

# Calumet Area Land Use Plan and Design Guidelines Update

## Working Group # 1 Meeting Summary

Wednesday, December 11, 2024 | 5:30 – 7:30 PM | Zoom

The below summarizes the content presented and feedback received during Working Group Meeting #1 for the [Calumet Area Land Use Plan and Design Guidelines Update](#), led by the City of Chicago Department of Planning and Development (DPD). The summary is organized by a presentation section followed by a summary of the activities and discussion. For questions please reach out to Dhara Shah [dhara@musecommunitydesign.com](mailto:dhara@musecommunitydesign.com).

### WELCOME + INTRODUCTIONS

The planning team lead by the City of Chicago Department of Planning and Development (DPD) consists of MUSE Community + Design (lead consultant, engagement), SBFriedman (Market Analysis, Economy), Rudd Resources (engagement), Lamar Johnson Collaborative (Land Use), Site Design (Design Guidelines).

The lead working group facilitators are Dhara Shah (MUSE Community + Design), Caren Kay (SBFriedman), and Kennedy Causby (MUSE Community + Design).

Working group participants present for this meeting:

Name	Organization
Adella Y. Bass	People for Community Recovery
Alaina Bridges	Chicago Department of Transportation (CDOT)
Alexandra Rosander	Chicago Transit Authority (CTA)
Adam Flickinger	Friends of the Chicago River
Alicia Johnson	8th ward
Alonzo Williams	7th ward
Angela Larsen	Alliance for the Great Lakes
Anthony Beale	9th ward
Benet Haller	CDOT
Beth Dybala	Calumet Area Industrial Commission (CAIC)
Christina Harris	Metropolitan Planning Council (MPC)
Daniel White	Forest Preserves of Cook County
Doug Nelson	CAIC
Eamon Reilly	Chicago Department of Public Health (CDPH)
Eric Varela	Illinois International Port District (IIPD)
Felicia Minley	Southeast Environmental Task Force (SETF)
Gaby Wagener-Sobrero	Chicago Department of the Environment (DOE)
Gail Walker	Enviro-Com
Grace Morin	10th ward

Haley Sanders	Chicago Park District
Isis Bazaldua	Bridges // Puentes Justice Collective
Jack Rocha	UIC Great Cities Institute
James Harris	Chicago Business Affairs and Consumer Protection (BACP)
Janie Pochel	Chi Nations Youth Council
Joseph Seymour	Cook County Department of Transportation and Highways (DoTH)
Lauren Umek	Chicago Park District
Laura Verden	Illinois Department of Natural Resources (IDNR)
Lolita Thompson	Metropolitan Water Reclamation District (MWRD)
Maggie Catania	Calumet Collaborative
Megan Miller	Metra
Michelle Harris	8th ward
Peter Chico	10th ward
Quinn Kasal	Chicago Transit Authority (CTA)
Roxy (Margaret Cortes)	Parents of Extraordinary Children
Ryan Richter	CDOT
Steven Ostrander	Chicago Metropolitan Agency for Planning (CMAP)
Ted Stalnos	CAIC
Teresa Barbosa	10th ward
Thomas Daniels	9th ward
Tracy Murray	9th ward
Vanessa Bly	Bridges // Puentes Justice Collective
Vanessa Schwarts	Metro Family Services

## PLANNING PROCESS OVERVIEW

### Plan Overview

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.

### 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.).

- **Outcomes:** 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.

## 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.

## Key Terms

- Industrial Corridor  
Industrial Corridors are areas of primarily industrially-zoned parcels and uses together in a continuous geography that the Plan Commission or City Council designates
- Industrial (“M”) Zoning  
Chicago’s industrial zones are referred to as “M” (Manufacturing) zones which are intended to accommodate manufacturing, warehousing, wholesale, and industrial uses.
- 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.

## Prior Plans

The planning team has reviewed 30+ plans. 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

## Citywide Industrial Corridor Planning Considerations

The statements below are considerations that industrial corridors citywide are looking into, and considerations from the Citywide framework plan:

- 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

## **ABOUT THE WORKING GROUP**

Goals of this working group:

- Foster Collaborative Engagement
- Support Informed Decision-Making
- Community-focused Outcomes

Objectives of the working group:

- Knowledge sharing
- Draft refinement
- Implementation

Meetings will be held on the second Tuesday of the month moving forward.

## **ENGAGEMENT PRINCIPLES AND NORMS**

The group reviewed and agreed to operate within this set of 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.

## **CALUMET AT A GLANCE**

The team reviewed data related to land use, open space acreage, as well as key demographic data for the planning area and surrounding neighborhoods.

## **PLANNING GOALS ACTIVITY**

The group participated in an activity to demonstrate how to have respectful disagreements within the working group.

The group then applied the activity to evaluate how the Citywide Industrial Corridor Planning Considerations may or may not apply in Calumet. Those Planning Considerations (or goal statements) include:

- 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.

Participants identified three words to describe their sentiment towards each goal statement. The terms *balanced* and *protection* were used twice each. Other key words and phrases used were *important*, *timely*, *profits*, and *centering human beings*.

The group was then asked to what extent they agreed or disagreed with each of the goal statements. The Zoom Poll results are included at the end of this document. Key takeaways include:

- Participants overwhelmingly agreed or strongly agreed with each goal, though several goals elicited more nuanced commentary.
- The description of “strengthen” in reference to industrial corridors in the first statement was discussed, with some participants questioning whether that was appropriate in Calumet
- In general, participants noted that some of the words and phrasing in the statements are vague and could have multiple interpretations. For example, the *Improve access for all transportation modes* raised questions around which specific modes / routes would be prioritized in Calumet: highways, freight, buses, waterways, etc.
- The team expressed interest in continuing to explore the goals and priorities at a subsequent meeting.

## NEXT STEPS

The next Working Group meeting is January 14<sup>th</sup> on Zoom. The calendar invite has already been sent out.

The first public Community Meeting is on January 30<sup>th</sup> at the South Chicago Salud Center (3039 E. 91<sup>st</sup> St.) from 6:00 – 8:00pm.

### ZOOM POLL ACTIVITY RESULTS





