

DRAFT

INTENDED FOR
PREDECISIONAL REVIEW

PUBLIC BUILDING COMMISSION OF CHICAGO

CDOT Shoreline Restoration 71st to 75th Street Feasibility Study

Wednesday, March 18, 2026

5:30 – 7:30 PM

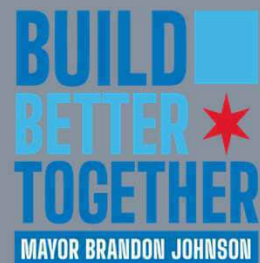


Mayor Brandon Johnson
Chairman

Ray Giderof
Executive Director

AGENDA

- 01** Welcome & General Overview
- 02** Design & Engineering Team
- 03** Project Funding
- 04** Existing Conditions
- 05** Feasibility Study Overview & Potential Options
- 06** Next Steps & Anticipated Schedule
- 08** Q&A



Greg
MITCHELL
7th Ward Alderman



DESIGN & ENGINEERING TEAM

Milhouse Engineering & Construction

- Project Management
- Civil Engineering
- Structural Engineering

WSP

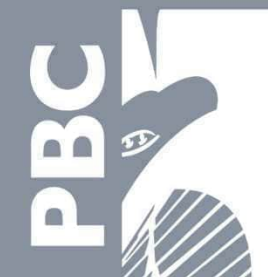
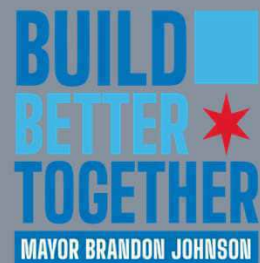
- Coastal Engineering
- Landscape Architecture

GSG

- Land & Bathymetric Survey
- Geotechnical Testing & Reporting

JLK Architects

- Historical Architecture



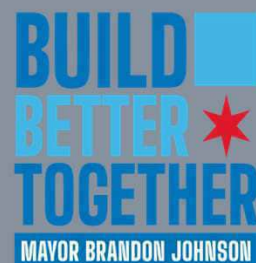
PROJECT FUNDING

01 HMGP #4661 (FEMA) Grant:

- Provided by the State of Illinois, Illinois Emergency Management Agency (IEMA) and the Federal Emergency Management Agency (FEMA) per agreement No. FEMA-4461-DR-IL (HMGP 4461.29-R), to the Chicago Department of Transportation (CDOT). The Period of Performance (POP) for the hazard mitigation assistance grant under HGMP 4461 is extended to July 18, 2026.
- The project focus area stretches from 71st Street to 75th Street for a lakefront projection Feasibility study and framework plan.

02 DCEO Grant:

- Provided by the Illinois Department of Commerce and Economic Opportunity (DCEO) per grant award (23-204555), effective on 5/1/2024 and expires on 4/30/2026, to the Chicago Department of Transportation (CDOT). Grant extensions can be requested yearly or up to 10-years.
- The project focus area is at the intersection of the building residence located at 2668 E. 73rd Street and the shoreline. The project will provide design, oversight and implementation of shoreline improvements along the Chicago lakefront after completion of the HMGP (FEMA) Grant Framework Plan.

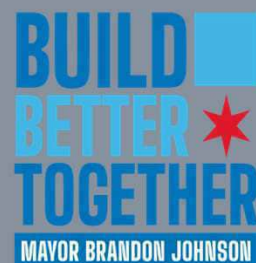


CHICAGO SHORELINE PROTECTION PROJECT OVERVIEW

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.



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7th Ward Alderman



Feasibility Study Overview

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



Feasibility Study Overview

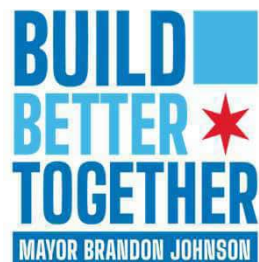
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CDOT Shoreline Restoration DCEO Grant – Shoreline Restoration



Shoreline Focus Zone:
DCEO Grant:
7243 S South Shore Dr.
2670 E 73rd St.
7321 S South Shore Dr.
7337 S South Shore Dr.
Chicago, IL 60649



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Feasibility Study Objective

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- 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



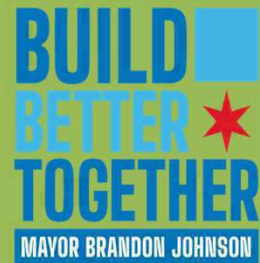
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EXISTING CONDITIONS

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EXISTING CONDITIONS – GOLF COURSE

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EXISTING CONDITIONS – GLASS HOUSE

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

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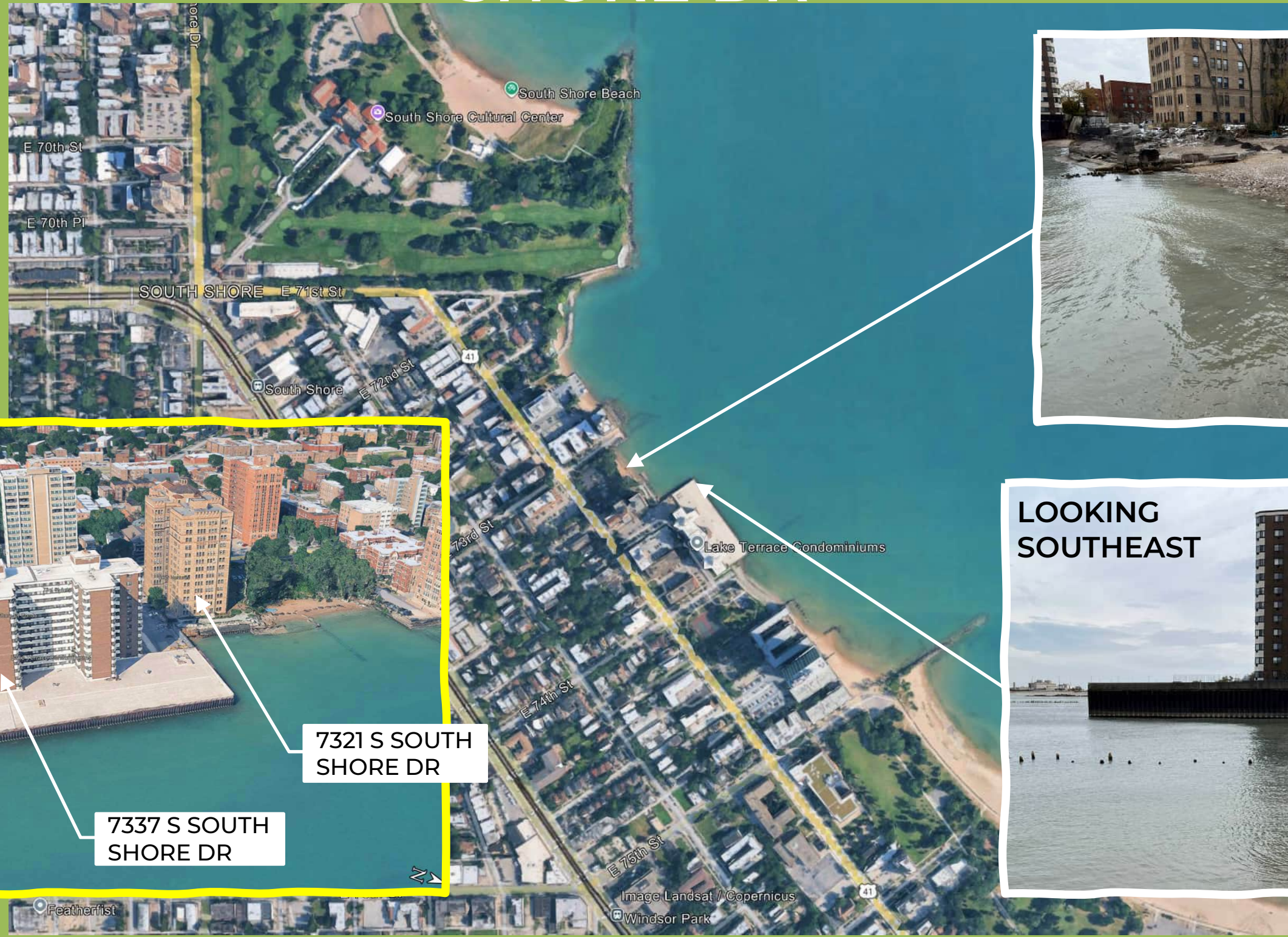
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EXISTING CONDITIONS – 7337 S SOUTH SHORE DR

