



# River Ecology and Governance Task Force

Development Review Working Group

# **4/4/23 Agenda 6:00 – 07:30PM**

- I. Context Presentation by DPD (5 minutes)
- II. Calumet River Fleeting Team Presentation (30 minutes)
- III. Q&A with Developer Team (30 minutes)
- IV. Internal Working Group Discussion (25 minutes)

# REGTF Objectives

- I. Transforming Chicago's unique waterway system into a **thriving and ecologically integrated natural asset**, capable of accommodating the needs of people, requires **coordinated planning**, investment and management
  
- II. Aspire to, and realize no later than 2040, inland waterways in Chicago that are **inviting, productive and living**, that **support wildlife in-stream and on their banks**, and that **contribute to our city's resiliency**

# Development Review Working Group

Charge of the Group:

- Incorporate principles developed by the System Plans working group to align with project reviews;
- Create and follow a process and structure to review projects;
- Provide consensus and standardized input and feedback to the City of Chicago and developers on riverfront projects, based on the Department of Planning and Development's (DPD's) Chicago River Design Guidelines.



# Planned Development Review Process



# Why is the Task Force reviewing this project?

- A similar-use business was at this location, but its license has expired
- Current business-owner wishes to reapply for a license here and is required to bring site into compliance with Calumet Design Guidelines.
- The new use triggers the requirement for a new Planned Development (PD)
- Project is within 100 feet of Chicago Waterways
- Location is zoned PMD 6 and within the Calumet Region



# Regulation Context

Adopted by CPC in 2004

Reflects the Calumet Open Space Reserve Plan (2005) and Calumet Land Use Plan (2002)

More recent planning activities not reflected (IIPD, USACE, DPD work).

Next steps: What else should we be thinking about?

# Calumet Design Guidelines

February 2004



CITY OF CHICAGO  
RICHARD M. DALEY, MAYOR

DEPARTMENT OF PLANNING AND DEVELOPMENT  
ALICIA MAZUR BERG, COMMISSIONER

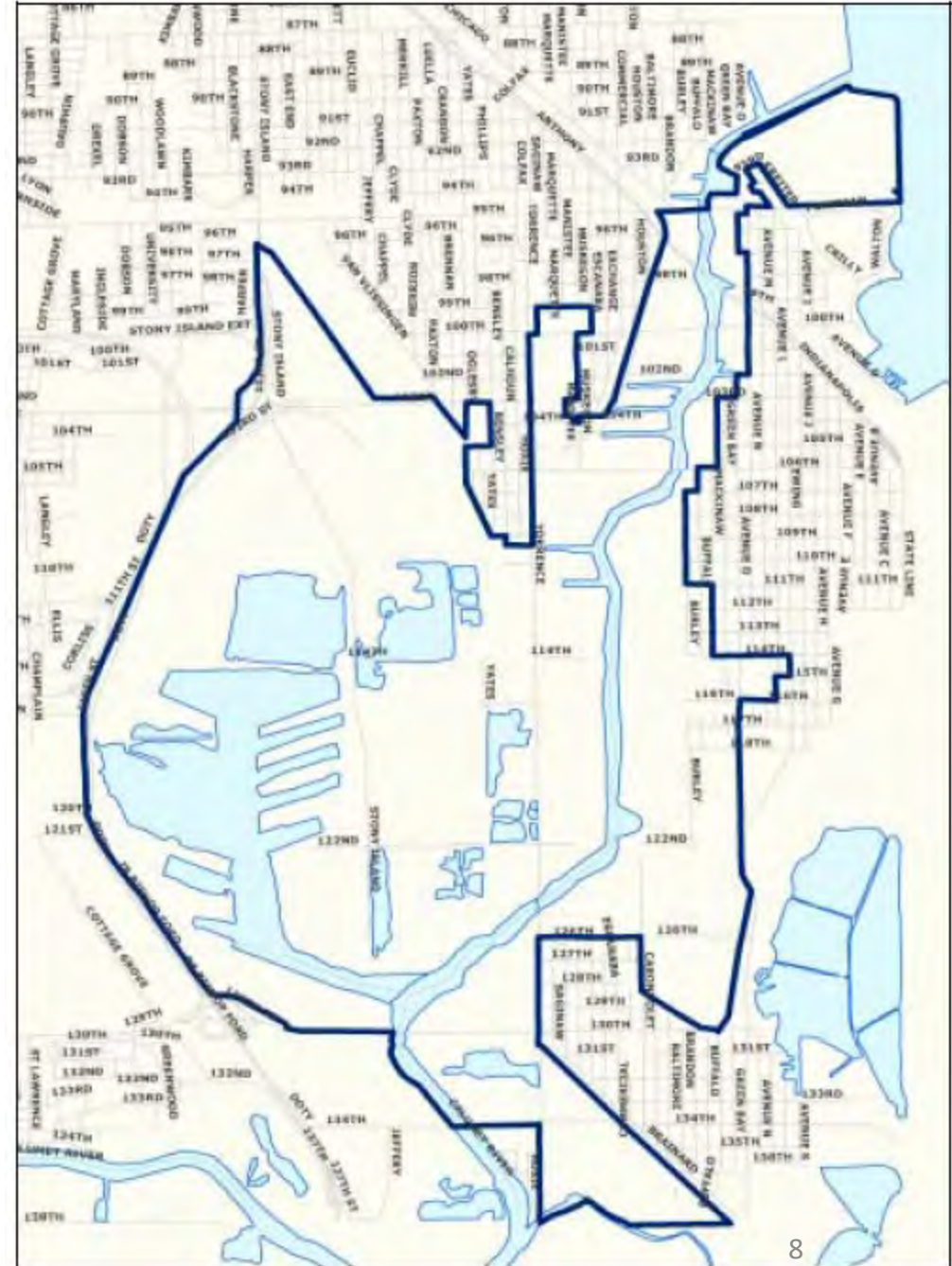


# Calumet Design Guidelines

All new planned developments within geography must comply with Calumet Design Guidelines (2004)

Key differences:

- Focus on the entire landscape - wetlands, not just the edges.
- Prioritizes **habitat** and **stormwater**
- More Barge Activity – Deeper river
- Dredged for sea-faring vessels.

