

CALUMET AREA LAND USE PLAN & DESIGN GUIDELINES

VIRTUAL MEETING

DEPARTMENT OF PLANNING AND DEVELOPMENT
COMMISSIONER CIERE BOATRIGHT

Aug 6, 2025

What we'll discuss today

1

**What is the
Calumet Area
Land Use Plan?**

2

**Draft Plan Vision,
Goals, and
Objectives**

3

**Draft Land Use
Framework**

4

**What comes
next?**

1

What is the Calumet Area Land Use Plan?

Plan Overview

The **Calumet Area Land Use Plan and Design Guidelines Update** will establish a **10- to 20-year vision** for the **Calumet, Burnside, and Pullman Industrial Corridors**, along with additional industrial areas adjacent to those corridors.

Plan Components

Vision, Goals, and Objectives

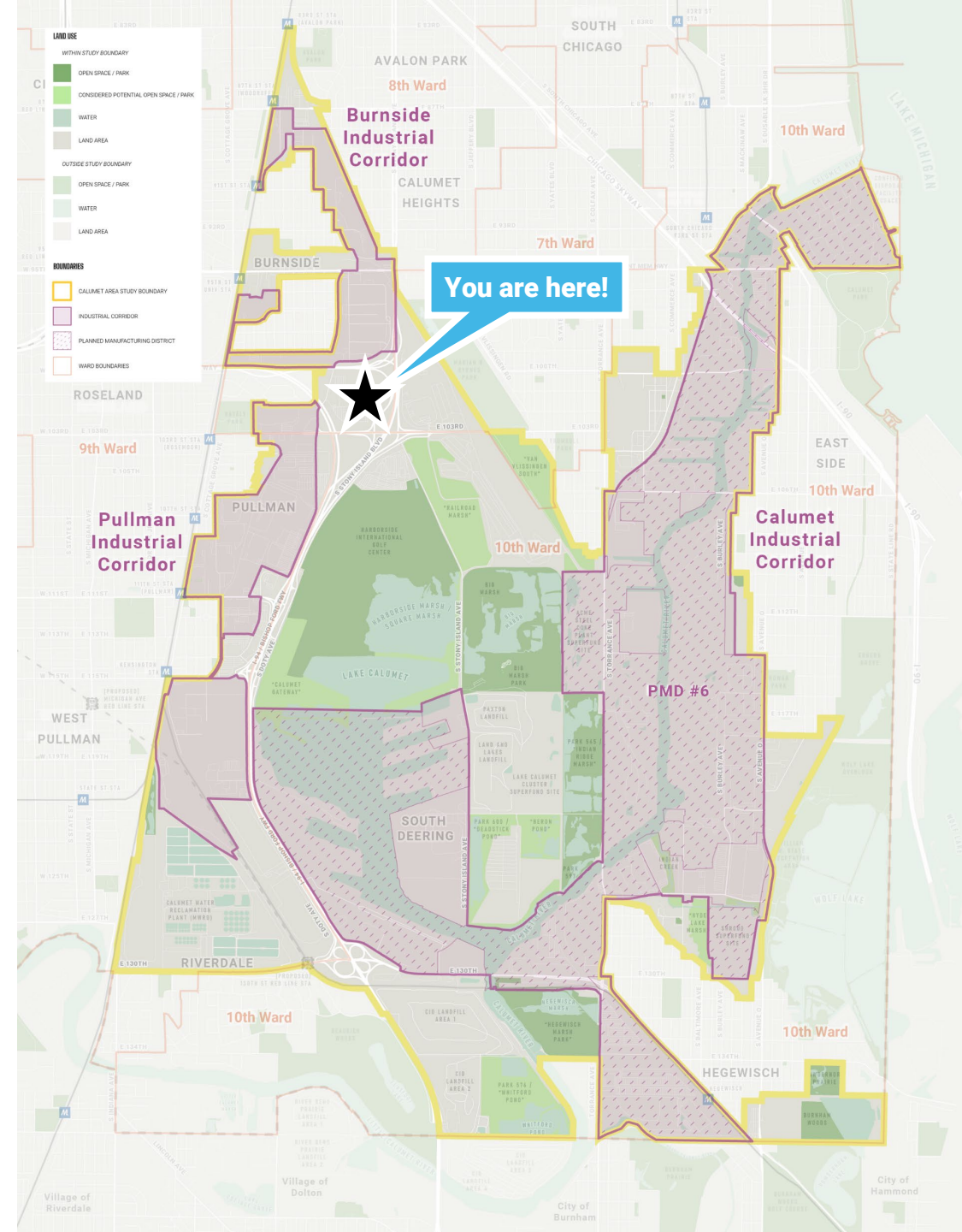
Land Use Framework

Implementation Strategies

Design Guidelines

Initial draft available
for feedback today

Will be developed in
the next phase this
fall / winter

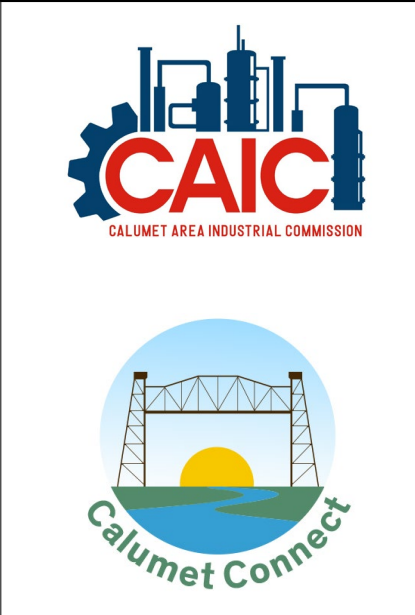


Planning Team and Partners

Planning Team



Planning Partners



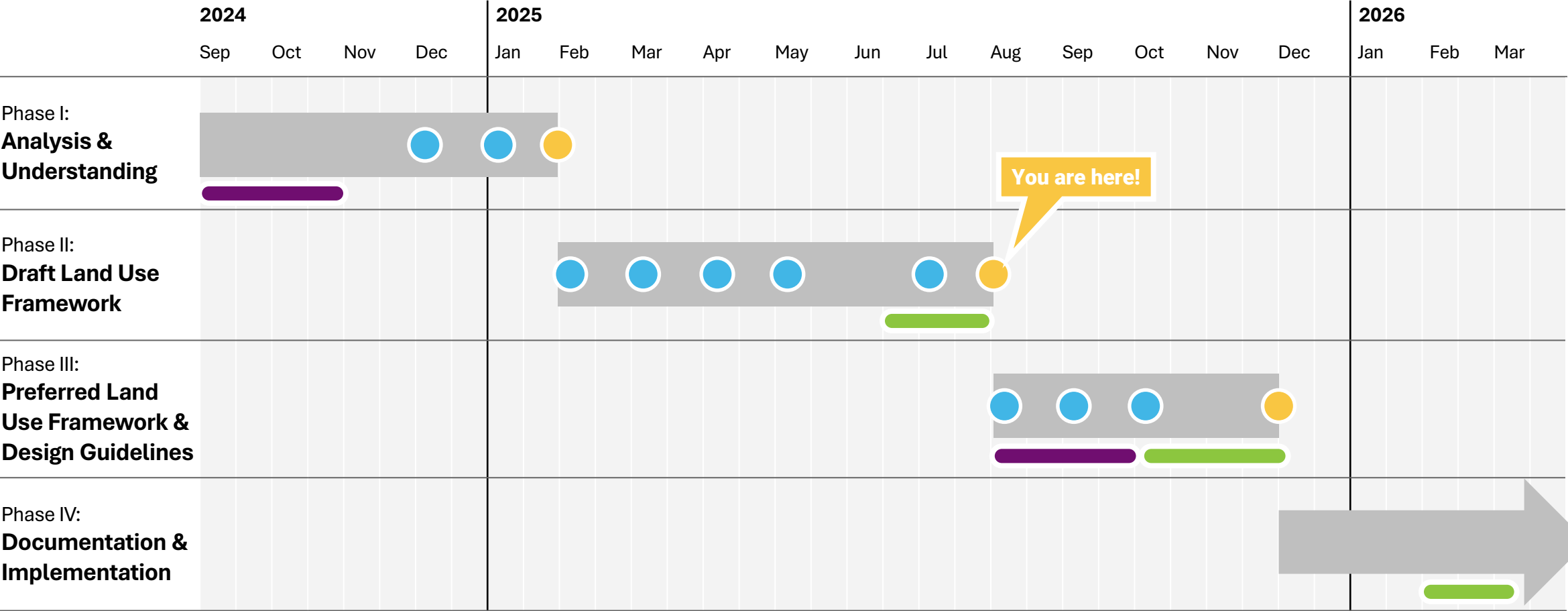
