CHICAGO PLAN COMMISSION
Department of Planning and Development

PROPOSED INDUSTRIAL DEVELOPMENT

2800 E. 106TH STREET (10TH Ward)

TP 106TH LLC

1/19/2023

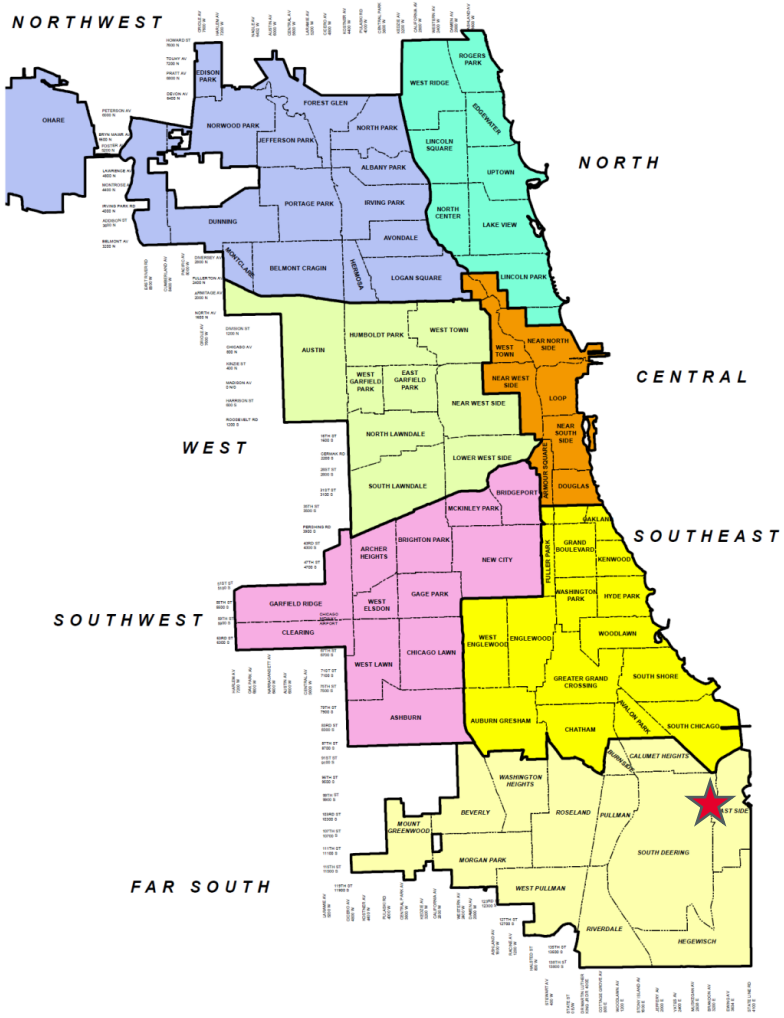
Community Area Snapshot

COMMUNITY AREA INFORMATION:

- South Deering Community Area

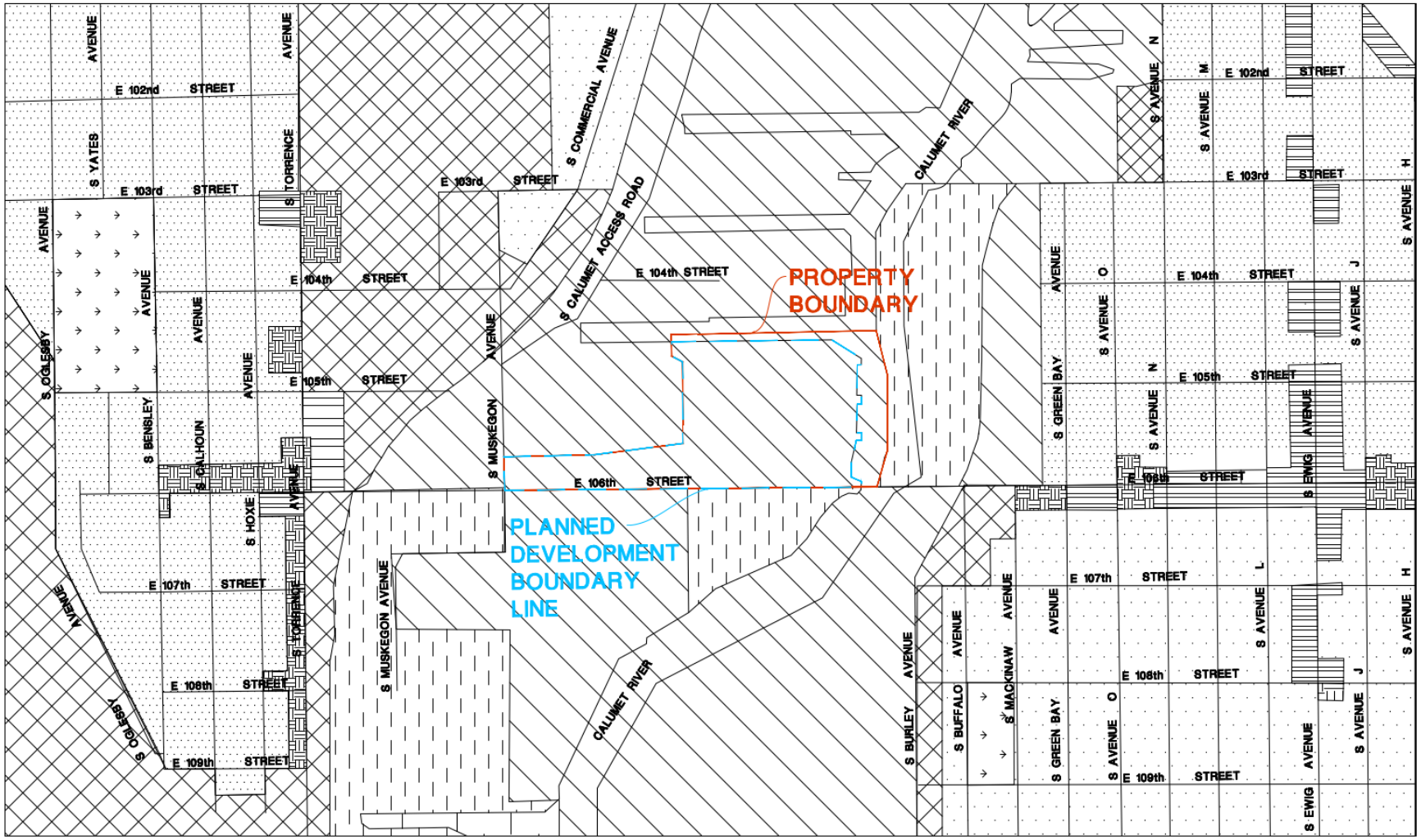
DEMOGRAPHICS:

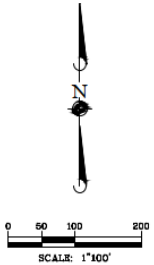
- Population: 14,105
- Median household income: $30,128
- Race/ethnicity:
  - 5.0% White (Non-Hispanic)
  - 31.0% Hispanic or Latino (of Any Race)
  - 63.7% Black (Non-Hispanic)
  - 0.0% Asian (Non-Hispanic)
  - 0.4% Other/Multiple Races (Non-Hispanic)
- Age:
  - 29.1% 19 and under
  - 38.5% 20-49
  - 25.5% 50-74
  - 6.9% 75 and over
- Land use:
  - 65.1% Transportation and Other
  - 10.2% Commercial/Industrial
  - 8.8% Open Space
  - 15.9% Institutional, Residential, Mixed Use, Open Space, and Vacant



Source: CMAP Community Data Snapshot, South Deering, July 2022 Release

SITE CONTEXT PLAN





LEGEND:

- PLANNED MANUFACTURING
- PLANNED DEVELOPMENT
- RESIDENTIAL
- MANUFACTURING
- COMMERCIAL
- BUISNESS
- PARK AND OPEN SPACE