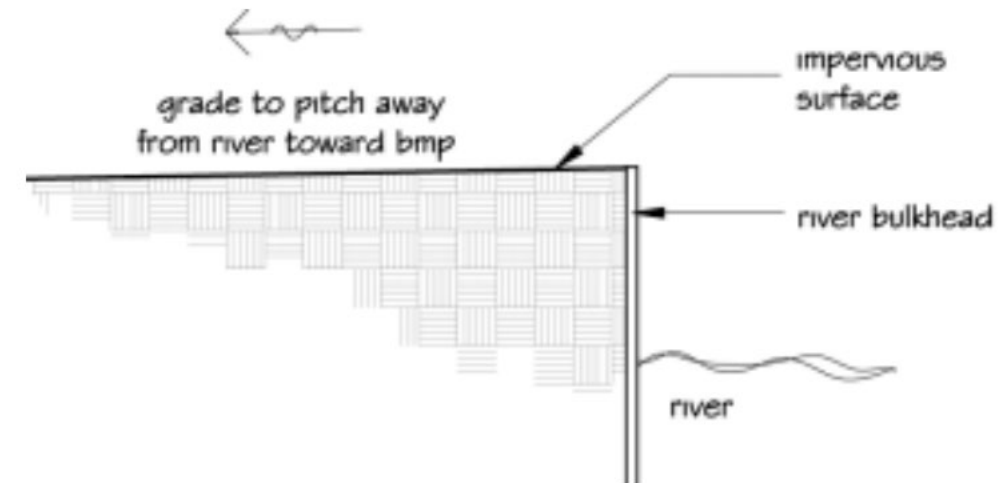
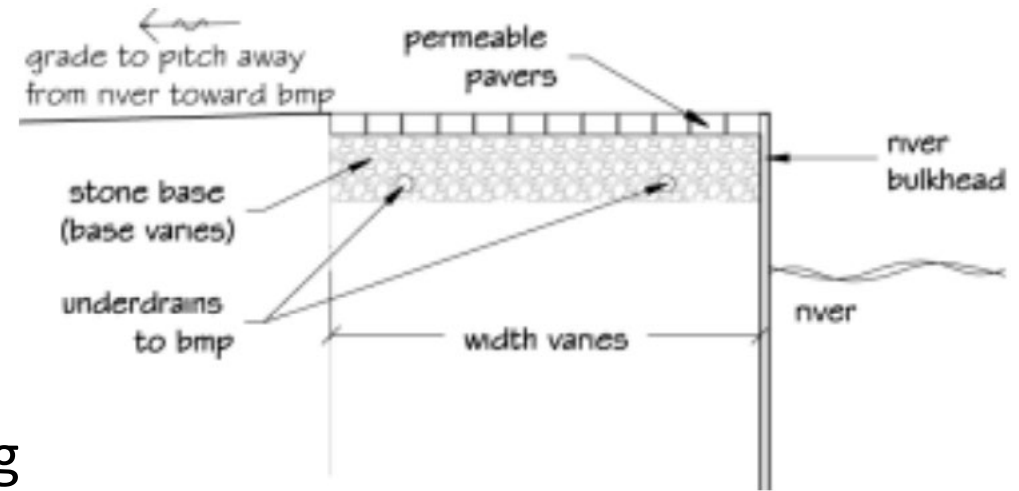




