

# **CALUMET AREA LAND USE PLAN & DESIGN GUIDELINES**

## **WORKING GROUP MEETING #7**

DEPARTMENT OF PLANNING AND DEVELOPMENT  
COMMISSIONER CIERE BOATRIGHT

**July 8, 2025**

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**Welcome!**

Agenda, Schedule, and Today's Goals

# Agenda

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1. Welcome  
[5 Minutes]

1.1 Agenda  
1.2 Working Group #6 recap  
1.3 Engagement calendar  
1.4 Today's goals

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2. Public Health and Industry  
[25 Minutes]

2.1 Presentation by Chicago Department of Public Health  
2.2 Q&A

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3. Cumulative Impacts Ordinance  
[25 Minutes]

3.1 Presentation by Department of Environment  
3.2 Q&A

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4. Open House #2 Preview  
[20 Minutes]

4.1 When / Where  
4.2 Content Overview  
4.3 Activities & Engagement  
4.4 Outreach  
4.5 Discussion

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5. Next Steps  
[5 Minutes]

5.1 Next Steps

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# Working Group

## Anticipated Meeting Topics (Working Group Meetings 7-10)

Working Group #7	Working Group #8	Working Group #9	Working Group #10
Public Health	Design Guidelines	Land Use Framework and Design Guidelines	Land Use Framework and Design Guidelines
Cumulative Impacts Ordinance			
Open House #2 Preview			

# Goals for Today

1. Review public health data from CDPH
2. Learn about the Hazel Johnson Cumulative Impacts Ordinance
3. Preview Open House #2





# Working Group #7 Recap

## Health & Community

### Goals:

1. Reviewed Public Health information in Calumet Planning Area
2. Introduced goals and Health & Community objectives for planning process
3. Discussed potential land uses and considerations in an area within the study boundary

### Public Health in Calumet

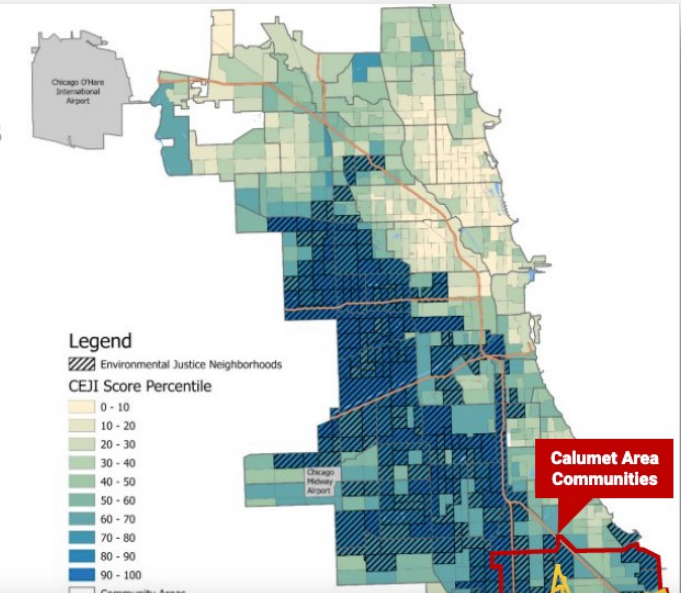
#### Cumulative Impact Assessment Findings