LAND USE CONTEXT PLAN

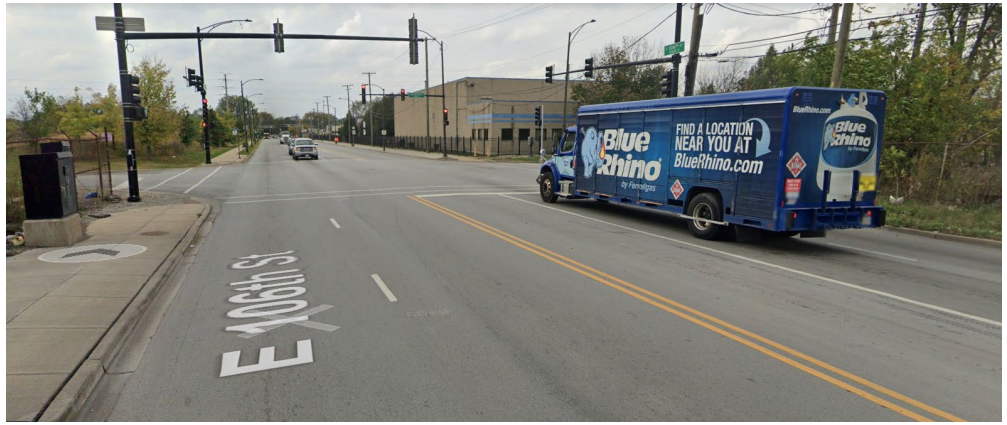
EXISTING SITE AERIAL LOOKING EAST

Pedestrian Context

1

2

Pedestrian Context



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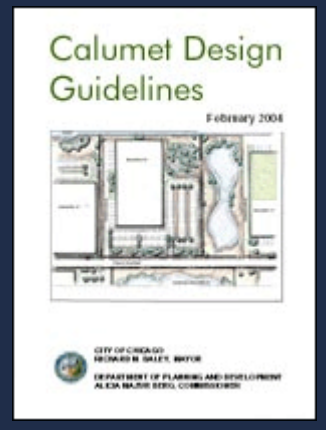
4