# Calumet Design Guidelines

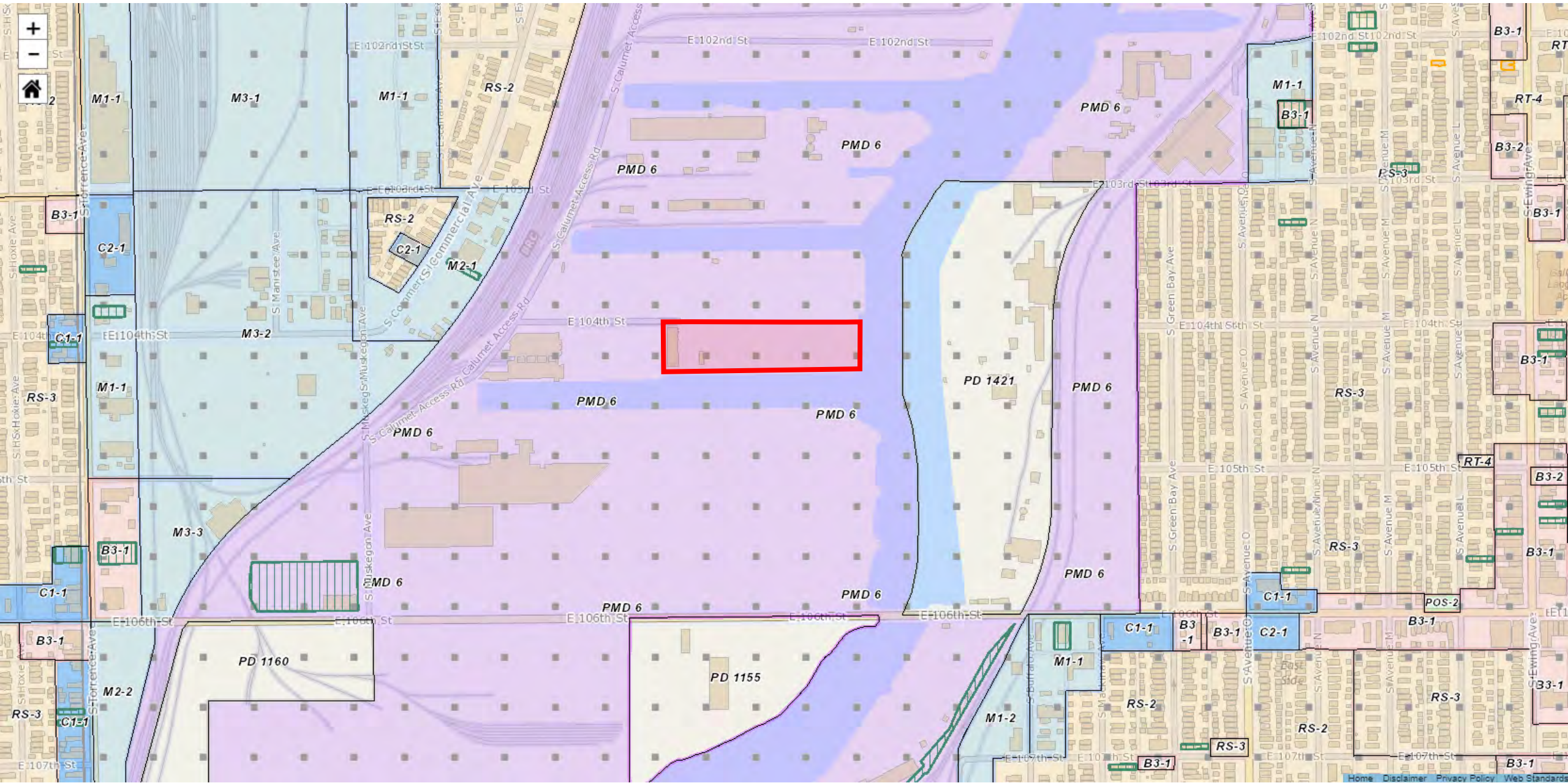
## River Dependent Use

- Create fully protected land/water interface
- Leave no areas of erodible soils
- Prevent the direct drainage or discharge of stormwater to adjoining water bodies, by first routing through a BMP
- Drain impervious surfaces next to the water's edge or low permeability materials such as asphalt or gravel away from the waterway
- Collect runoff in a stormwater system that uses BMPs for pre-treatment, prior to discharge



# Site Details

# Zoning – PMD 6 Industrial







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# Developer Presentation



# **River Ecology and Governance Task Force Development Review Working Group**

**3025 East 104<sup>th</sup> Street**

**FAR South / 10<sup>th</sup> Ward**

**Calumet River Fleeting, Inc.**

**REM Architecture**

**Acosta Ezgur, LLC**

**April 4, 2023**

# Prior Site Conditions



Calumet River Fleetng  
- Chicago Dry Dock

3025 E 104th St,  
Chicago, IL 60617

Calumet River

Calumet River

Calumet River

Calumet River

Calumet River

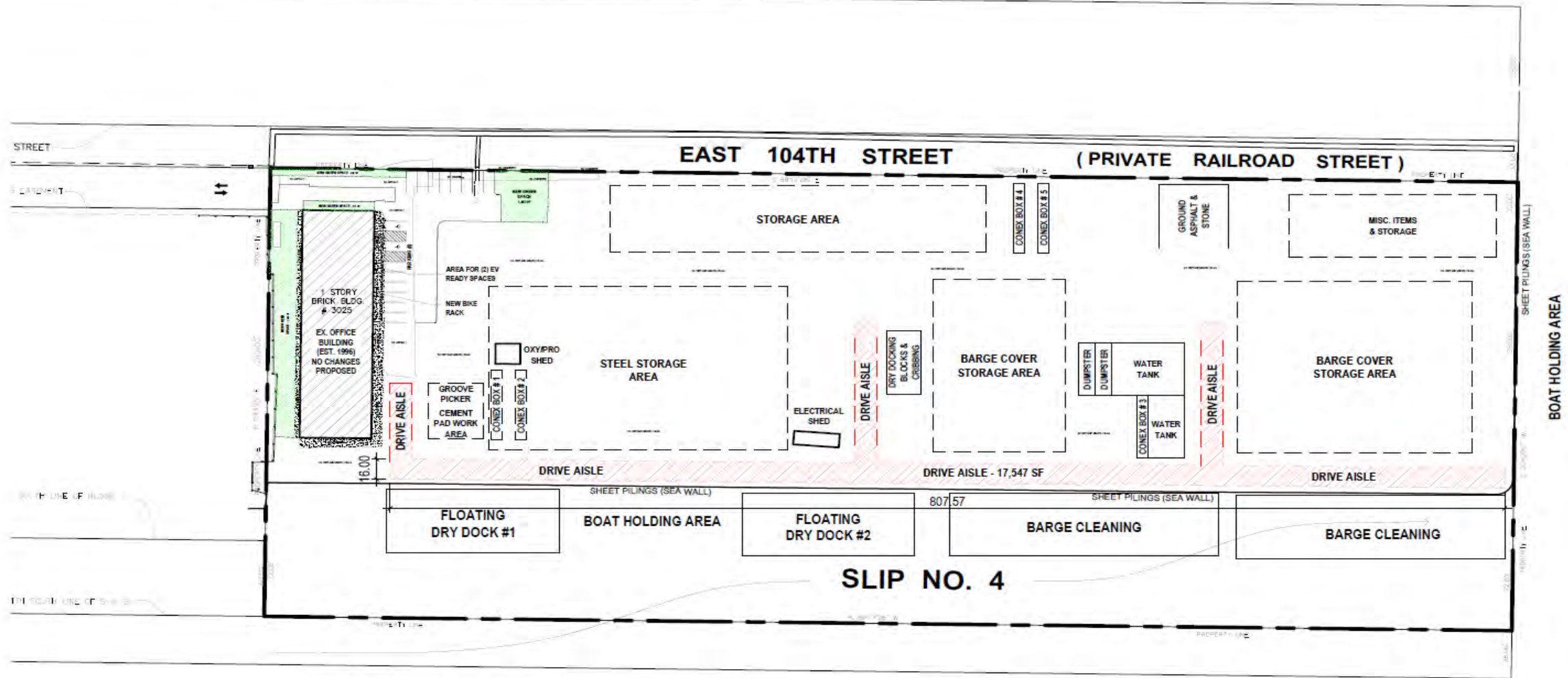
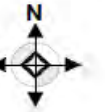




