



COMMUNITY IMPACT ASSESSMENT FOR MASTER PLANNED DEVELOPMENTS

PART I: GENERAL INFORMATION

1. Project Name: _____

2. Project Address(es): _____

3. Brief Project Description: _____

4. Applicant/Developer-Firm: _____ Lead Contract: _____

5. Attorney - Firm: _____ Lead Contract: _____

PART II: GENERAL INFORMATION - COMMUNITY AREA

6. Existing Demographics/Housing of Community Area (Community Area Name): _____

Racial and Hispanic Origin: White ____% Black/African American ____% Hispanic/Latino ____% Asian ____%
 Hawaiian/Pacific Islander: ____% American Indian/Alaskan: ____% Other: ____% Two or More Races: ____%

Income: Median _____ Per Capita _____ Persons in poverty: ____%

Population: Est'd 2010 _____ Est'd 2019 _____ Change in Population: ____%

Housing: Units (#) _____ Owner Occupied ____% Median Value Homes _____ Median rent _____

7. What are predominant Existing Land Use (within min. 1 mile radius of Development Site):

Residential-Multifamily Residential-SF Detached General Commercial/Retail Office Entertainment

Educational Cultural Amenities Manufacturing/Distribution Public Facilities Open/Recreational Space

Other, explain _____

8. Existing Facilities/Services (within min. 1 mile radius of Development Site)

Chicago Public Schools (CPS): Pre-K (#) _____ Elementary (#) _____ High School (#) _____

Facilities: Libraries Community Centers Day Care Centers Senior Centers Recreation Centers

Police Stations Fire Departments Other –Specify _____

9. Existing Cultural Amenities/Entertainment (within min. 1 mile radius of Development Site)

Museums/Galleries Theatres Cinemas Music Venue Sports Venues Amusement Park

Zoos Outdoor Theatre/Venue Other (list all): _____

10. Existing Recreation/Open Space Area (within min. 1 mile radius of Development Site)

Pocket Park Playground Dog Park Multi-Use Community Park Nature Center/Conservatory Golf Course

Forest Preserve Beach Harbors Canoe Launch Bike/Running Trail Other: _____

11. Controlling Plans/Design Guidelines – *Attach summary of project will comply will relevant controlling plans, design guidelines*

12. Community Character Analysis – Provide a map of 1 mile radius from Development Site with names of existing facilities (8-10, above) and a community character analysis narrative with details on distinctive characteristics of and facilities in the neighborhoods, such as: the residents, important local businesses, key amenities, institutions, parks, events, distinctive buildings and streetscapes, etc.

13. Housing/Displacement Impact Analysis – Attach an analysis that identifies housing on the subject property and in the surrounding neighborhood areas and any potential impacts this development will have on housing types, values, rent, and general, naturally occurring affordability of housing in defined community area as well as any potential displacement.

PART III: GENERAL INFORMATION - DEVELOPMENT SITE

14. Physical Setting & General Scale of the Project– *Attach a copy of the survey and a zoning map*

Gross Site Area (sq. ft.): _____ Net Site Area (sq. ft.): _____

Total Gross Building Area (sq. ft.): _____ Number of Buildings: _____ Max Bldg Height: _____

15. Required Actions/Approvals (Check all that apply):

Planned Development - CPC Lakefront Protection Ordinance - CPC

Industrial Corridor Map Amendment – CPC Zoning Board of Appeals

Landmark Commission Acquisition of City-Owned Property

Other: _____

16. Anticipated Timelines/Schedules:

Is project to be implemented in single phase? Yes No Anticipated project start date: _____