Ward Offices



Calumet Working Group

Industrial Businesses	Calumet Area Residents	Community Organizations	Civic Organizations	Governmental Partners
-----------------------	------------------------	-------------------------	---------------------	-----------------------

Plan Schedule



-  Community Meeting / Open House
-  Working Group Meeting
-  Focus Groups
-  Pop-ups, Youth Engagement, and Online Surveys

Today's Goals



Share the progress of the
planning process



Share a draft of the future
land use framework and
principles guiding the
framework

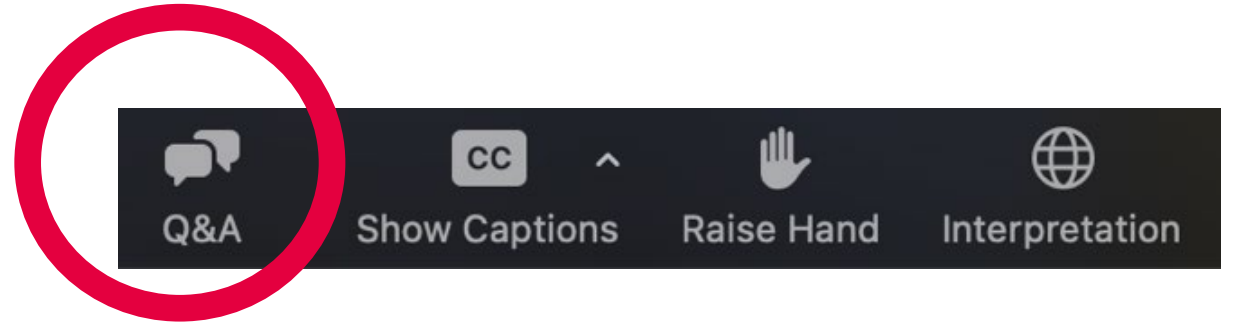


Answer questions on the
draft vision, goals, and
future land uses

How to Submit a Question

We invite you to submit questions as the presentation occurs by using the Q&A feature on Zoom.

Following the presentation we will answer questions from the Q&A feature.

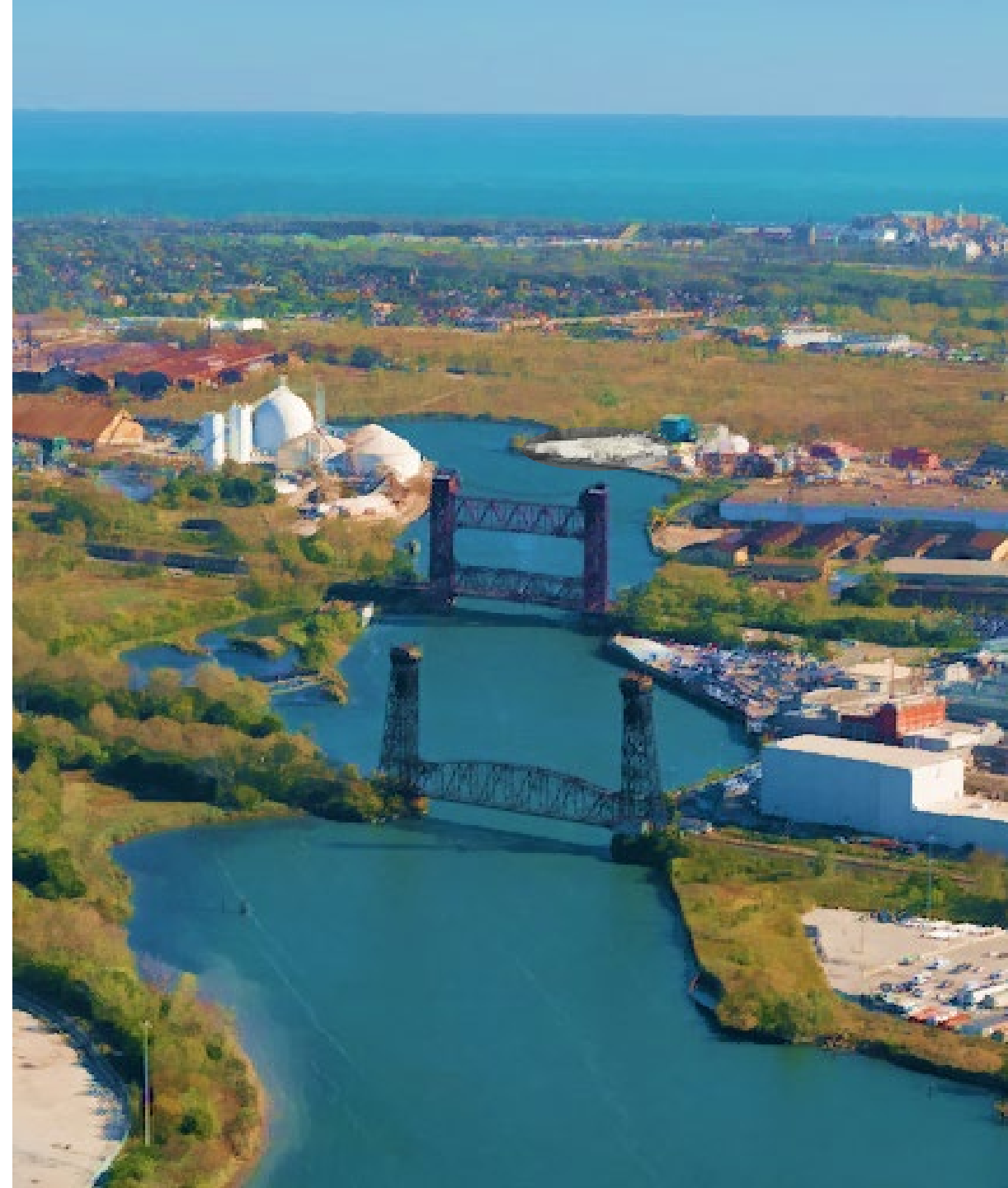


2

Draft Plan Vision and Goals

Draft Vision Statement

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.



