

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

## **WORKING GROUP MEETING #3**

DEPARTMENT OF PLANNING AND DEVELOPMENT  
COMMISSIONER CIERE BOATRIGHT

**February 11, 2025**

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# **Introduction**

Agenda, Introductions, Plan Timeline

# Agenda

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## 1. Introduction [10 Minutes]

- 1.1 Agenda**
- 1.2 Introductions for New Participants**
- 1.3 Engagement Calendar & Working Group Meeting Topics**
- 1.4 Working Group #2 Recap**

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## 2. Market Impressions Discussion [15 Minutes]

- 2.1 Discussion**

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## 3. Economic & Market Overview [25 Minutes]

- 3.1 Calumet Planning Area (CPA) Market Baseline**
- 3.2 Regional Economic Trends and Relationship to CPA**
- 3.3 Economic Composition of Calumet Planning Area**
- 3.4 Connecting Economics to Land Use and Workforce**

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## 4. Industrial Future Visioning Activity [30 Minutes]

- 4.1 Instructions**
- 4.2 Activity**

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## 5. Next Steps [5 Minutes]

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- 5.1 Next Steps**

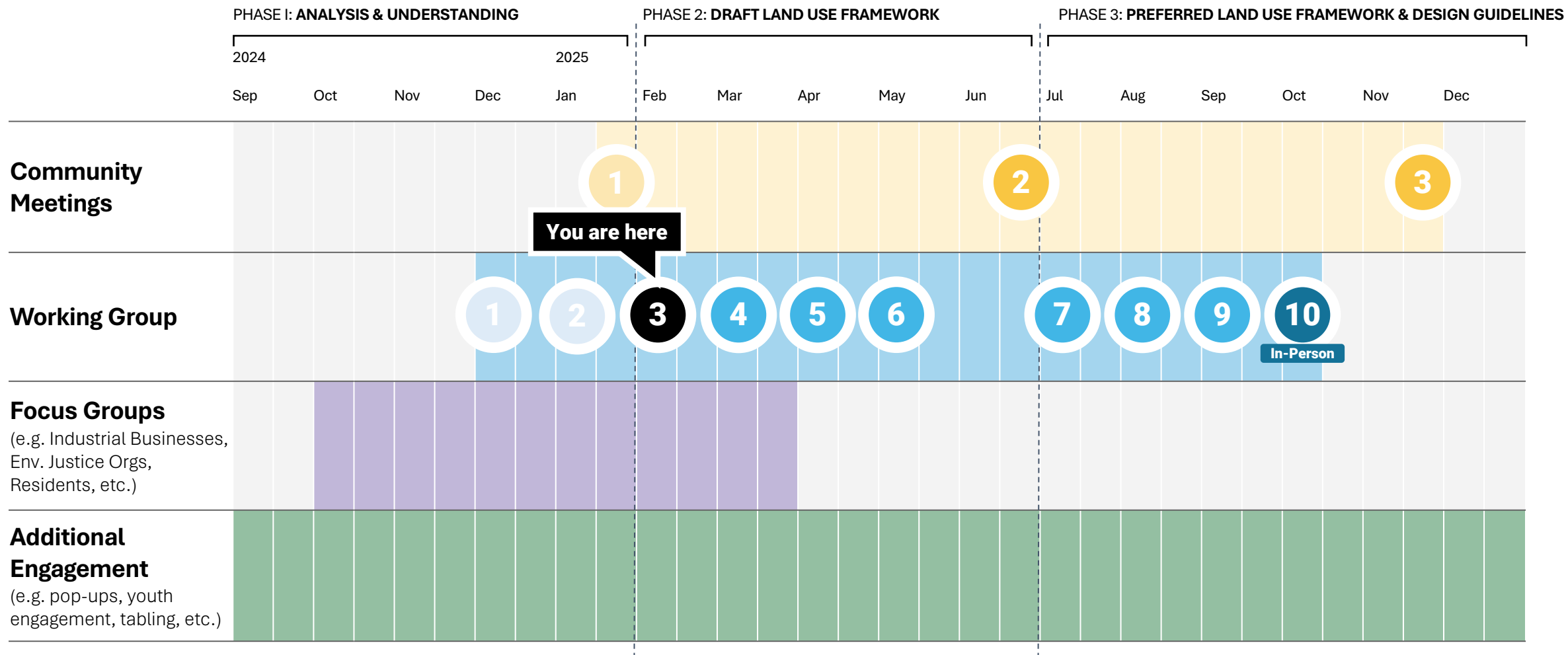
# Working Group Introductions

## Facilitators and New Participants Only

**If you are new to the group**, please take a minute to share your name/pronouns, organization, and brief insight in your role and connection to the Calumet Area Land Use Plan

# Engagement Schedule

## Entering Phase 2



# 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 #2 Recap

## Draft Objectives

1. Overview of Prior Plans
2. Introduce Planning Topics
3. Introduce Draft Meeting Objectives
4. Activity to discuss draft meeting objectives

### Citywide Plan Overview

#### Pillars, Goals and Objectives

- 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



### 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

### Breakout Group Activity

#### Instructions

### ECONOMY + WORKFORCE

**INSTRUCTIONS**

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

Self-reflection	Discussion
<p>1. What is a sustainable and resilient manufacturing and industrial jobs center?</p> <p>2. What economic opportunities exist across the city for local industry?</p> <p>3. Support small and medium businesses.</p> <p>4. Create an innovation ecosystem with community engagement and equity.</p> <p>5. Create effective and efficient training and workforce.</p>	<p>What is existing or envisioned from these objectives?</p> <p>What other words, phrases, ideas should be included?</p> <p>What are some ways these objectives can be applied to the planning study area?</p> <p>Other notes:</p>

#### 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.

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# **Market Impressions Discussion**



## **Discussion Prompts: (flip to Mentimeter – 2 questions)**

What are three words/phrases that come to mind when you think of the economy in the Calumet Area?

What does economic success look like in the Calumet Area?

