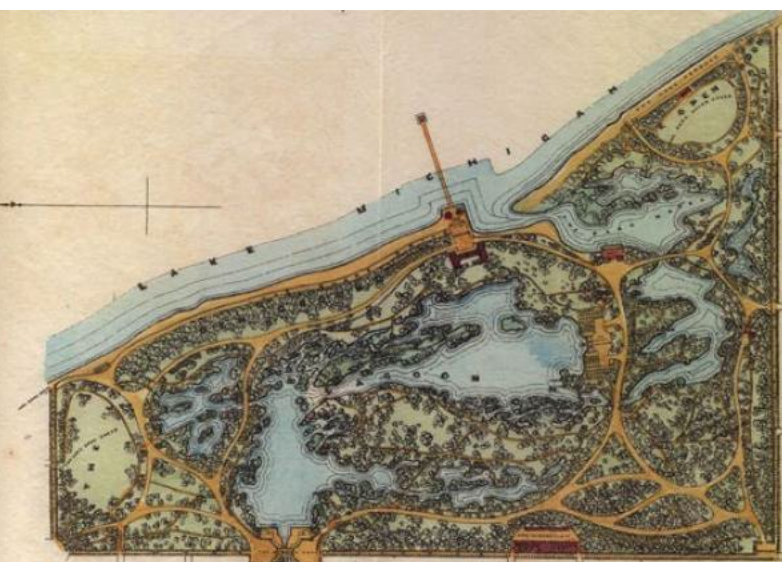
# Chicago

- Far North Side
- Northwest Side
- North Side
- Central Chicago
- West Side
- Southwest Side
- South Side
- Far Southwest Side
- Far Southeast Side



AREAS AND DISTANCES

|  |             |
|--|-------------|
| The Park with its outer Promenade outside .....                | 1,255 acres |
| The Upper Division .....                                       | 570 "       |
| The Midway Division .....                                      | 80 "        |
| The Lower or Lagoon Division .....                             | 565 "       |
| The Sculpture Ground .....                                     | 131 "       |
| The Sculpture Ground, within the south drive .....             | 100 "       |
| The Pavilion Ground .....                                      | 7 "         |
| The Pavilion, (Salubrious, Coarse, Garden and Galleries) ..... | 5 "         |
| The Pavilion Conservatory .....                                | 3 "         |
| The Upper Pleasance .....                                      | 187 "       |
| The Deer Park .....  | 7 "         |
| The Farmwood Close .....                                       | 4 "         |
| The Mound .....  | 11 "        |
| The Midway Basin .....   | 14 "        |
| The Midway Plaza .....   | 4 "         |
| The Lakeside Ground .....                                      | 570 "       |
| The Lakeside Green .....                                       | 36 "        |
| The Park Basin Green .....                                     | 9 "         |
| The Sculpture Conservatory .....                               | 9 "         |
| The Lake Terrace .....   | 9 "         |
| The Lagoon Pleasance .....                                     | 200 "       |
| The Lagoon .....   | 165 "       |
| The Lagoon Terrace .....                                       | 9 "         |
| The Lagoon Conservatory .....                                  | 9 "         |
| The length of the Interior Drive is .....                      | 14 miles    |
| "    "    Walk .....   | 26 "        |
| "    "    Mall .....   | 1 "         |
| "    "    Midway .....   | 1 "         |
| Length of Boat on Lake Michigan .....                          | 1 1/2 "     |



CHICAGO SOUTH PARK COMMISSION

- PLAN OF
- THE SOUTH OPEN GROUND
  - THE UPPER PLAISANCE
  - THE MIDWAY PLAISANCE
  - THE LAKE OPEN GROUND
  - THE LAGOON PLAISANCE

