



June 2017

“Make no little plans; they have no magic to stir men’s blood and probably themselves will not be realized.” Daniel Burnham

On May 18, 2017, the Chicago Plan Commission unanimously approved the proposed framework plan for the North Branch Industrial Corridor (the “Corridor”) submitted by the Department of Planning and Development (“DPD”). Testimony was provided by various persons supporting and opposing the plan. RANCH Triangle opposed the proposed plan because it did not require adequate public recreational space for the community. RANCH also noted that the City currently owns a large parcel within the Corridor (the Fleet Management Site),¹ but passed on that opportunity to provide its residents with public open recreational space. In response to these and similar comments, a Commission member cited the City’s need for developer and other fees as being superior to the open space need without touching on the merits of the argument. This rationale appears to suffer the same flaw as the parking meter deal – “[w]hen our leaders put short-term budget relief above the long-term interest...too often the public foots the bill for too little in return.”² By prioritizing short-term revenue over the creation of a truly sustainable plan, the City will likely forfeit much more than it gains. The Privatization Transparency, Accountability and Performance Ordinance was recently passed with claims that it will ensure that there will never be “another parking meter deal again...”³ Unfortunately, it appears that this is a promise the City does not intend to keep.

- Reatha Kay, President, RANCH Triangle Community Conservation Association

¹ The City plans to sell this parcel with the proviso that the purchaser pay for the construction of the new Fleet Management facility at the new site. See Koziarz, Jay (2016, August 29). City Pitches sale, redevelopment of 18-acre riverfront facility. *Curbed Chicago*. Retrieved from <https://chicago.curbed.com/2016/8/29/12685798/chicago-development-news-goose-island-fleet-services-move>. However, it is unclear how the coupling of the construction of the new fleet management facility with the sale of the Fleet Management Site would remove it from any competitive bidding requirements, and, even assuming it did, why it would be prudent.

² Cohen, Donald, (2015, November 25). We will not have another parking meter deal in this city. *In the Public Interest*. Retrieved from <https://www.inthepublicinterest.org/we-will-not-have-another-parking-meter-deal-in-this-city/>.

³ *Id.*

Do the “Open Space Realities” Asserted by DPD Hold Water, or Are They All Wet?

Throughout the North Branch Industrial Corridor framework plan process, many Aldermen, community groups, and community members have called for a commitment to provide significant open recreational space as a part of the plan. On April 14, 2017, during the public comment period, the Chicago Department of Planning and Development (“DPD”) circulated an email that “direct[s] stakeholders to additional information” that purports to “illustrate[] the open space realities of adjacent neighborhoods...”⁴ The additional information to which they directed the public included links to the Chicago Park District’s “Land Acquisition Plan” and to one of the City’s “Open Space Inventory” maps (the “DPD Map”).⁵ An article in the February 2017 issue of the RANCH Reporter challenges the logic of the “Land Acquisition Plan’s” inclusion of the entirety of Lincoln Park in its open space analysis for the neighborhood (see “[Urbs in Horto - Slogan or Motto](#)”). The DPD Map does little to support DPD’s position, and does not accurately represent the open space realities of the Lincoln Park community.

The DPD Map provided in the April 14, 2017 email presents all the land within Lincoln Park’s boundaries essentially as open, uninterrupted green space. However, other maps show a much different picture. A quick search of the internet can pull up an image, from Google Maps, of Lincoln Park.⁶ This map shows the various bodies of water that are included in Lincoln Park, such as the Lagoon, North Pond, South Pond and Diversey Harbor - the acreage of all of which appears to be included in the Chicago Park District’s open space calculation, but none of which is specifically displayed on the DPD Map. Additionally, when you zoom in, this map shows the approximate footprint of the various buildings and attractions located throughout the park which, again, are not represented on the DPD Map. Although both maps show the recreational fields clustered in the southeast corner of the park, only by looking at one of these two maps can you understand why – there is limited space where you can put them.

