

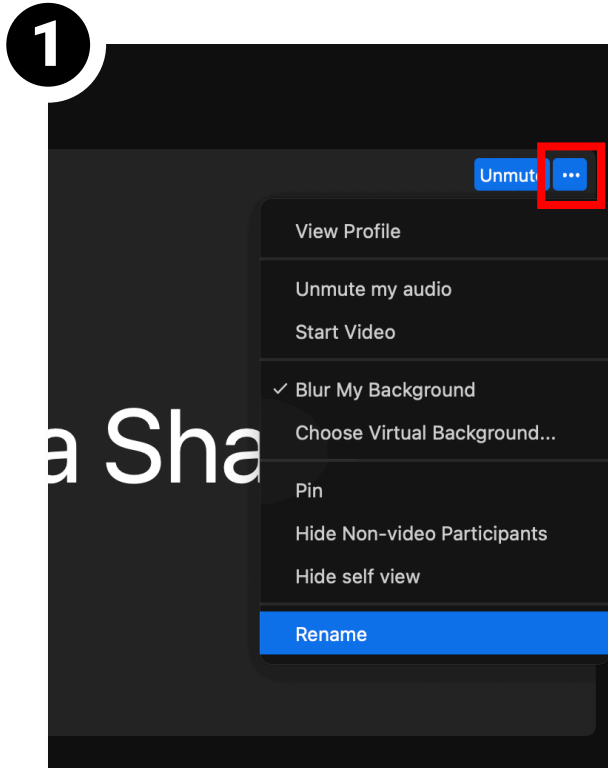
Calumet Area

Land Use Plan &
Design Guidelines

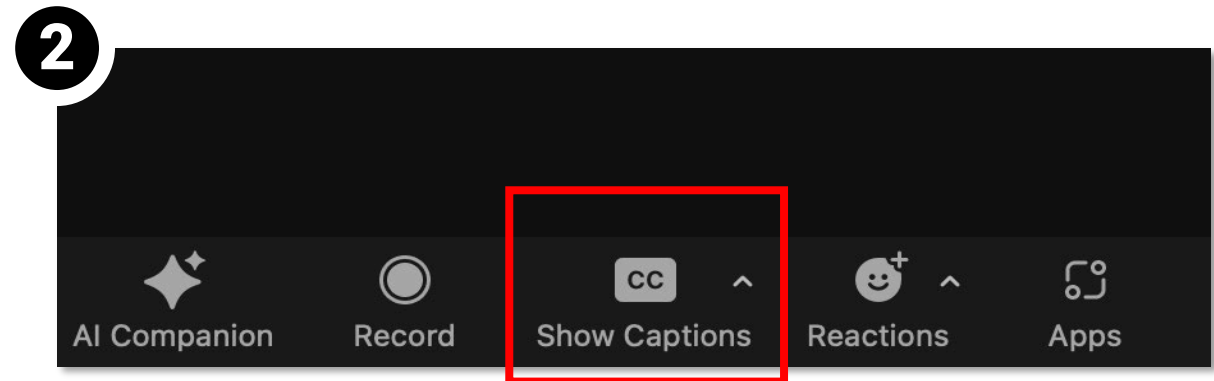
Working Group Meeting #1 | Dec 11th, 2024

Captions + Naming Convention

PLEASE NOTE: this meeting will be recorded to support notetaking purposes.



Rename yourself to include
your Name, Pronouns, and
Organization



Turn captions on/off by clicking the "show captions" button
at the bottom of your screen

Agenda

- 1. Welcome + Introductions** (30 min)
- 2. Planning Process Overview** (15 min)
- 3. About the Working Group** (10 min)
- 4. Engagement Principles and Norms** (5 min)
- BREAK + QUESTIONS (15 min)*
- 5. Calumet At A Glance** (10 min)
- 6. Planning Goals Activity** (30 min)
- 7. Next Steps** (5 min)

1. Welcome + Introductions

Planning Team



Working Group Facilitators



*Dhara Shah

Sr. Associate, MUSE Community + Design

Facilitator, Project Manager



Caren Kay

Sr. VP, SB Friedman

Market Analysis, Economy



*Kennedy Causby

Associate, MUSE Community + Design

Project Team Member, Community Engagement

Now It's Your Turn!

- Name/pronouns
- Organization
- Brief insight in your role and connection to the Calumet Area Land Use Plan

example: I am a transportation planner and contributed to the Big Marsh East Side Connectivity Plan.

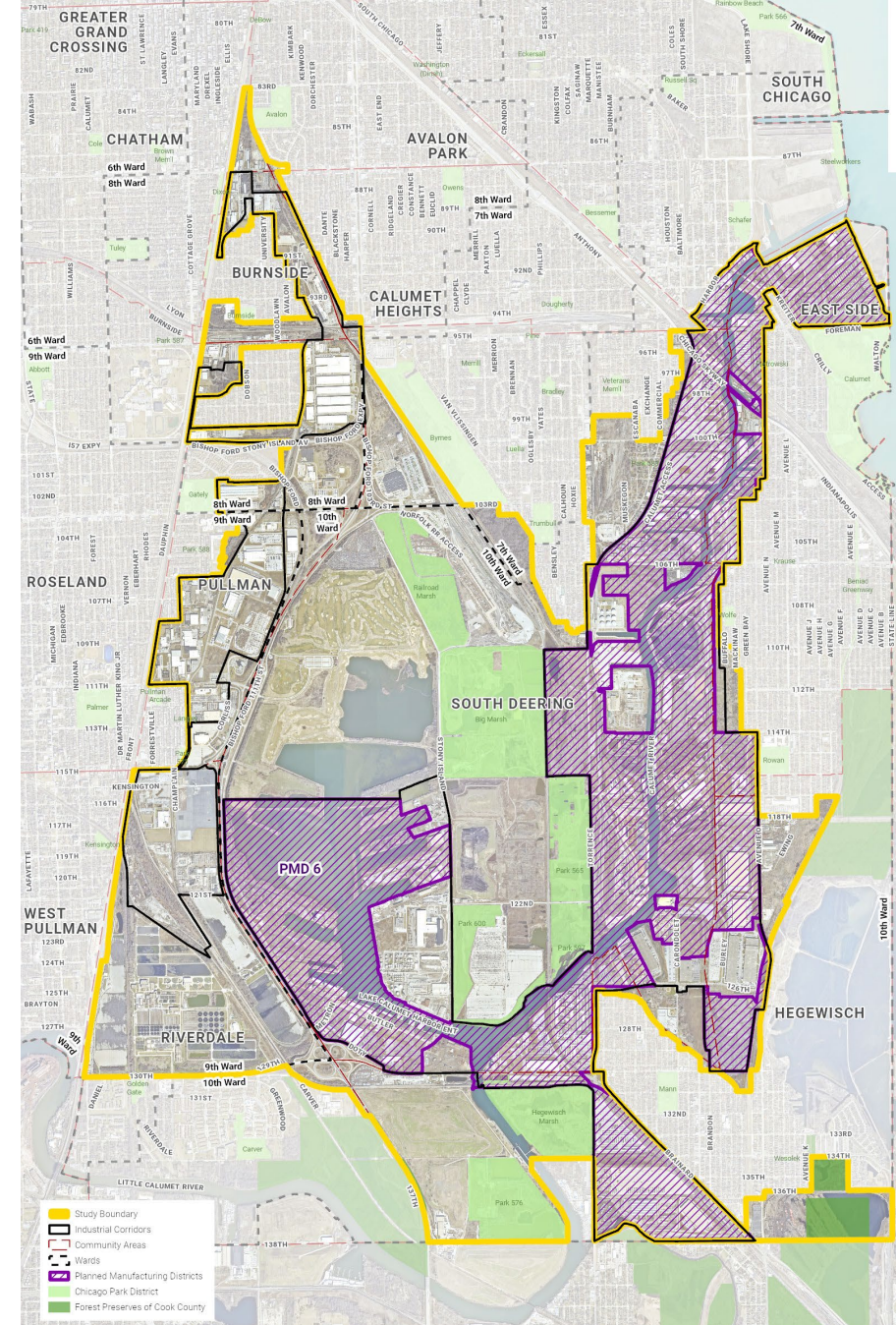
2. Planning Process Overview

Plan Overview

Part of DPD's citywide industrial corridor planning initiative, the **Calumet Area Land Use Plan and Design Guidelines Update** includes the Calumet, Burnside, and Pullman Industrial Corridors, along with additional industrial areas adjacent to those corridors.

The two-year planning process will update the 2002 Calumet Area Land Use Plan and 2004 Calumet Design Guidelines to establish a 10- to 20-year vision for the region that ensures **future development balances economic, job creation, health & safety, and environmental goals.**

The plan's design guidelines will incorporate best practices and new technologies related to landscape, stormwater, site and building design, and sustainability, with a particular focus on the negative impacts of air and noise pollution.

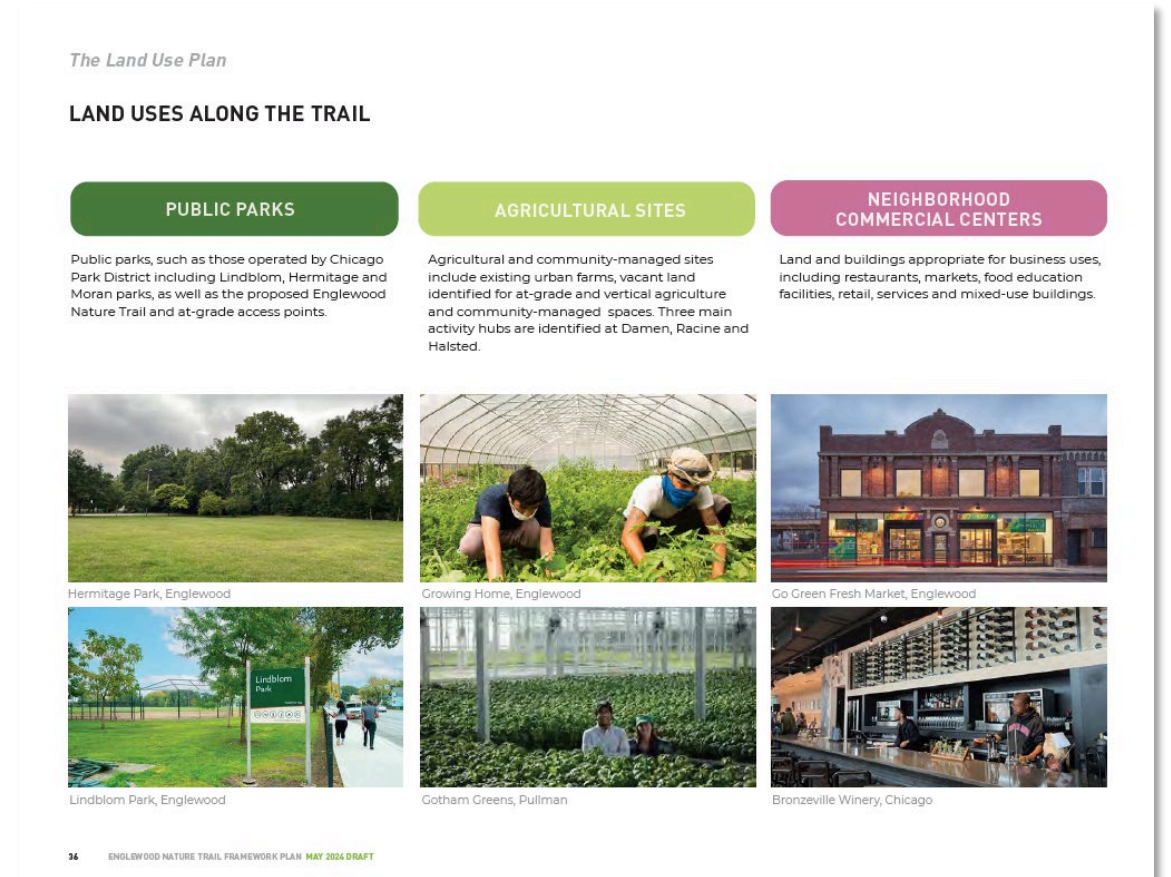


What is a Land Use Plan?