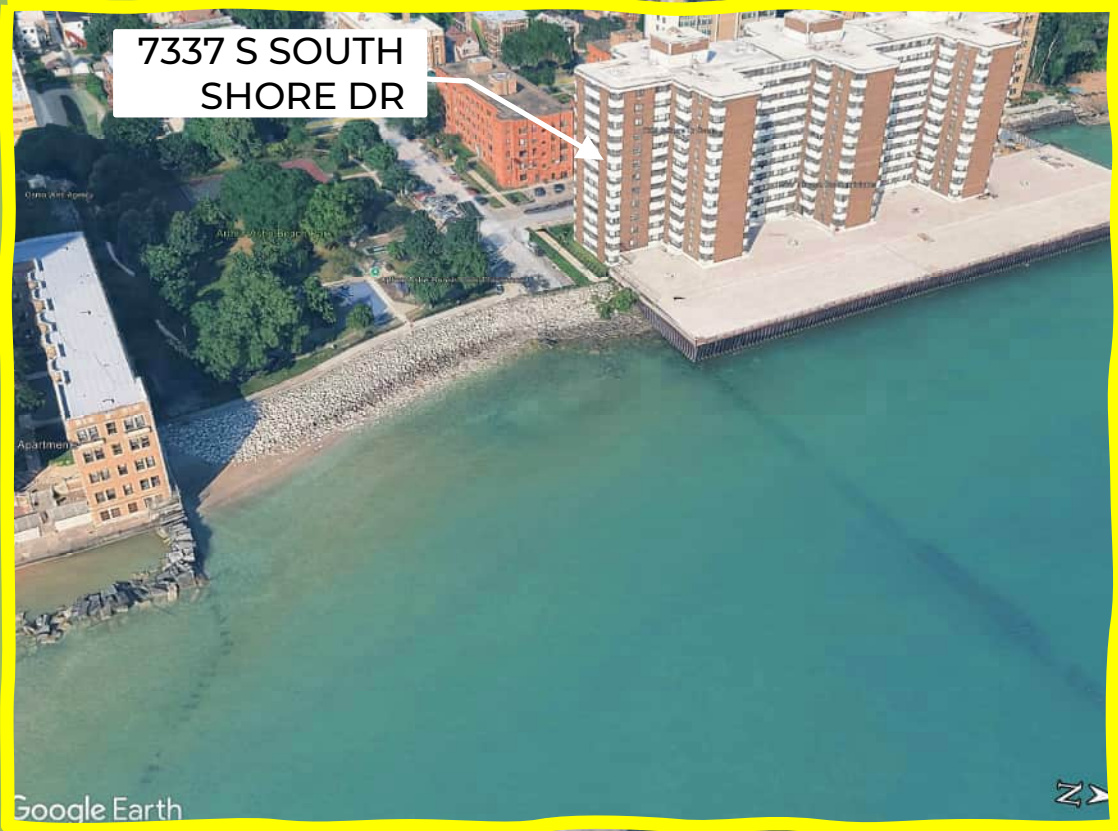
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EXISTING CONDITIONS – ARTHUR ASHE BEACH

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EXISTING CONDITIONS - 7425 & 7447 S SOUTH SHORE DR

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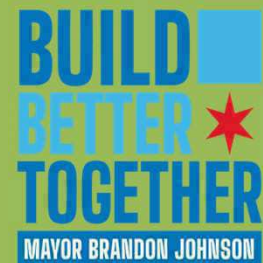
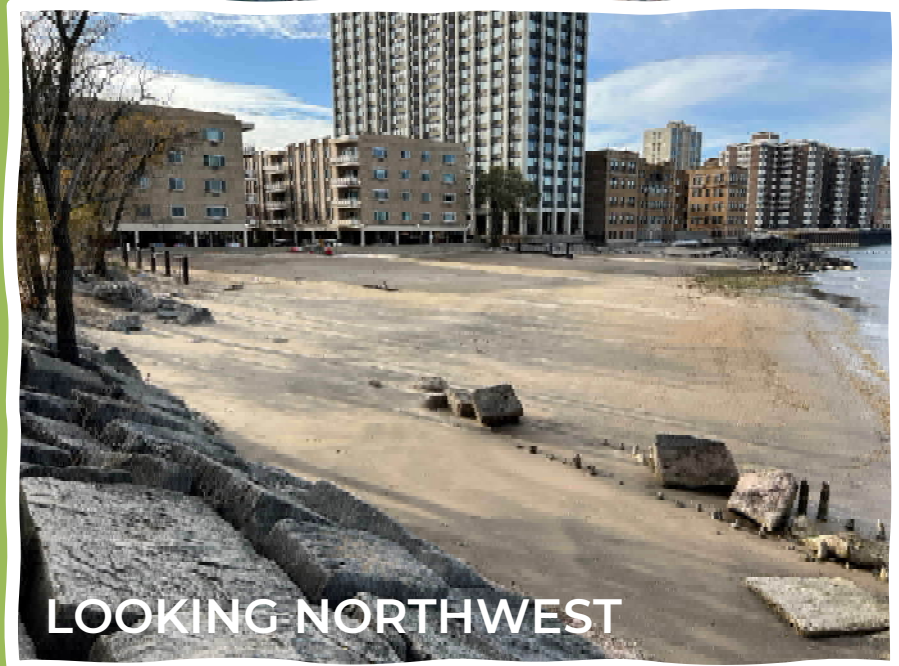
7447 S SOUTH SHORE DR

7425 S SOUTH SHORE DR

7447 S SOUTH SHORE DR

2772 E 75TH ST

7425 S SOUTH SHORE DR



LOCAL HISTORY: EROSION, STORMS, PROPERTY OWNERSHIP

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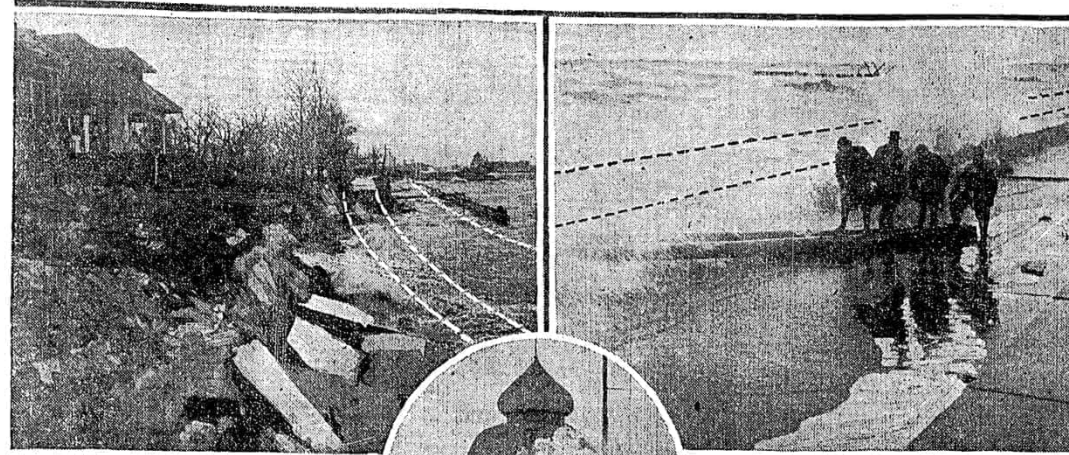
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November 1917

WHOLE STREETS SWEEP AWAY BY LAKE STORM

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

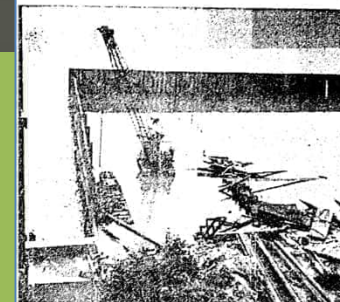


The dotted line shows where Lake Park avenue extended along the shore at Seventy-fourth street before yesterday's storm. The breakers have eaten almost into the foundations of houses along the shore.