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

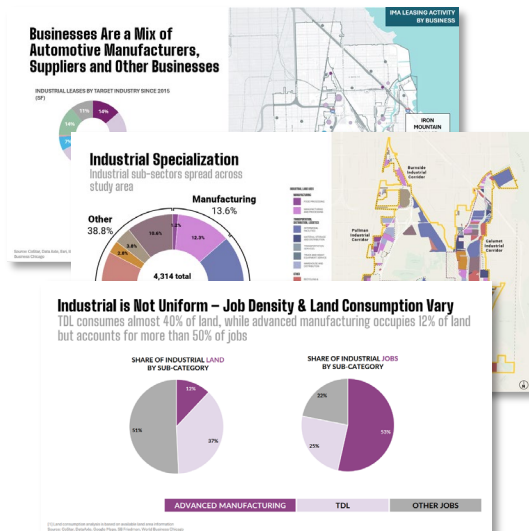
3

Draft Land Use Framework

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

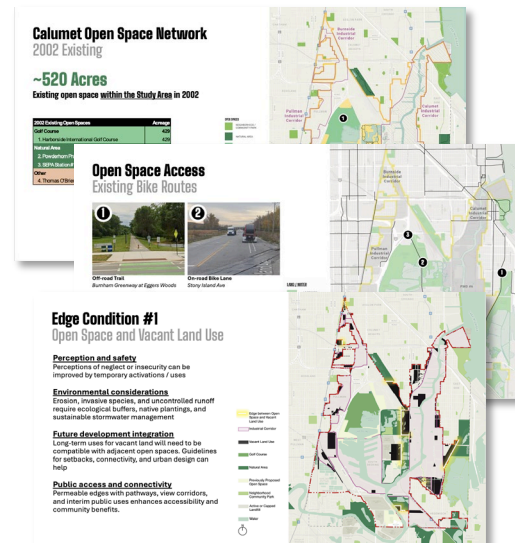


Market conditions and trends

Existing land uses and industrial clusters

Job density and wages

Nature & Ecology

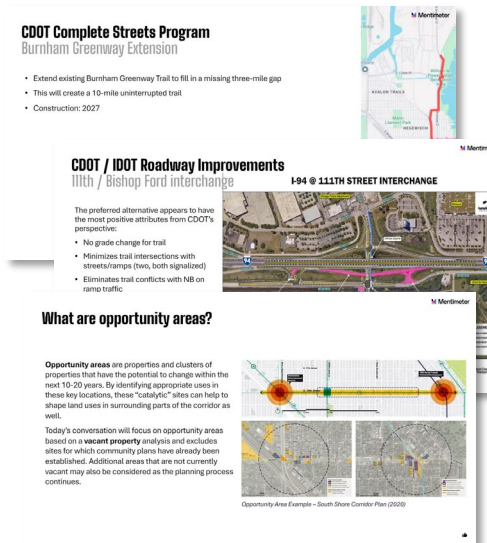


Existing open space and opportunities for expansion

Access to open space and the Calumet River

Open space edge conditions and adjacent uses

Transportation & Infrastructure

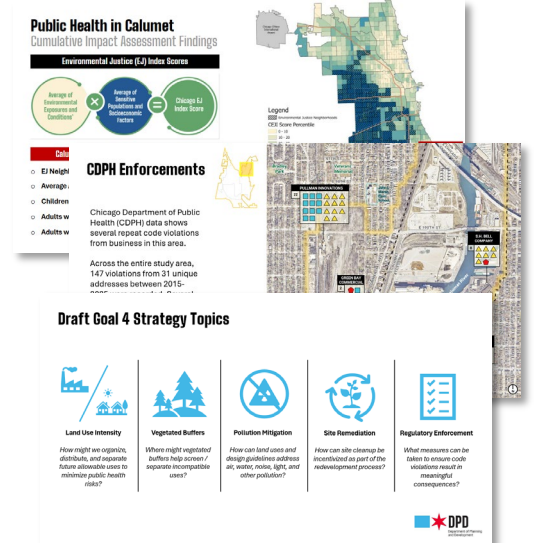


Existing transportation networks

Planned improvements (CDOT, CTA, Metra, Cook County)