A land use plan is a planning tool that communicates a community's vision for how a collection of properties should be used. The plan details specific recommendations for each type of use (e.g., industrial, open space, commercial, etc.).

HOW ARE LAND USE PLANS CREATED?

Land use plans are created through a community-driven process. Data such as historical and current use of each individual property as well as market trends are analyzed.



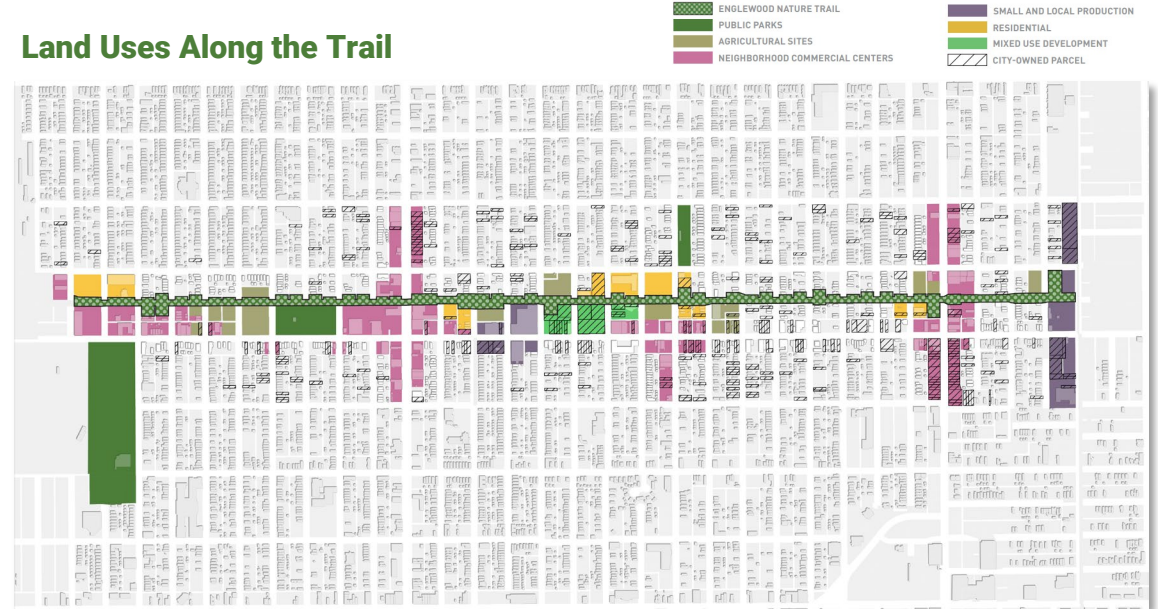
Source: Englewood Agro-Eco District Land Use Plan

What is a Land Use Plan?

WHAT ARE THE OUTCOMES OF A LAND USE PLAN?

Land use plans establish a set of goals and/or a vision for an area, including a land use map that communicates desired land uses. Recommendations may include:

- Types of Land Use
- Zoning changes
- Transportation and Infrastructure investments
- Policies, programs, and more



Source: Englewood Agro-Eco District Land Use Plan

What is a Land Use Plan?

WHAT IS THE DIFFERENCE BETWEEN LAND USE AND ZONING?

Land use plans do not impose requirements on property owners. Zoning maps reflect the legal rights and responsibilities of individual property owners in terms of how a site can be used or improved.

LAND USE	DESCRIPTION	RECOMMENDED ZONING
<i>Parks</i>	<i>Public parks, such as those operated by Chicago Park District including Lindblom, Hermitage and Moran parks, as well as the proposed Englewood Nature Trail and at-grade access points.</i>	POS-1, POS-2, POS-3, T
<i>Agricultural Sites</i>	<i>Existing urban farms, vacant land identified for at-grade and vertical agriculture and community-managed spaces, including three activity hubs at Damen, Racine and Halsted.</i>	C1, C2, C3, POS-1, POS-2, RS-3, RT-3.5, RT-4
<i>Neighborhood Commercial Centers</i>	<i>Land and buildings appropriate for business uses, including restaurants, markets, food education facilities, retail, services and mixed-use buildings.</i>	B1-1, B3-1, C1-2, C2-2
<i>Small and Local Production Centers</i>	<i>Land and buildings currently used for or appropriate for larger-scale business operations such as for-profit agriculture, food processing and food distribution.</i>	M1-1, B3, C1, C2, C3
<i>Residential</i>	<i>Land and buildings used or appropriate for residential buildings including single-family homes, two-flats, townhouses, and multi-unit buildings.</i>	RS-3, RT-3.5, RT-4, RM-5
<i>Mixed-use Development</i>	<i>Land and buildings appropriate for business uses, including restaurants, markets, food education facilities, retail, services and mixed-use buildings. This central site is city-owned and will be remediated.</i>	B1-1, B3-1, C1-2, C2-2

Source: Englewood Agro-Eco District Land Use Plan

What are Design Guidelines?

WHAT ARE DESIGN GUIDELINES?

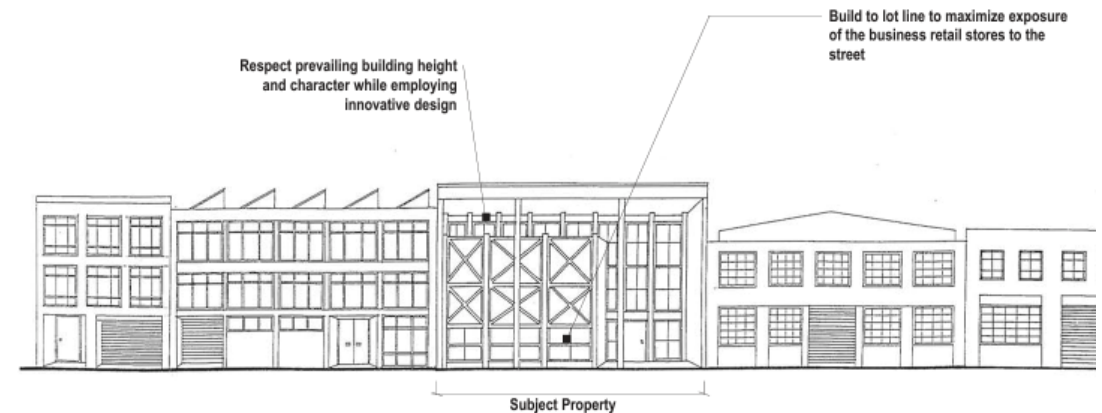
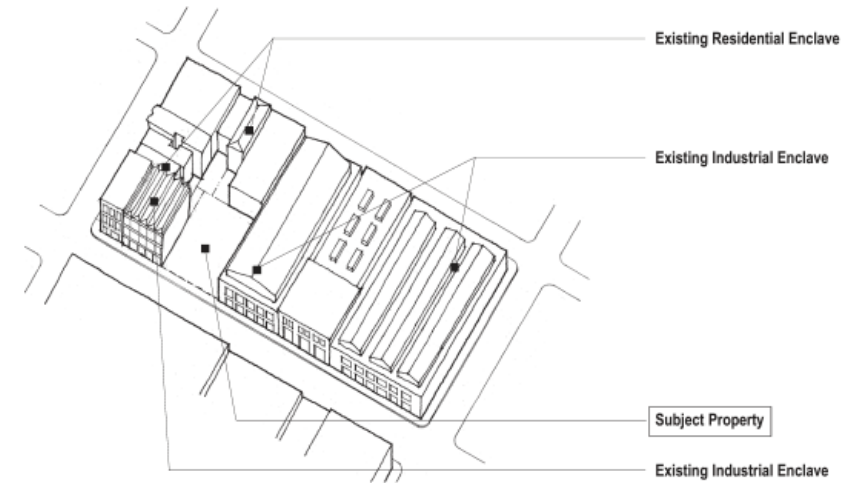
Design guidelines are a set of recommendations that shape to the **physical form of an individual property**.

Design Guidelines apply to new development, redevelopment, and expansion.

Not all elements are strictly required; requirements vary by code.

Design guidelines may cover such topics as:

- **Site Design:** Building orientation, layout, open space, parking and services
- **Building Design:** Bulk / massing, height, architectural expression
- **Landscape:** Plant species, fences, soil treatments, lighting and amenities
- **Sustainability:** Stormwater management, renewable energy, climate change resilience



Source: Industrial Area Design Guidelines, City of San Francisco, 2001

Key Terms

WHAT IS AN INDUSTRIAL CORRIDOR?

Industrial Corridors are areas of primarily industrially-zoned parcels and uses together in a continuous geography that is designated by the Plan Commission or City Council

