

An aerial rendering of an industrial facility, likely a refinery or chemical plant. The image shows a vast area filled with numerous white storage tanks of various sizes, arranged in rows. In the foreground, there are several modern, multi-story industrial buildings with large windows. A parking lot with many cars is visible near the buildings. The background shows a dense residential or commercial area with many houses and streets. A large blue diagonal graphic element is overlaid on the right side of the image.

# 8080 S. DuSable Lake Shore Drive and IQMP **Informational Meeting**

October 29, 2024

# AGENDA

## ➤ **Welcome and Recap**

Tom Anderson; Director, Economic Development, Chicago Mayor's Office  
Mo Green; Head of Market Development and Community and Government Affairs, PsiQuantum

## ➤ **Quality of Life Plan**

Rosa Ortiz; Founder and Principal, 3e.studio

## ➤ **Development Updates**

Kelly Conolly; Associate, Sam Schwartz  
Ann Thompson; Executive Vice President, Related Midwest  
Yanet Garcia; Vice President Construction, Related Midwest

## ➤ **Open House**

Representatives across teams

# What We've Heard

- **Continue and Expand Transparent Communication and Information Sharing**  
Including the environmental conditions of the site, quantum computing and its operational impacts, the selection process, the project timeline, impacts to local parks, among others.
- **Community-Centered Development**  
This project must prioritize the interests of local residents in the development plans. Jobs must be attainable locally and youth need an educational pathway to participate. Action needs to be taken to address systemic community challenges.
- **Inclusive, Meaningful Engagement**  
Frequent and accessible meetings. The ability to brainstorm and share ideas early in the decision-making process. Consider mechanisms for longer-term engagement with the IQMP and broader development.

# How can I learn more about what has been shared already?

Visit the IQMP homepage at:

<https://www.intersectillinois.org/illinois-quantum-park/>



## Core Tenets of the Park

### Collaboration is Key

Quantum technology is complex, and requires a joint effort between scientists, entrepreneurs, engineers, and end users across the entire value chain.

Esta página también está disponible en:

[Español \(Spanish\)](#)



# Access previous meeting materials and FAQs

## IQMP Meetings

Join the IQMP at an upcoming community meeting to learn more about the campus.

**Date:** Tuesday, October 29, 2024

**Time:** 6:30-8:00 PM (Doors open at 6:00 PM)

**Location:** New Sullivan Elementary School, 8331 S Mackinaw Ave, Chicago, IL 60617

[RSVP →](#)

## Previous Meeting Materials

Community Meeting Materials: 9/26/24 +

Community Meeting Materials: 8/28/24 -

8/28/24 Meeting Presentation 

8/28/24 Meeting Recording 

## Frequently Asked Questions

### Quantum Computing

What is quantum computing? +

What are the benefits of quantum computing? +

### The Illinois Quantum and Microelectronic Park

What is the IQMP? +

What is the purpose of the IQMP? +

What will the IQMP include? +

Why was this site chosen? +

How will the IQMP impact Chicago and Illinois? -

The IQMP represents an unprecedented opportunity to be at the forefront of a technology revolution. The park will spur economic growth in the coming years and will create hundreds of construction and permanent jobs, attract new partners and suppliers, and lead to additional amenities coming to the local community, while enhancing lakefront access and creating additional greenspace.

# Visit the IEPA IQMP website to learn more about environmental topics

Visit the IEPA IQMP homepage at:

<https://epa.illinois.gov/topics/community-relations/sites/iqmp.html>



The screenshot shows the top portion of the IEPA website. At the top left is the 'ILLINOIS.gov' logo. To its right is the Illinois Environmental Protection Agency logo, which features a stylized sun and water. Further right are navigation links for 'AGENCIES' and 'SERVICES'. Below these are social media icons for Facebook, X, and LinkedIn, along with a search bar and a language selector set to 'English'. A dark blue navigation bar contains links for 'General Information', 'Business', 'Government', 'Educators', and 'About IEPA'. Below this bar is a breadcrumb trail: 'IEPA > Topics > Community Relations > Site Fact Sheets > IQMP'. The main heading is 'Illinois Quantum and Microelectronics Park'. The text below describes the park as a planned, 128-acre quantum computing technology campus located at the southern end of the former U.S. Steel South Works site on the south side of Chicago. It mentions that the park will be managed and operated by a University-Related Organization (URO) LLC established by the Board of Trustees of the University of Illinois. The site will connect government, universities, national labs, and industry to facilitate the development of quantum technologies. In the first phase of development, the campus will include the





# **What portion of quantum jobs require a PhD?**

- A. More than 90%**
- B. More than half**
- C. More than a third**
- D. Less than a third**

# What portion of quantum jobs require a PhD?

## Correct Answer: D. Less than a third

For 2022 and 2023, **55% of the jobs only required a bachelor's degree, an associate's degree, or did not require a degree at all.** By comparison, about 14% of jobs in those years required a master's degree and about 31% required a PhD.

[Fast-growing quantum tech industry has well-paid jobs – and most don't require a graduate degree](#)



# **True or False?**

**This project will not limit park access.**



**True.**

**This project will have no impact to Steelworkers Park, Park 566, Rainbow Beach Park, or Schafer Park.**

# **True or False?**

**To achieve the ultra-cold temperatures required for quantum computing, the IQMP will use the same common gases that make up our atmosphere and are used in balloons.**