# 3

## **Economic & Market Overview**

# **Calumet Planning Area Market Baseline**

# Calumet Planning Area: A Mix of Uses

The Calumet Planning Area houses a mix of economic engines and job centers

## CALUMET PLANNING AREA QUICK FACTS



**BUSINESSES**

**±340**



**EMPLOYEES**

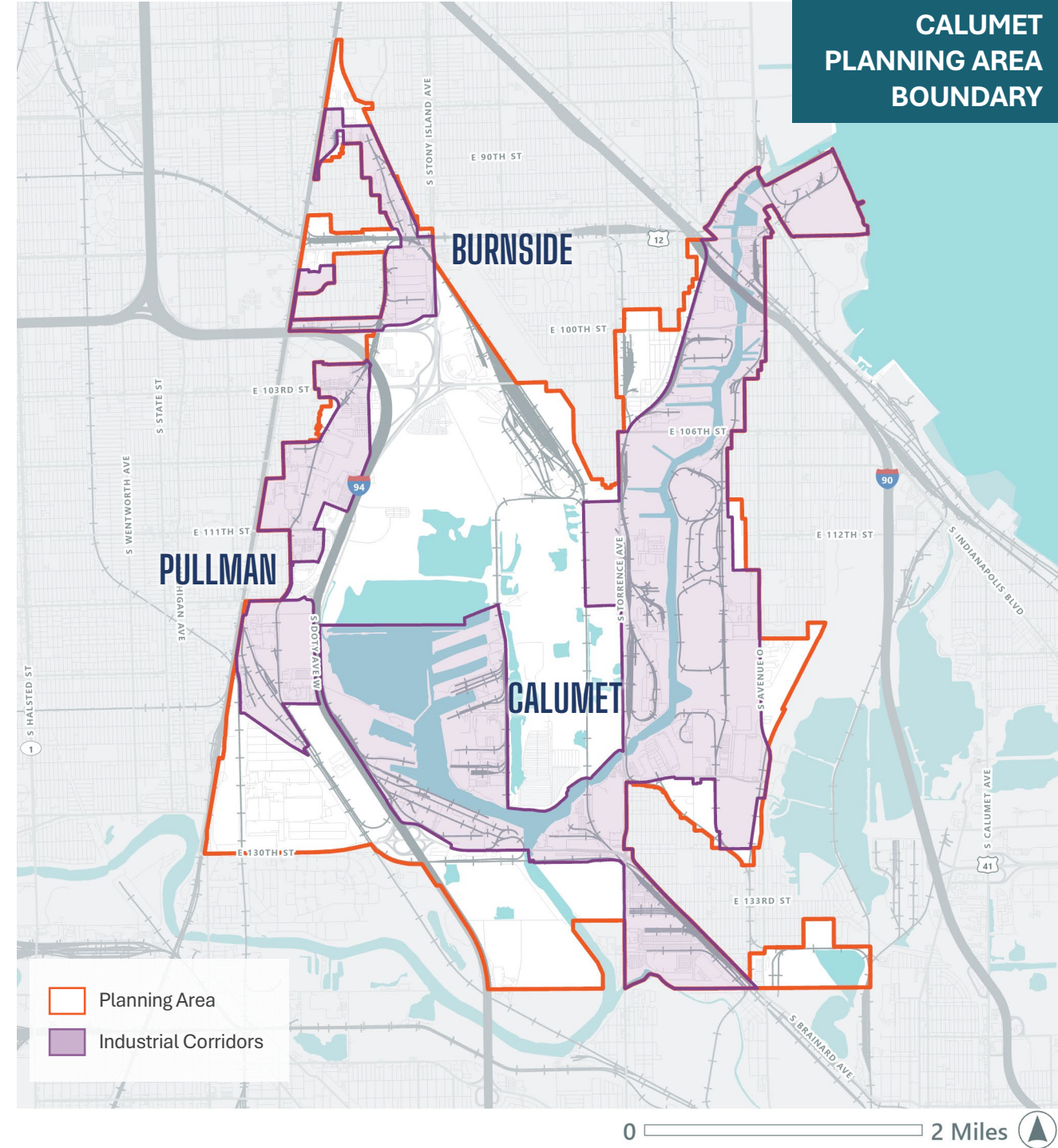
**14,800**



**INDUSTRIAL BUILDING  
SQUARE FOOTAGE**

**19,500,000**

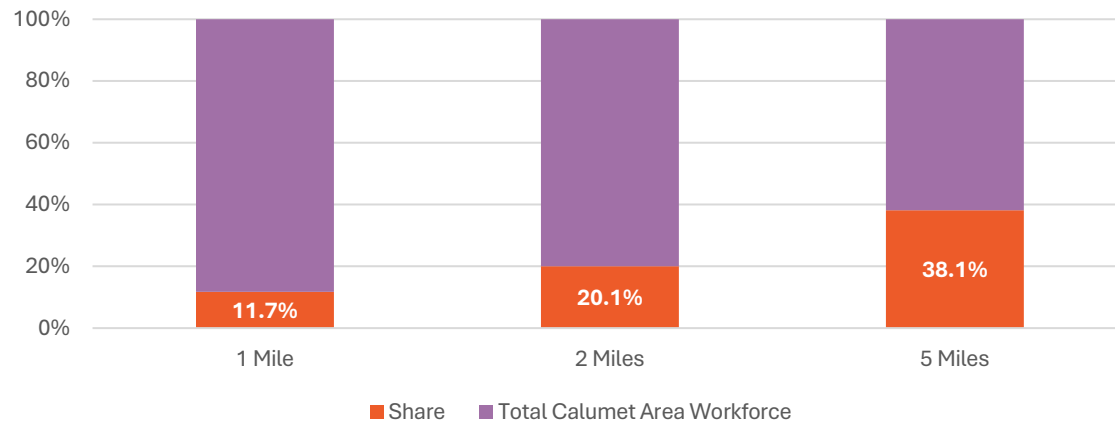
Source: Chicago Department of Planning and Development (DPD), CoStar (retrieved 08-26-2024), Esri Business Analyst (2024), Longitudinal Employer-Household Dynamics (LEHD) (2022), SB Friedman



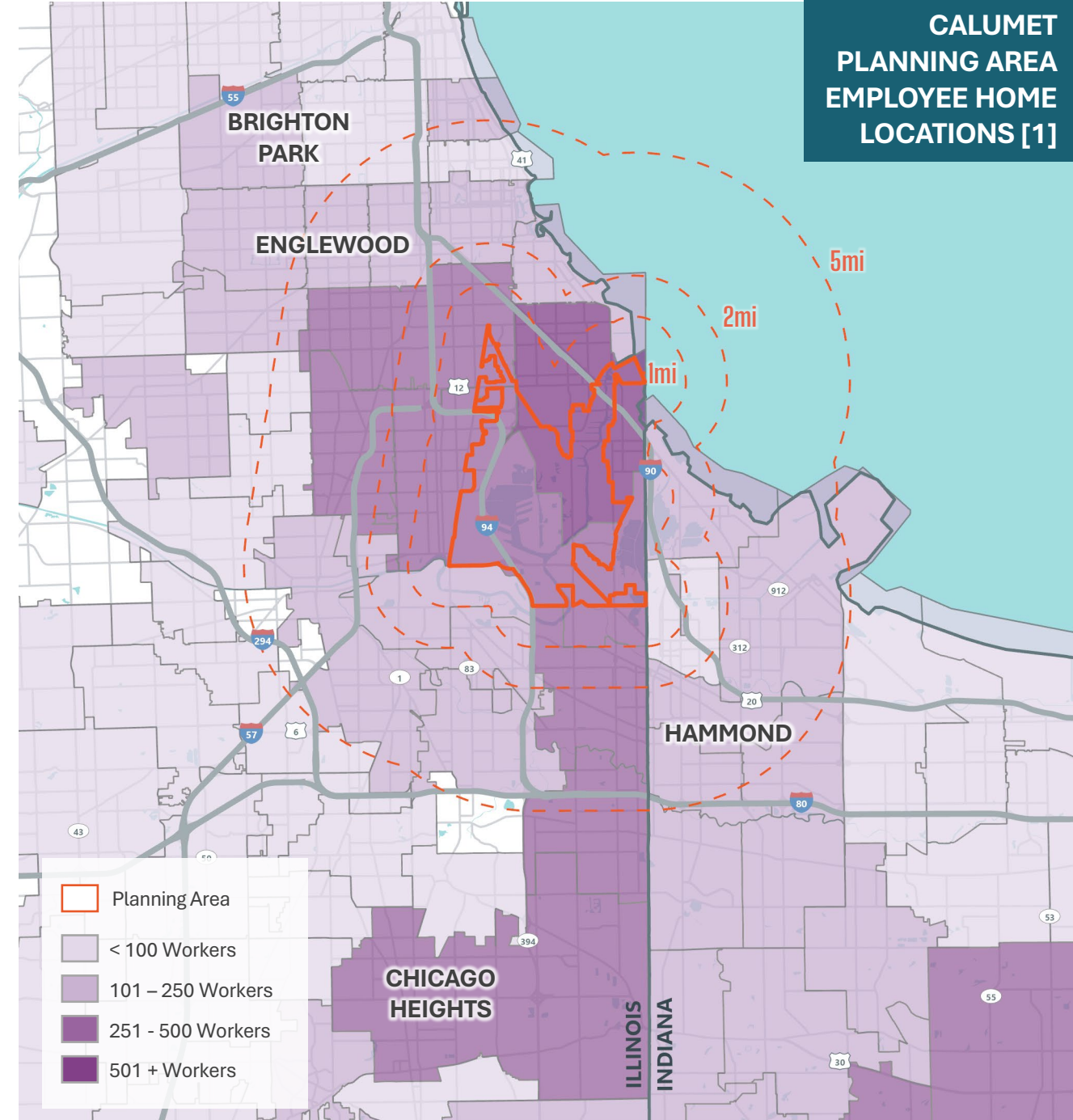
# Where do Calumet Planning Area workers live?

Approximately 5,600 of 14,800 Calumet Area employees live within 5 miles

PERCENTAGE OF CALUMET PLANNING AREA WORKFORCE LIVING WITHIN 1, 2 AND 5 MILES



[1] Map includes the ZIP codes with the highest count of CPA workers  
Source: LEHD (2022), Esri, SB Friedman









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

# **Economic development organizations focus on ‘Priority Industries.’ What defines a priority industry?**

**“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.”**

# Regional economic entities prioritize similar industries

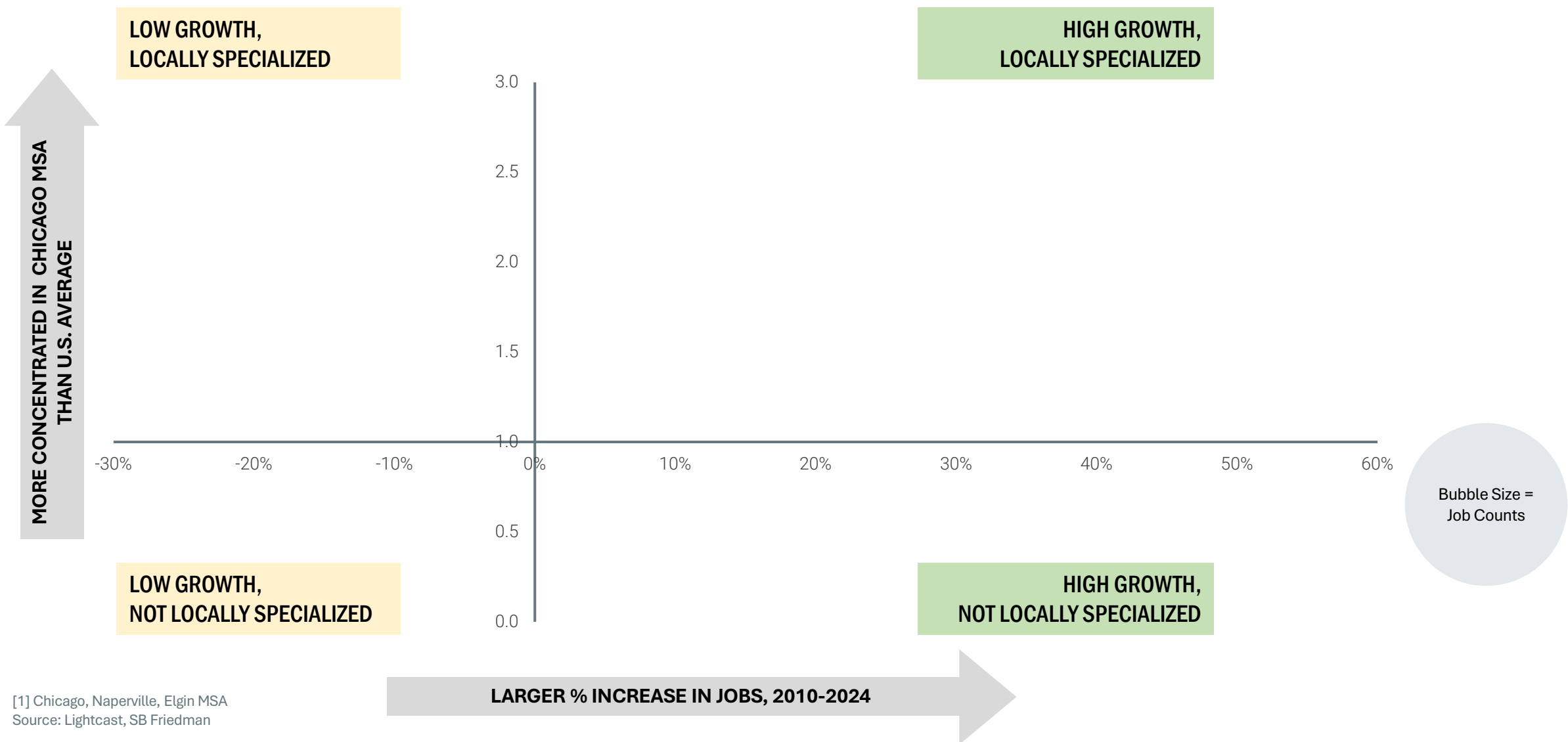
While target industries are diverse economically, the physical characteristics of the buildings they occupy can appear similar

