

CALUMET AREA LAND USE PLAN & DESIGN GUIDELINES

WORKING GROUP MEETING #6

DEPARTMENT OF PLANNING AND DEVELOPMENT
COMMISSIONER CIERE BOATRIGHT

May 13, 2025

1

Welcome!

Agenda, Schedule, and Today's Goals

Agenda

1. Welcome [5 Minutes]

- 1.1 Agenda
- 1.2 Working Group #5 recap
- 1.3 Engagement calendar
- 1.4 Today's goals

2. Revised Draft Plan Goals [10 Minutes]

- 2.1 Review of prior draft plan goals + feedback
- 2.2 Revised draft plan goals + discussion

3. Goal 4 Draft Objectives [10 Minutes]

- 3.1 Public health in Calumet
- 3.2 Prior "Health & Community" draft objectives
- 3.3 Revised Goal 4 draft objectives

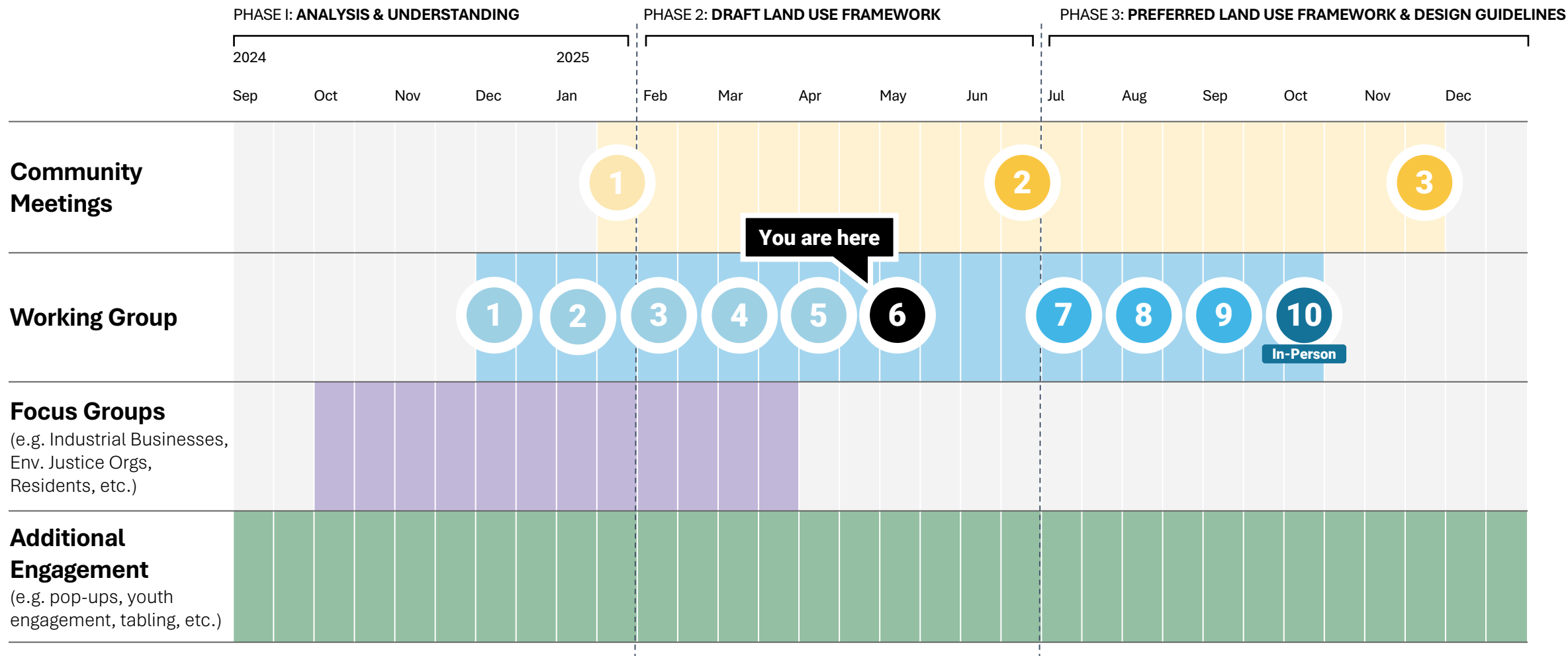
4. Goal 4 Draft Strategy Topics [60 Minutes]

- 4.1 Strategy topics
- 4.2 Today's focus area
- 4.3 Feedback on Opportunity Area 10
- 4.4 Focus area land uses
- 4.5 Focus area edge conditions
- 4.6 Focus area pollution records
- 4.7 Focus area CDPH Enforcement
- 4.8 Mapping activity
- 4.9 Group discussion

5. Next Steps [5 Minutes]

- 5.1 Next Steps
-

Phase 2: Draft Land Use Framework



Working Group

Anticipated Meeting Topics (Working Group Meetings 2-6)

Working Group #2	Working Group #3	Working Group #4	Working Group #5	Working Group #6
Recap WG #1 / Goals Planning Topics Overview Draft Objectives	Economy & Workforce	Nature & Ecology	Transportation & Infrastructure Opportunity Areas	Health & Community June Community Meeting <i>Draft Land Use Framework</i>

Goals for Today

1. Review and discuss updated goals
2. Review public health data
3. Identify health-related strategy topics and related data
 - Apply to selected portion of the study area via mapping exercise
 - Discuss for critical land use plan and design guideline considerations



Working Group #5 Recap

Transportation and Opportunity Areas

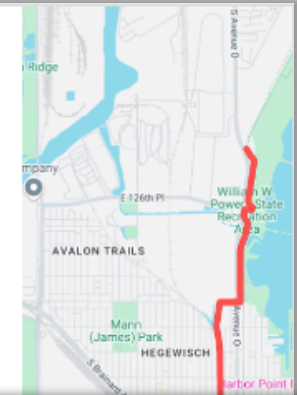
Goals:

1. Project updates from CDOT
2. Introduced Opportunity Areas

Follow up survey on Opportunity Areas

CDOT Complete Streets Program Burnham Greenway Extension

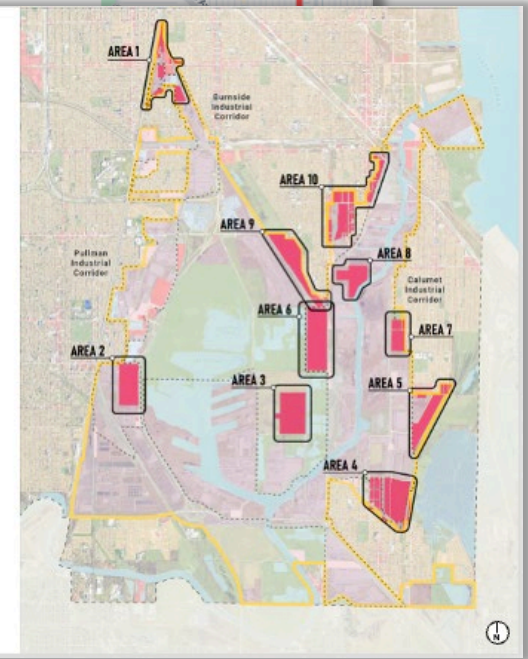
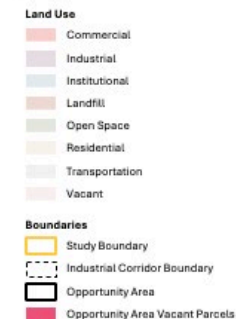
- Extend existing Burnham Greenway Trail to fill in a missing three-mile gap
- This will create a 10-mile uninterrupted trail
- Construction: 2027



How are opportunity areas selected?

