



River Ecology and Governance Task Force

Development Review Working Group

March 4, 2025 | 6:00 – 7:30PM

REGTF-DRWG Agenda – 2245 W Oakdale

- I. Context Presentation by DPD (5 - 10 minutes)
- II. Development Team Presentation (20 minutes)
- III. Q&A with Development Team (20 minutes)
- IV. Working Group Only Discussion (30 minutes)

REGTF Objectives

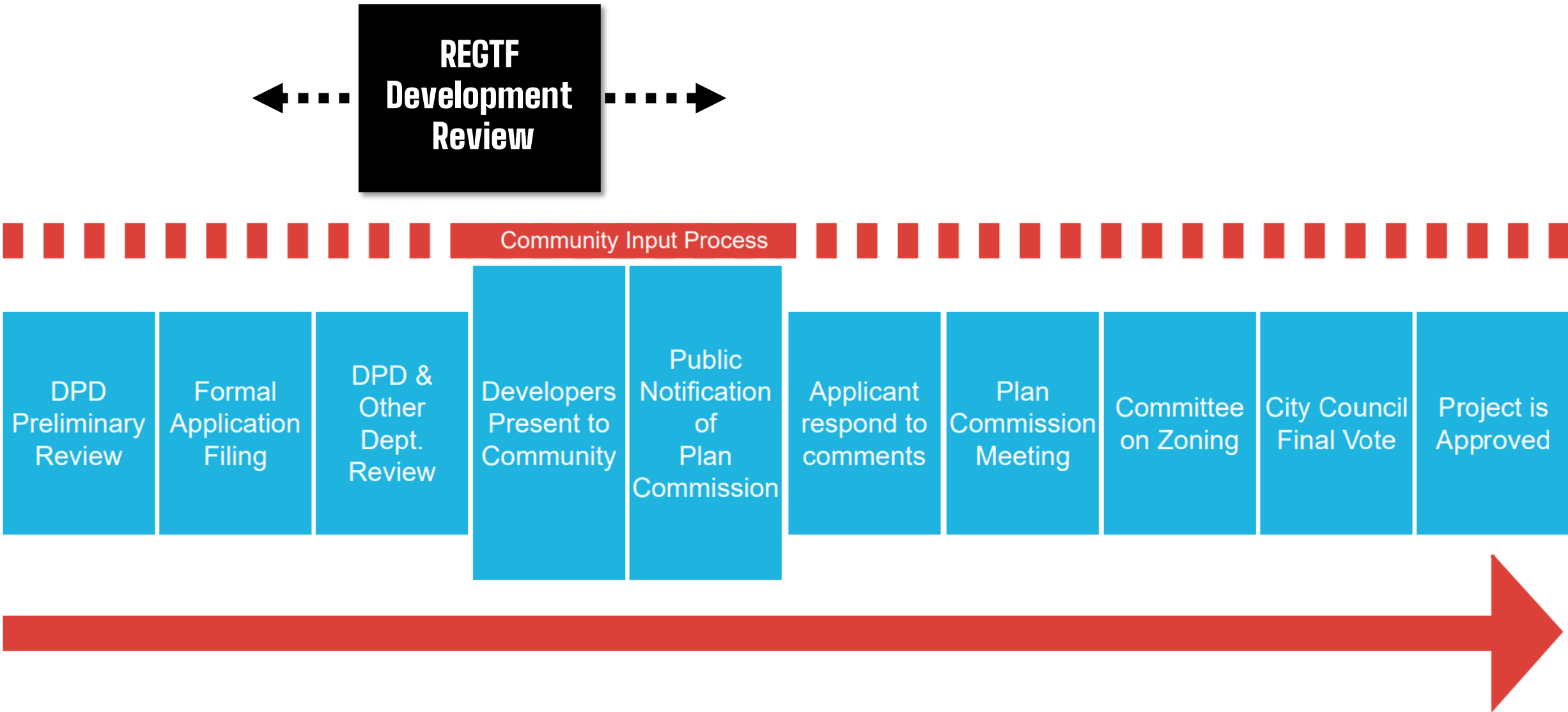
- I. Transforming Chicago's unique waterway system into a **thriving and ecologically integrated natural asset**, capable of accommodating the needs of people, requires **coordinated planning**, investment and management
- II. Aspire to, and realize no later than 2040, inland waterways in Chicago that 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:

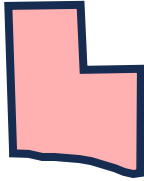
- Incorporate principles developed by the System Plans working group to align with project reviews;
- Create and follow a process and structure to review projects;
- Provide consensus and standardized input and feedback to the City of Chicago and developers on riverfront projects, based on the Department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

Planned Development Review Process



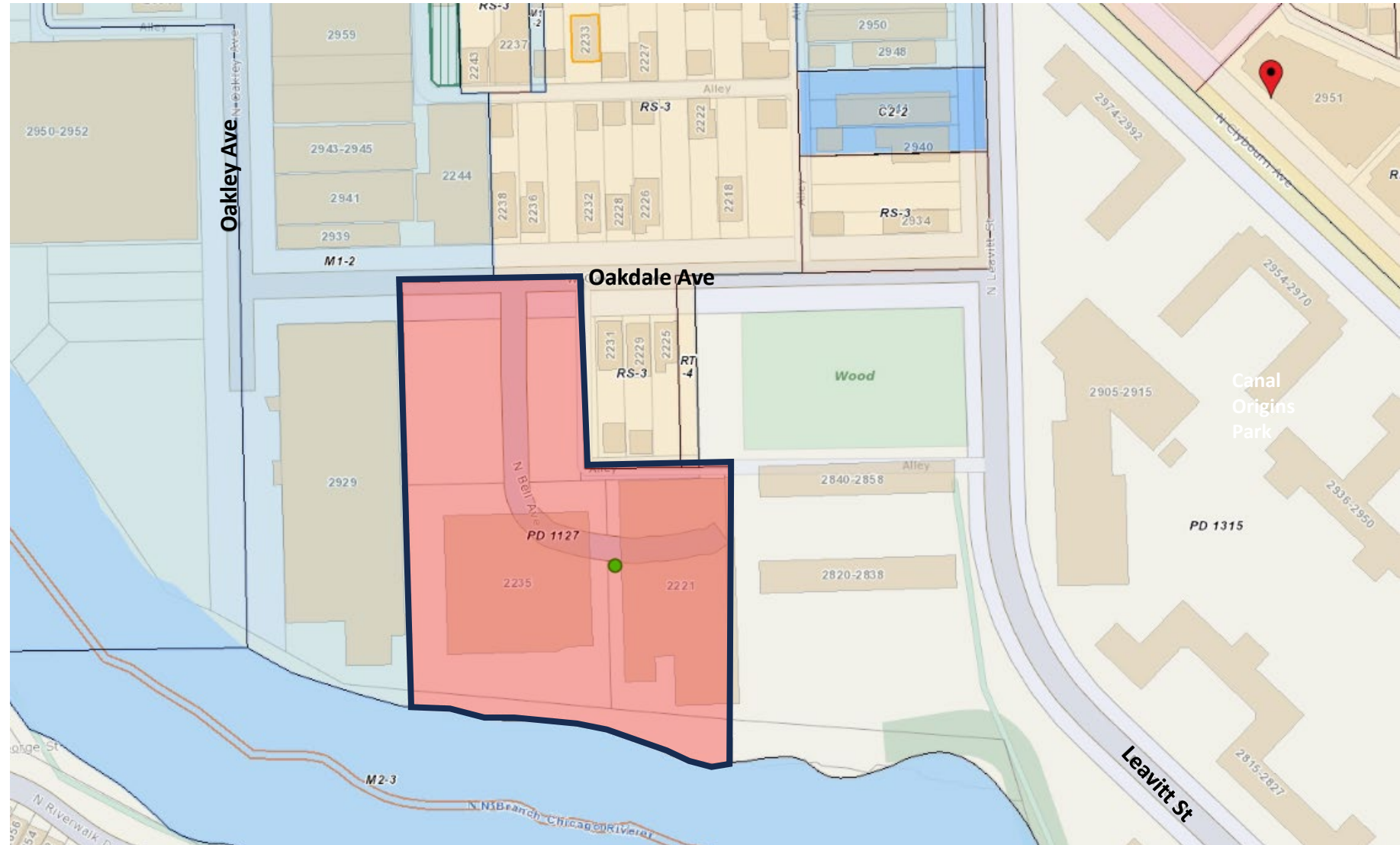
Site Context

Zoning Context



**Planned
Development
(PD) 1127**

- Existing PD 1127 established in 2008
- Adjacent to PD 1315 (Lathrop Homes)



