

PUBLIC BUILDING COMMISSION OF CHICAGO

DRAFT
**INTENDED FOR
PREDECISIONAL
REVIEW**

CDOT Shoreline Restoration

71st to 75th Street

Feasibility Study

Thursday, June 04, 2026
5:30 – 7:00 PM



Mayor Brandon Johnson
Chairman

Ray Giderof
Executive Director

AGENDA

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01 Welcome & General Overview

02 Design & Engineering Team

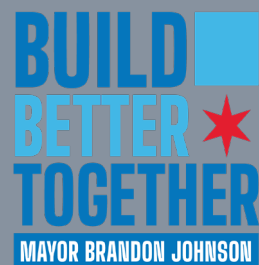
03 Project Funding

04 Existing Conditions

05 Feasibility Study Overview & Potential Options

06 Next Steps & Anticipated Schedule

08 Q&A



DESIGN & ENGINEERING TEAM

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Milhouse Engineering & Construction

- Project Management
- Civil Engineering
- Structural Engineering

WSP

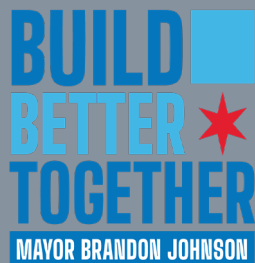
- Coastal Engineering
- Landscape Architecture

GSG

- Land & Bathymetric Survey
- Geotechnical Testing & Reporting

JLK Architects

- Historical Architecture



PROJECT FUNDING

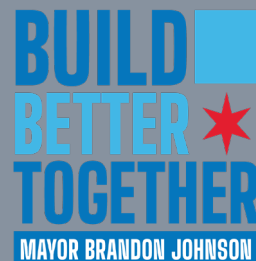
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01 HMGP #4661 (FEMA) Grant:

- 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 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

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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

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

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7th Ward Alderman



Feasibility Study Overview

CDOT Shoreline Restoration DCEO Grant – Shoreline Restoration

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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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7th Ward Alderman



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

EXISTING CONDITIONS

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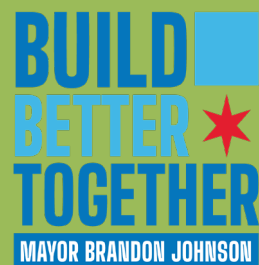


SUSCEPTIBILITY TO EROSION

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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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EXISTING CONDITIONS - 7337 S SOUTH SHORE DR

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EXISTING CONDITIONS - ARTHUR ASHE BEACH