Development opportunity areas and proximity to transportation

Health & Community

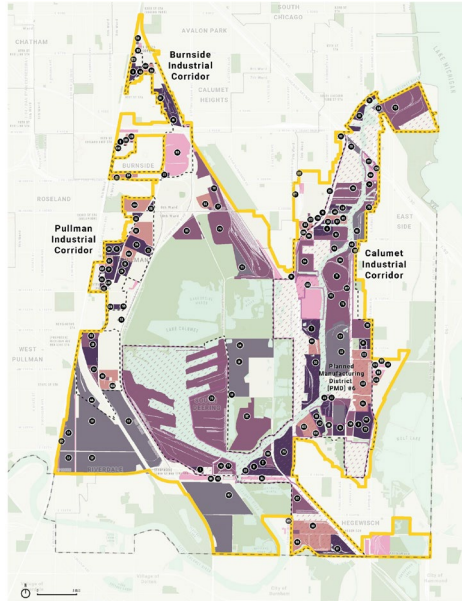


Cumulative Impact Assessment and Environmental Justice Neighborhoods

Pollution risks and code violations

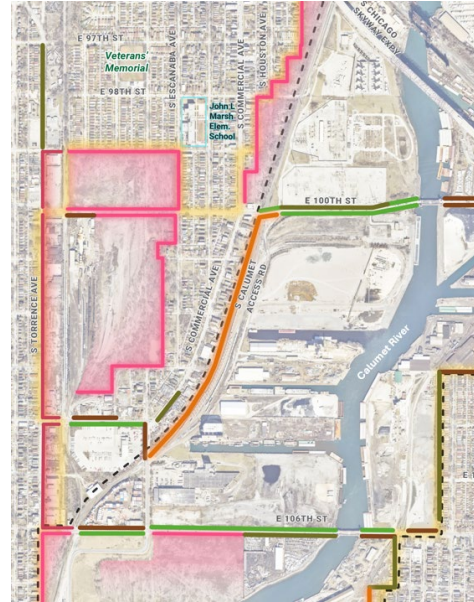
Strategies for addressing public health

Key Framework Considerations



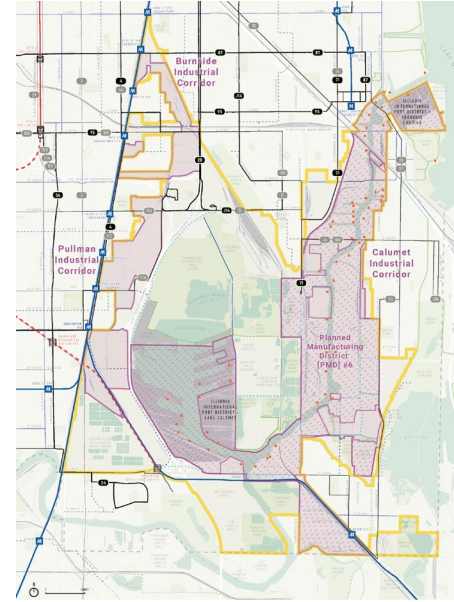
Existing Industrial Development

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



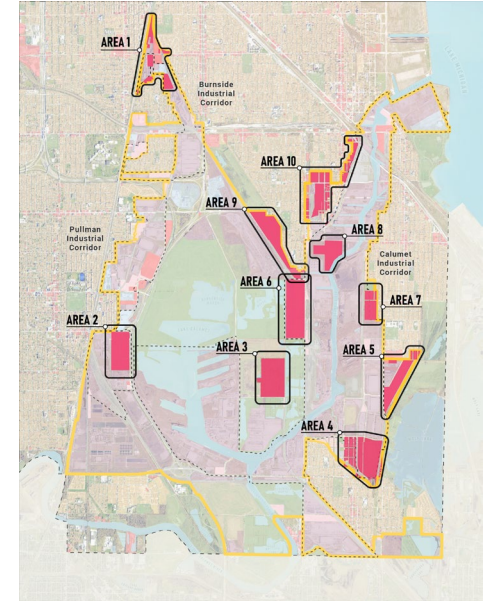
Land Use Conflicts and Edge Conditions

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



Transportation Networks and Improvements

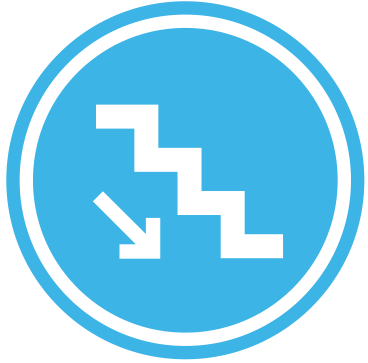
How do the Calumet River, railroads, and roads support existing land uses? How will proposed improvements affect future uses?



Redevelopment and Open Space Opportunities

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

Draft Land Use Framework Principles



Reduce use intensity near neighborhoods to minimize conflicts

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



Preserve opportunities for new job-rich industrial development

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



Define specific areas for new heavy industrial uses to limit negative impacts

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

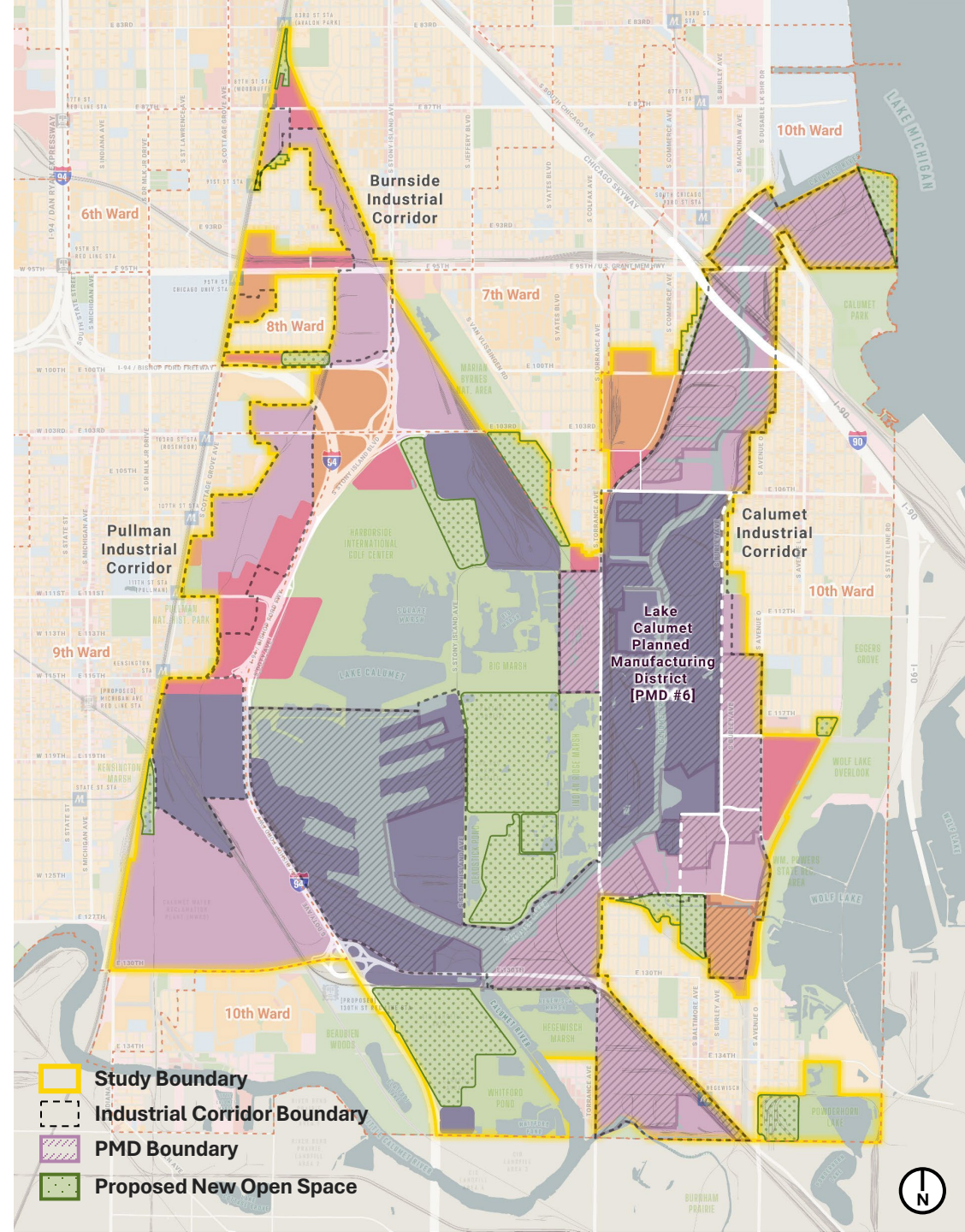


Expand the open space network and improve access to the Calumet River

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

Draft Calumet Land Use Framework

The Draft Calumet Land Use Framework identifies and locates five uses to guide development over the next 10-20 years



1 Open Space and Restoration

Open Space and Restoration areas are appropriate for **publicly- and privately-managed restoration, conservation, recreation, cultural, and buffering** uses. While some areas may allow public access, others may focus on providing habitat, stormwater management or other non-public ecological uses.



