



AECOM
130 East Randolph Street, Suite 2400
Chicago, IL 60601
www.aecom.com

312.373.7700 tel
312.373.6800 fax

June 30, 2025

Mr. Eric Otto
Illinois Department of Natural Resources
Office of Water Resources, Lake Michigan Section
160 N LaSalle Street, Suite S-703
Chicago, IL 60601

**Subject: The Salt Shed Proposed Riverfront Dock Development
North Branch Chicago River at 1357 North Elston Avenue, Chicago, IL 60642
408-LRC-2025-0011 & LRC-2007-505
Federal Consistency Application**

Dear Mr. Otto,

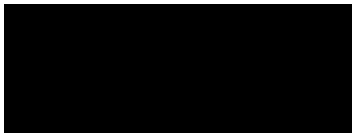
This letter provides information that supports The Salt Shed Proposed Riverfront Dock Development in the North Branch Chicago River at 1357 North Elston Avenue, Chicago, IL 60642. The project proposes to construct a new floating dock in the river adjacent to the existing steel sheet pile wall. The floating dock platform is comprised of inland river barges that will remain stationary upon installation. A copy of the application for federal permit is attached to this letter. The attachment includes project plans and details of the proposed breakwater structure. The proposed activity complies with Illinois' approved coastal management program and will be conducted in a manner consistent with such policies.

Contact person:
Samuel Shaffer
Project Engineer



Sincerely,

Samuel Shaffer



Project Engineer

Attachments:

Attachment A – Application for Federal Permit Package



AECOM
One Prudential Plaza
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April 24, 2025

Mr. Soren Hall
Senior Project Manager
U.S. Army Corps of Engineers
Chicago District Regulatory Branch
231 South LaSalle Street
Suite 1500
Chicago, IL 60604

Mr. James Casey
Illinois Department of Natural Resources
Office of Water Resources, Lake Michigan Section
160 N LaSalle Street, Suite S-703
Chicago, IL 60601

**Subject: The Salt Shed Proposed Riverfront Dock Development
North Branch of the Chicago River at 1357 N Elston Ave, Chicago, Illinois 60642
Joint Permit Application Letter Report**

Soren and Jim,

Please find attached a joint permit application and supporting documentation for the above referenced proposed floating dock construction project.

Project Background

The project site is located at 1357 N Elston Ave along the west edge of the North Branch of the Chicago River. The Salt Shed venue is located on the property. The project plans to expand recreational site activity to include riverfront access along the North Branch of the Chicago River. Temporary docking of vessels along the proposed floating dock will provide access to leisure experiences on the water.

Proposed Project

The Salt Shed Riverfront Dock Development proposes to construct a new floating dock in the river adjacent to the existing steel sheet pile wall. The floating dock platform is comprised of inland river barges that will remain stationary upon installation. Steel pipe piles will be driven into the riverbed at locations that align with the configuration of steel sleeves on the exterior of the barge. The piles insert through the sleeves so that the barge can rise and fall with the river stage. The floating dock extends 10 feet into the waterway perpendicular to the existing steel sheet pile wall. The height of the dock is 38 inches with 29 inches of freeboard without cargo.

The dock will be accessed by land via a pile-supported platform and attached gangway adjacent to the existing steel sheet pile wall. The existing top of steel sheet pile wall will be cut down to an elevation that is level with the surface of the platform. The platform will be comprised of open steel grating. A hinged steel gangway will connect the platform to the dock surface. A steel handrail will be installed around the perimeter edges of the platform and gangway. Moorings will be installed on the dock surface for



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temporary docking of vessels. A proposed project plan is attached to this letter for further details. No dredging is required for the completion of this project.

Alternatives Analysis

This project does not impact wetlands or waters of the U.S.