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ARTHUR ASHE BEACH

EXISTING CONDITIONS – 7425 & 7447 S SOUTH SHORE DR

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7447 S SOUTH
SHORE DR

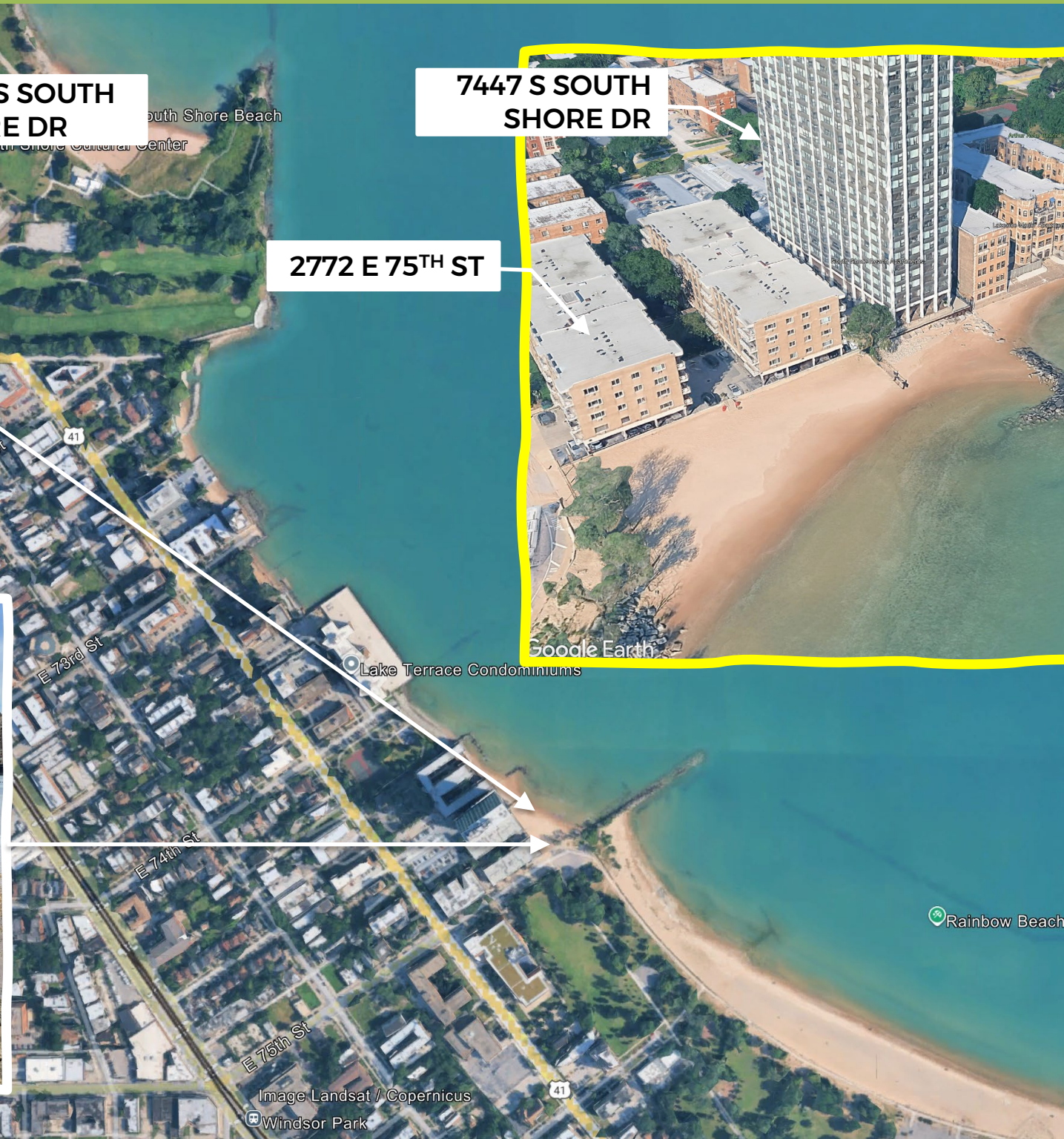


7425 S SOUTH
SHORE DR

7447 S SOUTH
SHORE DR

2772 E 75TH ST

7425 S SOUTH
SHORE DR



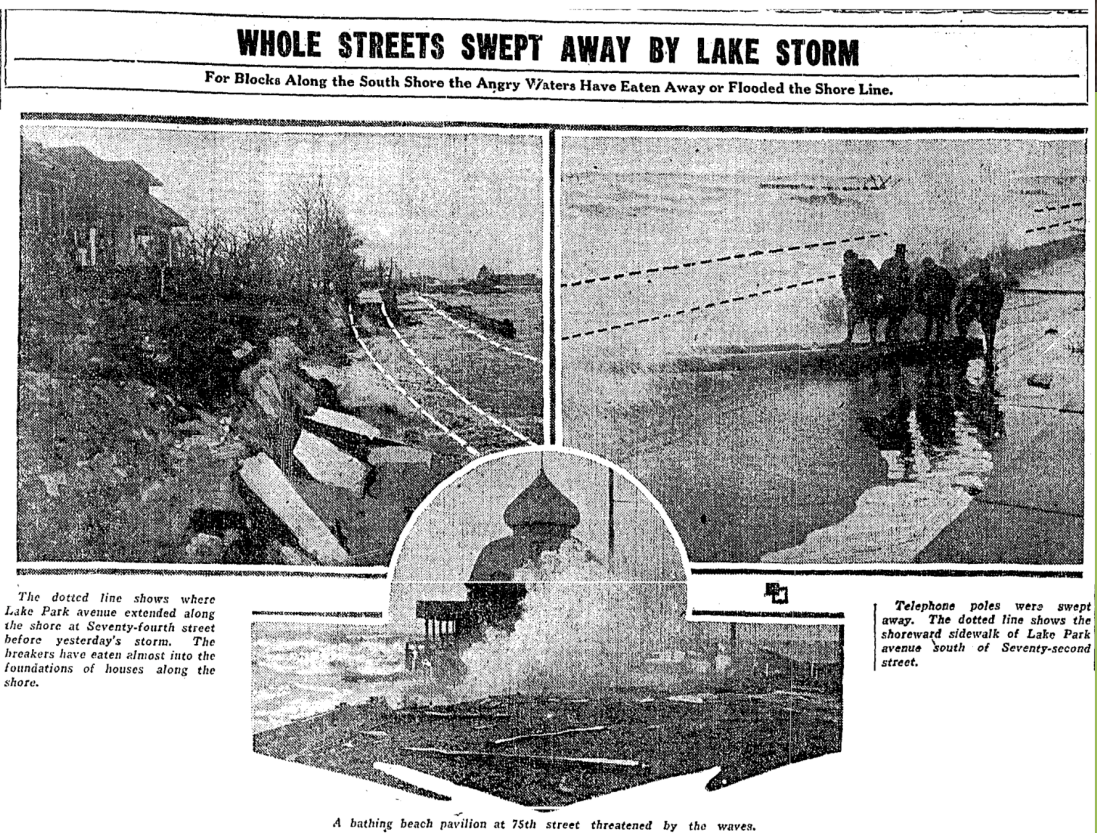
LOCAL HISTORY: EROSION, STORMS, PROPERTY OWNERSHIP

