

RIVER ECOLOGY AND GOVERNANCE TASK FORCE DEVELOPMENT REVIEW WORKING GROUP

DEPARTMENT OF PLANNING AND DEVELOPMENT COMMISSIONER CIERE BOATRIGHT



Agenda

- I. Context Presentation by DPD (10 minutes)
- II. Development Team Presentation (25 minutes)
- III. Q&A with Development Team (25 minutes)
- IV. Working Group Only Discussion (30 minutes)

Context Overview

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



Community Input Process

DPD **Preliminary** Review

Formal Application **Filing**

DPD & Other Dept. Review

Developers Present to Community

Public Notification of Plan Commission

Applicant respond to comments

Plan Commission Meeting

Committee on Zoning

City Council Final Vote

Project is **Approved**

Project Location

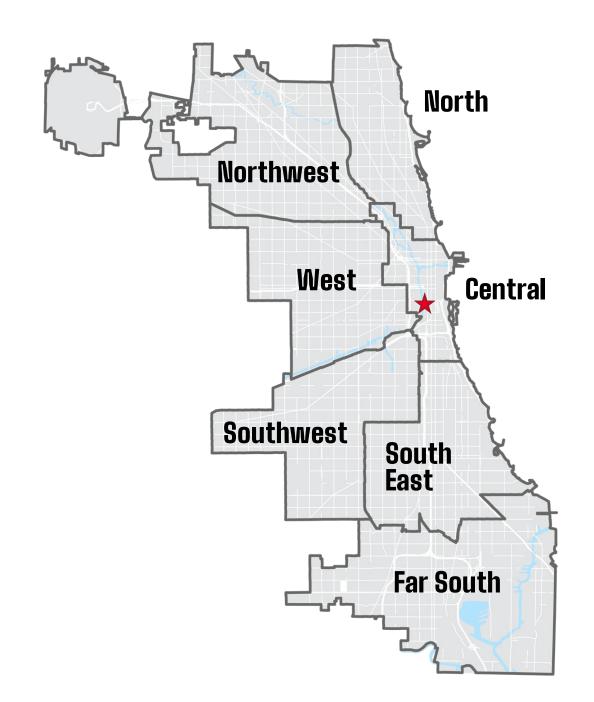
Address: 101-213 West Roosevelt Road /

1200-1558 South Clark Street

Ward: #3 / Ald. Dowell

Community Area: Near South Side

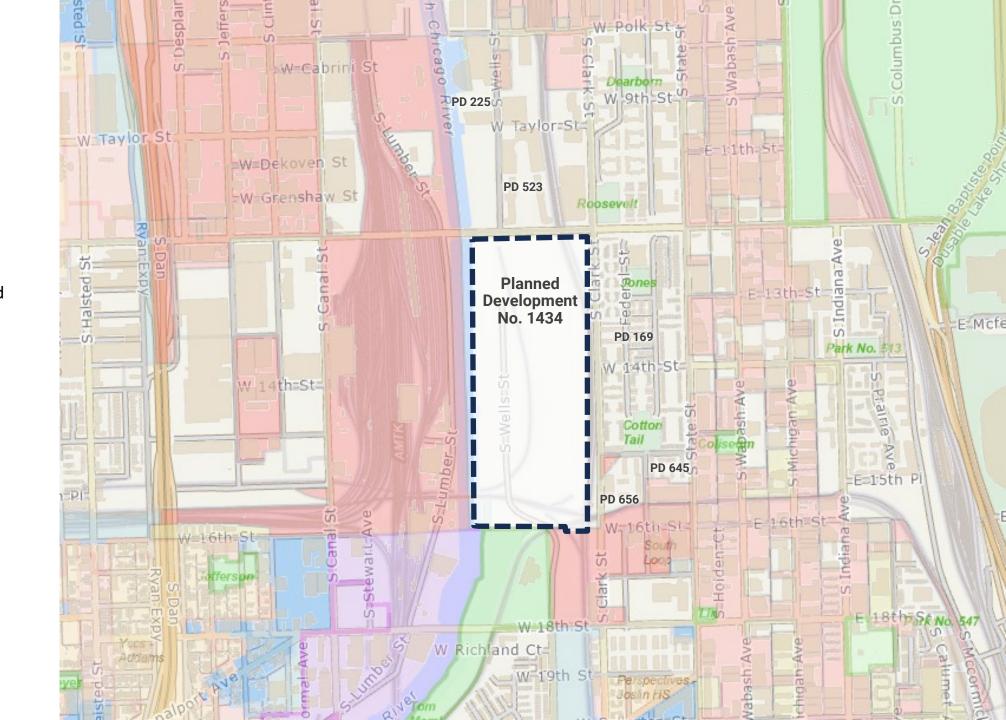
Planning Region: Central



Zoning Context

PLANNED DEVELOPMENT 1434

The original Planned Development was established in 2018.



Site Context

SURROUNDING CONTEXT

Adjacent to PDs 225 & 523 north of W Roosevelt Rd, PDs 169, 645, and 656 to the east of S Clark St, Ping Tom Park to the south, and the South Branch of the Chicago River to the west.

Key location to connect riverwalk from Ping Tom Park to Roosevelt Road and developments to the north.

NEARBY TRANSIT

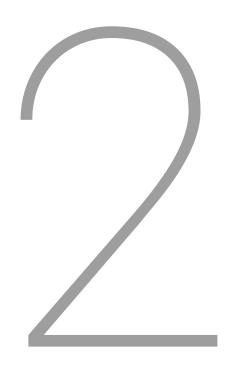
CTA 'L' Station - Roosevelt at Roosevelt and State with Red, Green, and Orange Line Access and numerous bus lines.



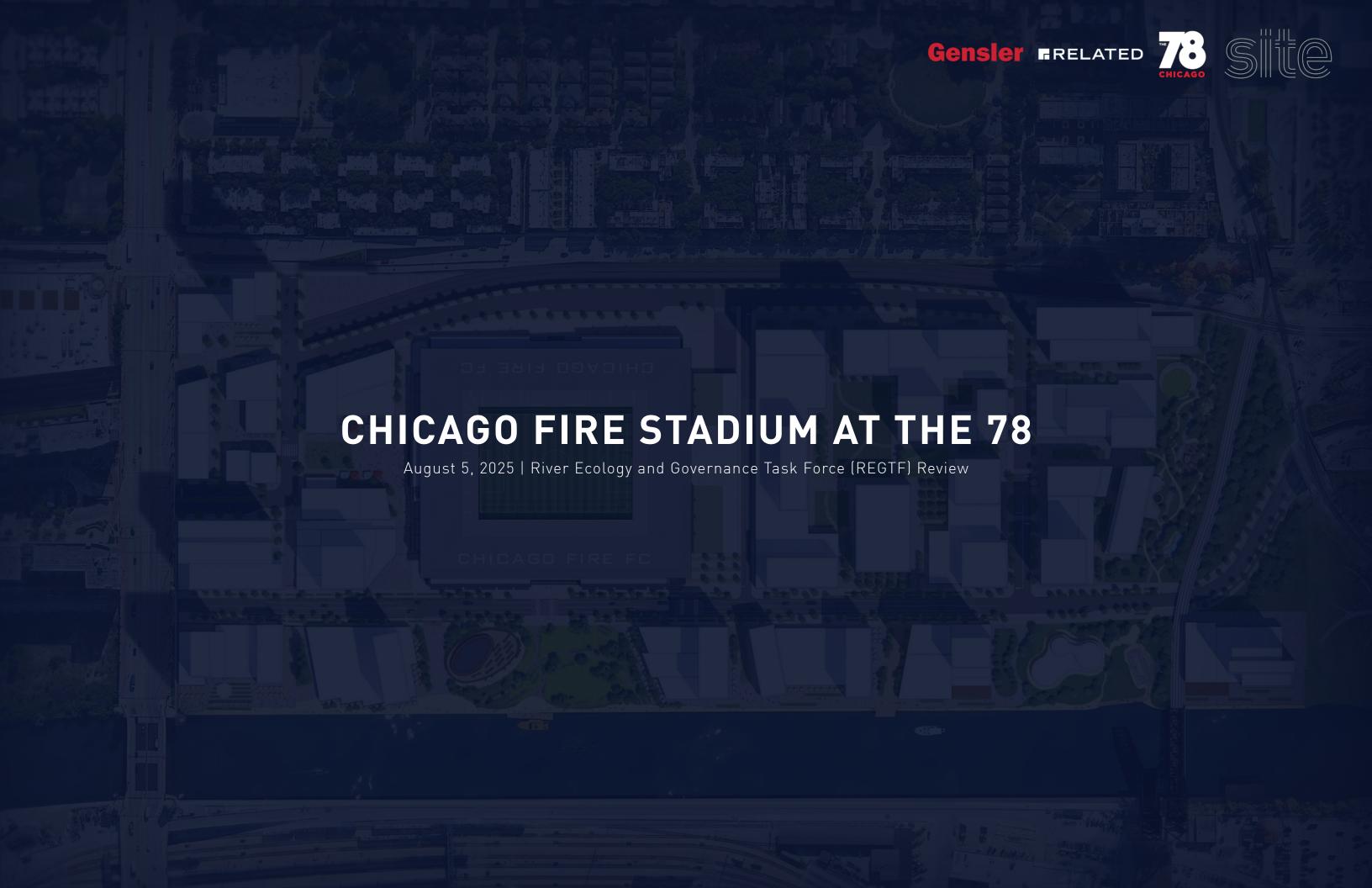
Amendment to PD 1434

- The proposed amendment seeks to revise and redistribute the previously approved bulk and density entitlements across the planned development.
- The amendment will contain revised documentation that accounts for the addition of a sports stadium as part of the first phase of construction.
- Additional documentation will address the required riverwalk improvements and future phases of development subject to future site plan approvals.
- The proposed amendment will be reviewed at a CPC date in the near future subject to the development team providing all required documentation to DPD.





