

CALUMET AREA LAND USE PLAN & DESIGN GUIDELINES

WORKING GROUP MEETING #4

DEPARTMENT OF PLANNING AND DEVELOPMENT
COMMISSIONER CIERE BOATRIGHT

March 11, 2025

1

Introduction

Agenda, Introductions, Plan Timeline

Agenda

1. Introduction [5 Minutes]

- 1.1 Agenda**
- 1.2 Working Group #3 Recap**
- 1.3 Engagement Calendar & Working Group Meeting Topics**
- 1.5 Nature & Ecology Objectives**

2. Open Space Network [25 Minutes]

- 2.1 Open Space Network Overview**
- 2.2 Feedback from Engagement Summary**
- 2.3 Large Group Discussion**

3. Access to Open Space Network [30 Minutes]

- 3.1 Access to Open Spaces**
- 3.2 Feedback from Engagement Summary**
- 3.3 Large Group Discussion**

4. Open Space and Surrounding Uses [30 Minutes]

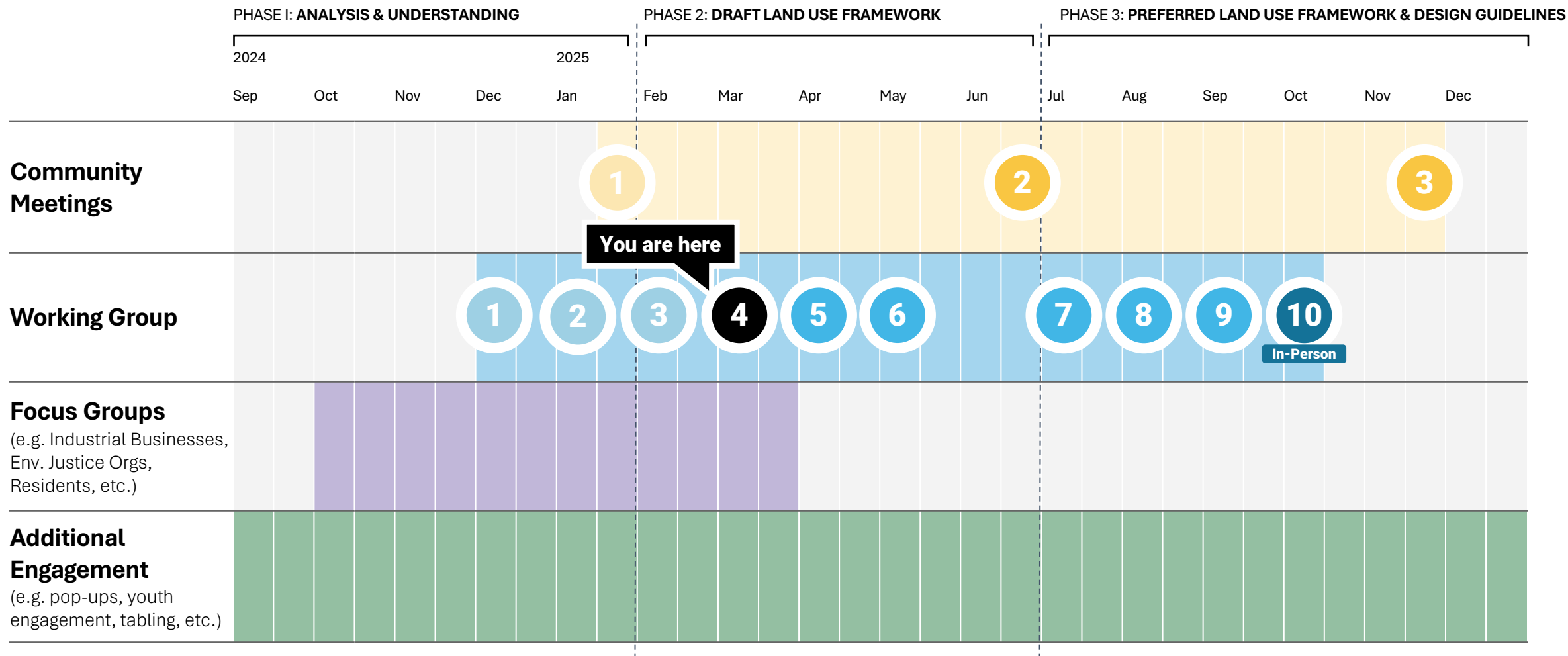
- 3.1 Edge Conditions**
- 3.2 Feedback from Engagement Summary**
- 3.3 Large Group Discussion**

5. Next Steps [5 Minutes]

- 5.1 Next Steps**

Engagement Schedule

Phase 2: Draft Land Use Framework



Working Group

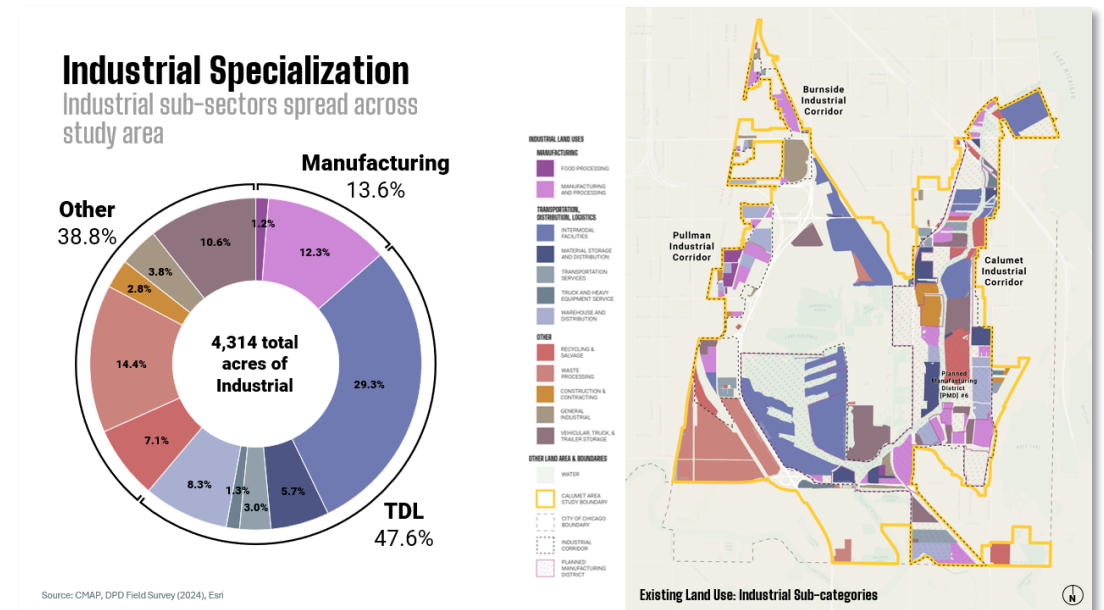
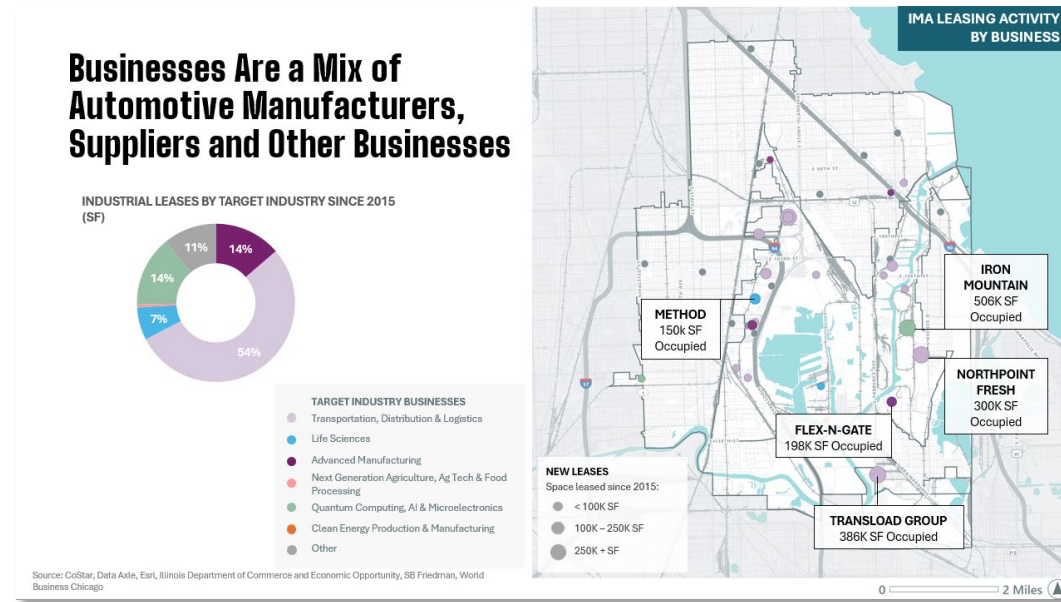
Anticipated Meeting Topics (Working Group Meetings 2-6)

Working Group #2	Working Group #3	Working Group #4	Working Group #5	Working Group #6
Recap WG #1 / Goals Planning Topics Overview Draft Objectives	Deep Dive: Economy & Workforce	Deep Dive: Nature & Ecology	Deep Dive: Transportation & Infrastructure	Deep Dive: Health & Community

Working Group #3 Recap

Economy + Workforce

1. Market Impressions
2. Economic & Market Overview
3. Industrial Future Visioning
4. Breakout



Nature & Ecology

Draft Calumet Objectives

- 1 Mitigate ecological impacts of industrial corridors
- 2 **Maintain and expand natural areas, open space and recreational opportunities**
- 3 *Invest in a clean, safe and accessible Calumet River System*
- 4 Encourage sustainable, resilient and low carbon site and building design
- 5 Promote environmental stewardship and educational opportunities

**Focus of today's
meeting**

To be discussed at
3/18 REGTF meeting

Goals for Today

1. Discuss quantity and access-related challenges to open space in the study boundary.
2. Discuss considerations in open space expansion within the study boundary
3. Discuss where and how open space can increase within the study boundary



Big Marsh Park

River Access / Usage Discussion

Join us at the next River Ecology and Governance Task Force meeting

March 18th | 3:00pm | Zoom

A portion of the agenda will be dedicated to a discussion of river access and potential uses with a multi-disciplinary audience

2

Calumet Open Space Network

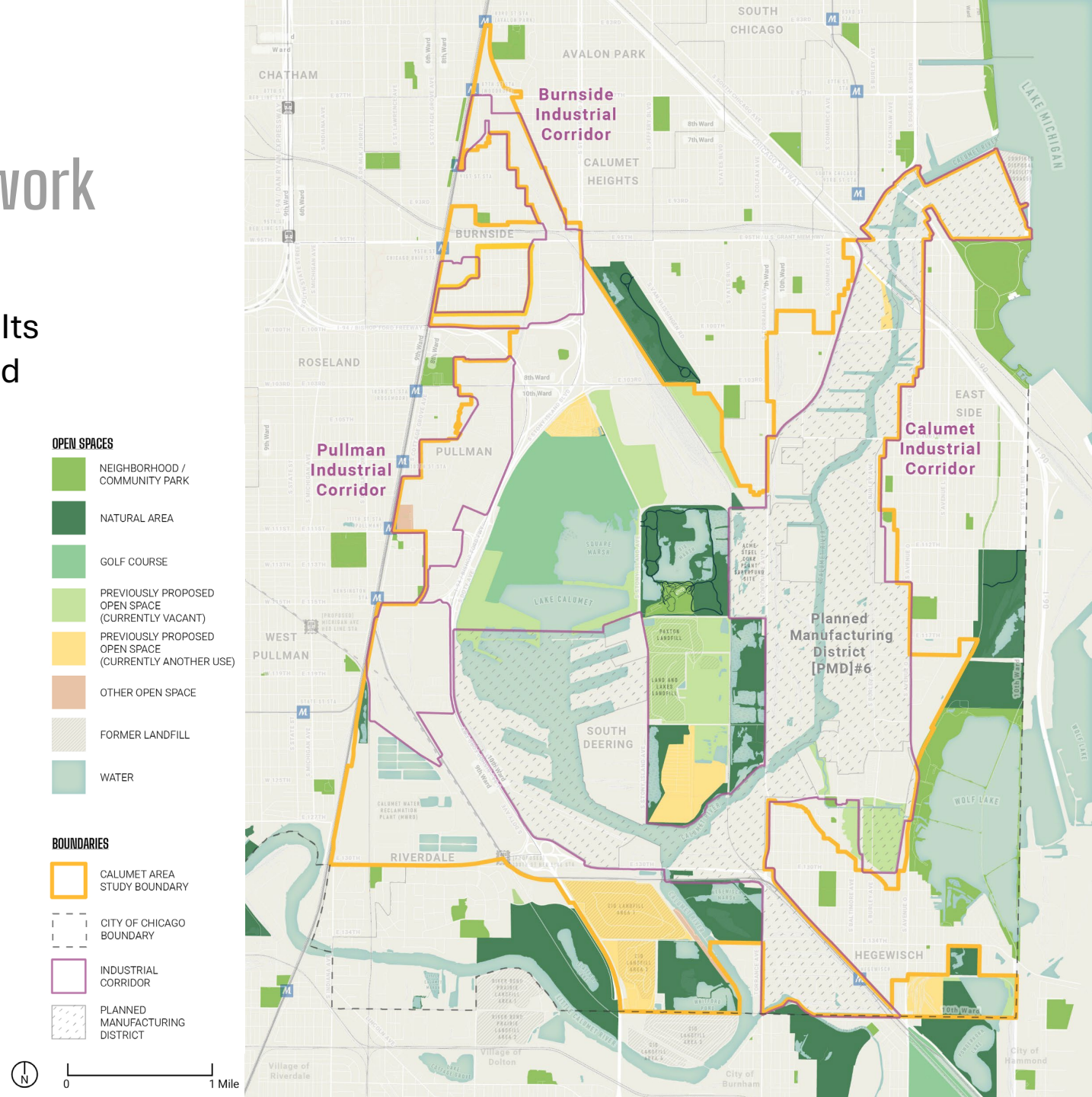
Calumet Open Space Network

Developing an Open Space Framework

The Calumet Industrial Corridor drives Chicago's economy with heavy industry and logistics hubs. Its proximity to the Calumet River, Lake Calumet, and wetlands necessitates a strategic open space framework to balance industry, sustainability, climate resilience, and community well-being.

