

# **CALUMET AREA LAND USE PLAN & DESIGN GUIDELINES**

## **WORKING GROUP MEETING #2**

DEPARTMENT OF PLANNING AND DEVELOPMENT  
COMMISSIONER CIERE BOATRIGHT

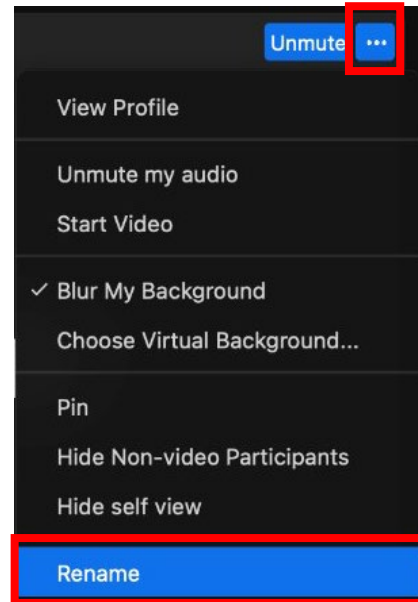
**January 14, 2025**

# Captions + Naming Convention

PLEASE NOTE: This meeting will be recorded to support notetaking purposes

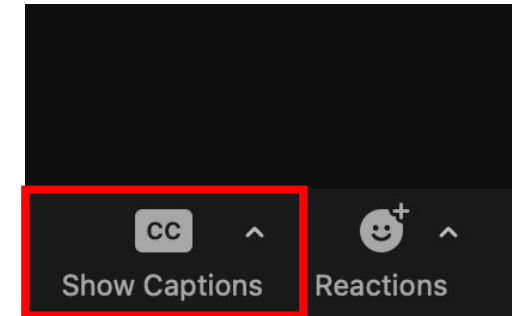
## Naming:

Rename yourself to include your name, pronouns, and organization



## Captions:

Turn captions on/off by clicking “show captions” at the bottom of your screen



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# **Introduction**

Agenda, Introductions, Plan Timeline

# Agenda

1. Introduction [10 Minutes]	1.1 Agenda 1.2 Introductions for New Participants 1.3 Engagement Calendar & Working Group Meeting Topics
2. Working Group #1 Recap [5 Minutes]	2.1 Recap Overview 2.2 Citywide Industrial Planning Goals Feedback
3. Prior Plans Overview [5 Minutes]	3.1 Plans Reviewed 3.2 Citywide Plan 3.3 2002 Calumet Area Land Use Plan
4. Calumet Planning Topics & Draft Objectives [10 Minutes]	4.1 Planning Topics Overview 4.2 Economy & Workforce 4.3 Nature & Ecology 4.4 Transportation & Infrastructure 4.5 Health and Community
5. Breakout Group Activity [50 Minutes]	5.1 Instructions 5.2 Activity
6. Next Steps [5 Minutes]	6.1 Next Steps

