DRAFT

INTENDED FOR PREDECISIONAL REVIEW

PUBLIC BUILDING COMMISSION OF CHICAGO

CDOT Shoreline Restoration

71st to 75th Street

Follow-Up Community Meeting

Thursday, June 04, 2026

5:30 – 7:00 PM

BUILD BETTER TOGETHER
MAYOR BRANDON JOHNSON

Mayor Brandon Johnson
Chairman

Ray Giderof
Executive Director

DRAFT

INTENDED FOR PREDECISIONAL REVIEW

AGENDA

01 Welcome & Overview

02 Existing Conditions

03 History & Property Ownership

04 Outreach & Engagement

05 Shoreline Protection Toolbox

06 Draft Feasibility Study & Framework Plan

07 Next Steps & Anticipated Schedule

08 Q&A

DESIGN & ENGINEERING TEAM

DRAFT

INTENDED FOR PREDECISIONAL REVIEW

Milhouse Engineering & Construction

- Project Management
- Civil Engineering
- Structural Engineering

WSP

- Coastal Engineering
- Landscape Architecture

GSG

- Land & Bathymetric Survey
- Geotechnical Testing & Reporting
- Phase I ESA Report

JLK Architects

- Historical Architecture

BUILD BETTER TOGETHER MAYOR BRANDON JOHNSON

CDOT

CITY OF CHICAGO INCORPORATED 4th MARCH 1837

Greg MITCHELL 7th Ward Alderman

PBC

GSG WSP JLK ARCHITECTS

CHICAGO SHORELINE PROTECTION PROJECT OVERVIEW

DRAFT
INTENDED FOR PREDECISIONAL REVIEW

Project History

- 1993 Illinois Shoreline Erosion Interim III Study
- Purpose: Evaluate **flooding & storm risk**, assess alternatives, environmental impacts
- Select Locally Preferred Plan (LPP) – Plan IV
  - Steel sheet pile walls, concrete cap, stepped splash apron
  - Authorized & implemented for 21 other segments
- Authorized by Congress in Water Resources Development Act (WRDA) 1999

The focus area for this project (CDOT Shoreline Restoration 71st-75th St) is not part of the Chicago Shoreline project.

Feasibility Study Overview

DRAFT

INTENDED FOR PREDECISIONAL REVIEW

CDOT Shoreline Restoration (71st - 75th Street)
HGMP Grant - Feasibility Study

Feasibility Study Overview

DRAFT

INTENDED FOR PREDECISIONAL REVIEW

CDOT Shoreline Restoration
DCEO Grant – Shoreline Restoration

Feasibility Study Objective

- **Prevent shoreline erosion**
  - Reduce wave energy
  - Protect against high water levels
  - Provide direct shoreline stabilization
- **Feasibility study**
  - Evaluate existing problem(s)
  - Analyze potential solutions
  - Present findings

EXISTING CONDITIONS

DRAFT

INTENDED FOR PREDECISIONAL REVIEW

SUSCEPTIBILITY TO EROSION

DRAFT

INTENDED FOR PREDECISIONAL REVIEW

EXISTING CONDITIONS – GOLF COURSE

DRAFT

INTENDED FOR PREDECISIONAL REVIEW

EXISTING CONDITIONS – 2567 E 72nd PL

DRAFT

INTENDED FOR PREDECISIONAL REVIEW

EXISTING CONDITIONS – 7251 S SOUTH SHORE DR & 2666 E 73RD ST

DRAFT

INTENDED FOR PREDECISIONAL REVIEW

EXISTING CONDITIONS – 7337 S SOUTH SHORE DR

DRAFT

INTENDED FOR PREDECISIONAL REVIEW

EXISTING CONDITIONS – ARTHUR ASHE BEACH

DRAFT

INTENDED FOR PREDECISIONAL REVIEW

EXISTING CONDITIONS – 7425 & 7447 S SOUTH SHORE DR

DRAFT

INTENDED FOR PREDECISIONAL REVIEW

LOCAL HISTORY: EROSION, STORMS, PROPERTY OWNERSHIP

DRAFT

INTENDED FOR PREDECISIONAL REVIEW

CHICAGO HERALD

Fair and Square

NOVEMBER 23, 1917.

