



# REVISED PLANNED DEVELOPMENT PROCESS

**CHICAGO PLAN COMMISSION**

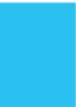
JANUARY 23, 2020

# ★ Current PD Process

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



The screenshot shows a web browser window with the URL [chicago.gov/city/en/depts/dcd/supp\\_info/chicago\\_plan\\_commission.html](http://chicago.gov/city/en/depts/dcd/supp_info/chicago_plan_commission.html). The page header features the City of Chicago logo and Mayor Lori E. Lightfoot's name. A navigation menu includes "I Want To", "Programs & Initiatives", "Government" (highlighted in red), and "About". The main content area has a background image of a city council chamber with the text "PLANNING AND DEVELOPMENT" and "DPD promotes the comprehensive growth and sustainability of the City and its neighborhoods". A secondary navigation bar lists "DPD Home", "For Developers", "For Renters", "For Property Owners", "For Business Owners", and "News". The breadcrumb trail reads "Home / Departments / Planning and Development / Supporting Info / Chicago Plan Commission". The page title is "Chicago Plan Commission" with a contact number of 312.744.4182. The introductory text states: "The Chicago Plan Commission is responsible for the review of proposals that involve Planned Developments (PDs), the Lakefront Protection Ordinance, PI Corridors and Tax Increment Financing (TIF) Districts. It also reviews proposed sales and acquisitions of public land as well as certain long-range commun has 23 members, including mayoral appointees made with City Council consent. Staff services are provided by the Planning and Zoning Division of the De Meetings are held on the third Thursday of every month, usually at City Hall, 121 N. LaSalle St., in City Council chambers."

# INCLUSIVE DESIGN PROCESS



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

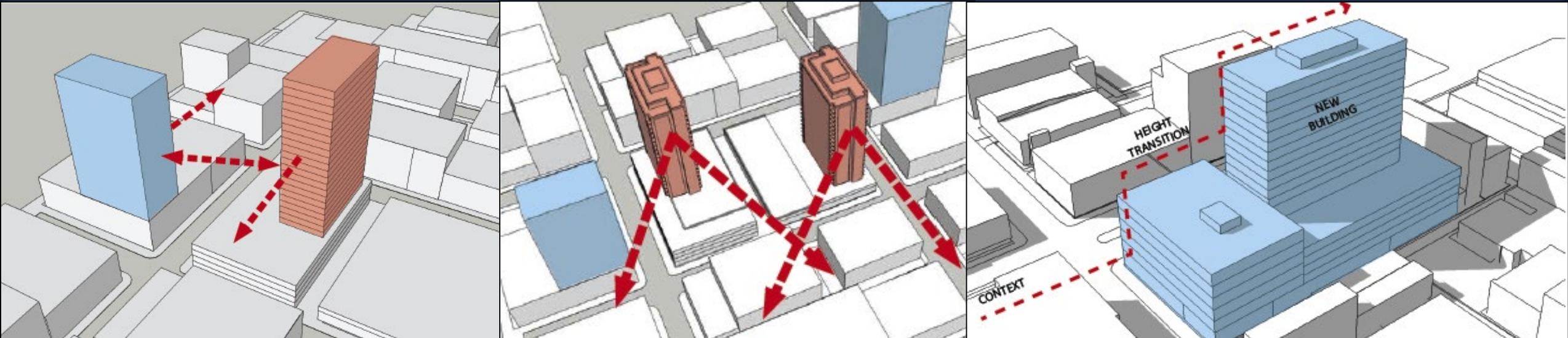
Applicant will be asked to include a summary of their community outreach in their CPC presentation

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



City of Chicago  
Department of Planning  
and Development  
Bureau of Zoning  
City Hall - Room 905  
121 N. LaSalle Street  
Chicago, IL 60602



Zoning Amendment  
Application & Information Packet

Lori Lightfoot  
Mayor

Patrick Murphey  
Zoning Administrator

# 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





# 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)