AND

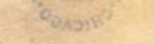
THE PARKWAY QUADRANT

AS PROPOSED TO BE LAID OUT BY

OLMSTEAD, VANCE & CO. LANDSCAPE ARCHITECTS

1871

CHICAGO













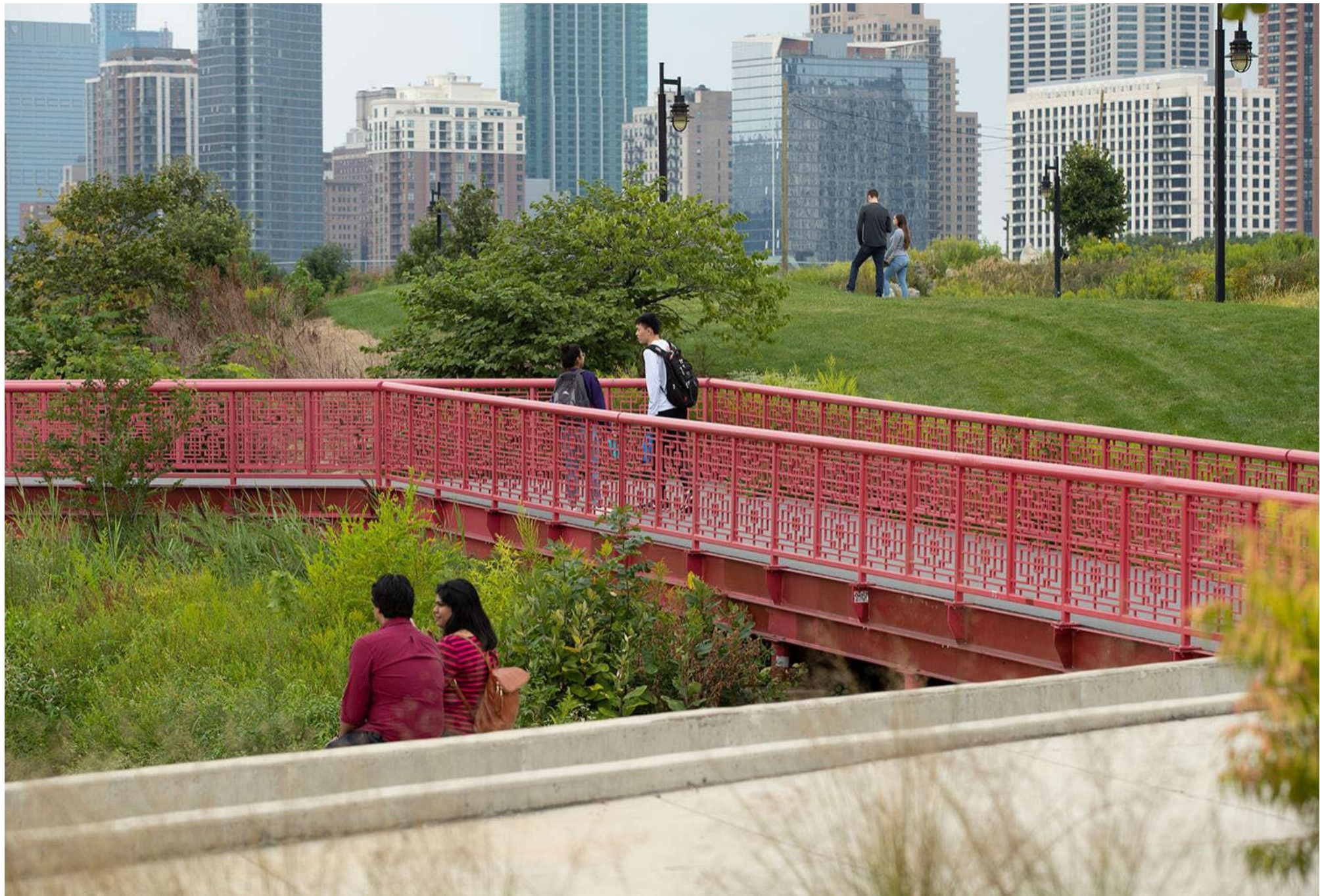




BATHING SCENE, LAKE MICHIGAN, SOUTH OF 76TH ST., CHICAGO,









**Growth of Industry  
and Property in Chicago  
- Mildred Terzic**



# *Slice of Chicago History*

- **Growth of industry and property in Chicago**
  - **Chicago Origins**
  - **Preservation of the Lakefront**
  - **World's Columbian Exposition of 1893**
  - **The Plan of Chicago – 1909**
  - **Chicago's Financial District**
  - **River North**
  - **The New East Side**
  - **State Street**
  - **The Great Chicago Flood of April 13, 1992**



# *Slice of Chicago History - Continued*

- **Growth of industry and property in Chicago**
  - **Circle Interchange**
  - **Riverwalk**
  - **New Opportunity – Google’s Corporate Headquarters**
  - **New Opportunity – Psi Quantum Southworks Plant**
  - **New Opportunity – The 1901 Project**
- **The Great Chicago History**
- **Thank you for Participating in Our Slice of Chicago History**
- **Thanks also to Ed Murphy for his photo contributions**

# Chicago Origins



An illustration from Harper's 1871 magazine depicting Mrs. O'Leary with her cow.

# *Preservation of the Lakefront*



# *World's Columbian Exposition of 1893*



# The Plan of Chicago - 1909

## Principal points of the Plan of Chicago

The improvement of the Lake Front.

The creation of a system of highways outside the city.

The improvement of railway terminals and the development of a complete traction system for both freight and passengers.

The acquisition of an outer park system, and of parkway circuits.

The systematic arrangement of the streets and avenues within the city in order to facilitate the movement to and from the business district.

The development of centers of intellectual life and of civic administration, so related as to give coherence and unity to the city.

— Plan of Chicago, p. 121



# Chicago's Financial District – LaSalle Street Reimagined





# River North



# *The New East Side*



# *The Great Chicago Flood of April 13, 1992*



# Circle Interchange



# Riverwalk



# *New Opportunity – Google's Corporate HQ*



# *New Opportunity – PSI Quantum Southworks*



Credit: PsiQuantum



# *New Opportunity – The 1901 Project*

 THE 1901  
PROJECT





**The Legal Framework  
- Christina Lynch**



# Assessor's Constitutional and Statutory Authority

- Assessor's Authority to Assess in IL:
  - The Assessor's authority as a County Officer stems from the Illinois Constitution and state statute, namely, the Property Tax Code
  - Constitutional uniformity in the burden of taxation is required under Art. IX, § 4 of the Illinois Constitution of 1970
  - Duty to assess at fair market value – 35 ILCS 200/1-50
    - *Walsh v. Property Tax Appeal Board*, 181 Ill.2d 228 (1998); *Apex Motor Fuel Co. v. Barrett*, 20 Ill.2d 395 (1960).