5

Planning Context



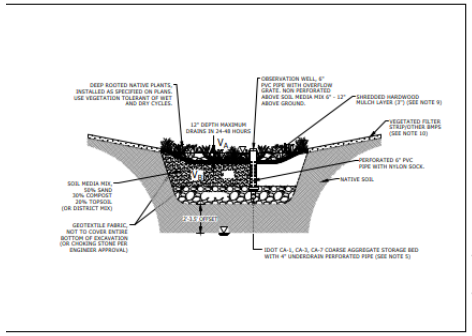
PLANNING DOCUMENTS RELATED TO SITE

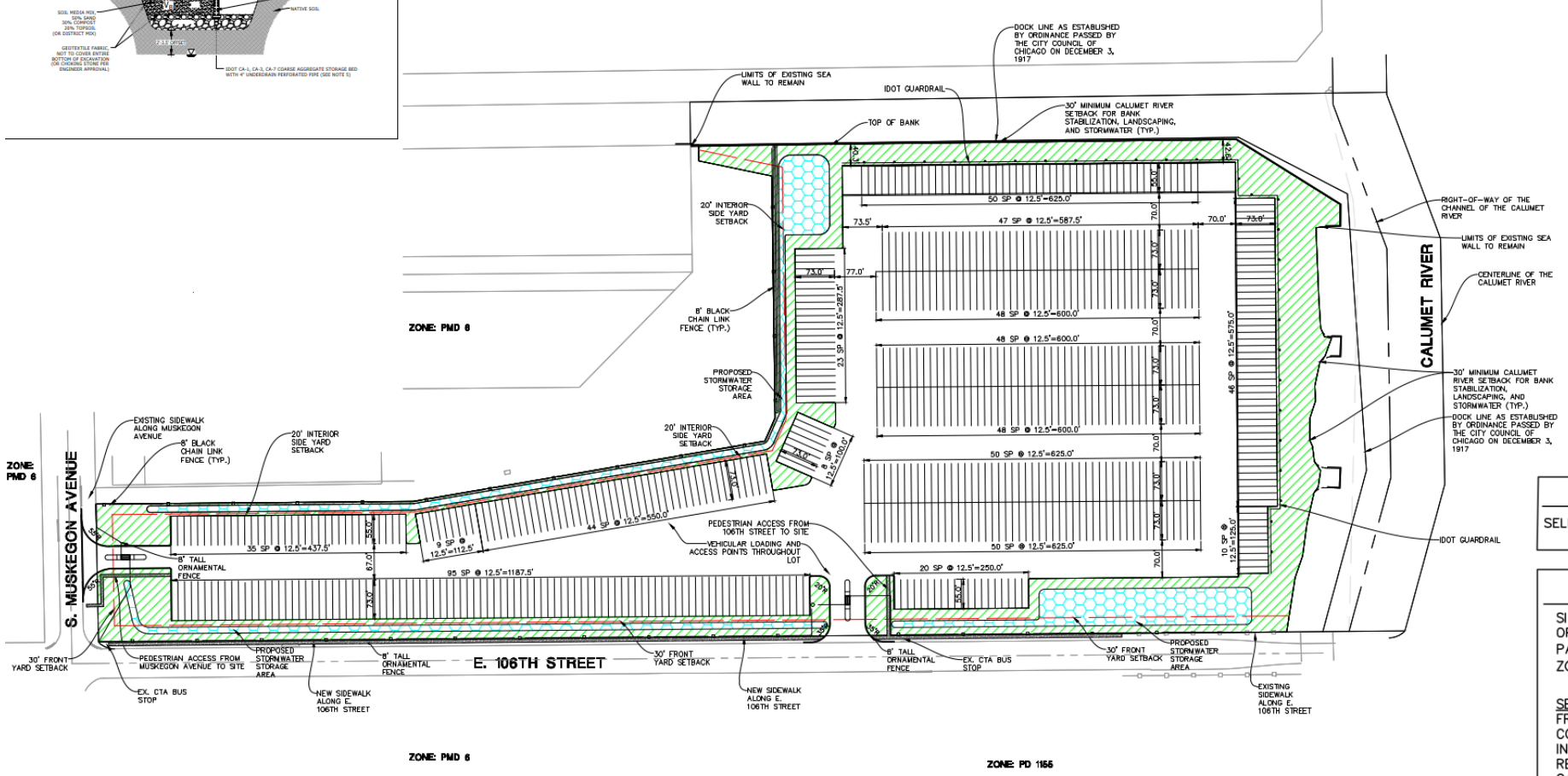
- Calumet Design Guidelines

  Published February 2004

  - These guidelines provide background information on soils, hydrology and ecology, and gives guidance as to how design guidelines are implemented.
  - Guidelines include:
    - Environmental factors
    - Soil design considerations
    - Stormwater management
    - Roadway design
    - Property design
    - Specifications
    - Management and maintenance

- Microsoft Word - Cover.doc,x-default (chicago.gov)





CONTROL POINT FOR LAYOUT OF ALL PROPOSED IMPROVEMENTS TO BE PARALLEL AND PERPENDICULAR TO THE E. 106TH RIGHT-OF-WAY LINE UNLESS OTHERWISE NOTED

06-01-16

LEGEND

- LANDSCAPE AREA
- STORMWATER STORAGE FOR VOLUME CONTROL
- SETBACK LINE

SITE NOTE

SELECTIVE SEAWALL MAINTENANCE WILL BE PERFORMED AS PART OF THIS PLAN.