Development Team Presentation







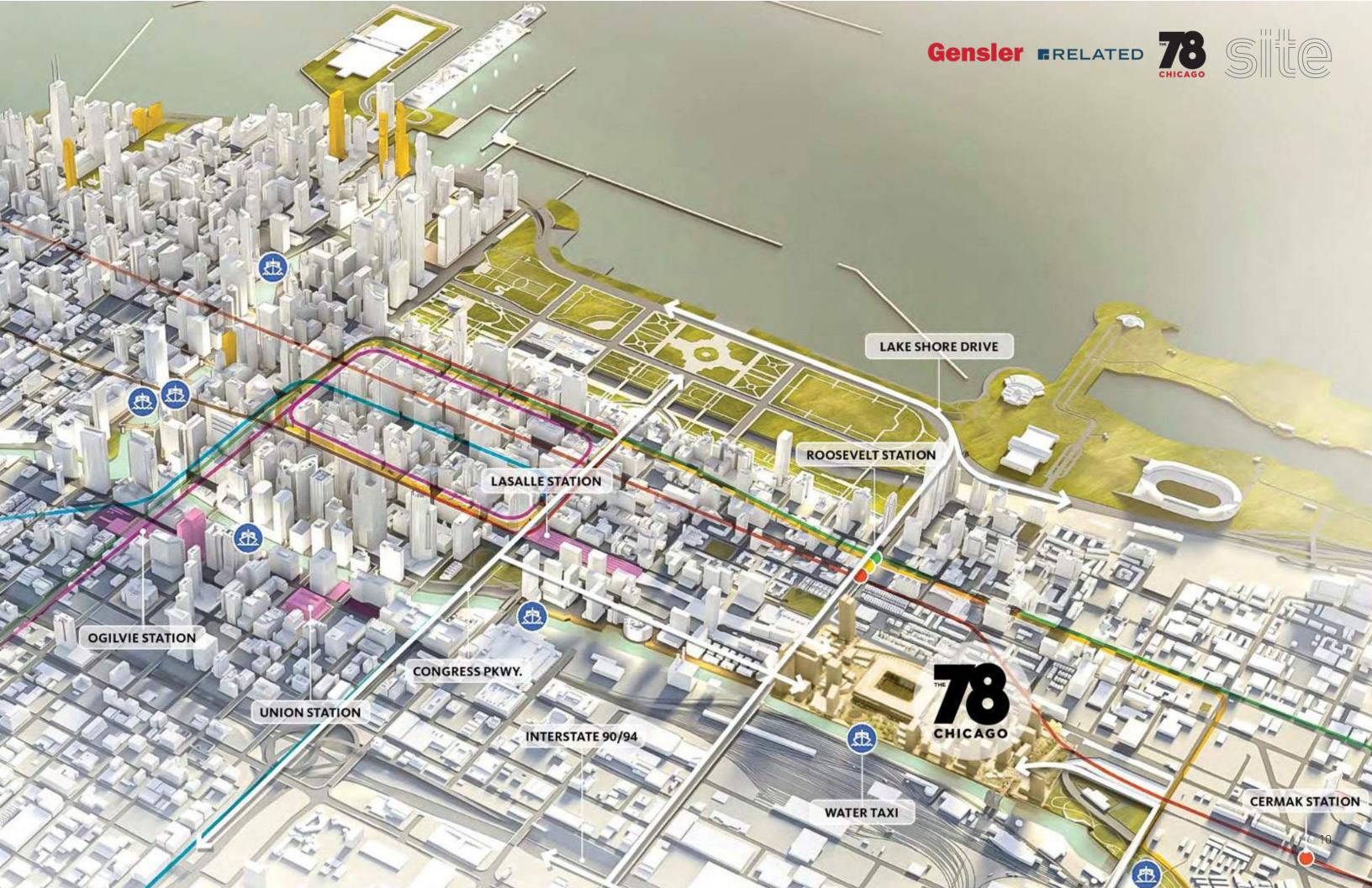






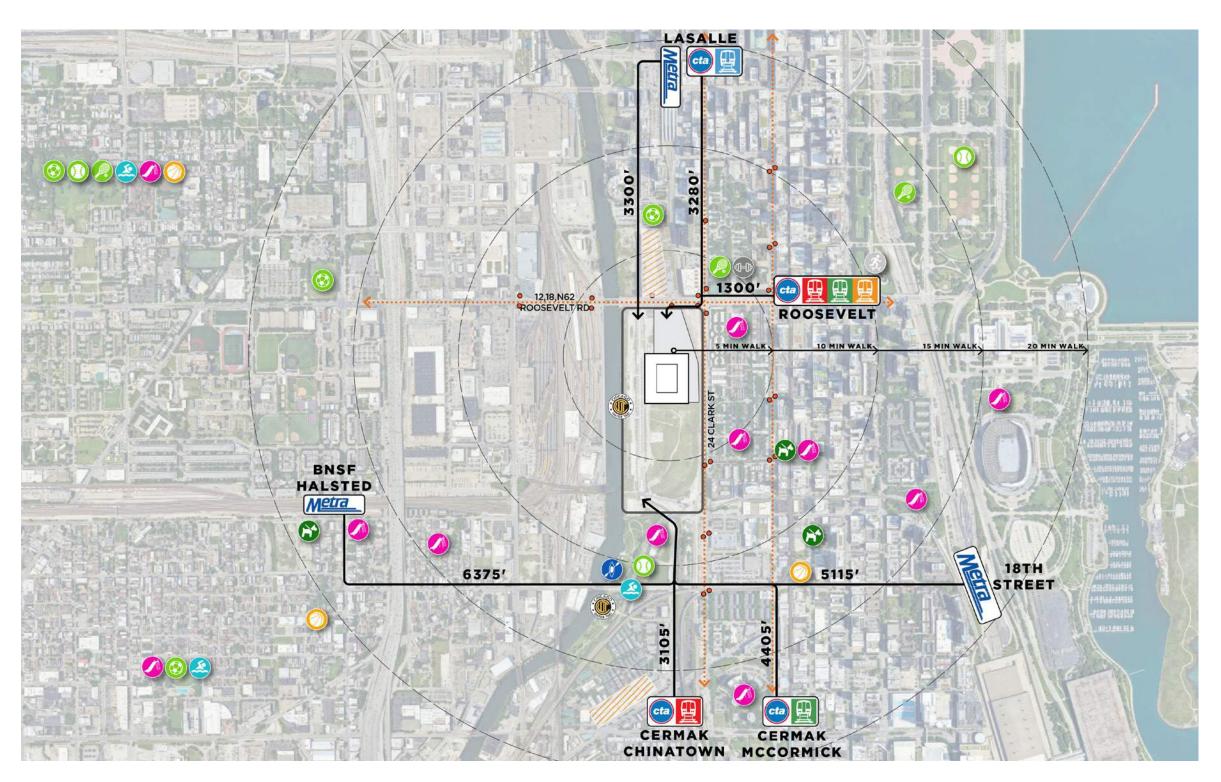








TRANSIT CONNECTIONS AND OPEN SPACE ADJACENCIES

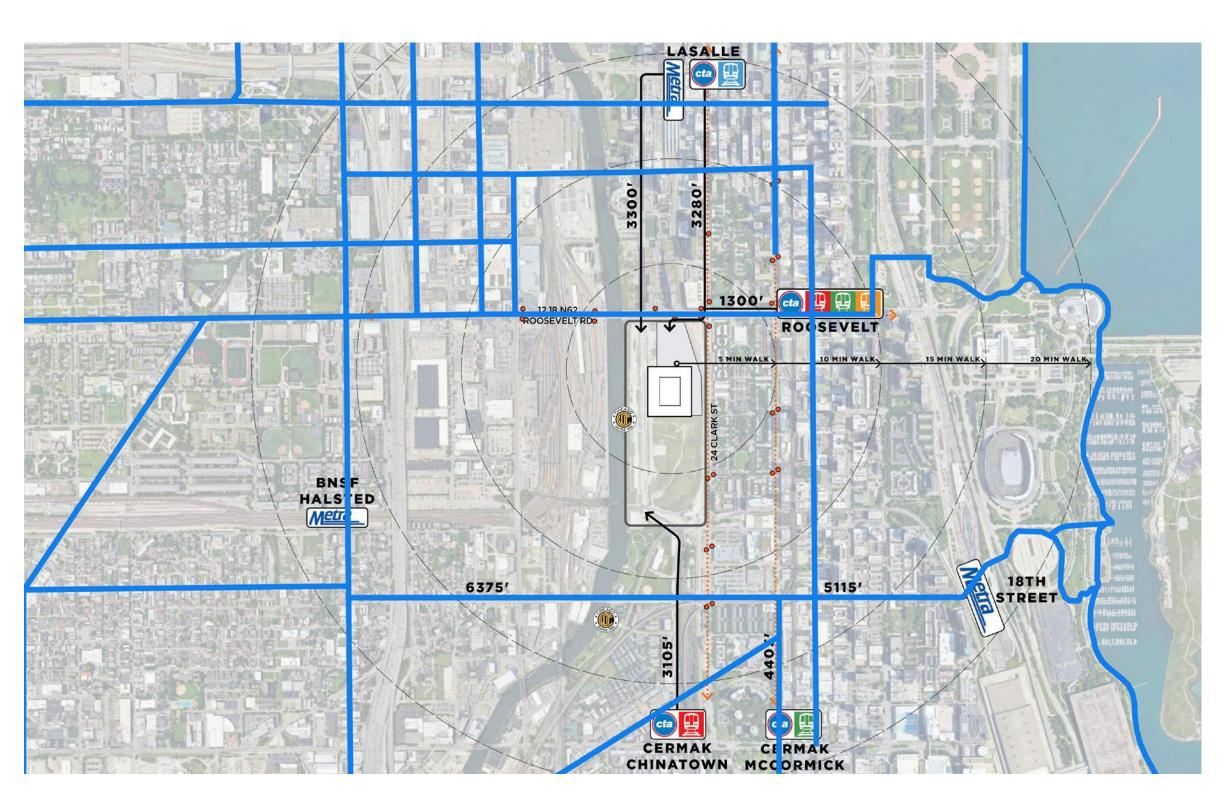


LEGEND

- **WATER TAXI STOP**
- BUS STOP
- PLAYGROUND
- **KAYAK BOAT LAUNCH**
- TENNIS / PICKLEBALL COURT
- SOCCER FIELD
- BASEBALL FIELD
- BASKETBALL COURT
- 🔼 POOL
- DOG PARK
- SKATE PARK
- OUTDOOR FITNESS
- //// PLAZA