##### Environmental Justice (EJ) Index Scores

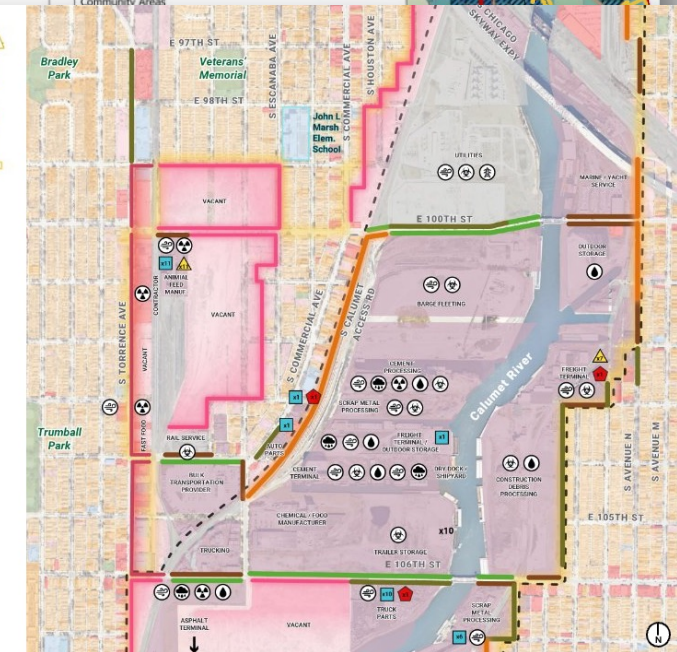
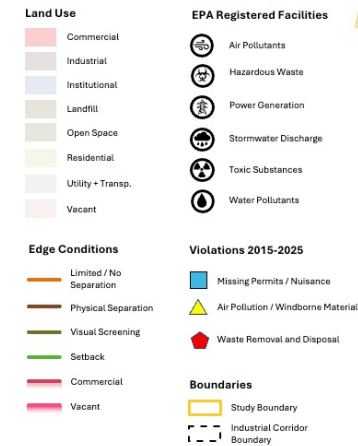


##### Calumet Area Communities | Key Indicators

- EJ Neighborhoods (48% of Calumet Area Census Tracts)
- Average Annual PM 2.5 (73<sup>rd</sup> Percentile)
- Children with elevated blood lead levels
- Adults with coronary heart disease
- Adults with asthma



### Mapping Activity



# Working Group #7 Recap

## Health & Community

### Goals:

1. Reviewed Public Health information in Calumet Planning Area
2. Introduced goals and Health & Community objectives for planning process
3. Discussed potential land uses and considerations in an area within the study boundary

### Revised Draft Calumet Area Land Use Plan Goals

#### Goal 1

Invest in Calumet as a hub for jobs and economic activity

#### Goal 2

Protect and enhance Calumet's natural resources and open spaces

#### Goal 3

Enhance infrastructure to improve mobility, safety and sustainability

#### Goal 4

Support the health and well-being of Calumet's communities

#### Goal 5

Bolster regional c

### Draft Goal 4 Objectives

#### Goal 4

Support the health and well-being of Calumet's communities

#### Objective 4.1

Mitigate public health impacts of historical, existing and future industrial uses and freight movement

#### Objective 4.2

Minimize existing land use conflicts and prevent future conflicts

#### Objective 4.3

Strengthen enforcement of public health regulations and pursue violators

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**Open House #2 Preview**

# Engagement Overview

## Open House #1

Surfaced challenges, opportunities, and needs for the community

## Open House #2

Share a draft land use framework to solicit community feedback, along with the draft plan vision, goals, and framework principles

## Engagement Beyond Public Meetings

- 2 Bilingual virtual meetings (August)
- 5 Pop Ups (August / September)
- Workshops and Focus Groups (August / September)



# Open House #2:

**Thursday, July 24 | 5:00pm – 7:30pm**  
**Olive-Harvey College**  
*10001 S. Woodlawn Ave.*

## Virtual Webinars

Wed., August 6 | 4:00-5:30pm | Zoom  
Thur., August 7 | 6:00-7:30pm | Zoom

# Calumet Area

Land Use Plan &  
Design Guidelines

Open

House

#2

Join the City of Chicago to continue  
the conversation about future land  
uses in the Calumet area!

At our Kickoff Open House in January, we  
learned about your ideas, concerns, and  
priorities.

At Open House #2, we'll ask you to share  
feedback on the draft plan goals, principles,  
and land use framework.

When

**July 24th**

5 P.M. – 7:30 P.M.

Where

**Olive-Harvey College**

10001 S. Woodlawn Ave.



Help shape the future  
of your community!