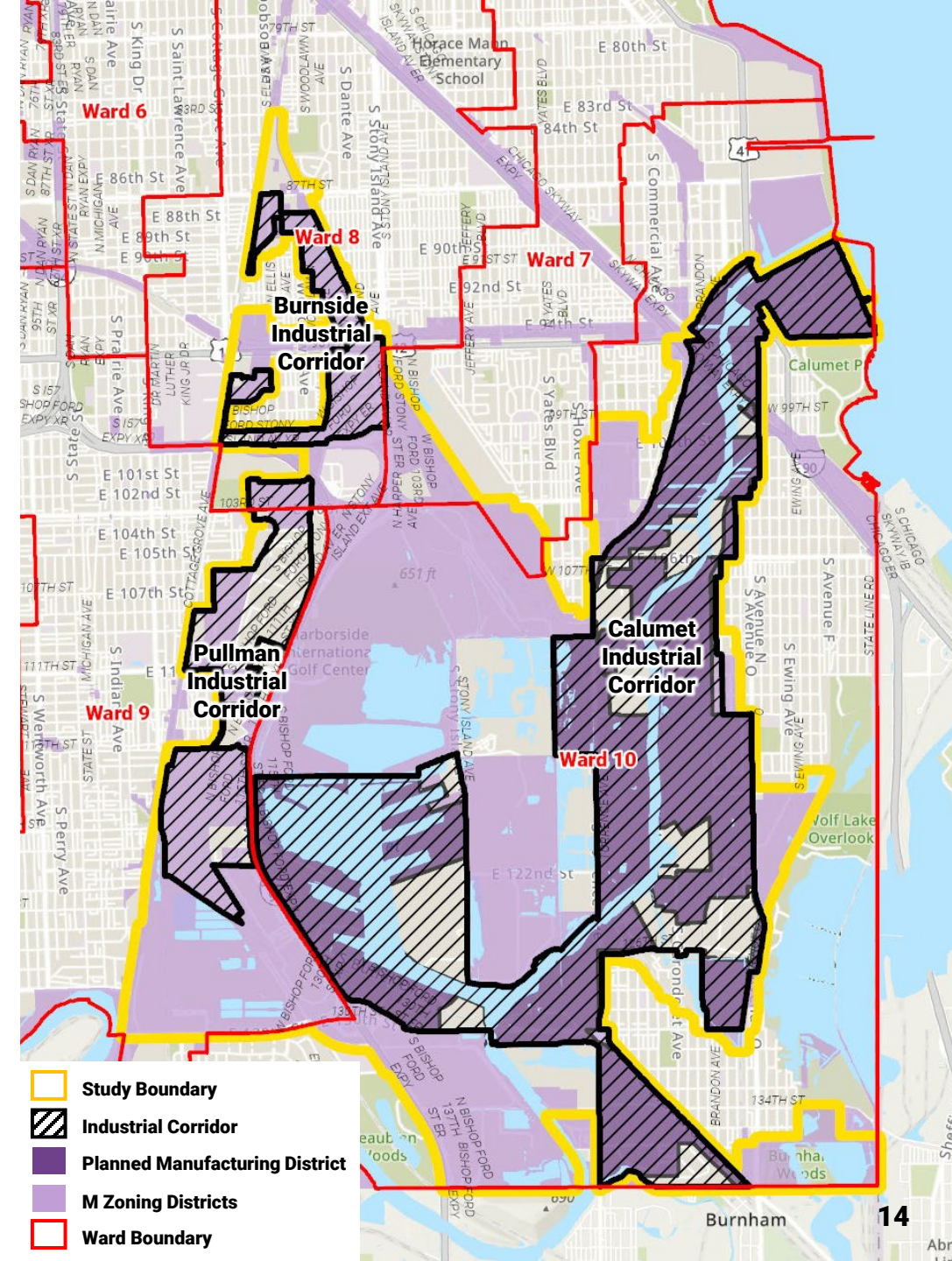
WHAT IS INDUSTRIAL (“M”) ZONING?

Zoning is a land use regulation system that classifies property into specific zones dictating appropriate use, density, and bulk (e.g. height, massing, setback) for development in the City.

Chicago's industrial zones are referred to as "M" (Manufacturing) zones which are intended to accommodate manufacturing, warehousing, wholesale, and industrial uses.

WHAT IS PLANNED MANUFACTURING DISTRICT (PMD)?

A PMD is a zoning district established to further foster manufacturing and industrial uses by prohibiting incompatible uses allowed in other industrial (“M”) districts.



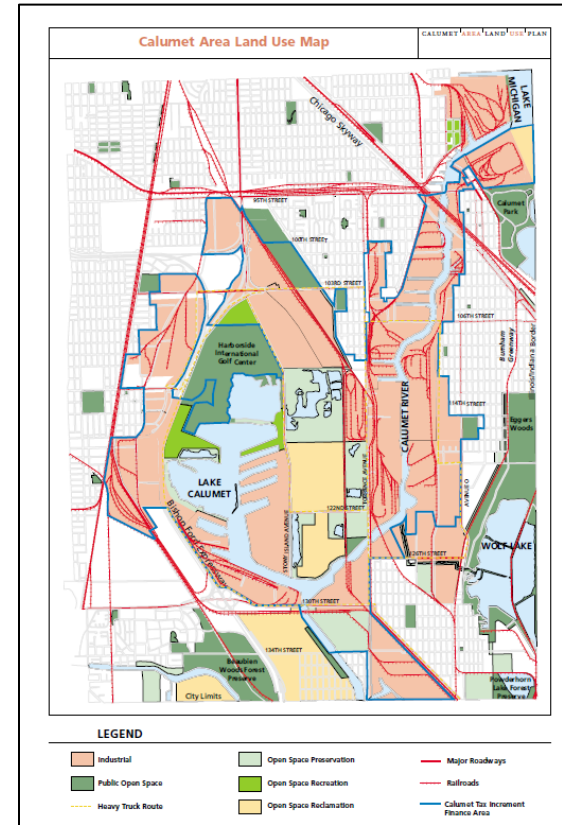
Plan Context

Prior Plans

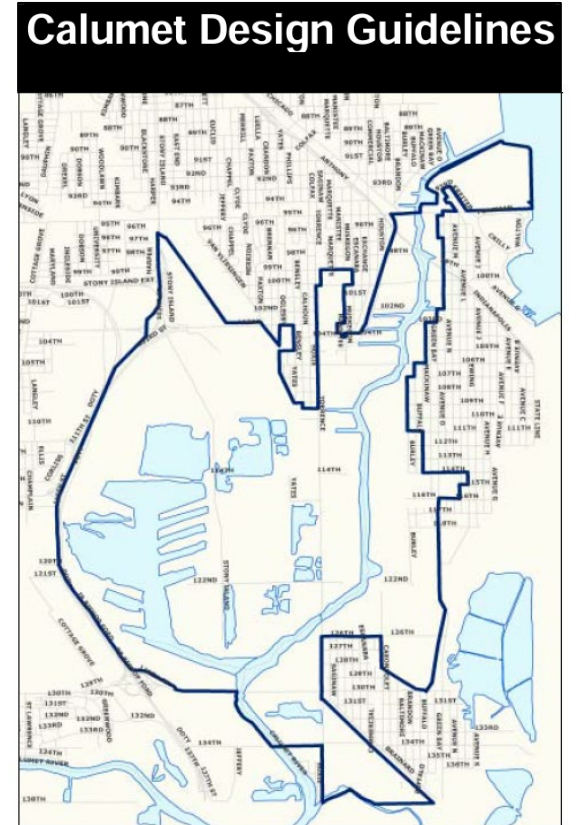
In addition to the Calumet Area Land Use Plan (2002) and the Calumet Design Guidelines (2004), which this effort will update, the planning team has reviewed and analyzed **30+ plans** covering the Calumet Area since the year 2000.

Topics covered in those plans include:

- Land use and zoning
- Economic development
- Open space and trails
- Waterway and natural resources
- Public health and environmental justice
- Transportation



**Calumet Area Land Use Plan
(2002)**



**Calumet Design Guidelines
(2004)**

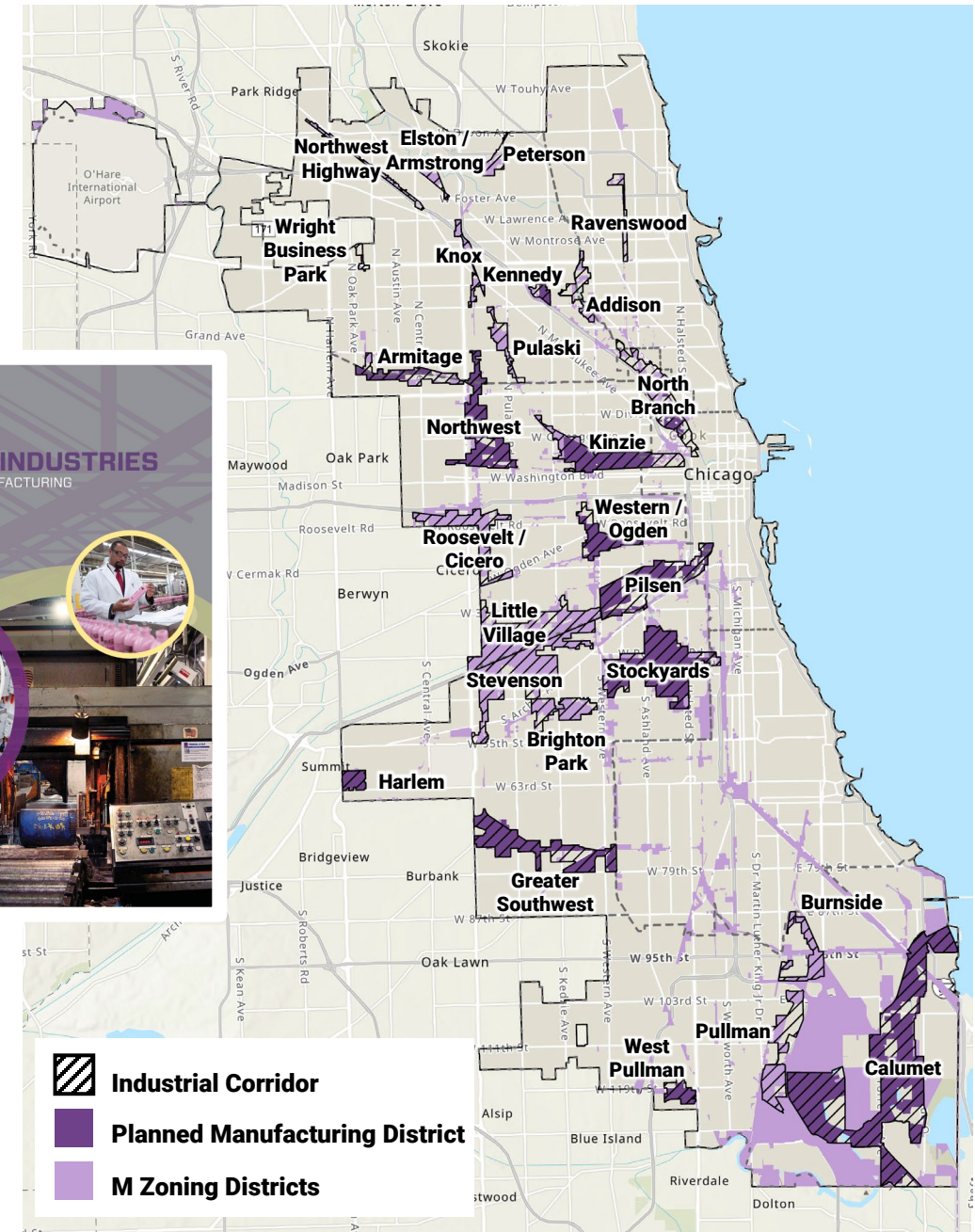
Plan Context

DPD Industrial Corridor Planning

Most of the city's 11 Planned Manufacturing Districts (PMDs) and 26 **Industrial Corridors** were established in the 1980s and 1990s to preserve major job centers.

Boundaries were established as zoning regulations and overlays, largely without associated land use plans until the 2010s.