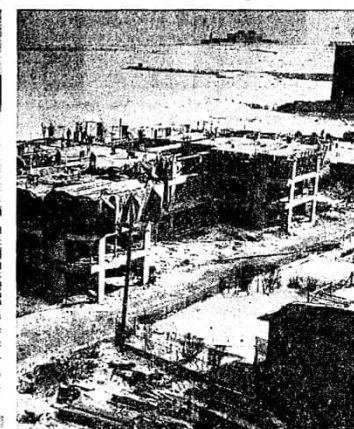
Telephone poles were swept away. The dotted line shows the shoreward sidewalk of Lake Park avenue south of Seventy-second street.

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.

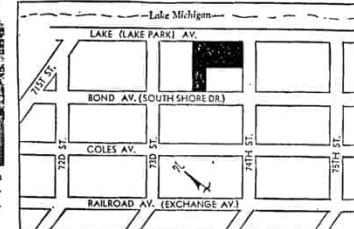


Skyscraper Rising at 73d St.

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.

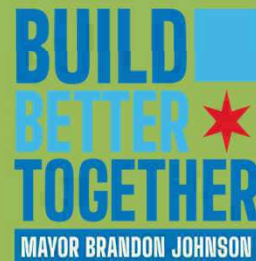


One year after construction was begun—picture was taken June 23, 1959—building walls were almost completed. Tenancy will begin in late fall. Dubin and Dubin are architects.




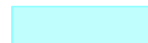
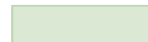
Underwater Lots
Eastern boundary of the new building site projects 140 feet into Lake Michigan alonging this avenue for 410 feet southward to 74th street on what were underwater lots at the time of purchase.
Cost of the land, which has 100 feet frontage on South Shore drive and 215 feet on 74th street 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

An architectural historian has been engaged to conduct an early identification study of historic resources