Anticipated Completion date of first phase: _____ Completion- Final Phase: _____

PART IV: PROPOSED DEVELOPMENT DETAILS (CHANGE IN USES/INFRASTRUCTURE/AMENITIES/ETC)			
	EXISTING	PROPOSED/PROJECTED (at Completion)	INCREMENTAL CHANGE
LAND USE (Development Site Only)			
Residential – If yes, specify:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Total Number of Residential or Mixed-Use Structures			
Total # of Market-Rate Dwelling Units / Affordable Units	/	/	/
One-Bedroom – Market Rate / Affordable Units	/	/	/
Two-Bedroom – Market Rate / Affordable Units	/	/	/
Three+ Bedroom – Market Rate / Affordable Units	/	/	/
Efficiencies – Market Rate / Affordable Units	/	/	/
SROs – Market Rate / Affordable Units	/	/	/
Percent of Affordable Units On-site (per Total Affordable Units)			
Commercial/Office/Hotel – If yes, specify:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Number of Commercial/Office/Hotel Structures			
Gross Floor Area for all Commercial Uses (sq. ft.)			
Gross Area of Hotel use only (sq. ft.) / # of Hotel Rooms	/	/	/
Gross Area of Office Space Only (sq. ft.)			
Gross Area of Other -Specify (sq. ft.)			
Manufacturing/Industrial – If yes, specify:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Number of Manufacturing/Industrial Structures			
Total Gross Area of all Manufacturing/Production (sq. ft.)			
Gross Floor Area of Manufacturing Space (sq. ft.)			
Gross Floor Area of Warehouse/Distribution Space (sq. ft.)			
Gross Floor Area of Other - Specify			
Other Land Uses – if yes, specify:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Total Gross Area of all Vacant/Unimproved land			
Total Gross Area for all other Land Uses - specify			
POPULATION (Development Site Only)			
Residents – If yes, specify:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Total Number of Residents			
Percent of Resident – Children, aged 18 or under			
Businesses/Employees – If yes, specify:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Number of Businesses – Total			
Number Permanent Workers - Total			
Number – Service Industry			
Number –“White Collar” (office, etc.)			
Number – Other-specify			
Number Construction Jobs			
Other (customers, students, etc.) – If yes, specify:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Number of Non-Resident/Non-Employee Population - total			
Number of General Customers / Hotel Guests	/	/	/
Number of other - specify			
SERVICES/FACILITIES/CULTURAL AMENITIES (Development Site Only)			
Facilities/Service – If yes, specify:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Gross Area of all Facilities (sq. ft.)			
Gross Area of Community/Recreation Centers (sq. ft.)			
Gross Area of Day Care Centers (sq. ft.)			
Gross Area of Other-Specify (sq. ft.)			
Cultural Amenities/Entertainment – If yes, specify:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Gross Area of all Amenities (sq. ft.)			
Gross Area of Theatres/Music Venue/Cinema (sq. ft.)			
Gross Area of Sports/Amusement Venues (sq. ft.)			
Gross Area of Other-specify (sq. ft.)			
RECREATIONAL/OPEN SPACE (Development Site Only)			
Recreational/Open Space – If yes, specify:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Total Gross Area of all recreational/open space			
Gross area of recreational space (indoor)			
Gross area of open space (outdoor)			

Gross Area of multi-use community parks			
Gross Area of Other - specify			
Percent of recreational/open space – publicly accessible			
Waterfront Area – If yes, specify:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Length of Waterfront Area (lineal ft.)			
Gross area of waterfront recreational/open space			
Percent of waterfront rec/open space – publicly accessible			
LANDMARK/HISTORIC RESOURCES (Development Site Only)			
Landmark/Historic Resources – If yes, specify:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Number of Landmark Structures			
Number of Orange-Rated / Red- Rated Structures	/	/	/
Landmark District	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
National Register District/Space	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Other - Specify			
SCHOOLS (Development Site + As Specified)			
CPS Schools	<input type="checkbox"/> Name <input type="checkbox"/>	<input type="checkbox"/> Enrollment Status <input type="checkbox"/>	
Neighborhood Pre-K School			
Neighborhood Elementary School			
Neighborhood High School			
Pre-K Schools - # of Schools within 1 mile radius			
Elementary Schools – # of Schools within 1 mile radius			
High Schools – # of Schools within 1 mile radius			
PARKING/TRANSPORTATION/PUBLIC INFRASTRUCTURE (Development Site + As Specified)			
Garages Parking – If yes, specify:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Number of accessory garage parking spaces (on-site)			
Number of non-accessory garage parking spaces (on-site)			
Surface Parking – If yes, specify:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Number of accessory parking spaces (on-site)			
Number of on-site non-accessory parking spaces (on-site)			
Adjacent Street Parking – If yes, specify:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Total Number of abutting street parking spaced			
Abutting street parking (%) – metered / res permit	% / %	% / %	% / %
Transportation/Bicycle (within ¼ mile) If yes, specify:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Number of CTA Train Lines/Stations	/	/	/
Number of Metra Stations			
Number of CTA Bus Route/Stops	/	/	/
Number of Shared Bike Stations / Spaces	/	/	/
Detailed infrastructure analysis to be provided in Traffic/Transportation Impact Study			
ZONING CLASSIFICATION – Specify:			
Base Zoning			
Max Floor Area – no density bonus / with Max density bonus			
Max # of Units – no density bonus / with Max density bonus			
Max Building Height – no density bonus / with Max density bonus			
Predominant land uses allowed (attach list)			
Attach additional documents, plans, maps or supporting reports as needed to provide necessary details			

Community Impact Assessment Form Resources - The following are webpage links to assist in filing out this form:

Chicago Zoning Map [webpage](#)

DPD Plans/Design Guidelines [webpage](#)

Chicago Park District [webpage](#)

Community Demographics – CMAP Community Snapshots [webpage](#)

Chicago Zoning Ordinance [webpage](#)

ARO Dashboard [webpage](#)

Chicago Public Schools [webpage](#)