Big Marsh Park



Powderhorn Lake



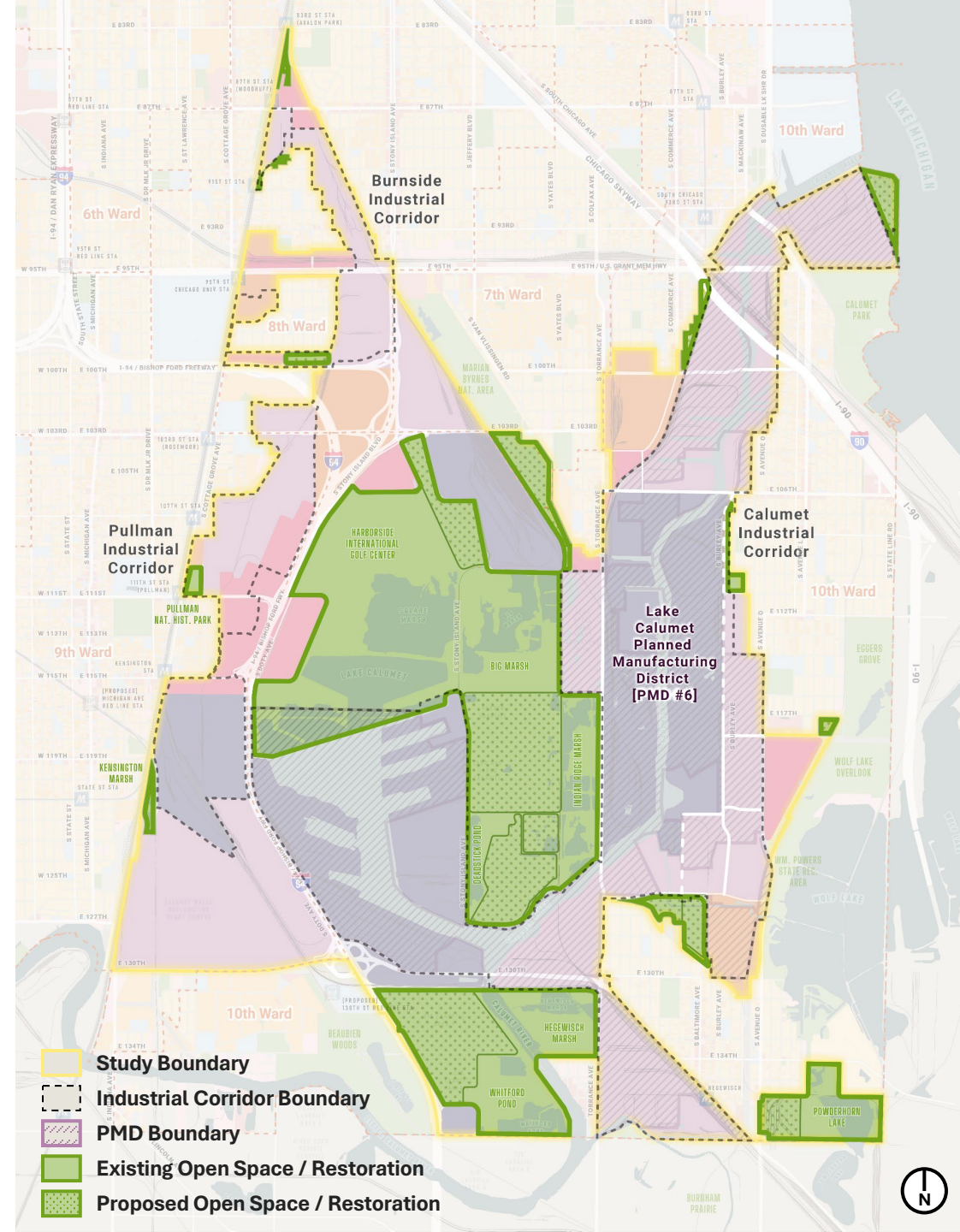
Pullman National Historical Park

Prioritize:

- ☐ Strengthening existing parks and natural areas
- ☐ Creating or connecting green corridors
- ☐ Ecological areas, parks, and vegetated buffers

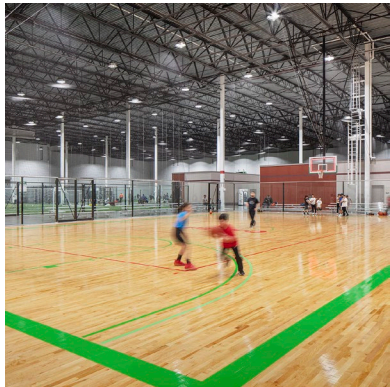
Discourage:

- ☐ Unrelated development such as commercial uses

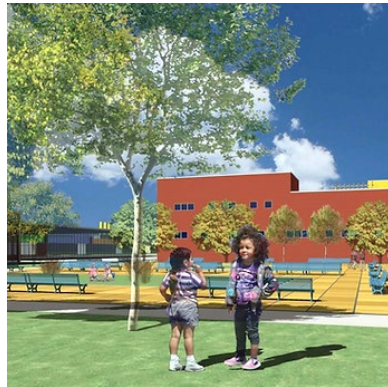


2 Neighborhood Mixed-Use

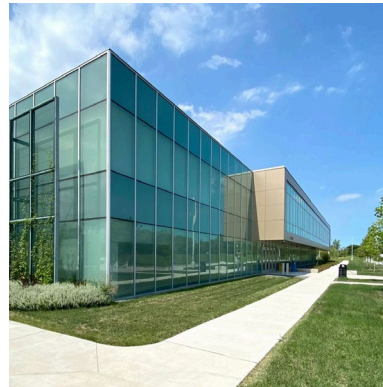
Neighborhood Mixed-Use areas are appropriate for **commercial and residential** uses such as **retail, restaurants, offices, institutional uses** such as **education and healthcare**, and **multi-family and single-family** homes.



Pullman Community Center



Imani Village (proposed)