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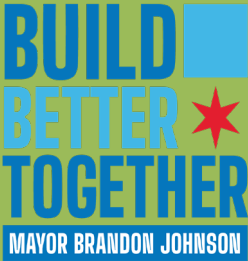
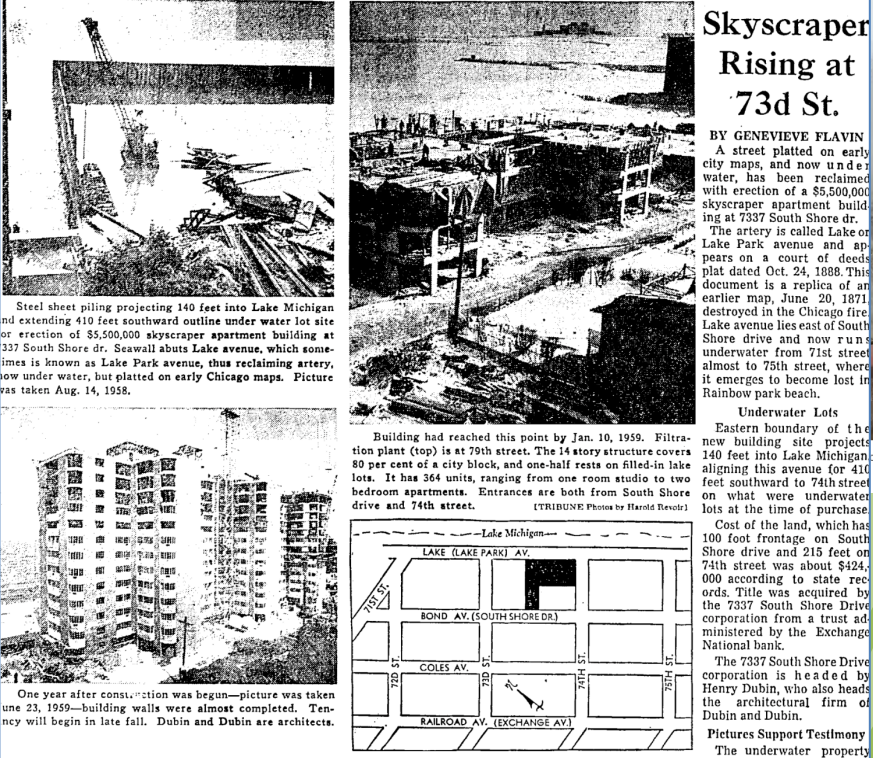