# Current Site Conditions







CALUMET RIVER

SLIP NO. 4

SCALE: 1" = 75' - 0"

Calumet River Fleeting, Inc.  
3025 E. 104th St.-Chicago, IL

# SITE PLAN



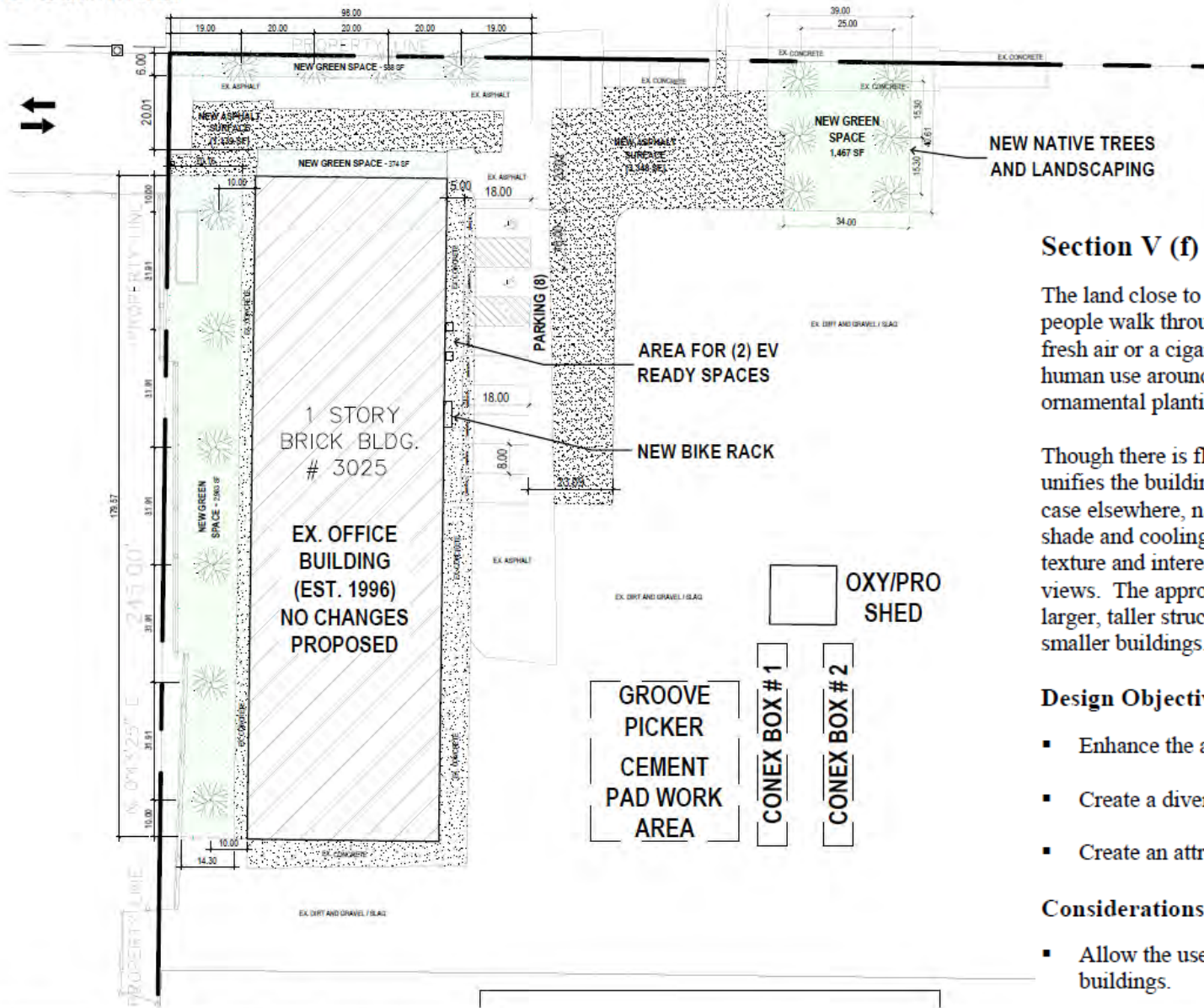


*River Dependent Rear or Interior Side Yards Next to Lake Calumet or the Calumet River: Zero setback*

- No setback is required for uses dependent on the waterway. River-dependent activities are defined as those that can be carried out only on, in, or adjacent to a waterway. A typical use in the Calumet Area would be an area where materials are loaded and unloaded from boats and barges. (See Figure V-2).
- Design the interface between the river and land to:
  - Stabilize the shoreline.
  - Route all stormwater runoff from surfaces next to the river or lake through a landscaped stormwater BMP before discharging stormwater water into the adjacent waterway.