BIKE NETWORK



LEGEND

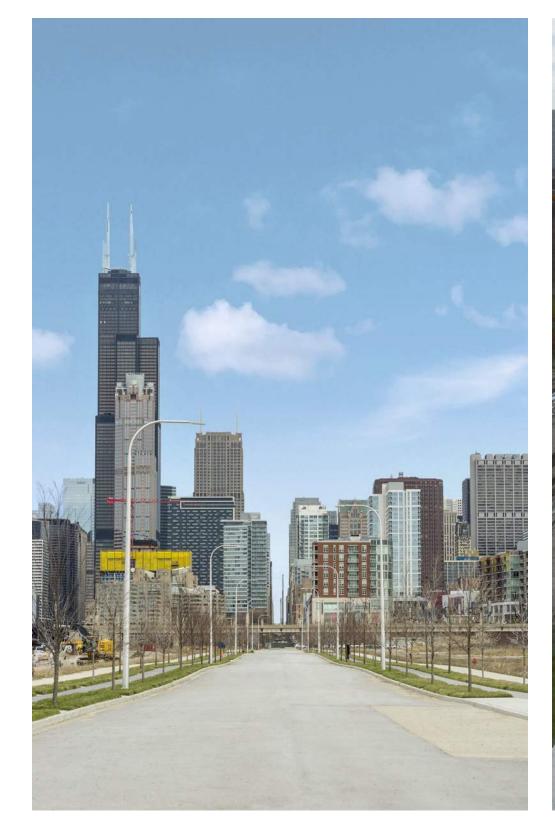


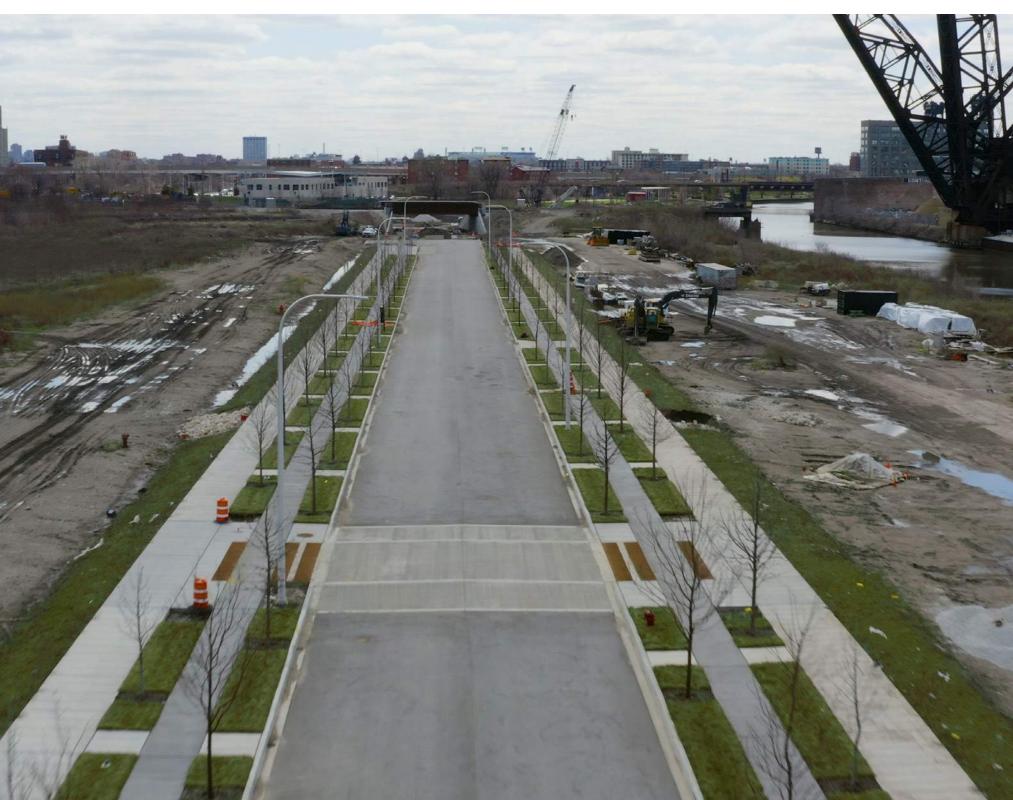


BIKE NETWORK



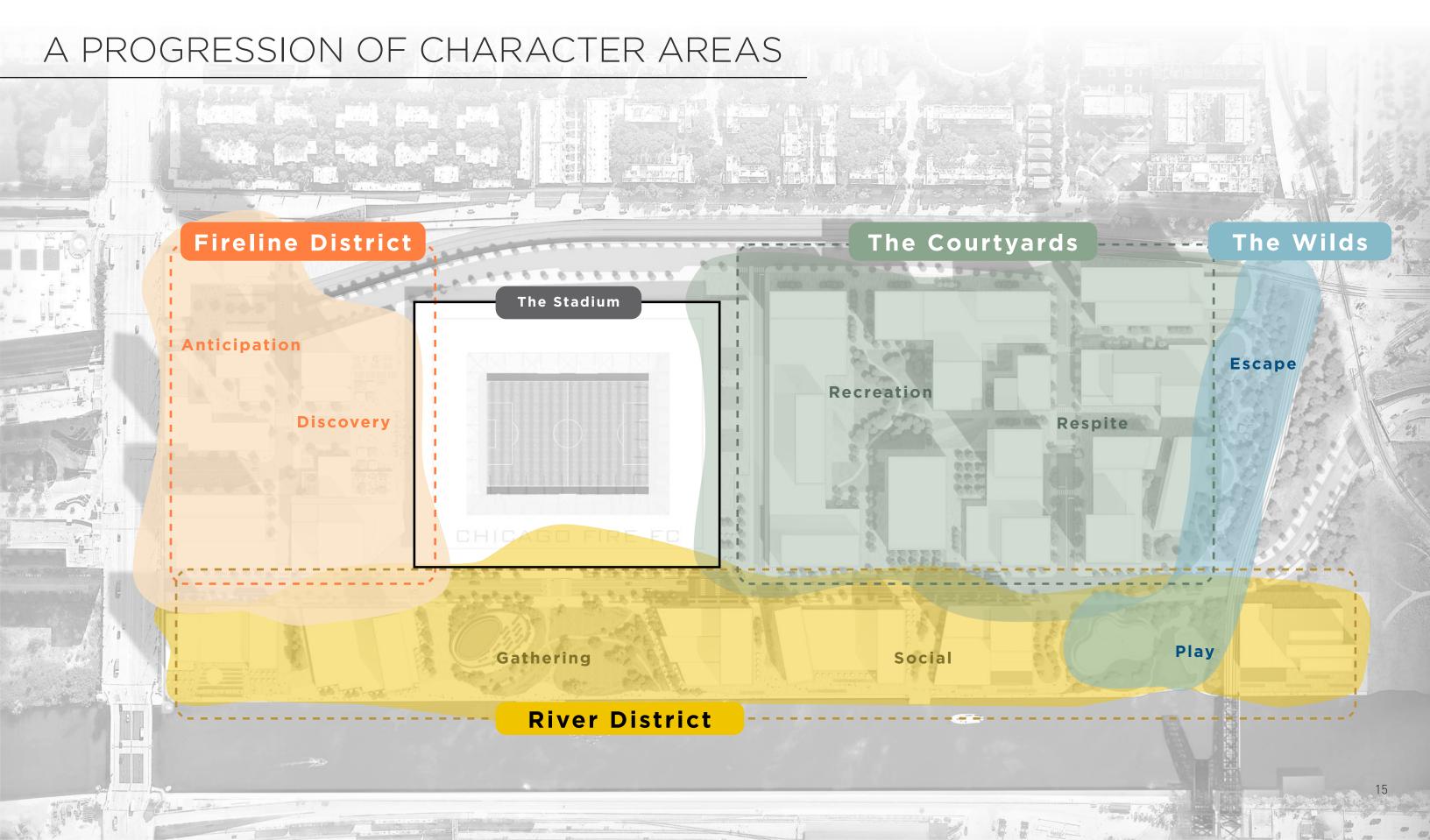
WELLS WENTWORTH BIKE NETWORK



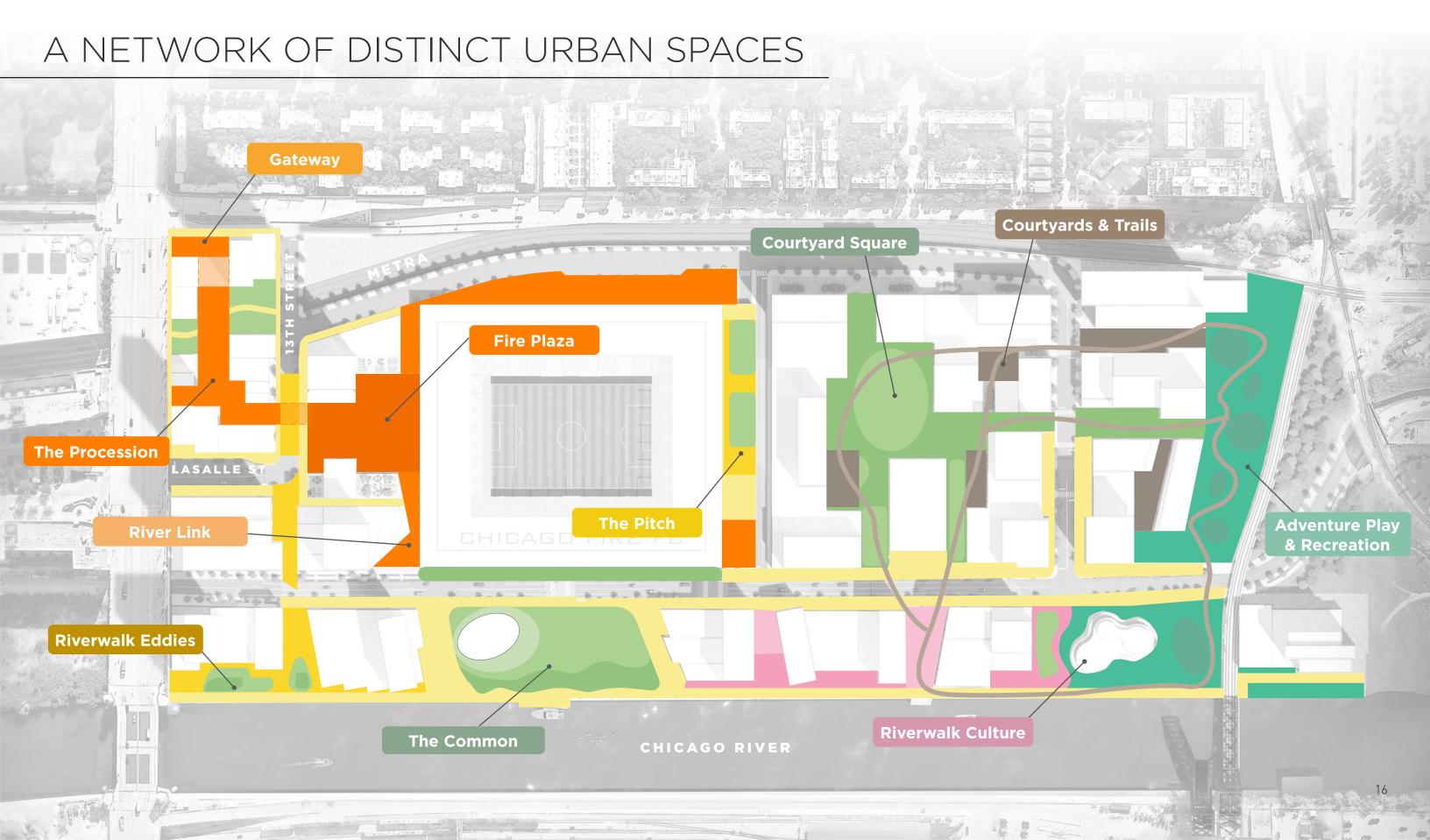




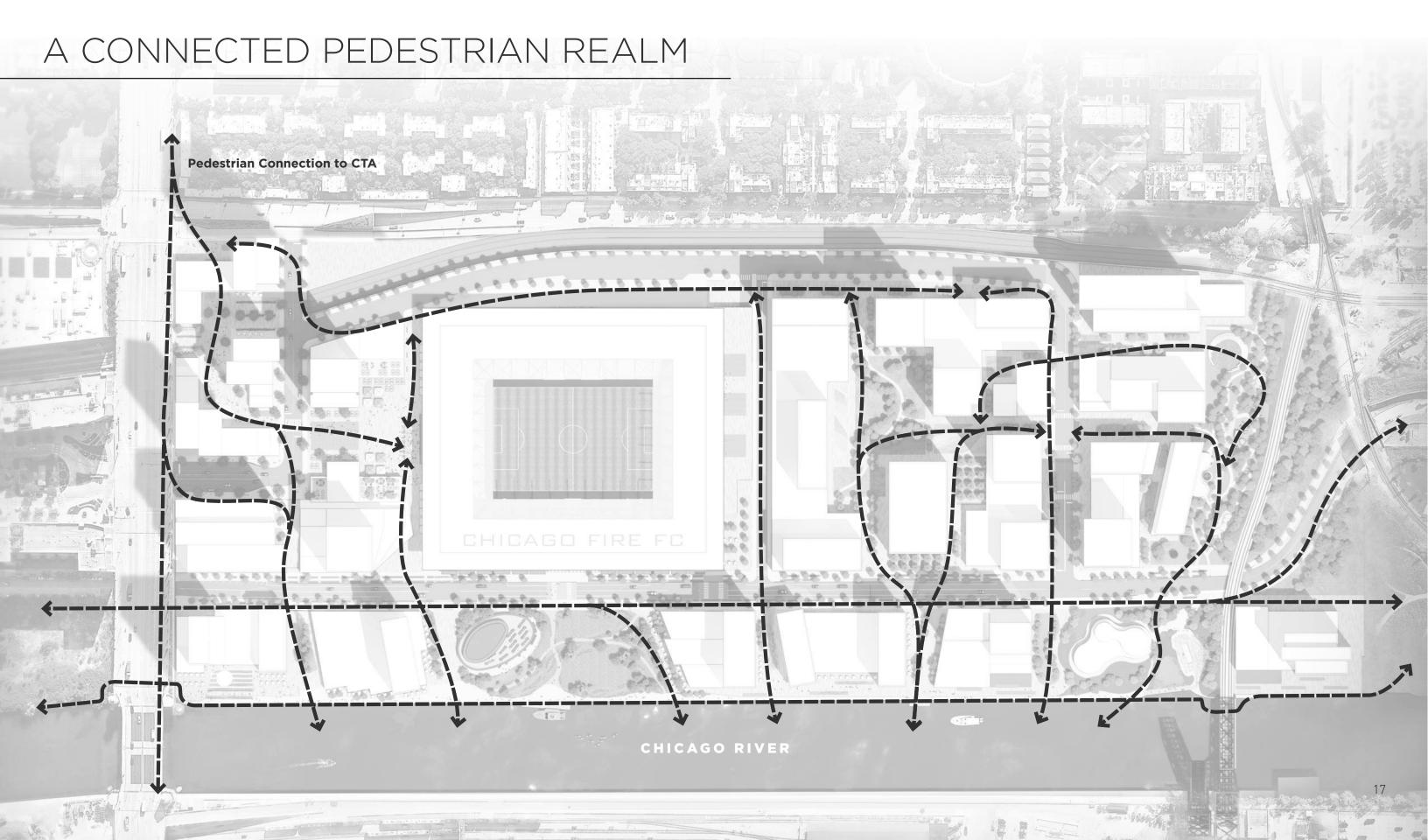












The 78 will be a true Chicago neighborhood—one that meets the varied needs of residents and visitors

We need a wide variety of spaces to meet a wide range of needs.