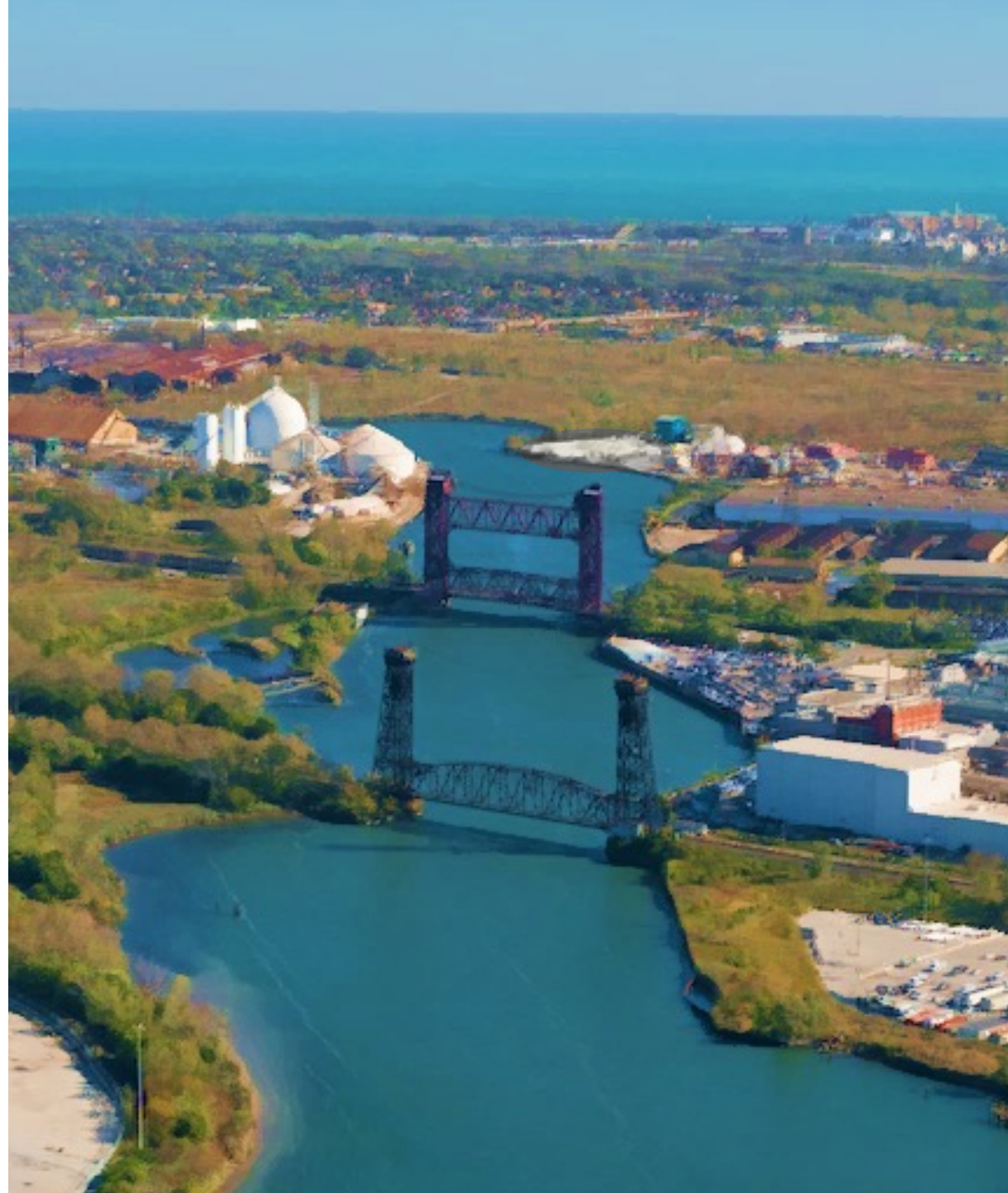
For more information, and to sign up for our mailing list, visit [chicago.gov/calumet](https://chicago.gov/calumet)

# Draft Vision Statement

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Building on the region's **industrial legacy**, **natural assets** and **dynamic culture**, the Calumet Area will sustain a **thriving and innovative economy**, promote **sustainability and environmental stewardship**, and support **safe and healthy neighborhoods** centered around the Calumet River.