Considerations include:

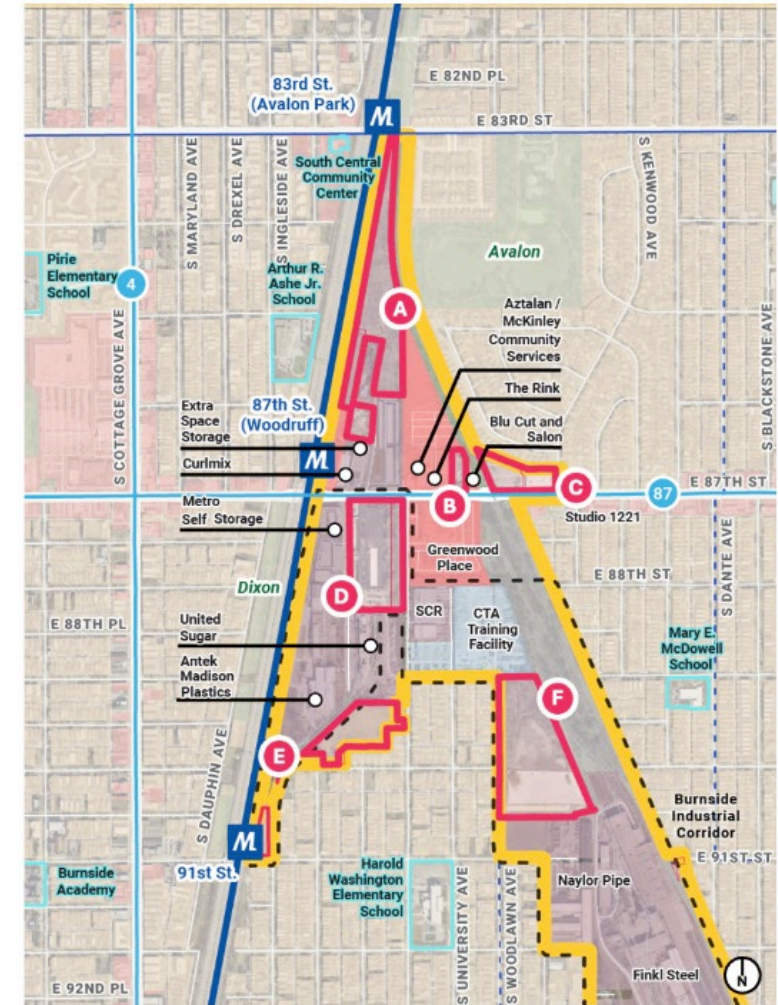
1. Is the property vacant?
2. Are there more than approximately 15 acres of contiguous vacant land?
3. What does ownership look like?
4. What are the edge conditions / surrounding uses?
5. Is this an area of interest for the community?



Working Group #5 Recap

Post-Work Survey Results

- 15 responses
- Results are being processed and will be added to working group #5 summary
- Working group summary and recap is on the website

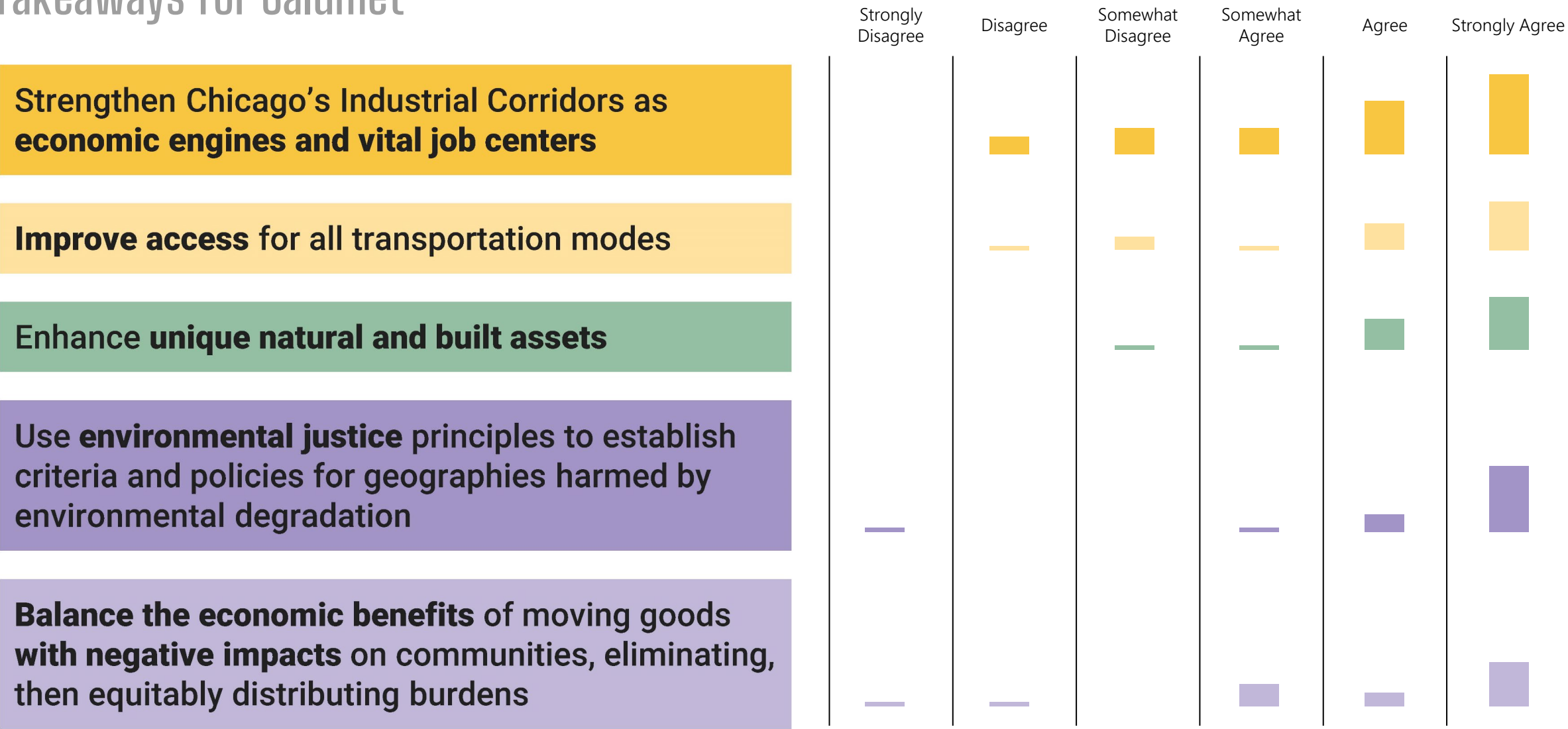


2

Revised Draft Plan Goals

Citywide Industrial Corridor Planning Goals

Takeaways for Calumet



Engagement Review on Goals

How did the goals evolve?

106

Zoom poll responses on
citywide goals related to
Calumet in Working Group #1

256

Comments from Working Group
#2 on the draft objectives and
planning topics

254

Comments from the community
during Community Meeting #1

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 culture, identity, and connections

To what extent do you agree or disagree with the following goals?

Invest in Calumet as a hub for jobs and economic activity

Protect and enhance Calumet's natural resources and open spaces

Enhance infrastructure to improve mobility, safety and sustainability

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

Bolster regional culture, identity, and connections

Strongly disagree

Strongly agree

Today's Focus

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 connections

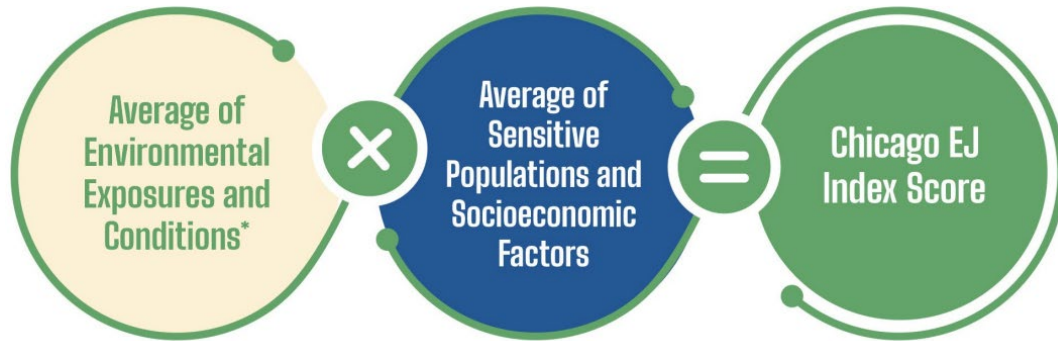
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Goal 4 Draft Objectives
Supporting Health and Well-being

