

# Calumet Area Land Use Plan and Design Guidelines Update

## Working Group # 3 Meeting Summary

Wednesday, February 11, 2024 | 6:00 – 7:30 PM | Zoom

The below summarizes the content presented and feedback received during Working Group Meeting #3 for the Calumet Area Land Use Plan and Design Guidelines Update, led by the City of Chicago Department of Planning and Development (DPD).

The meeting began with quick introductions for members who may not have been able to attend previous meetings, an update on the planning process, and a recap of Working Group Meeting #2. The meeting primarily consisted of a presentation on the Economic & Market Overview of the Calumet Planning Area and an interactive activity, followed by discussion in three breakout rooms.

For questions please reach out to Dhara Shah [dhara@musecommunitydesign.com](mailto:dhara@musecommunitydesign.com).

## INTRODUCTIONS

The lead facilitators in Working Group #3 were Dhara Shah (MUSE Community + Design), Ranadip Bose (SB Friedman), and Luke Mich (Chicago DPD).

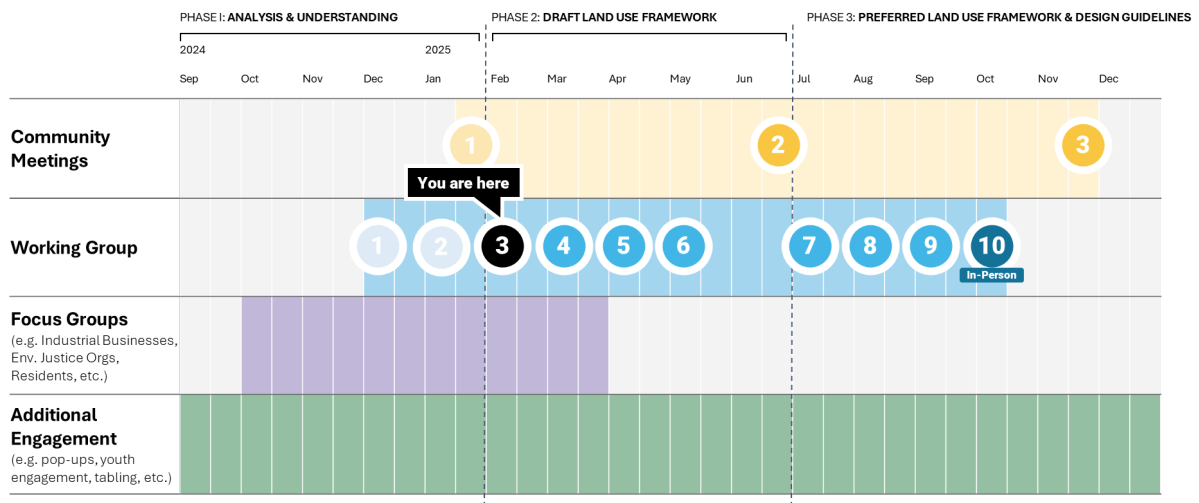
Working group participants present for this meeting include:

Name	Organization
Adella Y. Bass	People for Community Recovery
Alaina Bridges	Chicago Department of Transportation (CDOT)
Adam Flickinger	Friends of the Chicago River
Benet Haller	Cook County Department of Transportation and Highways (DoTH)
Beth Dybala	Calumet Area Industrial Commission (CAIC)
Christina Harris	Metropolitan Planning Council (MPC)
Daniel White	Forest Preserves of Cook County
Felicia Minley	Southeast Environmental Task Force (SETF)
Gaby Wagener-Sobrero	Chicago Department of the Environment (DOE)
Gail Walker	Environ-Com
Haley Sanders	Chicago Park District
Isis Bazaldua	Bridges // Puentes Justice Collective
Jack Rocha	UIC Great Cities Institute
Janie Pochel	Chi Nations Youth Council
Laura Verden	Illinois Department of Natural Resources
Lolita Thompson	Metropolitan Water Reclamation District (MWRD)

Maggie Catania	Calumet Collaborative
Roxy (Margaret Cortes)	Parents of extraordinary children
Steven Ostrander	Chicago Metropolitan Agency for Planning (CMAP)
Thomas Daniels	9th ward
Vanessa Schwartz	Metro Family Services

## PLANNING PROCESS UPDATE

Working Group #3 marked the beginning of Phase 2: Draft Land Use Framework. This phase will include an additional community meeting, three more working group meetings, and numerous other focus groups/engagement activities.