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# Draft Plan Goals

## Goal 1

Invest in Calumet as a hub for jobs and economic activity

## Goal 2

Protect and enhance Calumet's natural resources and open spaces

## Goal 3

Enhance infrastructure to improve mobility, safety and sustainability

## Goal 4

Support the health and well-being of Calumet's communities

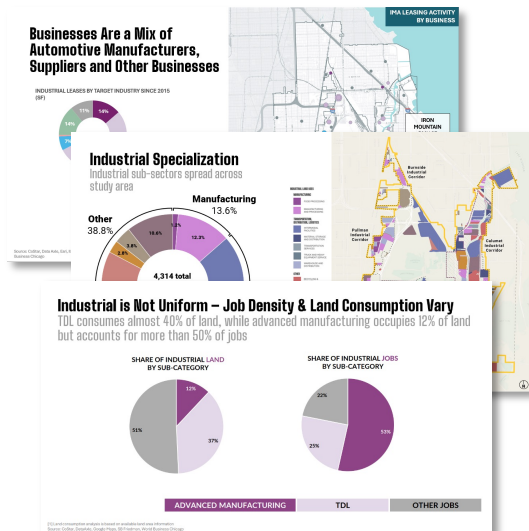
## Goal 5

Bolster regional culture, identity, and collaboration

# How was the Draft Land Use Framework Created?

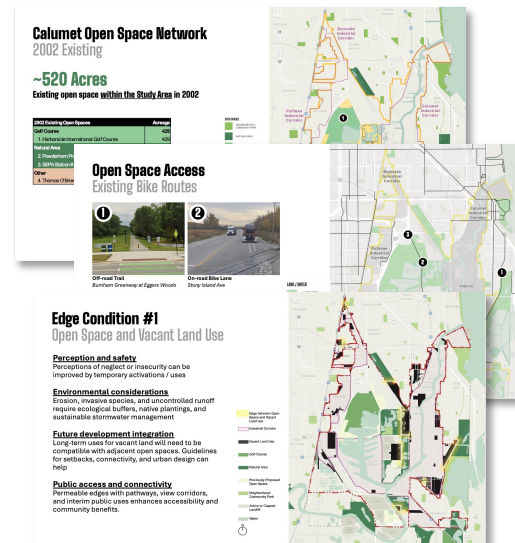
Monthly Working Group meetings focusing on the topics below helped to shape the Draft Land Use Framework

## Economy & Workforce



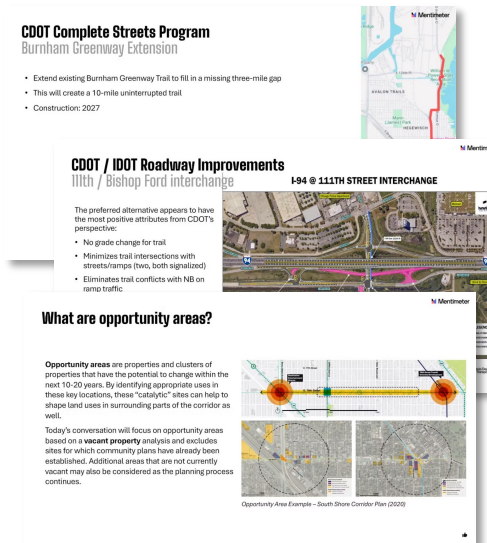
Market conditions and trends  
Existing land uses and industrial clusters  
Job density and wages

## Nature & Ecology



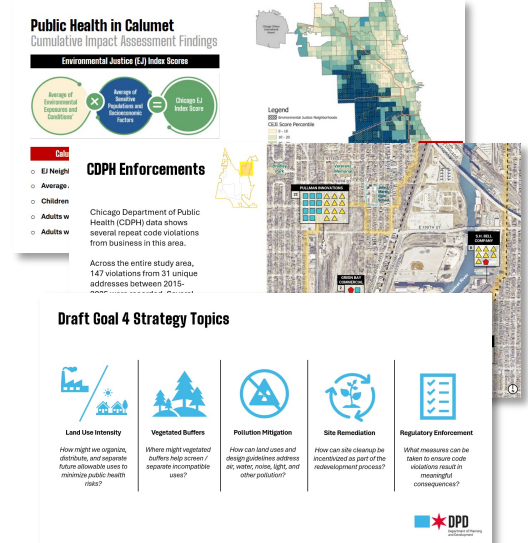
Existing open space and opportunities for expansion  
Access to open space and the Calumet River  
Open space edge conditions and adjacent uses