This open space framework should:

- 1 Establish effective transitions between industrial sites and open space**
- 2 Advance ecological restoration and green buffers**
- 3 Improve public access and connectivity**
- 4 Study prior plans to integrate climate resilience and storm water management strategies**



Calumet Open Space Network

2002 Existing

~520 Acres

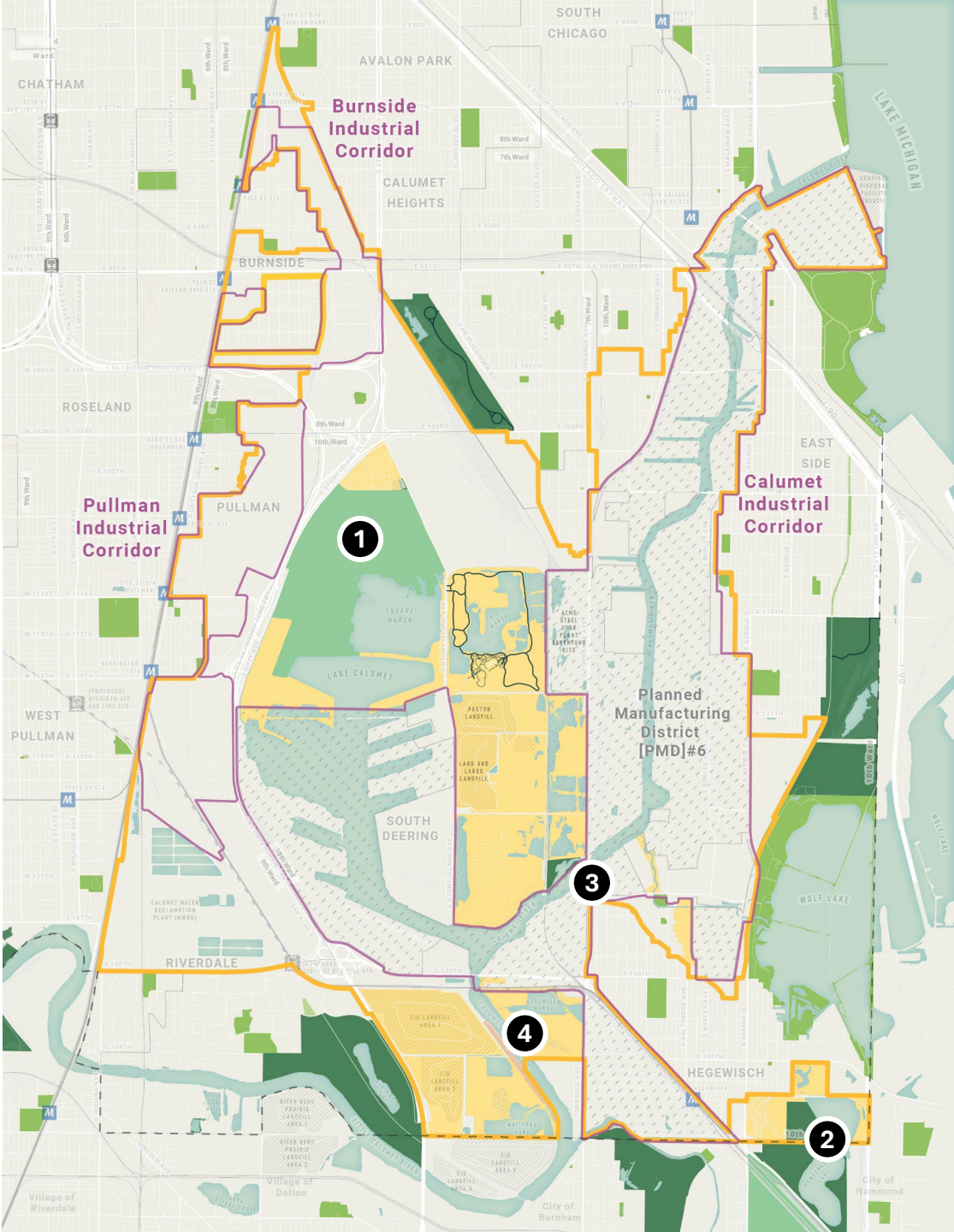
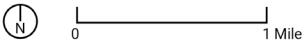
Existing open space within the Study Area in 2002

2002 Existing Open Spaces		Acreage
Golf Course		429
1. Harborside International Golf Course		429
Natural Area		77
2. Powderhorn Prairie and Marsh Nature Preserve		60
3. SEPA Station #1 Natural Area (Park 5978)		17
Other		16
4. Thomas O'Brien Lock		16

- OPEN SPACES

 - NEIGHBORHOOD / COMMUNITY PARK
 - NATURAL AREA
 - GOLF COURSE
 - PREVIOUSLY PROPOSED OPEN SPACE (CURRENTLY ANOTHER USE)
 - OTHER OPEN SPACE
 - FORMER LANDFILL
 - WATER
- BOUNDARIES

 - CALUMET AREA STUDY BOUNDARY
 - CITY OF CHICAGO BOUNDARY
 - INDUSTRIAL CORRIDOR
 - PLANNED MANUFACTURING DISTRICT



Calumet Open Space Network

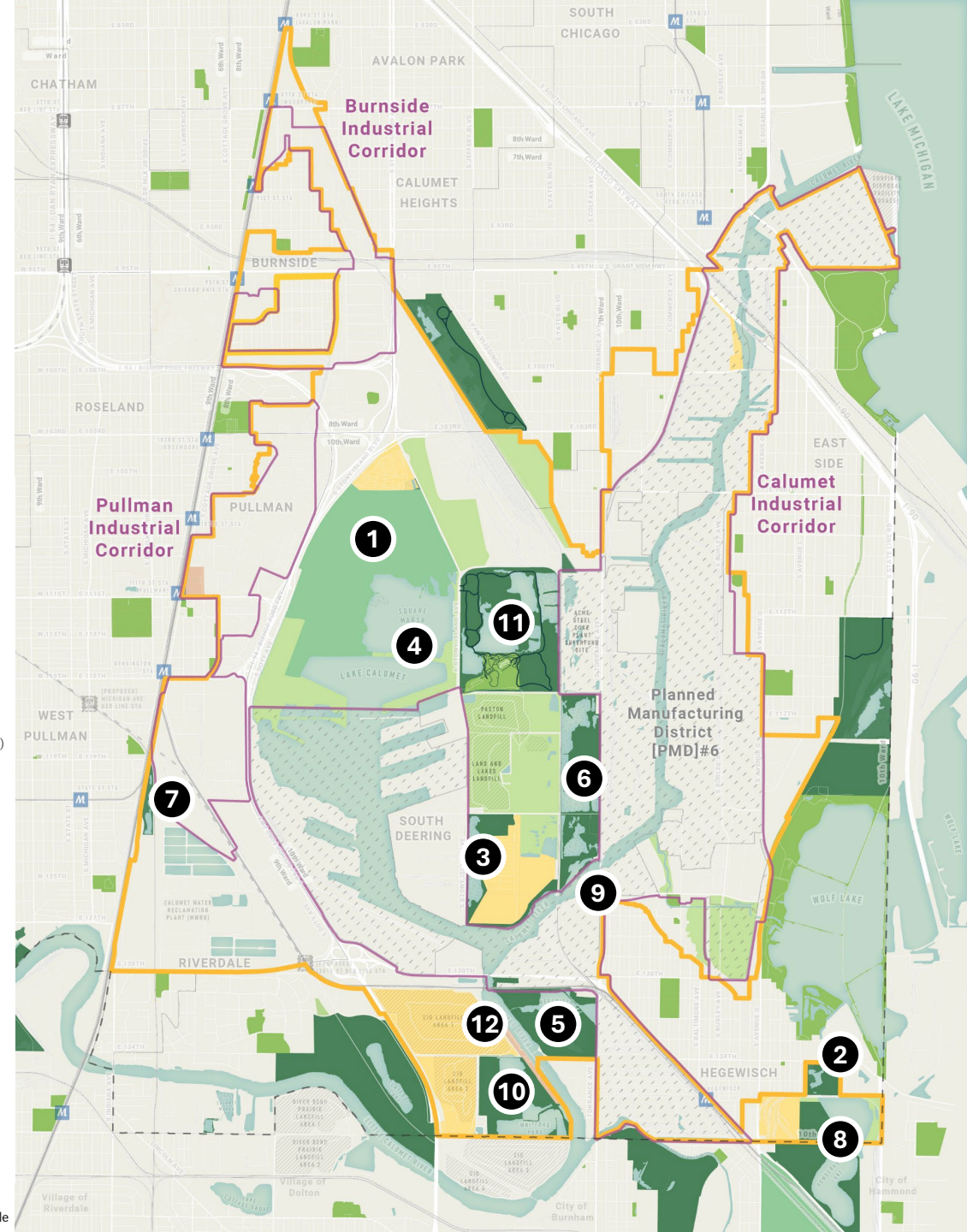
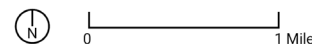
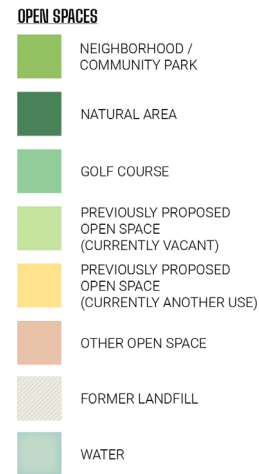
2025 Existing

~1,480 Acres

**185% increase
since 2002**

Existing open space within the Study Area in 2025

2025 Existing Open Spaces	Acreage
Golf Course	429
1. Harborside International Golf Course	429
Natural Area	738
2. 134th St Marsh	28
3. Deadstick Pond	43
4. Harborside Marsh / Square Marsh & Dike	149
5. Hegewisch Marsh	133
6. Indian Ridge Marsh	153
7. Kensington Marsh	15
8. Powderhorn Prairie and Marsh Nature Preserve	60
9. SEPA Station #1 Natural Area (Park 5978)	17
10. Whitford Pond	140
Park	298
11. Big Marsh Park	298
Other	16
12. Thomas O'Brien Lock	16