Strip of Lake Front Showing Ravages of Storm That Swept Down From North Yesterday

Chicago Hit by Hurricane Causing $100,000 Damage

November 1917

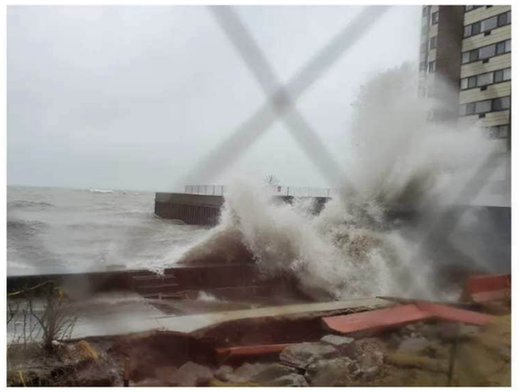
Block Club Chicago

HYDE PARK, WOODLAWN, SOUTH SHORE

After Storms Batter Historic South Lakefront Homes, Neighbors Demand Solution To Erosion Along Lake Michigan

As wind and waves pushed Lake Michigan into South Shore, residents said the government needs to find a solution to stop flooding — and soon.

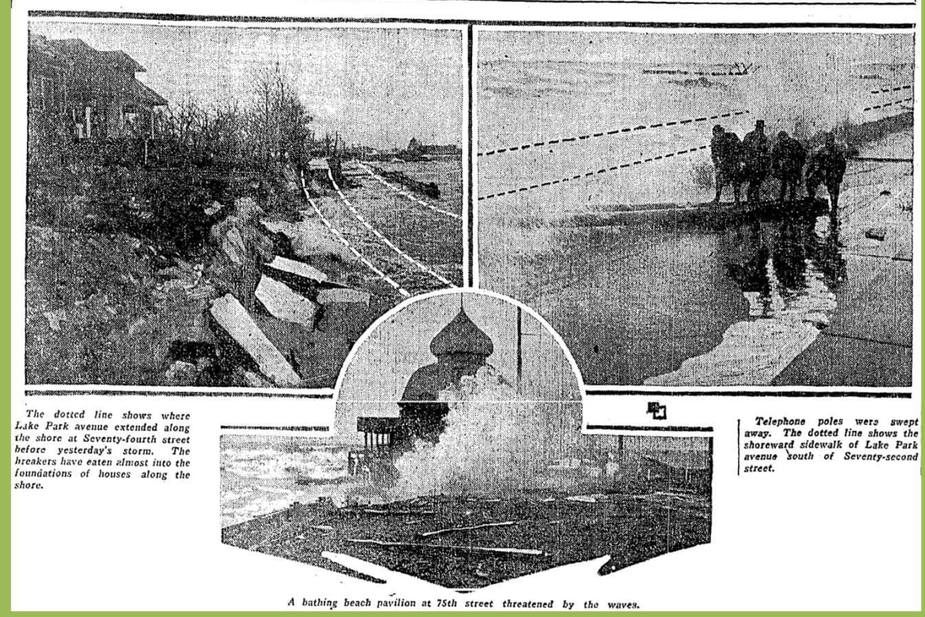
January 2020



Waves crash into a deteriorating barrier wall behind the Windsor Beach Apartments in South Shore, a national landmark since 1978. Credit: Maxwell Evans/Block Club Chicago

WHOLE STREETS SWEPT AWAY BY LAKE STORM

For Blocks Along the South Shore the Angry Waters Have Eaten Away or Flooded the Shore Line.