November 1917

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



Reclaim Land from Lake for 364 Flats



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7th Ward Alderman

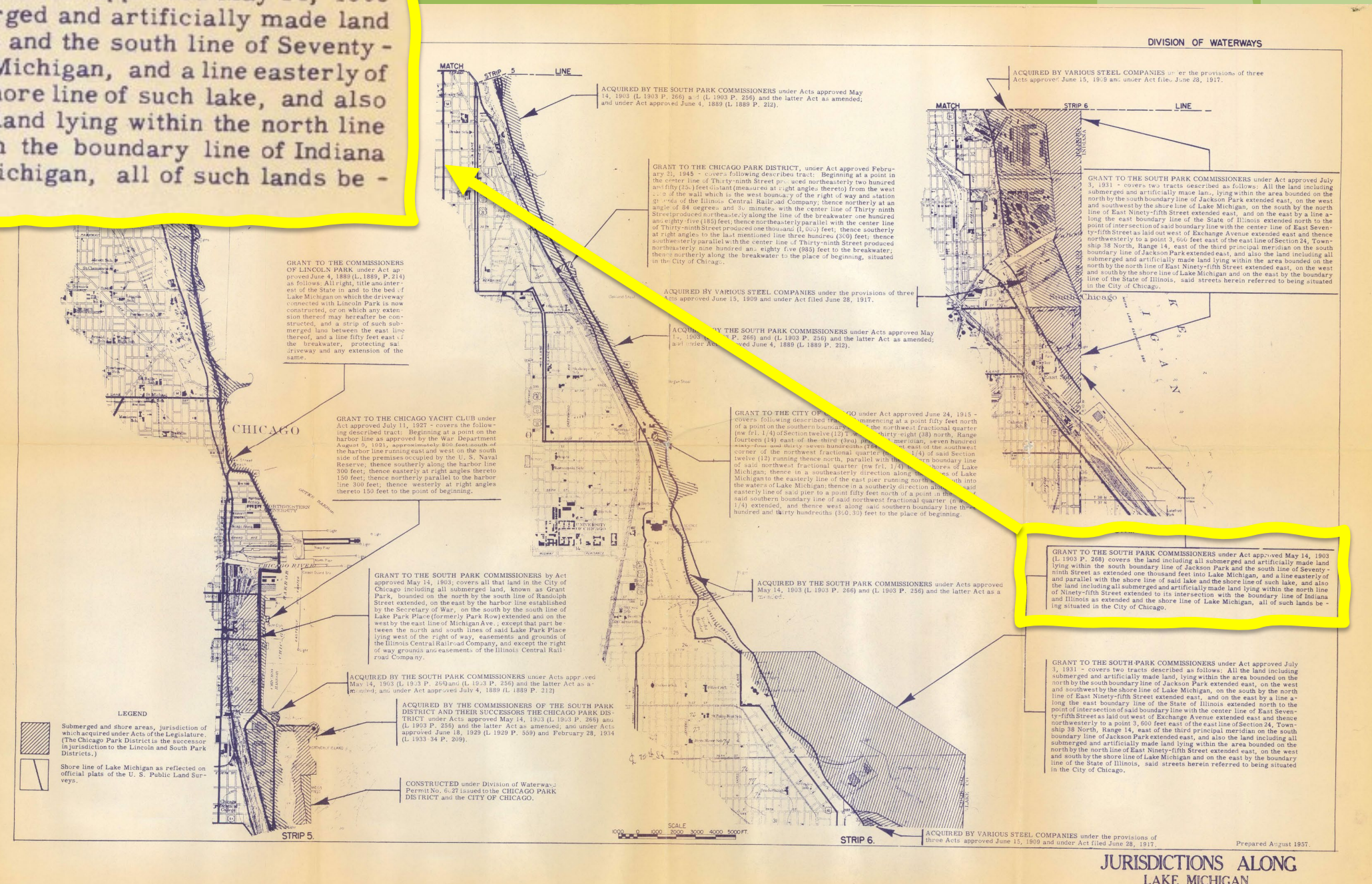


CHICAGO PARK DISTRICT SUBMERGED LAND OWNERSHIP

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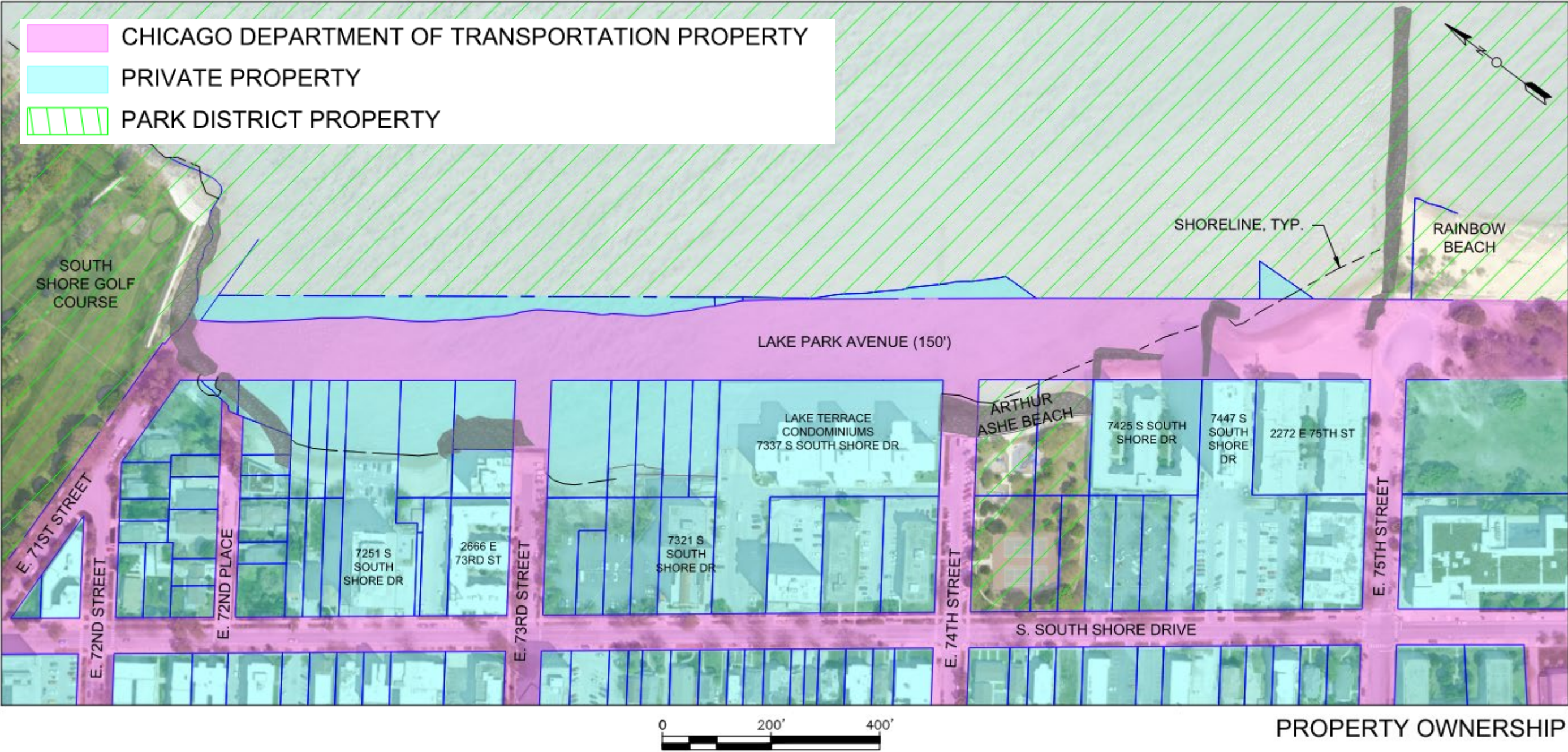
GRANT TO THE SOUTH PARK COMMISSIONERS under Act approved May 14, 1903 (L 1903 P. 268) covers the land including all submerged and artificially made land lying within the south boundary line of Jackson Park and the south line of Seventy-ninth Street as extended one thousand feet into Lake Michigan, and 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

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HISTORIC RESOURCES REVIEW

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- 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

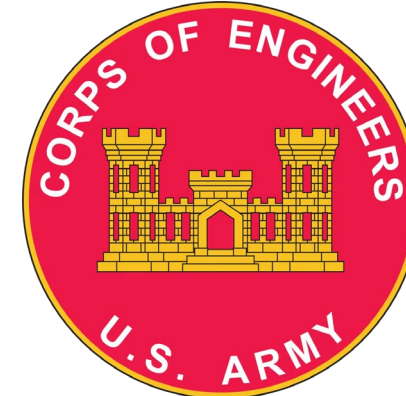


AGENCY OUTREACH

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



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



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



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

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



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PUBLIC OUTREACH & ENGAGEMENT

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- Builds on **prior outreach efforts** (2019 CDOT/USACE meetings)
- Initial **public meeting** held March 18, 2026
- Ongoing coordination with **South Side Lakefront Erosion Task Force**
- Engagement with **Delta Institute**



#1 Shoreline Protection

41 comment cards ranked as a priority

23 ranked as number one priority

"Shoreline Protection" was the most selected priority among respondents.