Site Context



Development Team Presentation

2245 W Oakdale



River Ecology and Governance Task Force

Development Review Working Group

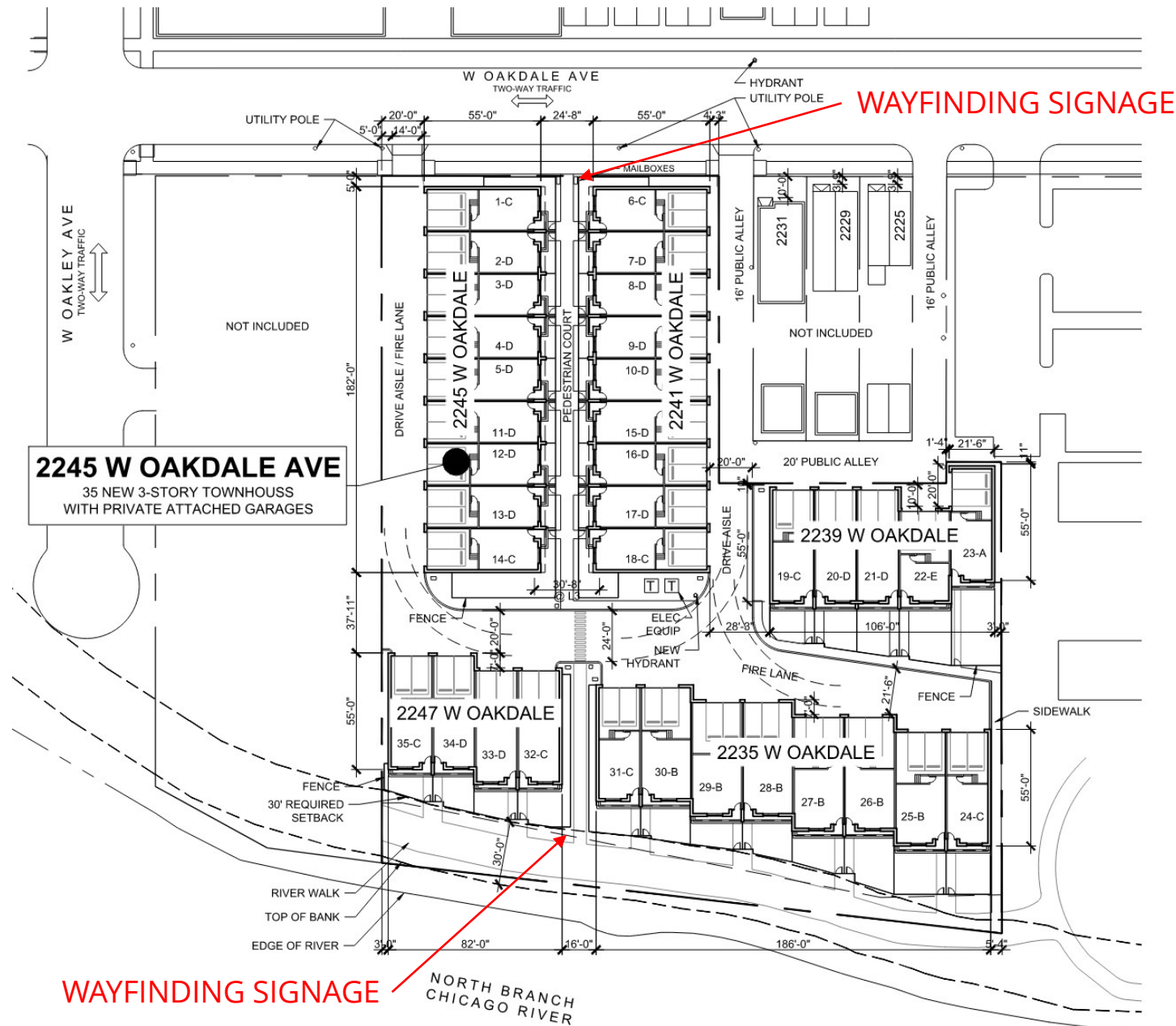
March 4, 2025

ZSD Corp
Acosta Ezgur, LLC
SGW Architecture & Design
Eriksson Engineering Associates