While the beauty and value that Lincoln Park adds to this community and the City is undeniable, it is in no way a substitute for its real open space needs. While DPD’s April 14, 2017, email suggests that the community’s position regarding the need for additional open recreational space is one based in fantasy, a comparison of the two maps

⁴ April 14, 2017 email from DPD. (Copy of text of email [here](#)).

⁵<https://www.cityofchicago.org/content/dam/city/depts/dcd/temp/NBCommunityAreaOpenSpace.pdf> (the “DPD Map”).

⁶ <https://www.google.com/maps/@41.9250741,-87.6377506,15z>

demonstrates that it is the community's position that better reflects the "open space realities."

The framework plan adopted by the Plan Commission on May 18, 2017, provides for 10 acres of "publicly accessible open space within Planned Developments for sports and recreational activities..."⁷ However, without a requirement that these 10 acres be contiguous, any promise to provide meaningful open-recreational space is rendered illusory. The City still has an opportunity to provide needed and meaningful public, open recreational space in the North Branch Industrial Corridor. Let's hope the City makes good on its promise, and turns this 10 acre commitment into an open-recreational space reality.

Something for Everyone

The planters along Armitage and Halsted have been planted and are blooming – a harbinger that summer is coming. In addition to helping to beautify the neighborhood and making the streetscape more inviting, these planters demonstrate a care and pride in our community. The planters, and other RANCH sponsored events, including the upcoming Third-Thursday Concert Series, are made possible by the support of the members of RANCH Triangle - residents and businesses alike. The maintenance of the planters is RANCH's largest expense, costing over \$5,000.00 per year. Therefore, we would like to recognize the following donors as "Planter Fund Sponsors," whose generous donations of \$100.00 or more go far in helping RANCH maintain the planters and keep them looking beautiful all year long - something for everyone to enjoy.

2017 Planter Fund Sponsors

Chuck Griffin - \$500.00
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 Thereseann Seeger - \$150.00
 Ellen Frisbie - \$100.00
 Susie and Eddie Linker - \$100.00
 Shaun, Micheline and Madeleine Pergande - \$100.00

⁷ *Draft North Branch Framework Plan – Revisions*, text revisions to Principle 3.5 on page 54. (Click [here](#)). "[F]ields for team sports and other recreational needs of not less than 10 acres...will be included within portions of sites that can accommodate larger open spaces." *Id.* Please click [here](#) for link to *Mayor Emanuel's Industrial Corridor Modernization North Branch Framework* (May 2017), see pp. 54-59.

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We would also like to thank Lifeway Kefir, and the Adams Park Advisory Council, for their generosity, who, along with RANCH Triangle, help make the Third-Thursdays Concert Series possible, and Olivet Nazarene University and @properties for their generosity in funding the renovation of the basketball court at Clybourn Park.

Finally, thank you to all members of RANCH Triangle for your financial donations and all those who donate their time in support of RANCH.

Upcoming Events

Sunday Summer Sipper – Sunday, June 25, 5:00 pm – 7:00 pm at Fire Station Park (Larabee, South of Armitage). Featuring hors d'oeuvres, beverages magic, music and more! Hosted by Lincoln Central Association.

Concert at Trebes Park – June 27, 7:00 – 9:00. Come enjoy an evening concert as Jackpot Donnie performs an awesome blend of reggae, rock, funk, and blues. Bring a blanket, pack a picnic, spread out, and relax.

Movies in the Parks at Trebes – July 11, 8:00 pm – 10:00 pm. Join Movies in the Parks for the showing of “Moana.”

Third-Thursdays Concert Series – July 20, 2017 from 6:30 – 8:00 at Adams Playground Park. Join us for live music from a long-time park

favorite - **Super Stolie!!!** Produced by the Adams Park Advisory Council, RANCH Triangle, and Lifeway Kefir.

Sheffield Music Festival & Garden Walk – Saturday, July 22 – Sunday, July 23, 2017.

Please remember to support your local businesses, because they support your community.

Stay in touch with community meetings and happenings by becoming a member of RANCH. Sign up on www.RANCHtriangle.org, and follow RANCH on Facebook at: <https://www.facebook.com/RANCH-Triangle-Community-Conservation-Association-108461592543401/>