## WORKING GROUP #2 RECAP

In the prior working group, we reviewed:

1. An overview of Prior Plans;
2. Introduced Planning Topics;
3. Introduced Draft Meeting Objectives; and
4. Participated in an activity to discuss Draft Meeting Objectives.

## **ECONOMIC & MARKET OVERVIEW**

The following content is an overview of the presentation given during Working Group #3.

### **Calumet Planning Area Market Baseline**

The Calumet Planning Area houses a mix of economic engines and job centers, including over 340 businesses, nearly 14,800 employees, and 19.5 million square feet of industrial building space. Approximately 5,600 of 14,800 Calumet Area employees live within a 5-mile radius of the Planning Area.

### **Regional Economic Trends & The Relationship to the Calumet Planning Area**

Economic development organizations focus on “key industries.” According to World Business Chicago, these industries are “some of Chicagoland’s most promising by employment and GDP growth. Jobs in these industries are also considered higher quality – they pay well, offer great job satisfaction, and create more indirect and supporting jobs.”

World Business Chicago prioritizes the following industrial-related industries:

- Life Sciences
- Advanced Manufacturing
- Next Generation Agriculture, Ag Tech & Food Processing
- Transportation, Distribution & Logistics (TDL)

The State of Illinois prioritizes the same industries listed above, in addition to:

- Quantum Computing, AI & Microelectronics
- Clean Energy Production & Manufacturing

An industry’s strength is measured by its local specialization relative to the nation and recent job growth. For example, Advanced Manufacturing clusters in the Chicago Metropolitan Statistical Area (MSA) are highly specialized but are considered low growth. Meanwhile, Food Processing and Manufacturing, Automotive, Transportation and Logistics, and Distribution and Electronic Commerce, while all representing varying degrees of specialization, have been considered high growth clusters since 2010.

The Calumet Planning Area has received a significant amount of new industrial development, with more industrial development proposed and under construction. Since 2015, the Calumet Planning Area has captured about 25% of citywide industrial development.

### **Economic Composition of the Calumet Planning Area**

The Calumet Industrial Market Area (IMA) is comprised of the zip codes intersecting the Calumet Planning Area and allows us to compile and analyze data that is only available at the zip-code level to understand economic trends.

Connectivity to regional infrastructure, such as the interstate system and access to the port/barges, freight rail, passenger rail, and workforce has been critically important to the Calumet Industrial Market Area's growth and economic success.

Businesses in the area have been attracted to the region in part due to its existing infrastructure. Recent leasing activity shows a mix of businesses moving into the area, including Automotive Manufacturers, and TDL and Life Sciences businesses. While many priority industries are present in the Calumet Area, the single largest industry is the Automotive Industry. Since 2010, industry has added approximately 3,300 jobs in the area.

However, industrial businesses are not uniform. Job density and land consumption varies across industries. For example, TDL consumes almost 40% of the land in the Calumet Area, while Advanced Manufacturing only occupies 12% of land but accounts for more than 50% of jobs.

### **Connecting Economic Trends to Local Land Use & Workforce**

The Calumet Planning Area's primary existing land uses are:

- Industrial (51.6%)
- Open Space (17.7%)
- Transportation and Utilities (10.1%)

Over half of the Calumet Planning Area is classified as "Active Industrial," accounting for 4,314 acres of land. Industrial land is also specialized, with approximately 13.6% of land classified as Manufacturing uses, 47.6% of land classified as TDL uses, and 38.8% of land classified as "Other" uses (such as Recycling and Salvage, Waste Processing, Construction and Contracting, and Vehicular, Truck, and Trailer Storage).

Over 740 acres in the Calumet Planning Area are classified as vacant, 520 acres of which were formerly landfill sites. Most vacant land (90.7%) is zoned for future manufacturing uses, representing over 1,100 acres of potential development opportunities. Land use planning can recommend appropriate zoning classifications to guide future growth in the area.