## Transportation & Infrastructure



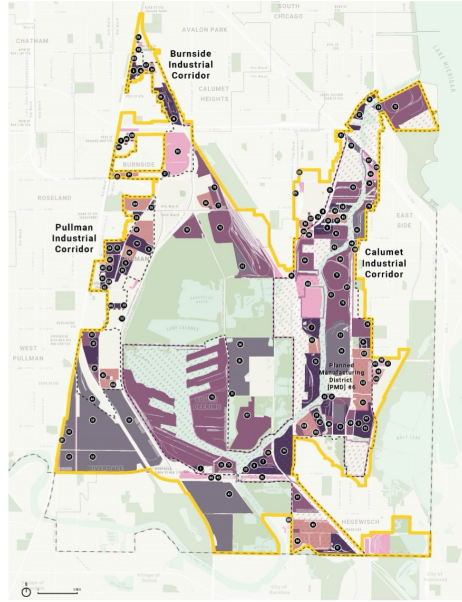
Existing transportation networks  
Planned improvements (CDOT, CTA, Metra, Cook County)  
Development opportunity areas and proximity to transportation

## Health & Community



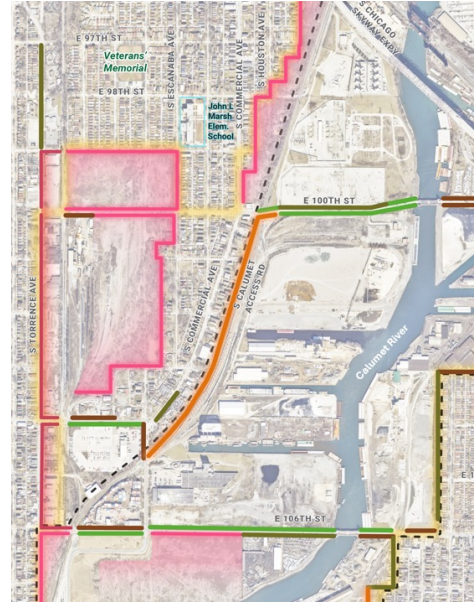
Cumulative Impact Assessment and Environmental Justice Neighborhoods  
Pollution risks and code violations  
Strategies for addressing public health

# Key Framework Considerations



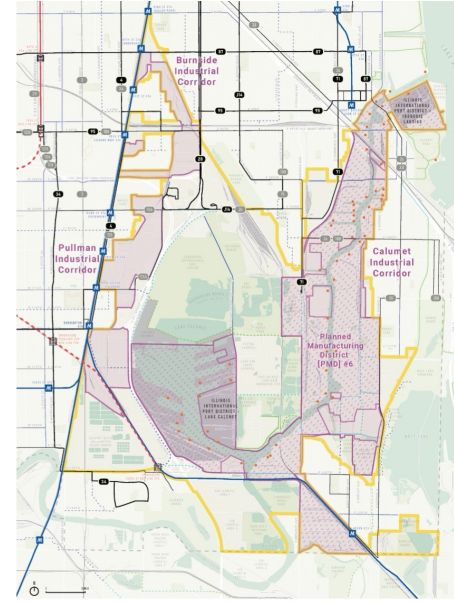
## Existing Industrial Development

Where are different types of industrial uses located and where have long-term investments been made?



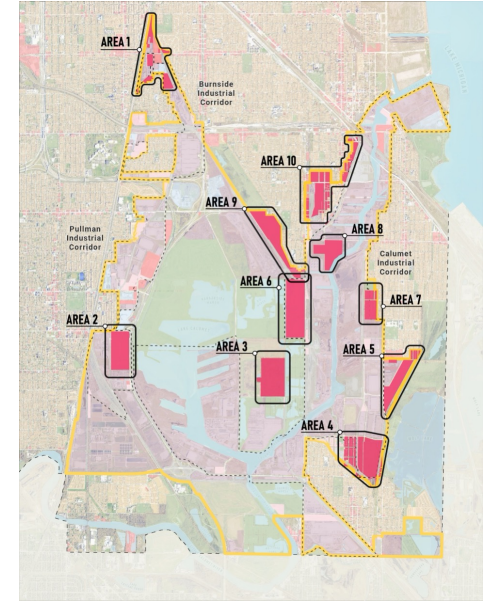
## Land Use Conflicts and Edge Conditions

Where are adjacent land uses incompatible and how can conflicts be minimized in the future?