						
	LIFE SCIENCES	QUANTUM COMPUTING, AI & MICROELECTRONICS	CLEAN ENERGY PRODUCTION & MANUFACTURING	ADVANCED MANUFACTURING	NEXT GENERATION AGRICULTURE, AG TECH & FOOD PROCESSING	TRANSPORTATION, DISTRIBUTION & LOGISTICS
ILLINOIS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
WORLD BUSINESS CHICAGO <sup>[1]</sup>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

[1] Excludes two non-industrial World Business Chicago target industries: Finance & Fintech and Business & Professional Services  
Source: Illinois Department of Commerce and Economic Opportunity, World Business Chicago, SB Friedman



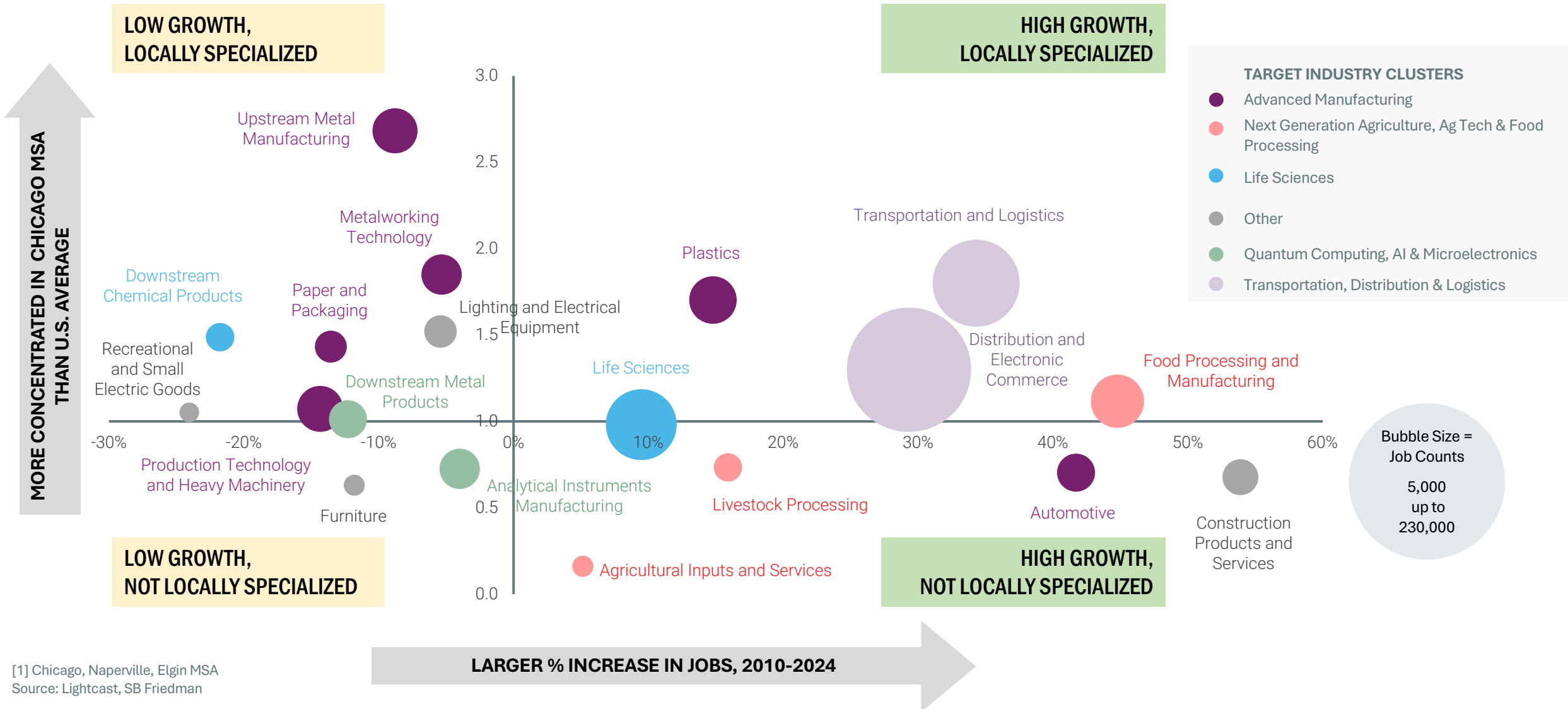
# Specialization and job growth metrics describe an industry's strength



[1] Chicago, Naperville, Elgin MSA  
Source: Lightcast, SB Friedman

# Performance of clusters in the Chicago MSA

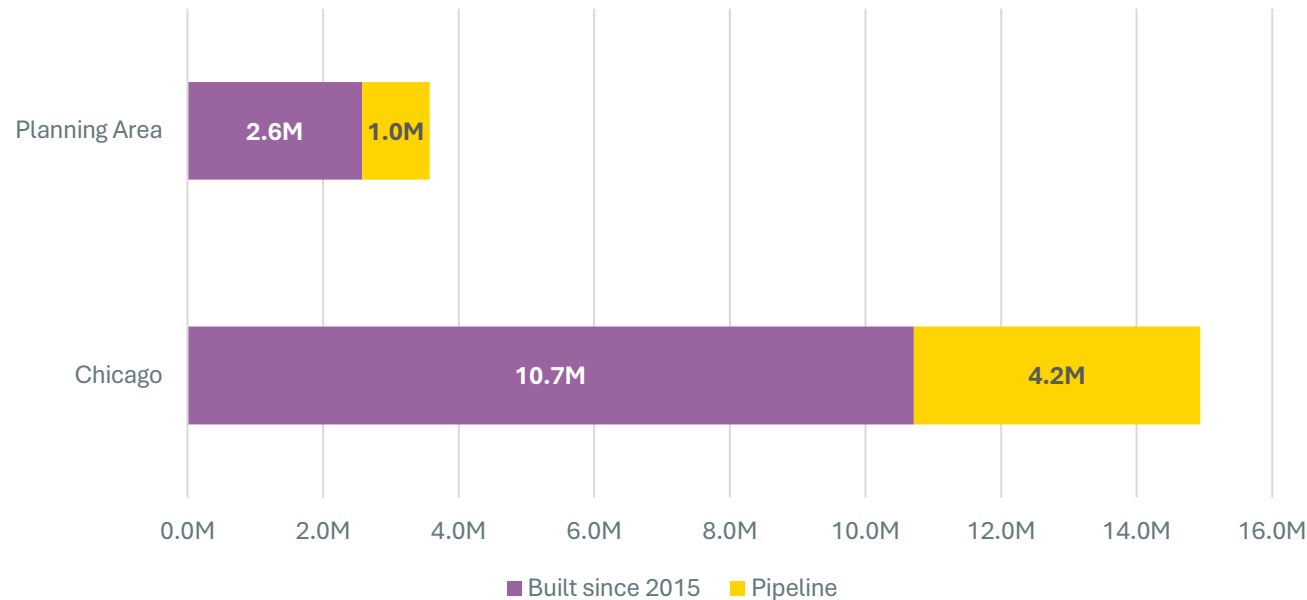
Target industries vary widely in terms of specialization and growth



# Calumet Area consistently captures about 25% of citywide industrial

The Area has received a significant amount of new industrial development, with more proposed and under construction

## INDUSTRIAL RENTABLE BUILDING AREA (RBA) BUILT SINCE 2015 AND PIPELINE

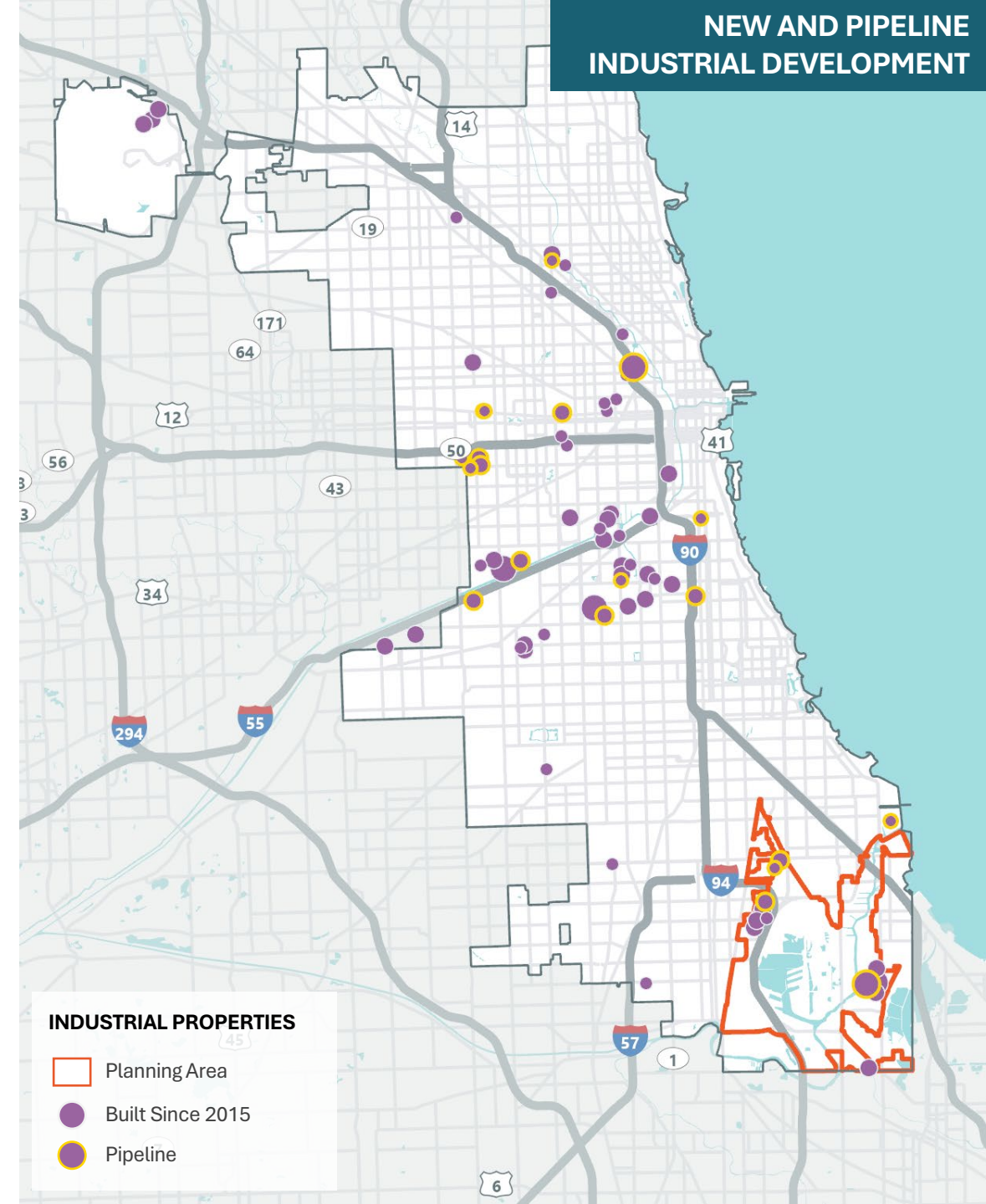


Data retrieved on 08-26-2024

[1] Pipeline is defined as proposed projects and projects currently under construction