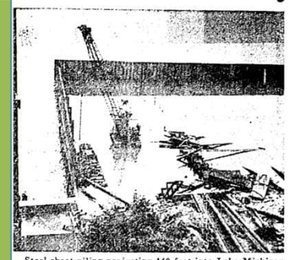


The dotted line shows where Lake Park avenue extended along the shore at Seventy-fourth street before yesterday's storm. The breakers have eaten almost into the foundations of houses along the shore.

Telephone poles were swept away. The dotted line shows the shoreward sidewalk of Lake Park avenue south of Seventy-second street.

A bathing beach pavilion at 75th street threatened by the waves.

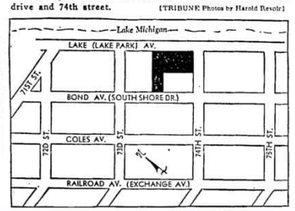
Reclaim Land from Lake for 364 Flats



Steel sheet piling projecting 140 feet into Lake Michigan and extending 410 feet southward outline under water lot site for erection of $5,500,000 skyscraper apartment building at 7337 South Shore dr. Seawall abuts Lake avenue, which sometimes is known as Lake Park avenue, thus reclaiming artery, now under water, but platted on early Chicago maps. Picture was taken Aug. 14, 1958.

One year after construction was begun—picture was taken June 23, 1959—building walls were almost completed. Tenancy will begin in late fall. Dubin and Dubin are architects.

Building had reached this point by Jan. 10, 1959. Filtration plant (top) is at 79th street. The 14 story structure covers 80 per cent of a city block, and one-half rests on filled-in lake lots. It has 364 units, ranging from one room studio to two bedroom apartments. Entrances are both from South Shore drive and 74th street. (TRIBUNE Photos by Harold Revoir)



Skyscraper Rising at 73d St.

BY GENEVIEVE FLAVIN

A street platted on early city maps, and now under water, has been reclaimed with erection of a $5,500,000 skyscraper apartment building at 7337 South Shore dr.

The artery is called Lake or Lake Park avenue and appears on a court of deeds plat dated Oct. 24, 1888. This document is a replica of an earlier map, June 20, 1871 destroyed in the Chicago fire. Lake avenue lies east of South Shore drive and now runs underwater from 71st street almost to 75th street, where it emerges to become lost in Rainbow park beach.

Underwater Lots

Eastern boundary of the new building site projects 140 feet into Lake Michigan, aligning this avenue for 410 feet southward to 74th street on what were underwater lots at the time of purchase.

Cost of the land, which has 100 foot frontage on South Shore drive and 215 feet on 74th street was about $424,000 according to state records. Title was acquired by the 7337 South Shore Drive corporation from a trust administered by the Exchange National bank.

The 7337 South Shore Drive corporation is headed by Henry Dubin, who also heads the architectural firm of Dubin and Dubin.