SITE CONTEXT

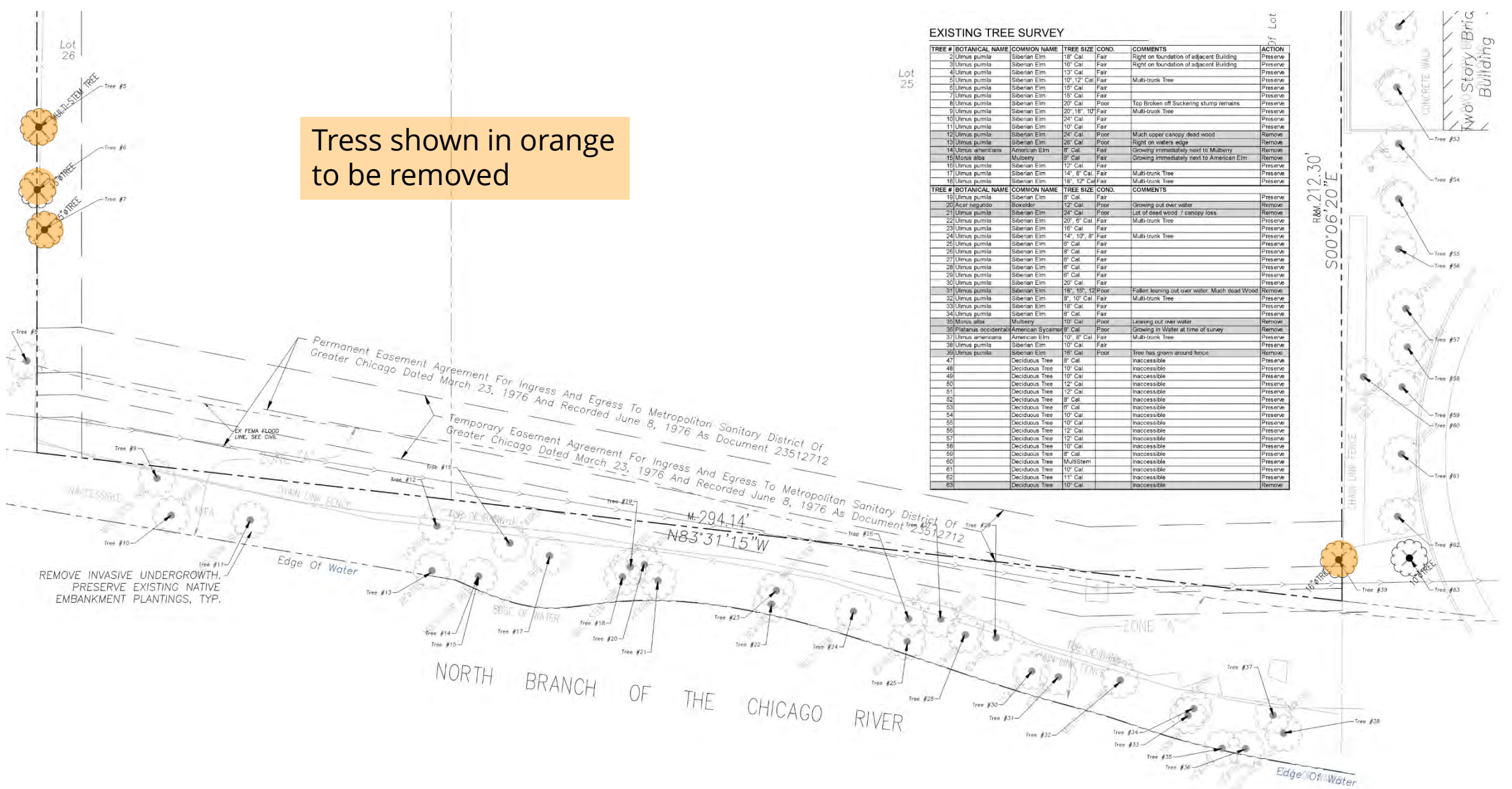




Tress shown in orange
to be removed

EXISTING TREE SURVEY










TREE #	BOTANICAL NAME	COMMON NAME	TREE SIZE	COND.	COMMENTS	ACTION
2	Ulmus pumila	Siberian Elm	18" Cal	Fair	Right on foundation of adjacent Building	Preserve
3	Ulmus pumila	Siberian Elm	16" Cal	Fair	Right on foundation of adjacent Building	Preserve
4	Ulmus pumila	Siberian Elm	13" Cal	Fair		Preserve
5	Ulmus pumila	Siberian Elm	10" 12" Cal	Fair	Multi-trunk Tree	Preserve
6	Ulmus pumila	Siberian Elm	13" Cal	Fair		Preserve
7	Ulmus pumila	Siberian Elm	15" Cal	Fair		Preserve
8	Ulmus pumila	Siberian Elm	20" Cal	Poor	Top Broken off Suckering stump remains	Preserve
9	Ulmus pumila	Siberian Elm	20" 16" 10"	Fair	Multi-trunk Tree	Preserve
10	Ulmus pumila	Siberian Elm	24" Cal	Fair		Preserve
11	Ulmus pumila	Siberian Elm	10" Cal	Fair		Preserve
12	Ulmus pumila	Siberian Elm	24" Cal	Poor	Much upper canopy dead wood	Remove
13	Ulmus pumila	Siberian Elm	26" Cal	Poor	Right on waters edge	Remove
14	Ulmus americana	American Elm	8" Cal	Fair	Growing immediately next to Mulberry	Remove
15	Morus alba	Mulberry	8" Cal	Fair	Growing immediately next to American Elm	Remove
16	Ulmus pumila	Siberian Elm	12" Cal	Fair		Preserve
17	Ulmus pumila	Siberian Elm	14" 8" Cal	Fair	Multi-trunk Tree	Preserve
18	Ulmus pumila	Siberian Elm	16" 12" Cal	Fair	Multi-trunk Tree	Preserve
TREE #	BOTANICAL NAME	COMMON NAME	TREE SIZE	COND.	COMMENTS	ACTION
19	Ulmus pumila	Siberian Elm	8" Cal	Fair		Preserve
20	Acer negundo	Boxelder	12" Cal	Poor	Growing out over water	Remove
21	Ulmus pumila	Siberian Elm	24" Cal	Poor	Lot of dead wood / canopy loss	Remove
22	Ulmus pumila	Siberian Elm	20" 6" Cal	Fair	Multi-trunk Tree	Preserve
23	Ulmus pumila	Siberian Elm	16" Cal	Fair		Preserve