The formal land use planning process for Calumet is part of the City's ongoing review of industrial corridors and Planned Manufacturing Districts (PMDs), including previous plans for the North Branch, Kinzie, and Ravenswood

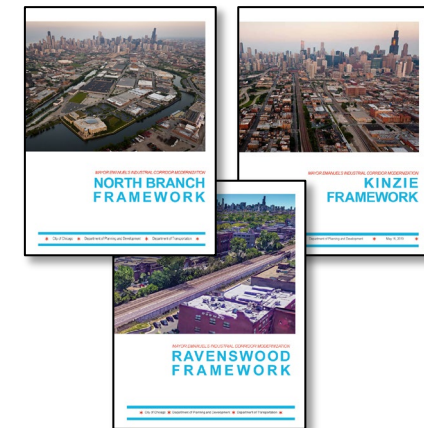


Plan Context

Industrial Corridor Planning Considerations

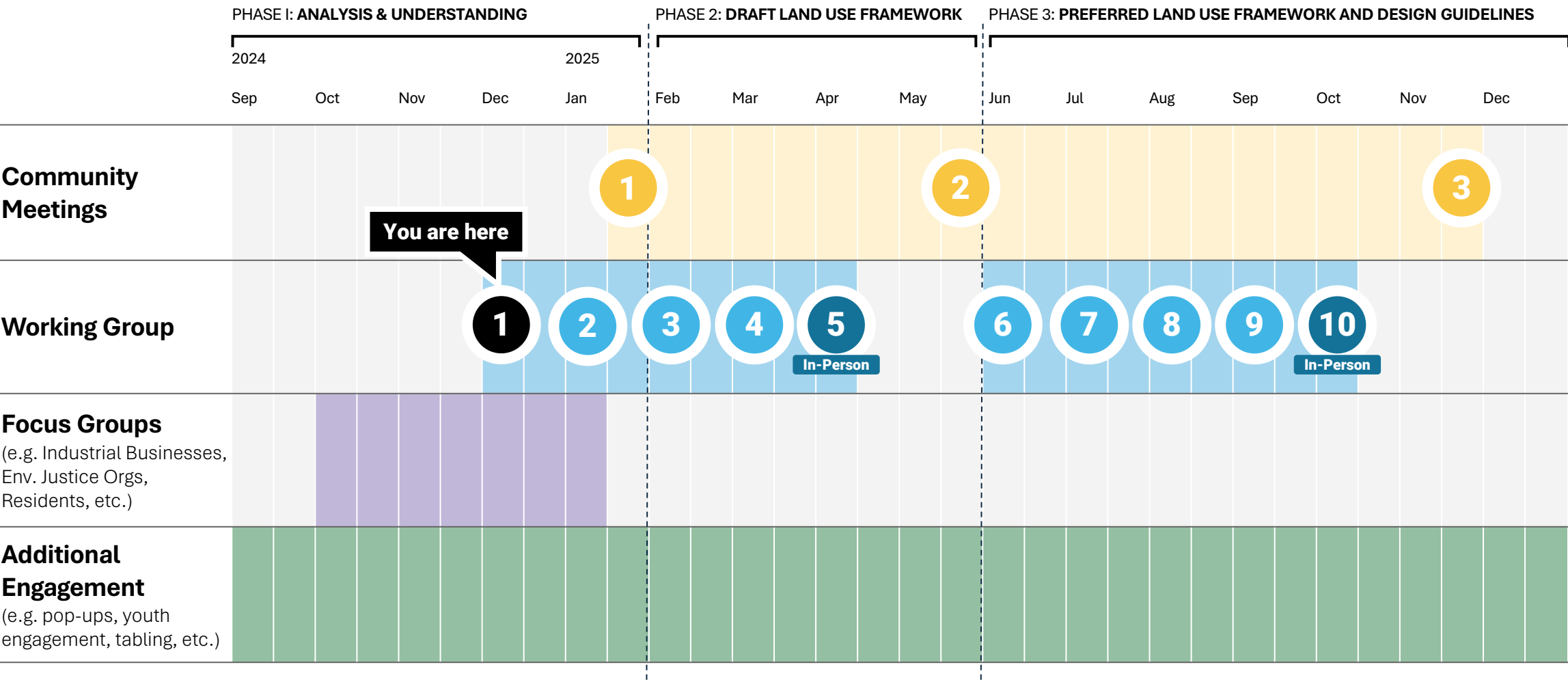
- 1** Strengthen Chicago's Industrial Corridors as **economic engines and vital job centers**
- 2** **Improve access** for all transportation modes
- 3** Enhance **unique natural and built assets**
- 4** Use **environmental justice** principles to establish criteria and policies for geographies harmed by environmental degradation
- 5** **Balance the economic benefits** of moving goods with **negative impacts** on communities, eliminating, then equitably distributing burdens

**Established during
prior Industrial Corridor
planning studies**



**Established during Citywide
Plan development**

Planning Initiative Timeline



3. About the Working Group

Working Group Overview

GOALS:

1. **Foster Collaborative Engagement** to ensure multiple perspectives are integrated into the land use planning process.
2. **Support Informed Decision-Making:** Utilize research to support the development of recommendations grounded in best practices.
3. **Community-Focused Outcomes:** Ensure land use recommendations impacts are clear and understood from the multiple perspectives of community members.

OBJECTIVES:

1. **Knowledge Sharing:** Share research findings, market analysis, and relevant data to inform discussions on land use concepts, trends, and potential impacts.
2. **Draft Refinement:** Collaboratively review and refine draft land use and design guideline recommendations to ensure they address community needs, feasibility, and implementation strategies.
3. **Implementation:** Support developing recommendations to implement the land use plan including clarifying language and action steps where necessary.

Working Group Participants

Working Group Core Members

- 7th Ward
- 8th Ward
- 9th Ward
- 10th Ward
- Alliance of the Southeast
- Best Diamond Plastics (industrial business)
- Bridges // Puentes Justice Collective
- Calumet Area Industrial Commission (CAIC)
- Calumet Collaborative
- Chicago Department of Transportation (CDOT)
- Chicago Neighborhood Initiatives
- Chicago Park District
- Chi-nations Youth Council
- East Side Chamber of Commerce
- Far South Chicago Coalition
- Hegewisch Business Association
- Illinois International Port District (IIPD)
- Industrial labor unions / worker reps
- Metropolitan Water Reclamation District (MWRD)
- Method Manufacturing (industrial business)
- Metro family services (non-industrial business)
- Parents of Extraordinary Children
- People for Community Recovery
- Pullman Civic Association
- Sherwin Williams (industrial business)
- Southeast Environmental Task Force (SETF)
- SOUL

Research Advisors

- Alliance for the Great Lakes
- Center for Neighborhood Technology (CNT)
- Chicago Business Affairs and Consumer Protection (BACP)
- Chicago Department of the Environment (DOE)
- Chicago Department of Public Health (CDPH)
- Chicago Fleet and Facility Management (2FM)
- Chicago Metropolitan Agency for Planning (CMAP)
- Chicago Park District
- Chicago Transit Authority (CTA)
- Cook County Department of Transportation and Highways (DoTH)
- Forest Preserves of Cook County
- Friends of the Chicago River
- Illinois Department of Natural Resources
- Metra
- Metropolitan Planning Council (MPC)
- Neighborspace
- Olive-Harvey College / City Colleges of Chicago
- UIC Great Cities Institute

Working Group Schedule

Meetings

(Monthly – 2nd Tuesday)

Topics

Kickoff / Meeting #1

2024: Dec 11

Virtual Working Group kickoff to share project values, review plan goals, and establish Working Group objectives

Meetings #2 - #4

2025: Jan 14, Feb 11, Mar 11

Review and analyze data for public health, environmental quality, market analysis and trends, land use, transportation / infrastructure, design guidelines, and more .

Meeting #5

Apr 8

In-person project summit to review draft recommendations across topics in advance of community meeting #2

Meetings #6 - #9

Jun 10, Jul 8, Aug 12, Sept 9

Support the refinement of land use and design guideline recommendations, analyze impact, determine implementation feasibility

Meeting #10*

Oct 14

In-person project summit to review preferred land use framework and design guidelines in advance of community meeting #3

Working Group Expectations

WHAT THE WORKING GROUP WILL DO

Review, analyze, and contextualize existing conditions data with lived experience.

Discuss historical challenges to land use

Explore multiple visions of what the future of land use and design guidelines might be

Participate in activities to facilitate conversation around recommendations

Analyze the impact of potential recommendations

WHAT THE WORKING GROUP WON'T DO

Write the plan

Solve all the challenges in this area

WHAT THE WORKING GROUP MIGHT DO

Have subject matter experts present on their work

Conduct specialized research

Integrate best practices around priority topics

4. Engagement Principles and Norms

Engagement Principles

We will be **transparent** by sharing relevant information, ideas, and concerns with one another.

We will **listen with an open mind** to embrace productive tensions and respectful disagreements.

We will **communicate in good faith**, in a spirit of collaboration and mutual respect.

What does this look like in practice?

- Making and taking space
- Speaking from your perspective
- Listening for understanding, not just to respond
- Framing/Reframing

Engagement Norms + Tools

WORKING GROUP MEETING FLOW:

1. Welcome + overview of meeting goals
2. Data sharing or presentations
3. Breakout rooms
4. Large group share
5. Next steps and close

TOOLS:

1. Our website ([Chicago.gov/calumet](https://chicago.gov/calumet))
2. MIRO
3. Canva
4. Zoom Annotate

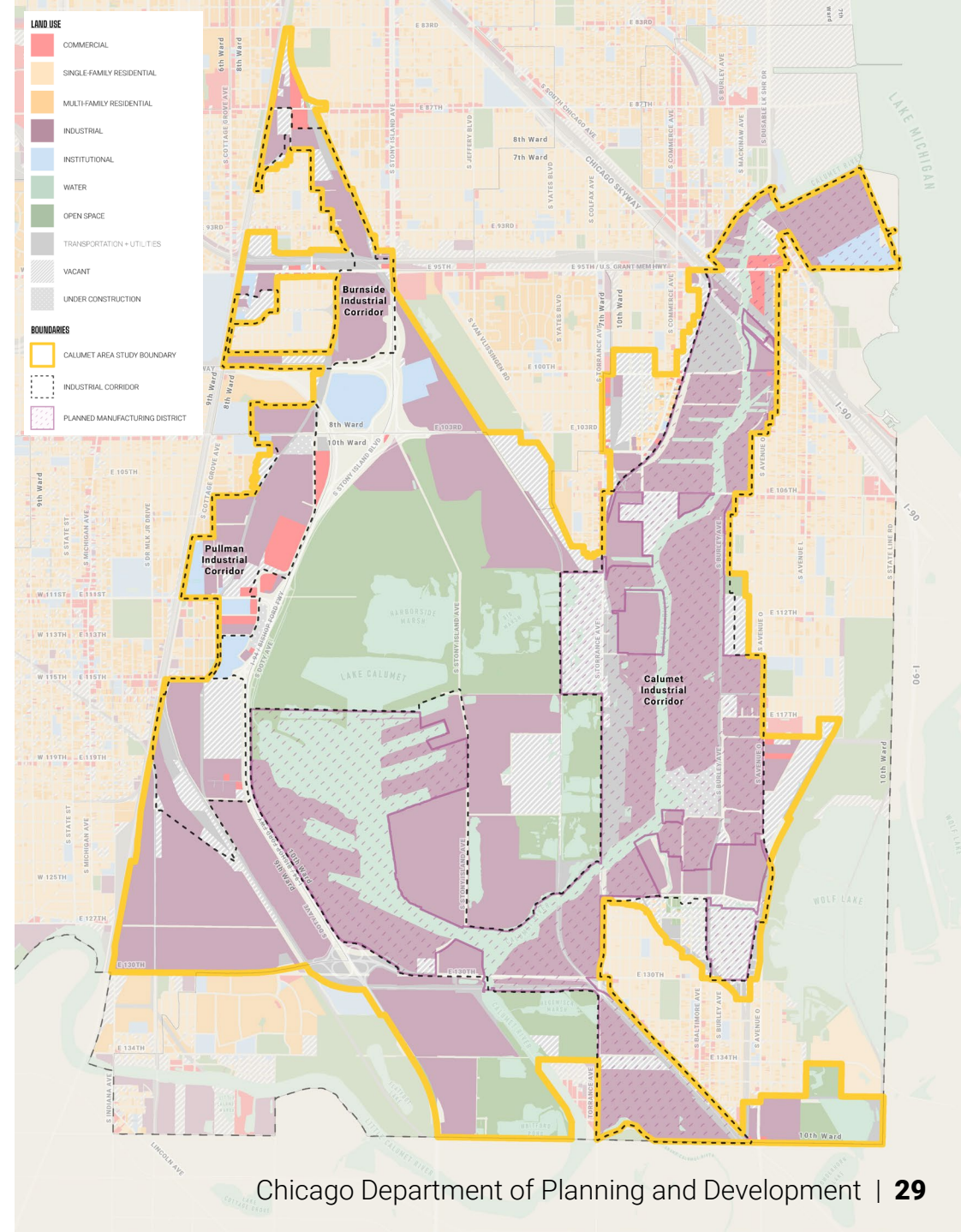
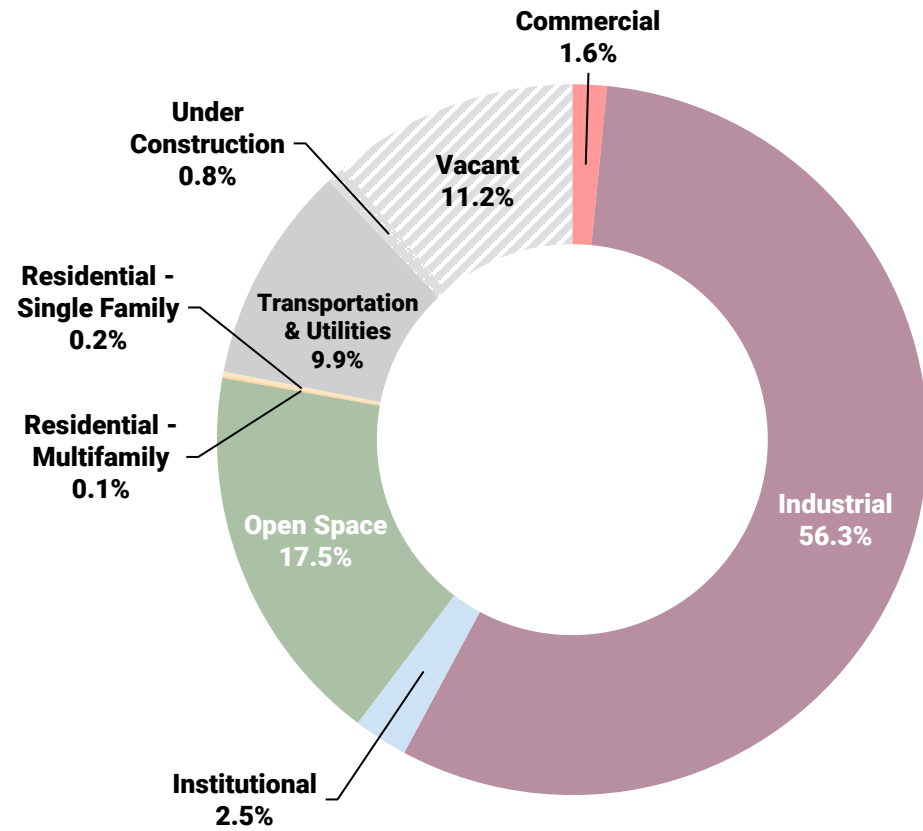
POST MEETING SUMMARIES

FOLLOW UP MEETINGS AS NEEDED

BREAK

5. Calumet at a Glance

Existing Land Use



Open Space

1400+

Acres of open space
in the Calumet
Study Area

3000+

Acres of open space
within a half mile
radius

600+

Acres of new, expanded
or planned open space
since 2002

CHICAGO PARK DISTRICT

- 1 AVALON PARK
- 2 LORRAINE DIXON PARK
- 3 BURNSIDE (AMBROSE) PARK
- 4 GATELY (JAMES) PARK
- 5 MARIAN R. BYRNES NATURAL AREA
- 6 TRUMBALL (LYMAN) PARK
- 7 NATURE PLAY SPACE / PARK NO. 583
- 8 PIETROWSKI (SYLVESTER) PARK
- 9 CALUMET PARK
- 10 PULLMAN (GEORGE) PARK
- 11 CIRCLE PARK
- 12 BIG MARSH PARK
- 13 BIG MARSH BIKE PARK
- 14 WOLFE (RICHARD) PARK
- 15 KENSINGTON PARK
- 16 INDIAN RIDGE MARSH
- 17 ROWAN (WILLIAM) PARK
- 18 DEADSTICK POND PARK / PARK NO. 600
- 19 GOLDEN GATE PARK
- 20 HEGEWISCH MARSH

FOREST PRESERVES OF COOK COUNTY

- 21 EGGERS GROVE
- 22 WOLF LAKE OVERLOOK
- 23 BEAUBIEN WOODS
- 24 BURNHAM PRAIRIE
- 25 BURNHAM PARK
- 26 BURNHAM WOODS GOLF COURSE
- 27 POWDERHORN PRAIRIE AND MARSH NATURE PRESERVE
- 28 POWDERHORN ADDITION

ILLINOIS DEPT. OF NATURAL RESOURCES

- ★ WILLIAM W. POWERS STATE RECREATION AREA

METROPOLITAN WATER RECLAMATION DISTRICT

- 29 KENSINGTON MARSH
- 30 HERON POND PARK
- 31 SEPA FACILITY / PARK NO. 597
- 32 O'BRIEN MARSH / PARK NO. 576

ILLINOIS INTERNATIONAL PORT DISTRICT

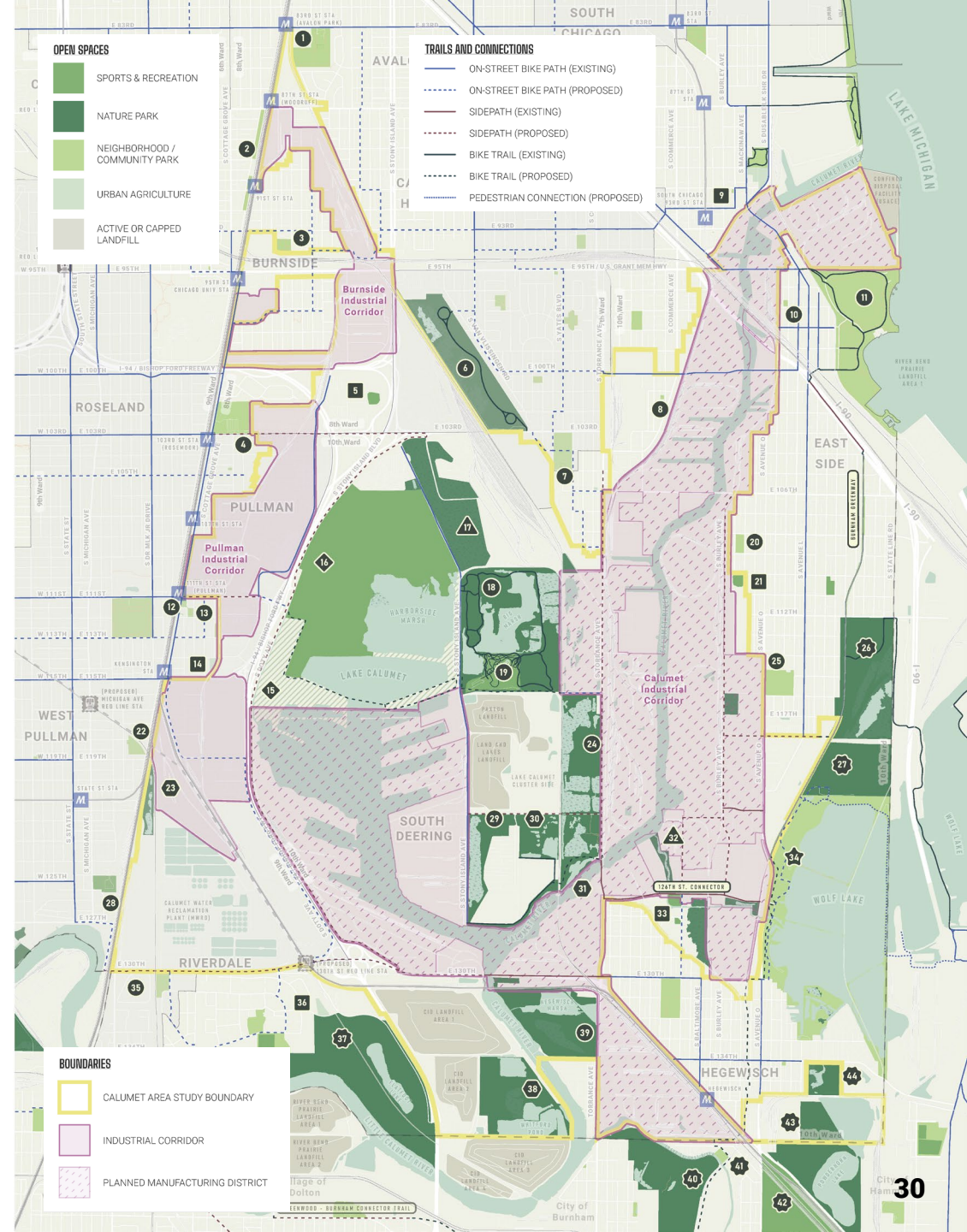
- 33 CALUMET GATEWAY (PROPOSED)
- 34 HARBORSIDE INTERNATIONAL GOLF CENTER

NON-PROFIT / COMMUNITY ORGANIZATION

- 35 OLIVE HARVEY COLLEGE
- 36 SOUTH CHICAGO FARM (URBAN GROWERS COLLECTIVE)
- 37 COOPERATION OPERATION / PARK NO. 573
- 38 EAST SIDE LITTLE LEAGUE SENIOR FIELD
- 39 LION FIELD
- 40 HEGEWISCH BABE RUTH FIELD
- 41 ALTGELD GARDENS COMMUNITY FARM