### **ACTIVITY: ECONOMIC FUTURE OF THE CALUMET AREA**

Following the presentation, the group reviewed data pertaining to workforce characteristics, such as wages, educational attainment, local concentration of the workforce, and job density, and how they can inform the Calumet Area's economic future.

The group then participated in an activity to evaluate potential industrial uses in the Calumet Planning Area. Using Mentimeter, the group responded to a set of statements from "strongly agree" to "strongly disagree" from their/their organization's perspective. Prompt statements and response scores included the following:



Following each of these questions, members were prompted to list specific uses within in each category that they thought would be appropriate for new development in the Calumet Area.

Responses for each use

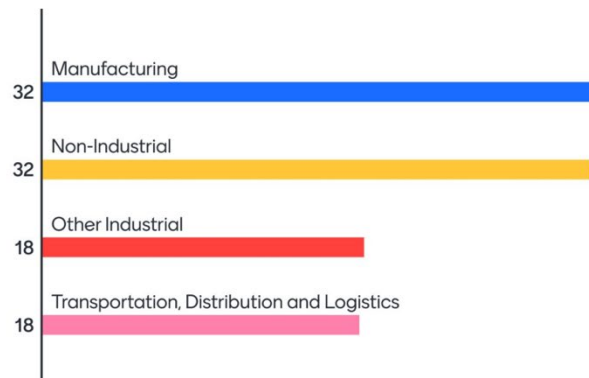
- Characteristics of target manufacturers:
  - High paying, low polluting, sustainable and clean uses;
  - Accessible to workers;
  - Low educational attainment; and
  - Opportunities for local ownership.

Specific examples included food processing, automobile and electric vehicle manufacturing, chemical manufacturing, recycling, technology, and small-scale manufacturing.

- TDL uses included greater emphasis on water transport/the port and rail, the use of electric vehicles and drones, and less truck traffic through residential areas.
- "Other Industrial" target uses included construction, technology, medical devices, food distribution, and more 'green' TDL and manufacturing uses.
- Non-Industrial target uses included commercial, such as retail, restaurants, and hotels, eco-tourism and water recreation opportunities, job training and services for employees, uses that would increase access to food, and housing.

Working group members were also asked a hypothetical question: if you had 100 units of land to allocate, how would you allocate developable industrial land across the following categories?

How would you allocate developable industrial land across the following categories?



To view all results from the activity, please see the Mentimeter results at the end of this summary.

## **ACTIVITY: ECONOMIC FUTURE OF THE CALUMET AREA**

Working group members were then divided into three breakout rooms, where a facilitator guided dialogue focused on responses given during the activity. The activity aimed to surface the nuances of different industrial uses and to understand their implications in the Calumet Area.

Participants of one breakout room discussed the negative effects of living near industrial properties that produce pollution contributing to adverse health outcomes and truck traffic damaging local infrastructure. Breakout room participants shared a desire for environmentally compatible industrial properties, increased local employment and ownership opportunities for businesses in the Area.

Participants of another breakout room discussed the economic benefits of industrial uses but emphasized that future developments should be dense with jobs, offer jobs that are high paying, offer jobs to local residents, and commit to reducing their pollution and carbon footprint. These same participants also noted a desire to leave room for open space in order to explore eco-tourism and recreational opportunities in the area.

## **NEXT STEPS**

The next Working Group meeting will be on Tuesday, March 11<sup>th</sup> on Zoom. The topic is Nature & Ecology.

# Instructions





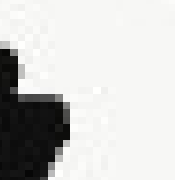
New Manufacturing uses should be encouraged to promote economic growth within the Calumet Area

3.8

Strongly disagree

Strongly agree

1



19



Please list the Manufacturing uses you think would be appropriate for new developments in the Calumet Area

High paying

Low pollution

Low emissions

Clean up waste

Green Manufacturing  
Tech Auto

food processing

Automobile, metals,  
chemicals, recycling

assembly

Please list the Manufacturing uses you think would be appropriate for new developments in the Calumet Area

Clean manufacturing

Those that require  
minimal education

Transportation  
(public/private) + computer  
technologies (not really AI)

Less pollution, more jobs  
per acre

Food processing

spin offs from. quantum

Electric vehicle manuf.