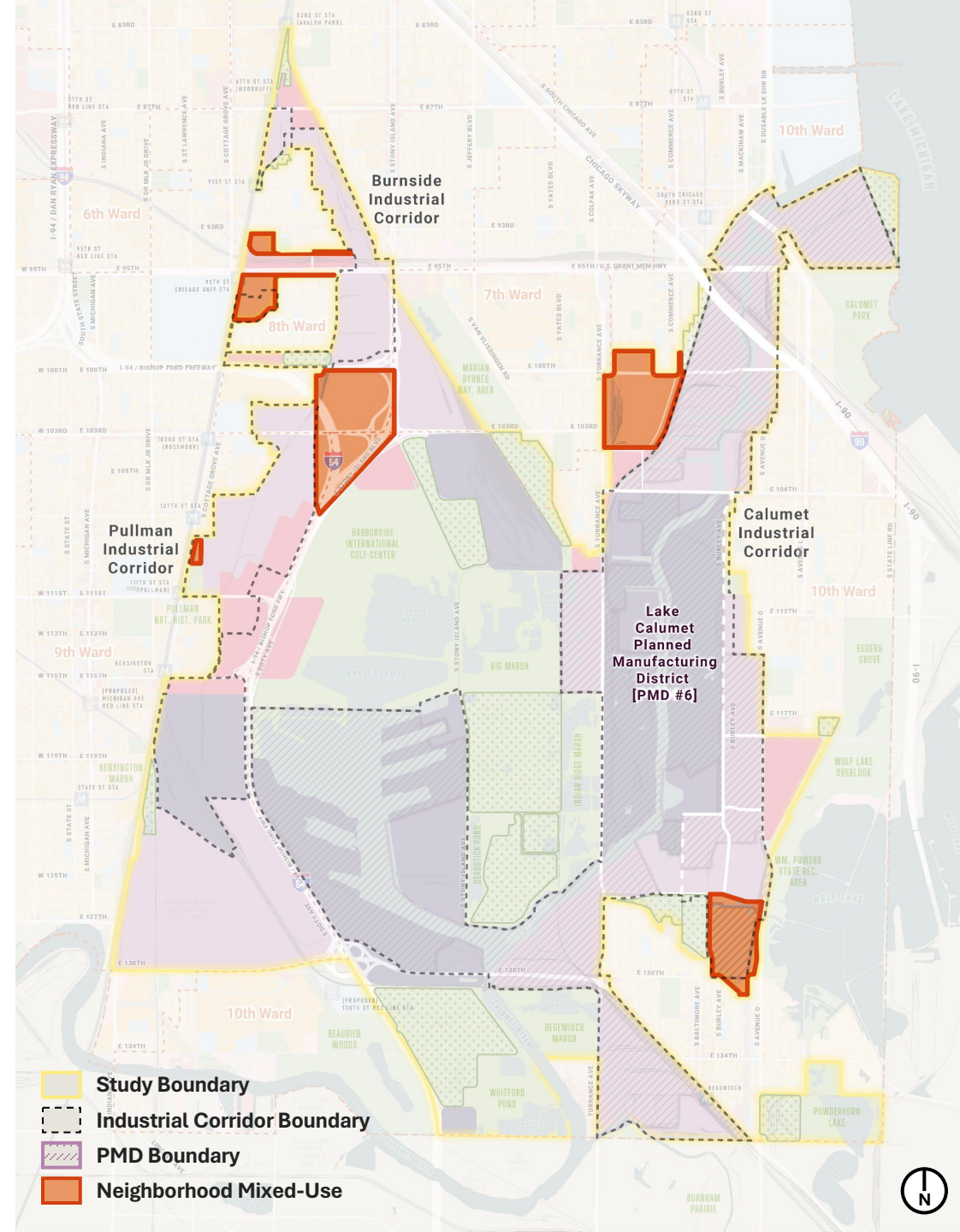
Olive-Harvey College

Prioritize:

- ☐ Areas near existing residential, institutional, or commercial uses
- ☐ Access to major streets

Discourage:

- ☐ Industrial uses



3 Commercial and Light Industrial

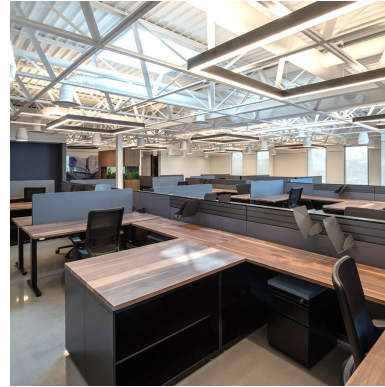
Commercial and Light Industrial areas are appropriate for traditional **commercial** uses like **retail, restaurants,** and **offices** as well as **light industrial** uses like **food and beverage production, fabrication studios and contractor facilities.**



The Rink



Lexington Betty



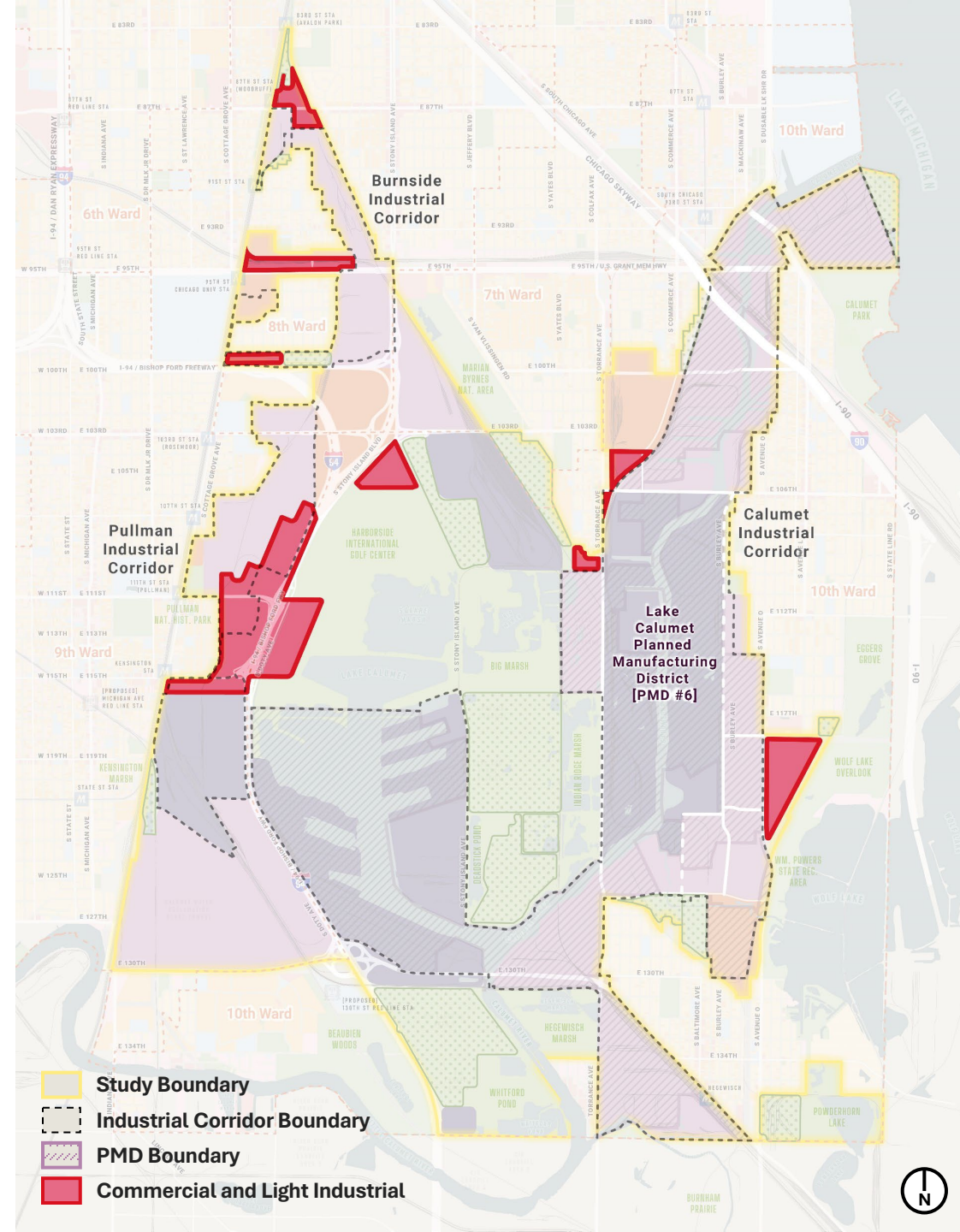
Era Valdivia Contractors

Prioritize:

- ☐ Visible street frontage and access to major streets
- ☐ Areas adjacent to existing residential and institutional uses

Discourage:

- ☐ Heavier manufacturing, processing, and warehousing



4 Moderate Industrial

Moderate Industrial use areas include the bulk of the existing Industrial Corridors in the Calumet Area and are appropriate for **most industrial uses** – from **manufacturing and processing**, to **warehousing and distribution**.