FROM ONE SINGLE-USE SPACE



TO A MOSAIC OF DIFFERENT EXPERIENCES



We need a wide variety of spaces to create a richer public realm.

The 78 will be home to a mosaic of places: different scales, different purposes—all high quality















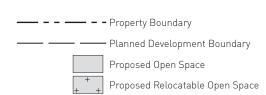
PAST PLAN DEVELOPMENT VS. AMENDED PLAN DEVELOPMENT

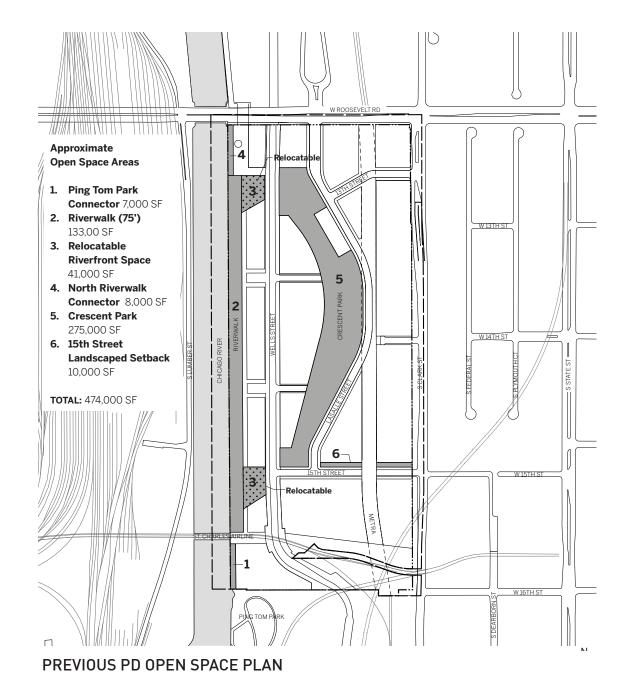
Site Plan and Landscaping Item 5 – Riverwalk and Open Spaces:

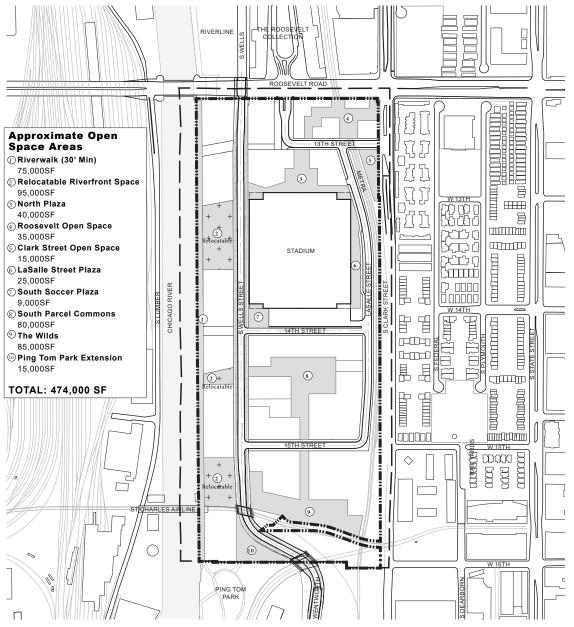
The applicant should provide a comparison table and justification of the proposed change. This will be a key item that open space and river groups want to see.

Comment:

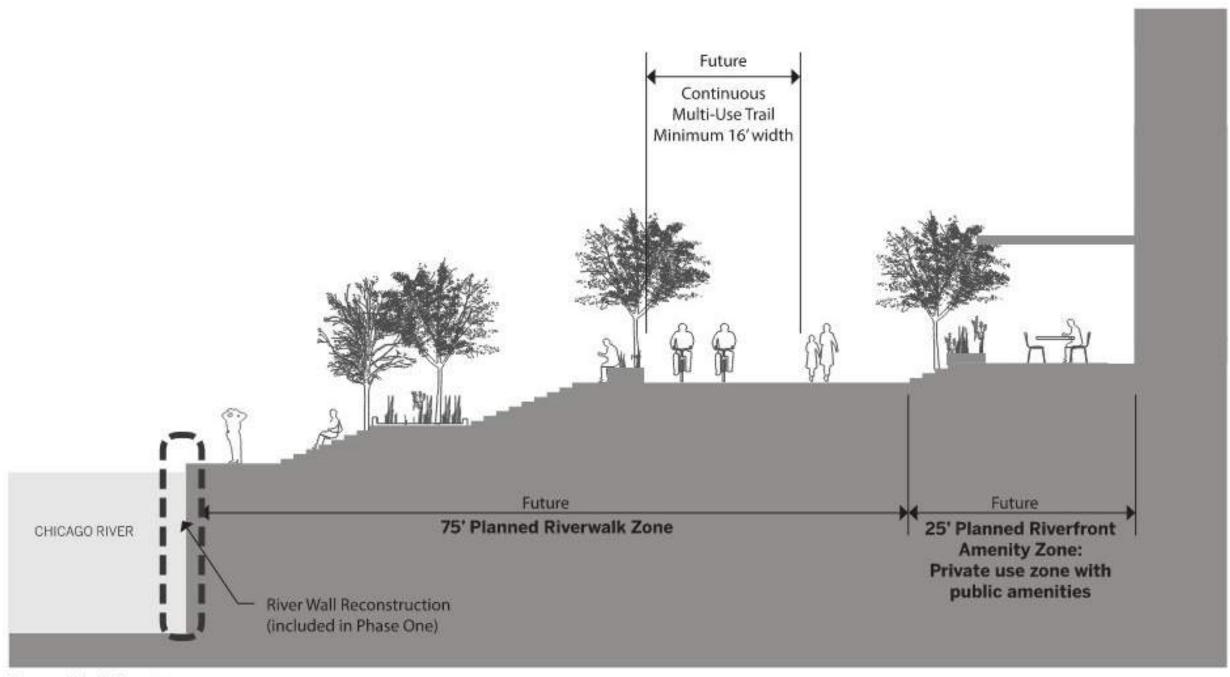
Realignment of the framework required the previous open space network to be rethought. The current open space distributes the same amount of open space more evenly throughout the development parcels.