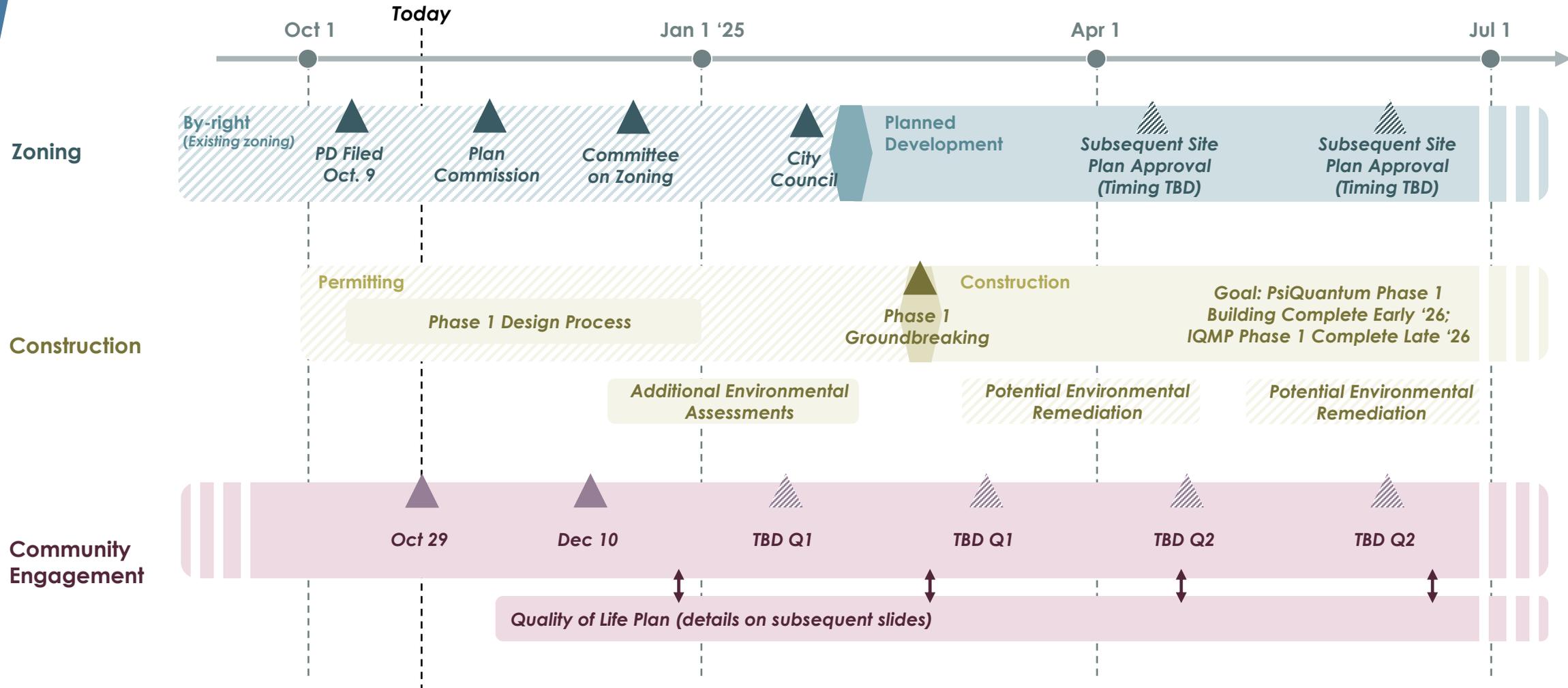


# True.

**The cooling process for this project uses nitrogen and helium.**

Nitrogen and helium are both common, safe gases. Nitrogen makes up about 78% of the atmosphere and helium has a variety of everyday uses, including party balloons. These gases would dissipate back into the atmosphere if spilled.

# Timeline Overview



# Environmental considerations of the site

## What environmental remediation is required?

- The entire site was issued a **No Further Remediation (NFR) letter** in 1997 after significant remediation under the prior ownership.
  - This NFR letter **meets the most stringent site-specific cleanup standards** developed in accordance with state law.
- The Illinois Environmental Protection Agency (IEPA) has reviewed this letter and determined that the site is **safe for occupation**.
- The IQMP developers, Related Midwest and CRG, **are expected to perform further assessment of the site** and enroll the property in the Site Remediation Program (SRP) to conduct further investigation and remediation as needed to meet state standards for the future use of the site and thereby obtain further NFR letters from the Illinois EPA.

# Environmental considerations of the site

## What will remediation look like?

- Remediation will depend on the nature of the contamination. Potential remediation measures include:
  - Reduce chemical concentrations to meet established objectives through **active remediation** (e.g., **removal of contaminated soil**, soil-vapor extraction system);
  - Restrict exposure to contaminated soil or groundwater or both by using **engineered barriers or institutional controls**;
  - Take no action, if chemical concentrations are not above the remediation objectives; or
  - Use a combination of the options above.

# Environmental impacts from construction

## How will the developer and general contractor mitigate environmental impacts during construction?

- Follow all **EPA, OSHA, and local regulations** in managing the site.
- Establish **approved trucking routes** to limit residential street use.
- **Silt Fences & Sediment Barriers:** Install around the site to catch soil runoff.
- Regular Sweeping: Use **sweeping equipment** to remove debris and dust from roads and paved surfaces.
- Noise:
  - 8am–8pm per the City of Chicago Noise Ordinance and weekly **noise monitoring activities**
- Dust:
  - Water Trucks: On site for overall site dust control during earthwork or demolition activities and as needed until the ground is stabilized
  - Vehicle Speed Limits: Impose speed limits for vehicles to reduce dust generation on unpaved areas.
  - Construction Fence: Install fence and screen to mitigate dust/particulate from getting airborne

# Environmental impacts from operations

## What will the environmental impact be once the quantum computer is operational?

- The utility scale quantum computer will have **essentially zero emissions** and will use 100% carbon-free electricity.
- The cryogenic cooling facility (similar to a large refrigerator) will **not use any traditional refrigerant**. Instead, the cryoplant will use helium, which is the same safe and inert gas we know from balloons.
- There will be **no water pollution**.
  - Depending on the final design of the cooling system, there may be a modest amount of water from the lake or the river used in the cryoplant cooling system, but **water will never come into direct contact** with the machinery in the plant.
  - If there is any water returned to the lake or river, the facility will abide by IEPA discharge regulations.