SITE DATA

SITE AREA	1,602,110 S.F. (36.78 ACRES)
OPEN SPACE	241,265 S.F. (5.54 ACRES)
PAVEMENT	1,039,846 S.F. (23.87 ACRES)
ZONING	PMD-6, LAKE CALUMET AREA INDUSTRIAL

SETBACKS	
FRONT YARD FACING STREET	30 FEET
CORNER SIDE YARDS FACING STREET	30 FEET
INTERIOR SIDE YARDS	20 FEET
REAR YARDS	20 FEET
CALUMET RIVER (NON-DEPENDENT RIVER USE)	30 FEET (FROM TOP OF BANK)

PARKING	
73' X 12.5' SPACES	507 SPACES
55' X 12.5' SPACES	124 SPACES
TOTAL SPACES	631 SPACES

NOTE: SETBACKS TAKEN FROM CITY OF CHICAGO "CALUMET DESIGN GUIDELINES", FEBRUARY 2004

SITE PLAN

17-8-0904-A:
Will promote the safe and efficient circulation of pedestrians and motor vehicles.

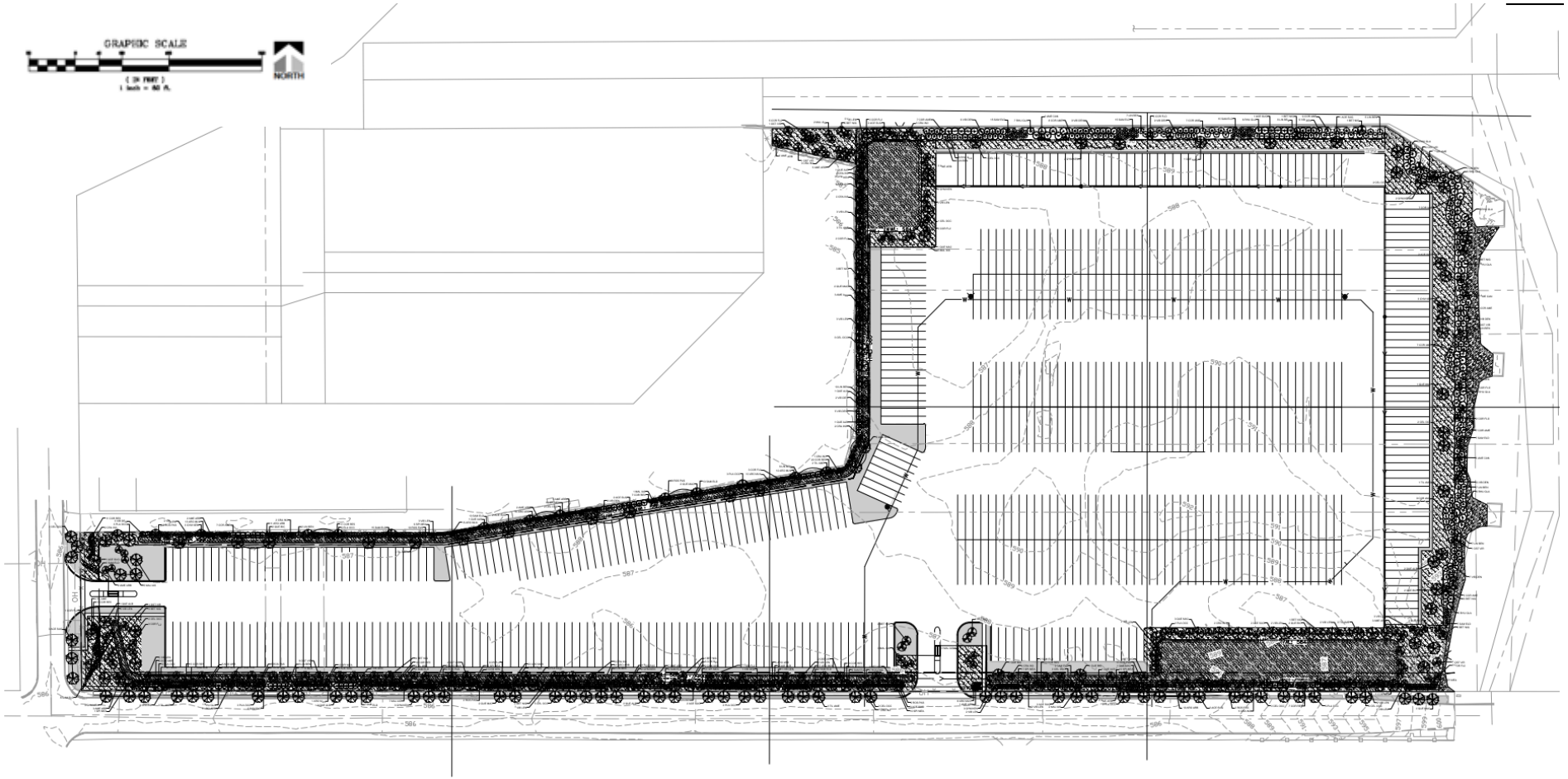
Conflict with existing traffic patterns and traffic congestion will be minimized.