NEW NATIVE TREES AND LANDSCAPING

**Section V (f) – Building Foundation Plantings**

The land close to buildings is the land that will see the most use by workers and visitors. This is the area people walk through every day. This is the most likely location for someone to step out for a breath of fresh air or a cigarette, or where someone might eat lunch if a bench is provided. Because of the intensive human use around buildings, designers may favor a more cultivated look with mowed grass and ornamental plantings.

Though there is flexibility with plant choices and hard-surface decisions, it's important that the landscape unifies the building with its surroundings and with the natural aesthetic of the Calumet Area. As is the case elsewhere, native plants or cultivars of natives are favored. Taller trees and shrubs will provide shade and cooling. Shrubs and trees can serve as a barrier to wind, as well as provide additional visual texture and interest to buildings. Shrubs and flowering perennials bring color and texture to the exterior views. The appropriate size and extent of landscaping will depend on the scale of the structures, with larger, taller structures needing a wider and taller massing of plant material than will be required for smaller buildings.

**Design Objectives:**

- Enhance the appearance of building facades and entryways visible from public rights-of-way.
- Create a diversity of color, structure and texture consistent with the prairie landscape theme.
- Create an attractive environment amenable to human use.

**Considerations:**

- Allow the use of selected ornamental plants to provide a more traditional landscape in front of buildings.



# DPD Submittal

THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT **3025 E. 104TH STREET, CHICAGO, IL** HAS, TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED AND WILL BE INSTALLED, MAINTAINED, AND REPLACED AS REQUIRED, BY CURRENT AND SUBSEQUENT OWNERS IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE.

THE PLANTS WILL BE INSTALLED BY  
 JUNE 15, 2023 OR DECEMBER 15, 2023.

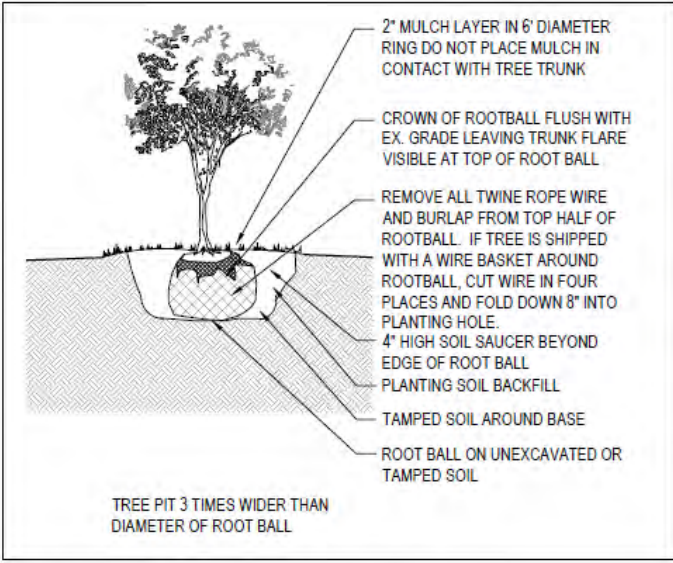
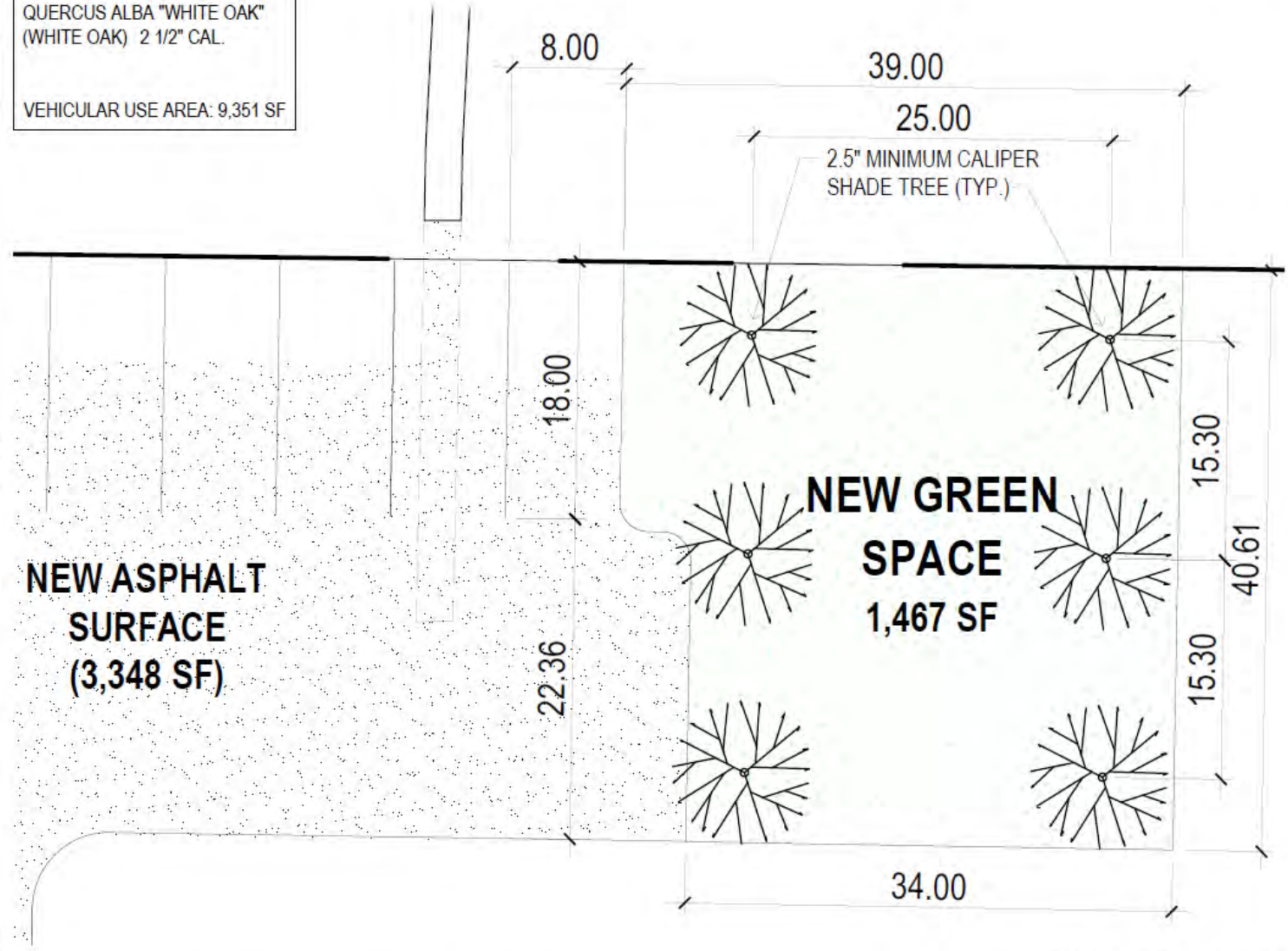
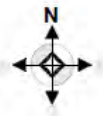
BY OWNER \_\_\_\_\_