24	Ulmus pumila	Siberian Elm	14" 10" 8"	Fair	Multi-trunk Tree	Preserve
25	Ulmus pumila	Siberian Elm	8" Cal	Fair		Preserve
26	Ulmus pumila	Siberian Elm	8" Cal	Fair		Preserve
27	Ulmus pumila	Siberian Elm	8" Cal	Fair		Preserve
28	Ulmus pumila	Siberian Elm	8" Cal	Fair		Preserve
29	Ulmus pumila	Siberian Elm	8" Cal	Fair		Preserve
30	Ulmus pumila	Siberian Elm	20" Cal	Fair		Preserve
31	Ulmus pumila	Siberian Elm	16" 15" 12"	Poor	Fallen leaning out over water. Much dead Wood	Remove
32	Ulmus pumila	Siberian Elm	8" 10" Cal	Fair	Multi-trunk Tree	Preserve
33	Ulmus pumila	Siberian Elm	16" Cal	Fair		Preserve
34	Ulmus pumila	Siberian Elm	8" Cal	Fair		Preserve
35	Morus alba	Mulberry	10" Cal	Poor	Leaning out over water	Remove
36	Platanus occidentalis	American Sycamore	8" Cal	Poor	Growing in Water at time of survey	Remove
37	Ulmus americana	American Elm	10" 8" Cal	Fair	Multi-trunk Tree	Preserve
38	Ulmus pumila	Siberian Elm	10" Cal	Fair		Preserve
39	Ulmus pumila	Siberian Elm	16" Cal	Poor	Tree has grown around fence	Remove
40	Deciduous Tree		8" Cal	Inaccessible		Preserve
41	Deciduous Tree		10" Cal	Inaccessible		Preserve
42	Deciduous Tree		12" Cal	Inaccessible		Preserve
43	Deciduous Tree		8" Cal	Inaccessible		Preserve
44	Deciduous Tree		8" Cal	Inaccessible		Preserve
45	Deciduous Tree		10" Cal	Inaccessible		Preserve
46	Deciduous Tree		10" Cal	Inaccessible		Preserve
47	Deciduous Tree		12" Cal	Inaccessible		Preserve
48	Deciduous Tree		10" Cal	Inaccessible		Preserve
49	Deciduous Tree		8" Cal	Inaccessible		Preserve
50	Deciduous Tree		10" Cal	Inaccessible		Preserve
51	Deciduous Tree		10" Cal	Inaccessible		Preserve
52	Deciduous Tree		11" Cal	Inaccessible		Preserve
53	Deciduous Tree		10" Cal	Inaccessible		Remove