Source: CoStar, Esri, SB Friedman

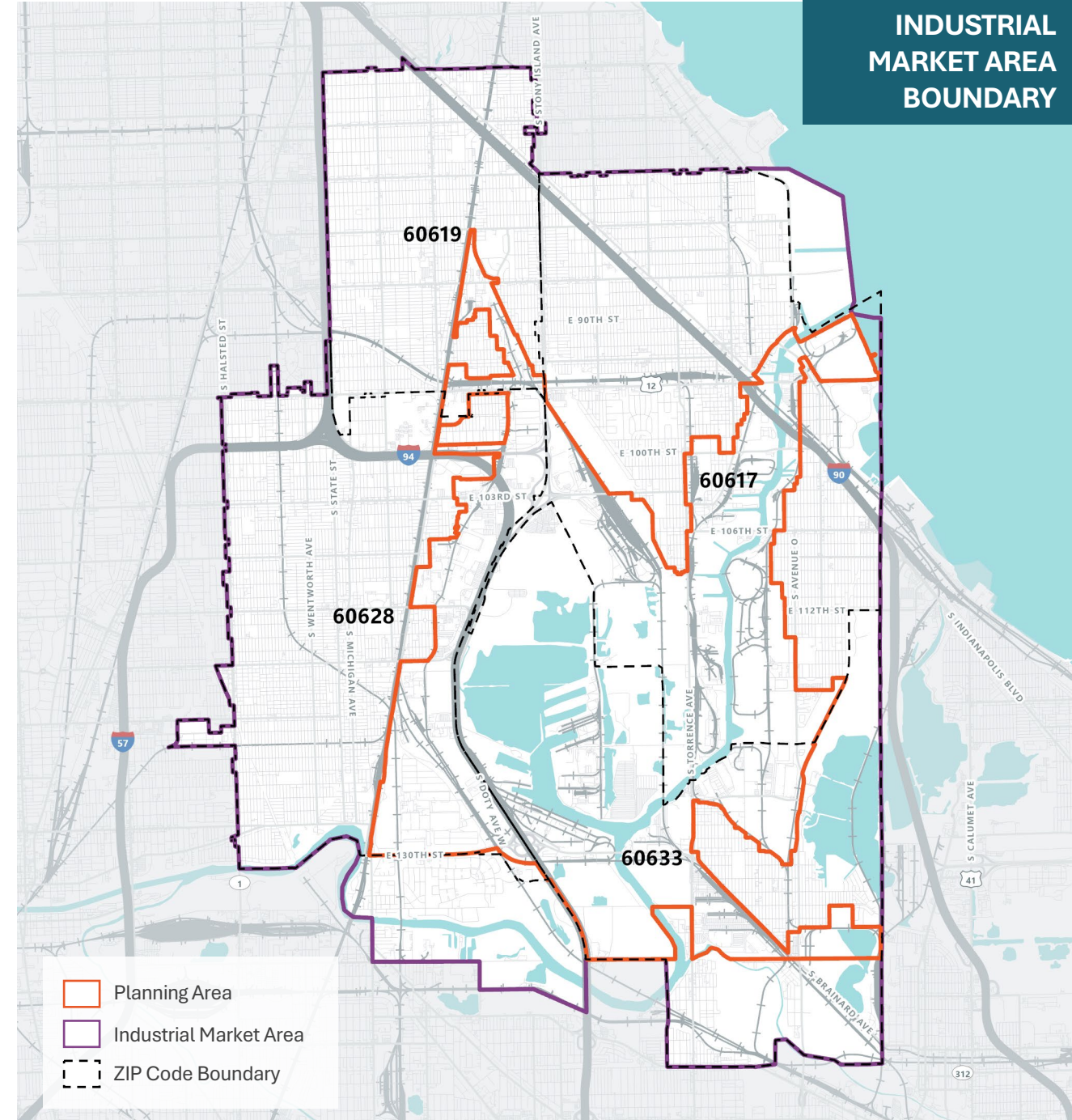
## NEW AND PIPELINE INDUSTRIAL DEVELOPMENT



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

# Calumet Area Industrial Market Area

The Industrial Market Area (IMA) is comprised of the zip codes surrounding the Calumet Planning Area and allows the compilation of zip-code-based data.





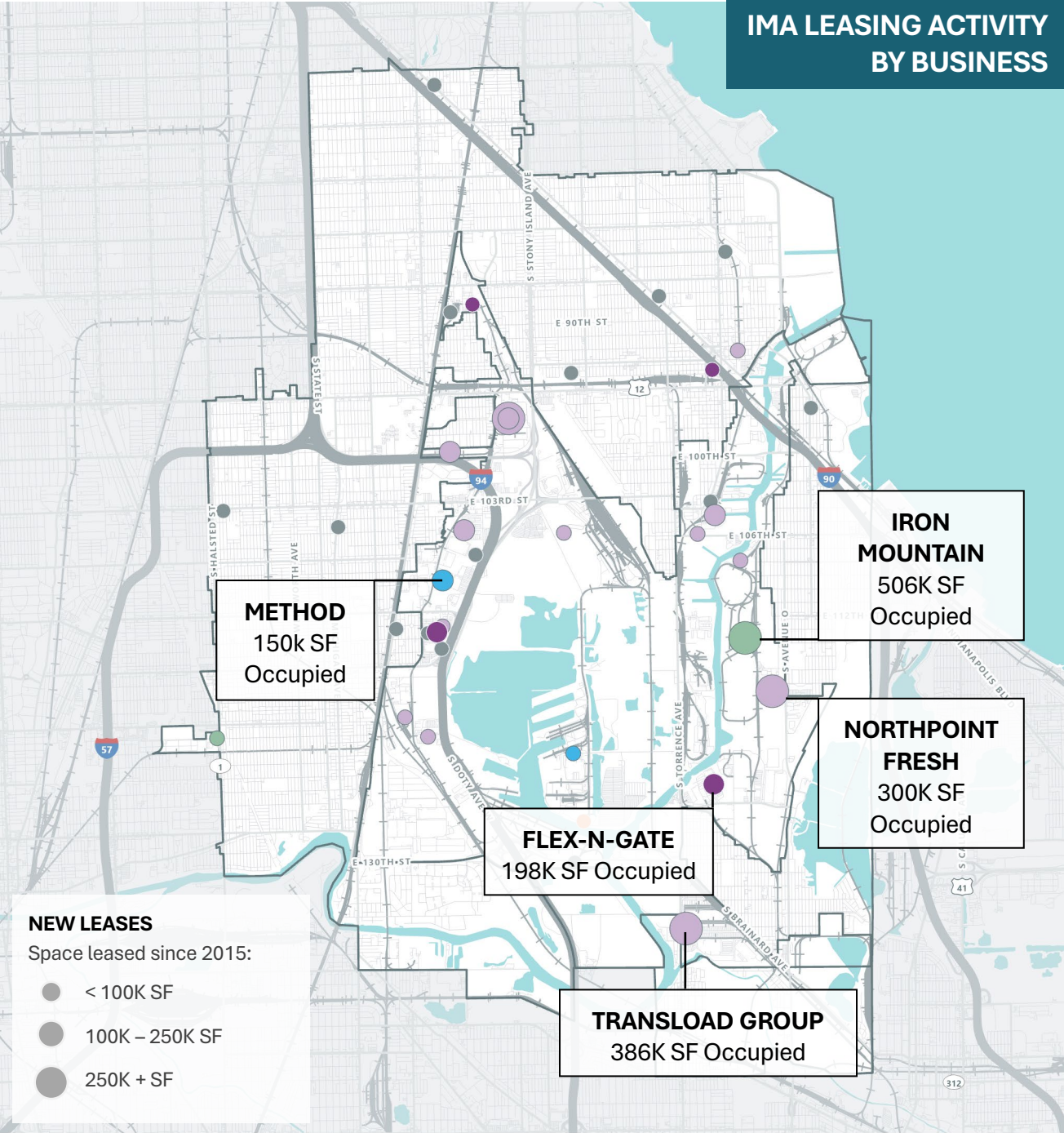
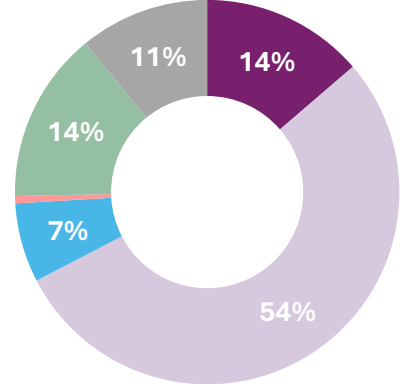
# Connectivity to Regional Infrastructure is Critically Important

- ✓ Interstate
- ✓ Port / Barge Access
- ✓ Freight Rail
- ✓ Passenger Rail
- ✓ Workforce