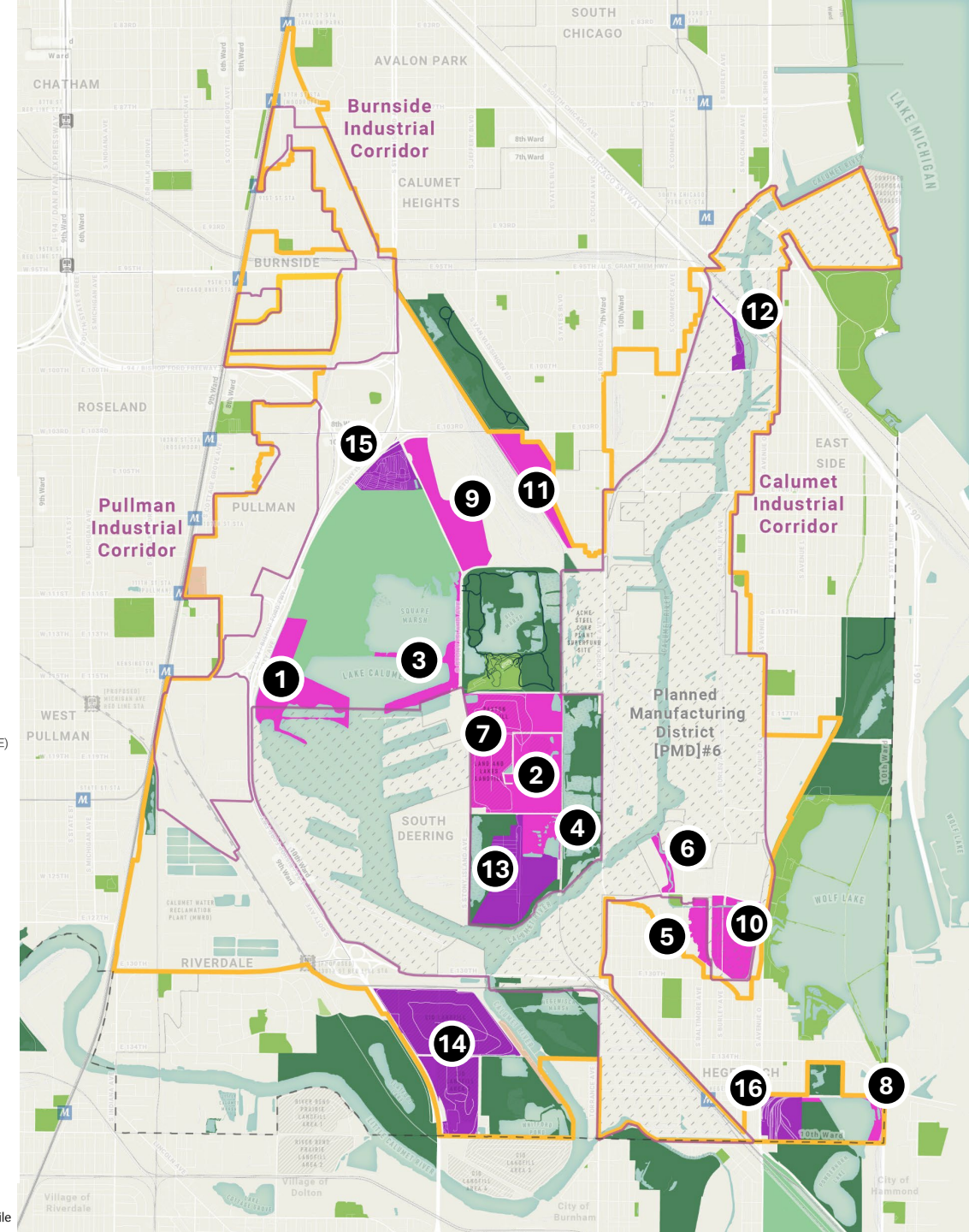
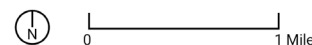
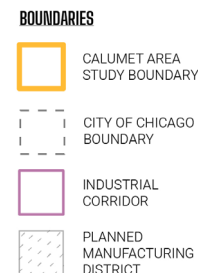
Calumet Open Space Network

Previously Proposed Expansion

~1,250 Acres

Previously proposed open space within the Study Area

Previously Proposed Open Spaces	Acreage
Currently Vacant	729
1. Calumet Gateway (IIPD)	90
2. Cluster Site (U.S. EPA Superfund)	87
3. East Shore of Lake Calumet (IIPD)	39
4. Heron Pond	36
5. Hyde Lake Wetlands	28
6. Indian Creek	27
7. Paxton / Land of Lakes Landfills	170
8. Powderhorn Prairie East Expansion	20
9. Railroad Marsh	94
10. Schroud Site (U.S. EPA Superfund)	67
11. Van Missingen South	71
Currently Another Use	522
12. 100th Street Site (ComEd / People's Gas)	10
13. Auto Warehousing (Ford) Vehicle Storage	193
14. CID Landfill	255
15. City of Chicago Impound Lot	46
16. Powderhorn Prairie West Expansion (Azcon Metals)	18

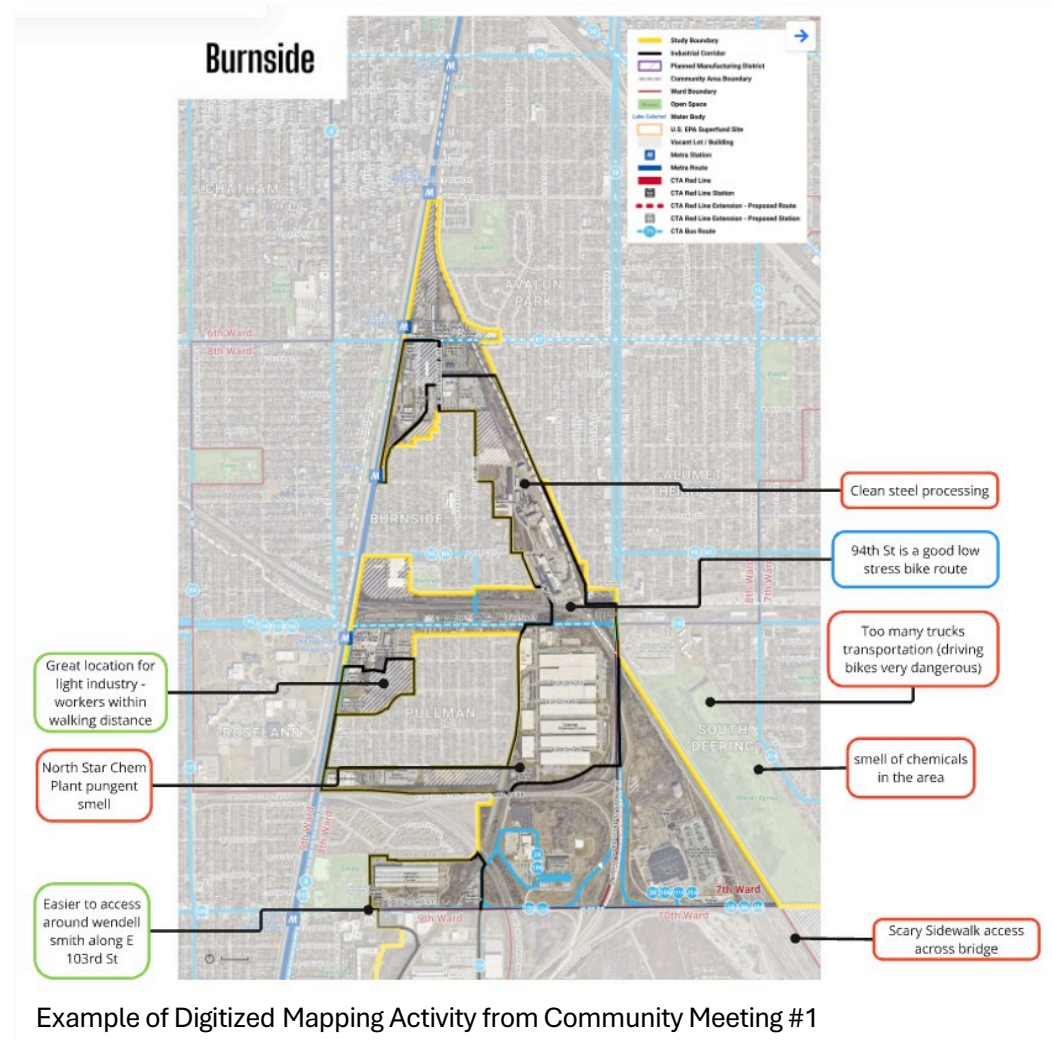


What have we heard about the Open Space Network?

Feedback from Community Meeting #1

Generally, participants indicated they want to see an increase in the open space network within the study boundary. Specific locations include:

- River access at 100th St. (UIC Great Cities project)
- EPA SuperFund sites
- Taking advantage of views at SEPA station
- Public access to Lake Calumet



Discussion

Open Space Network

1. Does this information match your experience of the area? Is there anything we missed?
2. What questions do you have about the open space network?
3. Are there locations where new / expanded open space should be prioritized? If so, why?
4. Similarly, are there locations where new open spaces should be avoided? If so, why?

3

Open Space Access

Open Space Access

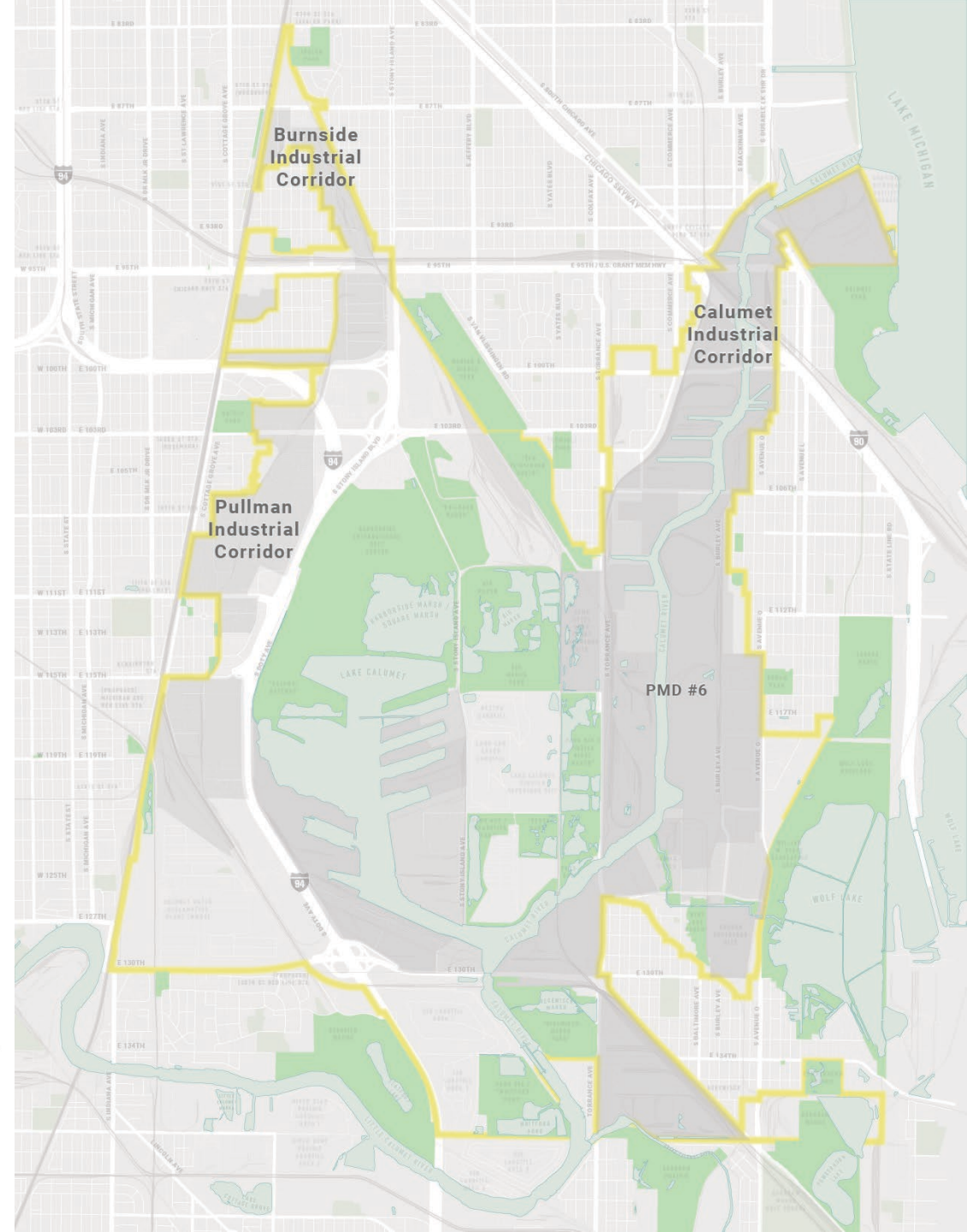
How well do Calumet's existing bike and transit networks serve the open spaces within and immediately adjacent to the Study Area?