EXISTING TREE SURVEY



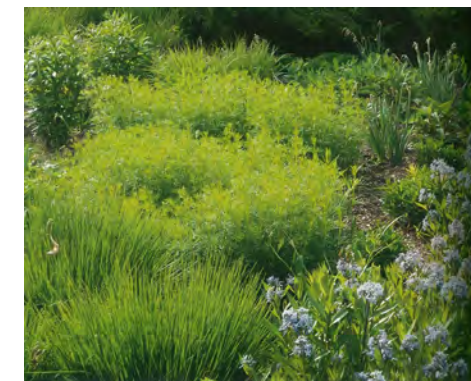
PERENNIAL PLANTS + MATERIAL SCHEDULE SITE SOUTH

	PERENNIAL FESCUE MIX 1	865 SF	
	ASCLEPIAS INCARNATA / SWAMP MILKWEED	179	SEED
	BOUTELOUA DACTYLOIDES / BUFFALO GRASS	1,011	PLUG
	FESTUCA RUBRA RUBRA / CREEPING RED FESCUE	269	PLUG
	PERENNIAL FESCUE MIX 2	314 SF	
	FESTUCA OVINA / SHEEP FESCUE	235	PLUG
	FESTUCA RUBRA / RED FESCUE	63	PLUG
	SESLERIA CAERULEA / BLUE MOOR GRASS	94	PLUG
	PERENNIAL FESCUE MIX 3	1,013 SF	
	BOUTELOUA DACTYLOIDES / BUFFALO GRASS	948	PLUG
	FESTUCA RUBRA FALLAX / CHEWINGS FESCUE	158	PLUG
	FESTUCA RUBRA RUBRA / CREEPING RED FESCUE	263	PLUG
	SESLERIA AUTUMNALIS / AUTUMN MOOR GRASS	210	PLUG
	PERENNIAL FESCUE MIX 4	599 SF	
	FESTUCA OVINA / SHEEP FESCUE	269	PLUG
	FESTUCA RUBRA RUBRA / CREEPING RED FESCUE	312	PLUG
	SPOROBOLUS HETEROLEPIS 'TARA' / TARA PRAIRIE DROPSEED	125	PLUG
	PERENNIAL FORB MIX 2	24 SF	
	NEPETA x 'EARLY BIRD' / EARLY BIRD CATMINT	4	#1
	SALVIA NEMOROSA 'WESUME' / WESUME MEADOW SAGE	9	#1
	PERENNIAL FORB MIX 4	43 SF	
	CAREX BROMOIDES / BROME-LIKE SEDGE	13	#1
	HOSTA VENTRICOSA 'FLAME STITCH' / FLAME STICH HOSTA	1	#1
	MONARDA x 'PINK FROSTING' / SUGAR BUZZ® PINK FROSTING BEE BALM	9	#1
	UPPER SHORELINE PERENNIAL MIX	6,252 SF	
	ASTER NOVAE-ANGLIAE / NEW ENGLAND ASTER	325	PLUG
	CAREX COMOSA / LONGHAIR SEDGE	650	PLUG
	CAREX CRISTATELLA / CRESTED OVAL SEDGE	650	PLUG
	CAREX GRANULARIS / MEADOW SEDGE	650	PLUG
	CAREX MUSKINGUMENSIS / PALM SEDGE	650	PLUG
	ELYMUS CANADENSIS / CANADA WILD RYE	975	PLUG
	ELYMUS VIRGINICUS / VIRGINIA WILD RYE	975	PLUG
	JUNCUS EFFUSUS / COMMON RUSH	650	PLUG
	VERBENA HASTATA / BLUE VERVAIN	650	PLUG
	VERNONIA FASCICULATA / IRONWEED	325	PLUG
	RIVERBANK EROSION CONTROL SEED MIX	5,603 SF	
	ALLIUM CERNUUM / NODDING ONION	1,121 SF	SEED
	ASCLEPIAS INCARNATA / SWAMP MILKWEED	1,121 SF	SEED
	CAREX BREVIOR / OVAL SEDGE	1,121 SF	SEED
	CAREX STIPATA / AWL-FRUITED SEDGE	2,241 SF	SEED
	TURF GRASS	4,522 SF	
	TURF SOD / DROUGHT TOLERANT FESCUE BLEND		SOD