# Businesses Are a Mix of Automotive Manufacturers, Suppliers and Other Businesses

INDUSTRIAL LEASES BY TARGET INDUSTRY SINCE 2015 (SF)

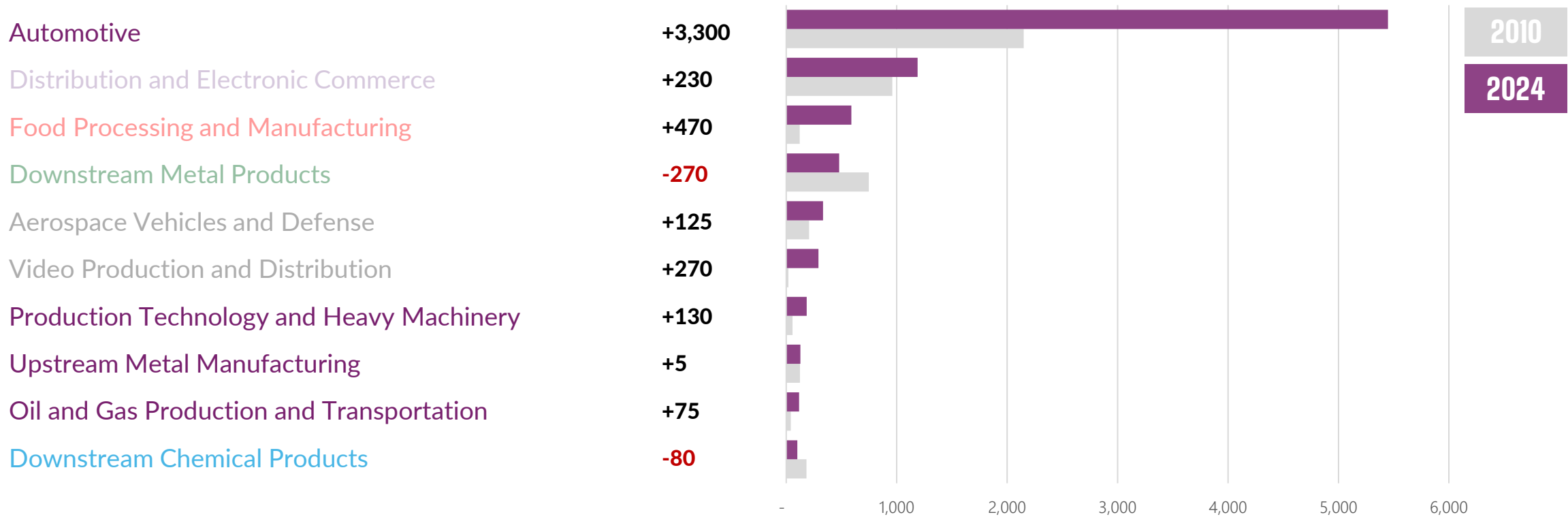


Source: CoStar, Data Axle, Esri, Illinois Department of Commerce and Economic Opportunity, SB Friedman, World Business Chicago

# Automotive Manufacturing in Calumet Anchors the Market

While other priority industries are present, the largest single industry is automotive

## EMPLOYMENT IN PRIORITY INDUSTRY CLUSTERS AND CHANGE, 2010 TO 2024



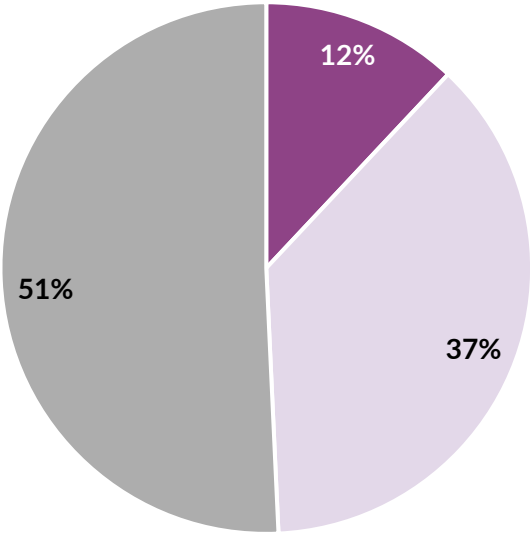
[1] For analysis purposes, the IMA includes the zip codes (60619, 60617, 60628, and 60633) that overlap with the Calumet Planning Area.  
Source: Lightcast, SB Friedman



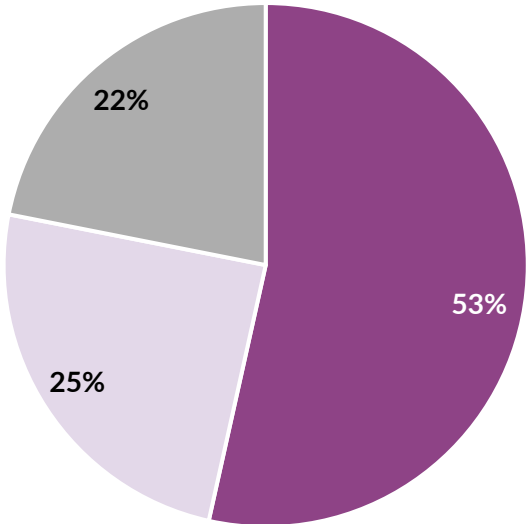
# Industrial is Not Uniform – Job Density & Land Consumption Vary

TDL consumes almost 40% of land, while advanced manufacturing occupies 12% of land but accounts for more than 50% of jobs

SHARE OF INDUSTRIAL LAND  
BY SUB-CATEGORY



SHARE OF INDUSTRIAL JOBS  
BY SUB-CATEGORY

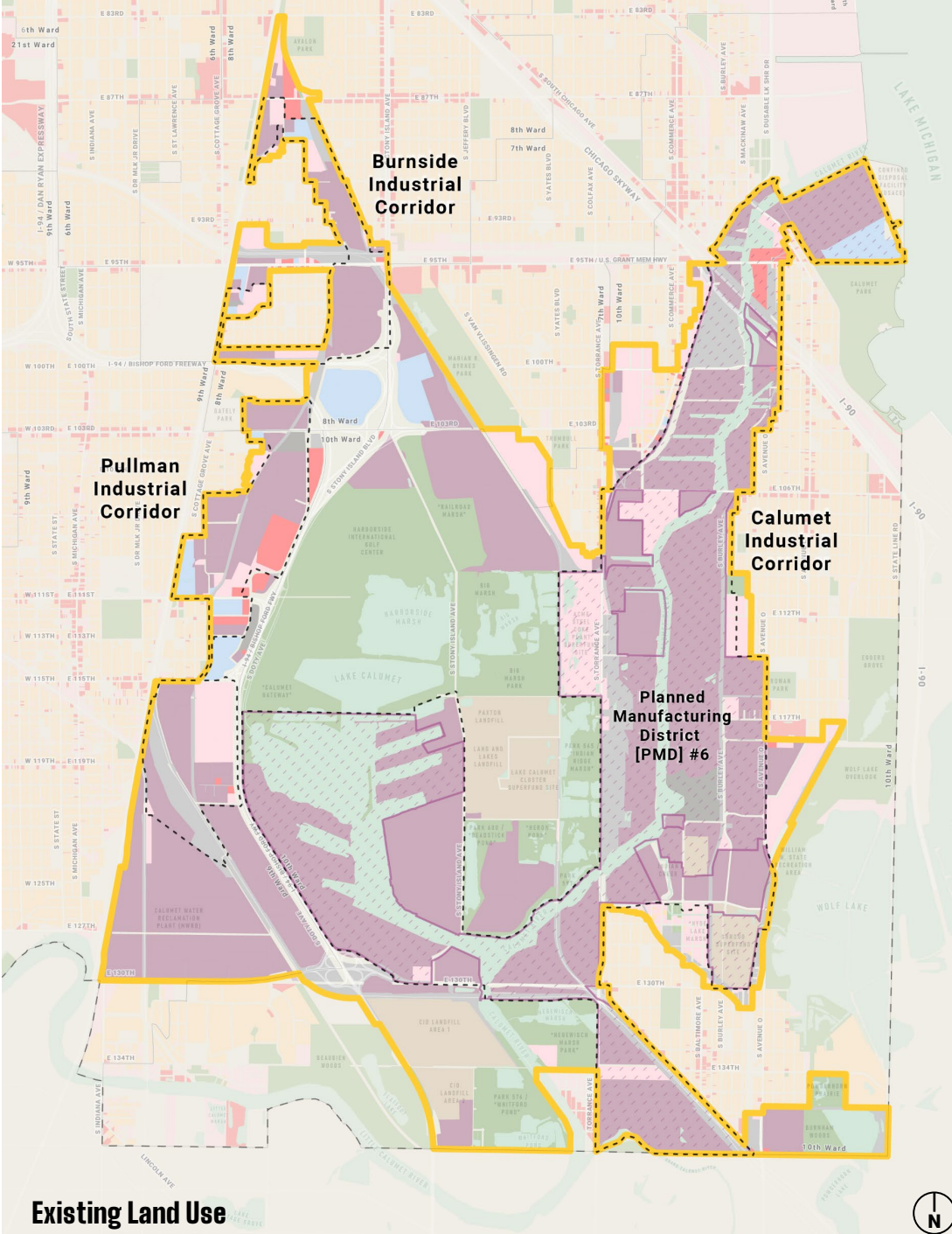
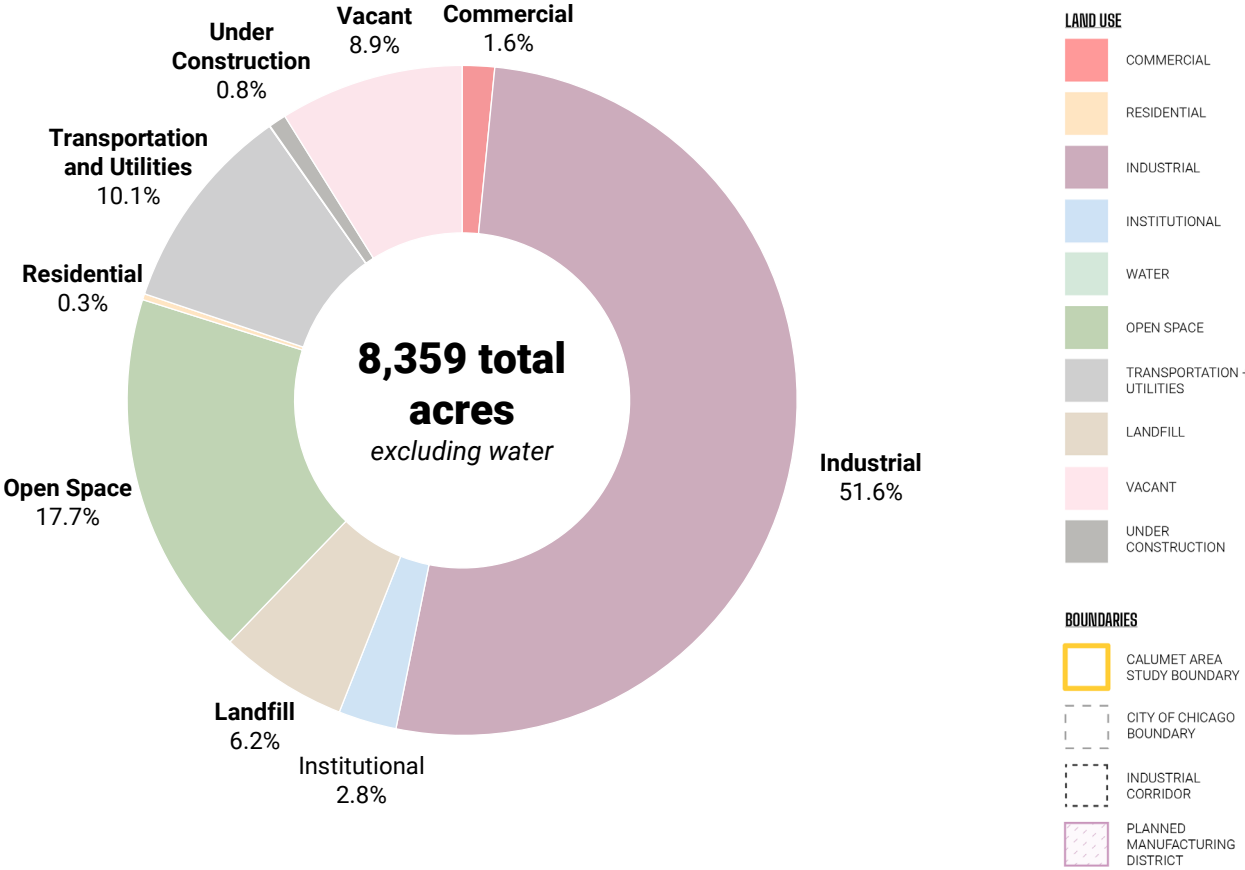


