Department of Planning and Development (DPD)

Process for
Master Planned Development (PD) Reviews

Chicago Plan Commission Presentation
April 15, 2021

Master Planned Development Addendum to the Development Manual:
Master PD Thresholds & Review Process, Community Meeting Guidelines, Master
PD Supplemental Materials & Studies Requirements, and Community Impact
Assessment Form
Master (PD) Review Objectives

- Establish thresholds for projects that would be required to follow Master PD review process;
- Create a defined review process, with an emphasis on community engagement – early in program development and as the proposal is modified and refined;
- Reinforce the need to assess the project in the context of and potential impacts to the surrounding community area;
- Review and update the Supplemental Studies and Materials Section of the Development Manual to include any additional Master PD requirements.
Master PD Review Process Timeline

- Initial Master PD Draft Addendum: October 2019
- Public Comment Period: October-December 2019
- Public Comment Review: January-April 2020
- Update documents; Work on Expanded Scope: May 2020-October 2020
- Provide Update to CPC: October 2020
- 2nd Public Comment Period: October-December 2020
- Host Public Meeting/Webinar: December 2020
- Public Comment Review: January-February 2021
- Update documents: March 2021
- Final Master PD Process Documents to CPC: April 2021
Standard vs Proposed Master PD Review Process

Standard PD Review Process is shown in BLUE; Proposed Master PD Process includes BLUE plus RED

1. Concept / Land Use Review Meeting
2. Intake Meeting
3. Pre-Application Community Meeting
4. Pre-Application Review of Application
5. City Council Vote
6. Supplemental Master PD Site Plan Review Process

- Submission of Hearing Packet / Placement on CPC Agenda*
- Follow-up Community Meeting(s), as needed*
- Chicago Plan Commission (CPC) Public Hearing*
- Committee on Zoning, Landmarks & Building Standards.
- Review of Application*
- Application Filing¹/City Clerk Introduction/Notice of Application
- Regular Working Group Meetings (w/Scoping Meeting)

¹ The PD application can be filed at any time. DPD strongly encourages the applicant to file at this step in the process.
² The Supplemental Master PD Site Plan Review Process follows process similar to the Master PD Review Steps identified with an *, above, as well as any additional processes identified in the approved PD.
Master PD Review – Project Thresholds

- Privately owned land (excluding Waterfront sites and Industrial Uses per Sec. 17-8-0511-B & 17-8-0511-C):
  - Site Area (acres): 20 gross or 15 net, OR
  - Floor Area (SF): 4 Million Total or 3.0 Million incremental increase, OR
  - Combined Dwelling Units, Hotel Rooms, Group Living Units: 4,000 Total or 3,000 incremental increase

- City owned land or City as co-Applicant OR any Waterfront sites OR Industrial Uses per Sec. 17-8-0511-B & 17-8-0511-C:
  - Site Area (areas): 15 gross or 10 net, OR
  - Floor Area (SF): 3.0 Million Total or 2.5 Million Incremental Increase, OR
  - Combined Dwelling Units, Hotel Rooms, Group Living Units: 3,000 Total or 2,500 Incremental Increase
Master PD – Community Impact Assessment Form

Requires data and statistics of the surrounding community area

- Default initial community area is 1 mile radius from the property boundaries
- Requires info on demographics, surrounding land uses, CPS school, public facilities, etc.
- Requires submission of Community Character and Housing/Displacement Impact Analyses

Requires General information about the existing site

- Gross/net site area, the number and types of approvals that maybe needed (PD, Landmark Commission, Acquisition of City-owned land, etc.), and projected timeline for development

Requires Comparative Details about key aspects of the proposed development

- For each item, applicant is requested to provide existing, proposed, and incremental change
- Requires information on Land Use (# of residential units by type, amount of commercial/office space, etc); Population (residents, employees, customers, etc.), Service/Amenities, Recreation/Open Space, Historic Resources, Schools and Parking
Master PD – Community Engagement

Emphasize Community Engagement in Master PD Review

• Community Meetings - defined steps in Master PD Review Process
• Specific webpage for Master PDs on the DPD website
• Enhanced Site Plan Review Process for subareas and parcels approved with only Zoning/Development controls and Design Guideline in Master PD Ordinance

Establish Master PD Community Meeting Guidelines

• Reinforce involvement by impacted aldermen and DPD staff
• Includes guidance on: defining community areas, organizing/noticing meetings, and meeting follow up
• Encourage engagement platforms to provide opportunities for input from all interested parties/stakeholders
• Updated and refined the guidelines for Master PD Supplemental Studies/Materials Requirements

• Add the following new supplemental studies/materials:
  o Community Impact Assessment Form requires a community assessment, identification of schools, facilities, etc., and data on incremental changes in housing, commercial, parking, etc. on-site
  o Community Facilities, Infrastructure & Housing Analysis – requires identification/evaluation of development’s potential impacts on schools, architectural or historic resources, public infrastructure, waterway, housing stock, etc.

• Identify studies/materials which will be mandatory for all Master PDs:
  o Community Impact Assessment Form
  o Traffic/Transportation Study
  o Economic Impact Study
  o Compliance with City Policies, Plans, Initiatives
### Master PD Review Process Changes

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<tr>
<th>ORIGINAL PROPOSED MASTER PD PROCESS</th>
<th>CURRENT PROPOSED MASTER PD PROCESS</th>
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## Original Proposed Master PD Process

- **Supplemental Materials & Studies:**
  - Standard PD section with minor edits

## Current Proposed Master PD Process

- **Supplemental Materials & Studies:**
  - Updated to be specific to Master PDs
  - Defines required Materials/Studies versus those that may be required based on project scope, location, etc.
  - Requires submission of Community Impact Assessment Form (new, see below)
  - Adds a Community Facilities, Infrastructure & Housing (CSF&H) Study
  - Environmental Study includes request for proposed demolition assessment & phasing plan, when applicable.

- **Supplemental Form – EAS:**
  - Primarily focused on development site/zoning
  - Required project details on uses, parking, etc.; comparing Existing, No Action, With Action

- **Supplemental Form – Community Impact Assessment (CIA) Form**
  - Requires project details on uses, parking, open space, population, etc.; comparing Existing, Proposed, incremental Changes
  - Requires information on community area demographics, schools, facilities, parks, amenities, etc.
  - Requires analysis on how projects complies with Controlling Plans and/or Design Guidelines
  - Requires Community Character Analysis – covering distinctive character of neighborhoods, local businesses, key institutions, etc.
  - Requires Housing/Displacement Impact Analysis - covering existing + potential impacts on housing types, rents, values, etc. in Community Area
Master PD Addendum Next Steps

Master PD Addendum to Development Manual – Next Steps

✓ Short team: Master PD Addendum
  • Complete any final edits
  • Post Final Addendum Documents to CPC website

✓ Longer Term: Update overall Development Manual
  • Consolidate Master PD Addendum into Manual
  • As needed, update code references, departments, etc. within the Manual
  • Update any of the processes, as needed
  • Update graphics and formatting
Master PD Addendum Next Steps

Commissioner Questions/Comments