# Chicago's Lakefront

- Public and Private Rights: considerations for quantum computing improvements along Chicago's lakefront
  - Public Trust Doctrine – public rights held in trust;  
*Illinois Central Railroad v. Illinois*, 146 U.S. 387 (1892)
  - Public Dedication Doctrine – Montgomery Ward, the “watchdog of the lakefront”  
*City of Chicago v. Ward*, 169 Ill. 392 (1897)  
*Bliss v. Ward*, 198 Ill. 104 (1902)  
*Ward v. Field Museum of Natural History*, 241 Ill. 496 (1909)  
*S. Park Comm'rs v. Montgomery Ward & Co.*, 248 Ill. 299 (1910)

- Open Space: statutory valuation for the preservation of land used for enhancing natural resources, protecting water supplies, promoting the conservation of soil, wetlands, beaches and any body of water (man-made or natural)
  - 35 ILCS 200/10-155 through 10-165
  - PTAB Decision:
    - *US Steel Group*, Docket No. 00-24208.001-C-3 through 00-24208.003-C-3; Docket No. 01-24775.001-C-3 through 01-24775.003-C-3; Docket No. 02-27076.001-C-3 through 02-27076.003-C-3



# *The Housing Crisis – Build More!*

- Housing: There is a supply shortage across the nation – housing scarcity is all around us
- Policy response? – Build a bunch more homes. Simple, right?
- Problems? – shortage denialism, supply skepticism, NIMBYism, cost of and financing construction of housing, and the web of regulations, norms, and incentives that led us to a supply issue with no obvious villain
- Facts have a way of asserting themselves – at some point, avoiding reality becomes too costly

# Affordable Housing Initiatives

- Affordable Housing Special Assessment Program
  - 35 ILCS 200/15-178
  - Three tiers of affordability for significant reductions to total assessed value
- Chicago's Affordable Requirements Ordinance ("ARO"): Chicago's inclusionary housing programs generally require or incentivize affordable housing as part of a market rate development (e.g., LaSalle Street Reimagined), promoting economic integration
  - 2003/2007 ARO – established in 2003, with updates in 2007
  - 2015 ARO – generally required 10% affordable for up zoning; 20% only for projects receiving City land or financing
  - 2017 ARO Pilots – heightened requirements in pilot zones
  - 2021 ARO – generally increased affordable requirement to 20% and allows units to be rented at a weighted average of 60% of AMI

# Zoning Reform

- What is zoning reform and why do we need it?: for starters, it's one of the most talked about policy topics in local government
  - Single-family-only zoning excludes multi-family options from roughly 75% of residential land in Chicago, significantly curbing housing diversity
  - Parking minimums drive up the cost of housing for developers
  - Zoning requirements such as large minimum lot sizes make missing middle housing, like townhomes and duplexes, impossible to build
  - With less restrictive zoning, adaptive reuse can transform vacant office space – the easiest, and sometimes the cheapest, housing to construct is one that's already finished.
  - Allowing for the construction of more accessory dwelling units – ADUs mean more housing where it didn't exist before and have been hugely successful in states like VT, NH and the West Coast.

# Chicago's "Cut the Tape" Initiative

- On April 5, 2024, Mayor Brandon Johnson released his administration's "Cut the Tape" initiative and report.
- Cut the Tape Report: highlights three priorities for tackling the housing crisis:
  - Build Faster – Build Everywhere – Build Together
  - The "Cut the Tape" report outlines 107 strategies
  - [Cut-the-Tape-Report-2024.pdf \(chicago.gov\)](#)



# “Cut the Tape” Report Highlights

- Strategies to increase housing abundance and reduce development costs:
  - Design a process for expedited review of affordable housing development projects
  - Finalize pre-approved designs to create faster options to build more affordable housing
  - Eliminate Zoning Board of Appeals (“ZBA”) approval of a special use permit to open a hair salon, barber shop, body art shop, or nail salon
  - Explore Universal Affordability Preferences that would allow buildings to add more housing by right without triggering a planned development, but only if the additional units are affordable
  - Eliminate minimum off-street parking requirements

## *“Cut the Tape” Report Highlights (cont.)*

- Revisit zoning code elements that functionally require all shelters and transitional housing developments to seek approval from the ZBA, regardless of building size, form, or underlying zoning designation
- Amend the zoning ordinance to allow applicants for Type 1 zoning changes to incorporate requests for variations and administrative adjustments into Type 1 zoning change applications – eliminating the duplicate review process
- Allow commercial-to-residential conversions of ground floors while exempting those conversions from additional residential parking requirements + allow ground floor residential uses on commercial corridors with excessive vacancy
- Remove zoning barriers to City’s Non-Congregate Shelter acquisition program, allowing existing buildings to be repurposed as shelters or transitional residences