Naylor Pipe



Method Manufacturing



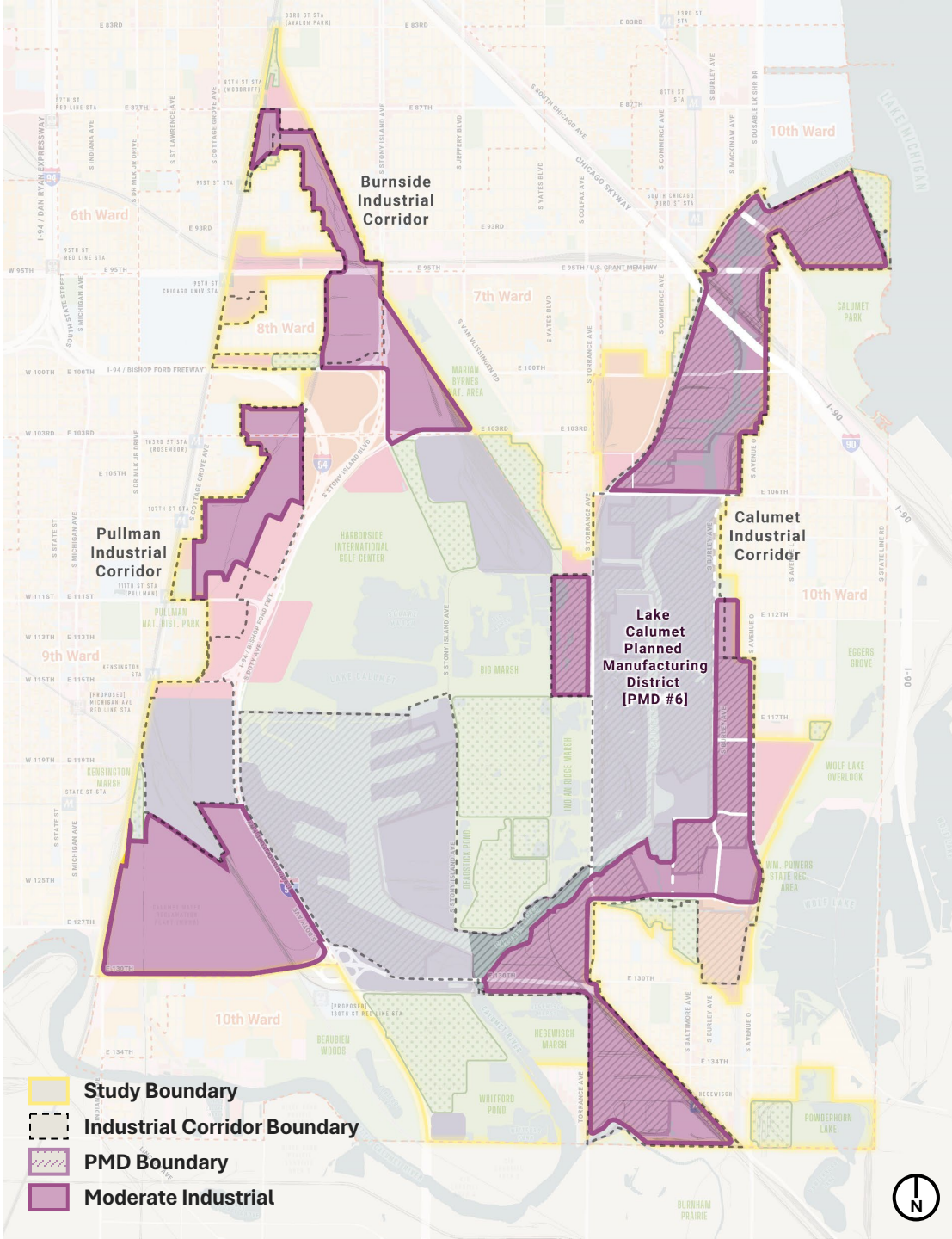
Ford Assembly Plant

Prioritize:

- ☐ Job-rich industries that produce, process, and distribute goods
- ☐ Areas with easy access to river, rail, and highway infrastructure

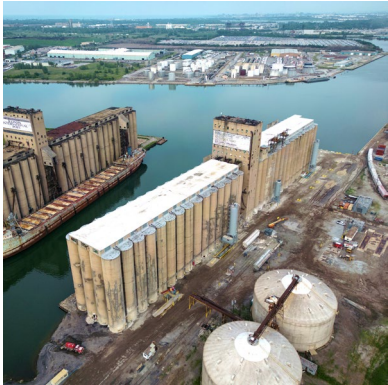
Discourage:

- ☐ Waste processing, metal recycling, and intensive manufacturing
- ☐ Outdoor operations



5 Heavy Industrial

Heavy Industrial areas are appropriate for **all of the industrial uses identified under Moderate Industrial**, as well as more **intensive industrial** uses like **heavy freight and logistics**, **intensive manufacturing**, and **waste and recycling**.



Illinois International Port District



Ozinga South Chicago Terminal



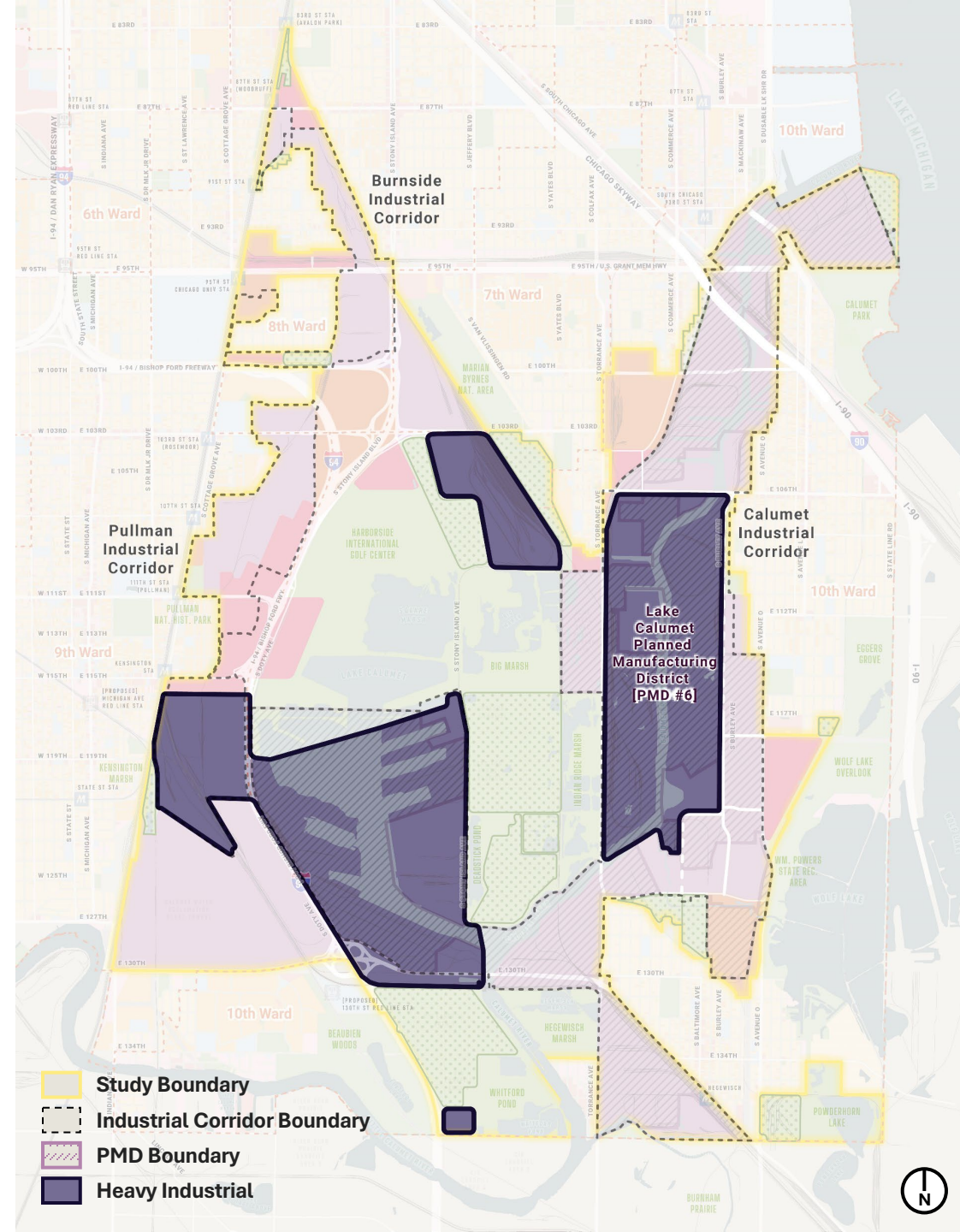
RMG Scrap Recycling

Prioritize:

- ☐ Areas with direct access to river, rail, and highway infrastructure
- ☐ Areas with a concentration of existing heavy industrial operations
- ☐ Areas that are buffered from residential uses

Discourage:

- ☐ Commercial, institutional and residential uses



4

What comes next?

Please take our survey to share feedback!

Feedback from the community will help the project team refine the draft vision, goals, principles, and land use framework over the next few months.

Over the next several weeks, we will be collecting input via online survey. A link to the survey will be sent to everyone who registered for this webinar after the call. The survey will also be available on the project website and will be shared with our engagement networks – please share with anyone you think might be interested!

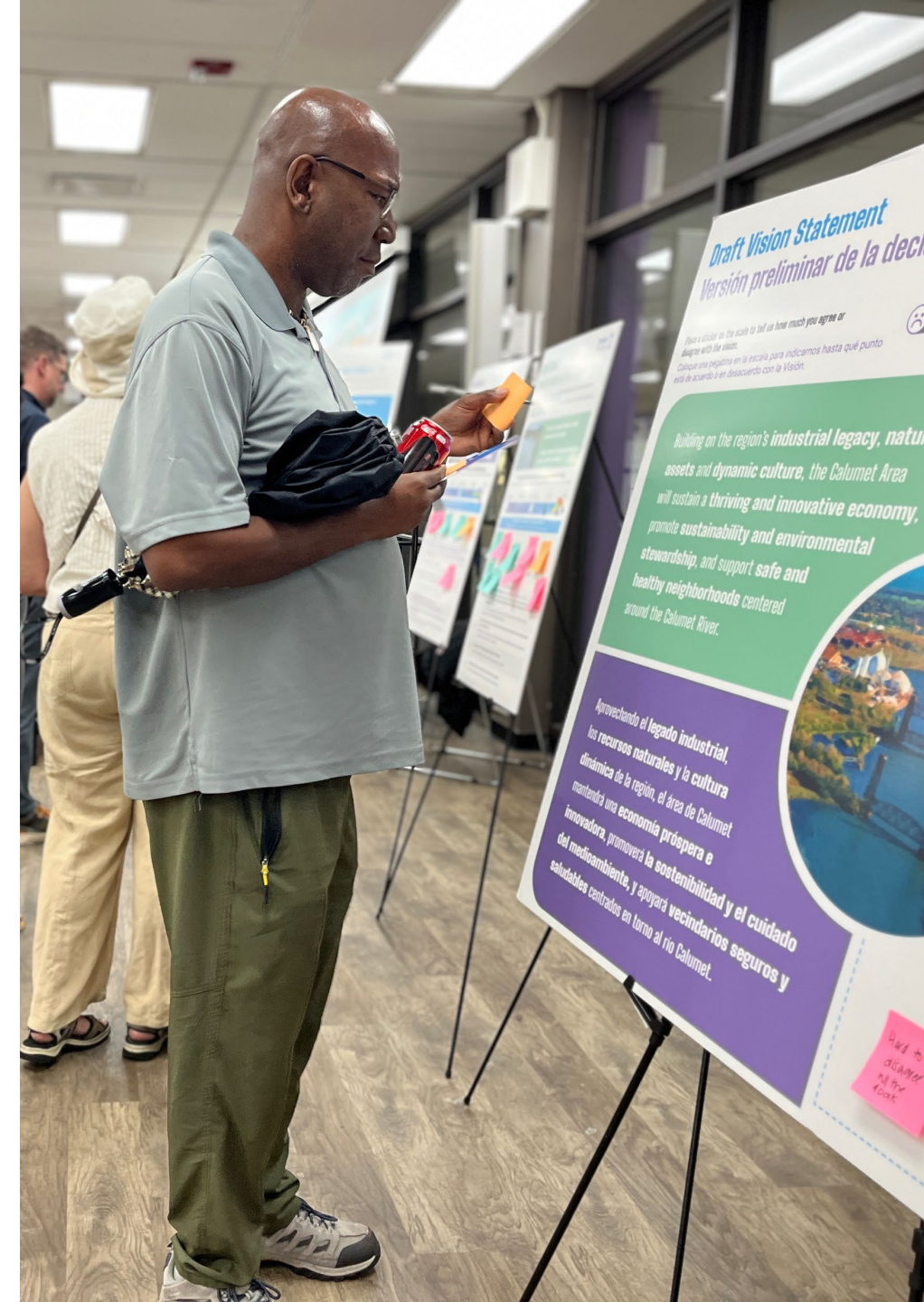
A summary of the comments received will also be available on our website:
(www.Chicago.gov/Calumet).



Upcoming Engagement

The team will be out in the community throughout August to get feedback from folks at neighborhood events:

- Aug 16th Big Marsh Park Community Bike Ride
- Aug 18th - Back to School Fest at Gately Park Stadium
- Aug 24th - Back to School Jam at Pullman Community Center



Question 1: How will the community be involved in this process?

Community engagement is a cornerstone of this process! The planning team's approach prioritizes equitable and inclusive engagement strategies, including creating space for open dialogue and feedback from community members, and local interest groups.

In particular, large public events allow for interested members of the community to share their thoughts and feedback.

The planning team has established a Working Group comprised of local elected officials, community organizations, industrial and non-industrial business owners, residents, civic organizations, City departments, and other governmental partners that meets monthly.

Additional engagement opportunities include strategies like focus groups (small group discussions), 1-on-1 interviews, online and in-person surveys, youth engagement, pop-up events, and more.

Question 2: How long will this planning process take?

Updating the Calumet Area Land Use Plan and Design Guidelines is expected to extend through 2025 and into 2026. This timeline includes multiple phases, such as analysis and understanding (summer 2024 – spring 2025), land use framework and design guideline concept development (spring 2025 – winter 2025), and documentation and adoption (winter 2025 – summer 2026). Throughout these phases, there will be opportunities for public input to ensure the plan reflects the community's needs and aspirations.

Question 3: How was the material developed?

The draft land use framework and associated materials were developed by DPD with support from our consultant team. Findings from our existing conditions analysis, review of prior area plans, research into best practices, and feedback received from our engagement to date all helped to shape the draft recommendations outlined today. In particular, early input from focus group (small group discussion) participants and monthly discussions with our working group – comprised of representatives from Ward offices, area businesses, community organizations, resident groups, civic organizations, other City departments, and non-City government partners – were critical to the creation of the vision, goals, principles, and framework.

Now we'll respond to your questions



THANK YOU!