## Transportation Networks and Improvements

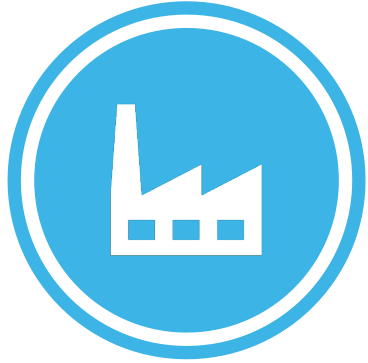
How do the Calumet River, railroads, and roads support existing land uses? How will proposed improvements affect future uses?



## Redevelopment and Open Space Opportunities

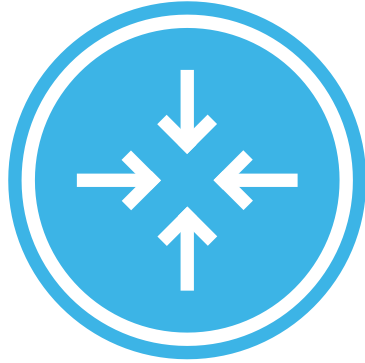
How might vacant properties and other underutilized sites be reimagined for the future?

# Draft Land Use Framework Principles



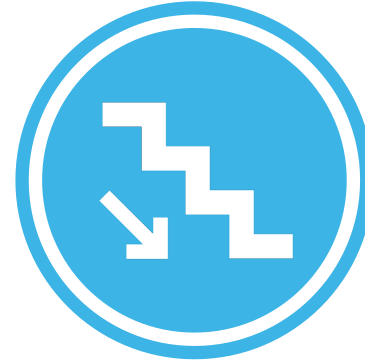
## 1. Preserve opportunities for new industrial development

Maintain industrial land uses to support new industrial development through redevelopment of vacant properties and expansion of existing operators.



## 2. Cluster heavy industrial uses

Locate future heavy industrial uses where infrastructure best supports them and where they can be buffered from residential and commercial uses.



## 3. Reduce use intensity near neighborhoods

Step down future use intensity adjacent to residential areas and leverage lower intensity industrial or commercial uses as buffers.



## 4. Expand the open space network

Increase open space acreage for ecological benefit, recreation, and enhanced buffering and screening around industrial uses.



# Draft Land Use Framework Use Categories

Less Intensive

More Intensive

## Open Space and Restoration



### Typical Uses

Publicly-managed and privately-managed restoration, conservation, recreation, cultural, and buffer uses

### Discouraged Uses

Residential, commercial, industrial

### Siting Considerations

Near existing natural areas or natural assets; areas where vacant vegetated properties provide opportunities to buffer intensive uses

## Neighborhood Mixed-Use



### Typical Uses

Retail, restaurants, office, education, healthcare, multi-family residential, single-family residential, private open space

### Discouraged Uses

Industrial

### Siting Considerations

Areas where existing residential, institutional, and neighborhood commercial uses exist; areas where vacant properties near residential provide an opportunity to reimagine former industrial land

## Commercial and Light Industrial



### Typical Uses

Retail, restaurants, office, education, healthcare, limited food and beverage production, fabrication studios, contractor facilities

### Discouraged Uses

Full-scale manufacturing, processing, warehousing, and other intensive industrial uses

### Siting Considerations

Areas where existing commercial / light industrial uses exist; areas where these uses could provide a buffer between industry and homes

## Moderate Industrial



### Typical Uses

A broad range of industries: manufacturing and processing, warehousing, distribution

### Discouraged Uses

Waste processing, metal recycling, intensive manufacturing, heavy freight and logistics; commercial, institutional, residential

### Siting Considerations

Areas where existing manufacturing and processing uses exist; areas with access to highway and rail networks; areas with limited impact to neighborhoods

## Heavy Industrial



### Typical Uses

Moderate Industrial uses + intensive manufacturing, heavy freight and logistics, waste processing, scrap metal and construction debris recycling

### Discouraged Uses

Commercial, institutional, residential

### Siting Considerations

Areas where existing manufacturing and processing uses exist; areas with access to highway and rail networks; areas with limited impact to neighborhoods

# Open House Activities and Stations

## Orientation

Participants will be provided with an in-depth overview of how to interact with the different stations. They will receive materials and a booklet.