LAND / WATER

- ASSESSED OPEN SPACE
- WATER

BOUNDARIES

- CALUMET AREA STUDY BOUNDARY
- INDUSTRIAL CORRIDOR
- PLANNED MANUFACTURING DISTRICT



Open Space Access

Existing Barriers

- 1 Interstate highways
- 2 Railroads
- 3 Limited river / lake crossings

LAND / WATER

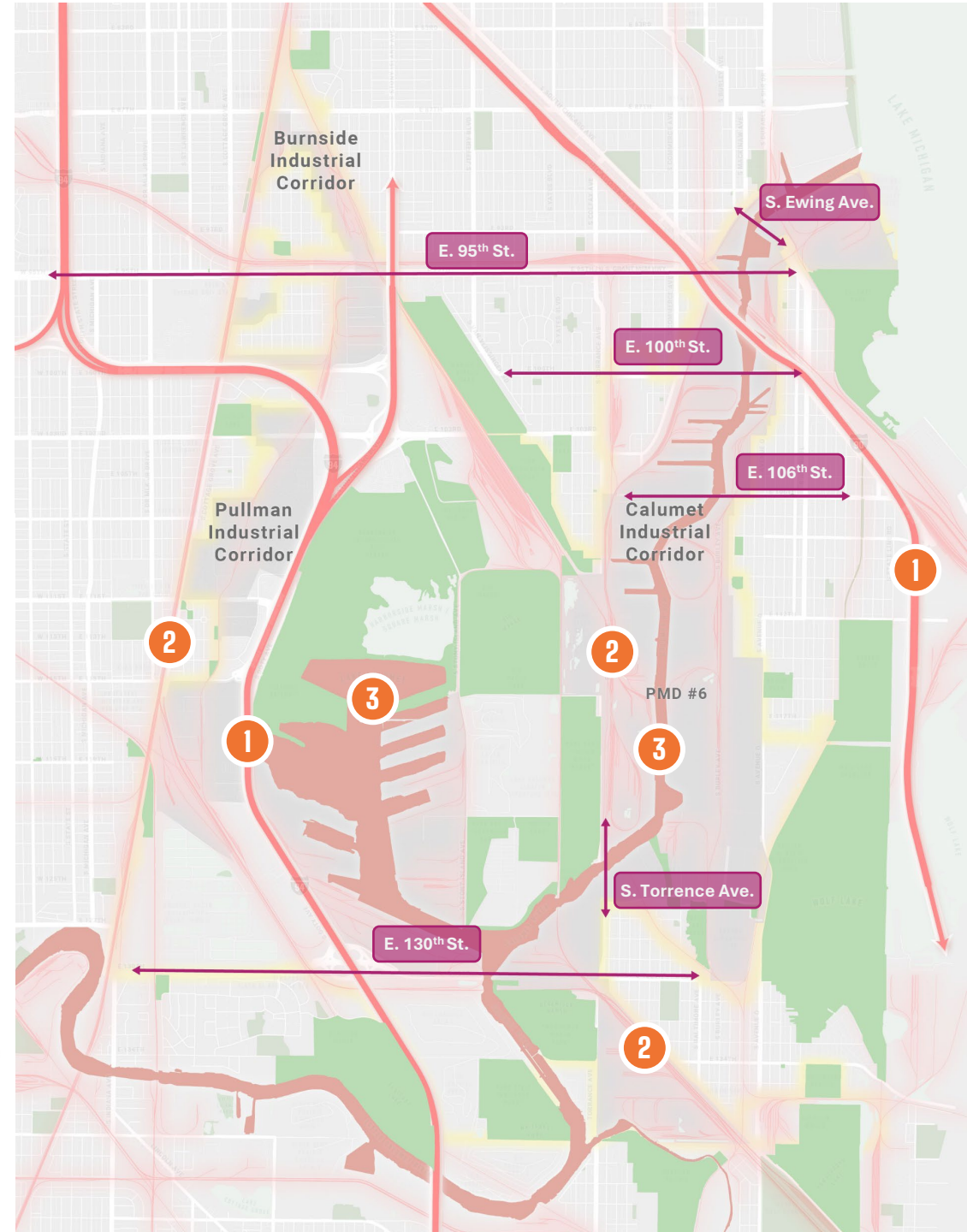
- ASSESSED OPEN SPACE
- WATER

PHYSICAL BARRIERS + CROSSINGS

- HIGHWAY
- RAIL
- WATER
- CROSSINGS

BOUNDARIES

- CALUMET AREA STUDY BOUNDARY
- INDUSTRIAL CORRIDOR
- PLANNED MANUFACTURING DISTRICT



Open Space Access

Existing Bike Routes

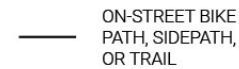
Existing bike routes are often disjointed and difficult to get to from surrounding neighborhoods

Many routes are on-street, posing conflicts with heavy traffic – including large trucks.

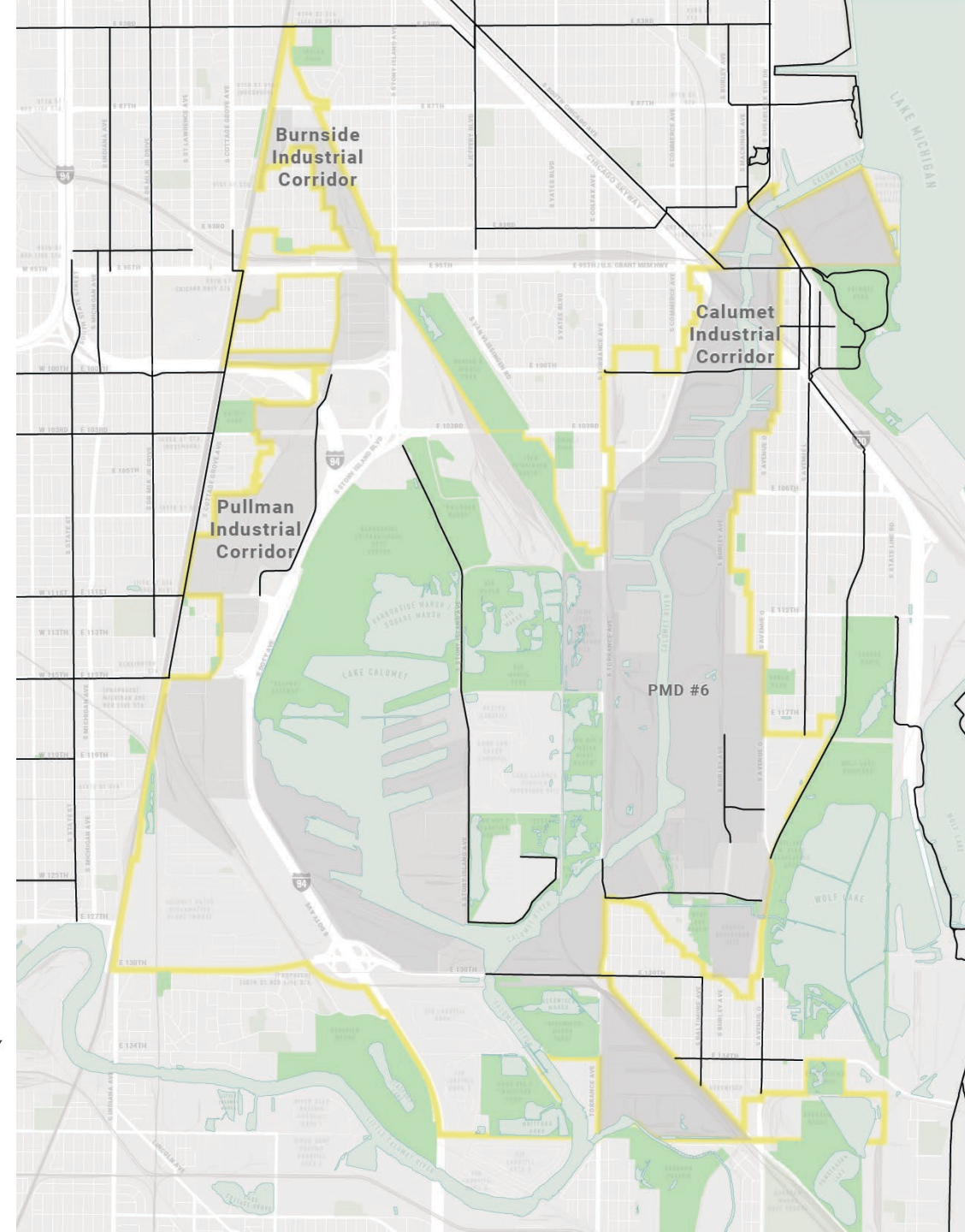
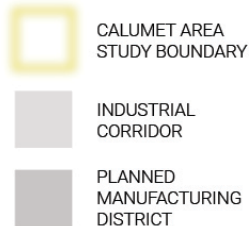
LAND / WATER



