

2800-3000 E. 106th Street, Chicago, IL

June 14, 2022 6:00 – 8:00 PM

Agenda

- I. Welcome and Introduction
- II. DPD Context / Site Details
- III. Developer (Transport Properties) Presentation
- IV. Task Force Only Discussion
- V. Adjourn

DPD Context

New Planned Developments / Amendments

REQUIREMENTS

(Municipal Code of Chicago, Title 17 Section 8-0509-A & B)

All new development within one hundred (100) feet of Chicago waterways be processed as Planned Developments.

Applies to the following waterways: Chicago River Main Branch and North Branch Canal, Chicago River South Branch and South Fork of the South Branch, North Shore Channel, Chicago Sanitary and Ship Canal, Calumet River and Lake Calumet, Little Calumet River, Grand Calumet River, Wolf Lake, Des Plaines River

Calumet Design Guidelines

Applicability (Municipal Code of Chicago, Title 17 Section 11-0401 B & C)

Applicable to all new construction of any building or vehicular use area on sites larger than 4 acres and all new planned developments within the Lake Calumet Landscape Area defined in the Calumet Design Guidelines (Adopted by CPC on March 11, 2004).

Planned Development Review Process



Regulation Context

Adopted by CPC in 2004

Reflects the Calumet Open Space Reserve Plan (2005) and Calumet Land Use Plan (2002)

More recent planning activities not reflected (IIPD, USACE, DPD work).

Next steps: What else should we be thinking about?



CITY OF CHICAGO
RICHARD M. DALEY, MAYOR

DEPARTMENT OF PLANNING AND DEVELOPMENT
ALICIA MAZUR BERG, COMMISSIONER

Design Objectives

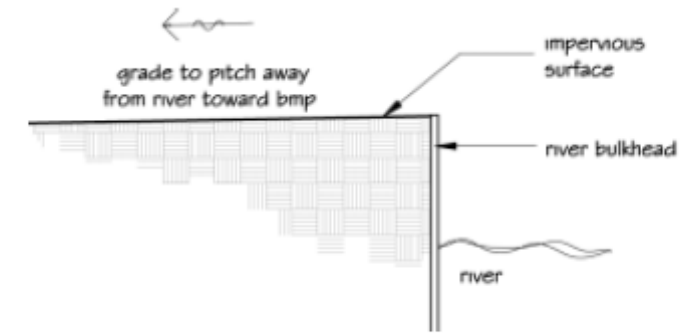
Provide guidelines for lake and river shorelines as well as, parking areas, stormwater BMPs and other landscaping and stormwater management components

Design Standards

River Dependent: Priority given to loading and unloading operations with direct waterway access

River Non-Dependent: Property is developed adjacent to water bodies, but the use does not require waterway access

River Dependent



River Non-dependent

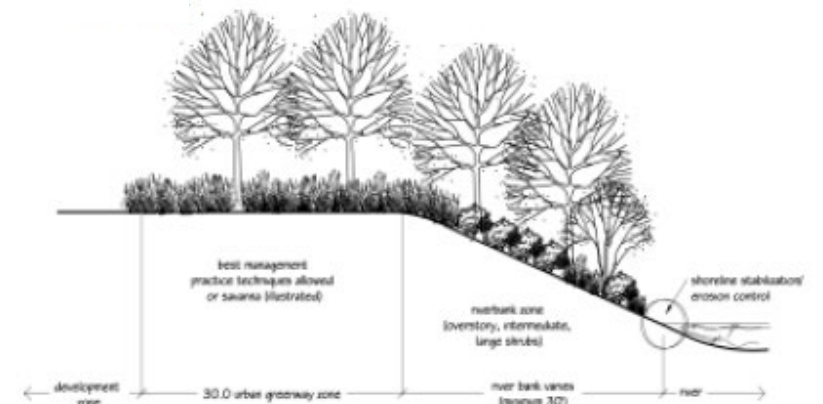
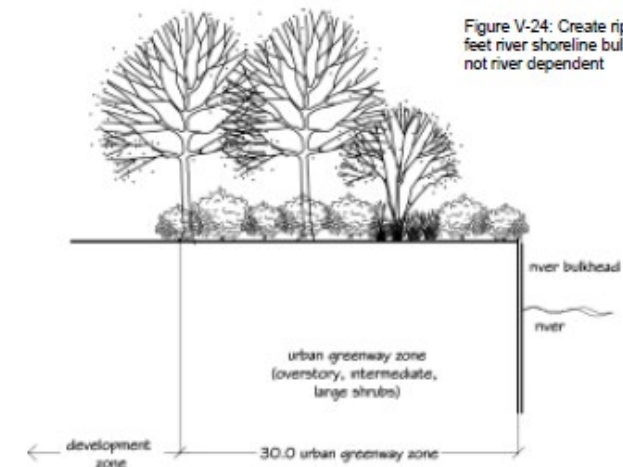