Public Health in Calumet

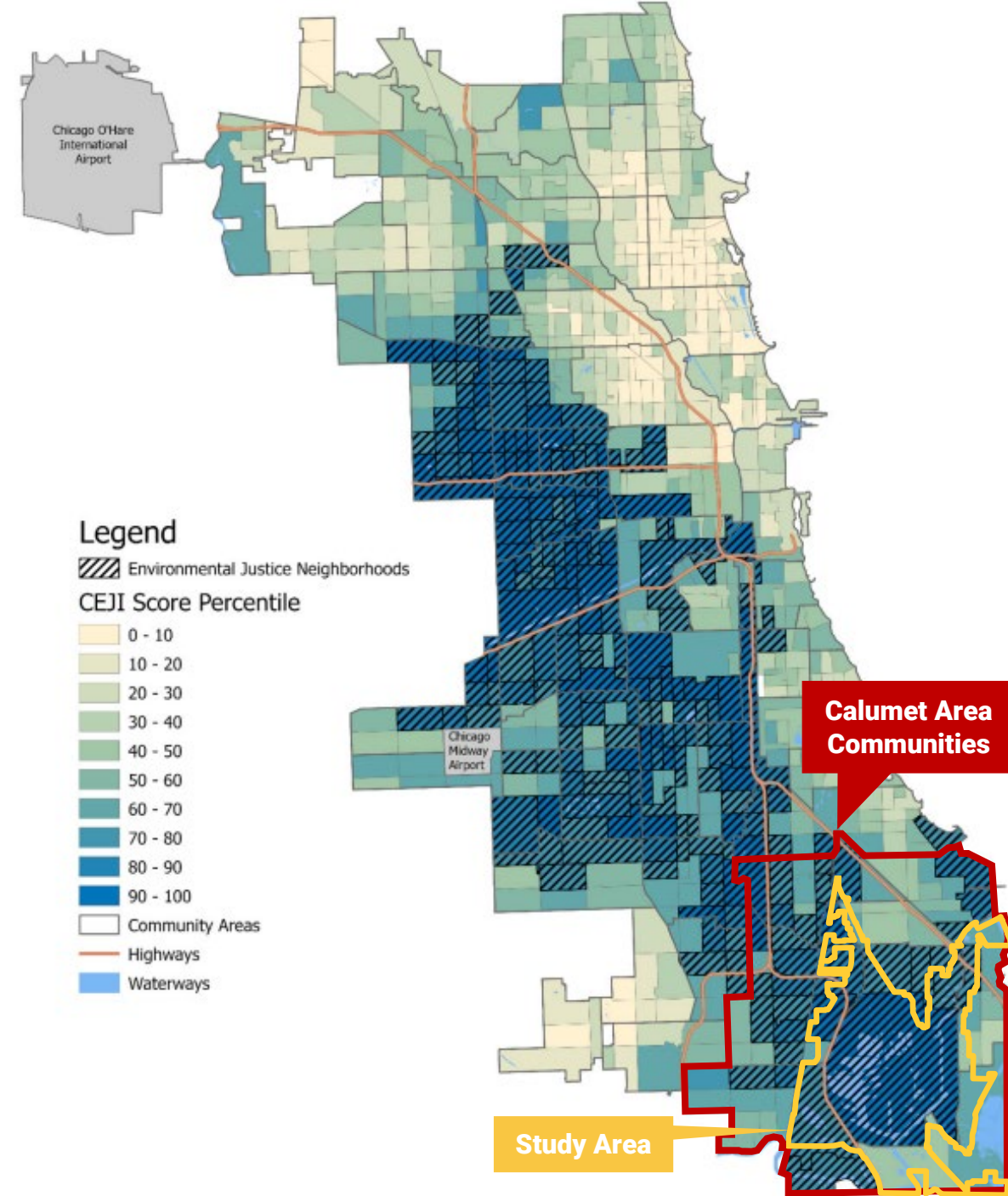
Cumulative Impact Assessment Findings

Environmental Justice (EJ) Index Scores



Calumet Area Communities | Key Indicators

- EJ Neighborhoods (48% of Calumet Area Census Tracts)
- Average Annual PM 2.5 (73rd Percentile)
- Children with elevated lead levels (72nd Percentile)
- Adults with coronary heart disease (80th Percentile)
- Adults with asthma (74th Percentile)



Prior Draft “Health & Community” Objectives

From January Working Group

- 1 Mitigate public health impacts of industrial corridors**
- 2 Address conflicts between incompatible land uses and reduce adjacencies**
- 3 Strengthen enforcement of public health regulations and pursue violators**
- 4 Support public well-being through access to open space**
- 5 Bolster regional cultural heritage, identity and pride**

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

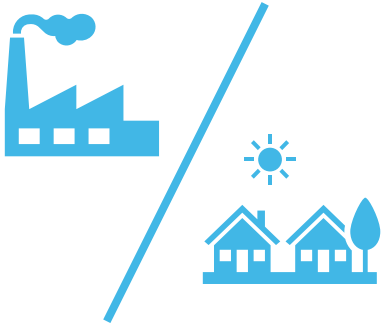
Objective 4.3

Strengthen enforcement of public health regulations and pursue violators

4

Goal 4 Draft Strategy Topics

Draft Goal 4 Strategy Topics



Land Use Intensity

How might we organize, distribute, and separate future allowable uses to minimize public health risks?



Vegetated Buffers

Where might vegetated buffers help screen / separate incompatible uses?



Pollution Mitigation

How can land uses and design guidelines address air, water, noise, light, and other pollution?



Site Remediation

How can site cleanup be incentivized as part of the redevelopment process?

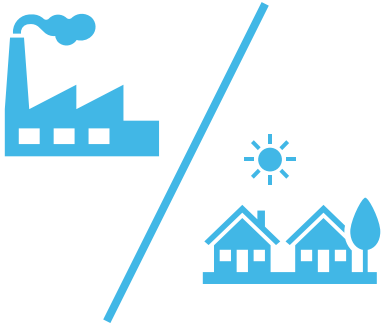


Regulatory Enforcement

What measures can be taken to ensure code violations result in meaningful consequences?

Mapping Activity

Land Use and Buffers



Land Use Intensity

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Regulatory Enforcement

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Group Discussion

Mitigation, Remediation and Enforcement



Land Use Intensity

How might we organize, distribute, and separate future allowable uses to minimize public health risks?



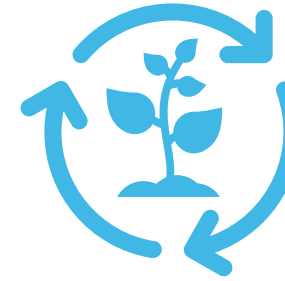
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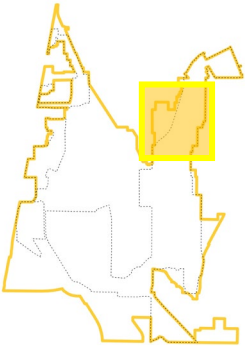


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
Today's Focus Area

Upper Calumet River



Today's focus is the portion of the study area centered around the Calumet River and roughly bounded by S Torrence Ave on the west, S Avenue N and S Calumet River St on the east, the Chicago Skyway on the north, and E 107th St on the south.