Greg MITCHELL
7th Ward Alderman

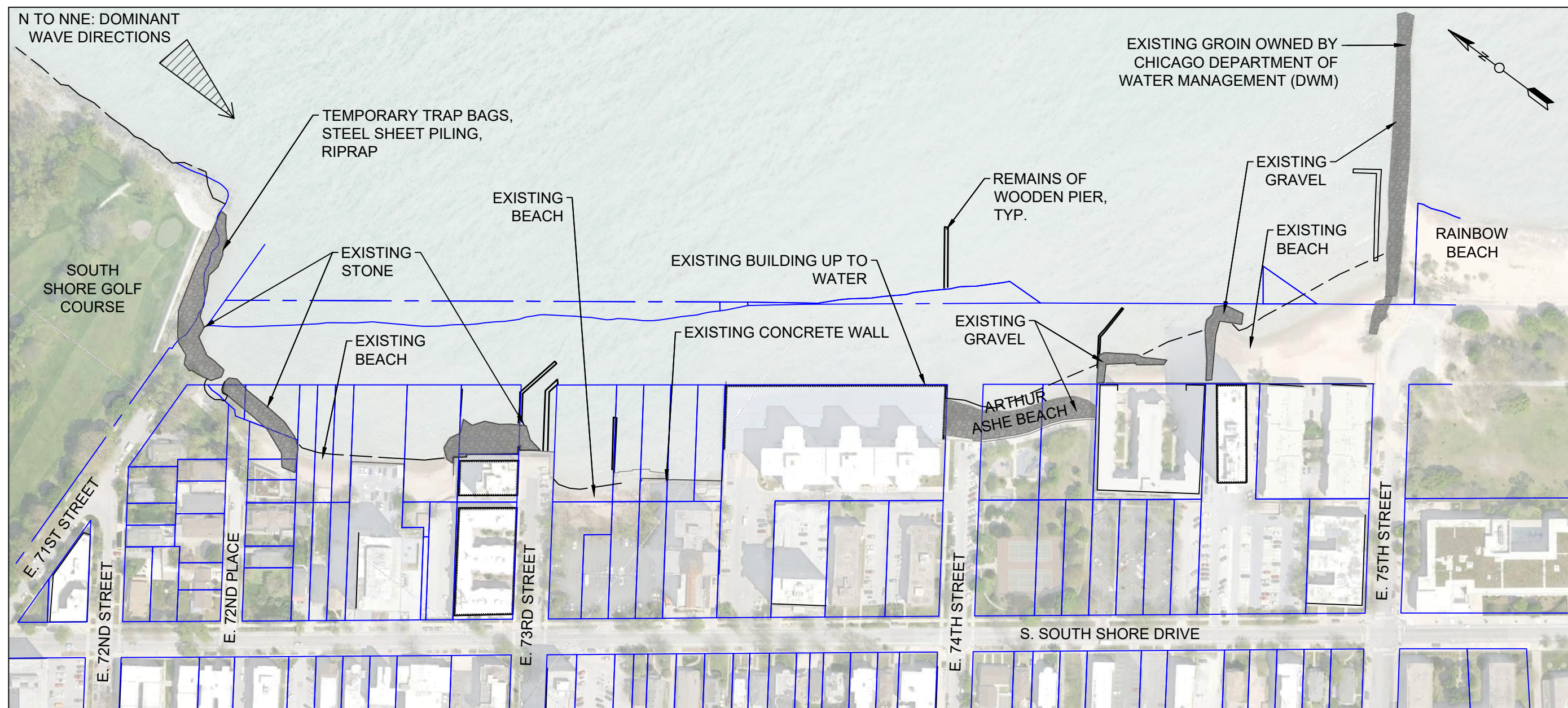


-  CHICAGO DEPARTMENT OF TRANSPORTATION PROPERTY
-  PRIVATE PROPERTY
-  PARK DISTRICT PROPERTY



PROPERTY OWNERSHIP





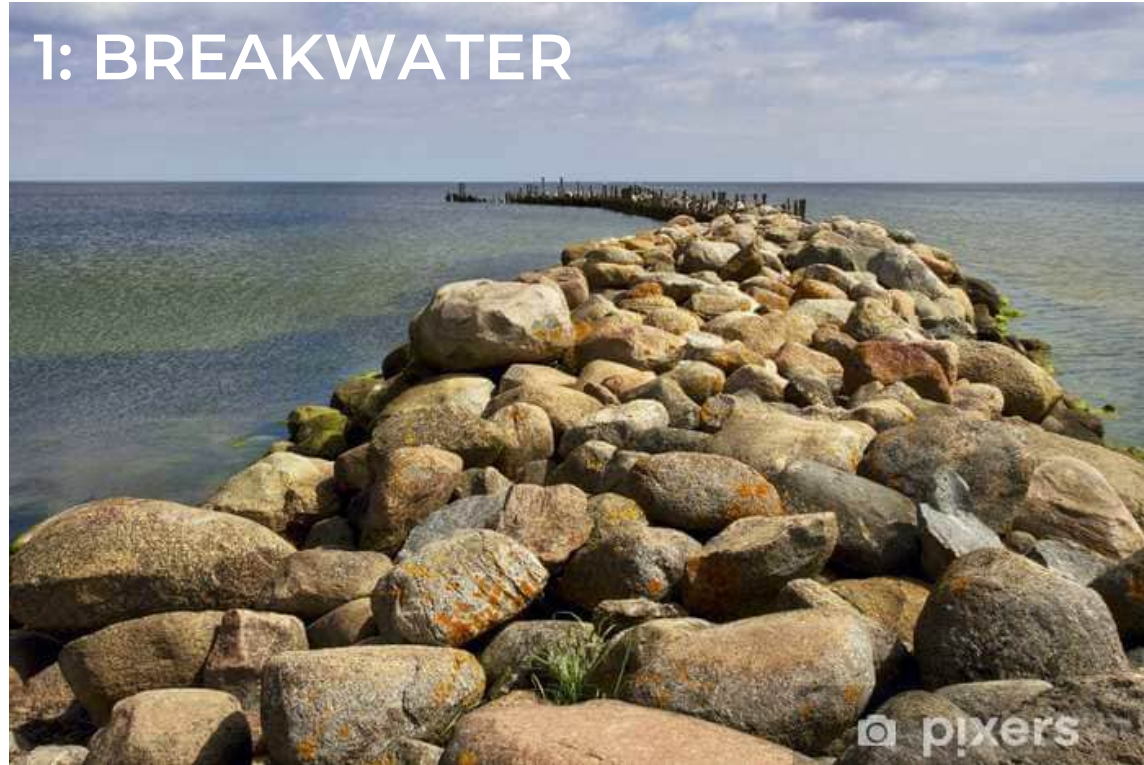
EXISTING CONDITIONS

FEASIBILITY STUDY - DESIGN OPTIONS

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1: BREAKWATER



2: WAVE SCREEN



3: REVETMENT



4: BULKHEAD/SEAWALL



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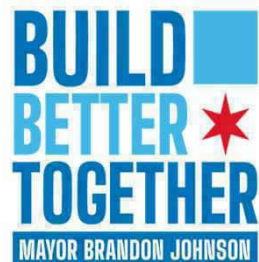
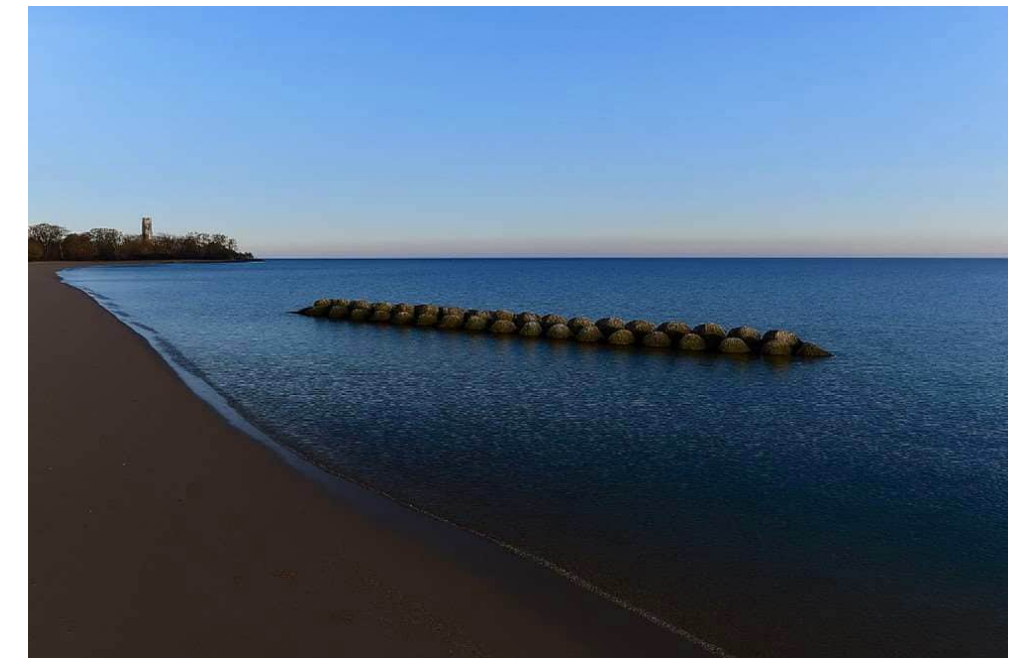


OPTION 1: OFFSHORE BREAKWATER

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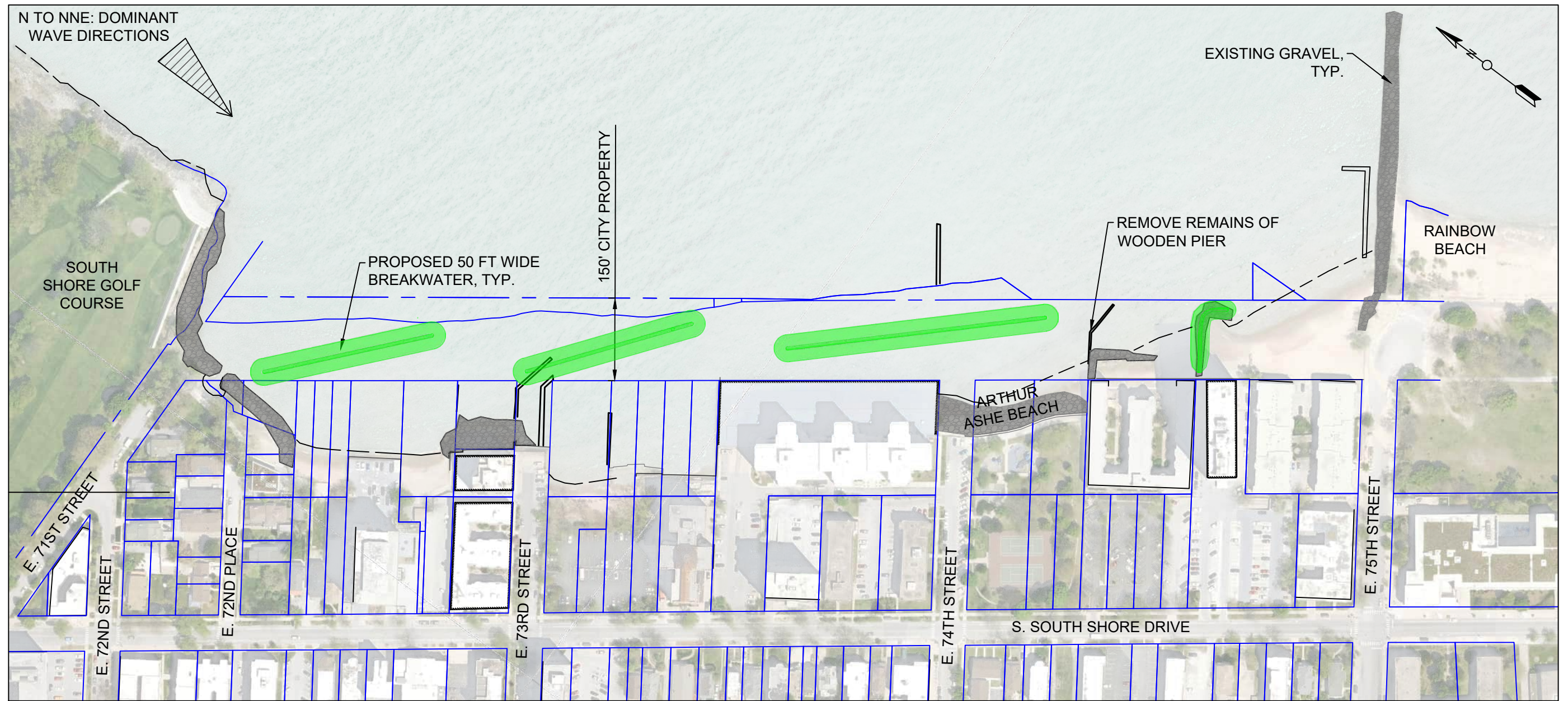
- Consists of engineered large diameter revetment stones
- Absorbs and dissipates energy from waves
- Constructed in open water
- Can be interspersed with plantings and tide/splash tools to support habitat