Pictures Support Testimony

The underwater property

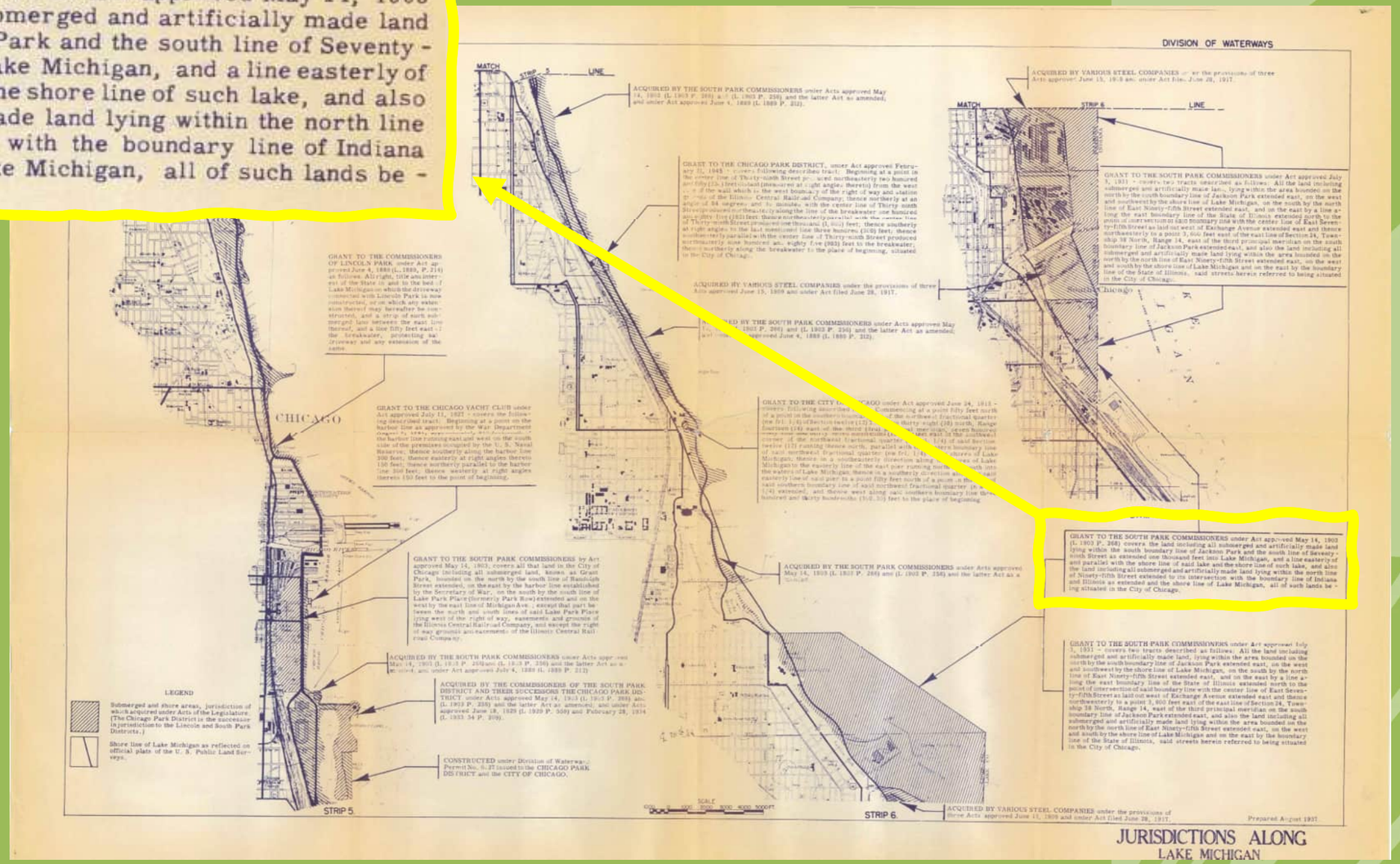
CHICAGO PARK DISTRICT SUBMERGED LAND OWNERSHIP