BICYCLE ROUTE



BOUNDARIES



Open Space Access

Existing Bike Routes



Off-road Trail
Burnham Greenway at Eggers Woods



On-road Bike Lane
Stony Island Ave



Poor access to park-serving routes
Doty Ave at Stony Island Ave



Poor connections to parks from routes
Torrence Ave north of bridge

LAND / WATER

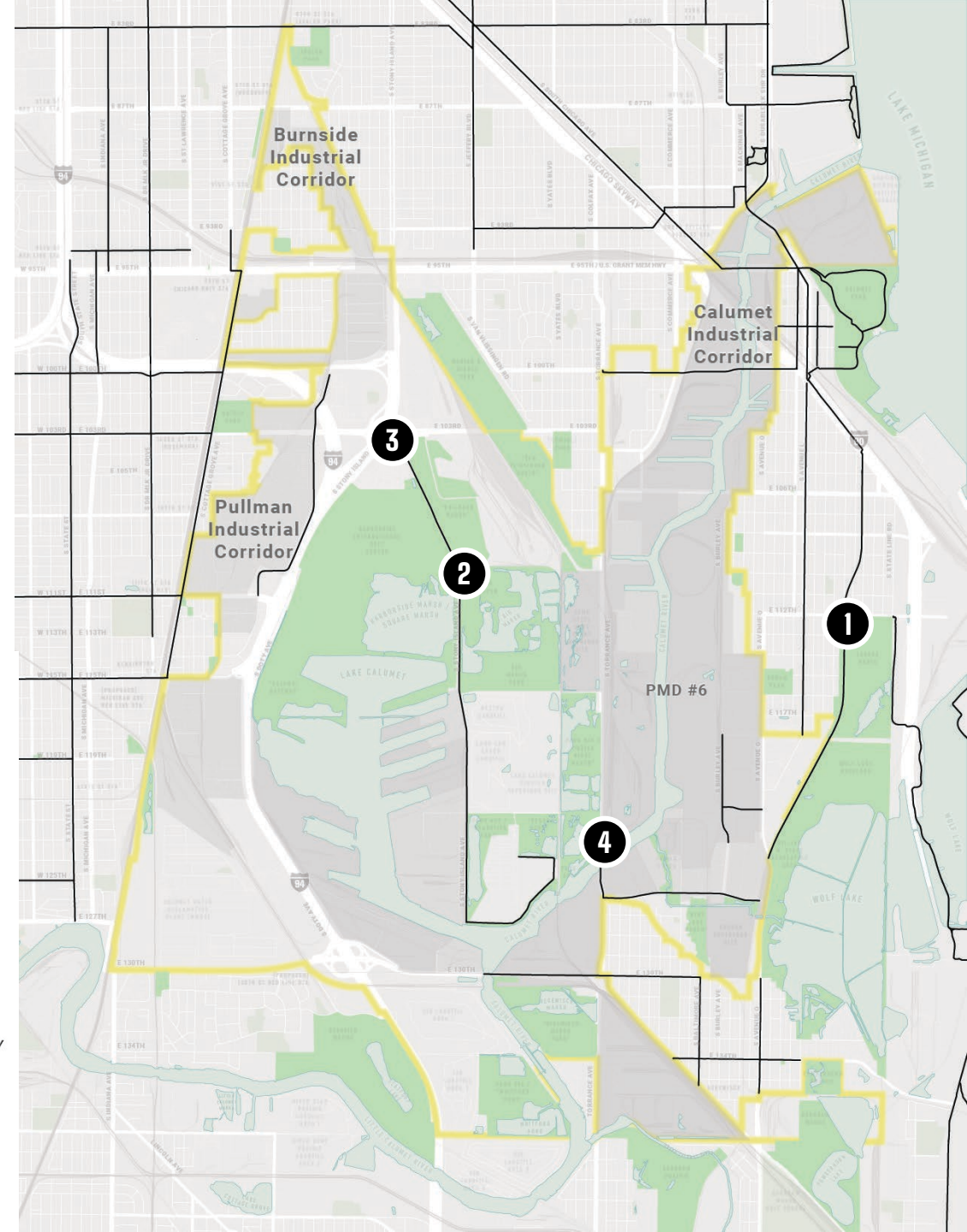
- ASSESSED OPEN SPACE
- WATER

BICYCLE ROUTE

- ON-STREET BIKE PATH, SIDEPATH, OR TRAIL

BOUNDARIES

- CALUMET AREA STUDY BOUNDARY
- INDUSTRIAL CORRIDOR
- PLANNED MANUFACTURING DISTRICT



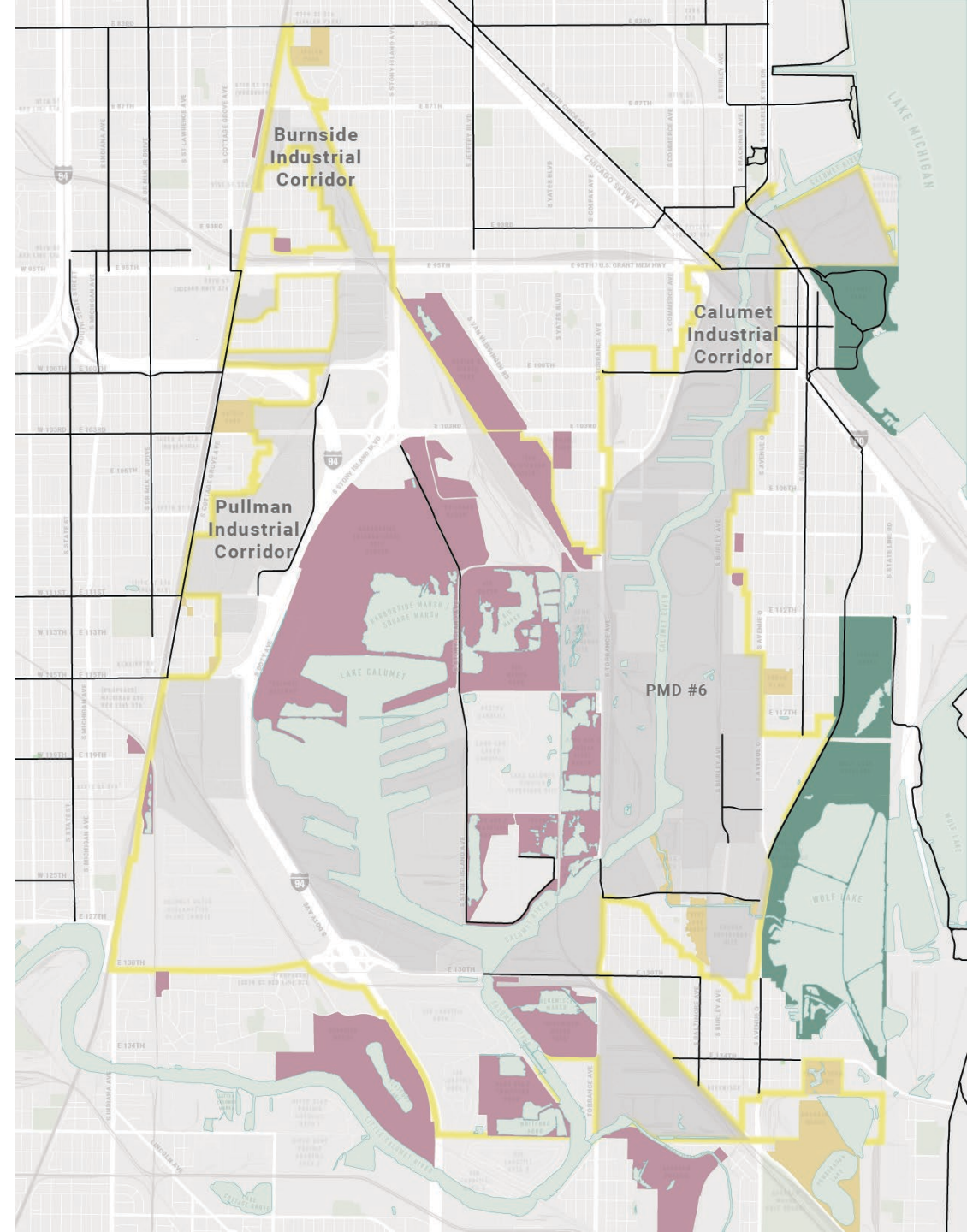
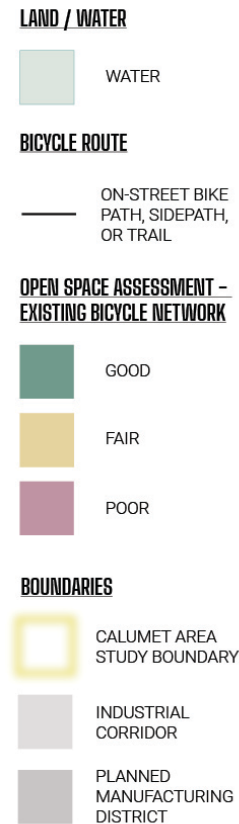
Open Space Access

Bike Access Assessment

Lakefront open spaces served by **off-road trails** like the Burnham Parkway have **good bike access** (e.g. *Calumet Park, Eggers Woods, William Powers*)

Peripheral open spaces served by **neighborhood bike lanes** have **fair bike access** (e.g. *Powderhorn Marsh, Rowan Park, Avalon Park*)

Open spaces **along Lake Calumet / Calumet river** have **poor bike access** due to **limited crossings** and the **hard-to-access / uncomfortable route on Stony Island** (e.g. *Big Marsh, Indian Ridge, Hegewisch Marsh*)

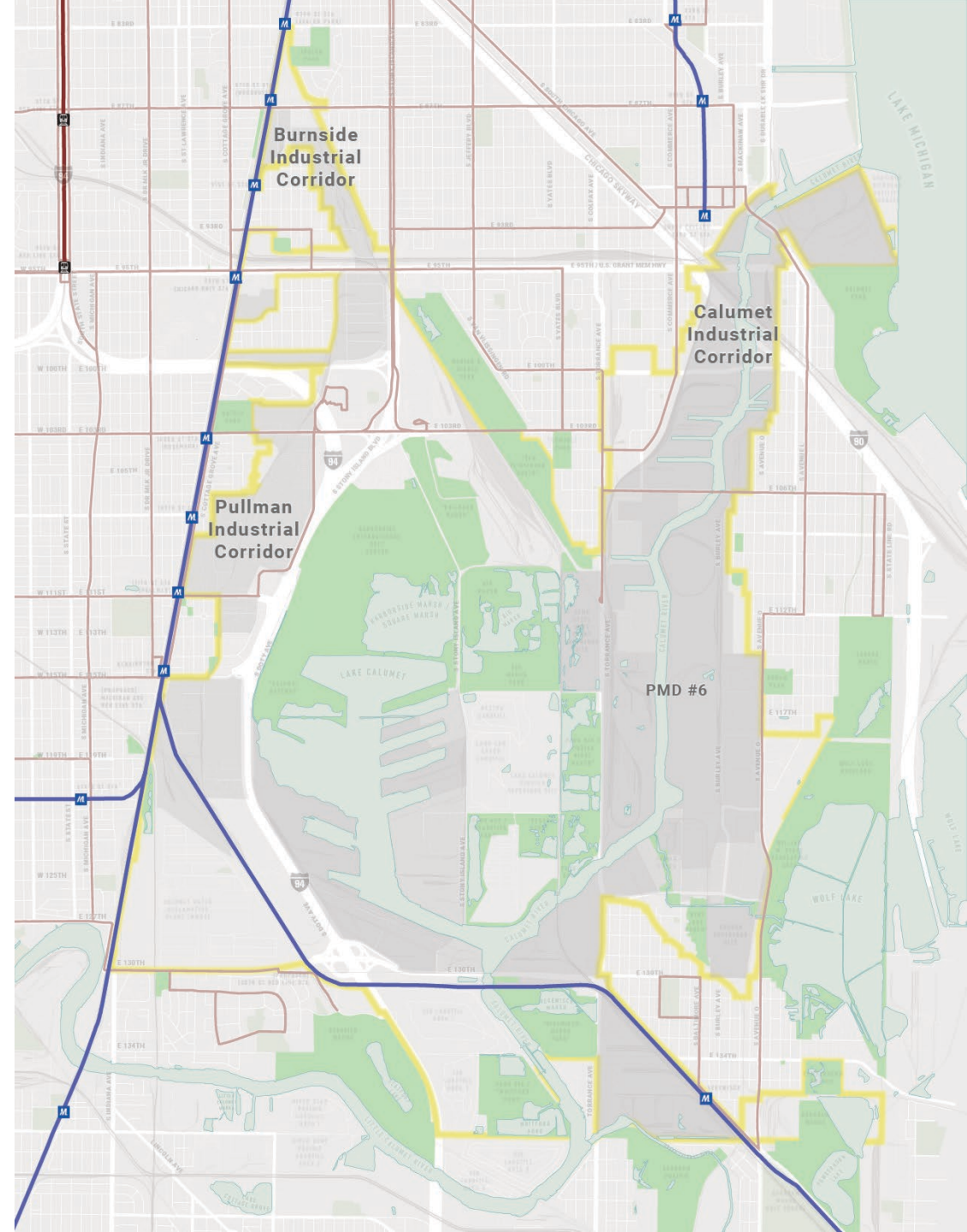
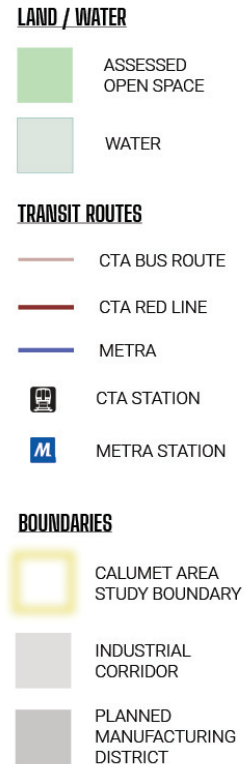


Open Space Access

Existing Transit Routes

No rail access for East Side, South Deering, or Riverdale, and most open spaces are far from rail stations

Few east-west bus routes south of 103rd St. due to river / lake and I-94



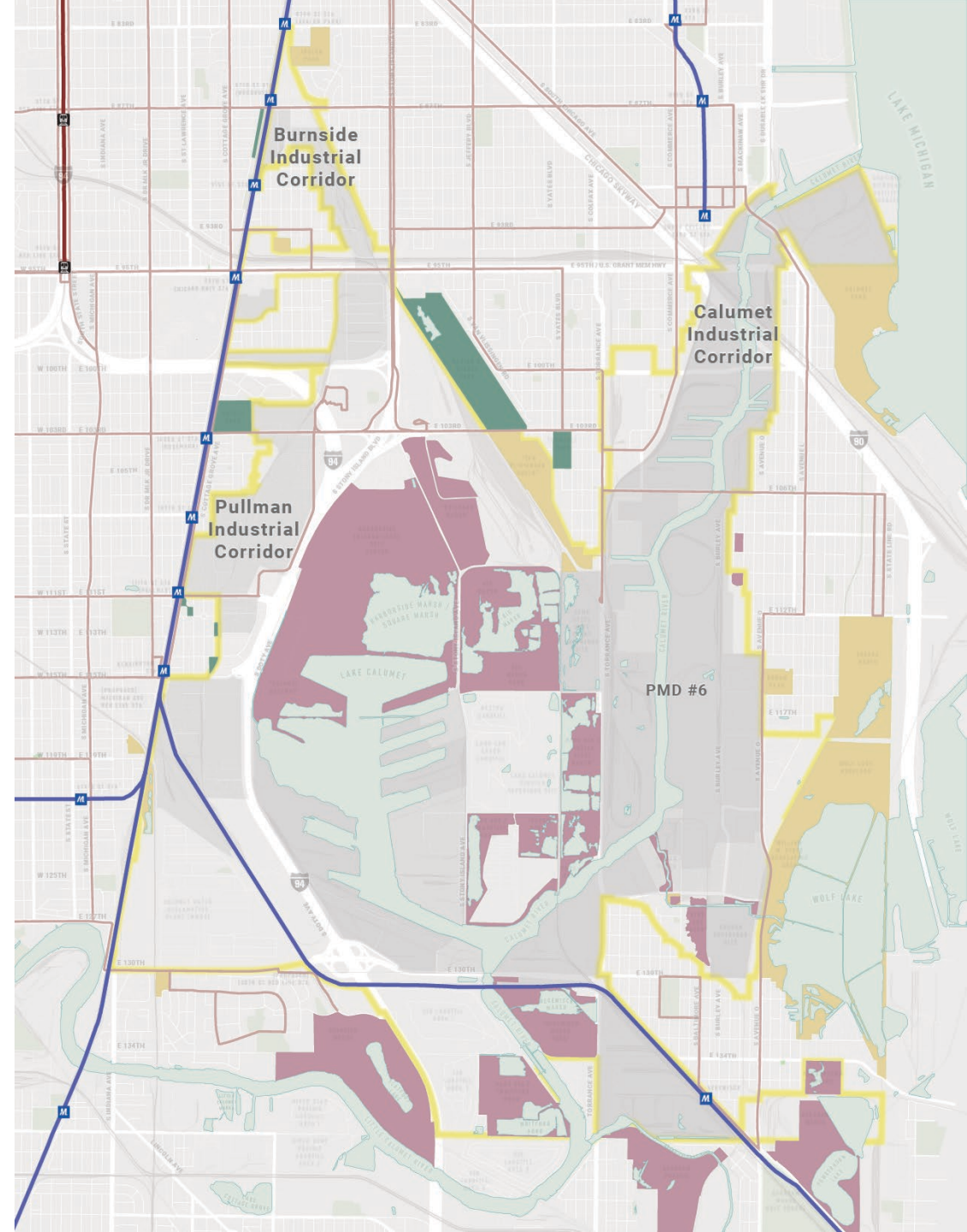
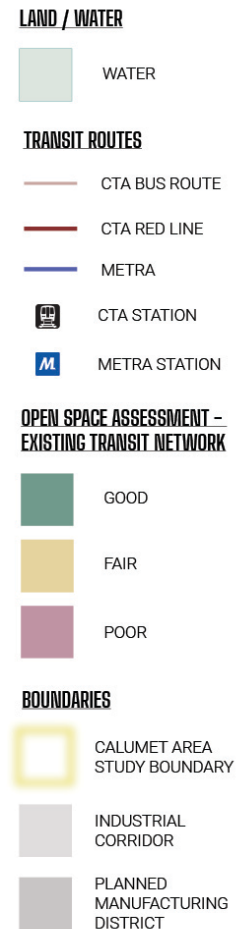
Open Space Access

Transit Access Assessment

Northern open spaces have **good transit access** due to large number of nearby routes.