Potential Hazard to Navigation and Safety Risk Considerations

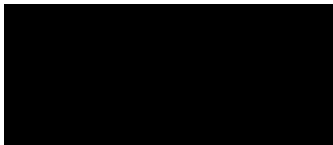
The concessionaire responsible for overseeing recreational dock activities will provide a designated operations manager who is responsible for the following:

1. On-site for the duration of events and operations.
2. Communicating with commercial vessel traffic transiting the area via VHF radio frequencies.
3. Contacting first responders in the event of an emergency.
4. The proposed dock will be outfitted with a life ring that includes an attached rescue line. In addition, the applicant will arrange to have a rescue boat on standby and capable of responding on-scene at the dock within 5-minutes of an emergency notification.
5. The applicant will host an annual meeting to field waterway stakeholder concerns related to the boat dock and its ancillary operations.

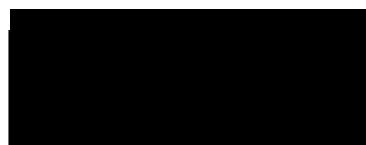
If you have any questions regarding this permit submittal, please contact Sam Shaffer [REDACTED] or Bill Weaver [REDACTED].

Sincerely,

AECOM Technical Services, Inc.



Samuel Shaffer
Project Engineer



William J. Weaver, P.E., D.WRE
Sr. Principal Engineer, Vice President

Attachments

Joint Permit Application
Project Location Map
Project Plan
List of Neighboring Properties

JOINT APPLICATION FORM FOR ILLINOIS						
ITEMS 1 AND 2 FOR AGENCY USE						
1. Application Number				2. Date Received		
3. and 4. (SEE SPECIAL INSTRUCTIONS) NAME, MAILING ADDRESS AND TELEPHONE NUMBERS						
3a. Applicant's Name: Tyler Quast; 1357 N Property Owner LLC Company Name (if any): Address: 600 W Van Buren Chicago, IL 60607 Email Address:		3b. Co-Applicant/Property Owner Name (if needed or if different from applicant): Company Name (if any): Address: Email Address:		4. Authorized Agent (an agent is not required): Bill Weaver Company Name (if any): AECOM Address: 130 East Randolph St Suite 2400 Chicago, IL 60601 Email Address:		
Applicant's Phone Nos. w/area code Business: Residence: Cell: Fax:		Applicant's Phone Nos. w/area code Business: Residence: Cell: Fax:		Agent's Phone Nos. w/area code Business: Residence: Cell: Fax:		
STATEMENT OF AUTHORIZATION						
I hereby authorize, Bill Weaver to act in my behalf as my agent in the processing of this application and to furnish, upon request, supplemental information in support of this permit application.						
Applicant's Signature				4-24-25 Date		
5. ADJOINING PROPERTY OWNERS (Upstream and Downstream of the water body and within Visual Reach of Project)						
Name a. 1301 Elston LLC b. GI Magnolia Prop LLC c. d.		Mailing Address 			Phone No. w/area code	
6. PROJECT TITLE: The Salt Shed Riverfront Dock Development						
7. PROJECT LOCATION: 1357 N Elston Ave, Chicago, Illinois 60642						
LATITUDE: 41.90633 °N LONGITUDE: -87.65858 °W				UTM's Northing: 4,639,585.946 Easting: 445,377,779		
STREET, ROAD, OR OTHER DESCRIPTIVE LOCATION North Branch of Chicago River, Northeast Corner of Elston & Division				LEGAL DESCRIPT NW	QUARTER 05	SECTION 39N
<input checked="" type="checkbox"/> IN OR <input type="checkbox"/> NEAR CITY OF TOWN (check appropriate box) Municipality Name Chicago				WATERWAY North Branch of Chicago River		RIVER MILE (if applicable)
COUNTY Cook		STATE Illinois	ZIP CODE 60642			