DATE \_\_\_\_\_

## PLANT LIST

QUERCUS ALBA "WHITE OAK"  
 (WHITE OAK) 2 1/2" CAL.

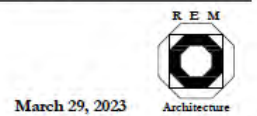
VEHICULAR USE AREA: 9,351 SF



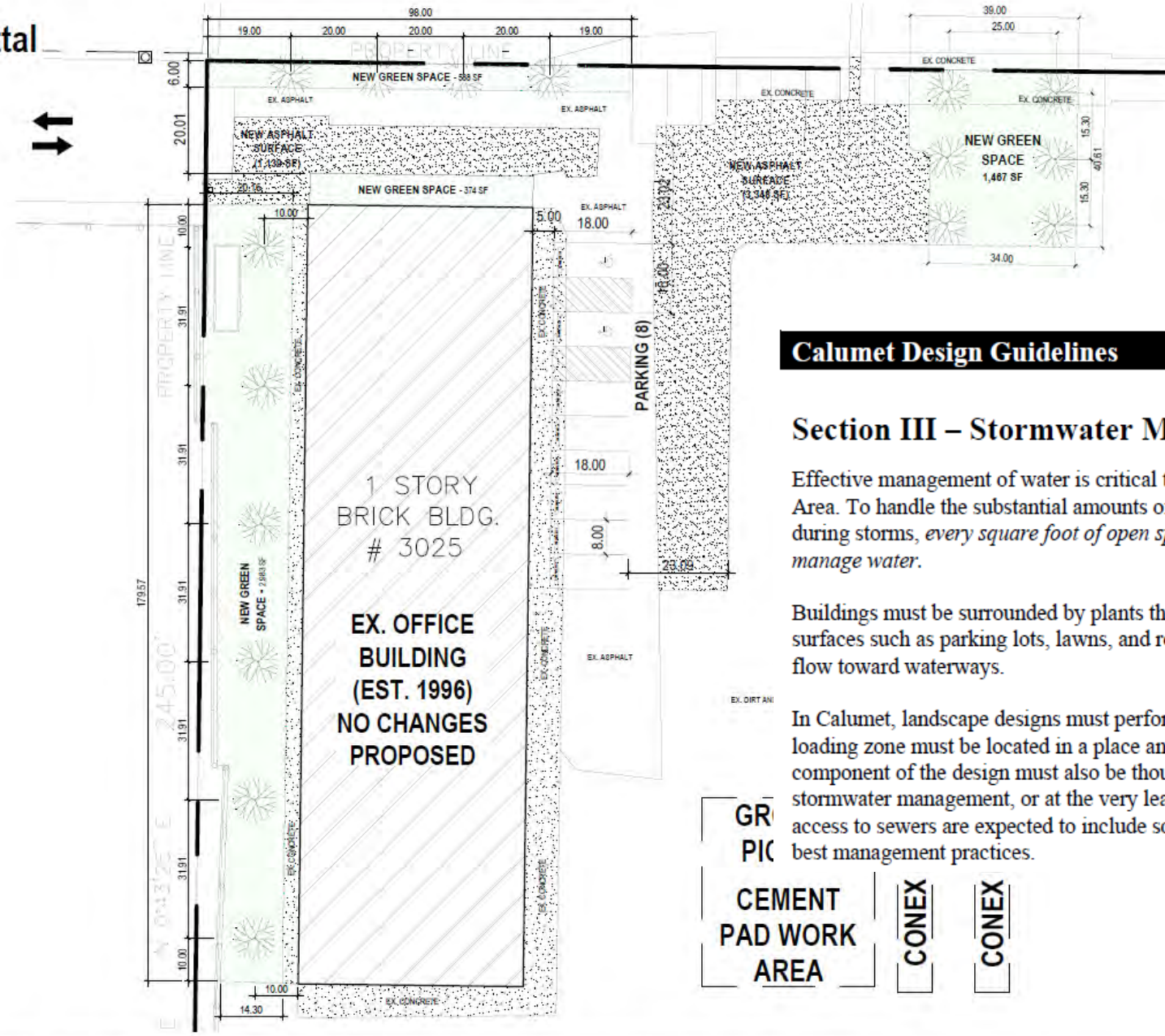
SCALE: 1/8" = 1'-0"