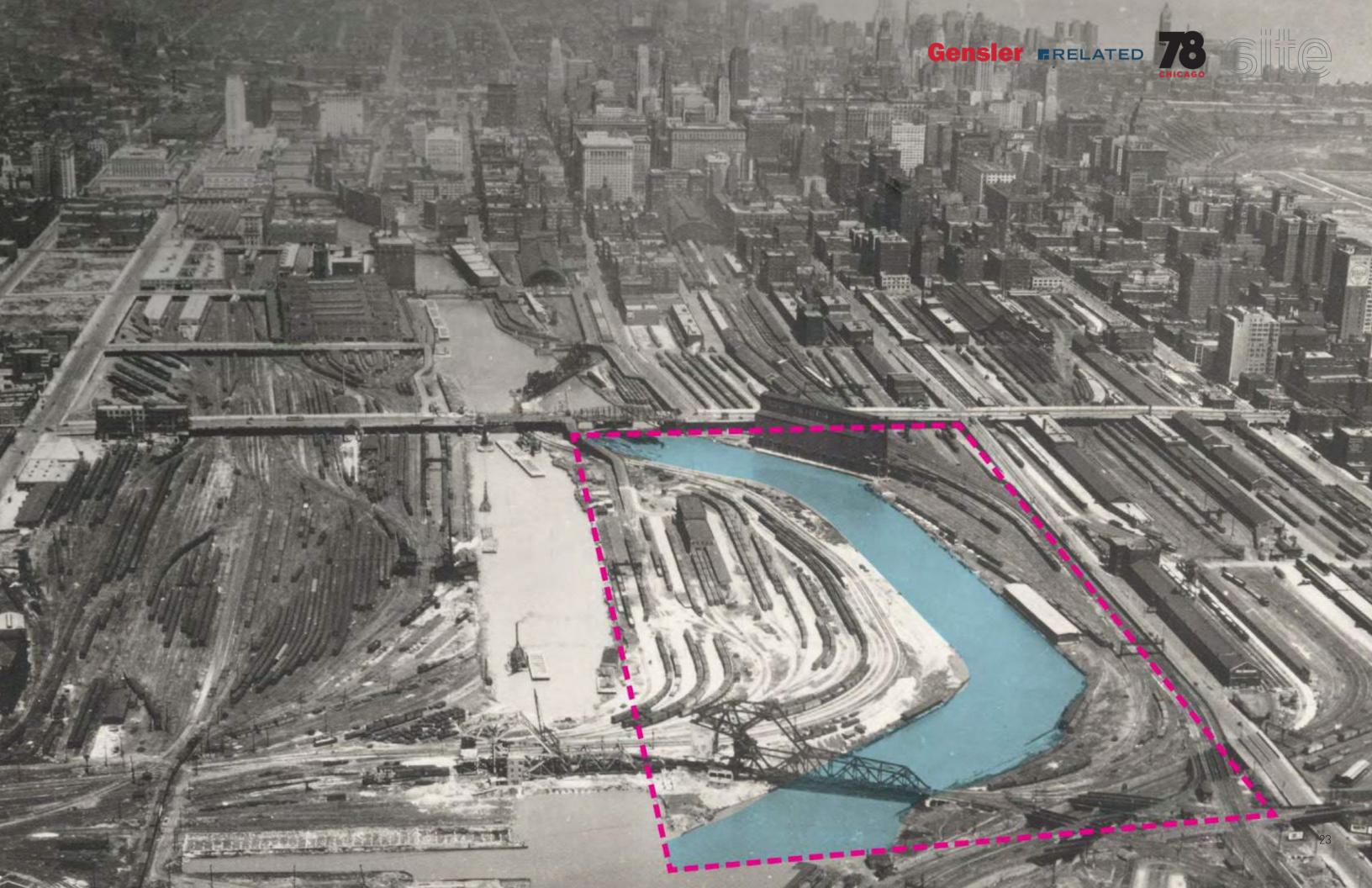




PREVIOUSLY PROPOSED RIVERWALK SECTION



River Wall Section





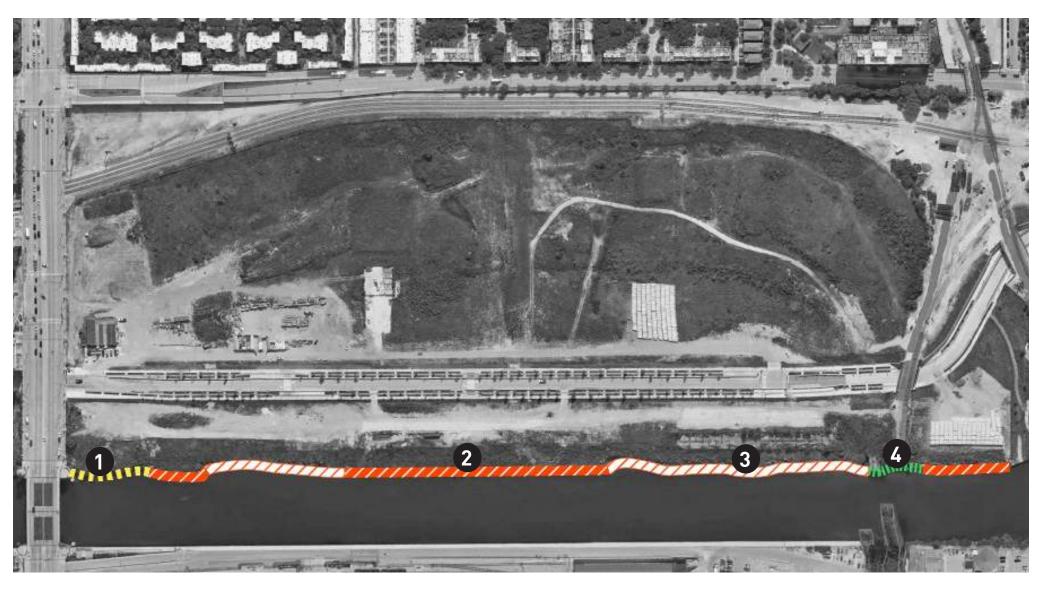
EXISTING RIVER EDGE











LEGEND

IIIII ERODED TIMBER RIVER WALL

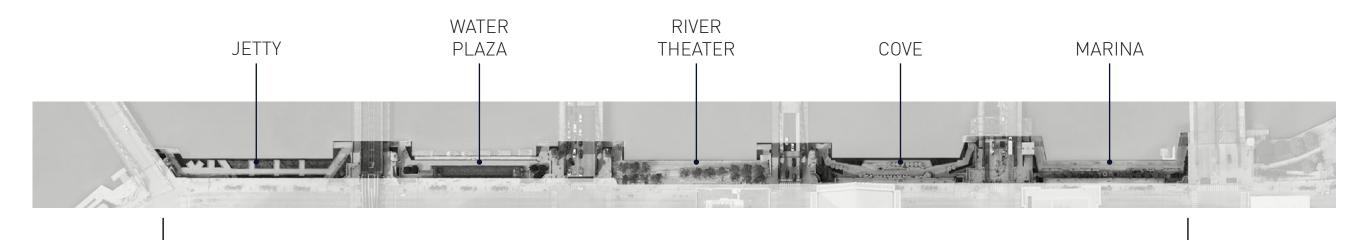
CONCRETE BLOCK RIVER WALL

COLLAPSED RIVER WALL

IIIIIIII BRIDGE ABUTMENTS

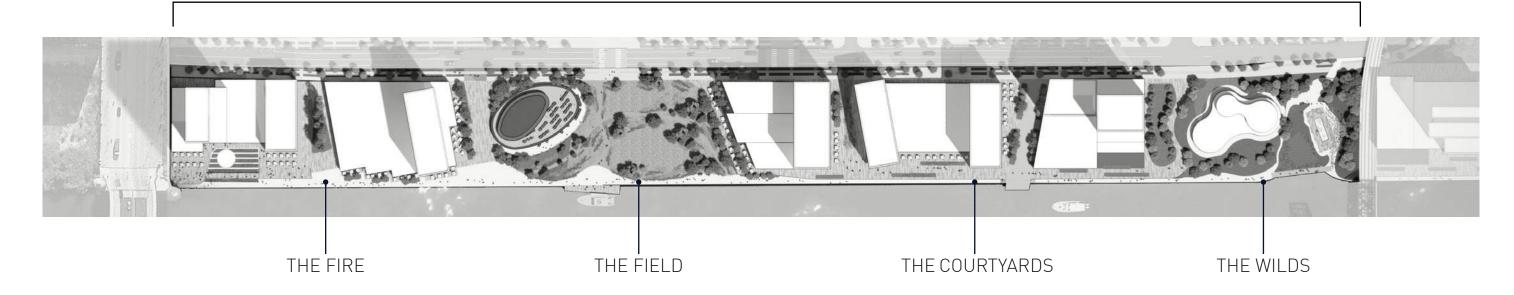


SCALE STUDY



CHICAGO RIVERWALK ~1,958'

78TH RIVERWALK ~2,263'



Gensler REPLATED 78 SHILL

ROOMS

ZONE A "THE FIRE"

ZONE B "THE FIELDS"

ZONE C "THE COURTYARDS" "THE WILDS"

ZONE D

ZONE E "THE CONNECTOR"

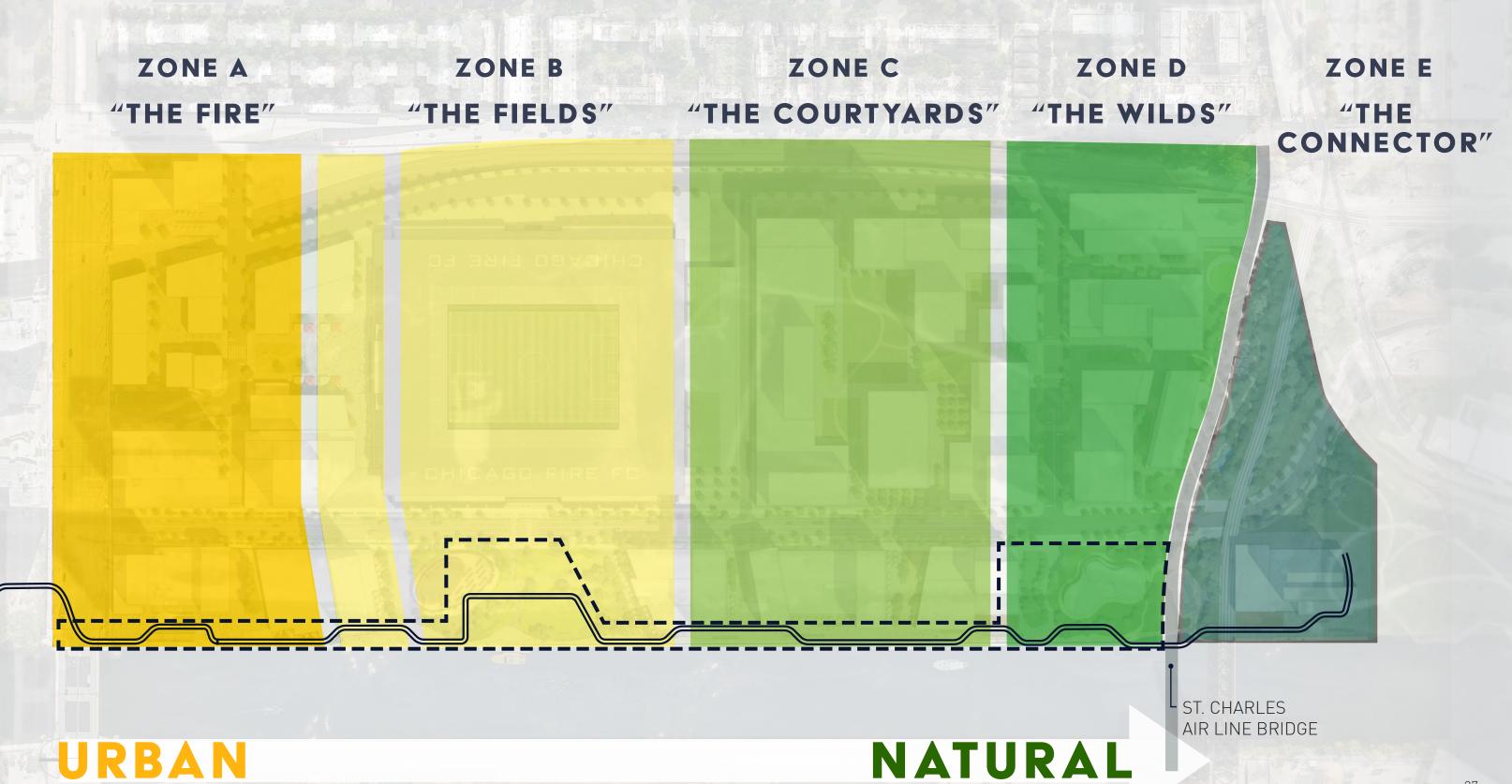






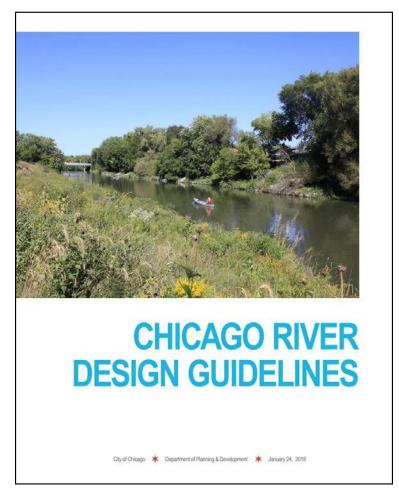


SETBACKS AND RIVER WALL

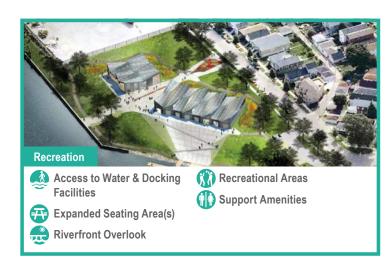




CHICAGO RIVER DESIGN GUIDELINES









- 4.3.2 NEW NATURALIZED SHORELINE (PRIORITY)
- 4.3.3 STORMWATER MANAGEMENT BEST PRACTICES (PRIORITY)
- 4.3.4 AQUATIC WILDLIFE HABITATS (PRIORITY)
- 4.3.5 ROBUST UPLAND HABITATS
- 4.3.7 LARGE RIVERFRONT PARK

- 4.4.2 ACCESS TO WATER & DOCKING FACILITIES
- 4.4.3 EXPANDED SEATING AREAS
- 4.4.4 RIVERFRONT OVERLOOK
- 4.4.5 RECREATIONAL AREAS

4.5.2 - UNDER BRIDGE CONNECTIONS

4.5.3 - ENHANCED CONNECTIONS TO STREET AND TRANSPORTATION NETWORK

4.5.4 - ELEVATOR / INCREASED ACCESSIBILITY

- 4.5.6 INTERPRETIVE SIGNAGE
- 4.5.7 PUBLIC ART & LIGHTING

SETBACKS AND RIVER WALL

ZONE A "THE FIRE"

ZONE B "THE FIELDS"

ZONE C "THE COURTYARDS" "THE WILDS"

ZONE D

ZONE E "THE CONNECTOR"