# Local participation

## How will residents and local companies be able to participate in this project?

Local Residents:

- Quality of Life Plan
- Construction Workforce Training

Local Companies:

- Contractor Outreach Fair
- Professional Services
- Local Businesses



## What requirements are there for minority - or women-owned business participation?

Certified with

- City of Chicago
- Cook County
- State of IL

# Local participation in Construction

## What are the participation goals for minority – or women-owned business?

- Of the total contract trade value:
  - 26% Minority Business Enterprise (MBE)
  - 6% Woman Owned Business Enterprise (WBE)

## What requirements are there for minority – or women-owned business participation?

- Contractors and subcontractors need to be Certified with
  - City of Chicago or
  - Cook County
- Assistance in getting Certified with the three agencies

# Education and job pipelines

## What steps are being taken to ensure southeast youth are able to participate in the quantum industry and IQMP site?

- CPS teachers have participated in **regional programs** like Teach Quantum, Quantum Academy, and workshops at FermiLab and Northwestern University.
  - We are in the process of **scaling these programs** across elementary and high schools in southeast Chicago.
- City Colleges of Chicago (CCC) is **expanding its College of Engineering in 2025 and 2026** to build pathways to quantum-related careers, including potential quantum engineering tracks in collaboration with the University of Illinois Urbana-Champaign (UIUC).
- The Chicago Quantum Exchange (CQE), along with Argonne National Laboratory, has **facilitated workshops and events** like the Quantum Game Night at Bowen High School, aimed at making quantum science accessible to local students and families.
- In FY24, Governor Pritzker also launched **a new \$3 million grant program** at the Illinois State Board of Education aimed at advancing equity in computer science education across the state.

# Community Engagement Update

Mo Green

Head of Market Development and  
Community and Government Affairs,  
PsiQuantum



# PsiQuantum Founder Pete Shadbolt Meets with Local Leaders



**Lunch with Ald. Chico & Birrieria Octolan Owner Andres Reyes**



**Workforce Development Roundtable with local K-12 principals at Bowen High School**





# **Rosa Y. Ortiz**

Founder and  
Principal, 3e.studio



# Overview of the QLP Initiative

## Goal

Lead an inclusive and meaningful process with residents, and stakeholders to create a community-wide plan to guide South Chicago's future.

## Deliverable

Quality of Life Plan

## Participants

Everyone

## Convener

Claretian Associates



# Why is this an important process?

- Engage and build **strong connections** with a broad range of community members and stakeholders
- Come together to identify collective **strengths, challenges, and priorities**
- Collectively gather and **analyze community-wide data**
- Create a **unifying vision for the future**
- Identify approaches to **nurture strengths and address challenges**
- Create a **central document** to guide work and track progress across the next 5-7 years
- Use the **plan as a tool** to advocate for resources, funding, and services
- Bring people, organizations, and entities together to **maximize resources and positive impact**
- Ultimately, **improve the quality of life of people** in South Chicago

# Community-Level Milestones of Quality-of-Life Plans

## Economic Development



Estimated more than \$65M leveraged for community capital improvements

1,800 local businesses and 100 restaurants contribute to over \$900 M in annual sales

## Safety



Reduction in violence

Reduction in all shooting victimizations in '22-'23 with fluctuations throughout the past 10 yrs.

## Green Space + Recreation



School outdoor recreational space upgrades

- 1 new park
- 1 new award-winning community garden
- 1 new + 3 rehabilitated playlots
- 1 new acre of green space

## Immigration



From 1 to 3

Increase of free legal providers in the community + coordinated efforts to support new arrivals

## Education



High School graduation rate increased from 78% to 84%

College enrollment rate increase from 46% to 84%

## Housing



Owner occupancy increase from 28% to 41%

11% reduction in vacant units  
Increase in new housing units from .6% to 1.9%

## Health



Increased in insured rates from 64% to 82%

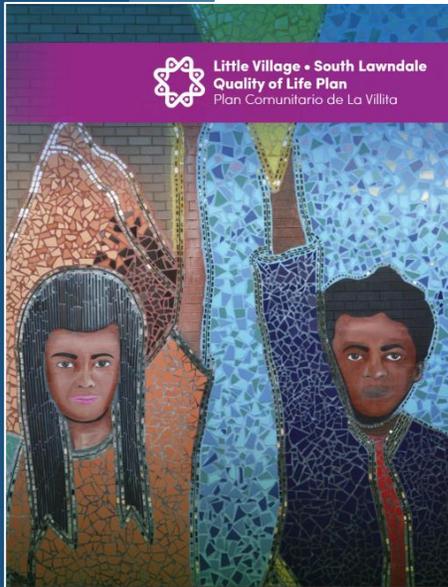
Higher COVID vaccination sequence completion rate than the city average

## Arts and Culture



Annual large-scale, community led arts and culture events

Designation of community as a state cultural district



# Engagement

**Goal: Meaningfully engage as many residents and stakeholders as possible**

- Survey: English and Spanish and in digital and paper formats
- Community gatherings, churches, organization events, games, schools, kermesses, etc.
- Engage individuals and organizations to serve as active guides for this process in various capacities
- Community meetings, steering committee, and advisory group meetings
- Small group discussions



# September - December

## 1. Community Meetings - Participation

- ✓ Sep. 26
- ✓ October 29
- December 10

## 2. Survey

- ✓ English and Spanish and in digital and paper formats

## 3. Meetings with Key Community Entities

Schools, religious institutions, businesses, social service providers, not-for-profit organizations

## 4. Engage individuals and organizations

To serve as active guides for this process in various capacities including committees

## 5. Participate in community gatherings

- Resident meetings
- Religious events
- School events
- Holiday gatherings
- Other community-wide events

- **Collectively identify strengths, challenges, and priorities**

- **Gather, analyze, and consolidate data**

- Identify goals, strategies, outcomes, and metrics

# South Chicago Quality Of Life Plan

**Survey:**  
*English and Spanish*



## **Community Events**

What are upcoming gatherings you would like for us to be a part of?