☐ Applicant's Copy

8. PROJECT DESCRIPTION (Include all features):

The Salt Shed Riverfront Dock Development proposes to construct a new floating dock in the river adjacent to the existing steel sheet pile wall. The floating dock platform is comprised of inland river barges that will remain stationary upon installation. Steel pipe piles will be driven into the riverbed at locations that align with the configuration of steel sleeves on the exterior of the barge. The piles insert through the sleeves so that the barge can rise and fall with the river stage. The dock extends 10 feet into the waterway perpendicular to the existing steel sheet pile wall. The height of the dock is 38 inches with 29 inches of freeboard without cargo. The dock will be accessed by land via a pile-supported platform and attached gangway adjacent to the existing steel sheet pile wall. The existing top of steel sheet pile wall will be cut down to an elevation that is level with the surface of the platform. The platform will be comprised of open steel grating. A hinged steel gangway will connect the platform to the dock surface. A steel handrail will be installed around the perimeter edges of the platform and gangway. Moorings will be installed on the dock surface for temporary docking of vessels. A proposed project plan is attached to this application for further details.

9. PURPOSE AND NEED OF PROJECT:

The project will provide riverfront access to the North Branch of the Chicago River at the 1357 N Elston property.

COMPLETE THE FOLLOWING FOUR BLOCKS IF DREDGED AND/OR FILL MATERIAL IS TO BE DISCHARGED**10. REASON(S) FOR DISCHARGE:**

No dredging is required for this project.

11. TYPE(S) OF MATERIAL BEING DISCHARGED AND THE AMOUNT OF EACH TYPE IN CUBIC YARDS FOR WATERWAYS:

TYPE:

AMOUNT IN CUBIC YARDS:

0

12. SURFACE AREA IN ACRES OF WETLANDS OR OTHER WATERS FILLED (See Instructions)

0

13. DESCRIPTION OF AVOIDANCE, MINIMIZATION AND COMPENSATION (See instructions)

This project has no impacts to wetlands or waters of the U.S.

14. Date activity is proposed to commence

Date activity is expected to be completed

15. Is any portion of the activity for which authorization is sought now complete?

Yes

☐

No

☒

NOTE: If answer is "YES" give reasons in the Project Description and Remarks section.

Indicate the existing work on drawings.

Month and Year the activity was completed

16. List all approvals or certification and denials received from other Federal, interstate, state, or local agencies for structures, construction, discharges or other activities described in this application.

Issuing Agency

Type of Approval

Identification No.

Date of Application

Date of Approval

Date of Denial

17. CONSENT TO ENTER PROPERTY LISTED IN PART 7 ABOVE IS HEREBY GRANTED.

Yes

☒

No

18. APPLICATION VERIFICATION (SEE SPECIAL INSTRUCTIONS)

Application is hereby made for the activities described herein. I certify that I am familiar with the information contained in the application, and that to the best of my knowledge and belief, such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities.

[Redacted Signature]