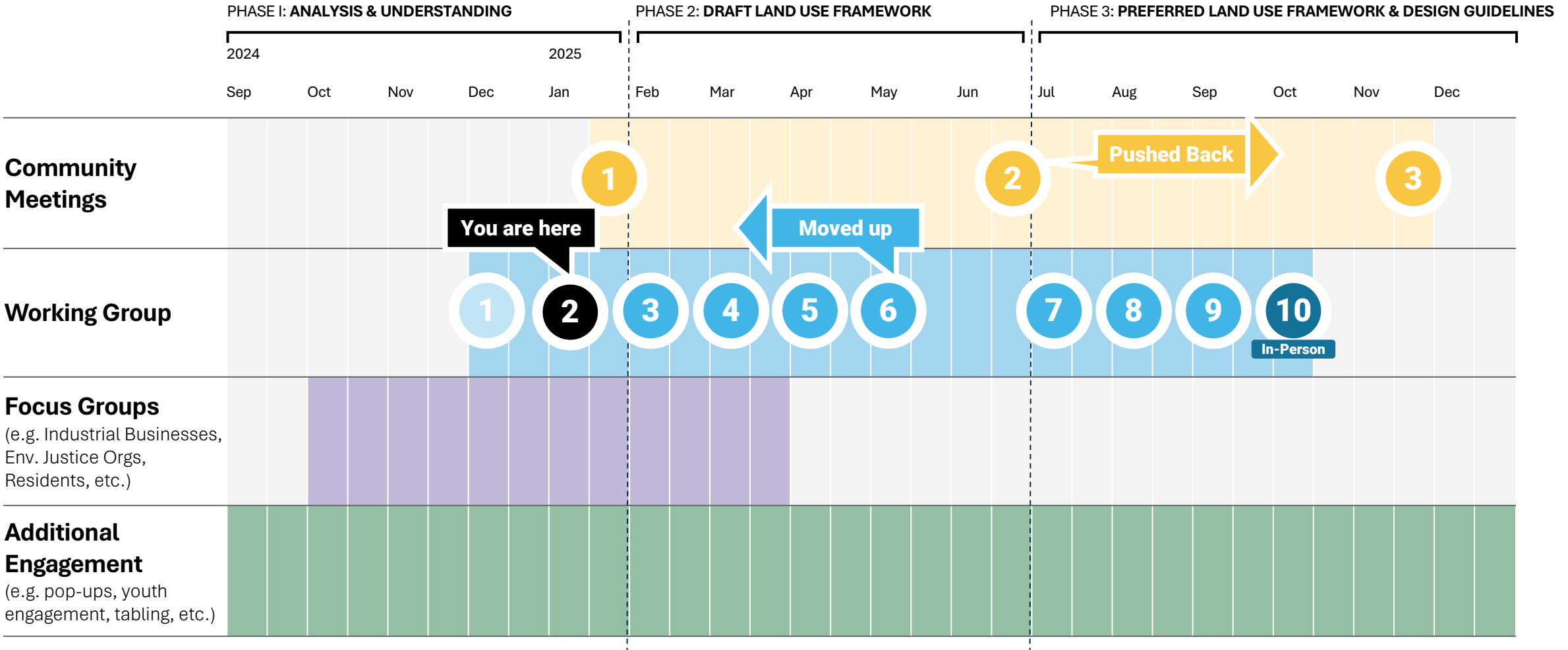
# Working Group Introductions

## Facilitators and New Participants Only

**If you were not present in December**, take a minute to share your name/pronouns, organization, and brief insight in your role and connection to the Calumet Area Land Use Plan

# Revised Engagement Calendar

## Updated to reflect change in schedule



# 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

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# **Working Group #1**

## Recap and Review



# Working Group Meeting #1

## Recap Overview

1. Introductions and Plan Overview
2. Defining land use planning, design guidelines, and key terms
3. Plan context and timeline
4. Working Group participants, schedule, and roles
5. Engagement principles and norms
6. “Calumet at a Glance”
7. Applying Citywide Industrial Corridor Planning Goals to Calumet

### 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.



### What are Design Guidelines?

#### WHAT ARE DESIGN GUIDELINES?

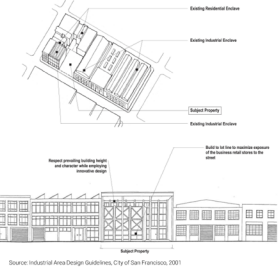
Design guidelines are a set of recommendations that shape to the physical form of an individual property.

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



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

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### 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, North Branch, Kinzie, and Ravenswood.



### 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

#### WHAT THE WORKING GROUP WON'T DO

Write the plan

Solve all the challenges in this area

#### WHAT THE WORKING GROUP MIGHT DO

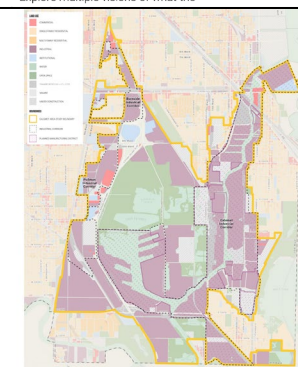
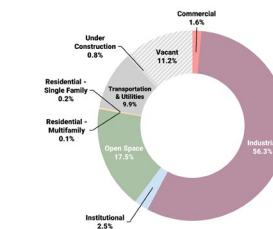
Have subject matter experts present on their work