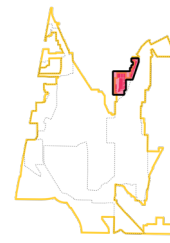
Boundaries

-  Study Boundary
-  Industrial Corridor Boundary



Opportunity Area 10

Overview







Description: Collection of vacant properties at 100th and Escanaba as well as vacant properties between Baltimore Ave / Houston Ave and railroad

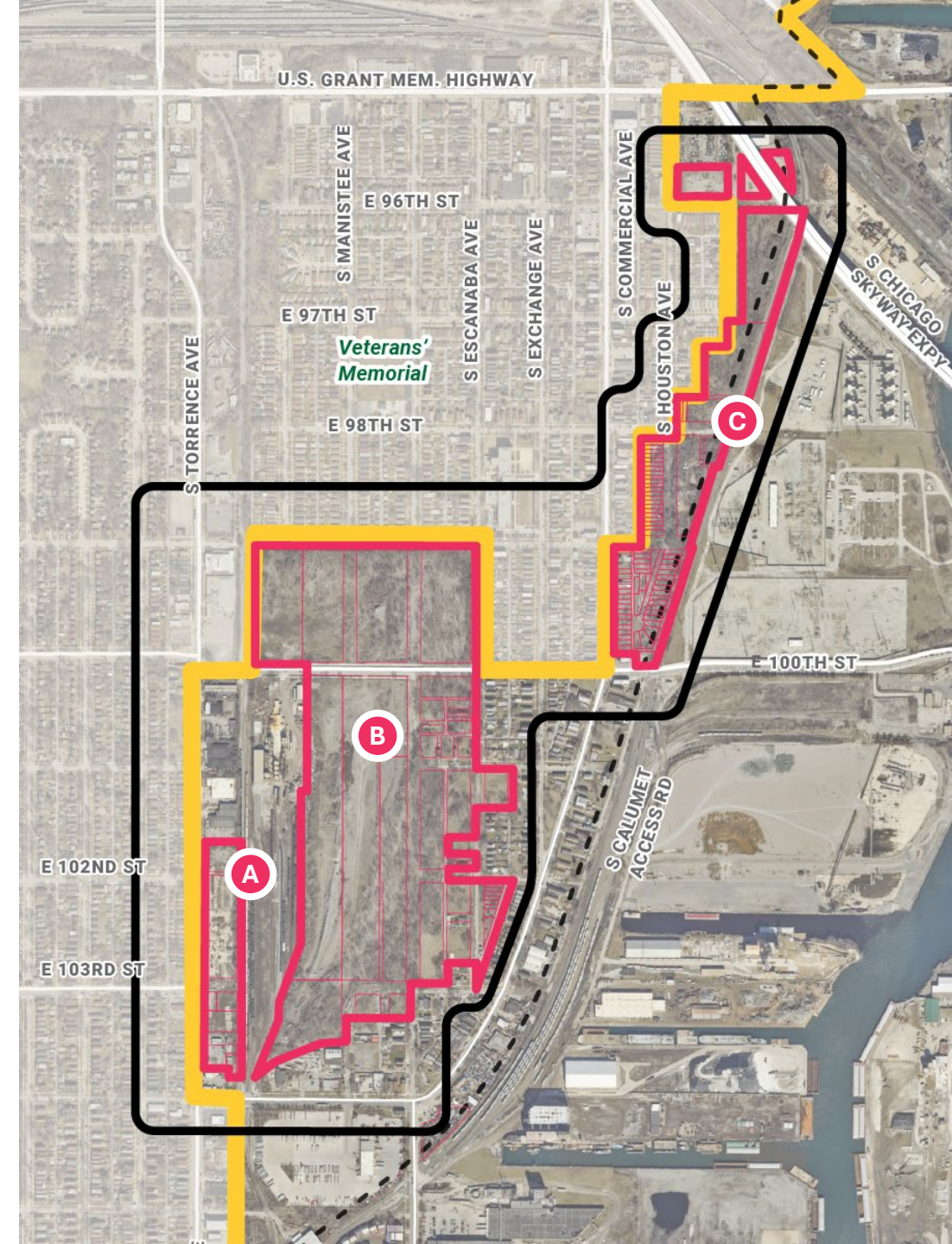
Industrial Corridor: N/A (adjacent to Calumet IC)

Acreage: 79.1 acres of vacant land (with additional vacant parcels nearby)

- A** **10129-257 S Torrence Ave** | 5.4 ac.
Vacant former industrial lot along S Torrence Ave
- B** **2652-2812, 2737-2839 E 100th St** | 56.4 ac.
Vacant former industrial lot between residential and Pullman Innovations
- C** **Multiple Addresses** | 17.9 ac.
Vacant lots between S Baltimore Ave / S Houston Ave and Chicago Rail Link

Boundaries

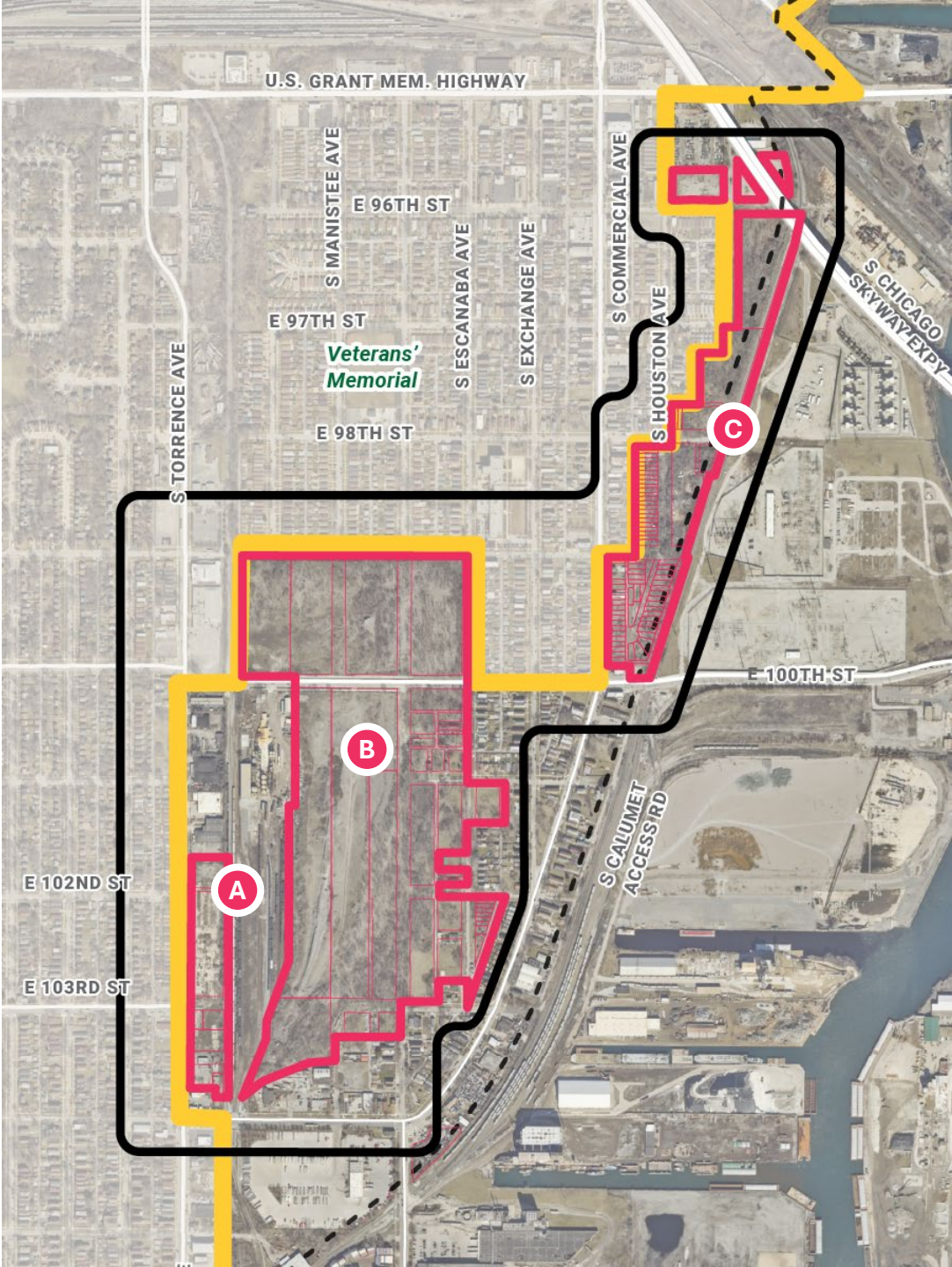
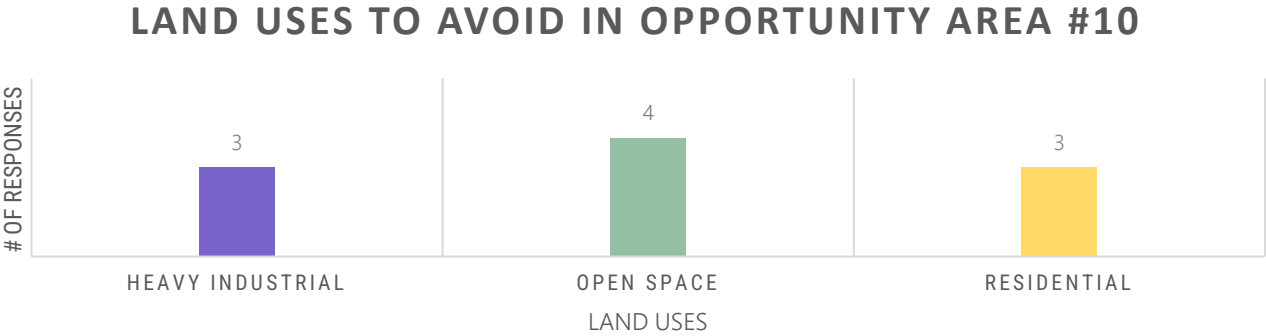
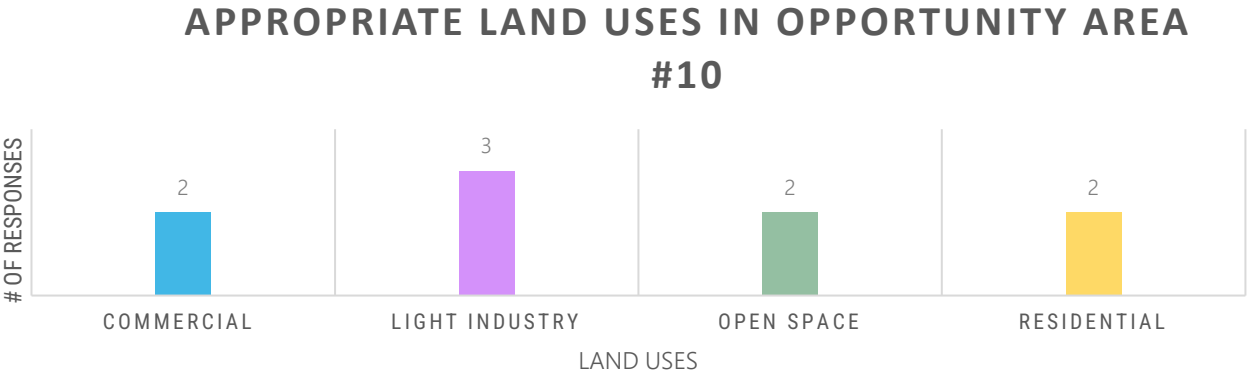
-  Study Boundary
-  Industrial Corridor Boundary
-  Opportunity Area
-  Opportunity Area Vacant Parcels