Eastern / lakefront open spaces have **fair transit access** due to limited north-south routes

Central / southern open spaces have **poor transit access** as no bus lines or transit stations serve these areas



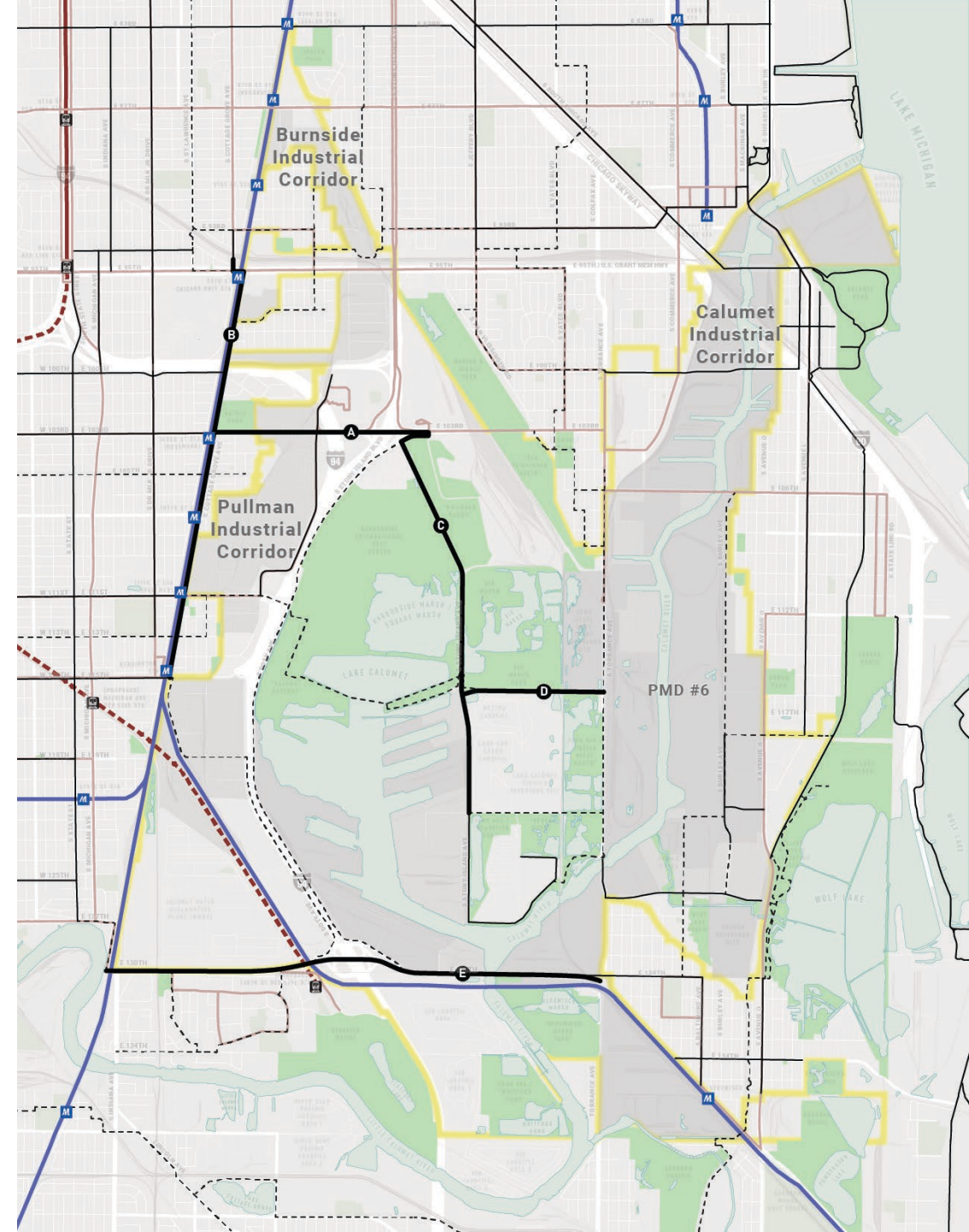
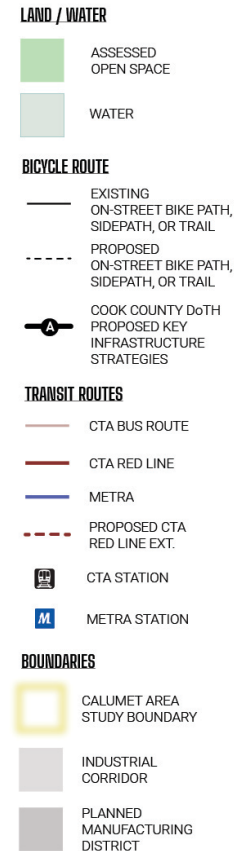
Open Space Access

Proposed Bike and Transit Routes

Prior planning efforts have identified a number of new / expanded bike routes, in particular:

- A. 103rd St – Cottage Grove to Doty
- B. Cottage Grove Ave – 95th to 115th
- C. Stony Island Ave – Doty/103rd to 122nd
- D. 116th St – Big Marsh Park to Torrence
- E. 130th St – Indiana to 130th St Bridge

Previously-proposed transit investments include the Red Line Extension and Metra station improvements



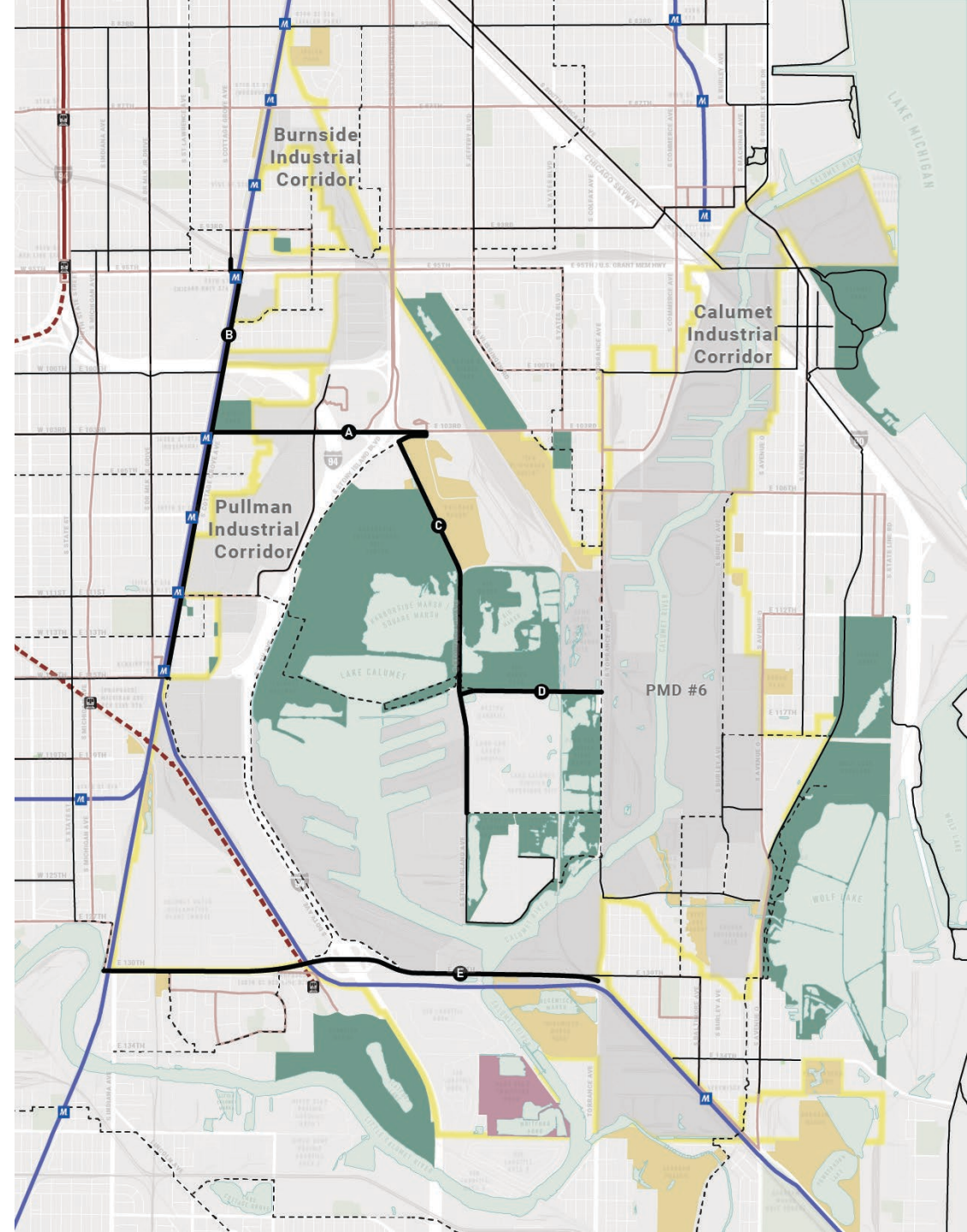
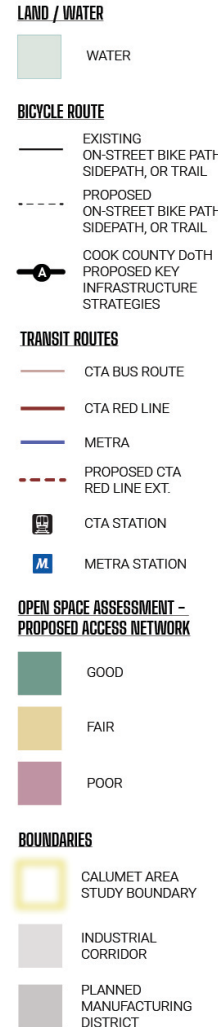
Open Space Access

Proposed Bike / Transit Access Assessment

Nearly all open spaces would see improved access due to proposed bike routes.

Red Line Extension would improve access to **Beaubien Woods**, and provide connections to northern open spaces for **Riverdale residents**.

Significant improvements to **central open space access** due to Cook County-proposed **bike route investments**



What have we heard about getting to the Open Space Network?

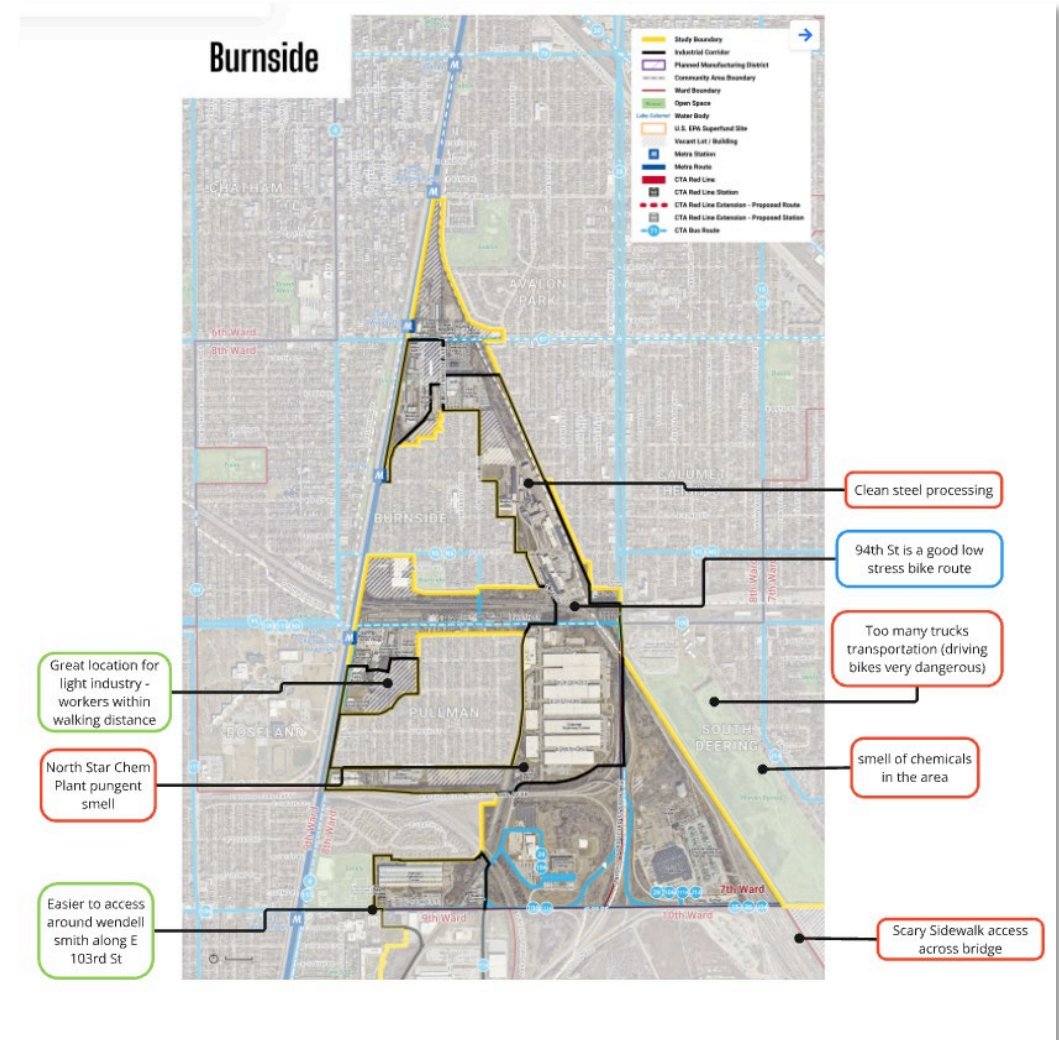
Feedback from Community Meeting #1

Participants want the ability to **walk along Lake Calumet and between neighborhoods** in Calumet.