30' MINIMUM SETBACK 10' EXPANDED SETBACK

RIVER WALL ELEVATION RANGE: BETWEEN +11 CCD TO +5 CCD 30' MINIMUM SETBACK 10'-70' EXPANDED SETBACK

RIVER WALL ELEVATION RANGE: +5 CCD

30' MINIMUM SETBACK 10' EXPANDED SETBACK

RIVER WALL ELEVATION RANGE: +5 CCD

30' MINIMUM SETBACK 70' EXPANDED SETBACK

RIVER WALL: +5 CCD

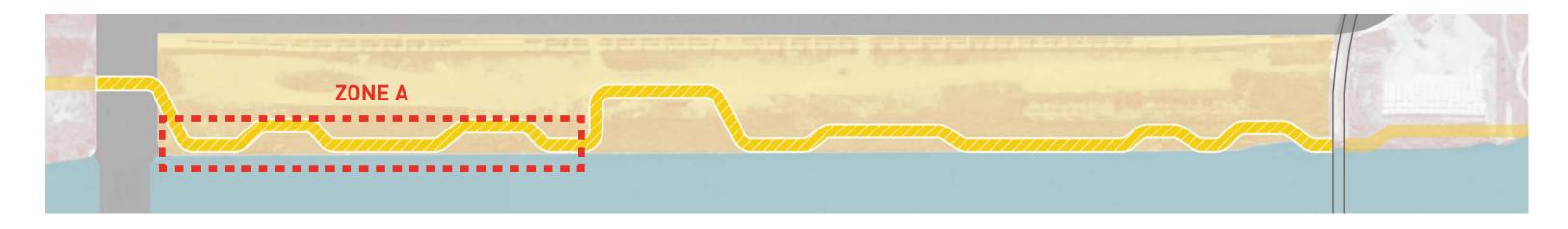
30' MINIMUM SETBACK 70' EXPANDED SETBACK

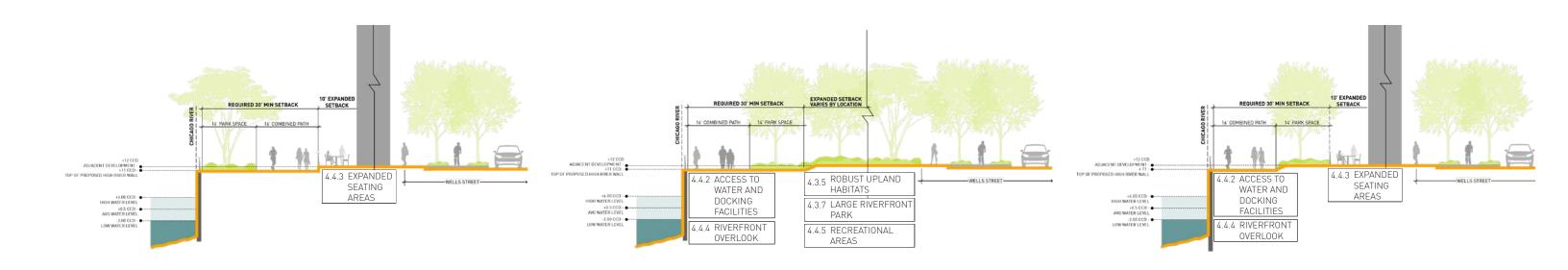
RIVER WALL: -5 CCD





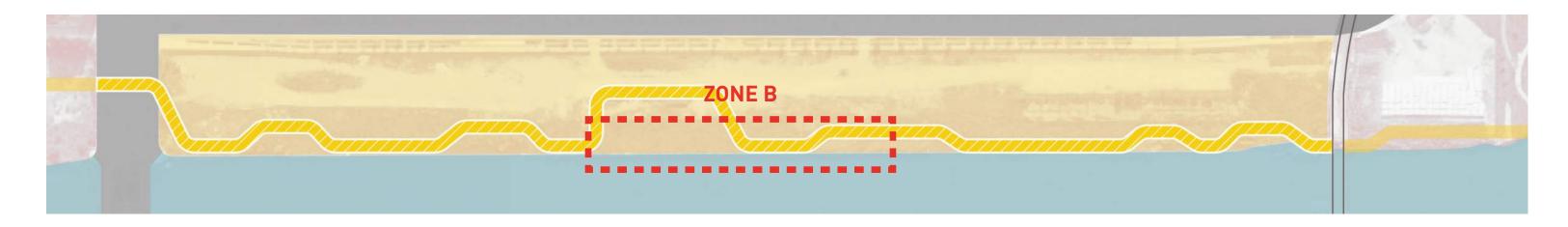
ZONE A RIVERWALK SECTIONS - RIVER WALL ELEVATION +11'

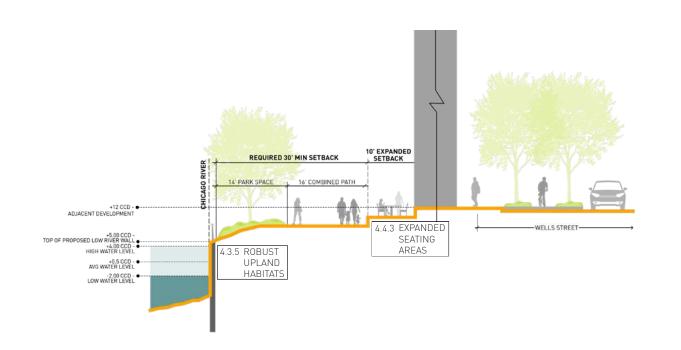


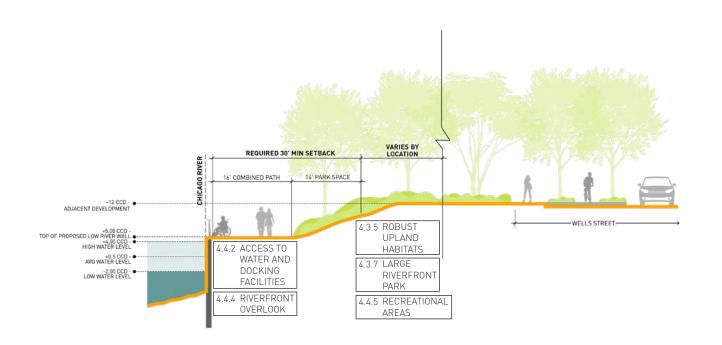




ZONE B RIVERWALK SECTIONS - RIVER WALL ELEVATION +5'

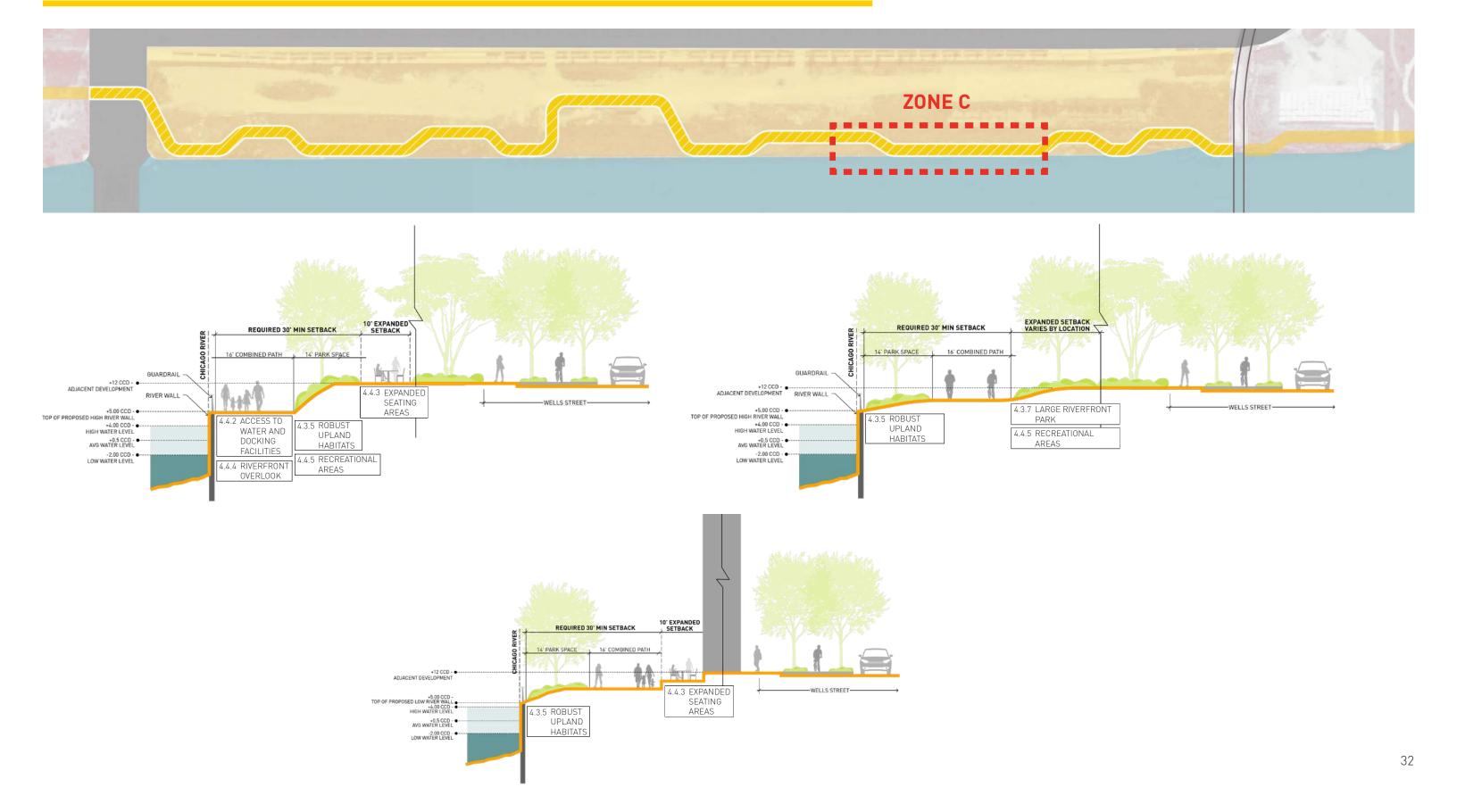






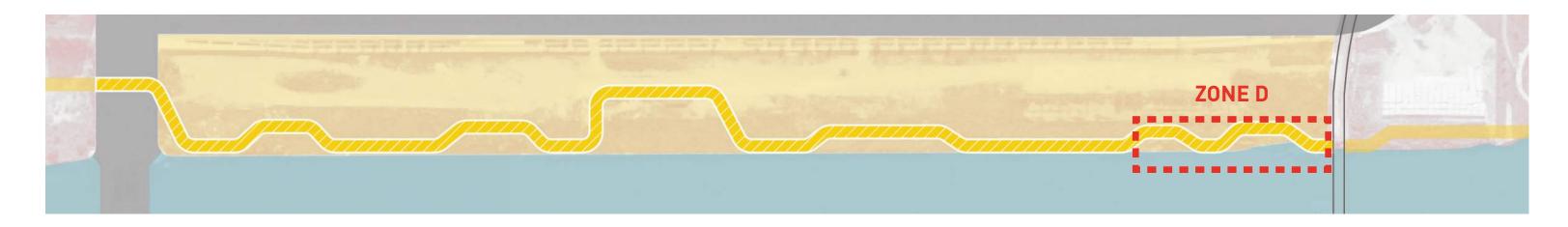


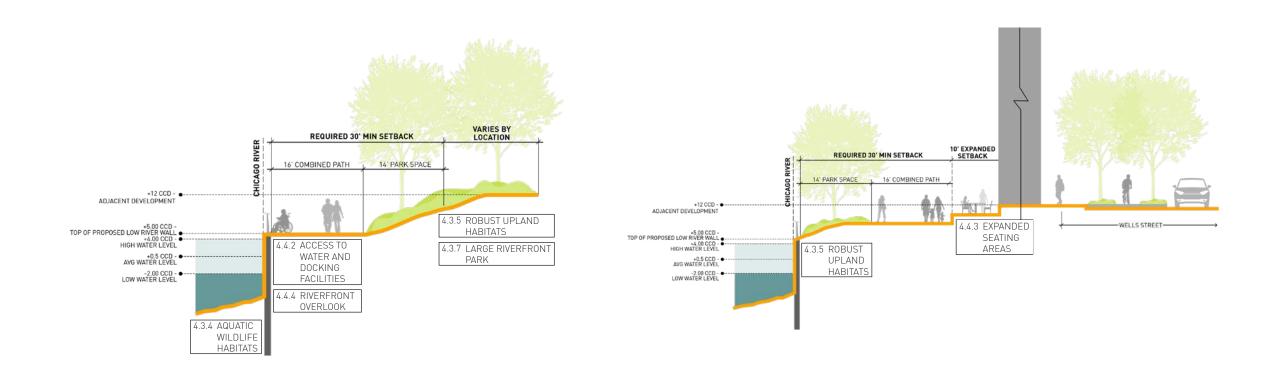
ZONE C RIVERWALK SECTIONS - RIVER WALL ELEVATION +5'