# Let's connect!

## Claretian Associates

Claretian Associates  
3039 East 91st Street  
Chicago, IL. 60617

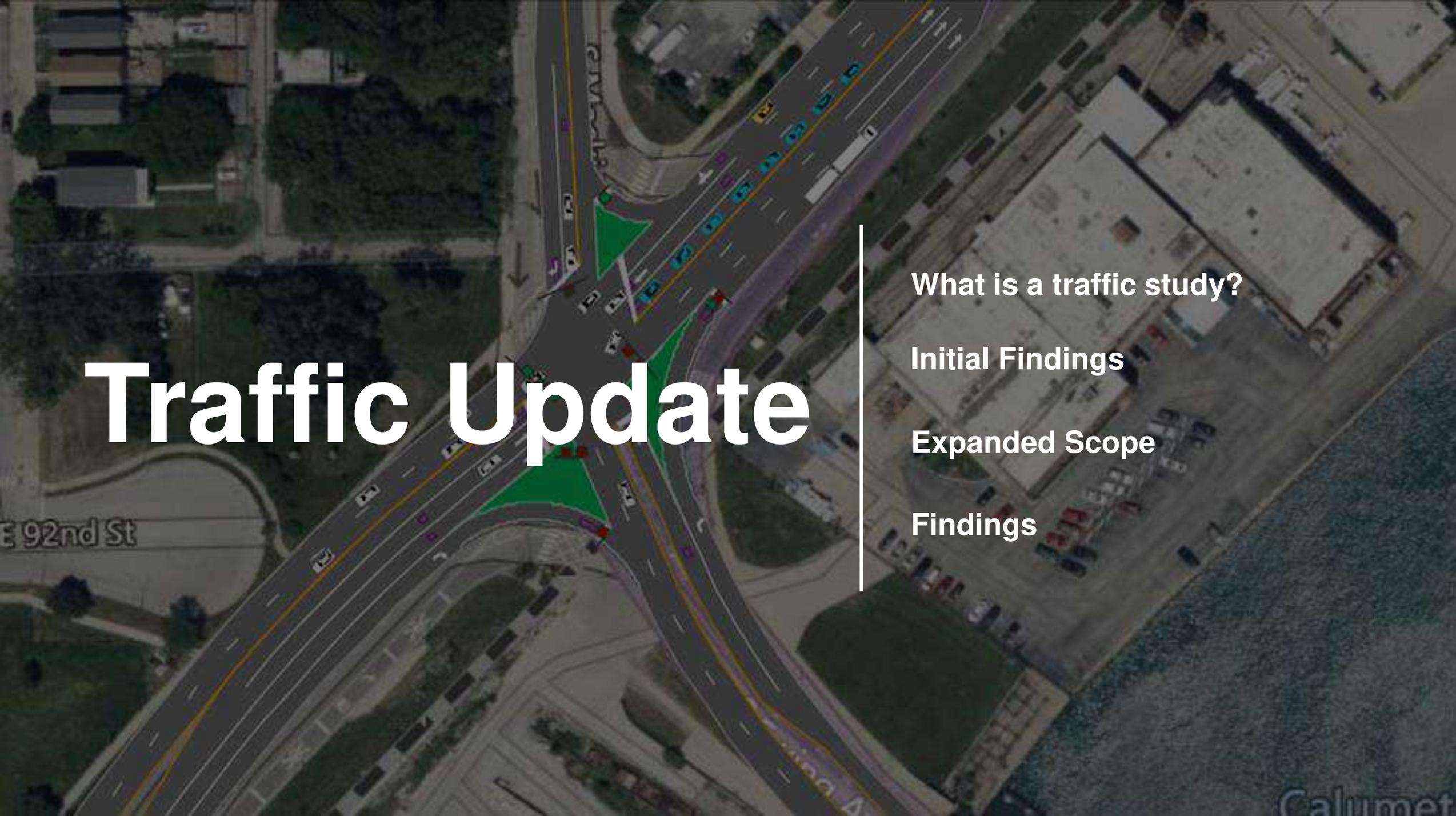
[www.claretianassociates.org](http://www.claretianassociates.org)  
Office: 773-734-9181

## 3e.STUDIO

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**Sign up to receive information**



An aerial photograph of a road intersection, likely in an urban or suburban area. The image is overlaid with a traffic simulation. The simulation shows various colored vehicles (cars, trucks, buses) moving through the intersection. There are green shaded areas on the road, possibly indicating pedestrian crossings or specific traffic lanes. The text 'E 92nd St' is visible on the left side of the image. The overall image has a dark, semi-transparent overlay.

# Traffic Update

What is a traffic study?