Renewable and  
sustainable

Please list the Manufacturing uses you think would be appropriate for new developments in the Calumet Area

Save recycling

Green industry

More M1 type uses

Small scale  
manufacturing

Post consumer waste  
recycled for a new use

Water management

Those that prioritize  
local wealth and  
community benfots

Local ownership

Please list the Manufacturing uses you think would be appropriate for new developments in the Calumet Area

Commercial retail

green construction  
products

Sustainable materials  
manufacturing



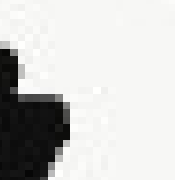
New Transportation, Distribution and Logistics uses should be encouraged to promote economic growth within the Calumet Area

2.9

Strongly disagree

Strongly agree

1



21



Please list the Transportation, Distribution and Logistics uses you think would be appropriate for new developments in the Calumet Area

Truck, water transport  
and rail

Intermodal / port-  
specific

Safe bike lanes

Bike lanes and sidewalks

limited

drone delivery centers

Public transportation to  
open green spaces ,  
trails, waterfront

EVs, especially freight-level  
vehicles. Also CBOs that  
teach these jobs

Please list the Transportation, Distribution and Logistics uses you think would be appropriate for new developments in the Calumet Area

Bike routes for safe  
clean transportation  
options

Those appropriate for  
their location?

port specific

Decrease the amount of  
trucks going through  
residential areas

Port based water, and  
rail, intermodal

Water transportation

Not transferring or  
warehousing goods

Circular



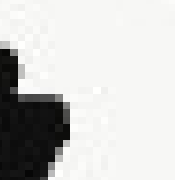
New 'Other Industrial' uses should be encouraged to promote economic growth within the Calumet Area

3.4

Strongly disagree

Strongly agree

1



19



Please list the 'Other Industrial' uses you think would be appropriate for new developments in the Calumet Area

Creative small local  
business

construction

Quantum technology,  
medical devices and  
applications

What is the city trying to  
attract?

Waterfront uses that  
need to be there

Circular economy, green  
transportation, reverse  
logistics

Low pollution

Food distribution,  
technology, adaptive  
equipment for ADA

Please list the 'Other Industrial' uses you think would be appropriate for new developments in the Calumet Area

recycling of city  
generated waste

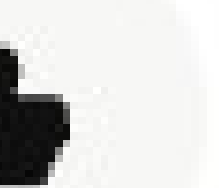
New cleaner types of  
recycling

New Non-industrial uses should be encouraged to promote economic growth within the Calumet Area

4.3

Strongly disagree

Strongly agree



19



Please list the Other Non-Industrial uses you think would be appropriate for new developments in the Calumet Area

Eco-tourism

Job training

Environmental  
recreation

Commercial use

recreational + tourism  
(history and  
environment)

Business that leverage  
open space destinations  
like big marsh

related to quantum  
computing site?

Music venue



Please list the Other Non-Industrial uses you think would be appropriate for new developments in the Calumet Area

Commercial retail

Water recreation

Retail

Restaurants and hotels,  
commercial uses that  
support and not in conflict  
with indu

Eateries, laundromat,  
small stores supporting  
community needs

Residential: Houses,  
apartments, neighborhoods  
Commercial: Shops, offices,  
restaurants, hotels  
Agricultural:  
Farms, ranches, crop fields,  
pastures  
Recreational: Parks,  
playgrounds, hiking trails

Employee amenities and  
services

Job training

Please list the Other Non-Industrial uses you think would be appropriate for new developments in the Calumet Area