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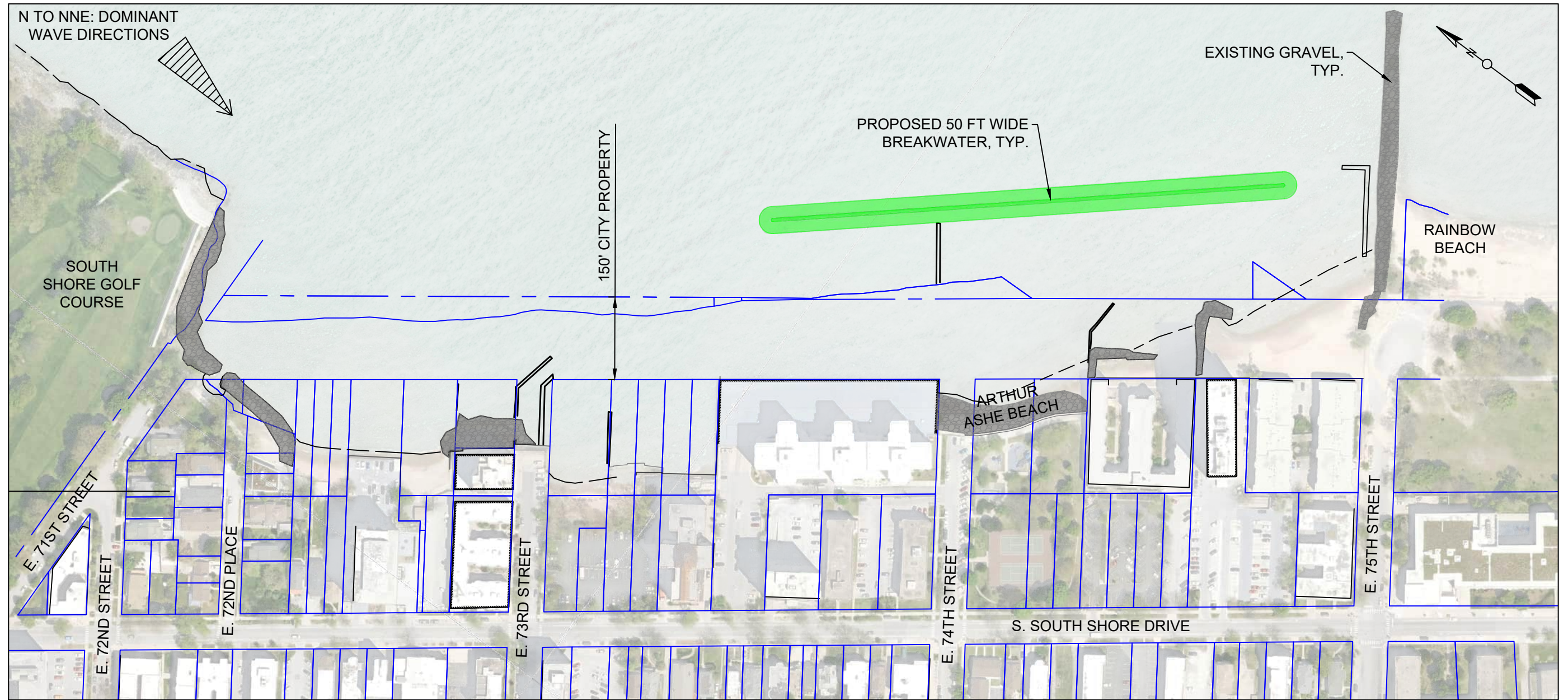


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OPTION 1A: NEARSHORE BREAKWATER

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OPTION 1B: FARSHORE BREAKWATER

OPTION 1: OFFSHORE BREAKWATER

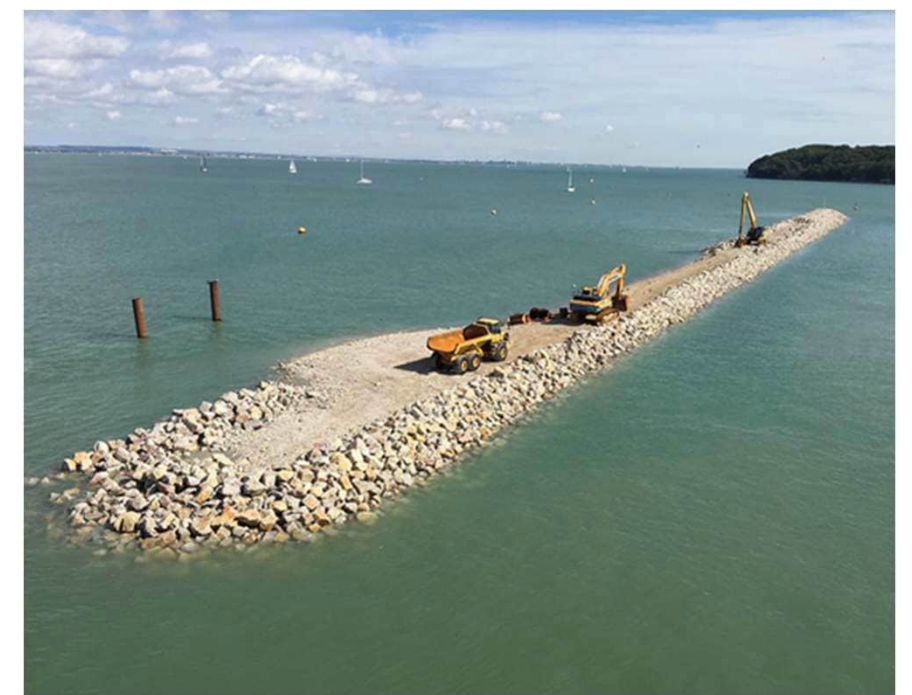
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Pros

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

Cons

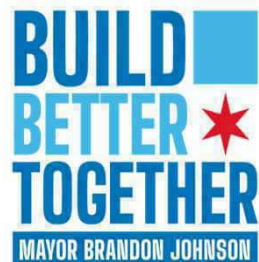
- **No protection from high water level**
- **No direct protection to shoreline**
- Large physical footprint
- Located in navigable waters – may create permitting/construction difficulty