Conduct specialized research

Integrate best practices around priority topics

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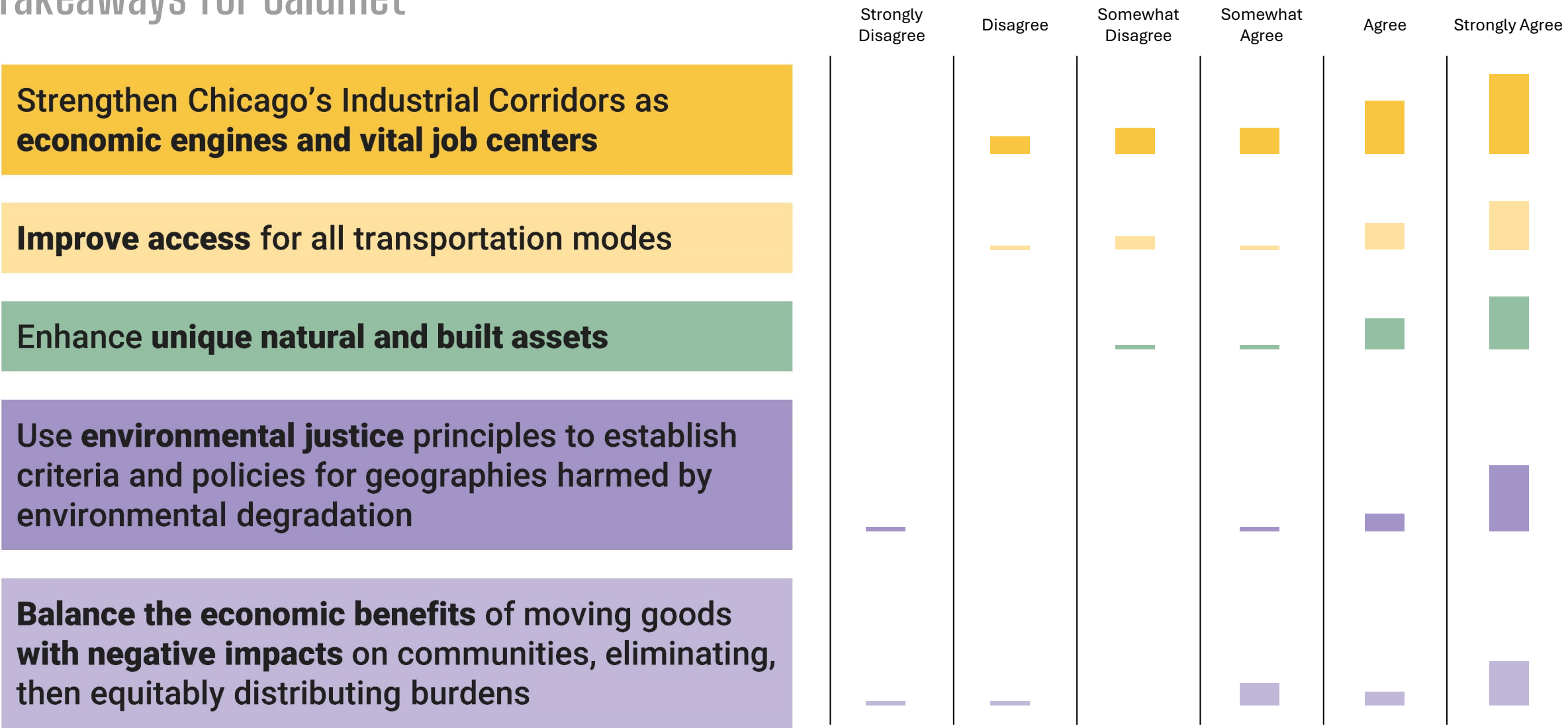
### Existing Land Use



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# Citywide Industrial Corridor Planning Goals

## Takeaways for Calumet



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## **Prior Plans Overview**

# Prior Plans Reviewed

## City, sister agency, and community-led plans

40+

Plans reviewed

300+

Goals and objectives considered

### Regional

Next Century Conservation Plan (2014)

Little Calumet River Watershed-based Plan (2017)

On to 2050: Comprehensive Regional Plan (2018)

Conservation Action Planning in the Calumet Region (2023)

