

A Slice of Chicago

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*Slice of Chicago – Public and Private Rights:
The Legal Framework*

**Public and Private Rights:
The Legal Framework
- Christina Lynch**



Chicago's Lakefront

- Public and Private Rights: considerations for 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)

Public Trust vs. Public Dedication

Public Trust Doctrine

- confined to land having some connection to navigable waters
- rests on the assignment of a loosely defined trust obligation
- two standing rules:
 - (i) either the state alone can sue to enforce the public trust, leaving enforcement up to the whims of the political process; or
 - (ii) any citizen of the state can sue to enforce the trust – so broad it confers enforcement authority on non-profit advocacy groups

Public Trust vs. Public Dedication (cont.)

Public Dedication Doctrine

- covers a much wider range of streets, parks, and public squares
- applies to a more easily ascertained set of resources and incorporates a clearer conception of what is prohibited – relies on publicly recorded maps and plats
- intermediate standing rule applies: in addition to the public authority that holds title to the burdened land, it also confers standing on abutting landowners, typically a moderate-sized group of individuals who have a strong interest in maintaining the public nature of the resource

Open Space Valuation in Illinois

- 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
 - Interesting 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

**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



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



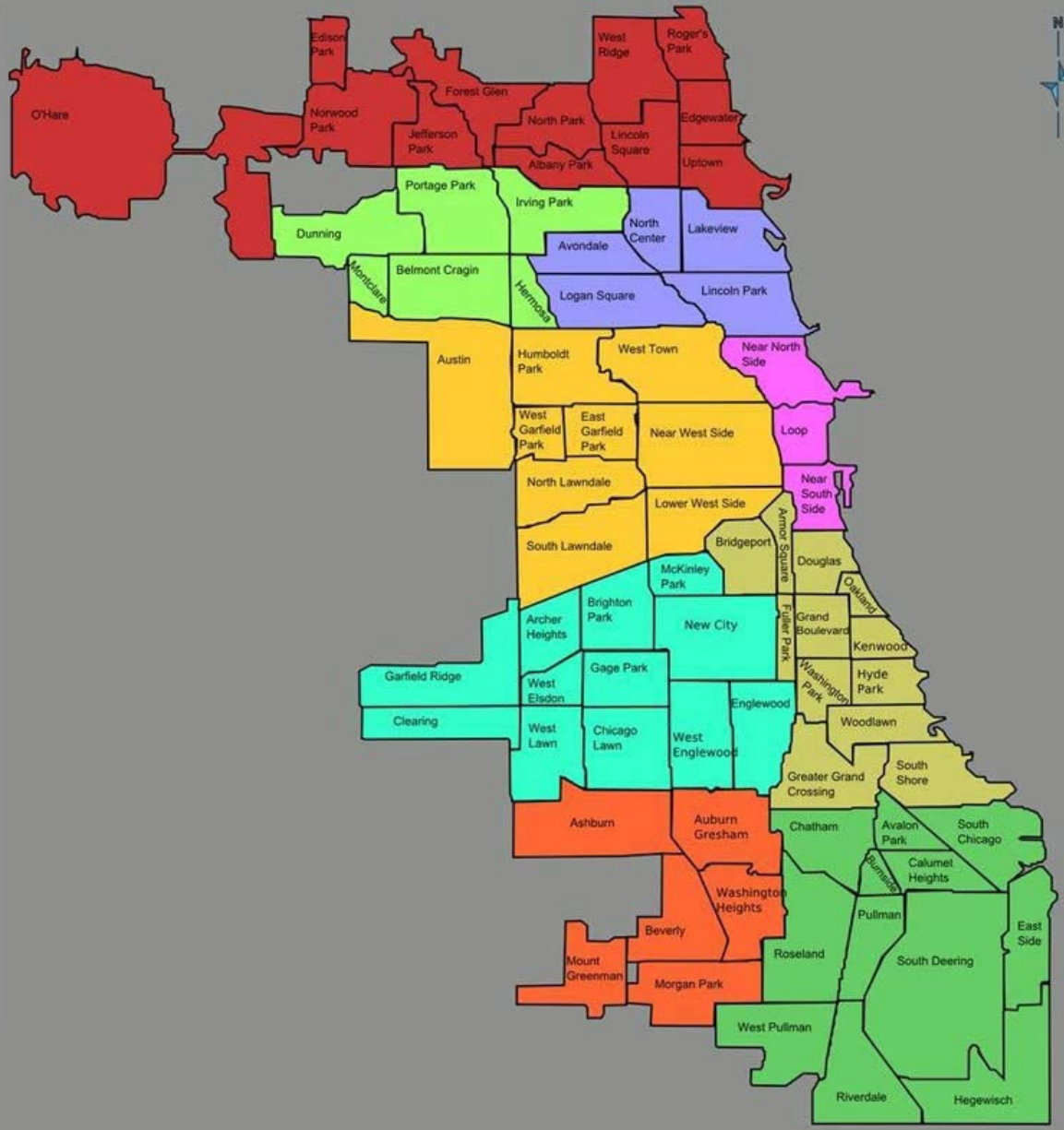






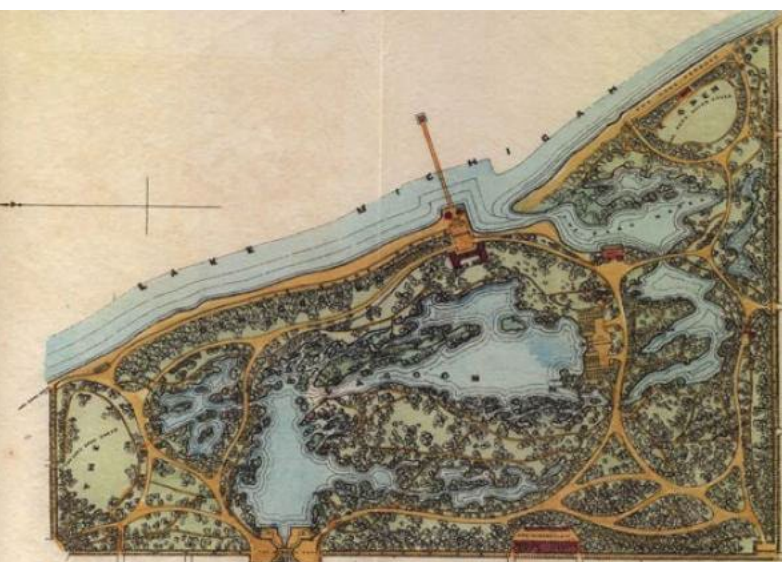
Chicago

-  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 Men	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	30 "
" " 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
 OLIVIERO, VONNO & CO. LANDSCAPE ARCHITECTS

1871

MADE

IN

CHICAGO

ILL.











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