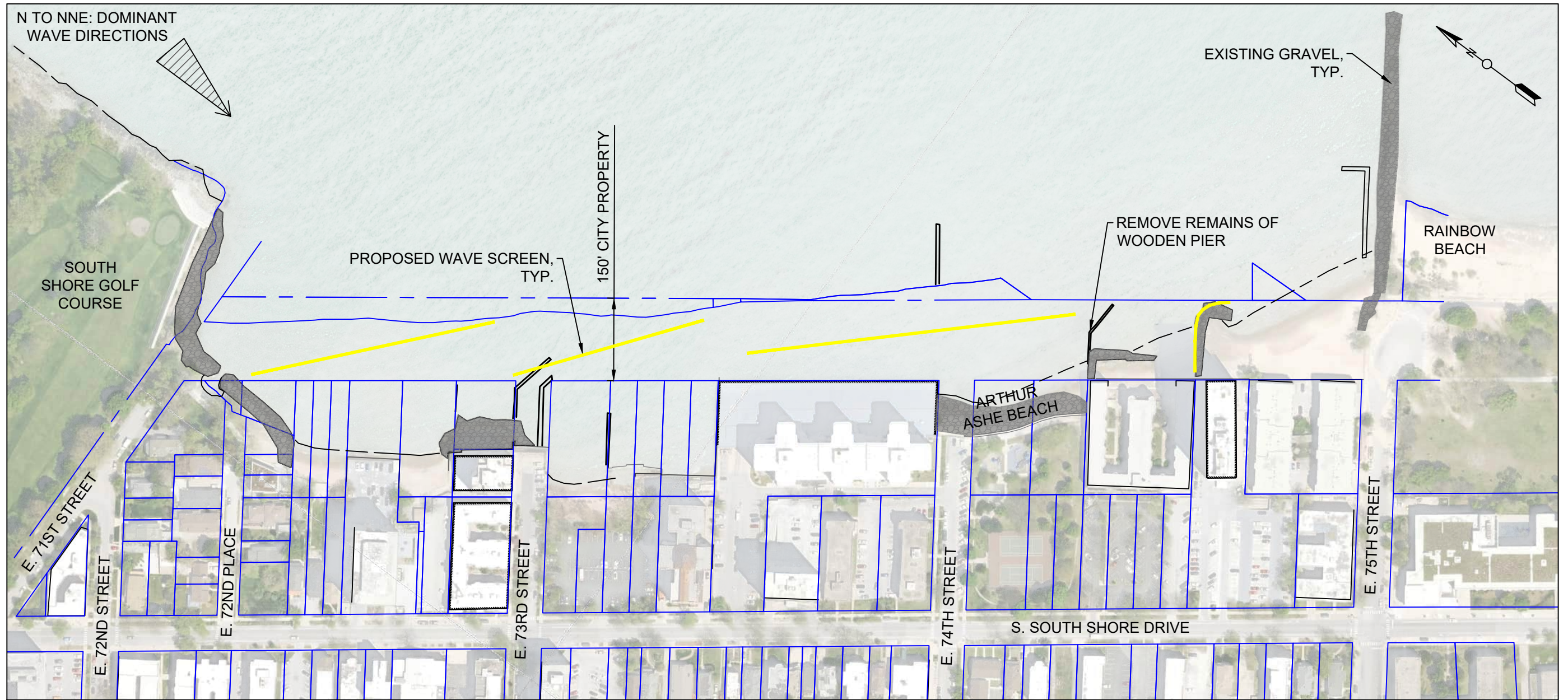
OPTION 2: OFFSHORE WAVE SCREEN

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

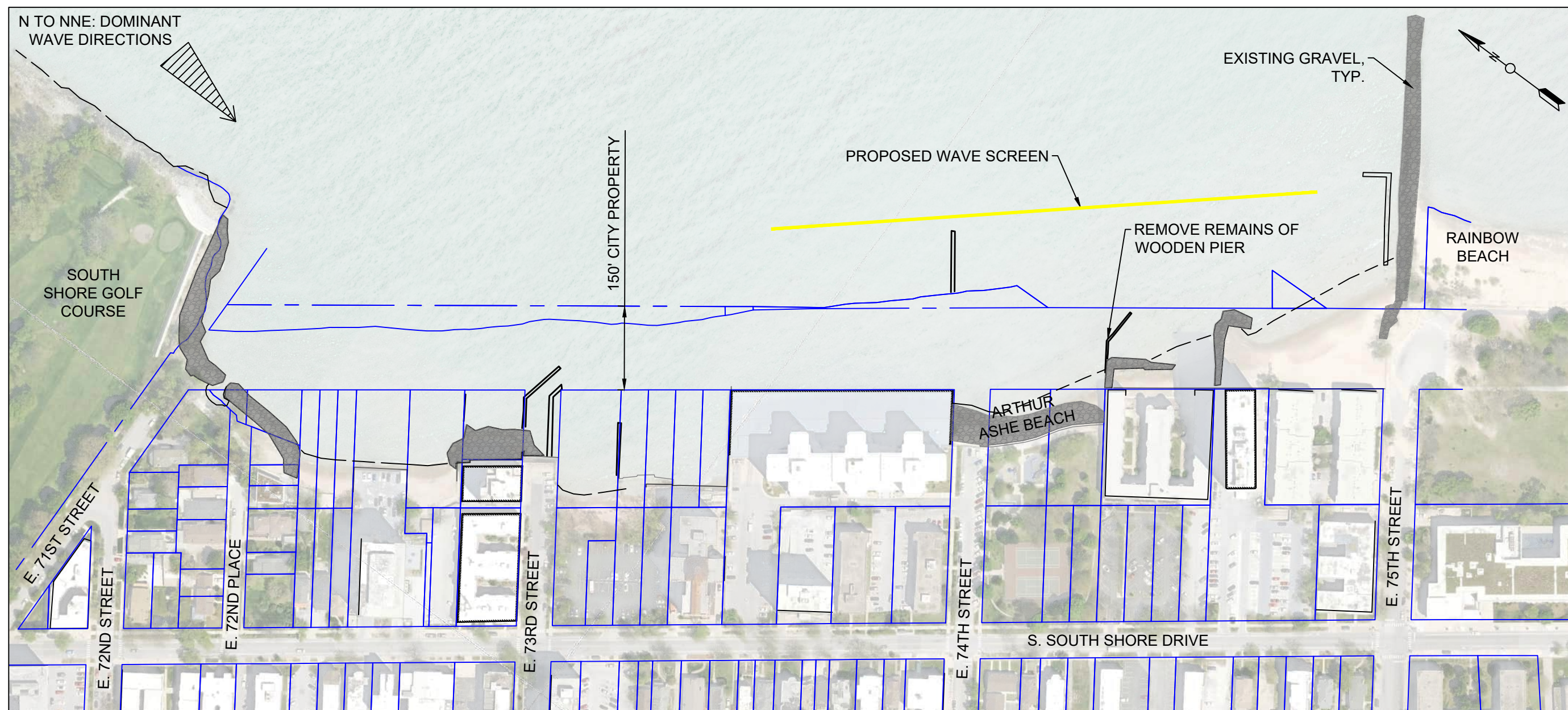


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OPTION 2A: NEARSHORE WAVE SCREEN

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OPTION 2B: FARSHORE WAVE SCREEN

OPTION 2: OFFSHORE WAVE SCREEN

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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

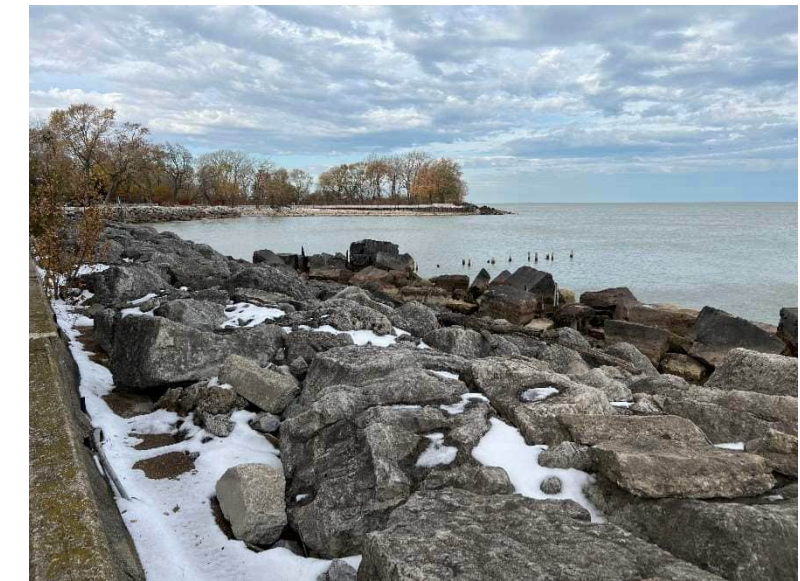
- **No protection from high water level**
- **No direct protection to shoreline**
- Located in navigable waters – may create permitting/construction difficulty
- Lower design life
- No real opportunity for habitat



OPTION 3: REVETMENT

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- Engineered armored stone revetment on existing shoreline
 - Planted revetments also an option where site conditions allow
- Where applicable, replace current failed/non-engineered revetment with properly designed armoring
- Applicable to locations with current shoreline revetment/unprotected beach slope
- Can be interspersed with plantings and tide/splash pool to support habitat



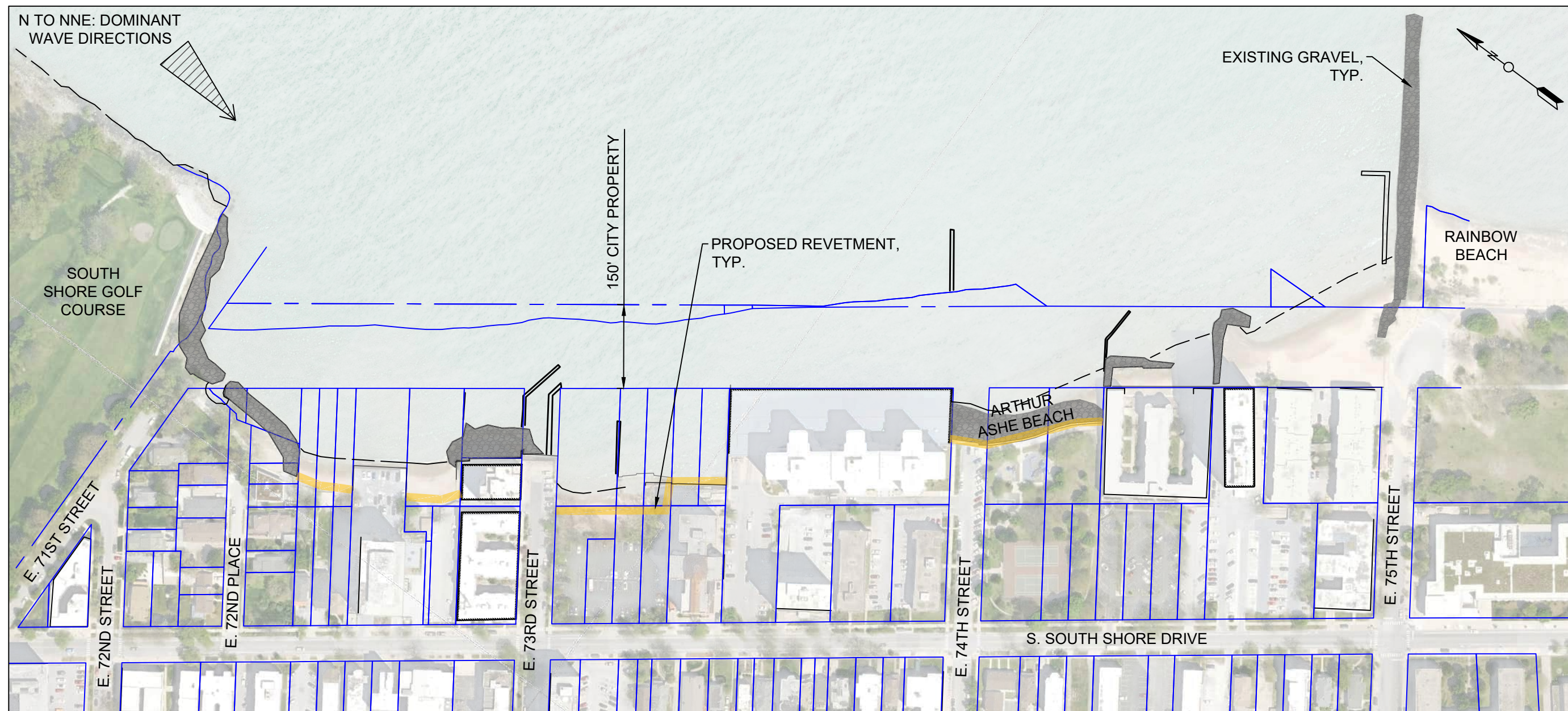
Revetment at 2666 E 72nd St



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OPTION 3: REVETMENT

OPTION 3: REVETMENT

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
- **Some protection from waves, high water**