### Chicago

Chicago Nature and Wildlife Plan (2006)

A Plan for Economic Growth and Jobs (2012)

Chicago Sustainable Industries (2013)

Industrial Usage of the Chicago Area Waterway System (2015)

Our Great Rivers (2016)

Chicago River Design Guidelines (2019)

Chicago Waterways Restoration Framework Plan (2023)

WeWill Chicago Framework Plan (2023)

Cumulative Impact Assessment (2023)

### Greater Calumet Region

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

Calumet Area Ecological Management Strategy (2002)

**Calumet Design Guidelines (2004)**

Calumet Open Space Reserve Plan (2005)

Calumet Area Hydrologic Master Plan (2006)

Calumet Area Ecotoxicology Protocol (2007)

Southeast Chicago Area-wide Plan (2017)

Calumet Connect Databook (2021)

Calumet Heritage Area Management Plan (2021)

Illinois International Port District Master Plan (2022)

Transit-Supportive Development Plan – Red Line Extension (2023)

### Sub-Region

Calumet River Communities Planning Framework (2019)

Far South Quality-of-Life Plan (2021)

Little Calumet River Conservation Action Plan (2022)

### Economic Development

Stony Island / Burnside Industrial TIF Redevelopment Plan (1998)

Lake Calumet Industrial TIF Redevelopment Plan (2000)

North Pullman TIF Eligibility Study and Redevelopment Plan (2009)

### Trails / Connectivity / Open Space

Pullman Transportation Plan (2017)

Chicago River Trail Action Plan (2017)

Lake Calumet Trail Feasibility Study (2022)

Big Marsh Access Action Plan (2023)

Major Taylor Trail Framework Plan (2023)

Chicago Cycling Strategy (2023)

Lake Calumet Bike Network Study (2024)

### Neighborhood / Corridor

Positioning Pullman (2015)

119<sup>th</sup> Street Corridor Plan (2015)

Rosemoor and North Pullman Neighborhood Plans (2016)

Riverdale Community Area Multimodal Transportation Plan (2019)

Roseland Community Medical District Master Plan (2022)

Hegewisch Neighborhood Plan (2023)

East Side Community Connections Plan (2023)

95<sup>th</sup> Street Corridor Plan (2025)

# Citywide Plan Overview

## Pillars, Goals and Objectives

- The Citywide Plan (“We Will Chicago”) is the city’s first citywide plan in 60 years adopted by the Chicago Plan Commission in February 2023.
- Founded on the principles of Equity & Resiliency.
- Co-created by 115 volunteers, 25 community partners and 103 city staff.
- Reviewed by over 10,000 residents from across Chicago, with 90% of respondents expressing support for the goals and objectives.
- Won the 2023 Daniel Burnham Award for a Comprehensive Plan from the Illinois Chapter of the American Planning Association.