DRAFT

INTENDED FOR PREDECISIONAL REVIEW

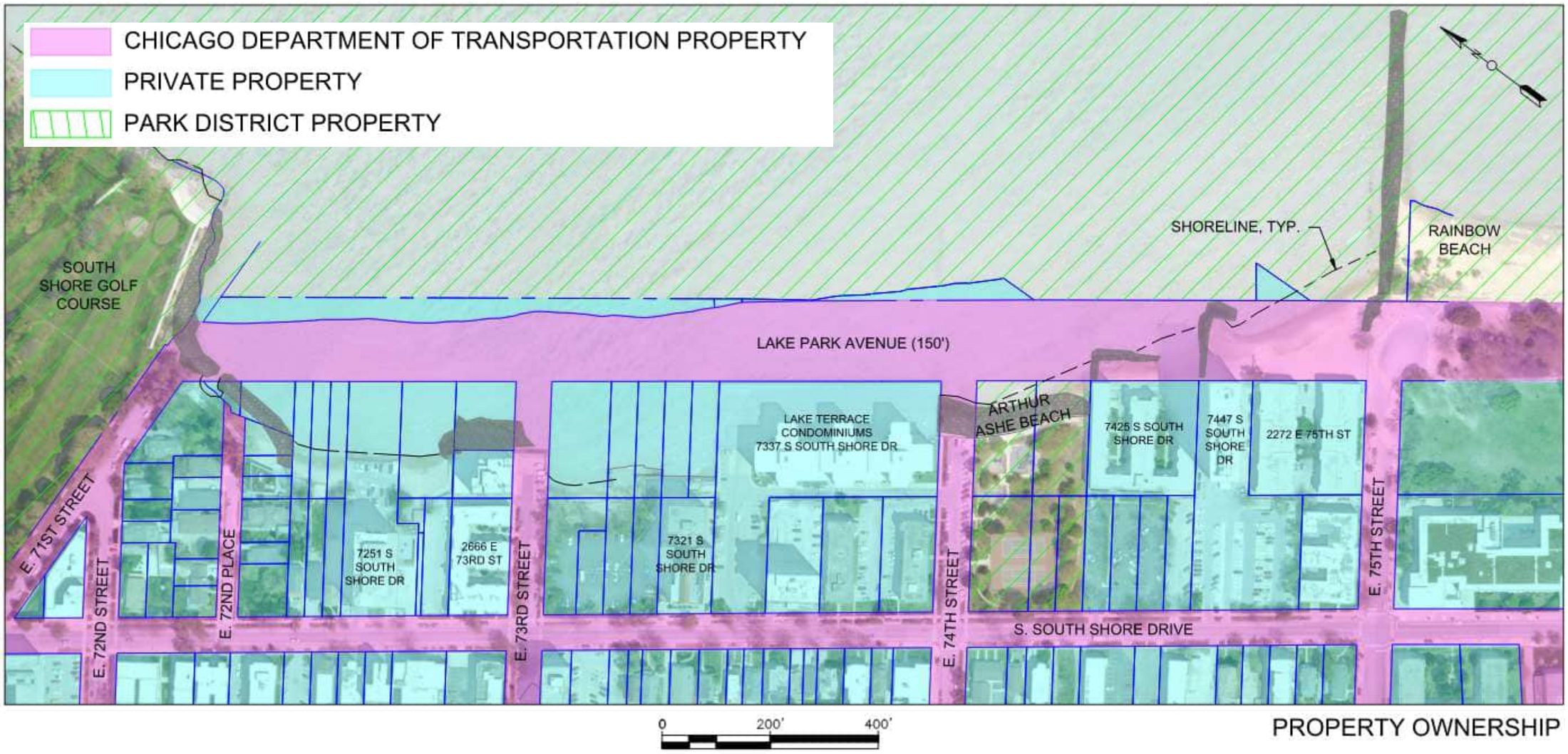
GRANT TO THE SOUTH PARK COMMISSIONERS under Act approved May 14, 1903 (L 1903 P. 268) covers the land including all submerged and artificially made land lying within the south boundary line of Jackson Park and the south line of Seventy-ninth Street as extended one thousand feet into Lake Michigan, and a line easterly of and parallel with the shore line of said lake and the shore line of such lake, and also the land including all submerged and artificially made land lying within the north line of Ninety-fifth Street extended to its intersection with the boundary line of Indiana and Illinois as extended and the shore line of Lake Michigan, all of such lands being situated in the City of Chicago.