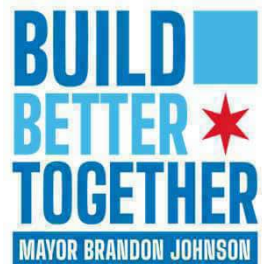
OPTION 4: SHORELINE BULKHEAD/SEAWALL

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- New steel sheet pile or concrete bulkhead/seawall to selected design elevation
- Can be used across varying elevations
- Can step the seawall for tide pools/plantings



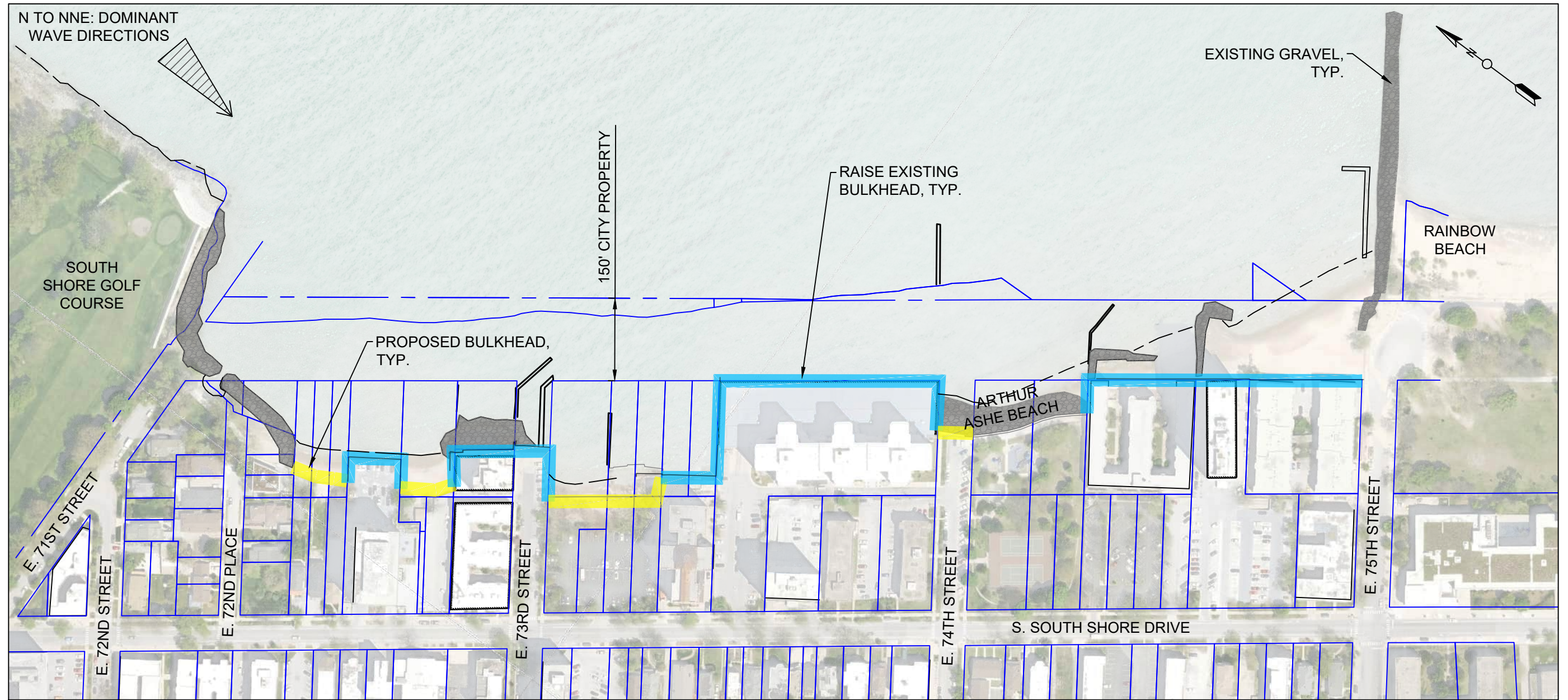
Bulkhead at 7251 S South Shore Dr



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OPTION 4: BULKHEAD/SEAWALL

OPTION 4: SHORELINE BULKHEAD/SEAWALL

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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



Cons

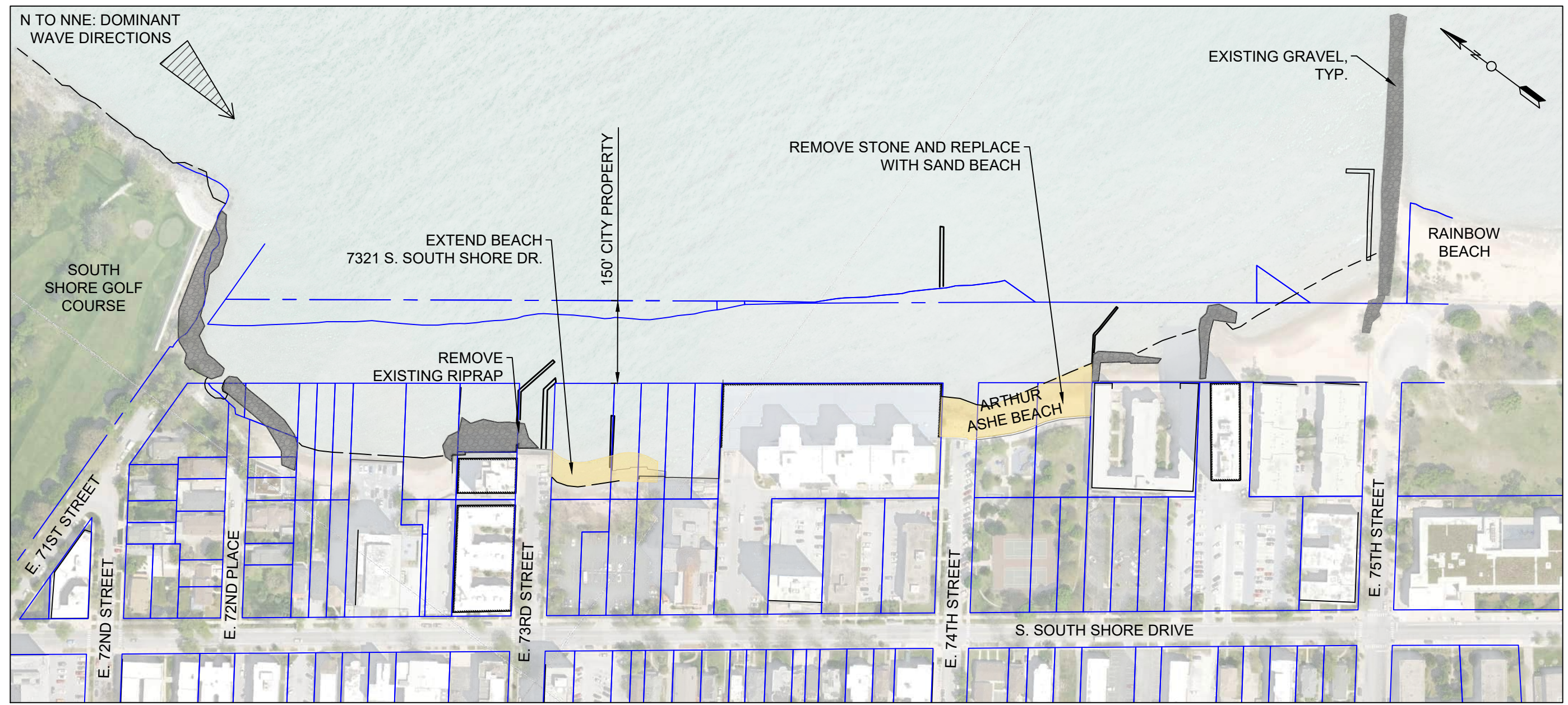
- Access to beach may be cutoff/limited
- Can affect sightlines
- **May require construction and maintenance on private property**