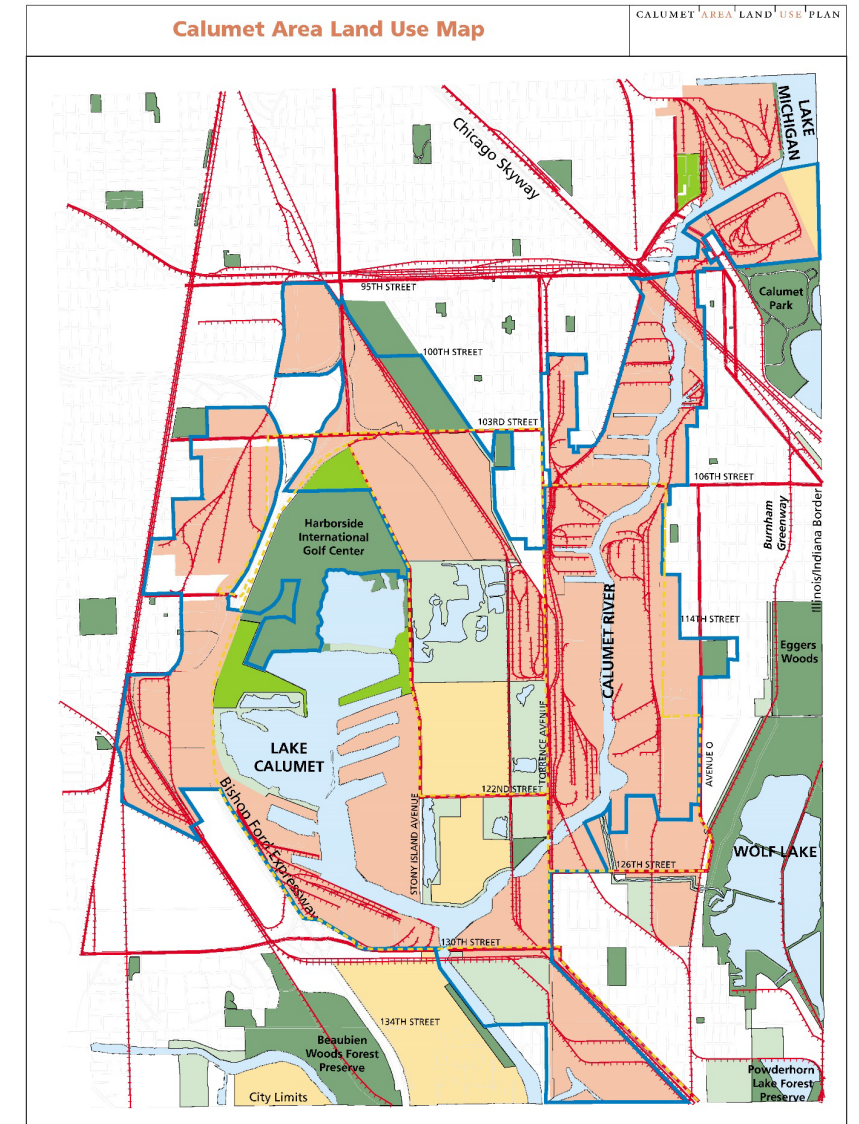




# 2002 Calumet Area Land Use Plan

## Guiding Goals

1. Improve quality of life in the Calumet area and the surrounding communities by creating greater economic opportunity and enhanced environmental quality.
2. Retain and enhance existing businesses and industries within the Calumet area.
3. Attract new industrial and business development, and create new job opportunities.
4. Protect and enhance wetland and natural areas within the Calumet area, and improve habitat for rare and endangered species.



### LEGEND

Industrial	Open Space Preservation	Major Roadways
Public Open Space	Open Space Recreation	Railroads
Heavy Truck Route	Open Space Reclamation	Calumet Tax Increment Finance Area

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## **Calumet Planning Topics**

# Calumet Planning Topics

How does the Calumet Area Land Use Plan relate to the Citywide Plan and other prior plans?

## Economy & Workforce



RELATED CITYWIDE PLAN PILLARS

Economic Development

Lifelong Learning

## Nature & Ecology



RELATED CITYWIDE PLAN PILLARS

Environment, Climate & Energy

## Transportation & Infrastructure



RELATED CITYWIDE PLAN PILLARS

Transportation & Infrastructure

## Health & Community



RELATED CITYWIDE PLAN PILLARS

Arts & Culture

Civic & Community Engagement

Housing & Neighborhoods

Public Health and Safety



# **Economy & Workforce**

# Economy & Workforce

## Related Citywide Plan Goals

### Economic Development Pillar

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**Goal #1:** Build and sustain **generational wealth and shared prosperity** for Black, Latino and Native American communities.

**Goal #2: Support business growth** throughout Chicago, especially businesses owned by Black, Latino and Native American people.

**Goal #3:** Invest in **equitable and inclusive workforce development** to build resilient economic clusters.

**Goal #4:** Promote **equitable public, private and philanthropic investment** in Black, Latino and Native American communities **without displacement**.

**Goal #5:** Promote Chicago's assets nationally and **amplify positive narratives about South and West side neighborhoods**.

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### Lifelong Learning Pillar

**Goal #2:** Create new **sustainable educational pathways to the workforce**, especially for Black, Latino and Native American residents and those negatively affected by the criminal-legal system.