- Submerged land in this area was granted to the **South Park Commissioners** by the State of Illinois in 1903
- Ownership transferred to the **Chicago Park District** after the Park Consolidation Act of 1934



PROPERTY OWNERSHIP

DRAFT
INTENDED FOR
PREDECISIONAL REVIEW

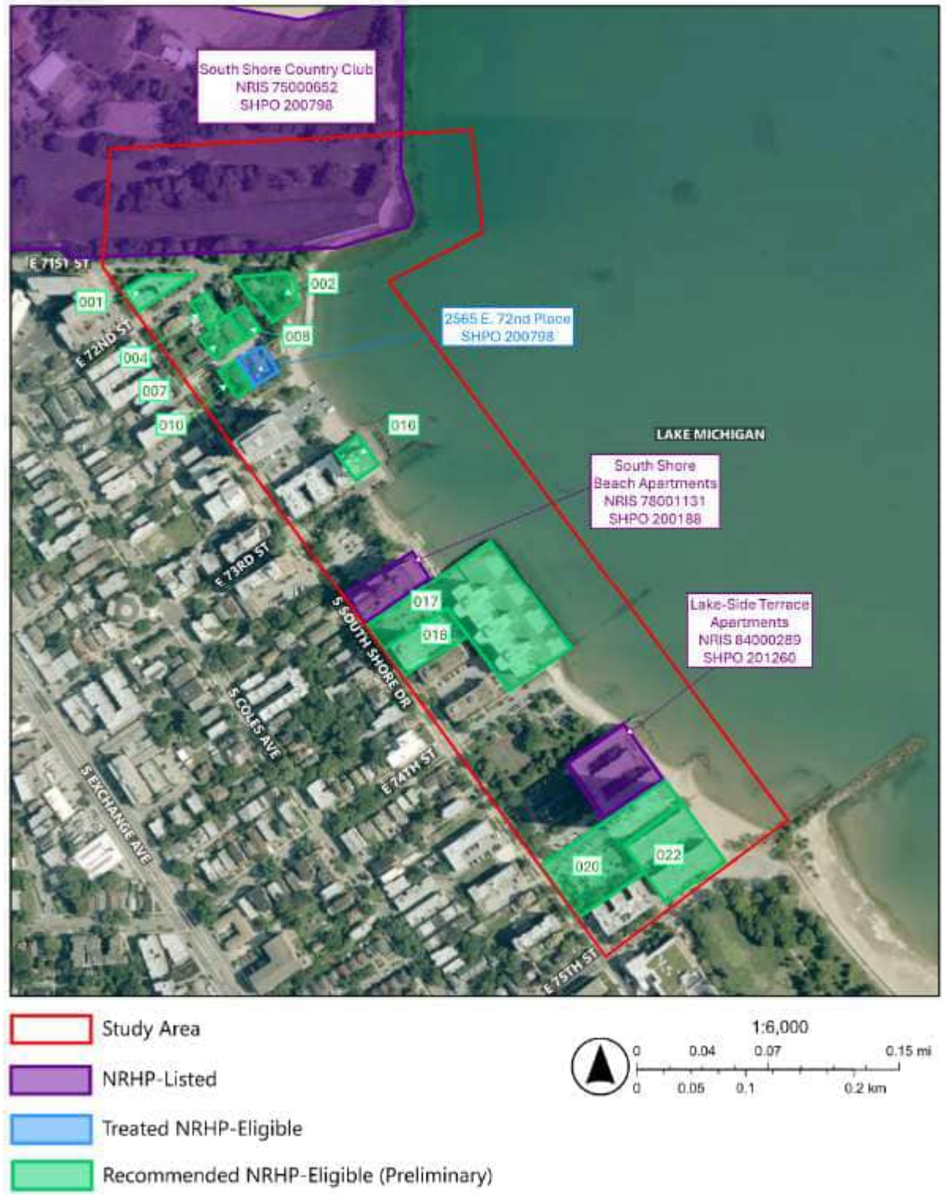


PROPERTY OWNERSHIP

HISTORIC RESOURCES REVIEW

DRAFT
INTENDED FOR PREDECISIONAL REVIEW

- Identifies **historic-age properties** (40+ years old)
- Three **National Register of Historic Places** (NRHP)-listed properties:
  - South Shore Cultural Center
  - South Shore Beach Apartments (7321 S. South Shore Dr.)
  - Lake-Side Terrace Apartments (7427 S. South Shore Dr.)
- Additional properties identified as **eligible/potentially eligible** for listing in the NRHP
- Coordination may be required under the National Historic Preservation Act