## Vision

Participants can provide feedback on Draft Vision Statement and Draft Goals / Objectives

## Draft Framework

Participants can learn how the framework was created.

Participants can provide feedback on elements of the framework: Principles, Use Categories, and Framework

## Large Maps

Participants can work with a facilitator to discuss the framework using a large map as a visual tool.

The facilitator will guide the participants through questions on types of uses, what challenges the proposed land use may present, and alternatives.

# Open House Activities and Stations

## Craft Station

(Family Friendly)  
Participants can make a button to take home and fill out planning libs to contribute to the live drawing from  
Community Meeting #1

## Resource Fair

Aldermanic offices, City of Chicago partners and community partners will table to provide resources and updates on their related work.

## Refreshments

Tacos, Sodas, and More!

## Giveaways

Participants will receive stickers in their booklets for interacting with different stations. Attend 4 stations and enter a giveaway.

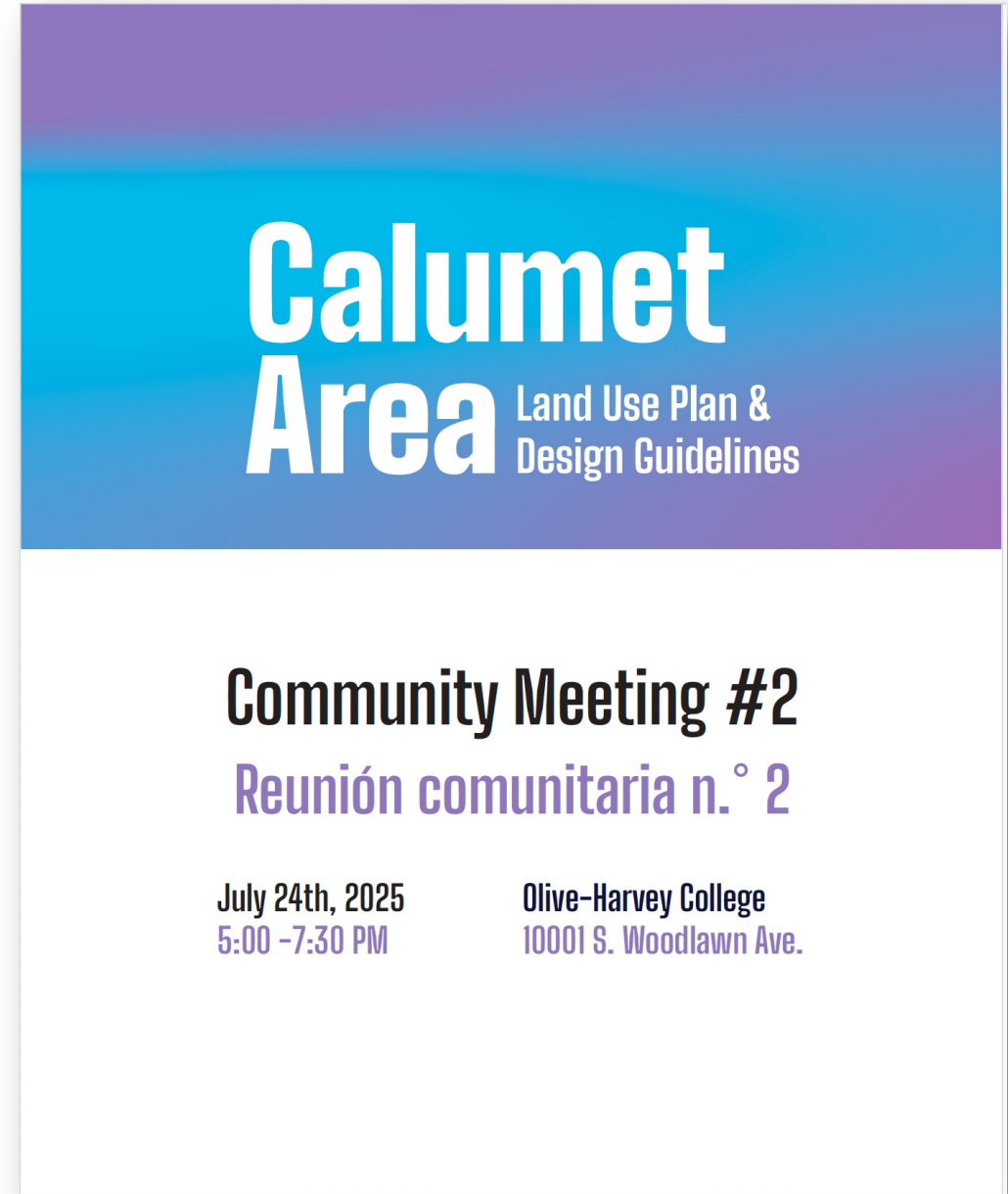
\$75 Gift Card to Lexington Betty's  
4 Tickets to The Rink  
Vouchers for a Pint at Richard's Ice Cream  
\$25 Gift Card to Colibiri Café