[1] Land consumption analysis is based on available land area information  
Source: CoStar, DataAxle, Google Maps, SB Friedman, World Business Chicago

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

# Existing Land Use

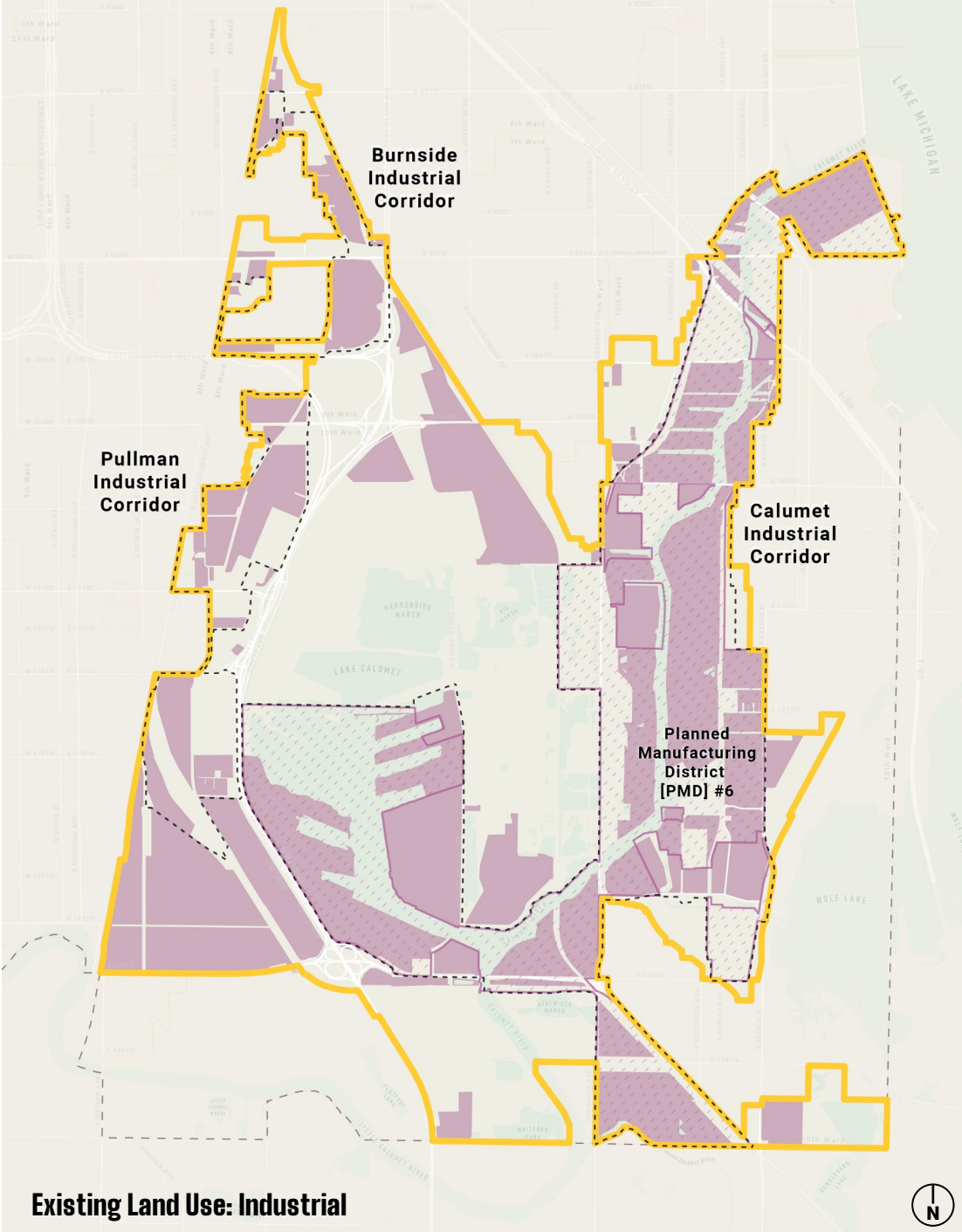
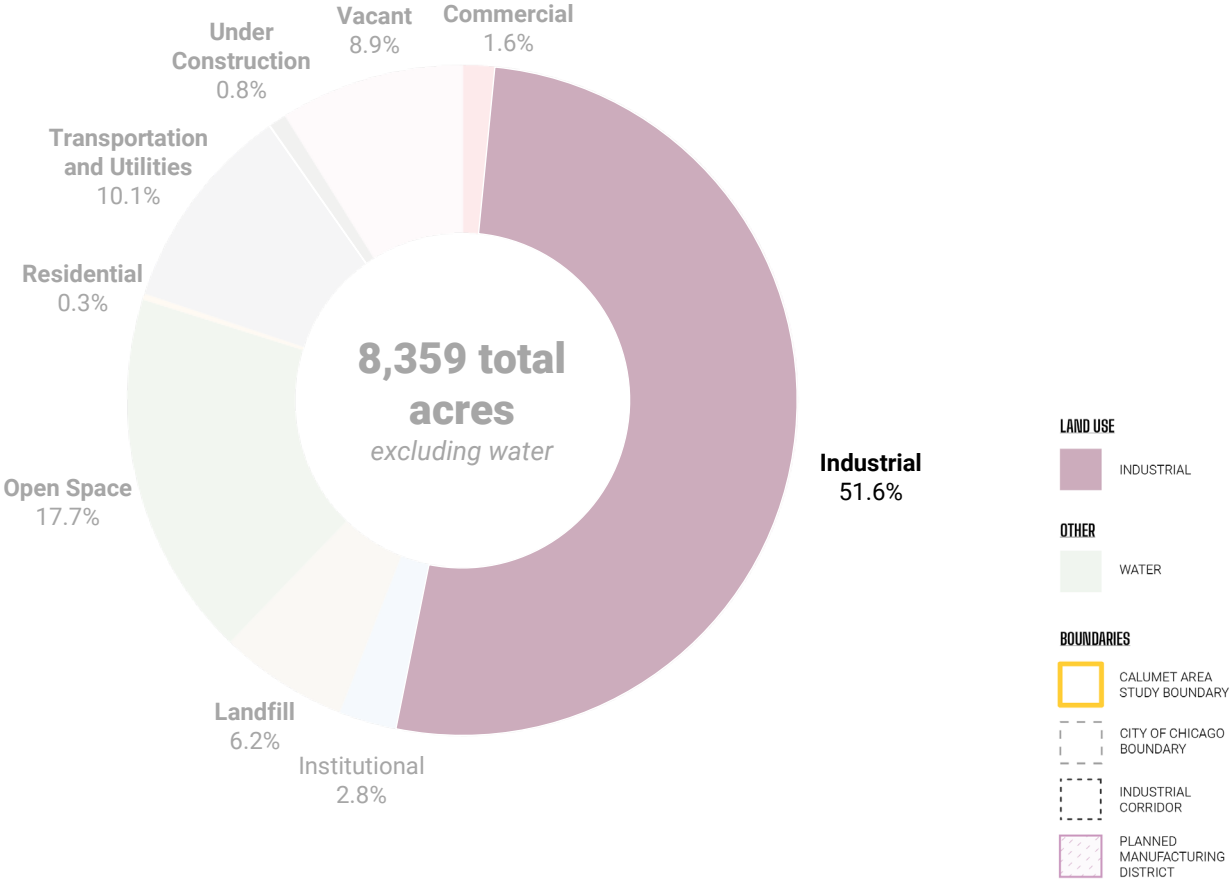
Calumet Planning Area land uses are primarily Industrial, Open Space, and Transportation and Utilities