New pavement for onsite circulation and parking based on emergency vehicle and truck routing

17-8-0904-B:
All public streets and sidewalks will be reconstructed per CDOT standards.

- Site access from S. Muskegon Avenue and E. 106th Street
- Site designed for emergency vehicle access
- Existing CTA bus stops (shown on Site Plan)
- New sidewalk proposed along E. 106th Street to aid in pedestrian access.

TRANSPORTATION, TRAFFIC, AND PARKING



17-8-0912-A:
Provide a minimum 30’ setback from the top of the bank

17-8-0912-E:
Include stabilizing treatments for waterway edges with landscaping screening for visual relief and safety provisions for landslide and waterside users

17-8-0912-G:
Provide landscaping within all waterway setback areas that will enhance the riparian environment.

LOW PROFILE PRAIRIE SEED MIX 47.7 lbs per Acre

WET MESIC PRAIRIE 47.7 lbs per Acre

STORMWATER SEED MIX

STREAMBANK STABILIZATION SEED MIX

TURF AREA

SEE SEED MIXES SPECIFICATIONS ON SHEET L8

- Meet street tree requirement
- Provide perimeter yard setbacks

LANDSCAPE PLAN

SUSTAINABLE DEVELOPMENT

COMPLIANCE PATHS

- 4.1 Working Landscapes (5 points)
- 4.2 Natural Landscapes (5 points)
- 7.5 EV Charging Station (10 points)
- 8.1 80% Waste Diversion (10 points)

CONSTRAINTS TO COMPLIANCE PATHS

- Options with Certifications – Project type does not allow for LEED, Green Globes, Living Building, Enterprise Green Communities, or Passive House due to no building being proposed. Focus of Compliance Paths is *Landscapes*, *Transportation*, and *Solid Waste* categories.
- Health/Energy/Wildlife Strategies – the site does not contain any proposed buildings and is therefore unable to meet these requirements. However, not having a building will minimize conflicts with birds/waterfowl.
- Stormwater Strategy Category – the site is located adjacent to the Calumet River which connects to Lake Michigan. Since it is such a large water basin, detention is not required per the Dept. of Water Management Ordinance Manual.

IMPROVE STORMWATER MANAGEMENT

- Providing Bioretention Zones to filter oils and other waterborne pollutants

PRIORITIZE WATER QUALITY IN MATERIALS USAGE & SITE MAINTENANCE

- Provide BMPs for road salt and other chloride pollution

- Utilize petroleum-based asphalt products in lieu of coal-based to minimize polycyclic aromatic hydrocarbons (PAHs)

ENSURE A ROBUST PLANTING PLAN

- Use of diverse native species in landscaped areas

- Use a mix of submerged and emergent species with deep roots along naturalized river edge