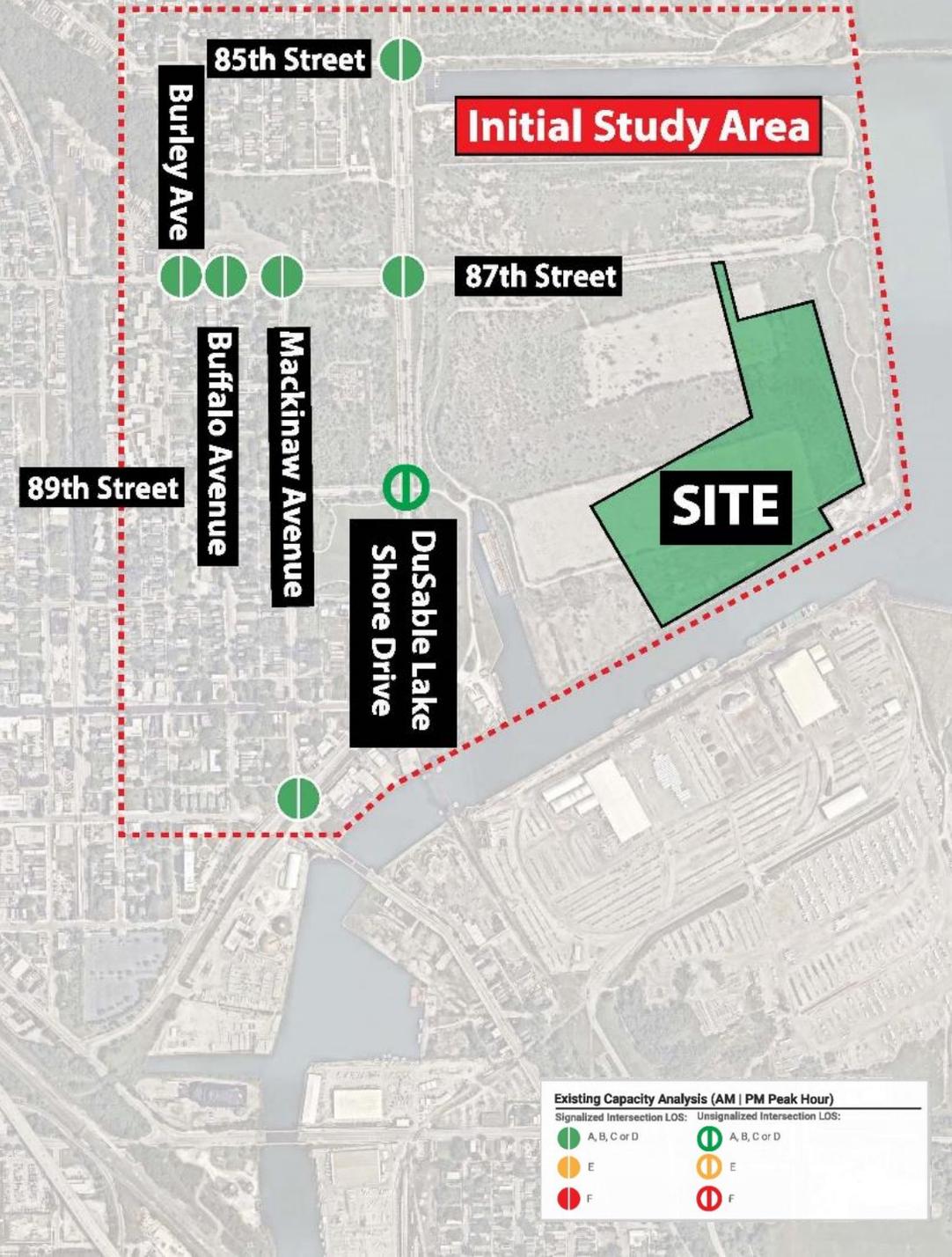
Initial Findings

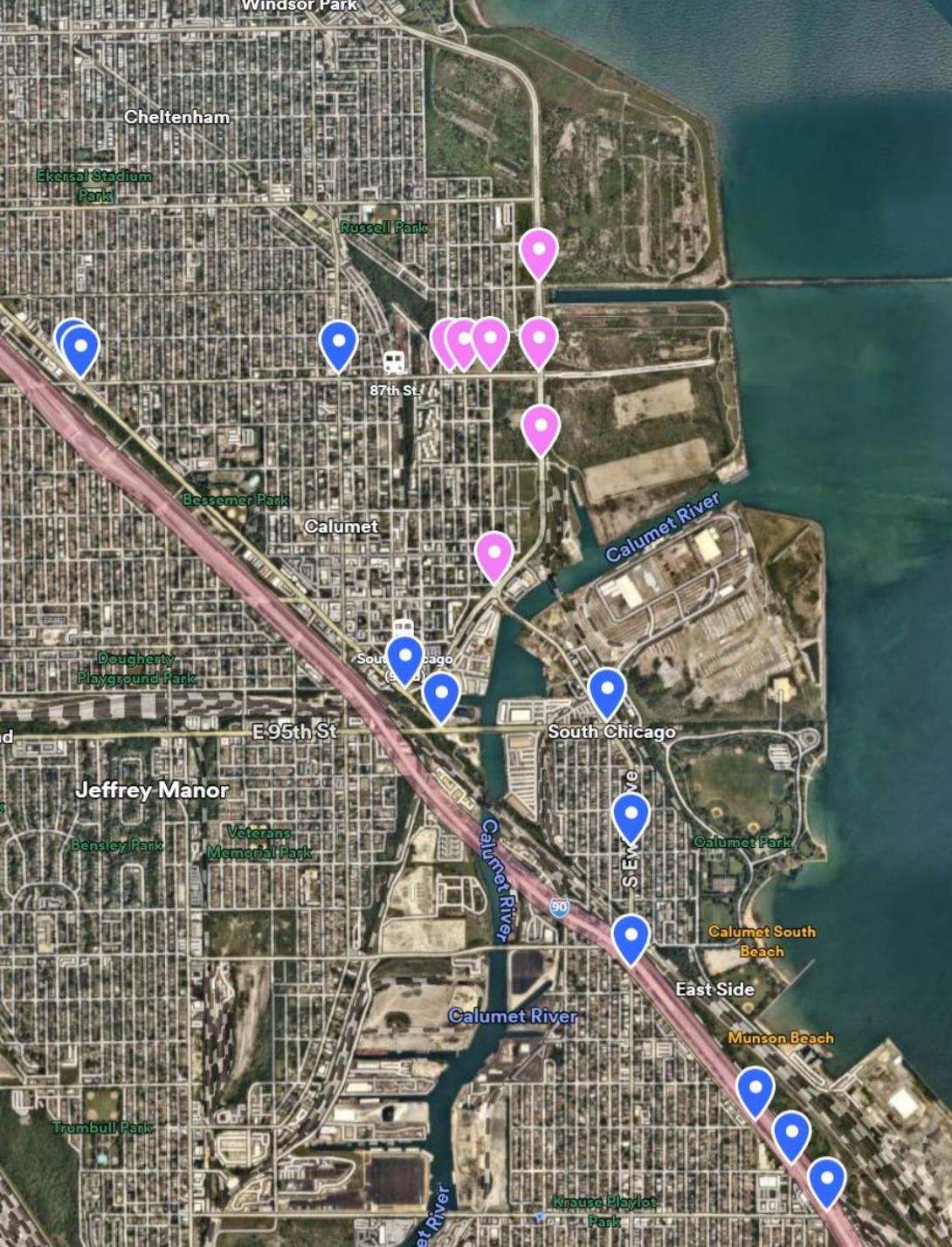
Expanded Scope

Findings

# Initial Findings

- Initial study included key intersections near site
- Analysis revealed:
  - Heavy commuter pattern to/from Indiana
  - Acceptable peak hour LOS at all intersections
  - Excess capacity on the majority of roadways
- Approved by CDOT



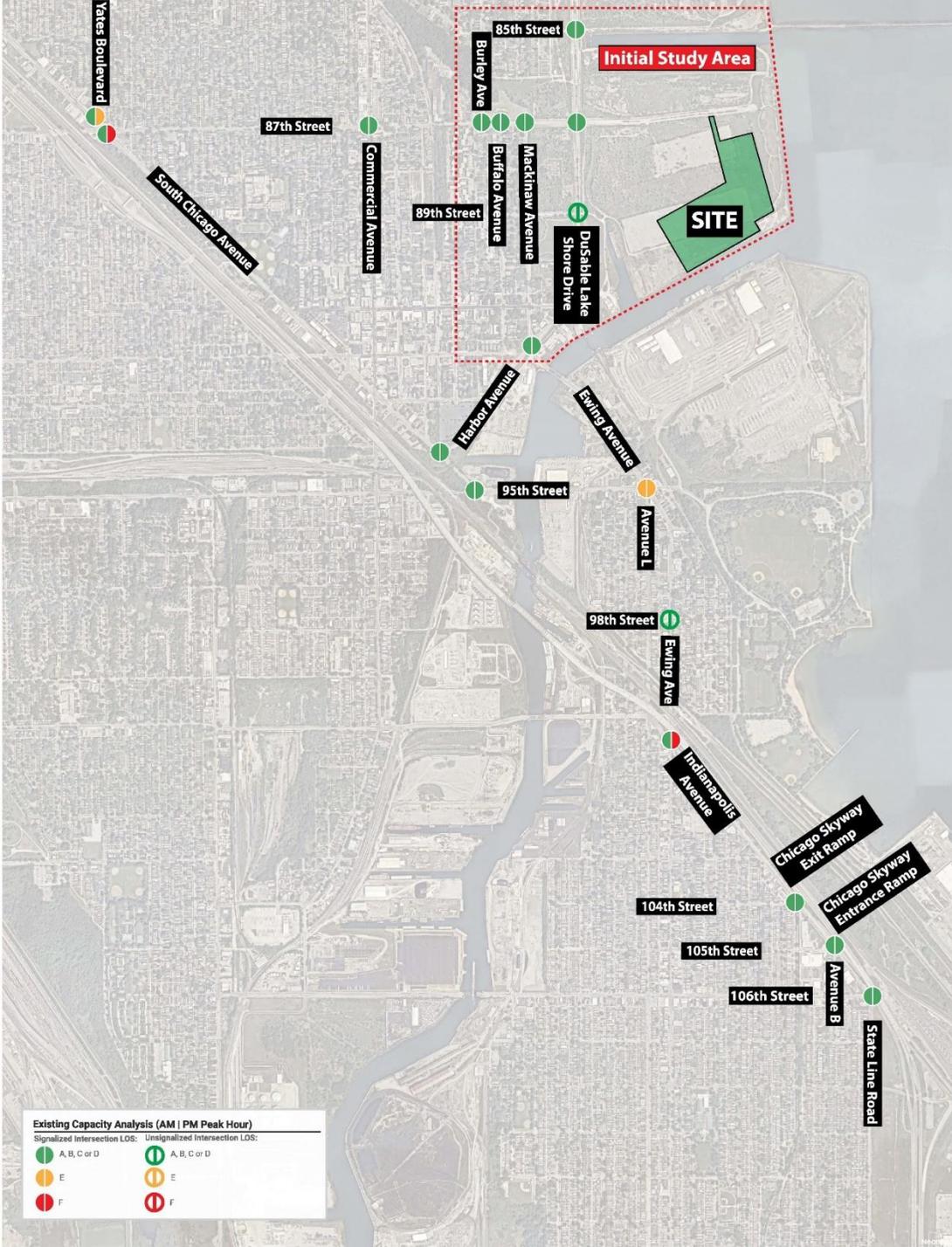


# Expanded Traffic Study

- Based on community feedback, expanded catchment area to include:
  - Routes to/from Indiana
  - Routes to/from the west (Dan Ryan)
  - Routes to/from the north (Loop & other)

# Traffic Study Findings

- Acceptable LOS for most of the expanded study area
- Three locations that require attention:
  - **87<sup>th</sup>/South Chicago/Yates**
    - Signal timing adjustments
    - Cut-thru traffic calming on Yates
  - **Ewing/Indianapolis**
    - Signal timing adjustments
  - **Ewing/95<sup>th</sup>/Avenue L**
    - Highly complex, 5-leg intersection
    - Requires further input from CDOT



# Development Team Update



## 1. Urban Design Guidelines

- Regional and Neighborhood **Connectivity**
- **Edges** adjacent to the Residential Neighborhoods and Parks
- **Environmental** Design Considerations
- **Cultural** Interpretation

## 2. IQMP Subarea

## 3. PsiQuantum Phase 1 Preliminary Design

## 4. Development Impact Plan

An aerial photograph of an urban landscape, likely a waterfront area. A river or canal flows through the center, bordered by green spaces and walkways. The surrounding area is densely packed with buildings and trees. The image is overlaid with white text.