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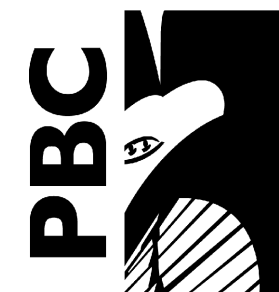
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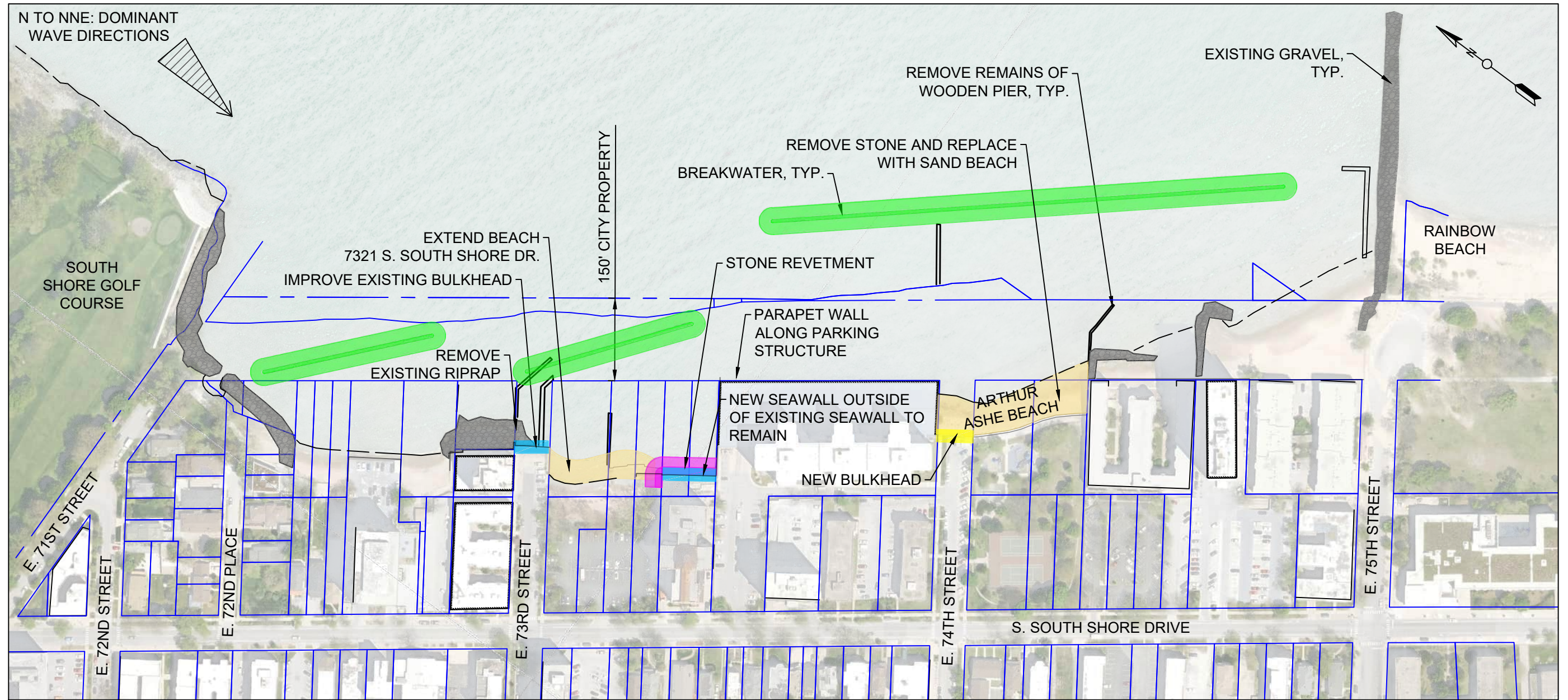
OTHER SHORELINE IMPROVEMENT OPTIONS



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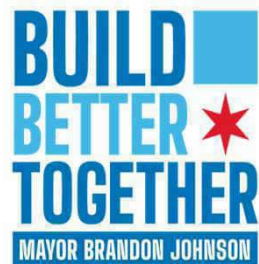
POTENTIAL COMBINATION OF OPTIONS

COMMUNITY INPUT

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Please rank your priorities on your comment card, #1 being the highest:

- 1 2 3 4 5 Views of Lake
- 1 2 3 4 5 Access to Lake
- 1 2 3 4 5 Shoreline Protection
- 1 2 3 4 5 Other: _____
- 1 2 3 4 5 Other: _____

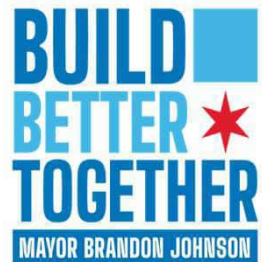
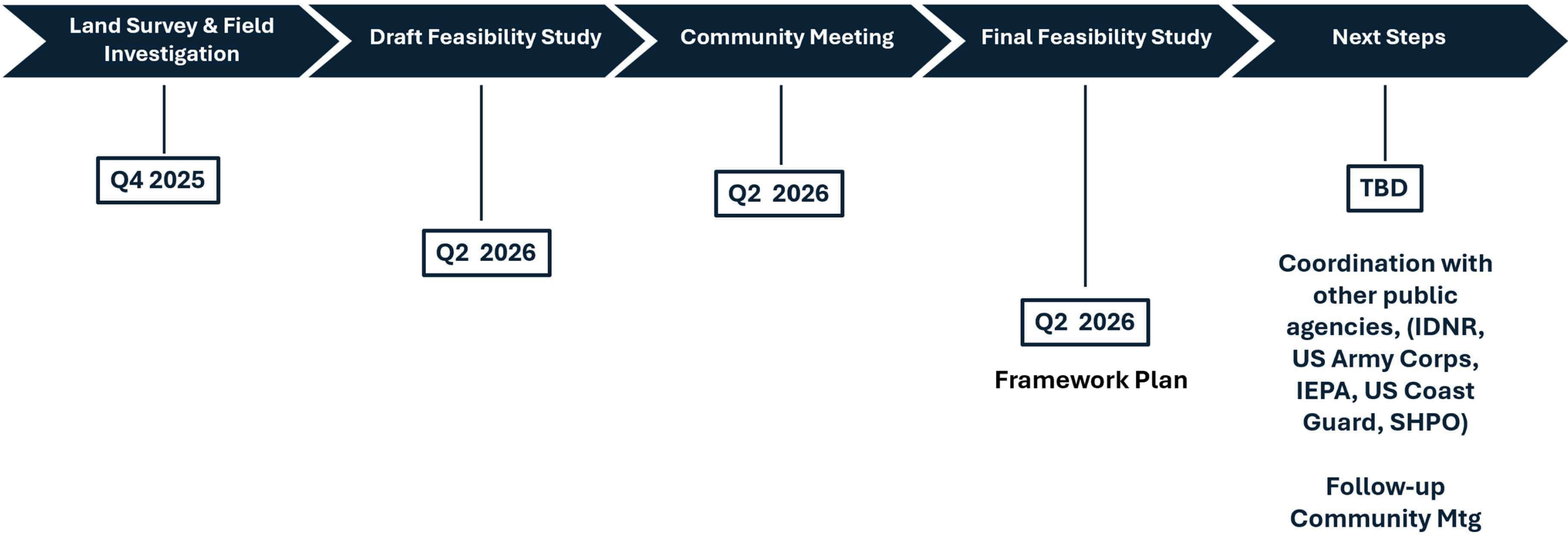


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NEXT STEPS & ANTICIPATED SCHEDULE

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Q&A