RIPARIAN MIX



UPLAND PERENNIAL MIX



INSPIRATION IMAGES

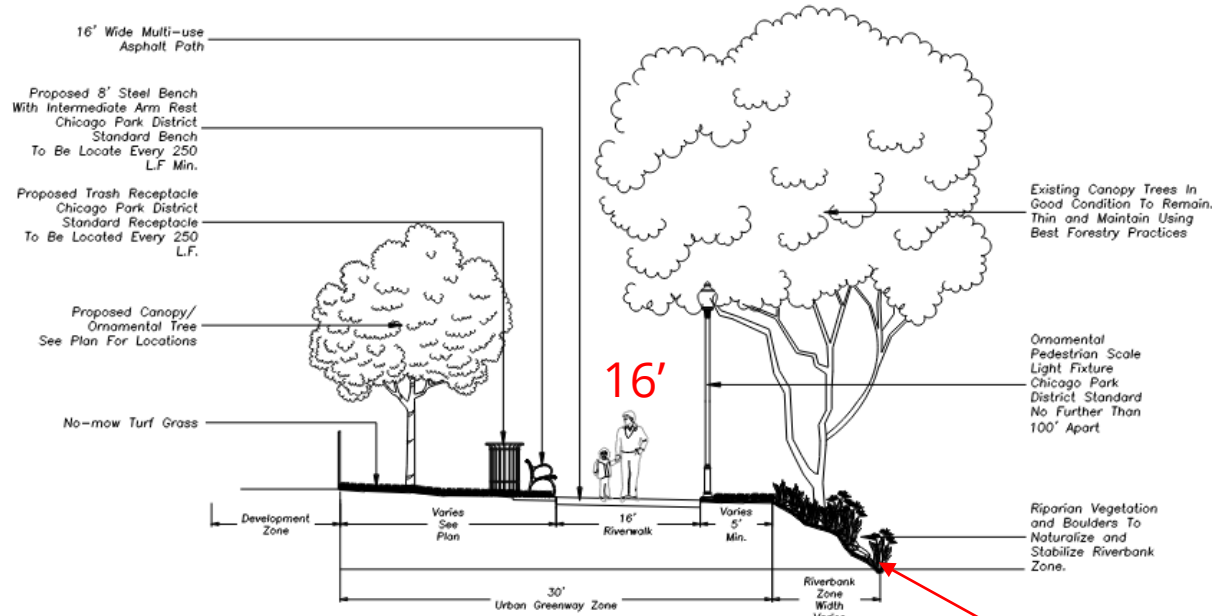
3.9 River Edge Treatments

The goal of river edge treatments is to address riverbank or waterline erosion at the toe of the slope caused by flowing river water and wave action. Waterline erosion is the result of fluctuating water levels, and wakes contribute to the continued erosion and scouring of the bank. In these conditions, armoring the toe of the bank with rip rap or other material is required. The river edge treatments generally address the toe of the bank up to approximately two (2) feet above the normal water line.

Toe of the bank: the area where the sloped riverbank meets the normal water line.

The demarcation between river edge and sloped bank treatments will vary depending on the amount of water level fluctuation and wave height.