4/24/2025

Signature of Applicant or Authorized Agent

Date

Signature of Applicant or Authorized Agent

Date

Signature of Applicant or Authorized Agent

Date

☐ Corps of Engineers
Revised 2010

☐ IL Dep't of Natural Resources

☐ IL Environmental Protection
Agency

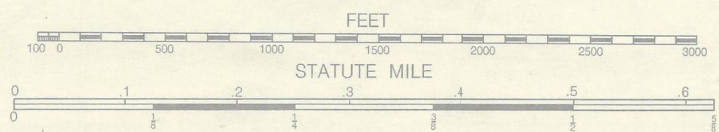
☐ Applicant's Copy

SEE INSTRUCTIONS FOR ADDRESS

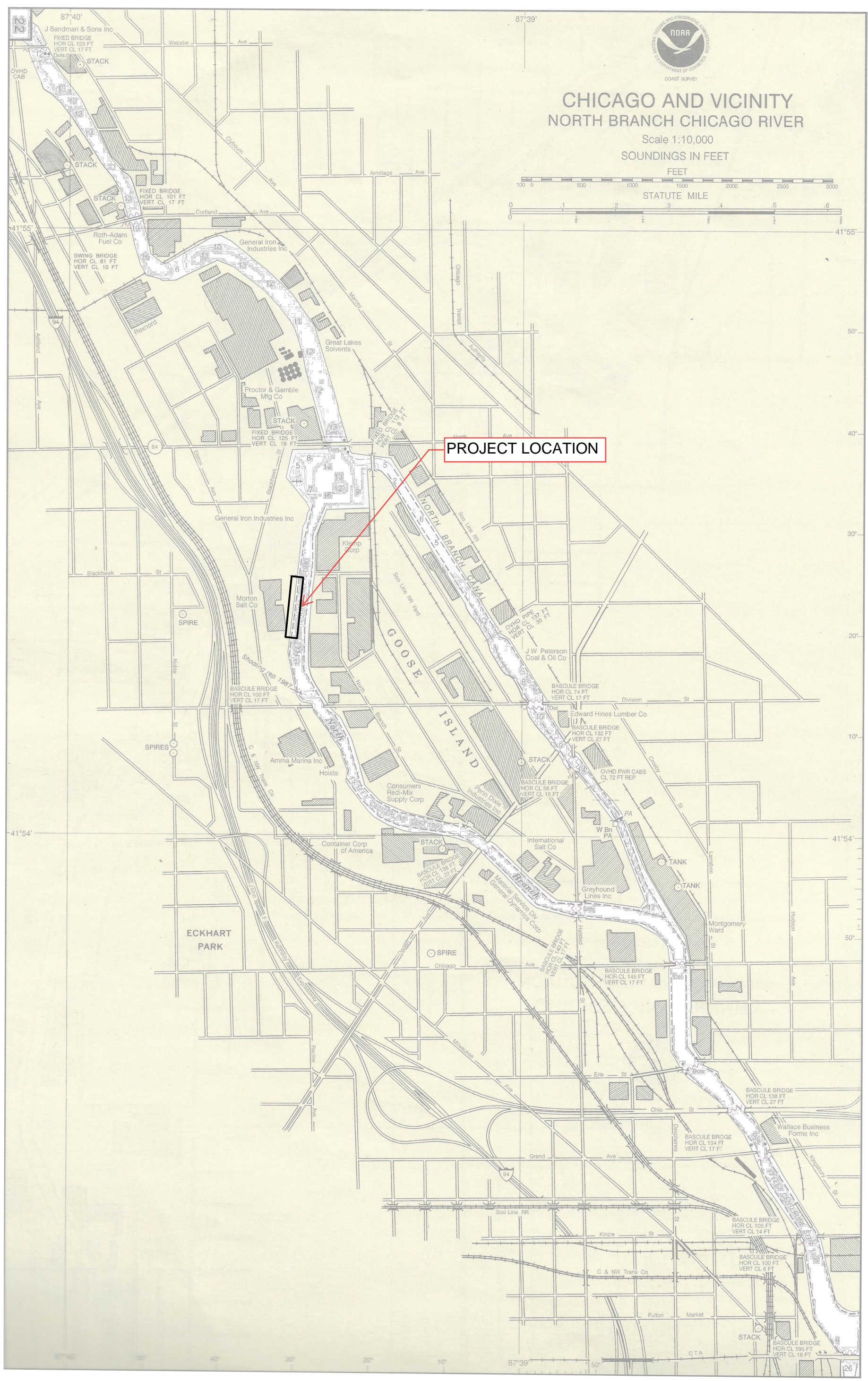


CHICAGO AND VICINITY NORTH BRANCH CHICAGO RIVER

Scale 1:10,000
SOUNDINGS IN FEET



PROJECT LOCATION





AECOM

PROJECT

THE SALT SHED
RIVERFRONT ROCK
DEVELOPMENT

1357 NORTH ELSTON AVENUE
CHICAGO, ILLINOIS 60642

CLIENT

1357 NORTH PROPERTY
OWNER LLC

CONSULTANT

AECOM
130 EAST RANDOLPH STREET
SUITE 2400
CHICAGO, ILLINOIS 60601
312 373 7700 tel
www.aecom.com