Source: CMAP, DPD Field Survey (2024), Esri

# Over half of the Calumet Planning Area is Active Industrial

There are approximately 4,314 acres of industrial land in the area



Source: CMAP, DPD Field Survey (2024), Esri

# Industrial Land Uses are Specialized

## MANUFACTURING

Food Processing

Manufacturing & Processing

## TDL

Intermodal Facilities

Material Storage and Distribution

Transportation Services

Truck and Heavy Equipment Service

Warehouse & Distribution

## OTHER

Recycling and Salvage

Waste Processing

Construction and Contracting

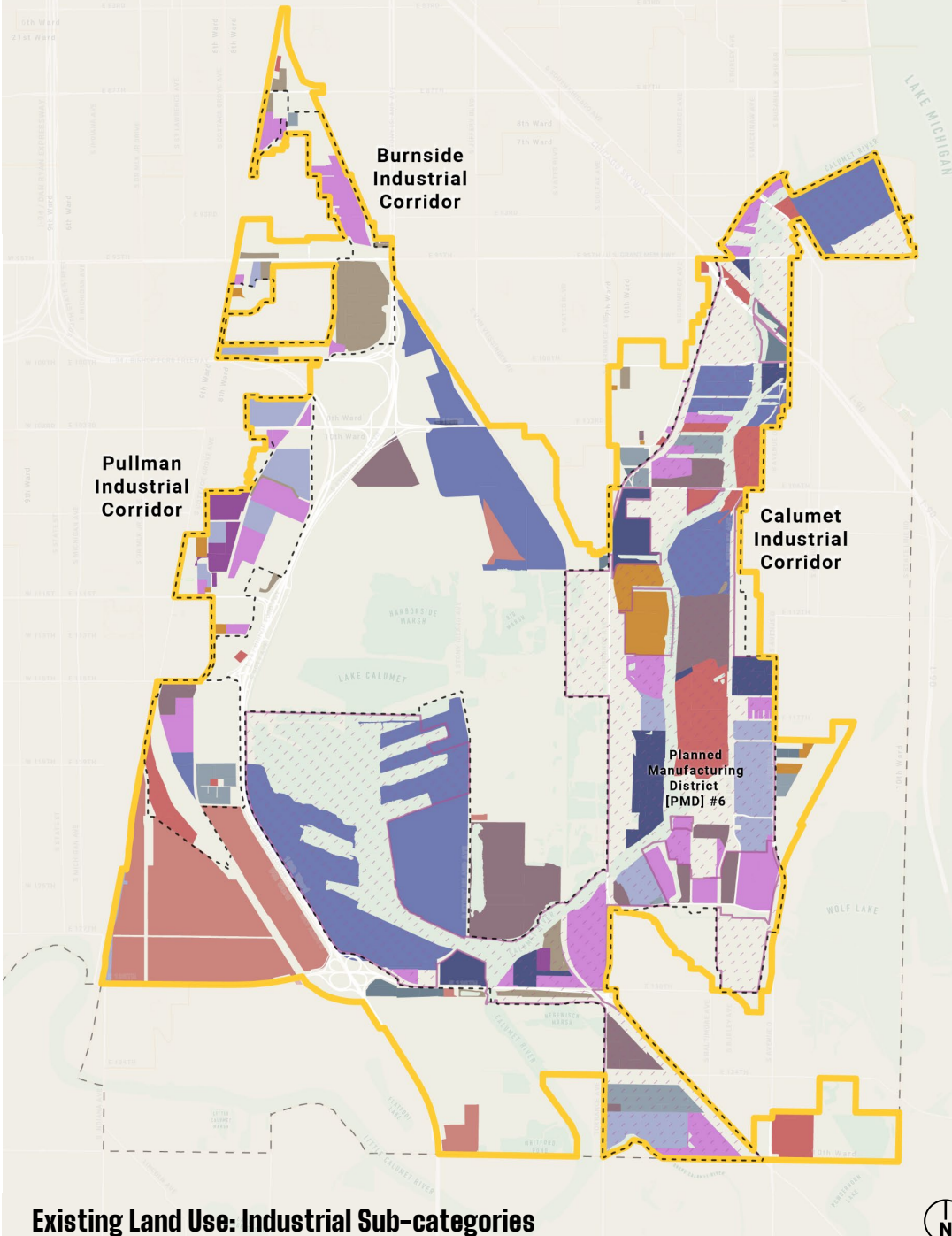
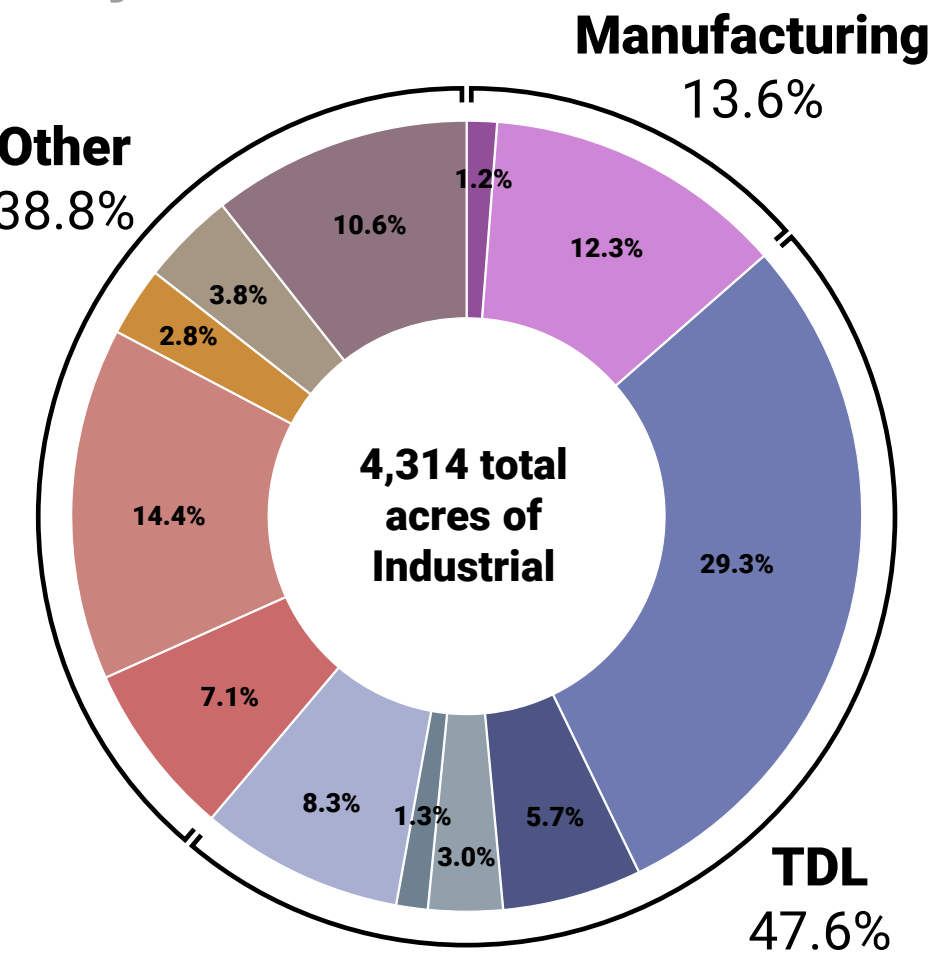
General Industrial