# Open House Booklet

Each participant will receive a booklet that they can keep.

The booklet will have the plan overview, map of the proposed land use, land use categories and more.

If participants collect 4 or more stickers they can enter for a giveaway.





# Open House Outreach

## In-Person Outreach

- Post flyers in local businesses
- Postcards and flyers at
- “Flyering” in the neighborhood
- Direct mailers

## Digital Outreach

- Facebook and Instagram Ads
- Posts in community groups
- Ward Newsletters
- Newsletters from local organizations



**Calumet Area** Land Use Plan & Design Guidelines

**Open House #2**

Reunión pública

**Calumet Area** Land Use Plan & Design Guidelines

Join the City of Chicago to continue the conversation about future land uses in the Calumet area!

¡Únase a la ciudad de Chicago para continuar la conversación sobre los futuros usos de la tierra en el área de Calumet!

At Community Meeting #2, we'll ask you to share feedback on the draft plan goals, principles, and land use framework.

En la segunda reunión pública, le pediremos que comparta sus comentarios sobre el borrador de las metas, los principios y el marco de uso de la tierra del plan.

The updated Calumet Area Land Use Plan and Design Guidelines is a two-year planning effort being led by DPD and will focus on building a vision for the future of Calumet, Pullman, and Burnside Industrial Corridors.

La actualización del Calumet Area Land Use Plan and Design Guidelines ( Plan de Uso de la Tierra y las Directrices de Diseño del Área de Calumet) es un esfuerzo de planificación de dos años liderado por DPD y se centrará en construir una visión para el futuro de los corredores industriales de Calumet, Pullman y Burnside.

Register Here! / Regístrate aquí

PRSR STD  
ECRWSS  
U.S. POSTAGE  
PAID  
EDDM Retail

LOCAL POSTAL CUSTOMER

**DPD**  
Department of Planning and Development

For more information, and to sign up for our mailing list, visit [chicago.gov/calumet](https://chicago.gov/calumet)

# **Open House Preview**

## **Discussion Questions**

- 1. What are other ways we can conduct outreach in the area?**
- 2. What organizations or businesses should we reach out to directly?**
- 3. How might your organization/entity be able to support with outreach?**
- 4. How can we ensure the engagement activities (boards, mapping, etc.) are people-friendly and easy to navigate / understand?**

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**Next Steps**

# Next Steps

## **Open House #2**

Thursday, July 24 | 5:00 – 7:30pm | Olive-Harvey College (10001 S. Woodlawn Ave.)

Topic: Draft Land Use Framework

## **(2) Virtual Community Meetings**

Wednesday, August 6 | 4:00 – 5:30pm | Zoom

Thursday, August 7 | 6:00 – 7:30pm | Zoom

## **Working Group Meeting #8**

Tuesday, August 12 | 6:00 – 7:30pm | Zoom

Topic: Introduction to Design Guidelines

## **Questions, Comments, Concerns?**

Dhara Shah – [dhara@musecommunitydesign.com](mailto:dhara@musecommunitydesign.com)