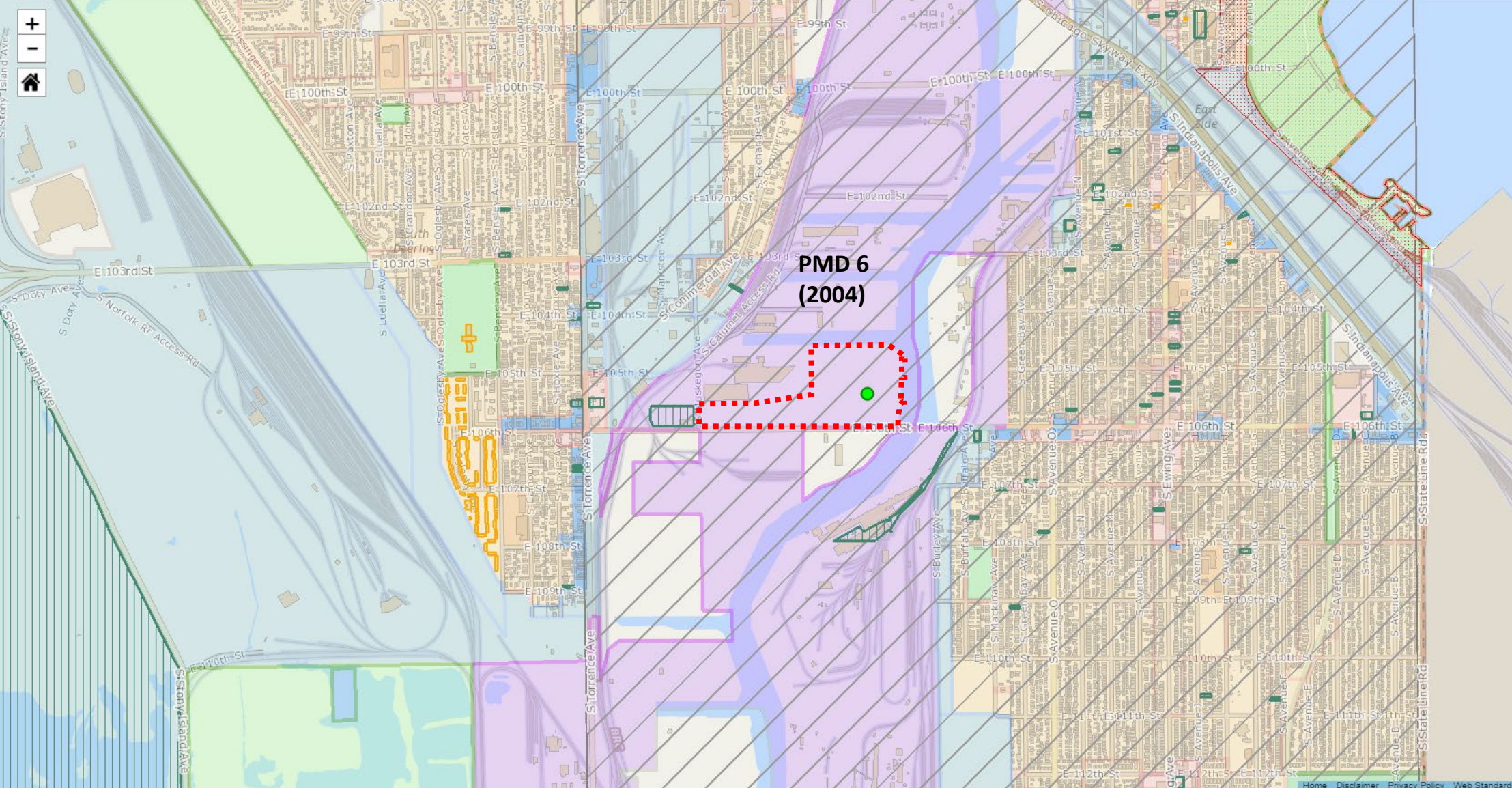
Figure V-24: Create riparian feet river shoreline bulkheads: not river dependent



Site Details

Search by Address or PIN #

Advanced Tools
 Aerial
 Clear Map
 Print
 Map Legend
 Overview
 Help



Legend

- CTA Station
 - Non-Accessible
 - Accessible
- METRA Station
- Chicago Public Schools
- TIFs
- Industrial Corridors
- Wards
- Community Area
- City Parcels
- Planned Developments
- Lakefront Zoning
 - Private
 - Public
- Pedestrian Street
 - Pedestrian
 - Retail
 - Six Corner
 - Downtown
 - Class I
 - Class II
 - Mobility
- Chicago Landmarks
- Chicago Landmark Districts
- Chicago Historic Resources Survey
 - Orange
 - Red
- National Register
 - NRHP - Property
 - NRHP - District
 - NHL - Property