Opportunity Area 10

Near Calumet | Survey Results





- Boundaries**
- Study Boundary
 - Industrial Corridor Boundary
 - Opportunity Area
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Opportunity Area 10

Near Calumet | Survey Results

Boundaries

-  Study Boundary
-  Industrial Corridor Boundary
-  Opportunity Area
-  Opportunity Area Vacant Parcels

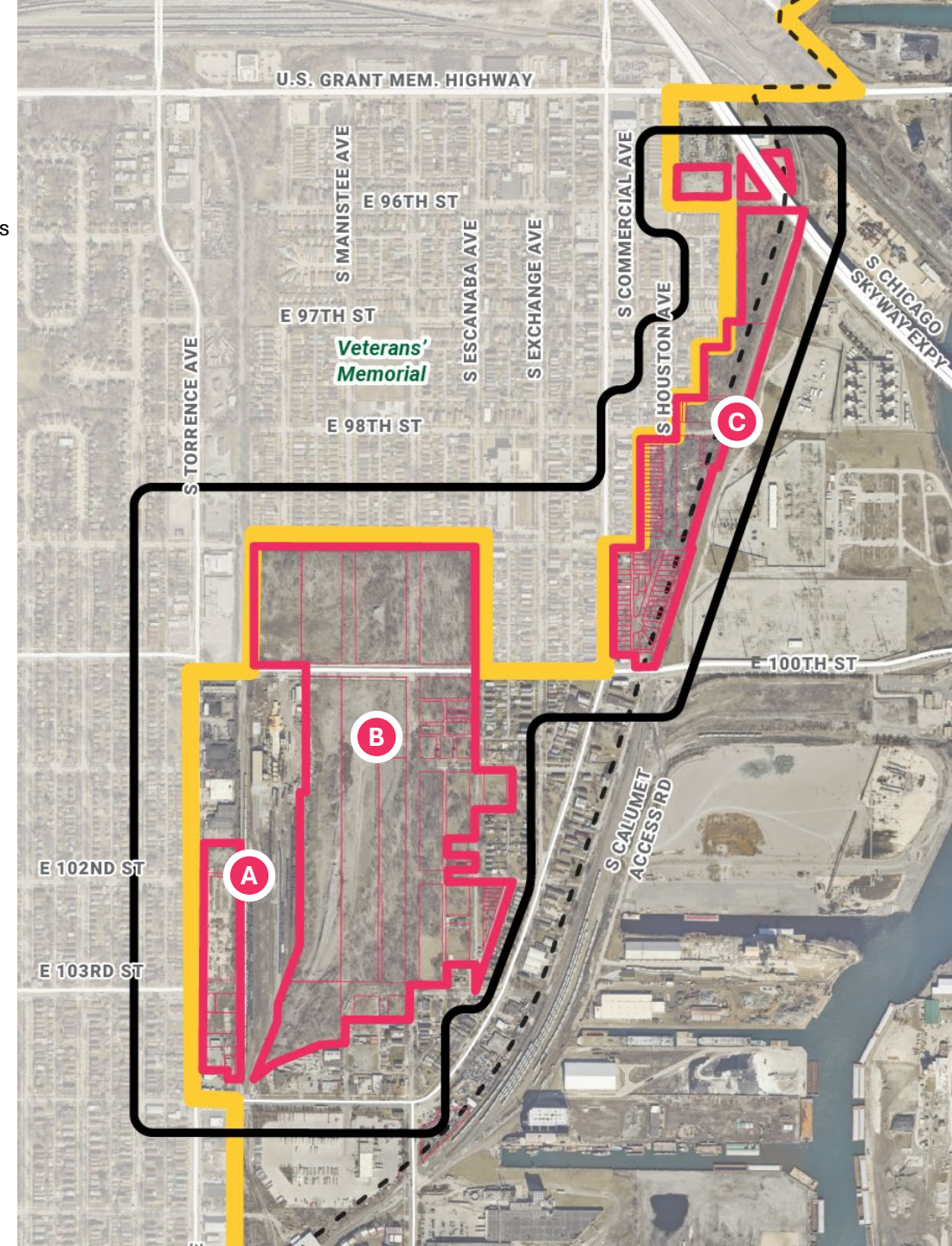
“Light Industrial or Maker Spaces (With Environmental Safeguards) Why: While the area is industrial, light manufacturing or maker spaces that focus on clean tech or green industries could support economic development without compromising public health or the environment. Additionally, these spaces could provide local job training and development opportunities” – Survey Respondent

“B - North of 100th - Residential ... or park green space due to residential adjacencies or need for green buffer between industrial uses to south A&B South of 100th.

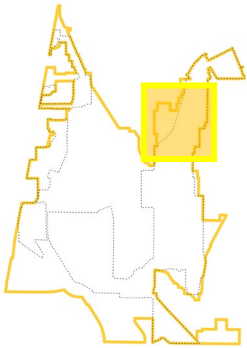
Due to rail access and other small manufacturing business, suggest clean industrial or industrial incubator complex and spaces, and skilled trades education center. Adjacent residential neighborhood could walk to work.

Can the **existing canopy on east side of B** be save(d) as buffer area between manufacturing and residential?

C - Small commercial or manufacturing due to adjacent uses.”



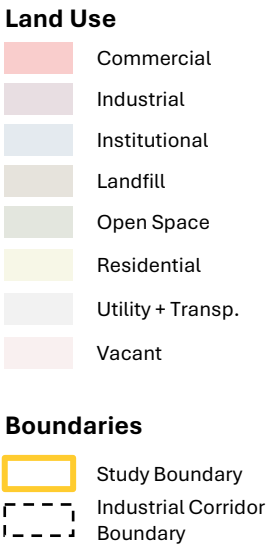
Current Land Uses



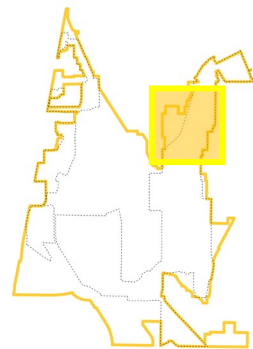
Uses in this area are largely river-dependent industrial uses like terminals, barge and marine services, and materials storage and processing that rely on river transportation.