Participants generally highlighted the need to **increase the number of dedicated paths for pedestrians and cyclists** near and within Big Marsh, along Lake Calumet, and between the communities.

Trails were mentioned several times within the responses as an option for **increased connectivity**.

It's important to note that residents and industrial businesses alike indicated they are **concerned about the safety of pedestrian use near truck routes**.



Example of Digitized Mapping Activity from Community Meeting #1

Discussion

Open Space Access

1. Does this information match your experience of the area? Is there anything we missed?
2. What questions do you have about open space access?
3. To what extent do you agree or disagree with the challenges and access assessments identified here?
4. What types of new / improved connections are most important and why? Which previously-proposed improvements should be prioritized?

4

Open Spaces and Surrounding Uses

Edge Condition #1

Open Space and Vacant Land Use

Perception and safety

Perceptions of neglect or insecurity can be improved by temporary activations / uses

Environmental considerations

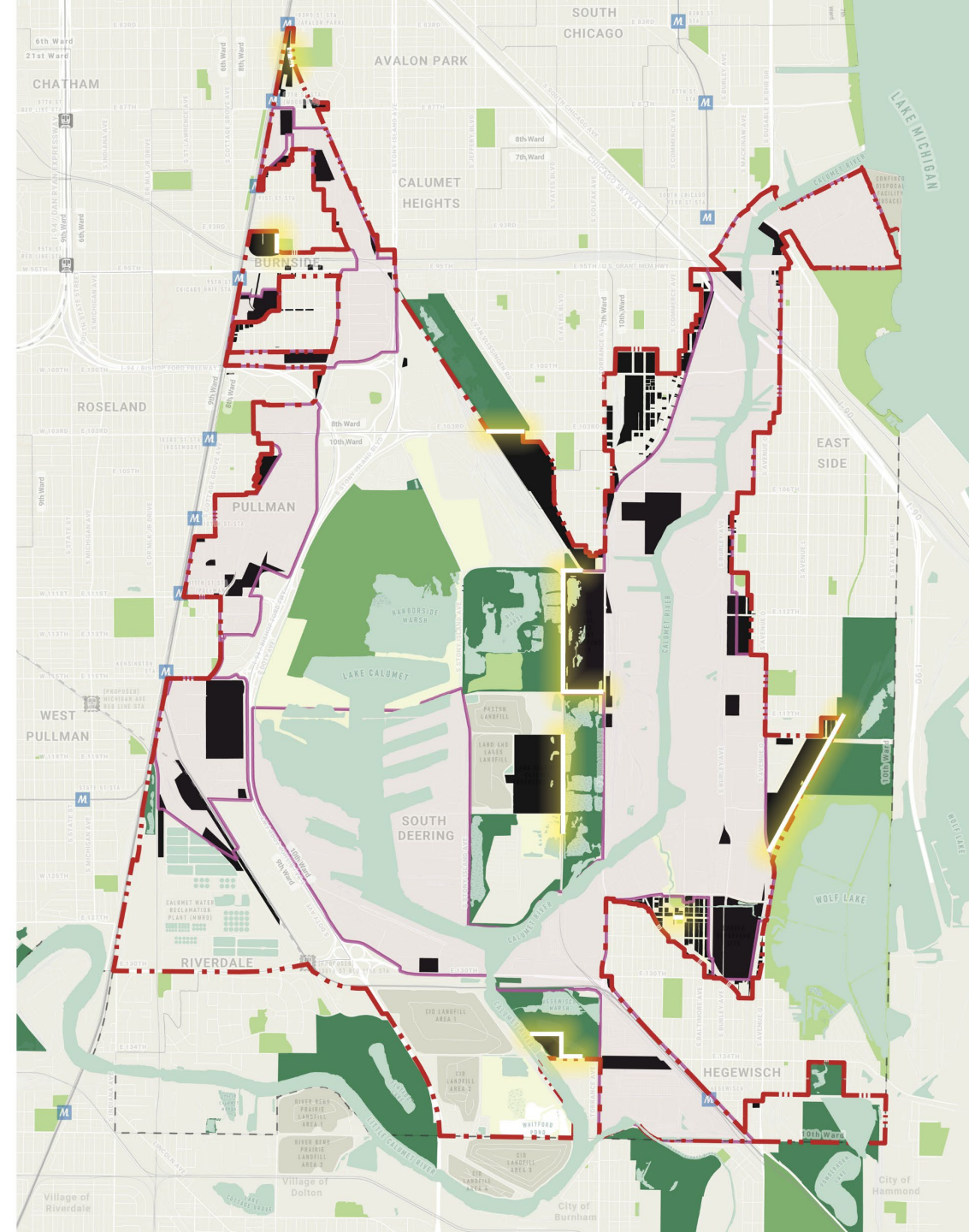
Erosion, invasive species, and uncontrolled runoff require ecological buffers, native plantings, and sustainable stormwater management

Future development integration

Long-term uses for vacant land will need to be compatible with adjacent open spaces. Guidelines for setbacks, connectivity, and urban design can help

Public access and connectivity

Permeable edges with pathways, view corridors, and interim public uses enhances accessibility and community benefits.



Edge Condition #2

Open Space and Industrial Land Use

Environmental impact

Buffers, berms, and vegetative barriers can address noise, air pollution, and runoff

Public health and safety

Integrating EJ principles and addressing edge conditions can create safer conditions

Visual considerations

Promote view corridors and screen unattractive uses

Ecological and stormwater management

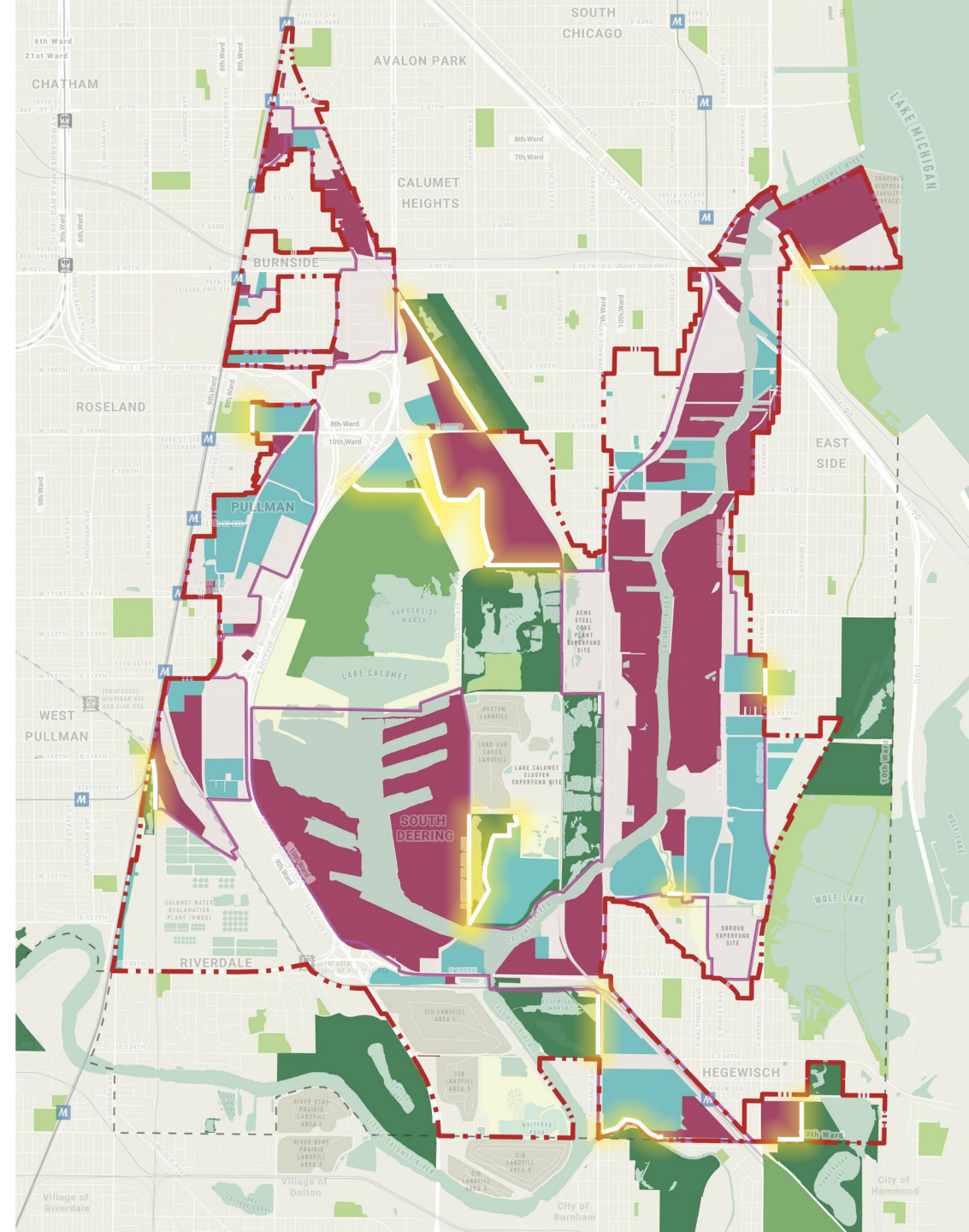
Green stormwater infrastructure can protect ecosystems and improve water quality

Connectivity and accessibility

Enhance pedestrian and ecological linkages

Future land use flexibility

Adaptive edge treatments improve transitions for potential redevelopments



Edge Condition #3

Open Space and US EPA Superfund Site

Environmental contamination / public health

Buffering, remediation, and monitoring essential to prevent spread of contamination

Risk management and safety

Use transitions, barriers, and signage can minimize exposure risks for users of adjacent open spaces