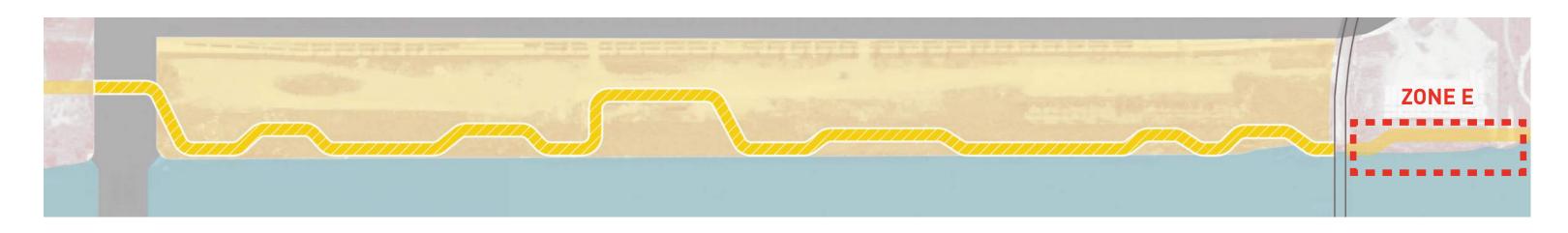
ZONE D RIVERWALK SECTIONS - RIVER WALL ELEVATION +5'

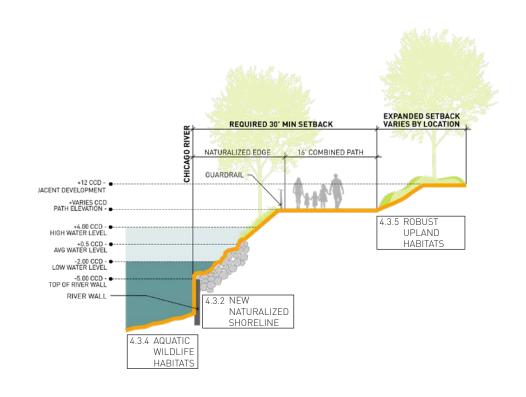


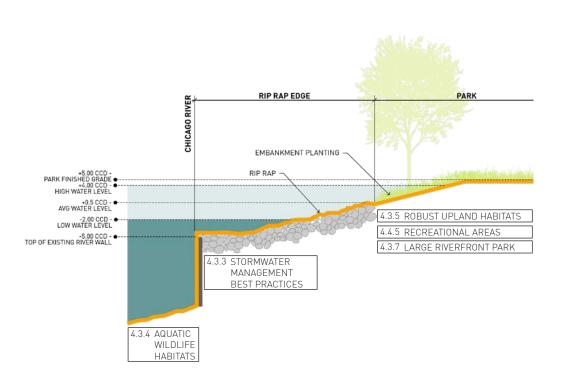




ZONE E RIVERWALK SECTIONS - RIVER WALL ELEVATION -5'

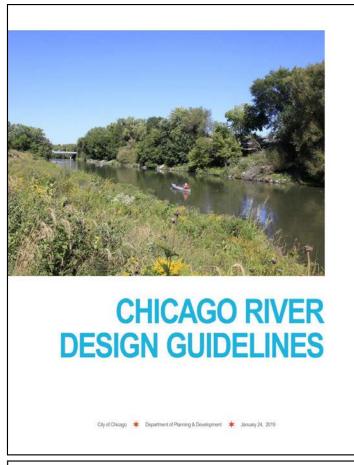




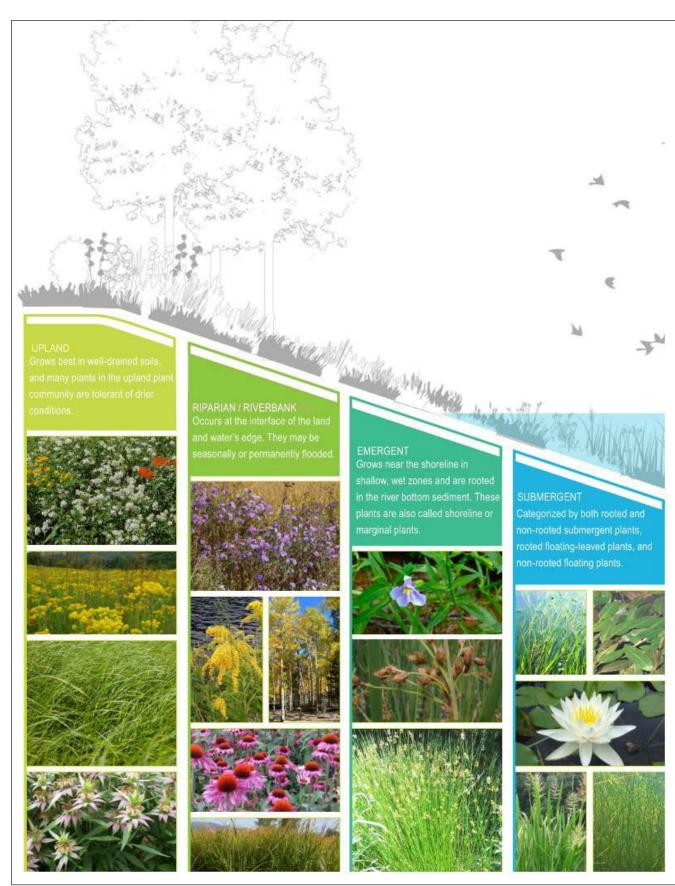




RIVER PLANT COMMUNITIES



4.3.2 NEW NATURALIZED SHORELINE
4.3.5 ROBUST UPLAND HABITATS



Gensler FRELATED 78

RIVER HABITAT

4.3.4 AQUATIC WILDLIFE HABITATS

Leverage design interventions to enhance the river's role as a continuous habitat corridor by prioritizing strong connections among upland areas, riparian zones, and aquatic environments.

CONNECTIVITY THROUGH DESIGN

- ··· Continuing the river edge riverwalk trail system
- Supporting created, existing, and future river edge habitats with a wildlife connectivity corridor within the riparian, aquatic, and upland corridors
- Prioritizing clean waterways through stormwater management and high infiltration zones
- Promoting habitat connection between upland, riparian, and emergent habitats
- Strengthening the greenway trail corridor

ECOLOGICAL BENEFITS

- Prioritizing safe fish passage
- ···• Promoting downstream habitat conditions
- Supporting human connection, education, and stewardship with the river
- Providing bird nesting opportunities for native and migratory birds
- creating environments where human activity supports, not disrupts, riparian, aquatic, and upland habitats

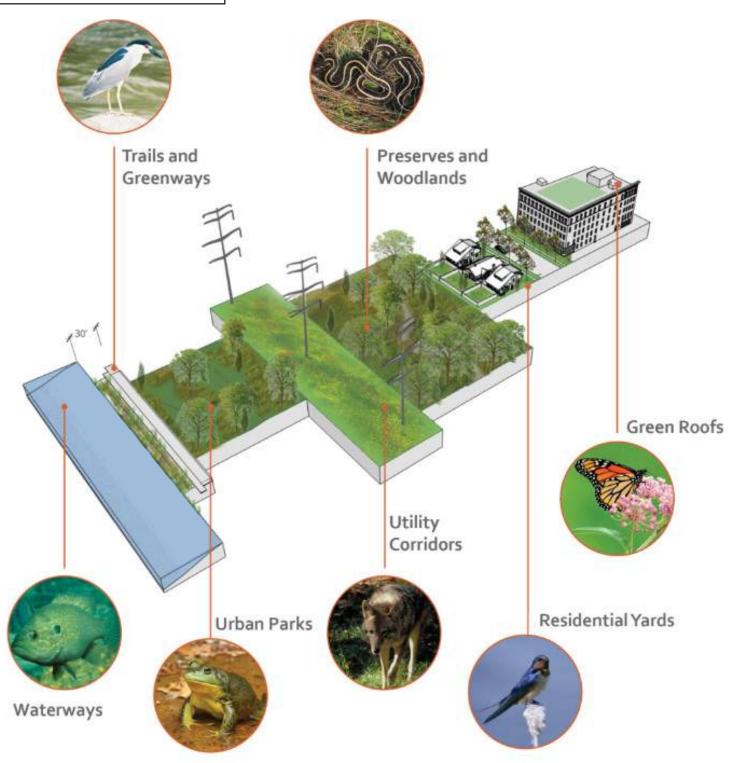
Friends of the Chicago River, Chicago River Wildlife Habitat Connectivity Action Plan Chicago Bird Alliance, Infographic: Why Chiago Rivers are Ctitical to Birds





RIVER HABITAT

4.3.5 ROBUST UPLAND HABITATS



CONSTRUCTED TERRESTRIAL HABITATS

Benefits: promotes bird, butterfly, amphibian, and insect biodiversity and provide habitats for other urban wildlife, including raccoons, mice, coyotes, and more

