



# Master PD Addendum Changes

ORIGINAL PROPOSED MASTER PD ADDENDUM	CURRENT PROPOSED MASTER PD ADDENDUM
<ul style="list-style-type: none"> <li>✓ Master PD Thresholds:               <ul style="list-style-type: none"> <li>• Based on Gross Site Area; Total Floor Area; Total # of Dwelling Units;</li> <li>• Different Thresholds for Private VS City projects</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>✓ Master PD Thresholds:               <ul style="list-style-type: none"> <li>• Based on Gross &amp; Net Site Area; Total/ Increased Floor Area; Total/Increase Dwelling Units, Group Living Units, &amp; Hotel Rooms</li> <li>• Different Thresholds for Private VS City or Waterfront Projects</li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>✓ Master PD Review Process:               <ul style="list-style-type: none"> <li>• Includes Community Meetings throughout review process</li> <li>• Includes Regular Working Meetings &amp; Scoping Meeting (for studies)</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>✓ Master PD Review Process:               <ul style="list-style-type: none"> <li>• Includes Community Meetings throughout review process</li> <li>• Includes Regular Working Meetings &amp; Scoping Meeting</li> <li>• Includes opportunity for early Concept Review</li> <li>• Includes enhanced Site Plan Review for parcels approved with only Zoning/ Development Controls and Design Standards</li> <li>• Includes updated format and text</li> </ul> </li> </ul>
	<ul style="list-style-type: none"> <li>✓ Community Meeting Guidelines for Master PDs:               <ul style="list-style-type: none"> <li>• Defining the Community Area</li> <li>• Organizing &amp; Noticing the Meeting</li> <li>• Running the Meeting</li> <li>• Meeting Follow-up</li> </ul> </li> </ul>

# ★ Master PD Addendum Changes – Cont'd

ORIGINAL PROPOSED MASTER PD ADDENDUM	CURRENT PROPOSED MASTER PD ADDENDUM
<ul style="list-style-type: none"> <li>✓ Supplemental Materials &amp; Studies:               <ul style="list-style-type: none"> <li>• Standard PD section with minor edits</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>✓ Supplemental Materials &amp; Studies:               <ul style="list-style-type: none"> <li>• Updated to be specific to Master PDs</li> <li>• Defines required Materials/Studies versus those that <i>may</i> be required based on project scope, location, etc.</li> <li>• Requires submission of <i>Community Impact Assessment Form (new, see below)</i></li> <li>• Adds a <i>Community Services, Facilities, &amp; Housing (CSF&amp;H) Study</i></li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>✓ Supplemental Form – EAS:               <ul style="list-style-type: none"> <li>• Primarily focused on development site/zoning</li> <li>• Required project details on uses, parking, etc.; comparing Existing, No Action, With Action</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>✓ Supplemental Form – Community Impact Assessment (CIA)               <ul style="list-style-type: none"> <li>• Requires project details on uses, parking, open space, population, etc.; comparing Existing, Proposed, incremental Changes</li> <li>• Requires information on community area demographics, schools, facilities, parks, amenities, etc.</li> <li>• Requires analysis on how project complies with Controlling Plans and/or Design Guidelines</li> <li>• Requires Community Character Analysis – covering distinctive character of neighborhoods, local businesses, key institutions, etc.</li> <li>• Requires Housing/Displacement Impact Analysis- covering existing + potential impacts on housing types, rents, values, etc. in Community Area</li> </ul> </li> </ul>

# ★ Master PD Addendum Next Steps

## Master PD Addendum to Development Manual – Next Steps

### ✓ Release Final Draft for Review/Comment:

- Provide Update to CPC – October 15, 2020
- Post Proposed Final Draft to CPC website:  
[https://www.chicago.gov/city/en/depts/dcd/supp\\_info/chicago\\_plan\\_commission.html](https://www.chicago.gov/city/en/depts/dcd/supp_info/chicago_plan_commission.html)
- Open 60-day public comment period: Oct. 16 – Dec 16, 2020
- Host a Public Webinar during public comment period

### ✓ Complete Final Documents - Early 2021

- Review Comments; Update draft as necessary
- Present Revised Final draft and post final documents to CPC/DPD website