Stormwater and ecology

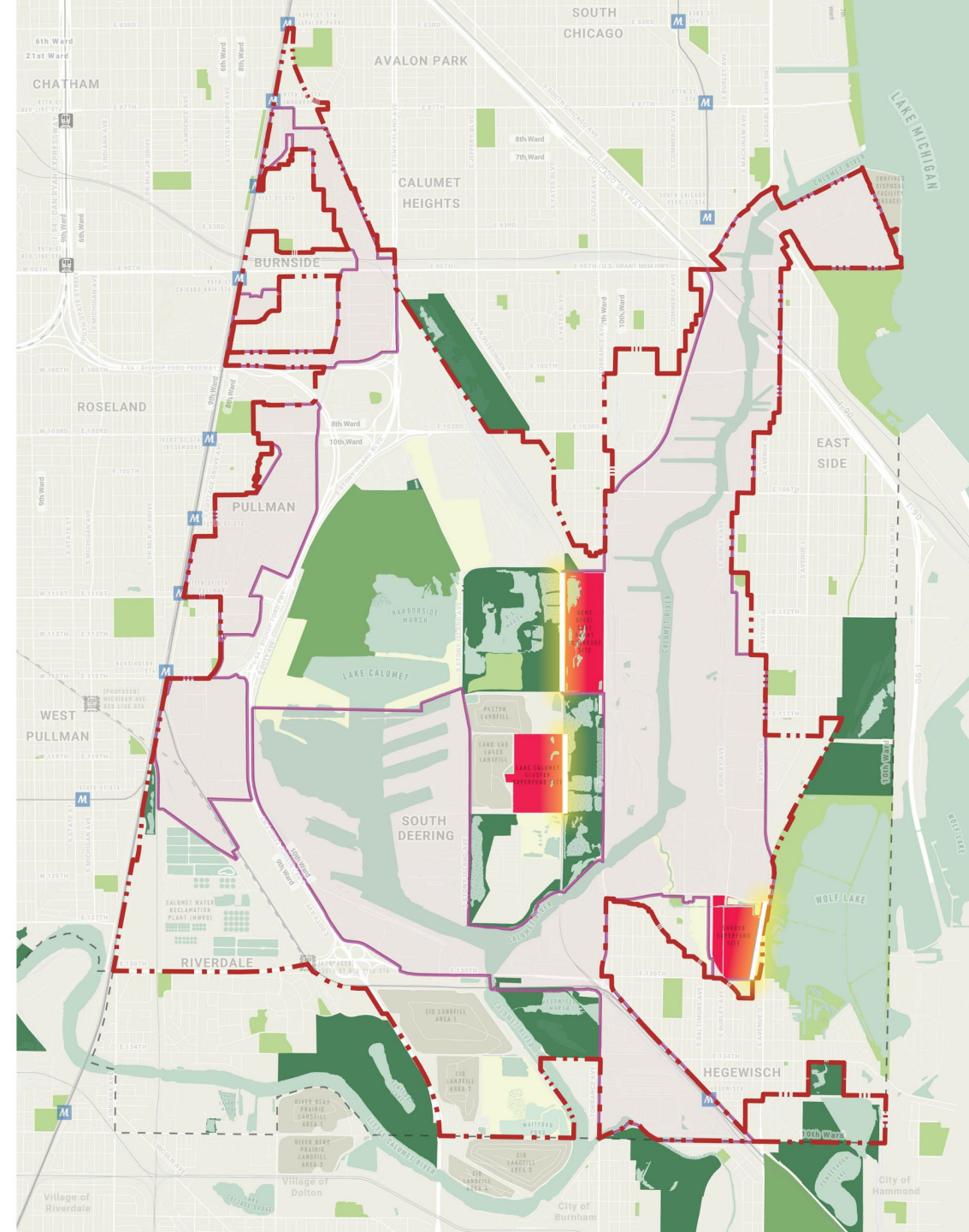
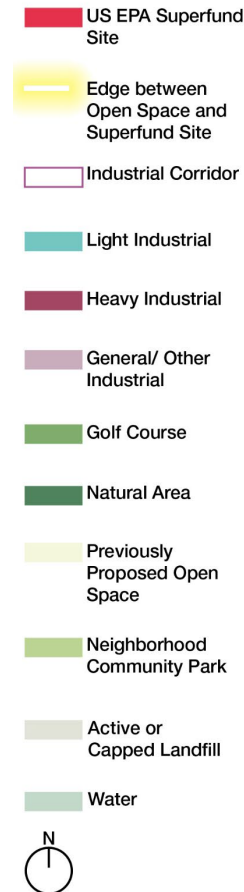
Green stormwater infrastructure can capture and filter runoff from contaminated sites

Perception considerations

Screening, landscape restoration, and community engagement can improve public perception of open spaces adjacent to contaminated sites

Long-term land use planning / redevelopment

Adaptable edges allow open spaces to remain viable as multi-year cleanup efforts unfold



Edge Condition #4

Open Space and Residential/Commercial Land Use

Buffering and environmental protection

Open spaces can serve as transitions / buffers to mitigate air, noise, and light pollution from industrial activities

Public health and safety

Setbacks, landscaping, and tree canopies can improve air quality and improve safety

Access and connectivity

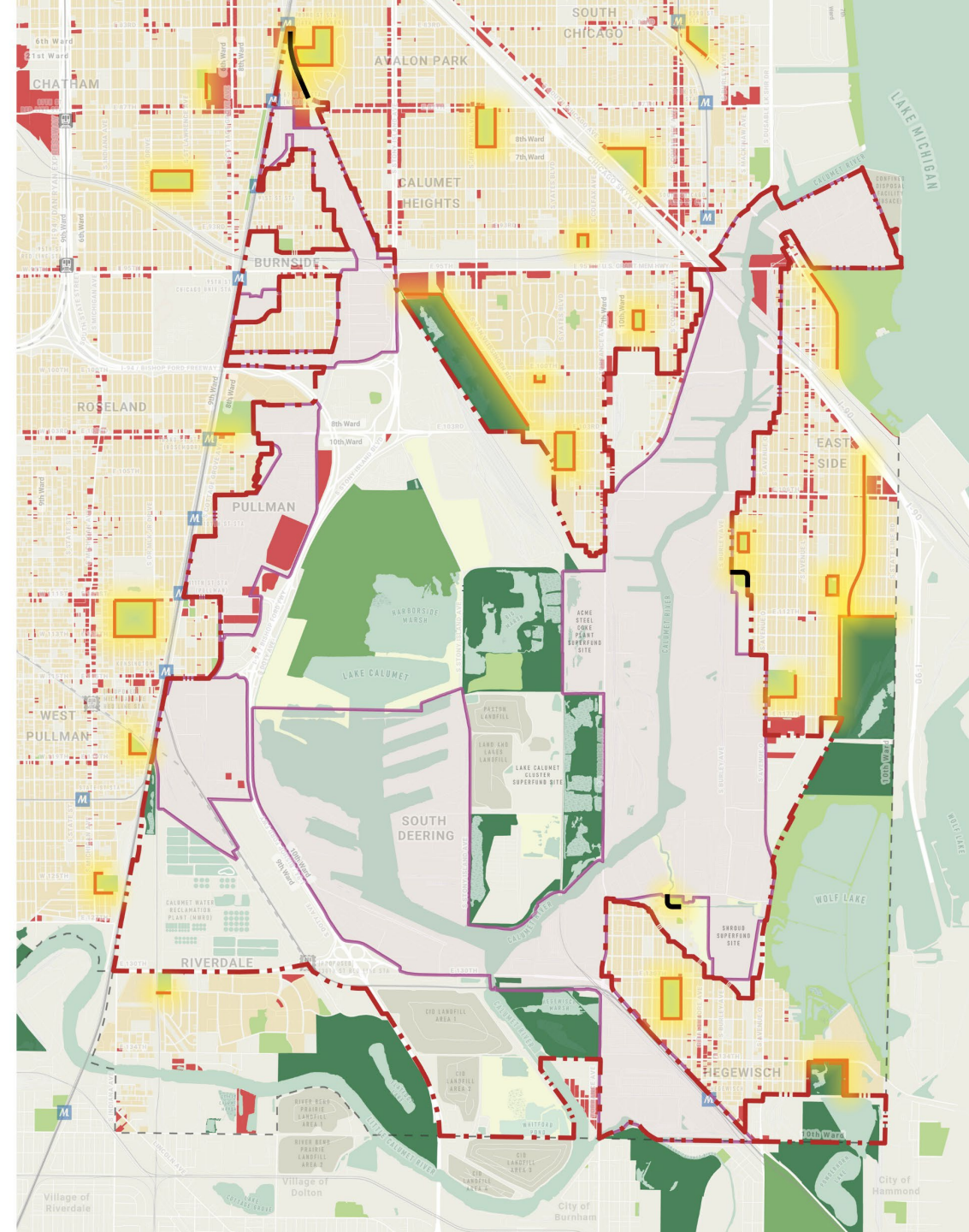
Integrating open spaces with streetscapes, trails, and transit routes provides links between area uses and enhances mobility

Land use compatibility & economic benefits

Open space amenities attract businesses and workers, supporting mixed-use vibrancy

Climate resilience and urban cooling

Tree canopy and permeable surfaces can help counteract the heat island effect in industrial areas

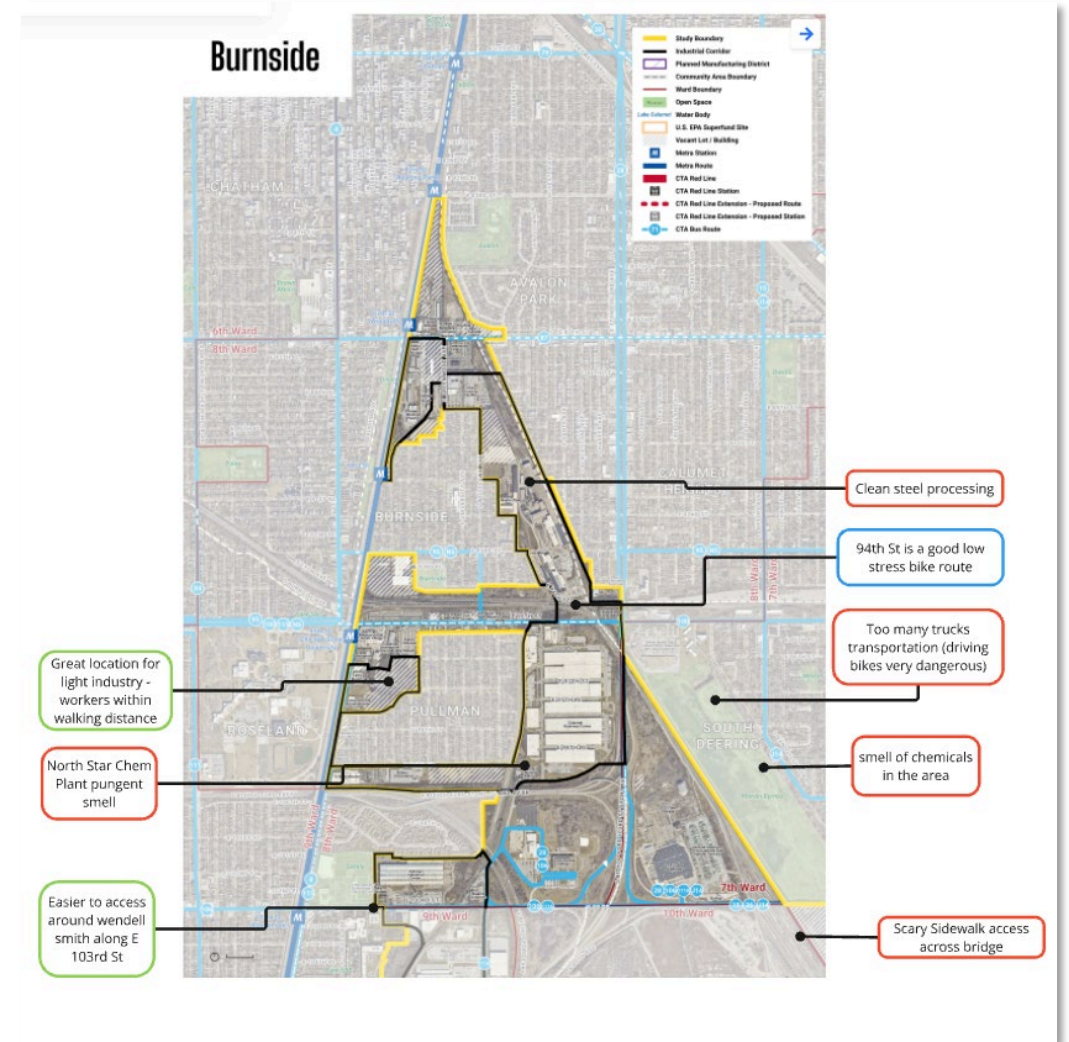


What have we heard about edge conditions?

Feedback from Community Meeting #1

Participants indicated issues of odors and air pollution along specific spots within the industrial corridors.

Noise pollution was not specifically mentioned though we are aware it is an on-going issue from CDPH complaint data and the Calumet Connect Databook.



Example of Digitized Mapping Activity from Community Meeting #1

Discussion

Understanding Edge Conditions

1. Does this information match your experience of the area? Is there anything we missed?
2. What questions do you have about edge conditions?
3. What other considerations are important to you when thinking about open spaces within industrial corridors?
4. Are there additional edge conditions or considerations we should explore further?

5

Next Steps

Working Group

Upcoming Discussion Topics

Working Group #2	Working Group #3	Working Group #4	Working Group #5	Working Group #6
Recap WG #1 / Goals Planning Topics Overview Draft Objectives	Deep Dive: Economy & Workforce	Deep Dive: Nature & Ecology	Deep Dive: Transportation & Infrastructure	Deep Dive: Health & Community

Next Steps

River Ecology and Governance Task Force

Tuesday, March 18 | 3:00 – 4:30pm | Zoom

Topic: River Access

Working Group Meeting #5

Tuesday, April 8 | 6:00 – 7:30pm | Zoom

Topic: Transportation & Infrastructure

Questions, Comments, Concerns?

Dhara Shah – dhara@musecommunitydesign.com