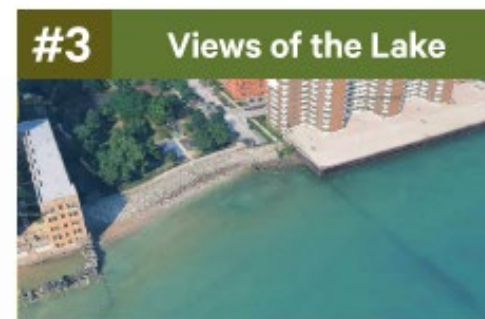


#2 Access to the Lake

39 comment cards ranked as a priority

18 ranked as number one priority

"Access to the Lake" was the second most selected priority.



#3 Views of the Lake

33 comment cards ranked as a priority

10 ranked as number one priority

"Views of the Lake" ranked as the third most selected priority.

ECOLOGY

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- 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

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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

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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

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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

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CONCEPTUAL SHORELINE APPROACH

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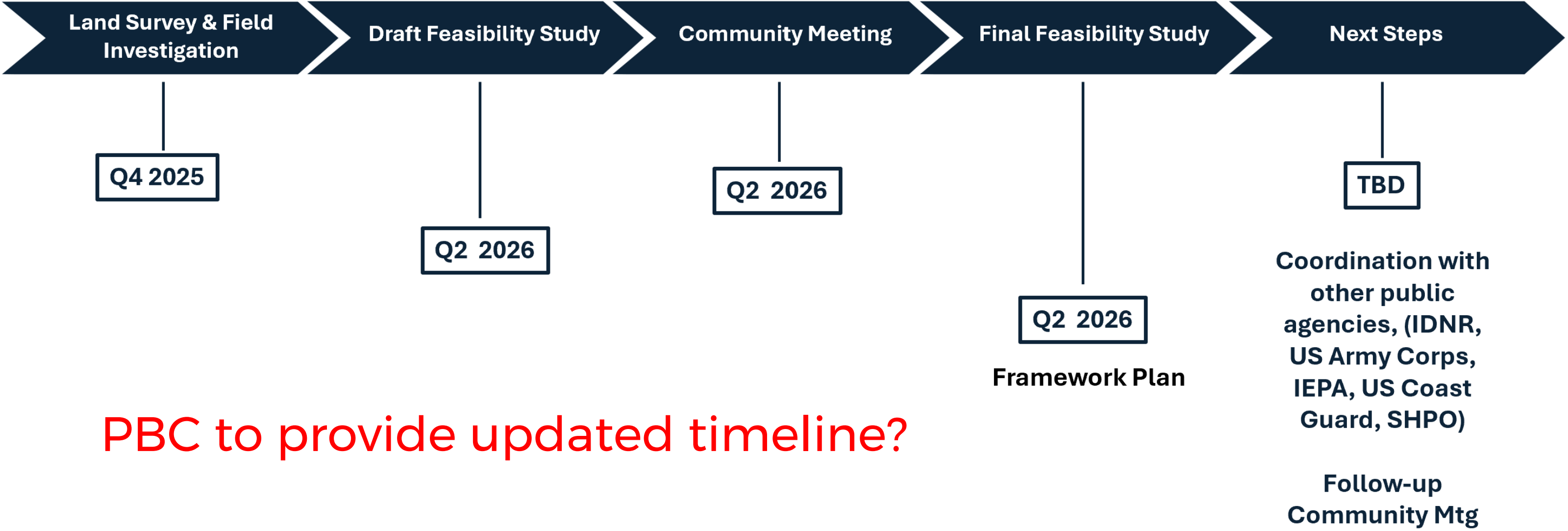
- Conceptual plan shows **feasible ideas**, not a final design
- Solutions address both **wave energy and high water**
- Offshore features are considered **on CDOT property**
- No improvements are proposed on **CPkD-owned lakebed**
- Some locations require **onshore protection**
 - Proposed improvements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



Comment card?
QR Code?

NEXT STEPS & ANTICIPATED SCHEDULE

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PBC to provide updated timeline?



Q&A

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