REVISED PLANNED DEVELOPMENT PROCESS

CHICAGO PLAN COMMISSION

JANUARY 23, 2020
Current PD Process

Intake Meeting with Applicant → Preliminary DPD and Other Department Reviews → Applicant Responds to Comments → PD Application Filing (Posted on Clerk’s Website)

Public Notification of Plan Commission Agenda (15 Days Before Hearing) → Applicant Responds to Comments → DPD and Other Department Reviews

Plan Commission Hearing → Committee on Zoning, Landmarks, and Building Standards → City Council Vote

Revisions to Process

Community Engagement by Applicant
Objectives

• Increase Transparency
• Encourage an Inclusive Design Process
• Understand Context, Place, People + Culture
• Applicant Accountability
• Increase Efficiency
INCREASE TRANSPARENCY

DPD will update the CPC web page to include:

• Filed PD Applications (15 days prior to CPC Hearing)

• Applicant’s CPC presentation (3 business days prior to CPC Hearing)

• CPC email for public comments
INCLUSIVE DESIGN PROCESS

DPD will continue to encourage applicants to present their projects at community meetings prior to CPC hearing.

Applicant will be asked to include a summary of their community outreach in their CPC presentation.

For large master plan projects, community meeting requirements will be outlined in the final Master PD Guidelines.
UNDERSTAND CONTEXT

DPD will offer to meet with applicants prior to the PD process to specifically review existing context, proposed land uses, and massing options.

DPD staff will present site context information at the CPC hearing for each project.
APPLICANT ACCOUNTABILITY

PD Application Requirements – submit analysis of project compliance with PD Standards and Guidelines

Half of the PD Application fees are now due at time of PD Filing

Applicant will present their project at the CPC Hearing

Applicant presentation to include PD compliance analysis
INCREASE EFFICIENCY

DPD is encouraging applicants to meet with Planning Staff earlier, before renderings or design has been conceptualized.

The Applicant will present their project at the CPC Hearing within a set time limit.

DPD Staff will provide site context information and the recommendations for each CPC project.

A presentation template will be provided to Applicants.
REGIONAL PLANNING

CITY PLANNERS DEDICATED TO REGIONS

DPD is studying how best to elevate Design Excellence throughout the city.
Implementation

**Already Implemented:**

- ✓ Regional Planners Assigned to CPC Projects
- ✓ Land Use-Concept Meetings Offered for New Applications
- ✓ Half of PD Application Fees Due at PD Filing

**To Be Implemented For February’s CPC Hearing:**

- • Filed PD Applications and CPC Presentation to be Posted on CPC Web Page
- • Public Comments Received via CPC Email to be Distributed to CPC
- • DPD Staff to Present Site Context Information and DPD Recommendations
- • Applicant to Present Their Project (With Set Time Limit)