# Urban Design Guidelines

## Regional and Neighborhood Connectivity

Prioritize **ALTERNATIVE MODES OF TRANSPORTATION** and connect to existing bike lane network

Maintain and strategically **IMPROVE EXISTING CONNECTIVITY** to Lake Michigan, Steelworkers Park, & Park 566

**ACTIVATE UNDEVELOPED PARCELS** for interim uses such as recreational open space, farmers markets, and spaces for community interaction

# Urban Design Guidelines | Regional and Neighborhood Connectivity



*Pedestrian Access to Steelworkers Park*

*Pedestrian Access to Park No. 566*



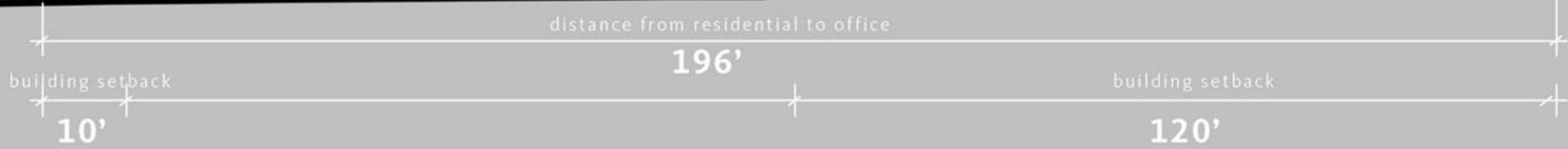
Urban Design Guidelines

# Edges Adjacent to Residential Neighborhoods and Parks

Create **MEANINGFUL LANDSCAPE SETBACKS** from adjacent residential neighborhoods and park spaces

Use **HIGH-QUALITY BUILDING MATERIALS** and diverse architectural expressions

# Urban Design Guidelines | Edges Adjacent to Residential Neighborhoods and Parks



**SECTION A: Along Brandon Avenue**



# Urban Design Guidelines | Edges Adjacent to Residential Neighborhoods and Parks



DIVERSE ARCHITECTURAL  
EXPRESSION

Urban Design Guidelines

HIGH QUALITY BUILDING  
MATERIALS

# Environmental Design Considerations

All buildings should **EMBRACE BIRD-SAFE TECHNOLOGY AND DESIGN**

Plantings should **EMPLOY NATIVE AND ADAPTED FLORA**, supportive of migratory birds, butterflies, bees, and other local species