BAT BOXES

Benefits: provides bats a homes during the summer



BIRD HOUSES / NEST BOXES

Benefits: provides shelter for various types of native and migrating birds

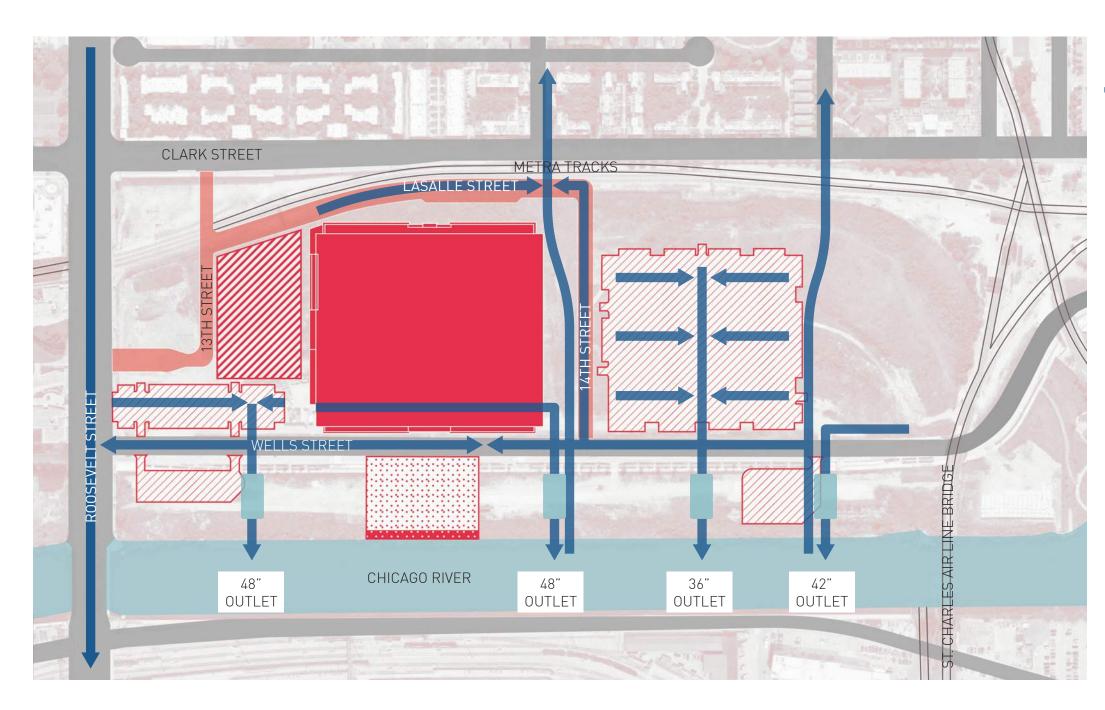
BUTTERFLY / POLLINATOR GARDEN

Benefits: attracts hummingbirds, bees, butterflies, moths, beetles, and other insects and increase the productivity of wildlife, food, and landscape plants



STORMWATER MANAGEMENT

4.3.3 STORMWATER MANAGEMENT BEST PRACTICES



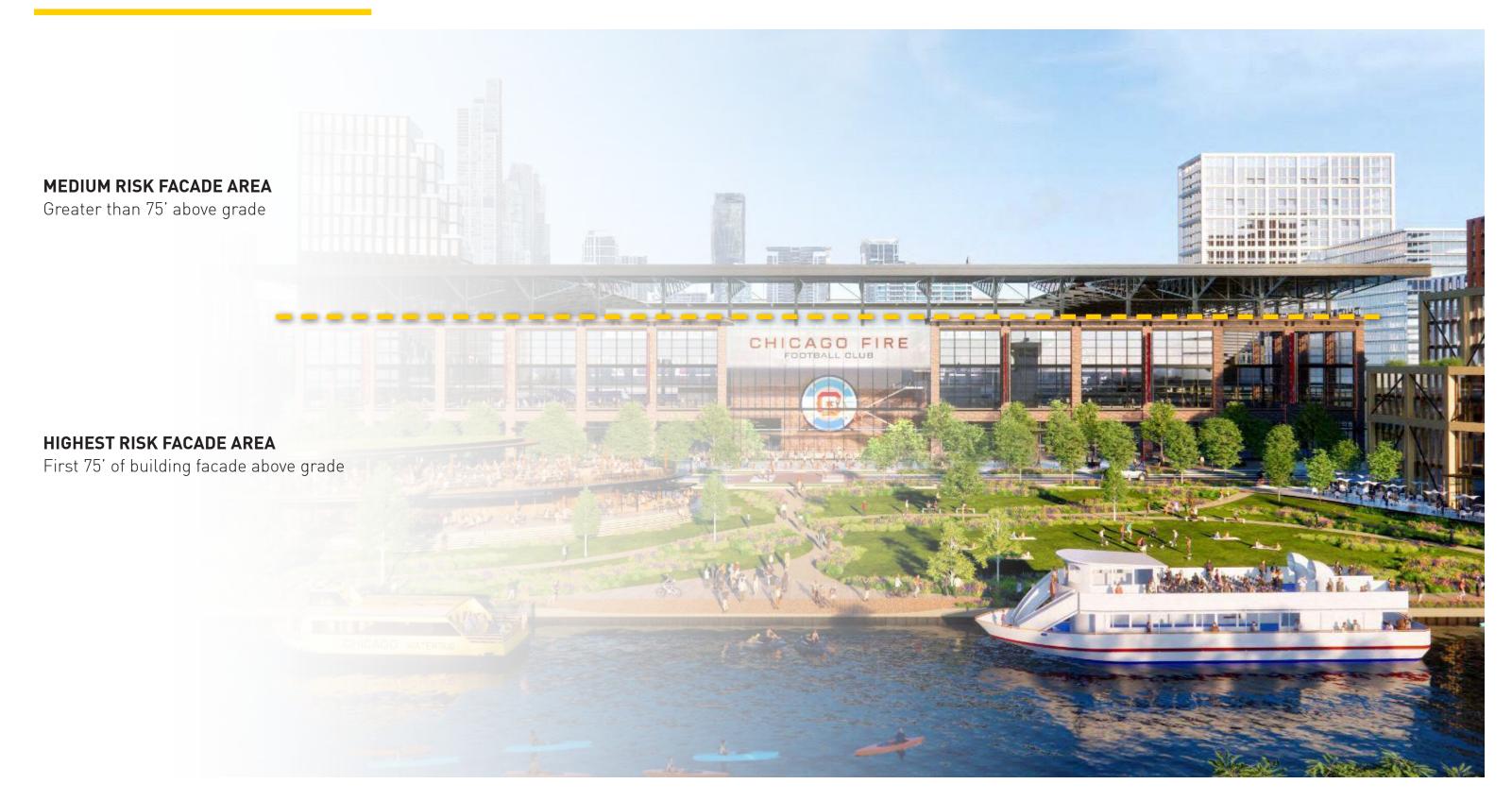
LEGEND







BIRD FRIENDLY DESIGN





CHICAGO SUSTAINABLE DEVELOPMENT POLICY

Available in

47

UPDATED DECEMBER 2024

Appendix I. Strategy Menu

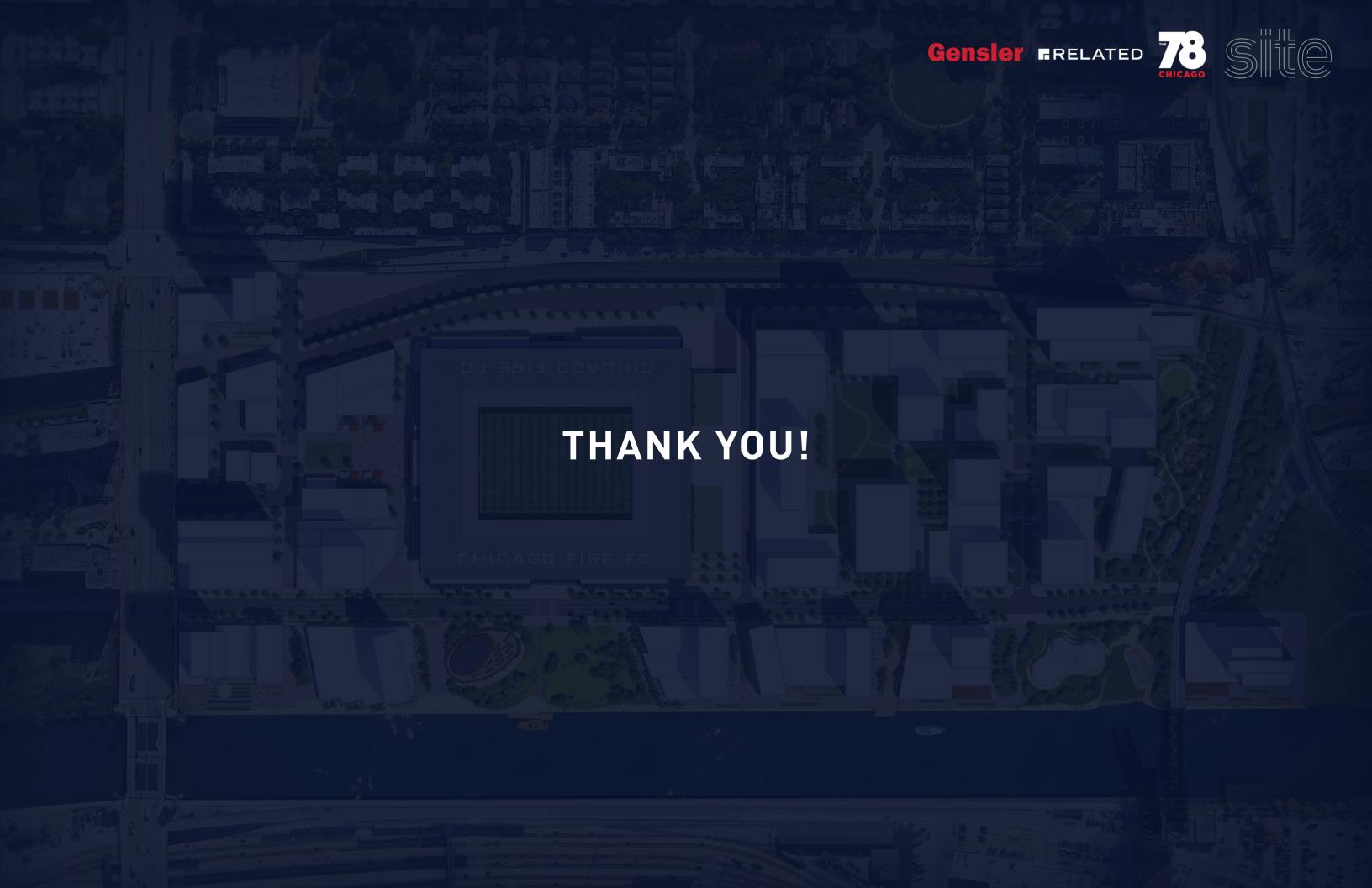
The table below indicates the points available for each strategy, organized by thematic category. It also indicates whether a specific strategy is available under each of the two compliance pathways.

Strategy No.	Strategy Name	Points	Available in Compliance Pathway #1: Menu	Compliance Pathway #2: Third-Party Certification
A. Bird Pro				
A.1	Bird Protection (Basic)	20	Y	Υ
A.2	Bird Protection (Enhanced)	30	Y	Υ
			Y	
			Y	
	Rooftop Solar-Ready Construction*		Y	Y
	On-Site Renewable Energy Provision of 5-10%*		Y	Y
	On-site Renewable Energy Provision of 10-20%*		Y	Υ
	On-site Renewable Energy Provision of > 20%*		Y	Y
			Υ	
			Υ	
			Y	
. Landsca	ape and Green Infrastructure			
C.1	Green Roof (>50%)	10	Y	Υ
			Y	Υ
			Y	Υ
C.4	Native Landscapes	5	Y	Y
C.5	Tree Health	5	Y	Y
C.6	Industrial Landscaped Buffer*	10	Y	Y
	Non-toxic Pavement Sealants	5	Y	Υ
C.8	Naturalize River Edge	10	Y	Y
C.9	Exceed River Setback for Naturalized Spaces	5	Y	Y
C.10	Aquatic River Habitat	10	Υ	Υ

Chicago Sustainable Development Policy

Strategy No.	Strategy Name	Points	Available in Compliance Pathway #1: Menu	Available i Complianc Pathway #2 Third-Part Certificatio
			Υ	
			Υ	
			Υ	
E.6	100-year Detention for Bypass	5	Υ	Y
F. Transp			N.	
F.3	Residential Bike Parking Facilities Non-Residential Bike Parking Facilities	5	Y	N
F.4	EV Charging Stations 30%	5	Y	N N
			Y	
	80% Waste Diversion + 10% reuse		Y	
			Υ	
			Υ	
			Y	Υ

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





Question and Answer Session

Working Group Only Discussion