Manufacturing, utilities, and auto / truck services are also present, as are some commercial uses along Torrence Ave.

Large vacant properties exist at Torrence and 100th and at 106th and Muskegon (part of the AOS campus)



Edge Conditions



Existing industrial and commercial uses present a variety of edge conditions as experienced from surrounding streets and neighboring properties:

Limited / No Separation

Limited visual or physical separation between adjacent uses

Physical Separation

Fence or other physical barrier that does not shield sightlines

Visual Screening

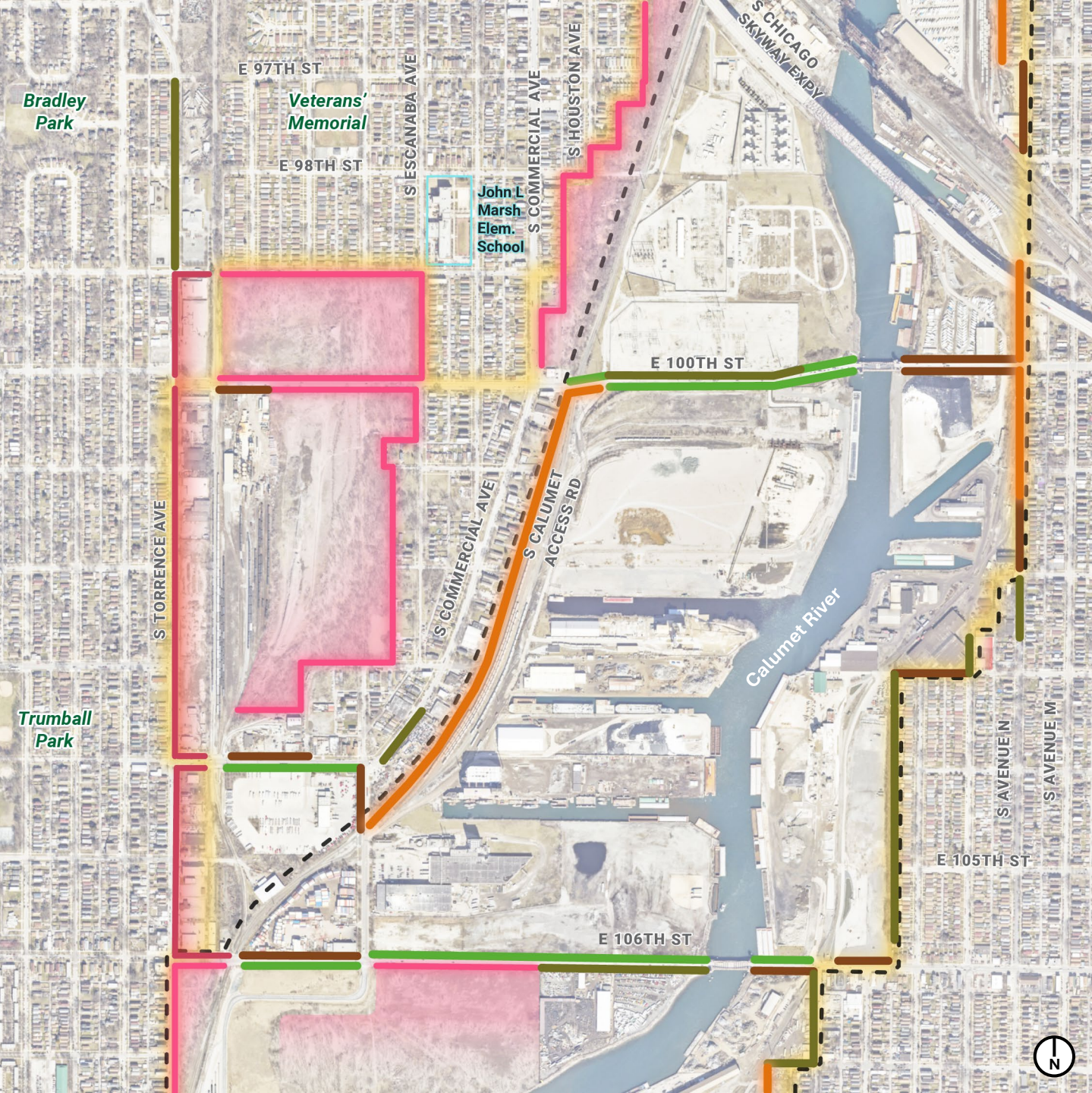
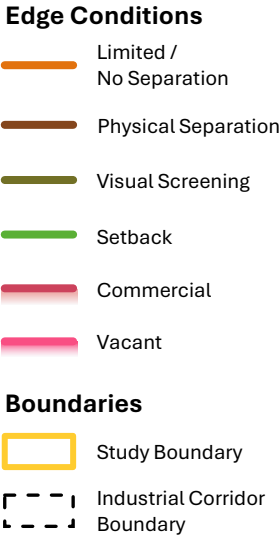
Privacy fence screening and/or berming, trees, and vegetation

Setback

Site activities occur away from adjacent uses or ROW, plus physical/visual screening

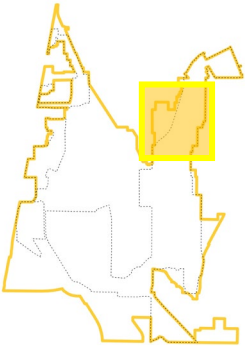
Commercial / Vacancy

Other uses operating as buffer



Edge Conditions

Limited / No Separation



① E. 103rd Street parallel to S. Commercial Ave.



② S. Avenue N + E. 100th St.



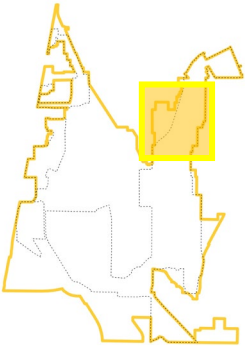
Edge Conditions
— Limited / No Separation

Boundaries
— Study Boundary
--- Industrial Corridor Boundary



Edge Conditions

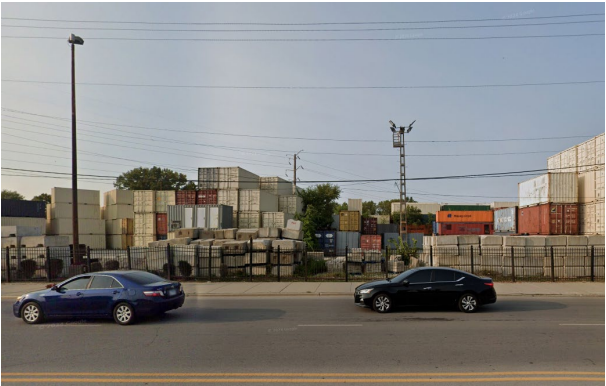
Physical Separation



① E 103rd St. west of S. Avenue N



② E. 106th St. west of S. Muskegon Ave.



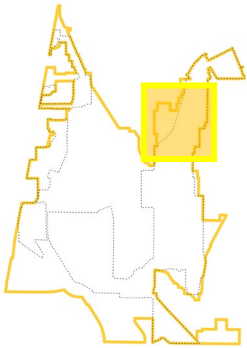
Edge Conditions
Physical Separation

Boundaries
Study Boundary
Industrial Corridor Boundary



Edge Conditions

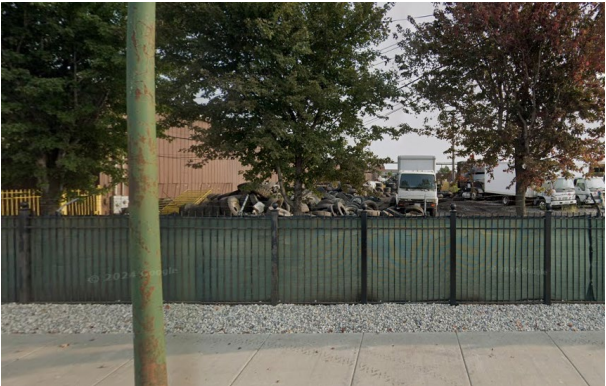
Visual Screening



① E. 100th St. west of the Calumet River



② E. 106th west of the Calumet River



Edge Conditions

Visual Screening

Boundaries

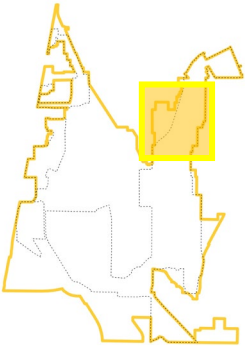
Study Boundary

Industrial Corridor Boundary



Edge Conditions

Setback



① E. 106th St. west of S. Muskegon Ave.