Arro Corporation

Adelman's Truck & Equipment



Chicago Ave
Omni Materials

S Calumet Access Rd

S Muskegon Ave

Applied Protein Systems

Arro Corporation

S Muskegon Ave

E 106th St

E 106th St

E 106th St

Calumet River

Calumet River

et River

Trucking

Asphalt Operating Services-Chicago

Developer Presentation

Former Wisconsin Steel Site

2800-3000 E. 106th Street, Chicago, IL

Historical Uses

- Past Uses

- This portion of the Calumet River has been used for industrial purposes since the 1870's
- By 1901, this specific property was developed. A canal transected it and several rail spurs entered it, suggesting it was developed as an intermodal facility (barge to rail)
- By 1938, the canal was filled, and the site was occupied by Wisconsin Steel and utilized for bulk storage purposes of raw materials related to the steel industry (i.e. coal, coke, mulch, limestone, raw steel/iron ingots, flue dust, and slag)

- Recent Uses

- George J. Beemsterboer, ("GJB") Inc. acquired the property from Wisconsin Steel in 1982. GJB used the site for the bulk storage of raw materials related to the steel industry and for the bulk storage of similar and other various materials that were stored in aboveground piles and then shipped to/from the site via trucks and barges.
- The materials reportedly stored on site mainly included coal, coke, mulch, limestone, raw steel/iron ingots, flue dust, and slag.
- More recently, it has been vacant land with the exception of the western portion of the site that until recently was utilized by National Pipeline for material staging purposes (i.e. steel and PVC pipes, elbows and fittings)
- Currently the site's only activity is the storage of barges on the perimeter on a temporary basis

Planned Development

- Current Ownership desires to invest over \$11MM in new improvements to the site, including up to \$1MM to remove and properly dispose of any remaining environmentally impacted soils
- Generally, the site will be improved to be a high quality truck and trailer storage facility
- This plan is consistent with current zoning (Planned Manufacturing District 6 (Lake Calumet)) and with the historical uses of the site since the late 1800's as industrial
- Ownership also desires to maintain and protect the intermodal capability of the site by improving the perimeter sea wall and barge docking facilities on site

Environmental Background

- Environmental site investigations have been investigated by multiple parties since 2014
- In March 2019, approximately 90,000 tons of flue dust was removed from the site as required in a Consent Order between the State of Illinois and Beemsterboer dated September 4, 2019
- In 2020, the site was re-graded to level former bermed areas, and all remaining above ground fuel storage tanks were removed in accordance with IEPA guidelines
- Ownership is pursuing a voluntary final clean up of the site with IEPA approval. This final clean up plan involves removing impacted soils from four separate areas of the property, backfilling with clean fill, and providing a protective cap in the form of an asphalt parking lot and surrounding bio-retention areas.
- The improved site will greatly benefit the surrounding area and Calumet River ecosystem from a drainage standpoint.



CALUMET RIVER

Luminaire Data - DB Lighting Consultation								
Label	Qty	Symbol	(MANUFAC)	Description	LLF	Arr. Watts	Arr. Lum. Lumens	Mounting Height
S4s	39		PHILIPS GARDCO	ECP-L-96L-1_2A-NW-G2-4-HIS	0.850	365	32742	40
S4S	14		PHILIPS GARDCO	ECP-L-96L-1_2A-NW-G2-8W	0.880	365	41859	40

Calculation Values - DB Lighting Consultation									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min		
All Values	Illuminance	Fc	0.91	3.3	0.0	N/A	N/A		
Parking	Illuminance	Fc	1.17	3.3	0.2	8.85	16.50		

NOTES:
 1. The calculated results of this lighting simulation represent a prediction of system performance and are not guaranteed.
 2. Actual measured results may vary from the anticipated performance and are subject to means and conditions which are beyond the control of DB Lighting Consultation.
 3. Illumination values shown (in foot-candles) are horizontal at grade level based on Mounting Height 40'-0"
 4. Calculation points are on an 15' x 15' spacing
 5. Per fixture isolines shown represent 0.25 Fc and is for reference only

Scale: 1 inch= 80 Ft.
 DB Lighting Consultation (DBLC) assumes no responsibility for any errors in the IES files, background images, or other information provided to DBLC to be used in these calculations. Actual or measured results may vary due to manufacturer tolerances, component malfunctions, obstructions, varying surface reflectance's and other field conditions. The owner assumes all responsibility for compliance with federal, state and/or local codes and regulations.

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Rev	Date	Comments

Project Name:
TP 106th Chicago
 Project ID Number: 2022-273
 Date: 06/09/2022