Meeting with REGTF was held 6/14/2022

CHICAGO STORMWATER ORDINANCE

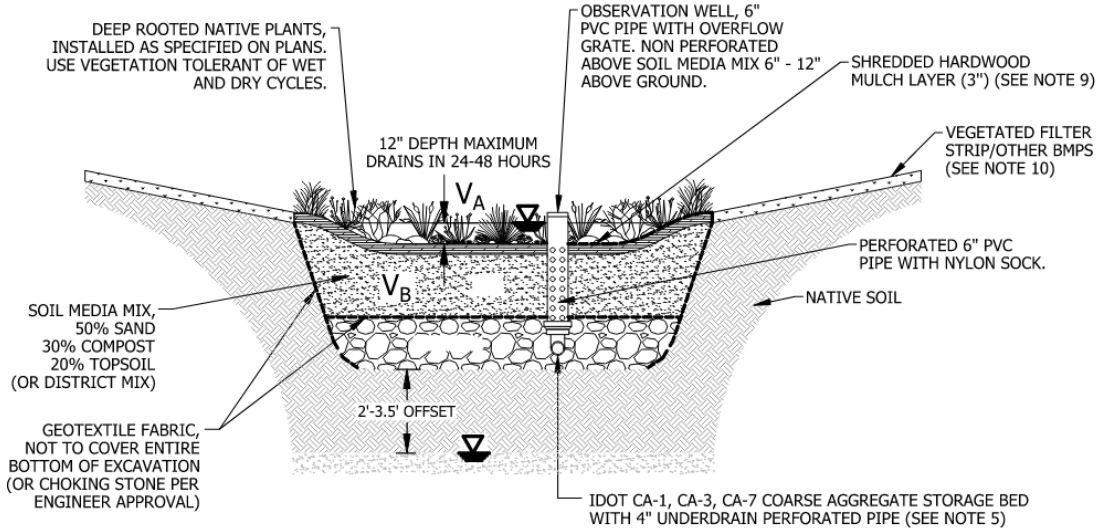
- Flow rate control
- Volume control
- Erosion and sediment control
- Operation and maintenance requirements

CALUMET RIVER DESIGN GUIDELINES (Section 3)

- Improve water quality before leaving the site
- Reduce runoff
- Integrate stormwater features

GOALS

- Facilitate infiltration if possible
- Filtering out particulates
- Stabilization of channels, slopes, and shorelines



- Stormwater runoff routed through perimeter volume control bioretention areas.
- Impervious surfaces next to edge of waters graded to pitch away from river and towards stormwater Best Management Practices (BMP's)
- Wet/mesic prairie mix plantings in bioretention areas per Calumet River Guidelines
- Sheet flow of stormwater runoff as possible to minimize stormwater structures
- Streambank stabilization seed mix along shoreline with potential engineered slope stabilization

STORMWATER MANAGEMENT ORDINANCE COMPLIANCE

PUBLIC BENEFITS

- Investment of over $15MM in new improvements to the site, including up to $1MM to remove and properly dispose of environmentally impacted soils from past uses
- Adds over 5.5 acres of landscaped area, 450+ new trees, and 1100+ shrubs
- Shoreline stabilization/improvements along the main channel of the Calumet River
- New public sidewalk added along E. 106th Street for easier access to existing CTA Bus stops
- Provides over 600 trailer storage spaces to support overall shipping logistics in the City for:
    - Locals
    - Local companies
    - Trailer leasing/fleet companies
- Supports over 600 jobs
- Developer Participation Goals
    - 26% Minority business enterprises
    - 5% Women-owned business enterprises
    - 50% Chicago residents

DPD Recommendations

The proposed development is in compliance with the Planned Development Standards and Guidelines (17-8-0900 & 17-13-0609-A);

STORMWATER

- Planned developments should reduce the speed and contamination of stormwater runoff flows from a site (17-8-0908-B).

WATERWAYS

- Provide adequate setbacks for bulk storage facilities to prevent littering or leaching of pollutants into the waterways (17-8-0912-D);
- Include stabilizing treatments for waterway edges with landscaping screening for visual relief and safety provisions for landslide and waterside users (17-8-0912-E);
- Provide landscaping within all waterway setback areas, with trees and vegetation that are compatible with and enhance the riparian environment (17-8-0912-G);