CONSULTANTS

REGISTRATION

ISSUE/REVISION

I/R	DATE	DESCRIPTION
I	2025-02-20	ISSUED FOR PERMIT

KEY PLAN

PROJECT NUMBER

60723728

SHEET TITLE

SALT SHED FLOATING DOCK
PROPOSED PLAN

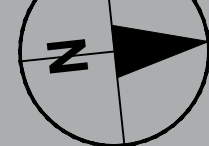
SHEET NUMBER

1 1 OF 3



Scale 1" = 10'

SCALE: 1" = 10'

**AECOM**

PROJECT

THE SALT SHED
RIVERFRONT ROCK
DEVELOPMENT

1357 NORTH ELSTON AVENUE
CHICAGO, ILLINOIS 60642

CLIENT

1357 NORTH PROPERTY
OWNER LLC

CONSULTANT

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130 EAST RANDOLPH STREET
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I/R	DATE	DESCRIPTION

KEY PLAN

PROJECT NUMBER

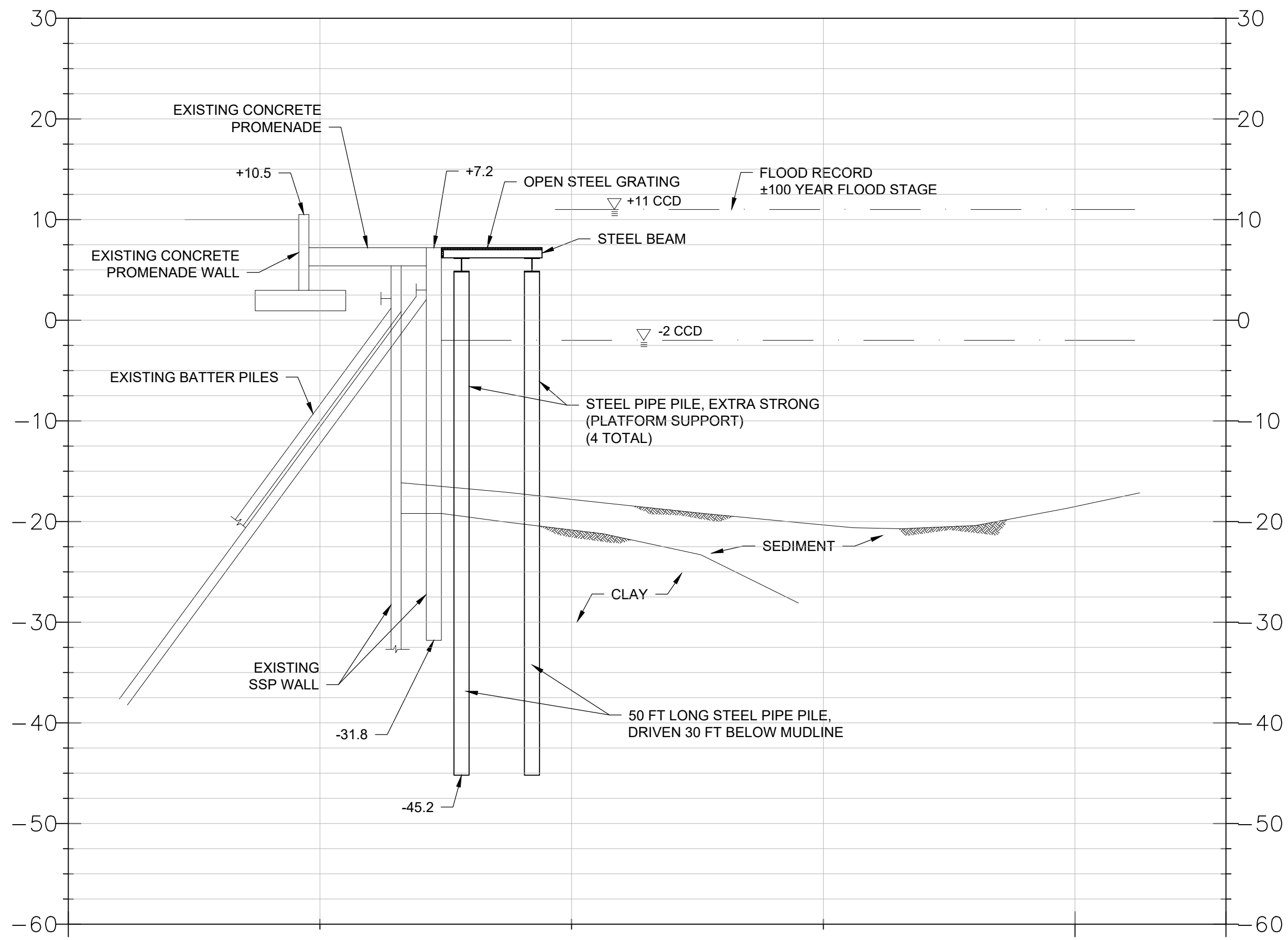
60723728

SHEET TITLE

SALT SHED FLOATING DOCK
PROPOSED PLAN

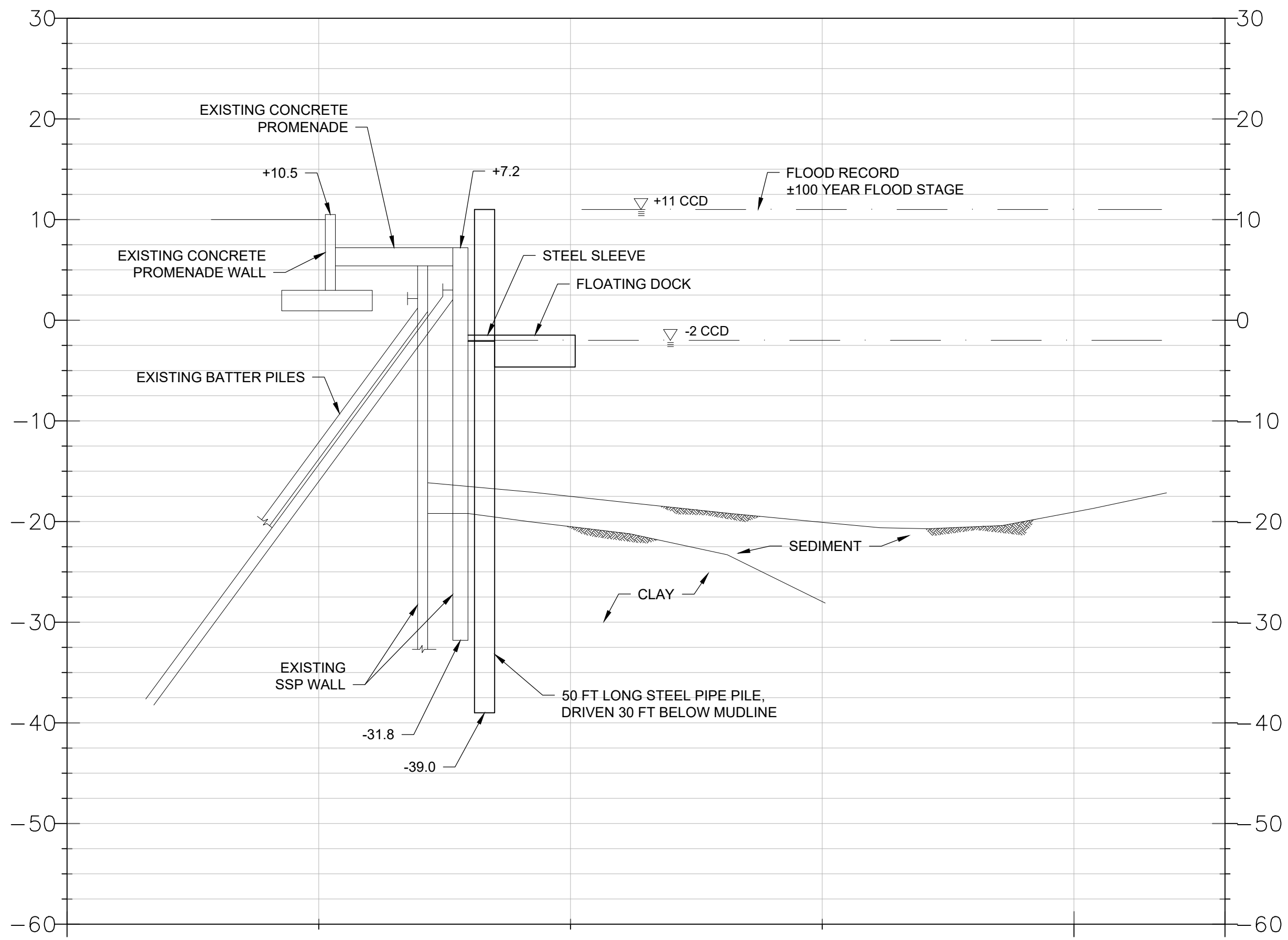
SHEET NUMBER

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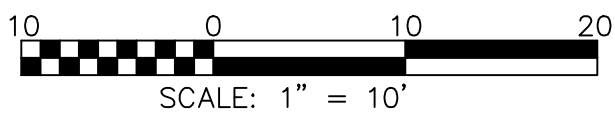