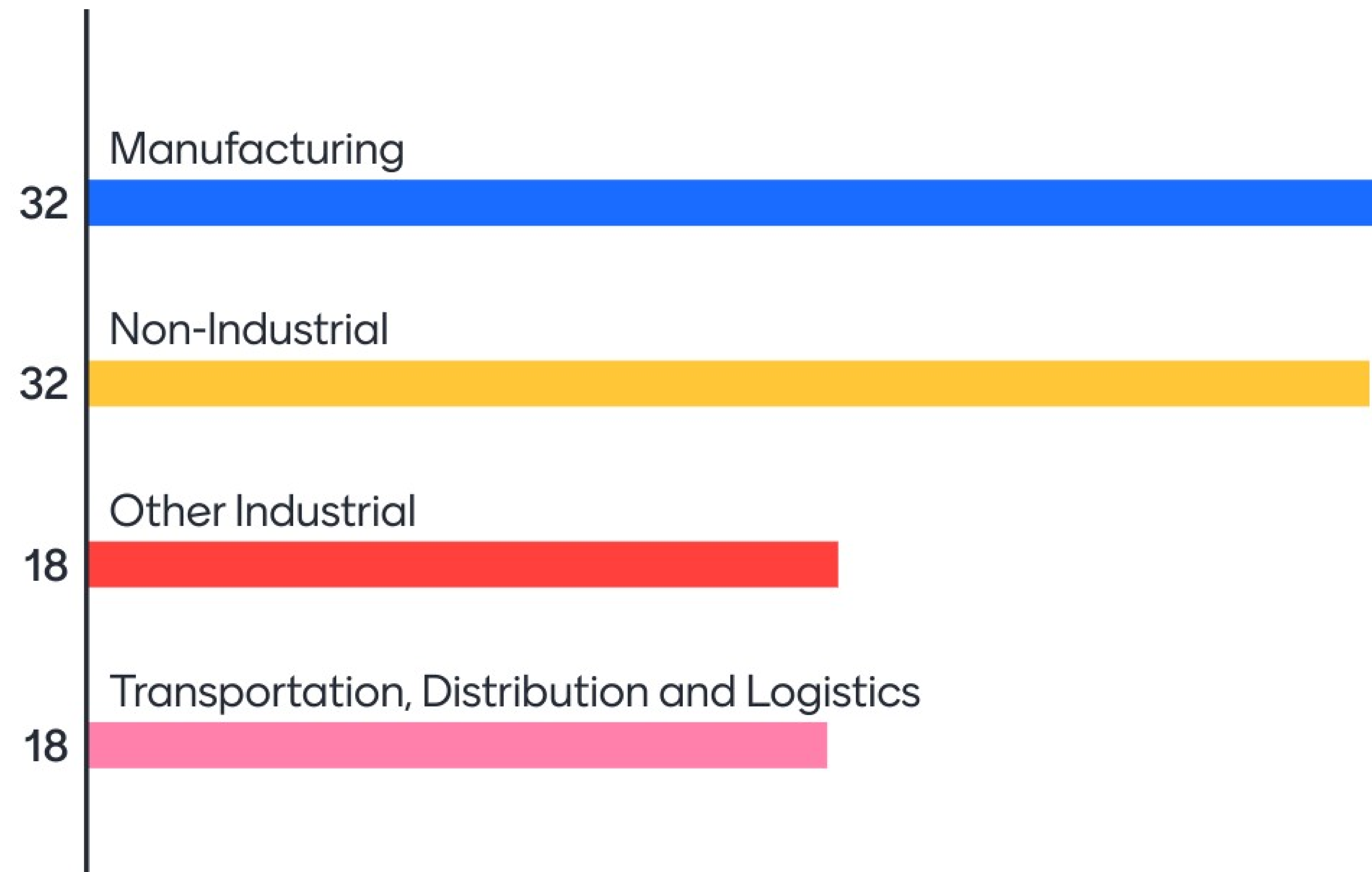
More food opportunities

What needs have been  
identified by community  
residents?

Community center

comprehensive state  
service facility

How would you allocate developable industrial land across the following categories?





Please provide additional feedback on your land use allocation. Why did you prioritize certain land use categories over other?

Manufacturing as it in the area is already established. For the vacant lands it is now a good opportunity to restore natural area.

Working on Chicago's downtown plan