**Calumet River Fleeting, Inc.**  
 3025 E. 104th St.-Chicago, IL

# LANDSCAPE PLAN - Page 1







**Calumet Design Guidelines Part II – Design Guidelines**

**Section III – Stormwater Management Guidelines**

Effective management of water is critical to successful building in the former wetlands of the Calumet Area. To handle the substantial amounts of water present in the Calumet Area and that flow through it during storms, *every square foot of open space needs to be considered for how it can be used to help manage water.*

Buildings must be surrounded by plants that can help absorb water and dilute pollutants. Even hard surfaces such as parking lots, lawns, and rooftops can be designed to help absorb rainwater and slow its flow toward waterways.

In Calumet, landscape designs must perform their primary functions: a parking lot has to support cars, a loading zone must be located in a place and built in such a way to support heavy trucks. But each component of the design must also be thought through in such a way that it can contribute to improving stormwater management, or at the very least, that it doesn't increase problems. Even sites that have access to sewers are expected to include some form of on-site stormwater management through the use of best management practices.

GR  
PIC

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PAD WORK  
AREA

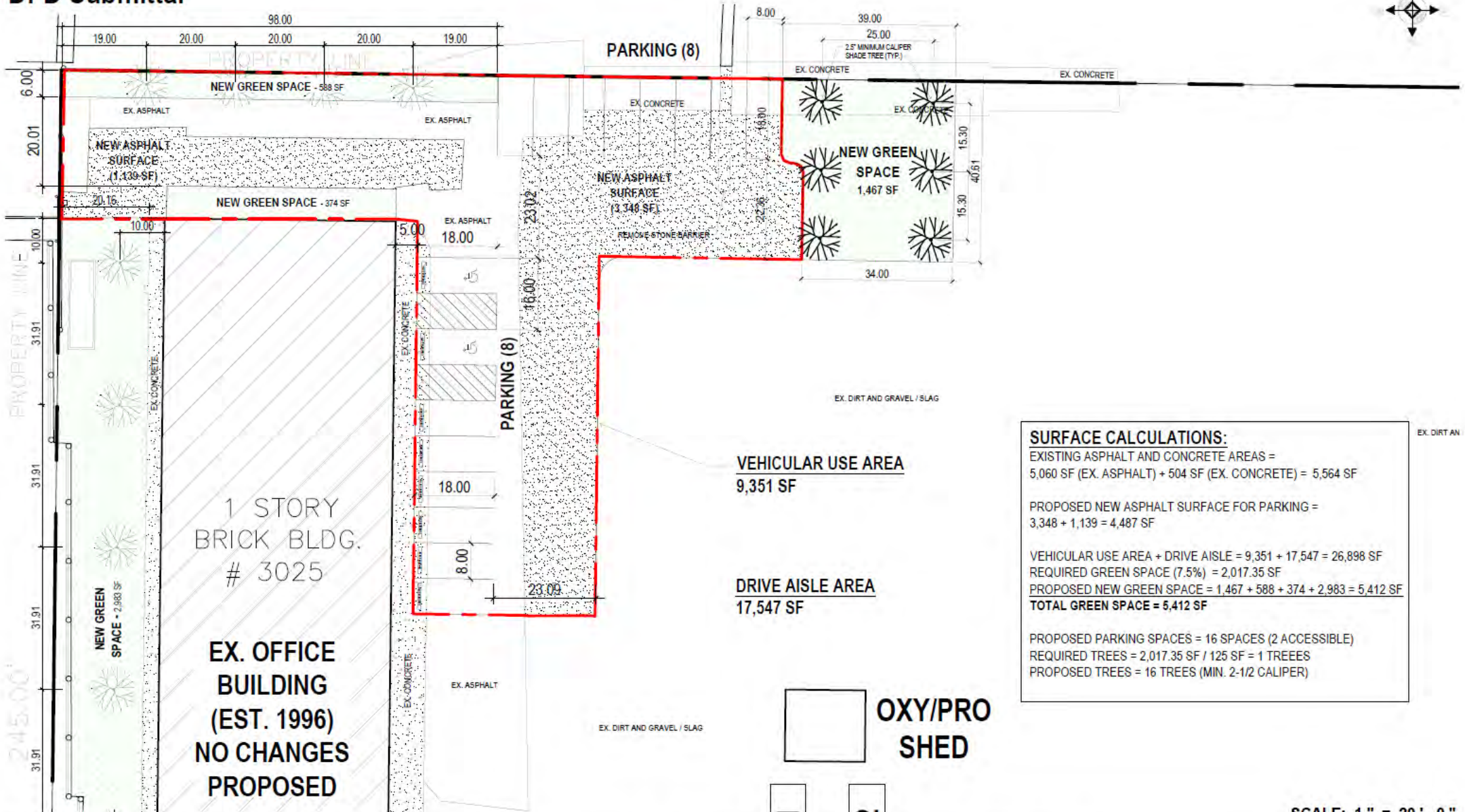
CONEX

CONEX

SCALE: 1" = 30' - 0"