LOCAL AND MIGRATORY  
WILDLIFE

LANDSCAPED SETBACKS,  
RESPECTING PARK SPACE

# Urban Design Guidelines | Environmental Design Considerations

**DIVERSE ARCHITECTURAL  
EXPRESSION**



**HIGH QUALITY BUILDING  
MATERIALS**



**EMBRACE BIRD-SAFE  
TECHNOLOGY**

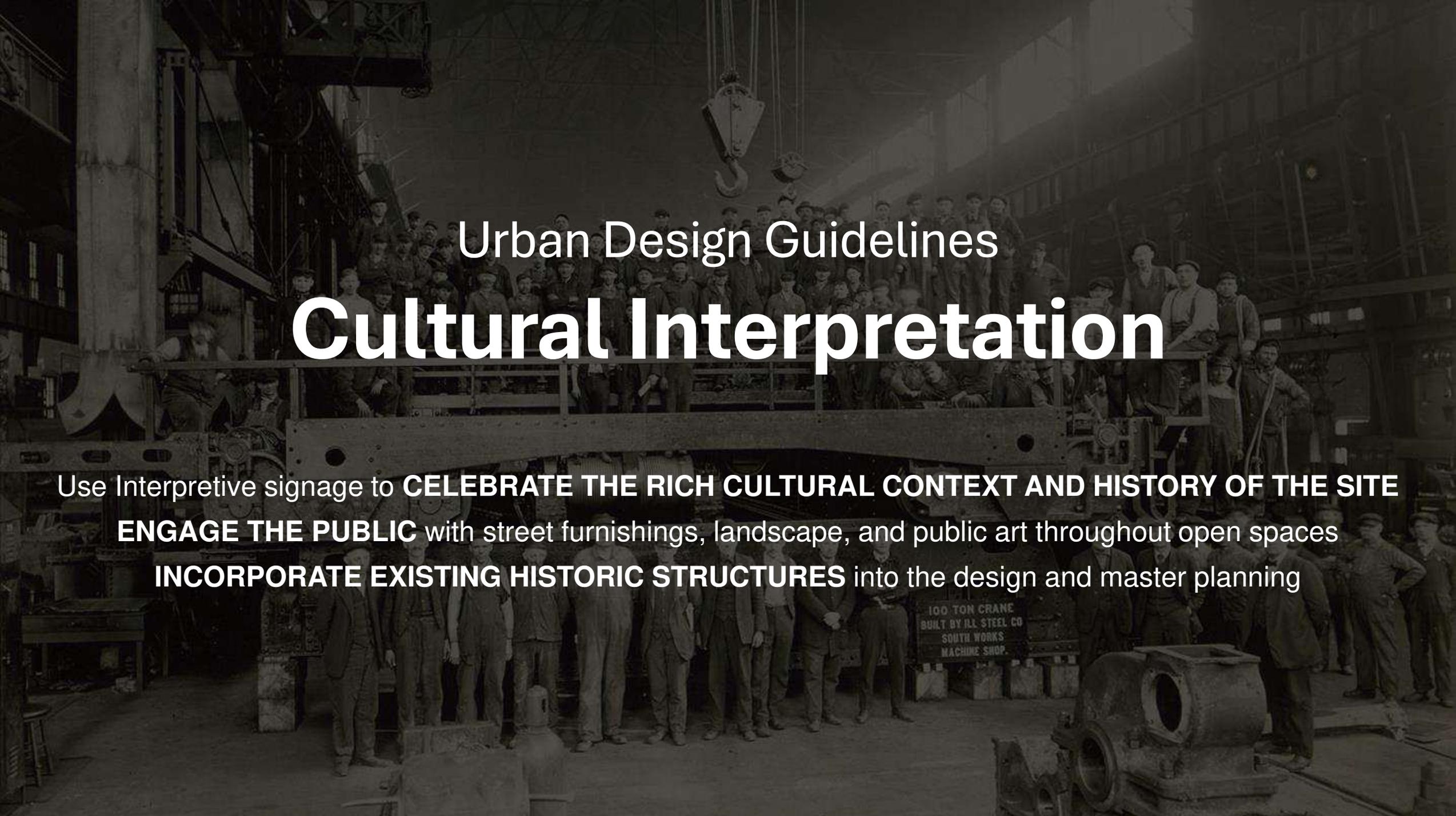


**NATIVE LANDSCAPE SUPPORTING  
LOCAL AND MIGRATORY  
WILDLIFE**



**LANDSCAPED SETBACKS,  
RESPECTING PARK SPACE**





# Urban Design Guidelines

# Cultural Interpretation

Use Interpretive signage to **CELEBRATE THE RICH CULTURAL CONTEXT AND HISTORY OF THE SITE**  
**ENGAGE THE PUBLIC** with street furnishings, landscape, and public art throughout open spaces  
**INCORPORATE EXISTING HISTORIC STRUCTURES** into the design and master planning

# 8080 Urban Design Guidelines | Cultural Interpretation



# IQMP Subarea



PsiQuantum Phase One **PRELIMINARY DESIGN ONLY**





# Development Impact Plan

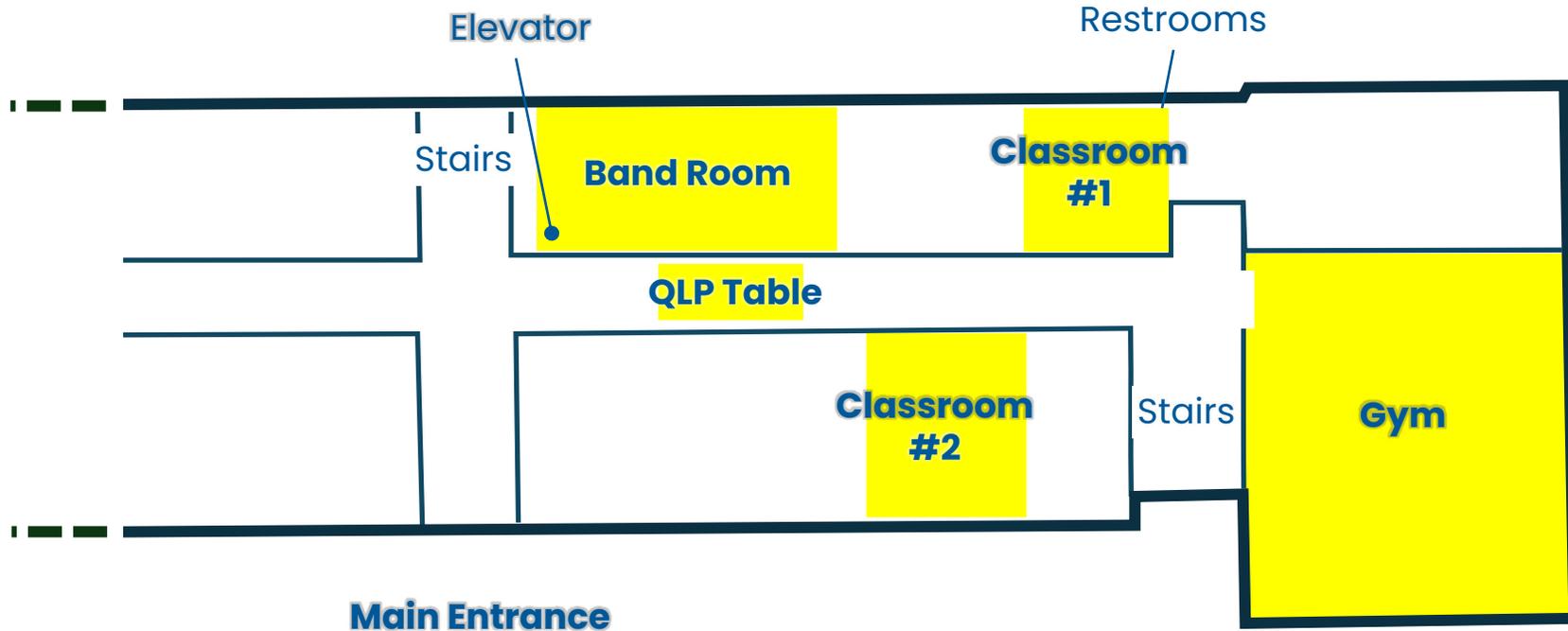
After listening to the community, we have **identified 7 areas** that will frame our community impact.



# Development Impact Plan

1. Building new housing in the community.
2. Temporary activations for undeveloped parcels.
3. Access to open space and creation of new park facilities.
4. Maintaining the unique attributes of the North Slip and the Ore Walls.
5. Sustained, ongoing investment in new projects within both Alderman Chico's and Alderman Mitchell's Wards.
6. Job creation and future hiring opportunities on the site.
7. Educational programs for students and current residents to learn more about Quantum Computing and Microelectronics.

# “Open House” Locations



- **Development**  
*Gym*
- **Environment**  
*Classroom #1*
- **Community Impact**  
*Classroom #2*
- **Quantum / IQMP**  
*Band Room*

# THANK YOU

**Note: the next meeting will be  
on 12/10**

To learn more, ask additional questions, share comments, and sign up to receive more information, please visit:

[www.intersectillinois.org/illinois-quantum-park/](http://www.intersectillinois.org/illinois-quantum-park/)