② E. 106th east of Calumet River



Edge Conditions

— Setback

Boundaries

Study Boundary

Industrial Corridor Boundary



Edge Conditions

Other Uses + Vacancy

- ① S. Torrence Ave. between E. 106th St. & E. 99th St.



- ② E. 100th St. east of S. Torrence Ave.

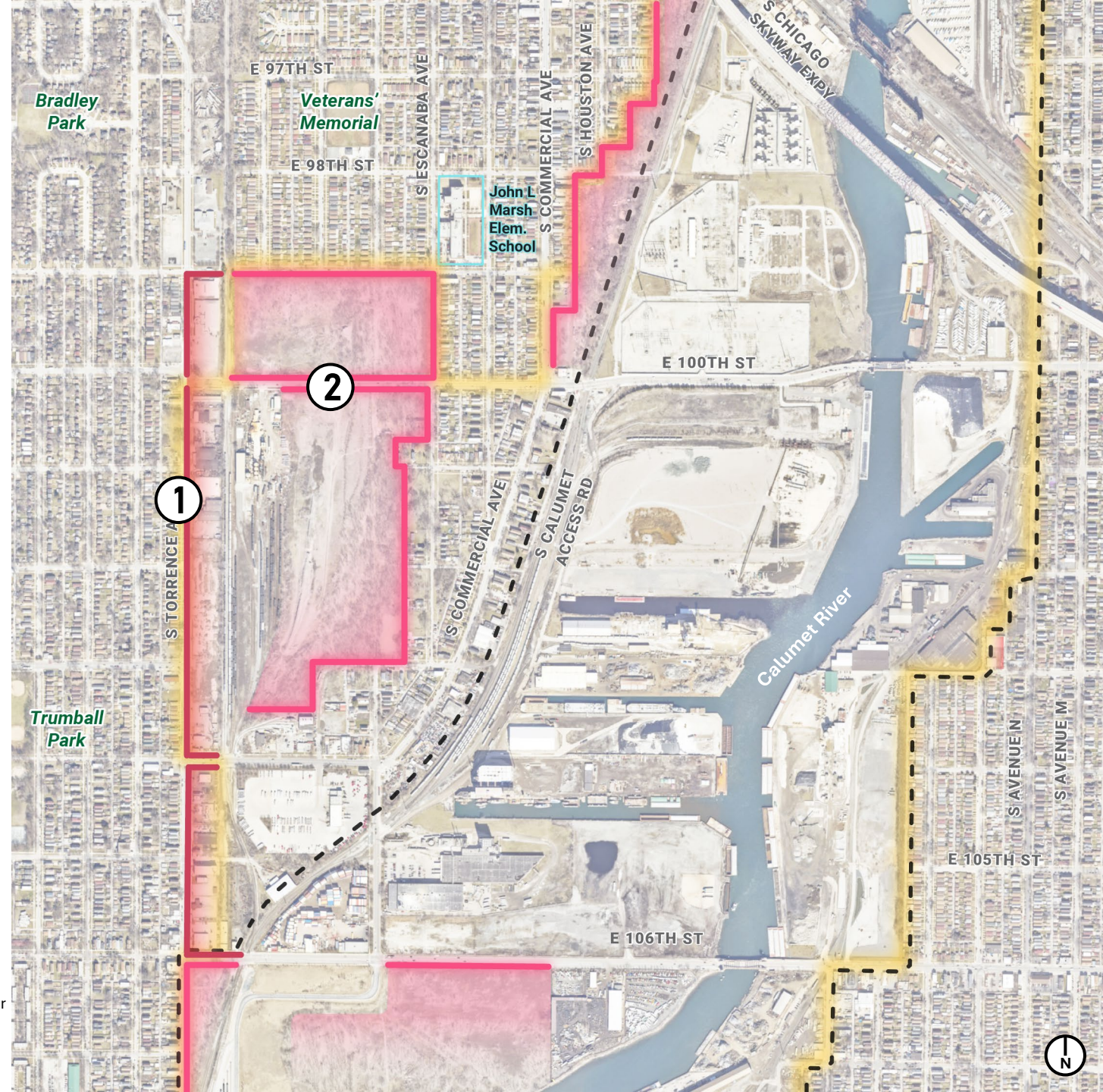


Edge Conditions

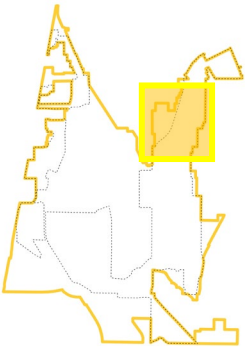
- Commercial
- Vacant

Boundaries

- Study Boundary
- - - Industrial Corridor Boundary





Pollution Records



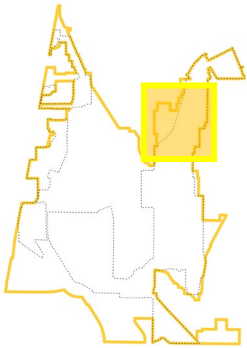
EPA Facility Registry Service facilities are either subject to environmental regulations or of environmental interest, resulting from air, water, and waste environmental data from multiple systems.

-  Air Pollutants
-  Hazardous Waste
-  Power Generation
-  Stormwater Discharge
-  Toxic Substances
-  Water Pollutants

- Boundaries**
-  Study Boundary
 -  Industrial Corridor Boundary



CDPH Enforcements





Chicago Department of Public Health (CDPH) data shows several repeat code violations from business in this area.

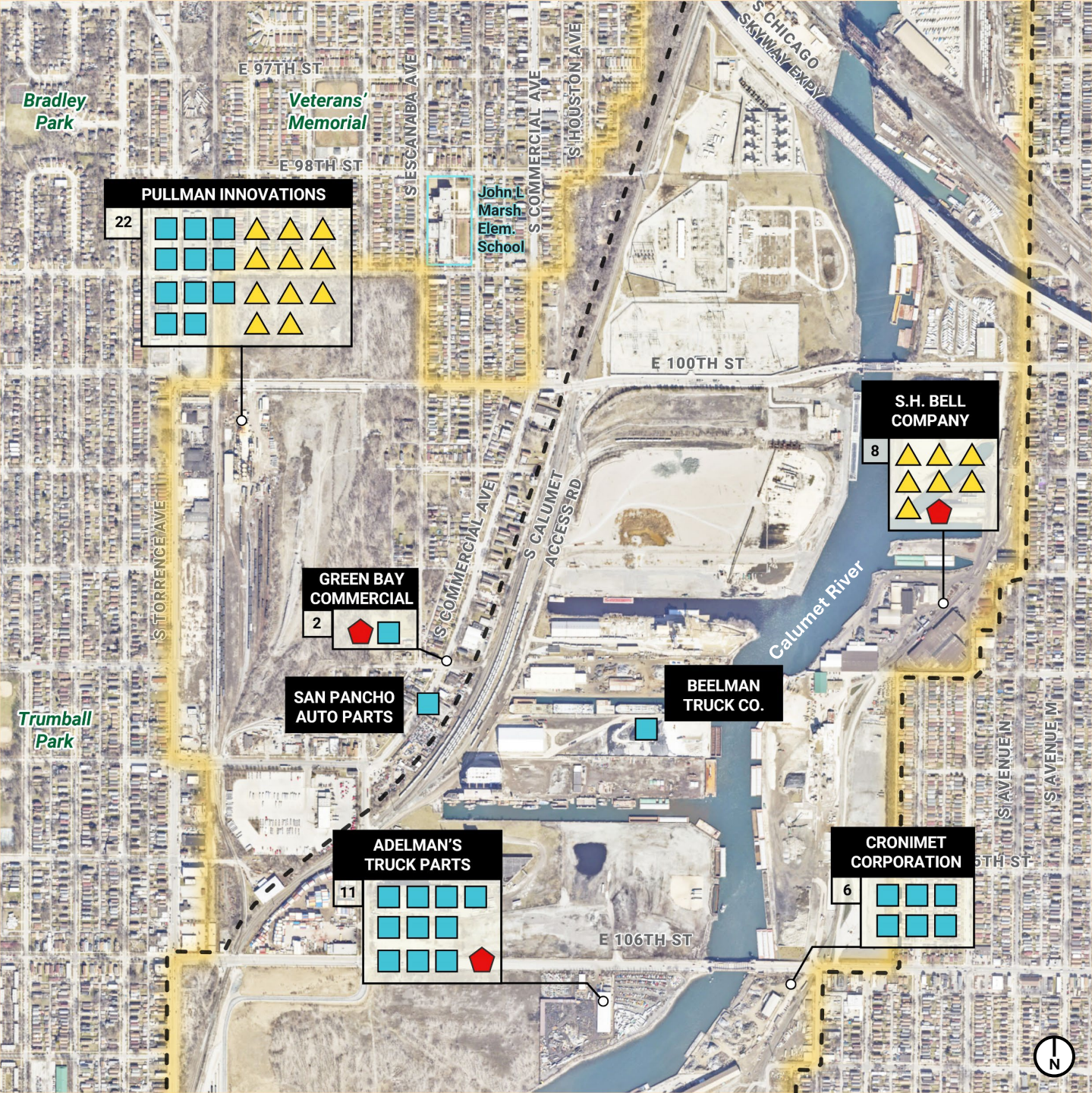
Across the entire study area, 147 violations from 31 unique addresses between 2015-2025 were recorded. Several of these locations have repeated violations.