# DPD Submittal



**SURFACE CALCULATIONS:**  
 EXISTING ASPHALT AND CONCRETE AREAS =  
 5,060 SF (EX. ASPHALT) + 504 SF (EX. CONCRETE) = 5,564 SF

PROPOSED NEW ASPHALT SURFACE FOR PARKING =  
 3,348 + 1,139 = 4,487 SF

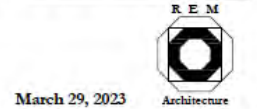
VEHICULAR USE AREA + DRIVE AISLE = 9,351 + 17,547 = 26,898 SF  
 REQUIRED GREEN SPACE (7.5%) = 2,017.35 SF  
 PROPOSED NEW GREEN SPACE = 1,467 + 588 + 374 + 2,983 = 5,412 SF  
**TOTAL GREEN SPACE = 5,412 SF**

PROPOSED PARKING SPACES = 16 SPACES (2 ACCESSIBLE)  
 REQUIRED TREES = 2,017.35 SF / 125 SF = 1 TREEEES  
 PROPOSED TREES = 16 TREES (MIN. 2-1/2 CALIPER)

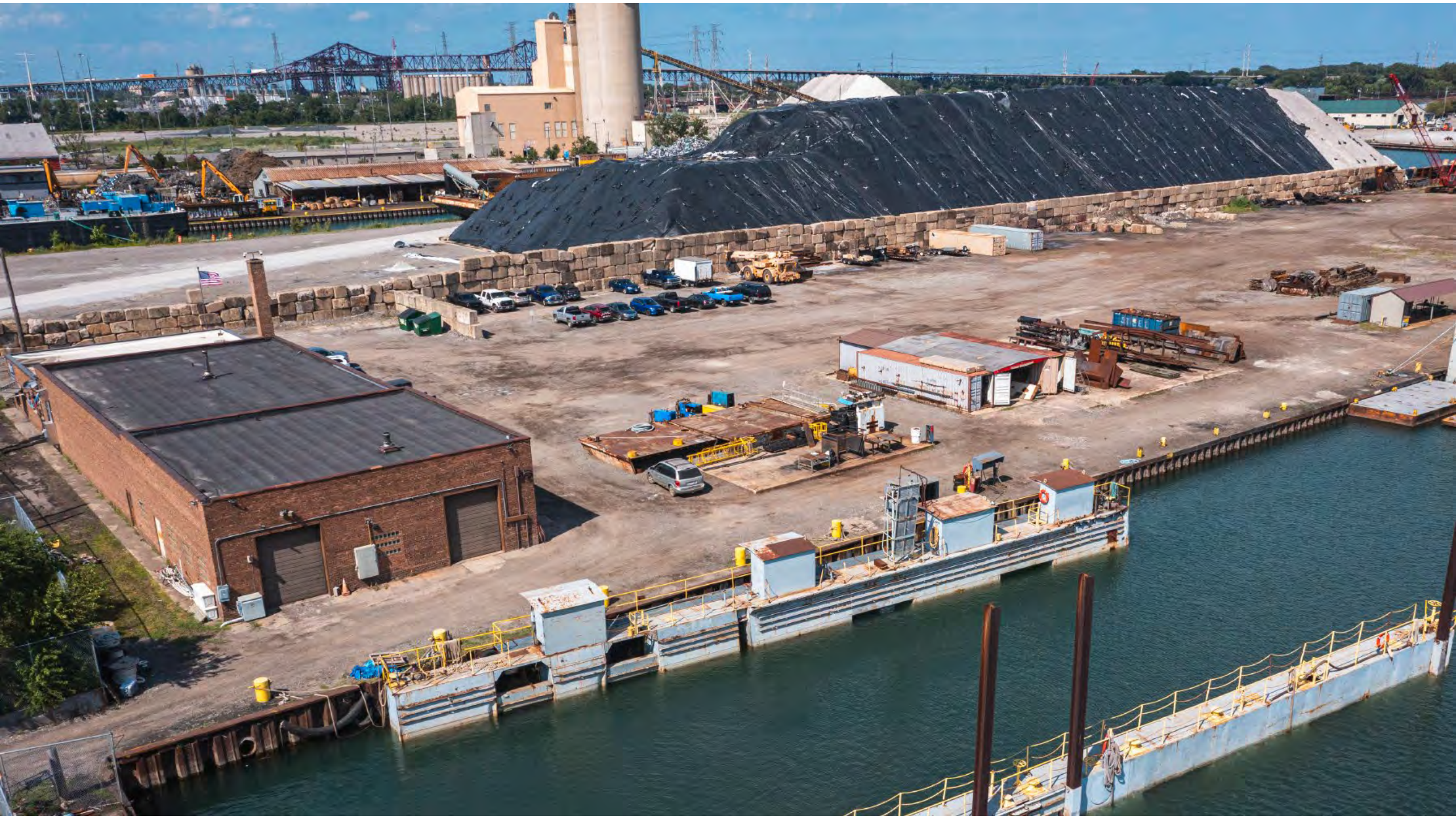
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## VUA ENLARGEMENT PLAN

SCALE: 1" = 20' - 0"













Thank You