Vehicular, Truck, and Trailer Storage



# Industrial Specialization

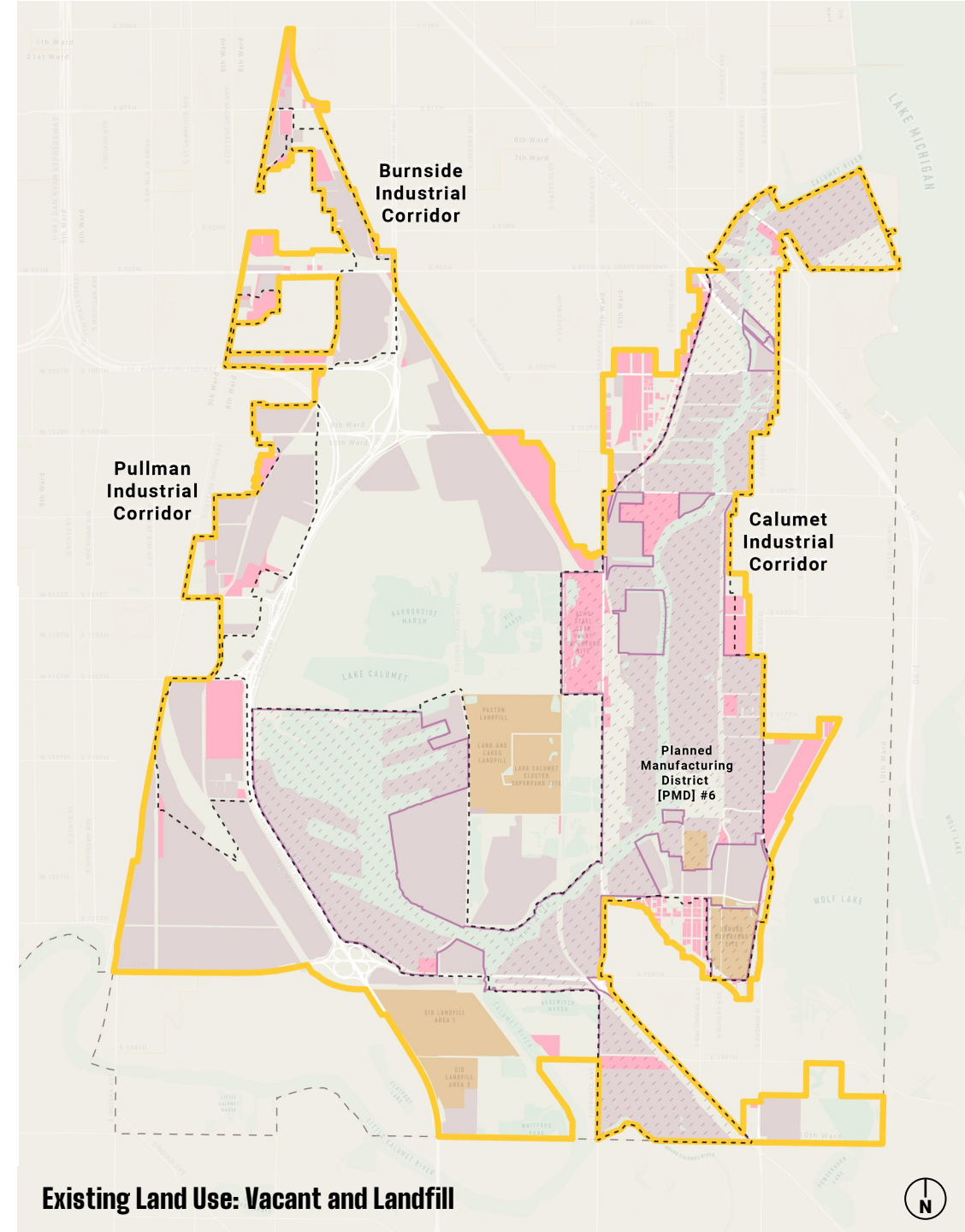
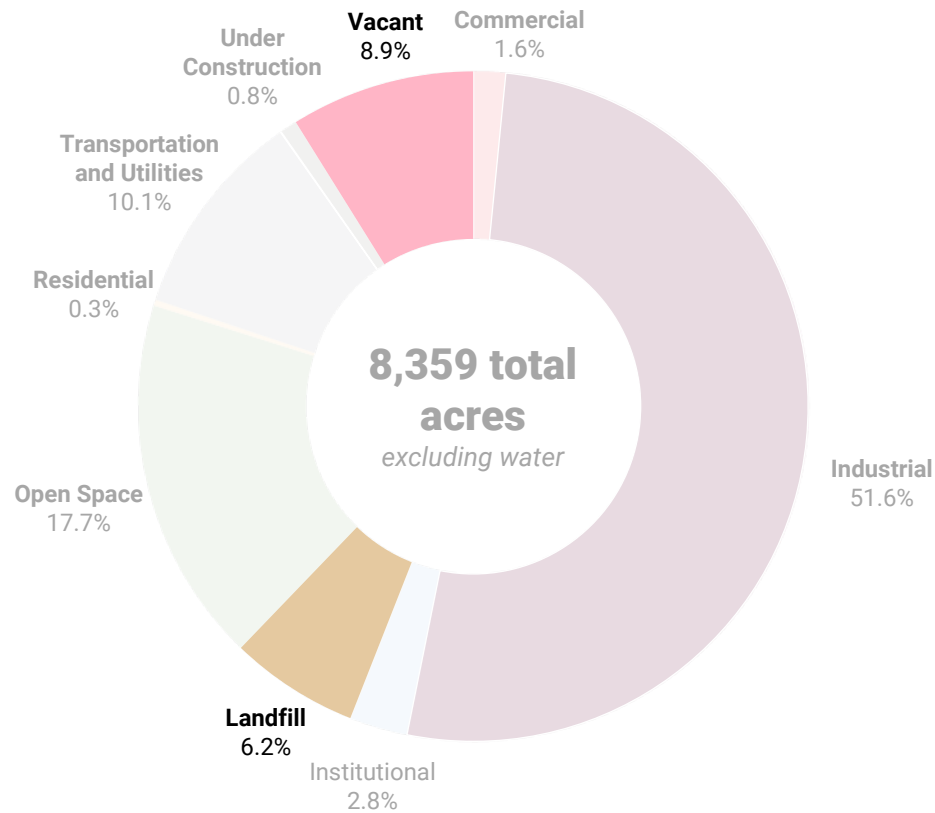
Industrial sub-sectors spread across study area



Source: CMAP, DPD Field Survey (2024), Esri

# Growth Opportunities

The Calumet Area contains over 740 acres of vacant land and nearly 520 acres of former landfill



# Current Zoning of Vacant Land Favors Industrial

Land use planning can recommend appropriate zoning classifications

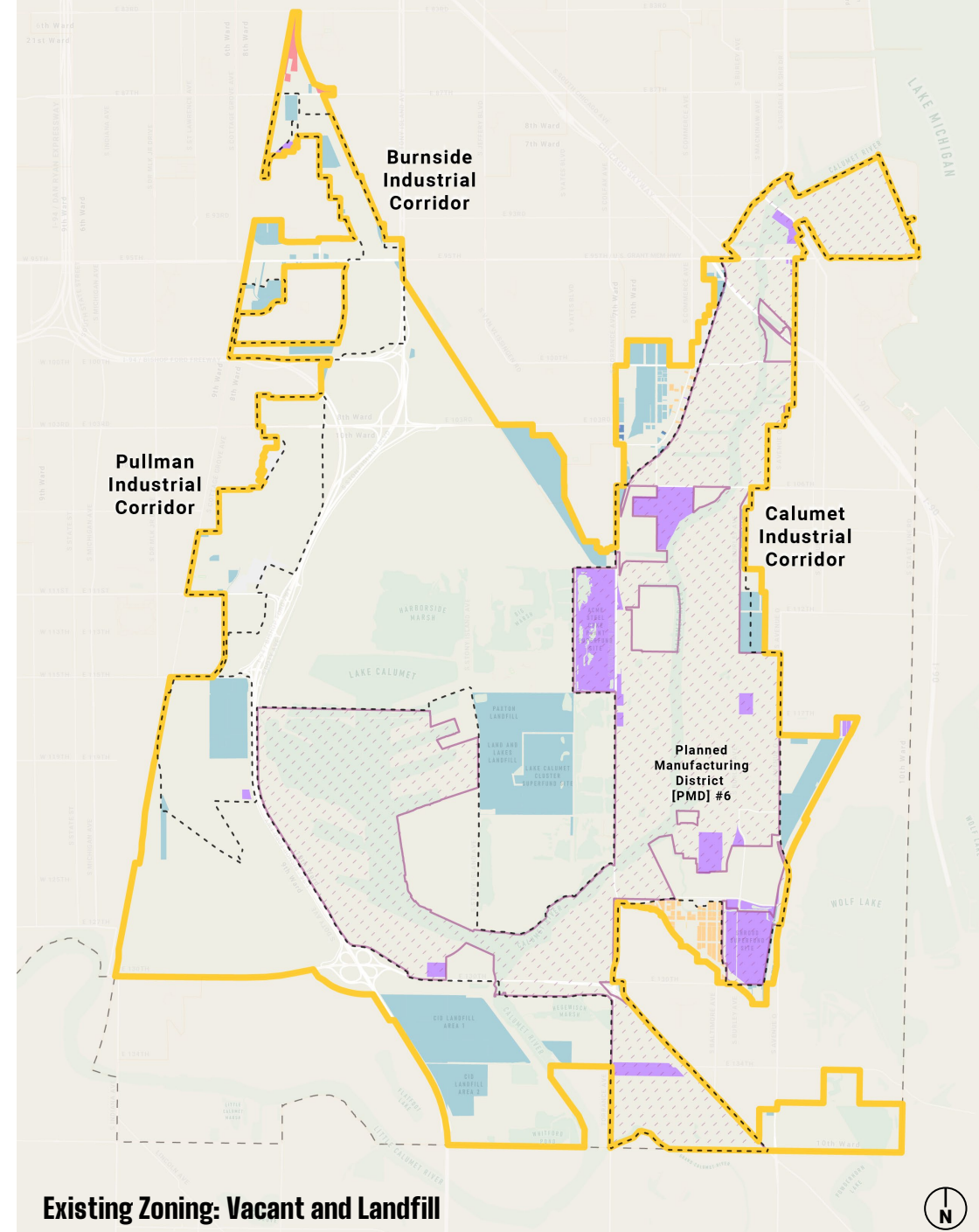
# 90.7%

of vacant / landfill land is zoned “M” or “PMD”  
representing over

# 1,100+ acres

of potential development

Source: DPD, SB Friedman





4

**Economic Future  
of the Calumet Area**  
Breakouts

# How can Workforce Characteristics Inform Calumet Area’s Economic Future?

## MANUFACTURING

## TDL

AVERAGE ANNUAL  
WAGES  
(COUNTY)<sup>[1]</sup>

\$81,300

\$65,800

% OF WORKFORCE WITH A HIGH-  
SCHOOL EDUCATION (VARIES BY  
OCCUPATION)

40%+

50%+

% OF CALUMET AREA WORKFORCE  
FROM WITHIN A 2-MILE BUFFER

25%

13%

APPROX. JOBS PER 1,000 SF OF  
BUILDING AREA

2.5

1.5

[1] “Wages” refers to hourly compensation. They differ from “earnings” and do not include benefits or other forms of compensation.  
Source: Bureau of Labor Statistics Quarterly Census of Employment and Wages (2024), LEHD, Lightcast, SB Friedman

# Activity Instructions

Now that we have talked a bit about the current industrial uses in Calumet, priority industries as outlined by state and regional organizations, and industry and employment trends, we'll move into a discussion on potential new and future industrial uses.

Using Mentimeter, **respond to a set of statements from strongly disagree to agree from your/your organization's perspective.**

The facilitator will guide the breakout room through a dialogue.

The goal is to surface the nuances of the different industrial uses and to understand their implications in the Calumet area.

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## **Next Steps & Discussion**

# Next Steps

## **Working Group Meeting #4**

Tuesday, March 11 | 6:00 – 7:30pm | Zoom

Topic: Nature & Ecology

## **Questions, Comments, Concerns?**

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