# Economy & Workforce

## Related Prior Plan Goals\*

TIF REDEV. PLAN – LAKE CALUMET (2000)	<b>GOAL:</b> Increase <b>employment opportunities</b> , focusing on <b>job training</b> for local residents.
CALUMET AREA LAND USE PLAN (2002)	<b>GOAL:</b> Improve quality of life in the Calumet area and the surrounding communities by creating <b>greater economic opportunity</b> and enhanced environmental quality
CHICAGO SUSTAINABLE INDUSTRIES (2013)	<b>GOALS:</b> Protect and <b>modernize areas built for manufacturing</b> and related uses; develop a <b>skilled workforce</b> , market industrial corridors; enhance SME support and sustainability; <b>streamline regulations</b> .
CALUMET RIVER COMMUNITIES PLANNING FRAMEWORK (2016)	<b>GOALS:</b> Expand economic opportunity for all residents by creating <b>living-wage employment</b> and <b>fostering local businesses and community institutions</b> ; Ensure a <b>healthy and safe workspace</b> for all workers and the surrounding community through the implementation of <b>green industrial practices</b> .
CALUMET CONNECT DATABOOK (2021)	<b>GOAL:</b> Re-evaluate economic incentive programs to <b>attract more sustainable businesses</b> to the Corridor.
ILLINOIS INT’L PORT DISTRICT MASTER PLAN (2022)	<b>GOAL:</b> Maintain the IIPD's status as a <b>national multimodal freight &amp; logistics hub</b> by pursuing investments that will further position the IIPD to handle <b>additional freight volumes by barge/vessel, rail, pipeline, and highway modes</b> .

\*Goals or objectives may be condensed, summarized, or combined with other goals or objectives from the same document to convey overarching contents/concepts efficiently

# **Economy & Workforce**

## **Draft Calumet Objectives**

- 1 Promote a sustainable and resilient manufacturing and industrial jobs center**
- 2 Expand economic opportunity and access to jobs for local workers**
- 3 Support small and mid-sized businesses**
- 4 Activate underutilized properties with contextually appropriate land uses**
- 5 Ensure effective and efficient permitting and regulation**

# **Nature & Ecology**

# Nature & Ecology

## Related Citywide Plan Goals

### Environment, Climate & Energy Pillar

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**Goal #1:** Prioritize climate resiliency efforts in overburdened communities and for low-income individuals through both public- and private-sector efforts.

**Goal #2:** Use **environmental justice** principles to establish criteria and policies for geographies harmed by environmental degradation.

**Goal #3:** Foster public and private partnerships to **reduce waste and encourage the reuse of locally-produced materials, services and energy**.

**Goal #4:** Maintain and expand green space, natural resources and conservation efforts for the benefit of all Chicagoans.

**Goal #5:** Mitigate and **eliminate sources of carbon emissions** in alignment with state, national and global climate goals.

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# Nature & Ecology

## Related Prior Plan Goals\*

CALUMET AREA LAND USE PLAN (2002)	<b>GOAL:</b> <i>Improve quality of life in the Calumet area and the surrounding communities by creating greater economic opportunity and <b>enhanced environmental quality</b></i>
CALUMET DESIGN GUIDELINES (2004)	<b>GOAL:</b> <i>Engage communities in <b>stewardship</b> and development – foster <b>community involvement</b> in planning and implementing projects to ensure projects reflect shared community vision.</i>
OUR GREAT RIVERS (2016)	<b>GOALS:</b> <i><b>Safe rivers and riverfronts</b>; continuous riverfront trails - <b>Improve connectivity</b> on the street grid between Calumet area trails, and fund completion of planned Calumet trails.</i>
SOUTHEAST CHICAGO AREA-WIDE PLAN (2017)	<b>GOALS/OBJECTIVES:</b> <i>Continue to evaluate use scenarios associated with RBSLs (Risk-Based Screening Levels) as regional recreational land use evolves; understand and measure (quantitatively and qualitatively) value of <b>Southeast Chicago natural areas</b> and promote and communicate the value of those areas.</i>
ILLINOIS INT’L PORT DISTRICT MASTER PLAN (2022)	<b>GOAL:</b> <i>Enhance quality of life and community benefits by <b>mitigating the negative impacts of freight and industry</b> and improving the community's ability to <b>connect with each other and with nature</b> in Calumet Gateway and Square Marsh.</i>
LITTLE CALUMET CONSERVATION ACTION PLAN (2022)	<b>GOAL:</b> <i>Ecological Restoration and Stewardship - use prescribed burns, native plantings, and invasive species removal to <b>restore habitats; support declining species</b> such as monarch butterflies, shrubland birds, and native fish through targeted conservation actions.</i>

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# **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**



# **Transportation & Infrastructure**

# Transportation & Infrastructure

## Related Citywide Plan Goals

### Transportation & Infrastructure Pillar

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**Goal #1:** Ensure the city's **transportation networks** and **infrastructure systems** are **safe, equitable and accessible** for all.