AGENCY OUTREACH

DRAFT
INTENDED FOR PREDECISIONAL REVIEW

Illinois Department of Natural Resources (IDNR): permitting requirements, regulatory feasibility of solutions

Chicago Park District (CPkD): clarifying lakebed ownership, coordination on solutions at or near CPkD property

Chicago Department of Water Management (CDWM): impacts of solutions to nearby existing facilities

U.S. Army Corps of Engineers (USACE): other nearby studies, federal funding requirements

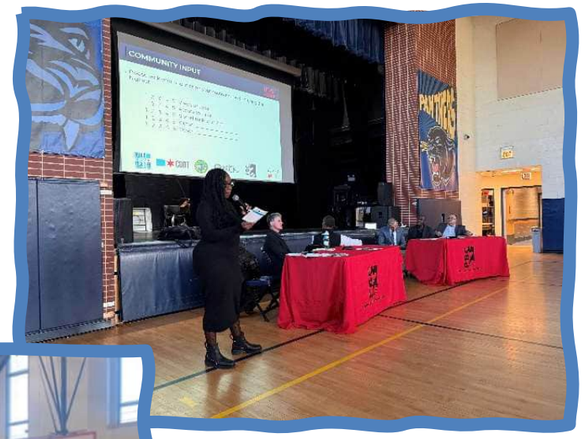
U.S. Coast Guard (USCG): navigational considerations, notification requirements

Early coordination helps identify jurisdictional limits, constraints, and opportunities that shape which solutions are feasible.

PUBLIC OUTREACH & ENGAGEMENT

DRAFT
INTENDED FOR PREDECISIONAL REVIEW

- Builds on **prior outreach efforts** (2019 CDOT/USACE meetings)
- Initial **public meeting** held March 18, 2026
- Ongoing stakeholder engagement **(i.e. South Side Lakefront Erosion Task Force)**
- Previous community input:



ECOLOGY

DRAFT
INTENDED FOR PREDECISIONAL REVIEW

- Initial **ecological screening** conducted
  - EcoCAT and USFWS IPaC
- Identify **threatened and endangered species** and other sensitive resources that may be present

The shoreline supports a **range of ecological resources** that will be considered throughout planning, design, and implementation.

SHORELINE PROTECTION TOOLBOX

DRAFT
INTENDED FOR PREDECISIONAL REVIEW

OPTION 1

BREAKWATER

Reduces wave energy offshore before it reaches the shoreline

Best for:

Maintaining beach access while reducing wave impact

OPTION 2

WAVE SCREEN

Structural barrier that reduces wave energy with a relatively narrow footprint

Best for:

Wave reduction where space or footprint is limited

OPTION 3

REVETMENT

Armors the shoreline to reduce erosion and stabilize the edge

Best for:

Direct shoreline protection in erosion-prone areas

OPTION 4

BULKHEAD / SEAWALL

Vertical structure providing protection from waves and high water

Best for:

High-risk areas needing strong, long-term protection

OPTION 1: OFFSHORE BREAKWATER

WHAT IT IS

- Consists of engineered large diameter revetment stones
- Absorbs and dissipates energy from waves
- Constructed in open water
- Can be interspersed with plantings and tide/splash tools to support habitat

PROS

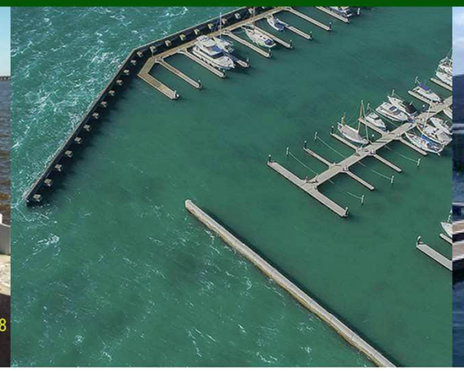
- Protection from waves
- No loss of beach access
- Can support vegetation and habitat
- Long life-cycle
- Constructed in open water — no direct impact to private property

CONS

- No protection from high water level
- No direct protection to shoreline
- Large physical footprint
- Located in navigable waters — may create permitting / construction difficulty

KEY POINT: Reduces wave energy offshore but provides limited direct shoreline protection.