SECTION A: ACCESS PLATFORM

Scale 1" = 10'



SECTION B: FLOATING DOCK

Scale 1" = 10'



PROJECT

THE SALT SHED
RIVERFRONT ROCK
DEVELOPMENT

1357 NORTH ELSTON AVENUE
CHICAGO, ILLINOIS 60642

CLIENT

1357 NORTH PROPERTY
OWNER LLC

CONSULTANT

AECOM
130 EAST RANDOLPH STREET
SUITE 2400
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312 373 7700 tel
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CONSULTANTS

REGISTRATION

ISSUE/REVISION

I/R	DATE	DESCRIPTION
I	2025-02-20	ISSUED FOR PERMIT

KEY PLAN

PROJECT NUMBER

60723728

SHEET TITLE

SALT SHED FLOATING DOCK
CROSS SECTIONS

SHEET NUMBER

3



3 OF 3

The Salt Shed Riverfront Dock Development


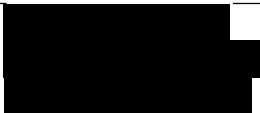





Neighboring Properties List



North

Property Address	Mailing Address
1401 N MAGNOLIA Ave CHICAGO, IL	[REDACTED] [REDACTED] [REDACTED]
1415 N MAGNOLIA AVE CHICAGO, IL	[REDACTED] [REDACTED] [REDACTED]
1425 N MAGNOLIA AVE CHICAGO, IL	[REDACTED] [REDACTED] [REDACTED]
1441 N MAGNOLIA AVE CHICAGO, IL	[REDACTED] [REDACTED]
1459 N MAGNOLIA AVE CHICAGO, IL	[REDACTED] [REDACTED]
1501 N MAGNOLIA AVE CHICAGO, IL 60642	[REDACTED] [REDACTED] [REDACTED]
1213 W NORTH BLVD CHICAGO, IL	[REDACTED]
1232 W NORTH AVE CHICAGO, IL 60642	[REDACTED] [REDACTED]

1605 N MAGNOLIA AVE CHICAGO, IL	
1260 W NORTH AVE CHICAGO, IL 60642	

South

Property Address	Mailing Address
1301 N ELSTON AVE CHICAGO, IL 60642	
1267 N ELSTON AVE CHICAGO, IL	
1201 N ELSTON AVE CHICAGO, IL	
1159 N ELSTON AVE CHICAGO, IL 60642	
1153 N ELSTON AVE CHICAGO, IL 60642	
1189 N ELSTON AVE CHICAGO, IL 60642	
0 N ELSTON AVE CHICAGO, IL	

949 N ELSTON AVE CHICAGO, IL 60642	
931 N OGDEN AVE CHICAGO, IL 60642	
868 W CHESTNUT ST CHICAGO, IL	