**Goal #2:** Create transportation networks that support **greater connectivity** by **active and sustainable** options such as **walking, public transit, biking** and other methods that do not require car ownership.

**Goal #3: Balance the economic benefits of moving goods with negative impacts** on communities, eliminating, then equitably distributing burdens.

**Goal #4: Prioritize investments in communities that have been negatively impacted** in past transportation and infrastructure decision-making.

**Goal #5:** Leverage resources for transportation and infrastructure projects that **promote environmental sustainability and resilience**.

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# Transportation & Infrastructure

## Related Prior Plan Goals\*

CALUMET AREA LAND USE PLAN (2002)	<b>GOAL:</b> Visualize and enact a plan where large, viable tracts of land with <b>excellent access to transportation</b> can be assembled for industrial development
CHICAGO SUSTAINABLE INDUSTRIES (2013)	<b>GOAL:</b> Leverage local logistics by <b>upgrading Chicago's truck, port, and river infrastructure</b> to the level of service provided by the city's rail and air infrastructure while incorporating the role of warehouse and distribution facilities.
CALUMET RIVER COMMUNITIES PLANNING FRAMEWORK (2019)	<b>GOALS:</b> Increased <b>Metra and bus service</b> , improve security around transit hubs, campaigns to boost ridership; improve <b>connections to regional</b> trails, add <b>safe cycling routes</b> , develop off-street neighborhood trails.
RED LINE EXTENSION TRANSIT-SUPPORTIVE DEVELOPMENT PLAN (2023)	<b>GOALS:</b> Create <b>inviting streetscapes</b> ; employ <b>placemaking</b> strategies along key station area corridors; increase access to jobs in commercial and industrial corridors by <b>strengthening intermodal connections</b> and ensuring <b>clear wayfinding</b> to buses, drop off zones, parking, pedestrian, and bike connections
CUMULATIVE IMPACT ASSESSMENT 2023)	<b>GOAL/STRATEGY:</b> Reduce transportation impacts - affordable housing near public transit; <b>minimize impact of trucks</b> and heavy traffic on streets; restrict truck traffic; manage truck parking and idling; incentivize use of public transit and bikes; etc.
LAKE CALUMET BIKE NETWORK STUDY (2024)	<b>THEMES:</b> Improve <b>sidewalk connectivity</b> ; increase <b>transportation options</b> in low-access areas; make local and regional <b>bicycle connections</b>

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# Transportation & Infrastructure

## Draft Calumet Objectives

- 1 Support river, rail and road freight movement and reduce conflicts with other users**
- 2 Encourage transit and active transportation for industrial corridor commuters**
- 3 Improve bike and pedestrian connectivity between recreational opportunities**
- 4 Utilize green infrastructure to buffer incompatible uses and address ecology**
- 5 Modernize energy and communications infrastructure for 21<sup>st</sup> century users**

**Health & Community**

# Health & Community

## Related Citywide Plan Goals

### Arts & Culture Pillar

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**Goal #2:** Engage artists, **creative businesses** and **cultural organizations** to advance the **quality of life** in all Chicago communities.

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### Civic & Community Engagement Pillar

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**Goal #5:** Ensure **equity, community engagement and historical reckoning** drive public decision-making.

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### Housing & Neighborhoods Pillar

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**Goal #4:** Invest in Black, Latino, Native American, Asian and immigrant communities to create **safe, healthy, and livable neighborhoods** that provide basic needs, amenities, services, and jobs.

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### Public Health & Safety Pillar

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**Goal #1:** Make **infrastructure, physical spaces and services safe, beautiful and accessible** to the aspirations and cultures of communities.