EXISTING RIP RAP PROVIDES ARMORING AT TOE OF BANK PER CRDG 3.9



Chicago Sustainable Development Policy (2024)

Strategy Menu and Third-Party Building Certifications

Strategy No.	Strategy Name	Points	Available in Compliance Pathway #1: Menu	Available in Compliance Pathway #2: Third-Party Certification
A. Bird Protection				
A.1	Bird Protection (Basic)	20	Y	Y
A.2	Bird Protection (Enhanced)	30	Y	Y
B. Energy				
B.1	Exceed Current Energy Transformation Code (5%)	20	Y	N
B.2	Exceed Current Energy Transformation Code (10%)	30	Y	N
B.3	Rooftop Solar-Ready Construction*	5	Y	Y
B.4	On-site Renewable Energy Provision of 5-10%*	10	Y	Y
B.5	On-site Renewable Energy Provision of 10-20%*	20	Y	Y
B.6	On-site Renewable Energy Provision of > 20%*	30	Y	Y
B.7	Building Electrification	30	Y	N
B.8	Maximum 40% Glass	10	Y	N
B.9	Meet ComEd New Construction Best Practice Requirements	20	Y	N
C. Landscape and Green Infrastructure				
C.1	Green Roof Coverage (>50%)	10	Y	Y
C.2	Green Roof Coverage (100%)	20	Y	Y
C.3	Productive Landscapes	5	Y	Y
C.4	Native Landscapes	5	Y	Y
C.5	Tree Health	5	Y	Y
C.6	Industrial Landscaped Buffer*	10	Y	Y
C.7	Non-toxic Pavement Sealants	5	Y	Y
C.8	Naturalize River Edges	10	Y	Y
C.9	Exceed River Setback for Naturalized Space	5	Y	Y
C.10	Aquatic River Habitat	10	Y	Y
D. Public Health and Community Benefits				
D.1	Well Building Standard	50	Y	Y
D.2	Fitwel Certification	30	Y	Y
D.3	100% on-site ARO	10 to 15	Y	Y
D.4	Air Quality Monitoring*	10	Y	Y
D.5	Indoor Air Quality	5	Y	Y
D.6	Cleaner Industrial Operations Equipment*	5	Y	Y
D.7	Cleaner Construction Equipment	5	Y	Y
D.8	Community Resiliency Asset	10 to 15	Y	Y
D.9	Workforce Development*	10	Y	Y
D.10	Exceed Requirements for Accessible Dwelling Units	5	Y	Y

2245 W OAKDALE PROPOSED APPROVAL PATH

Strategy No.	Strategy Name	Points	Available in Compliance Pathway #1: Menu	Available in Compliance Pathway #2: Third-Party Certification
E. Stormwater				
E.1	Sump Pump Capture and Reuse	5	Y	Y
E.2	Exceed Stormwater Ordinance by 25%*	10	Y	Y
E.3	Exceed Stormwater Ordinance by 50%*	20	Y	Y
E.4	100% Stormwater Infiltration	40	Y	Y
E.5	100-year Detention for Lot-to-Lot buildings	25	Y	Y
E.6	100-year Detention for Bypass	5	Y	Y
F. Transportation				
F.1	Divvy Bikeshare Sponsorship	5	Y	N
F.2	Residential Bike Parking Facilities	5	Y	N
F.3	Non-Residential Bike Parking Facilities	5	Y	N
F.4	EV Charging Stations 30%	5	Y	N
F.5	EV Charging Stations Fast Charger	10	Y	N
F.6	EV Charger Readiness (Basic)	5	Y	N
F.7	EV Charger Readiness (Enhanced)	10	Y	N
F.8	Commercial EV Fleet Readiness*	10	Y	Y
F.9	CTA Digital Display	5	Y	Y
G. Waste				
G.1	80% Waste Diversion	5	Y	N
G.2	80% Waste Diversion + 10% reuse	10	Y	N
H. Water				
H.1	Indoor Water Use Reduction (25%)	5	Y	N
H.2	Indoor Water Use Reduction (40%)	10	Y	N
Sustainability Excellence & Innovation				
-	Sustainability Excellence and Innovation	5 to 20	Y	Y

Third-party Building Certification Program	Points
LEED Gold	80
LEED Platinum	90
LEED Zero	95
Three Green Globes	80
Four Green Globes	90
Green Globes Journey to Net Zero Carbon / Net Zero Energy	95

Third-party Building Certification Program	Points
PHIUS	90
PHIUS Zero	95
ILFI Living Building Challenge	90
ILFI Zero Energy	95
Enterprise Green Communities	80
National Green Building Standard Gold	70
National Green Building Standard Emerald	80

* Recommended strategy for Air Quality Ordinance and industrial use category projects



SITE RENDERING

Q & A

Working Group Only Discussion