OTHER

- 42 RAILROAD MARSH
- 43 INDIAN CREEK



Age

More seniors and more youth than Chicago averages

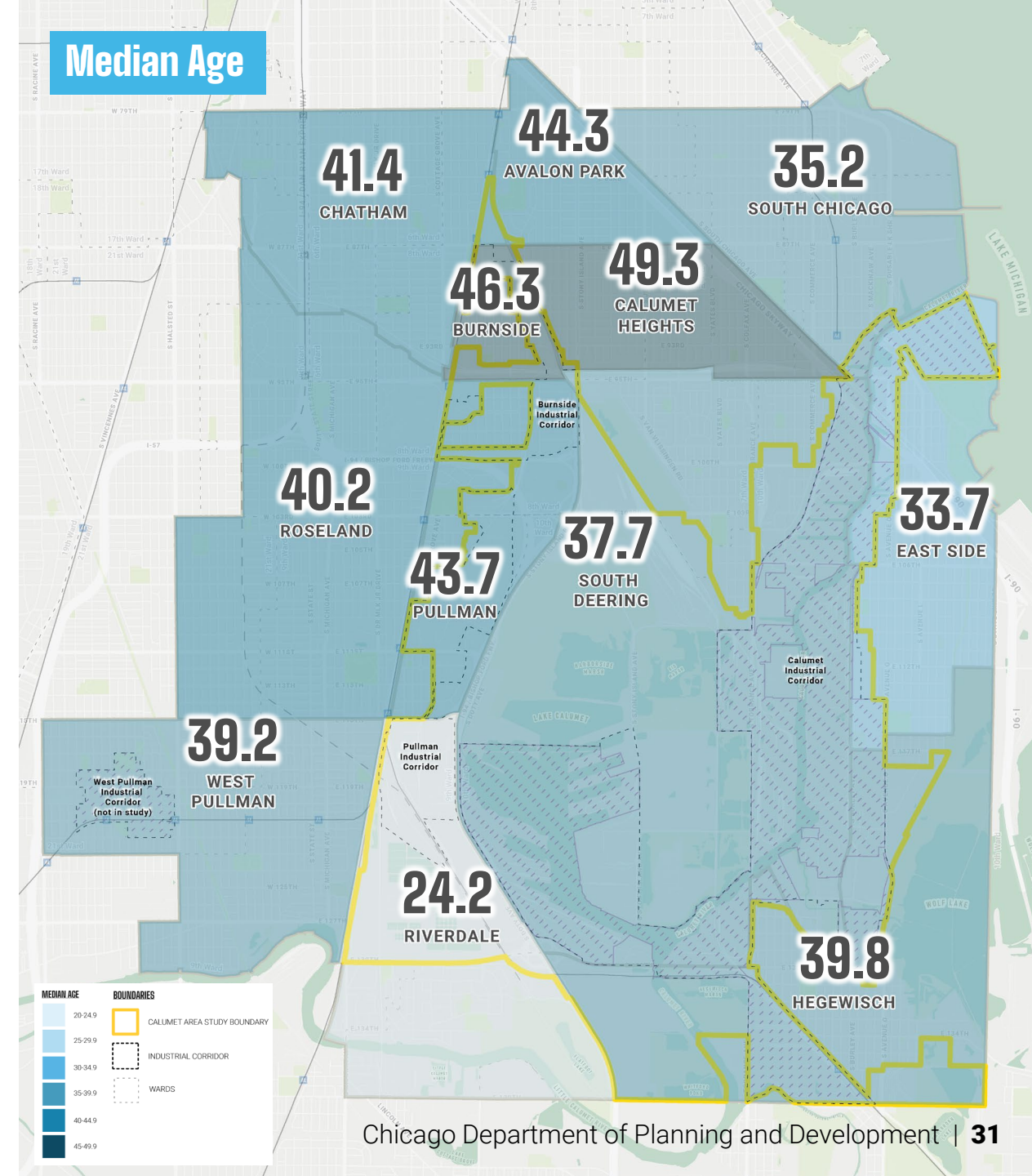
17%

Of residents in surrounding neighborhoods are 65 or older compared to 13% for the City as a whole.

25%

Are younger than 20 compared to 22% for the City as a whole.

Source: CMAP Community Data Snapshots



Race & Ethnicity

Majority Black population overall with strong Latino presence in the east

74%

Of residents identify as Black

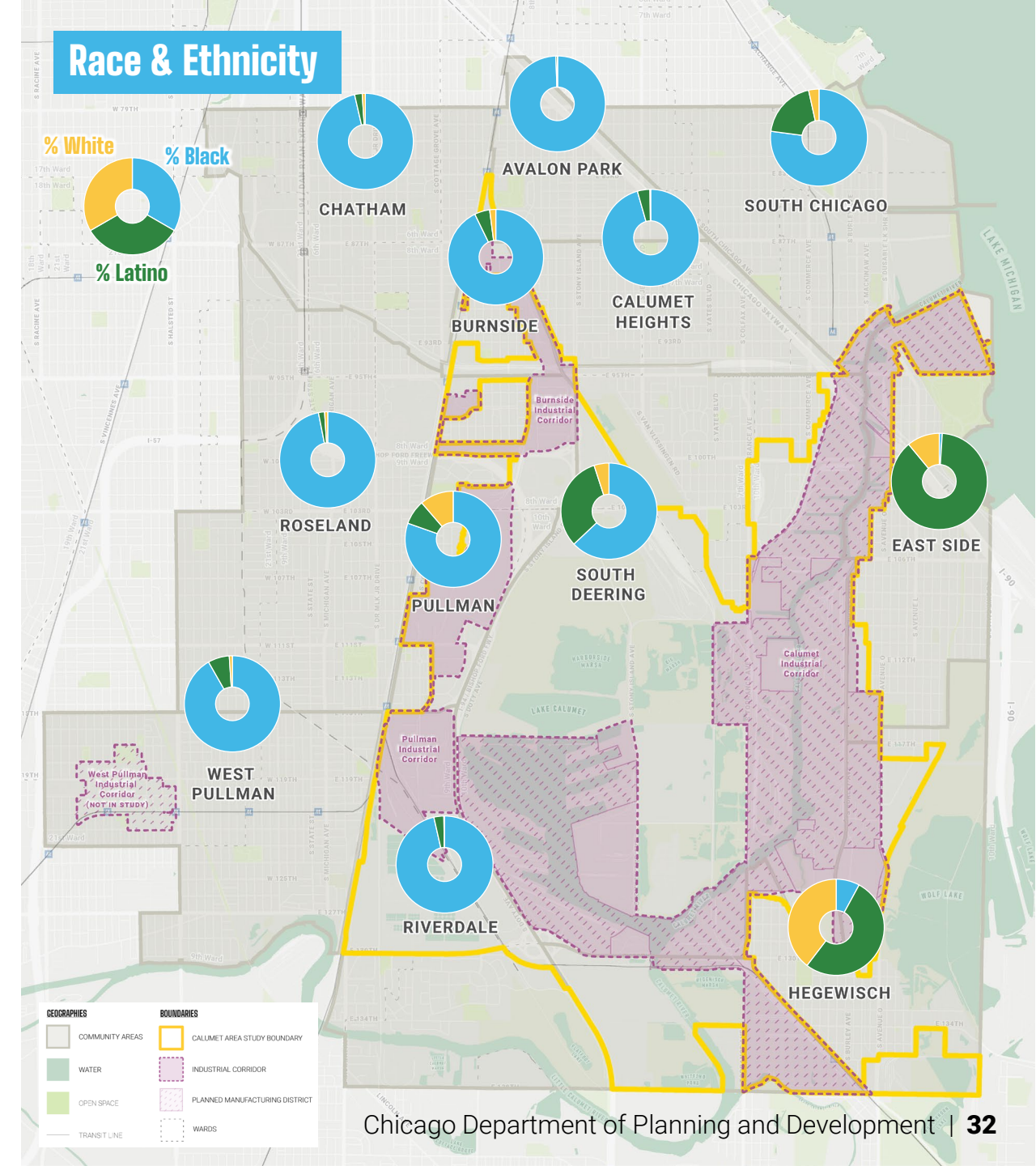
19%

Of residents identify as Hispanic/Latino/Latine of any race

5%

Of residents identify as White

Source: CMAP Community Data Snapshots



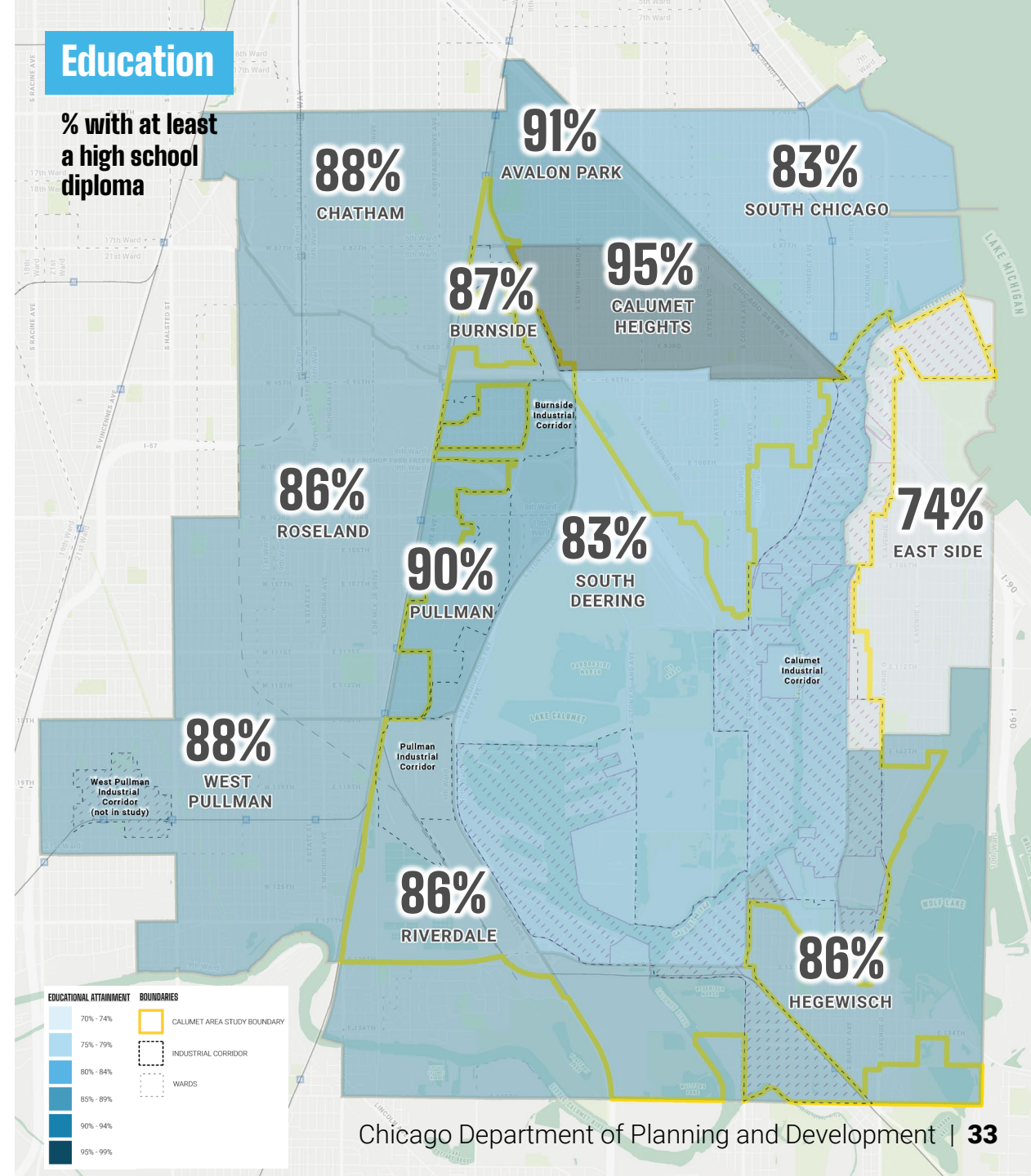
Education

Educational attainment tracks with Chicago average

86%

Of the residents have attained a high school diploma or more, on par with the City average of 87%.