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# Health & Community

## Related Prior Plan Goals\*

CALUMET AREA LAND USE PLAN (2002)	<b>GOAL:</b> Improve <b>quality of life</b> in the Calumet area and the surrounding communities by creating greater economic opportunity and enhanced environmental quality
CALUMET OPEN SPACE RESERVE PLAN (2005)	<b>GOAL:</b> Support community and environmental health - enhance <b>public well-being by providing green spaces</b> for recreation and <b>addressing historical contamination</b> .
CALUMET HERITAGE AREA MANAGEMENT PLAN (2019)	<b>GOALS:</b> Connect the <b>Calumet Heritage Area</b> to regional arts, storytelling, and tourism to <b>highlight its unique identity and history</b> ; foster regional development and <b>expand tourism opportunities</b> .
CALUMET CONNECT DATABOOK (2021)	<b>GOALS:</b> Future planning in the Corridor should incorporate and <b>prioritize public health considerations</b> ; stricter regulations, more <b>frequent inspections</b> , more <b>severe penalties</b> , and greater transparency.
ILLINOIS INT'L PORT DISTRICT MASTER PLAN (2022)	<b>GOAL:</b> Enhance quality of life of surrounding community by <b>mitigating the negative impacts of freight and industry</b> , and improving the community's ability to connect with each other and with nature in Calumet Gateway and Square Marsh
CUMULATIVE IMPACT ASSESSMENT (2023)	<b>GOAL:</b> Change where and how development happens - <b>update zoning regulations for intensive industrial uses</b> ; <b>evaluate EJ risks</b> when considering proposed sites for multi-family developments, enhance design review process, etc.

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# Health & Community

## Draft Calumet Objectives

- 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**



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## **Breakout Group Activity**

# Breakout Group Activity

## Instructions

### ECONOMY + WORKFORCE

#### INSTRUCTIONS

Using one thought per post it note, respond to the following prompts from your perspective.

##### Draft Objectives

- 1 Promote a sustainable and resilient manufacturing and industrial jobs center
- 2 Expand economic opportunity and access to jobs for local workers
- 3 Support small and mid-sized businesses
- 4 Activate underutilized properties with contextually appropriate land uses
- 5 Ensure effective and efficient permitting and regulation

##### BRAINSTORM

What is missing or overlooked from these objectives?



What other words, phrases, ideas should be included?



What are some ways these objectives can be applied in the planning study area?



Other Notes:

#### Small Groups (7-8 people)

Using MIRO as our collaboration tool, share your thoughts on a digital post-it note in response to the prompts about the set of objectives.



A facilitator will then guide the discussion about each set of objectives.

There are 4 categories with the same prompts, with 15 minutes per category.

Time pending, there will be a large group share out.

# Breakout Group Activity

## Instructions

Draft Objectives		BRAINSTORM	
<ol style="list-style-type: none"><li>1 Promote a sustainable and resilient manufacturing and industrial jobs center</li><li>2 Expand economic opportunity and access to jobs for local workers</li><li>3 Support small and mid-sized businesses</li><li>4 Activate underutilized properties with contextually appropriate land uses</li><li>5 Ensure effective and efficient permitting and regulation</li></ol>	<p>What is missing or overlooked from these objectives?</p> 	<p>What other w included?</p>	
		<p>What are some ways these objectives can be applied in the planning study area?</p> 	
		<p>Other Note</p>	

# **Economy & Workforce**

## **Draft Calumet Objectives**

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# **Nature & Ecology**

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- 4 Encourage sustainable, resilient and low carbon site and building design**
- 5 Promote environmental stewardship and educational opportunities**

# Transportation & Infrastructure

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**Next Steps**



# Next Steps

## Working Group Meeting #3

Tuesday, February 11 | 6:00 – 7:30pm | Zoom  
Topic: Economy & Workforce

## Community Kickoff Open House

Thursday, January 30 | 6:00 – 8:30pm  
South Chicago Salud Center (3039 E. 91<sup>st</sup>. St.)

## Questions, Comments, Concerns?

Dhara Shah – [dhara@musecommunitydesign.com](mailto:dhara@musecommunitydesign.com)

# 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!



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