Violations 2015-2025

-  Missing Permits / Nuisance
-  Air Pollution / Windborne Material
-  Waste Removal and Disposal

Boundaries

-  Study Boundary
-  Industrial Corridor Boundary



Mapping Activity

Land Use

- Commercial
- Industrial
- Institutional
- Landfill
- Open Space
- Residential
- Utility + Transp.
- Vacant

Edge Conditions

- Limited / No Separation
- Physical Separation
- Visual Screening
- Setback
- Commercial
- Vacant

EPA Registered Facilities

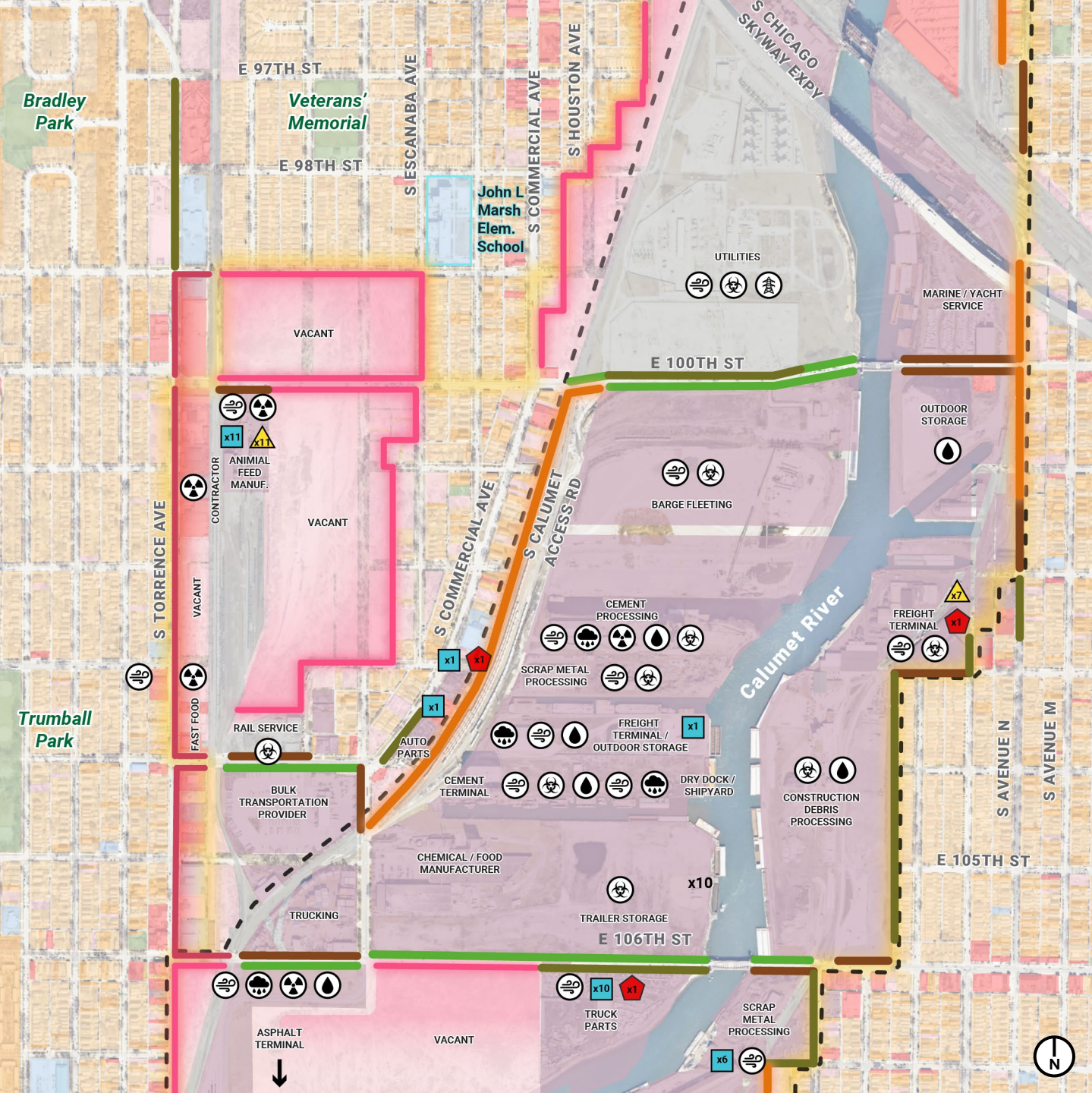
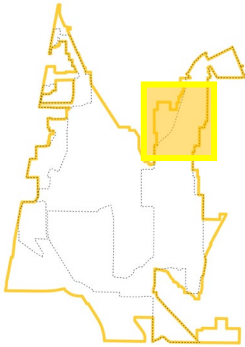
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Violations 2015-2025

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Boundaries

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Join at menti.com | use code **2296 7524**



Pollution Mitigation: How can land uses and design guidelines address air, water, noise, light, and other pollution?

All responses to your question will be shown here

Each response can be up to 200 characters long

Turn on voting to let participants vote for their favorites



Join at menti.com | use code 2296 7524

 Mentimeter

Site Remediation: How can site cleanup be incentivized as part of the redevelopment process?

All responses to your question will be shown here

Each response can be up to 200 characters long

Turn on voting to let participants vote for their favorites



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Regulatory Enforcement: What measures can be taken to ensure code violations result in meaningful consequences?


All responses to your question will be shown here

Each response can be up to 200 characters long

Turn on voting to let participants vote for their favorites



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 Mentimeter

What additional strategies should we consider during this planning process to support the health and well-being of Calumet's communities?

All responses to your question will be shown here

Each response can be up to 200 characters long

Turn on voting to let participants vote for their favorites



5

Next Steps

Next Steps

Working Group Meeting #7

Tuesday, July 8 | 6:00 – 7:30pm | Zoom
Topic: Introduction to Design Guidelines

Public Events

Community Meeting #2 | June 28th | 10:00am – 1:00pm
Altgeld Family Resource Center | 955 E 131st St

(2) Virtual Community Meetings

July 15th 4:00 – 5:30pm | Zoom

July 17th 6:00 – 7:30pm | Zoom

Questions, Comments, Concerns?

Dhara Shah – dhara@musecommunitydesign.com