Source: CMAP Community Data Snapshots



Income

Lower median household income than Chicago average

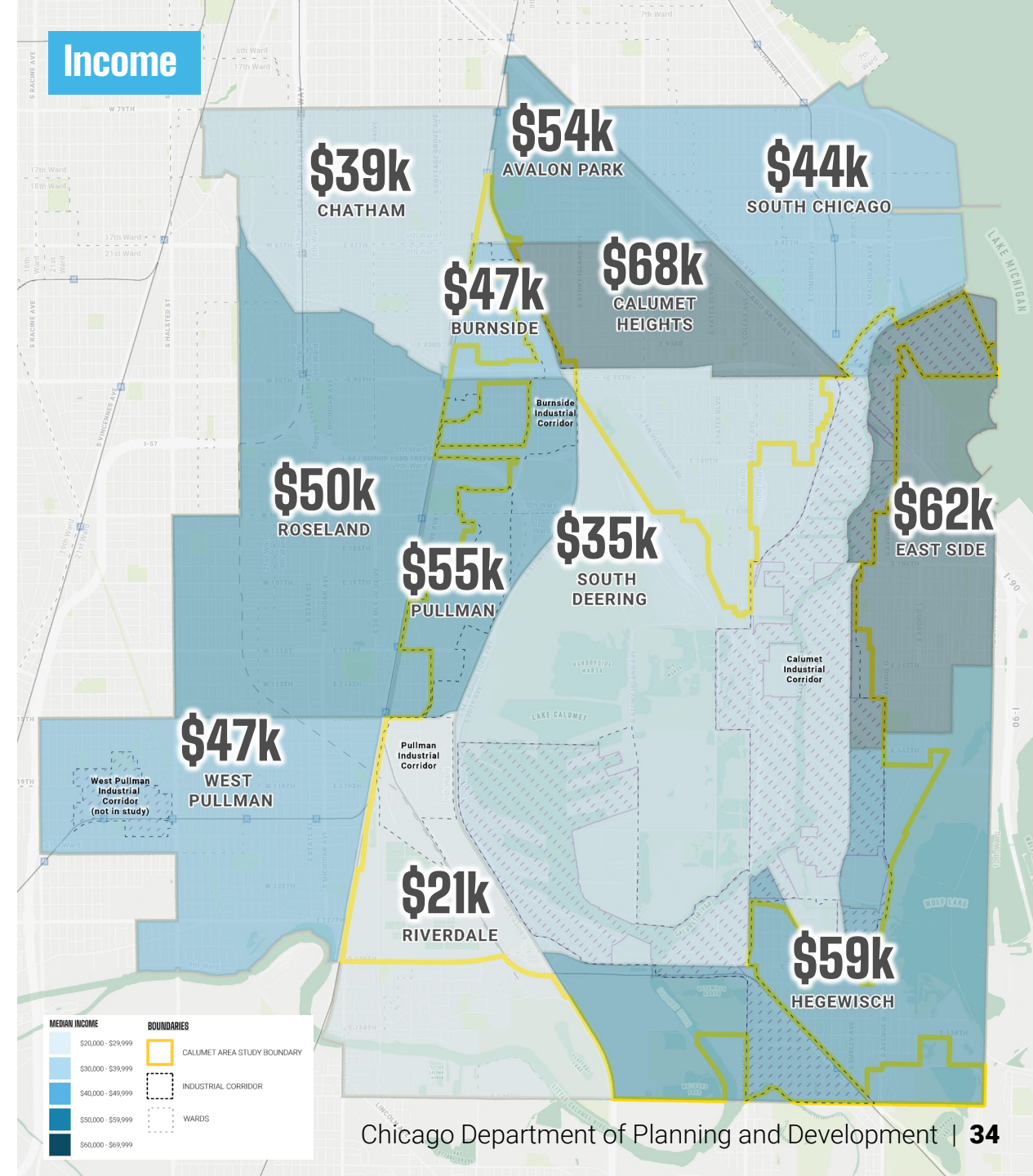
Average median household income is

\$47,900

Compared to City of Chicago's median income of

\$71,700

Source: CMAP Community Data Snapshots



Area Employment

TOP 5 SECTORS WITHIN THE CALUMET PLANNING AREA

MANUFACTURING

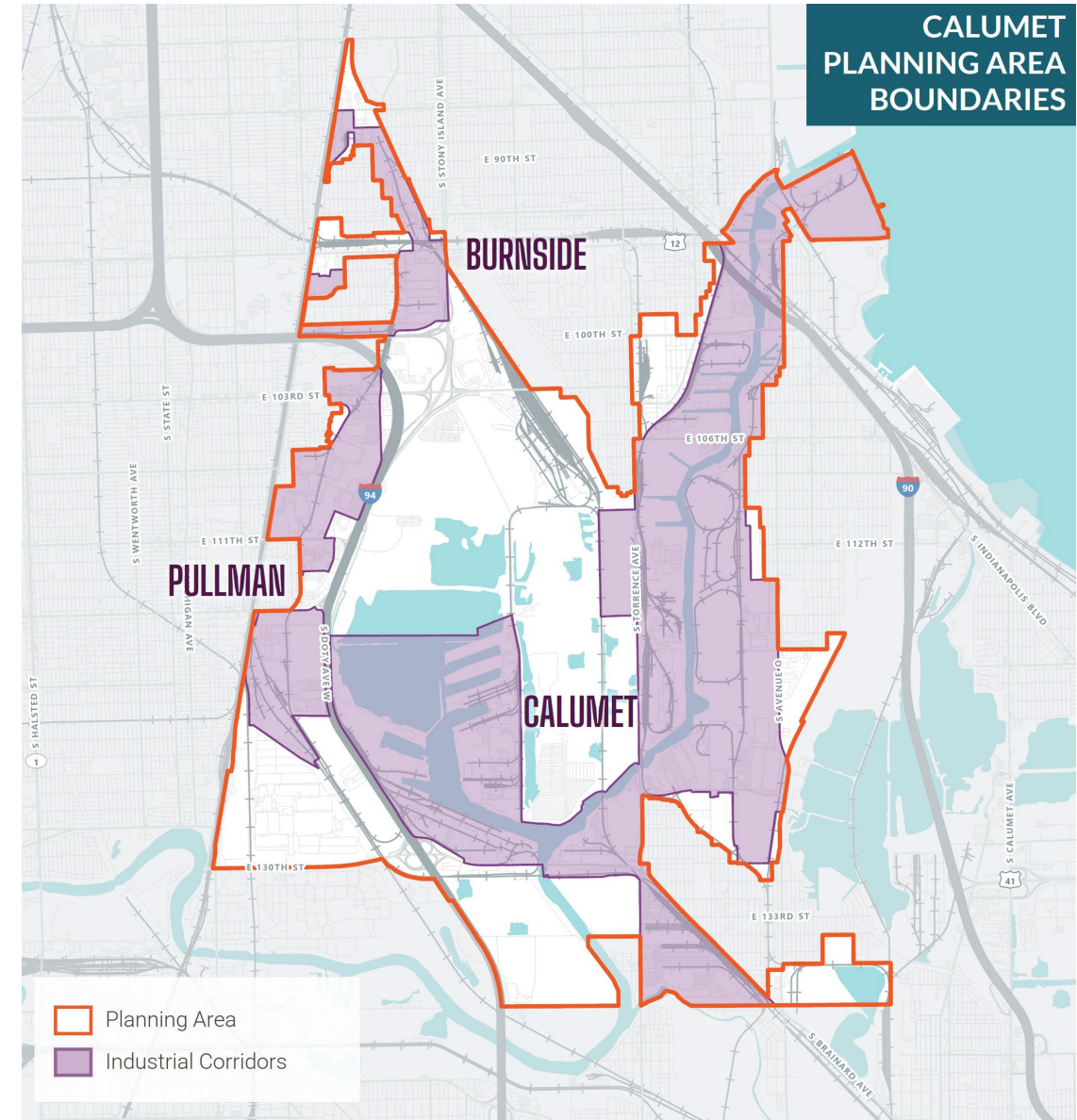
TRANSPORTATION & WAREHOUSING

WHOLESALE TRADE

OTHER SECTORS

RETAIL TRADE

Source: 2018-2022 American Community Survey five-year estimates



Area Employment

TOP 5 SECTORS EMPLOYING SURROUNDING AREA RESIDENTS

HEALTHCARE & SOCIAL ASSISTANCE

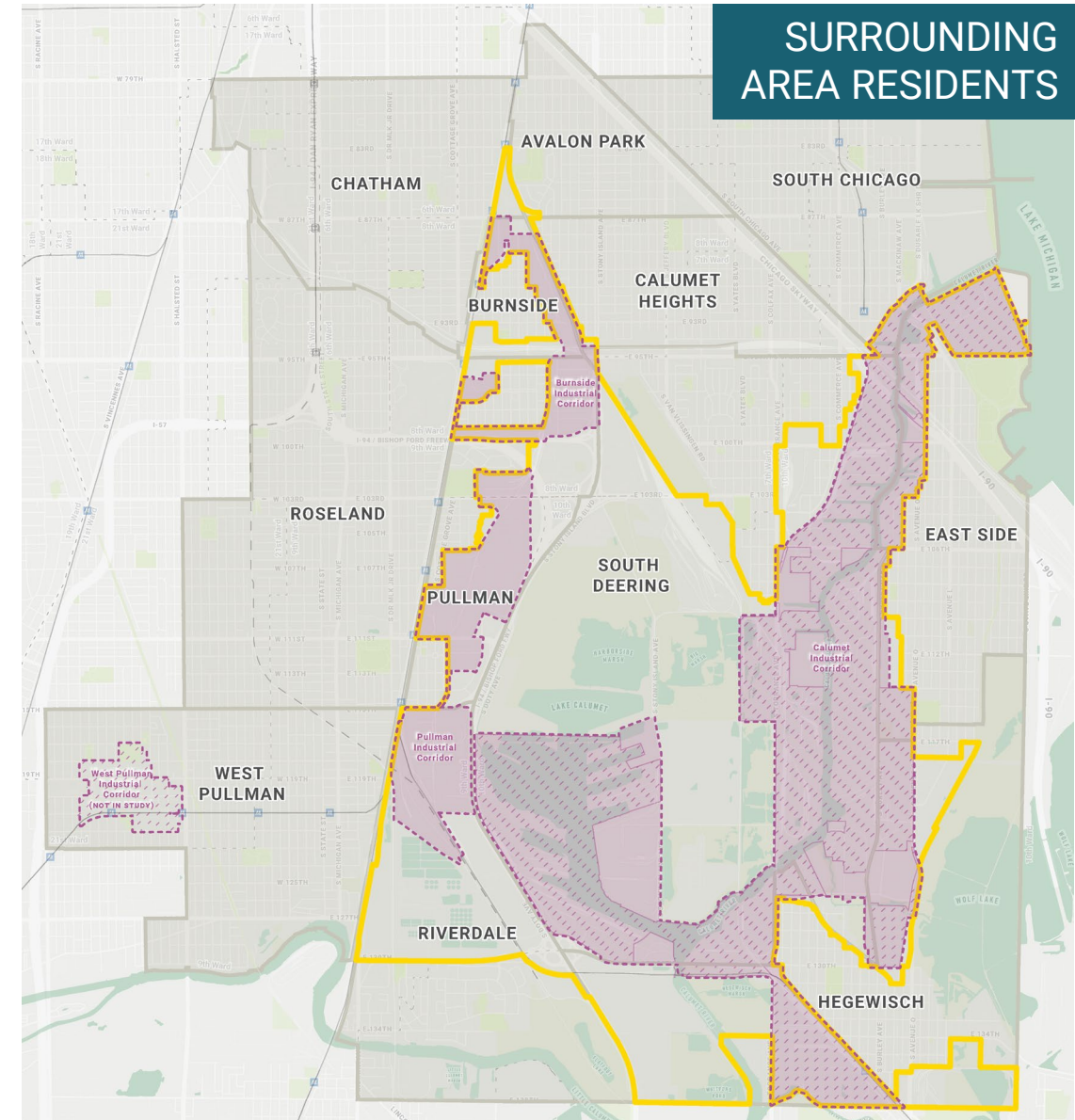
EDUCATION

RETAIL TRADE

TRANSPORTATION & WAREHOUSING

MANUFACTURING

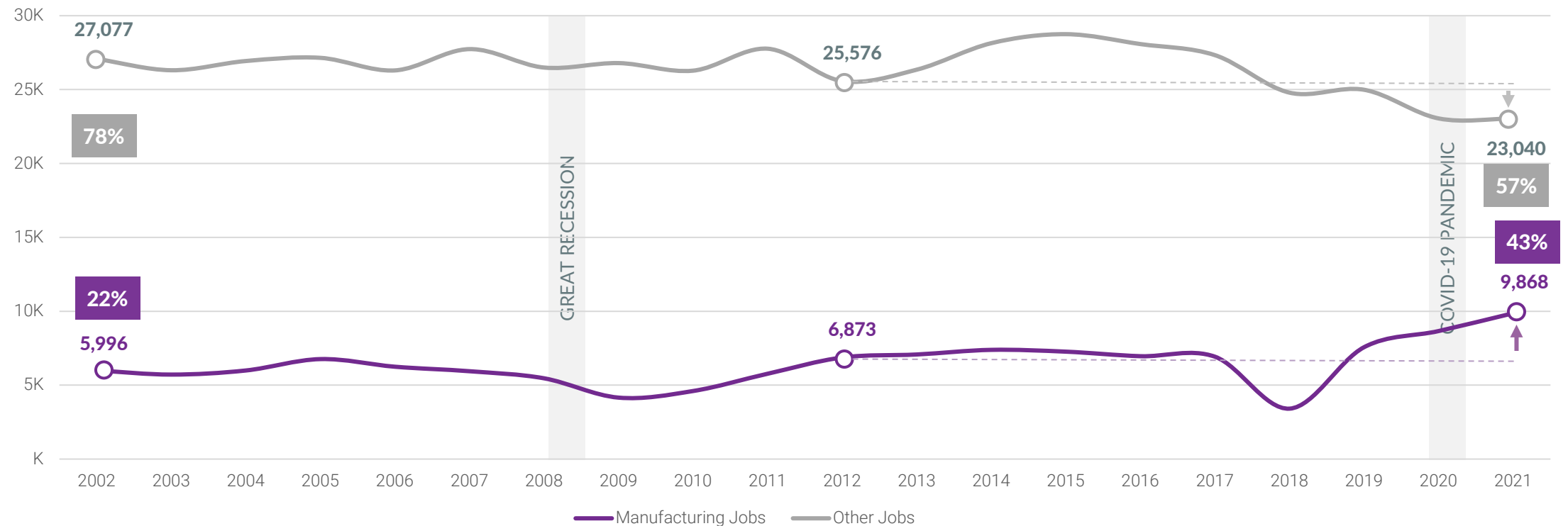
Source: 2018-2022 American Community Survey five-year estimates



Employment Over Time

Employment in the area remained stable while the share of manufacturing jobs increased.

MANUFACTURING VS. OTHER JOBS IN THE CALUMET INDUSTRIAL MARKET AREA (2002 – 2021)



Source: Census Longitudinal Employer-Household Dynamics (2002-2021), SB Friedman

6. Planning Goals Activity

Activity Warmup

Die Hard is absolutely a
Christmas movie!

Share in the Chat:

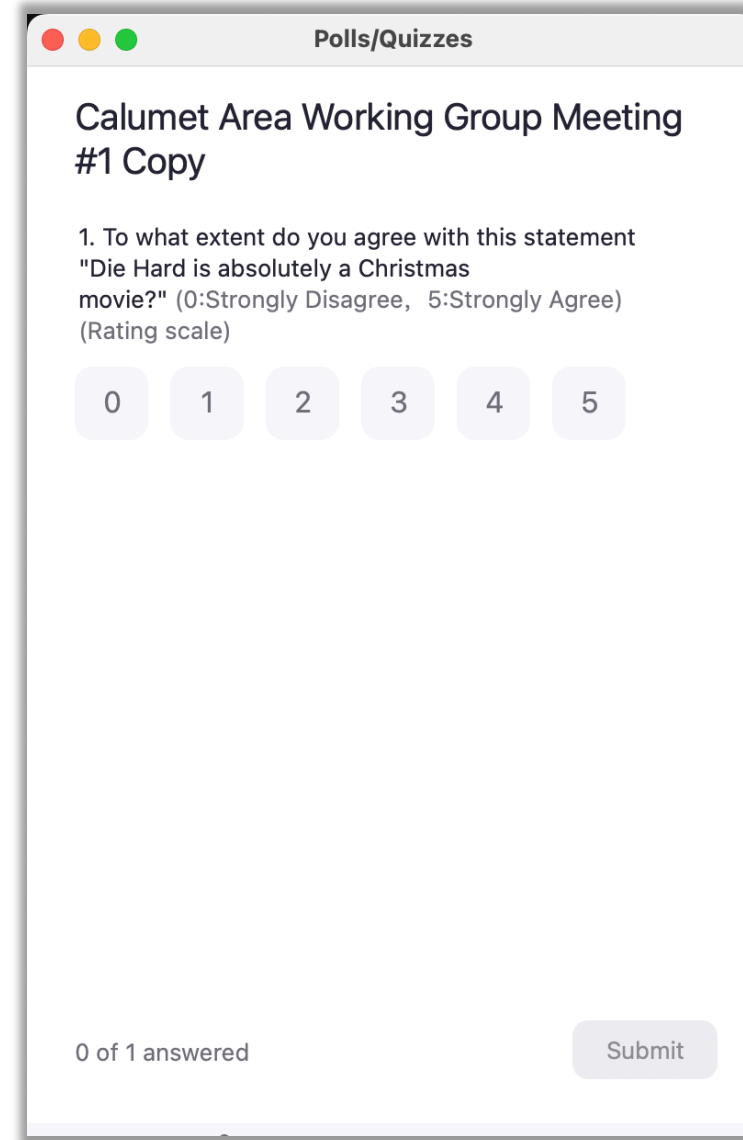
What are **three words** that come to mind
when you read this statement?



Activity Warmup

Die Hard is absolutely a Christmas movie.

Via Zoom Poll respond to
“To what extent do you agree with this statement”



The screenshot shows a Zoom Polls/Quizzes window. The title bar says "Polls/Quizzes". The poll title is "Calumet Area Working Group Meeting #1 Copy". The question is "1. To what extent do you agree with this statement 'Die Hard is absolutely a Christmas movie?' (0:Strongly Disagree, 5:Strongly Agree) (Rating scale)". Below the question are six buttons labeled 0, 1, 2, 3, 4, and 5. At the bottom left, it says "0 of 1 answered". At the bottom right, there is a "Submit" button.

Calumet Area Working Group Meeting
#1 Copy

1. To what extent do you agree with this statement
"Die Hard is absolutely a Christmas
movie?" (0:Strongly Disagree, 5:Strongly Agree)
(Rating scale)

0 1 2 3 4 5

0 of 1 answered

Submit

Planning Goals

Applying Citywide Industrial Corridor Planning Goals to Calumet

- 1** Strengthen Chicago's Industrial Corridors as **economic engines and vital job centers**
- 2** **Improve access** for all transportation modes
- 3** Enhance **unique natural and built assets**
- 4** Use **environmental justice** principles to establish criteria and policies for geographies harmed by environmental degradation
- 5** **Balance the economic benefits** of moving goods **with negative impacts** on communities, eliminating, then equitably distributing burdens

Planning Goals Activity

Zoom Poll: On a scale of 1–5, to what extent do you agree with each statement?

Strengthen Chicago's Industrial Corridors as economic engines and vital job centers

Improve access for all transportation modes

Enhance unique natural and built assets