OPTION 2: OFFSHORE WAVE SCREEN

WHAT IT IS

- Consists of structural piles and wave panels
- Absorbs and dissipates energy from waves
- Constructed in open water
- No significant opportunity for habitat

PROS

- Protection from waves
- No loss of beach access
- Relatively small footprint (5–10 ft)
- Constructed in open water — no direct impact to private property

CONS

- No protection from high water level
- No direct protection to shoreline
- Located in navigable waters — may create permitting / construction difficulty
- No significant opportunity for habitat

KEY POINT: Reduces wave energy offshore but does not directly stabilize the shoreline.

OPTION 3: REVETMENT

WHAT IT IS

- Engineered armored stone revetment along the existing shoreline
- Can include planted revetments where site conditions allow
- Replaces failed or non engineered shoreline protection
- Applicable to existing revetment areas or unprotected beach slopes
- Can integrate vegetation and habitat elements

PROS

- Protection from erosion
- Minimal loss of sightlines
- All work done is above water to limit permitting and construction impacts
- Can support vegetation and habitat

CONS

- Coordination needed on private property
- May limit beach access
- Limited protection during high water events

KEY POINT: **Provides direct shoreline stabilization with strong erosion protection, while balancing visibility and habitat opportunities.**

OPTION 4: SHORELINE BULKHEAD/SEAWALL

WHAT IT IS

- New steel sheet pile or concrete bulkhead/seawall to selected elevation
- Can be used across varying elevations
- Can step the seawall for tide pools/plantings
- Provides a continuous structural barrier along the shoreline

PROS

- High level of protection
  - Protects against waves, high water, and erosion
- Increased flood protection to localized areas
- Minimal physical footprint
- All work is done above water to limit permitting and construction impacts
- Can provide opportunity for vegetation and habitat
- Provides structural protection to buildings and public infrastructure, including city streets

CONS

- Access to beach may be cutoff/limited
- Can affect sightlines
- Requires construction and maintenance on private property

KEY POINT: **Provides the highest level of direct shoreline protection but introduces a hard edge condition that may impact access, views, and adjacent properties.**

CONCEPTUAL SHORELINE APPROACH

(BREAKWATER, REVETMENT, SEAWALL)

DRAFT

INTENDED FOR PREDECISIONAL REVIEW

EXISTING ARMOR STONE GROIN TO REMAIN

PROPOSED ENGINEERED REVETMENT, TYP.

PROPOSED SEAWALL, TYP.

BREAKWATER TO BE RECONSTRUCTED

PROPOSED BREAKWATER, TYP.

PROPOSED CONCRETE STEPPED REVETMENT

PROPOSED ENGINEERED REVETMENT & SEAWALL

E 71ST ST.

E 72ND ST.

E 72ND PLACE

E 73RD ST.

E 74TH ST.

E 75TH ST.

S. SOUTH SHORE DRIVE

CONCEPTUAL SHORELINE APPROACH

DRAFT
INTENDED FOR PREDECISIONAL REVIEW

- Conceptual plan shows **feasible ideas**, not a final design
- Solutions address both **wave energy and high water**
- Offshore features are considered **on CDOT property**
- No improvements are proposed on **CPkD-owned submerged land**
- Some locations require **onshore protection**
  - Proposed improvements on private property would require owner **coordination and agreement**
- Revetments and breakwaters may incorporate **green infrastructure elements** to support habitat and ecological function

DRAFT

INTENDED FOR PREDECISIONAL REVIEW

Q&A

For more information, contact **PBC** at PBC@PBCChicago.com