Use environmental justice principles to establish criteria and policies for geographies harmed by environmental degradation

Balance the economic benefits of moving goods with negative impacts on communities, eliminating, then equitably distributing burdens

The screenshot shows a Zoom Polls/Quizzes window titled "Calumet Area Working Group #1 | Planning Goals". It contains three questions, each with a rating scale from 0 to 5. The first question is "1. To what extent do you agree with this planning goal 'Strengthen Chicago's Industrial Corridors as economic engines and vital job centers' (0:Strongly disagree with this goal, 5:Strongly agree with this goal) (Rating scale)". The second question is "2. To what extent do you agree with this planning goal 'Improve access for all transportation modes' (0:Strongly disagree with this goal, 5:Strongly agree with this goal) (Rating scale)". The third question is "3. To what extent do you agree with this planning goal 'Enhance unique natural and built assets' (0:Strongly disagree with this goal, 5:Strongly agree with this goal) (Rating scale)". At the bottom, it says "0 of 6 answered" and "Submit". There is also a link "Who can see your responses?".

Calumet Area Working Group #1 | Planning Goals

1. To what extent do you agree with this planning goal "Strengthen Chicago's Industrial Corridors as economic engines and vital job centers" (0:Strongly disagree with this goal, 5:Strongly agree with this goal) (Rating scale)

0 1 2 3 4 5

2. To what extent do you agree with this planning goal "Improve access for all transportation modes" (0:Strongly disagree with this goal, 5:Strongly agree with this goal) (Rating scale)

0 1 2 3 4 5

3. To what extent do you agree with this planning goal "Enhance unique natural and built assets" (0:Strongly disagree with this goal, 5:Strongly agree with this goal) (Rating scale)

0 1 2 3 4 5

0 of 6 answered Submit

Who can see your responses?

7. Next Steps

Next Steps

Next Working Group Meeting

Tuesday, January 14th | 6:00 – 7:30pm | Zoom

Topic: Priorities and Prior Plans

Subsequent Working Group meetings will fall on the second Tuesday of each month.

Community Kickoff Open House

Thursday, January 30th | 6:00 – 8:30pm

South Chicago Salud Center (3039 E. 91st St.)

Questions, Comments, Concerns?

(I also accept jokes and a good article!)

Dhara Shah – dhara@musecommunitydesign.com

Or Luke Mich – luke.mich@cityofchicago.org

Calumet Area

Land Use Plan & Design Guidelines

Kickoff Open House

Join the City of Chicago as we kickoff visioning for the future of the Calumet Area

The Chicago Department of Planning and Development (DPD) is leading an update to the Calumet Area Land Use Plan and the Calumet Design Guidelines to guide future development in the Burnside, Calumet, and Pullman Industrial Corridors and surrounding areas.


When

January 30th
6–8 p.m.


Where

Salud Center
3039 E. 91st St.


Register Here!



Help shape the future of your community!



For more information, and to sign up for our mailing list, visit chicago.gov/calumet



THANK YOU!