

Chicago Plan Commission



Proposed Changes to the Planned Development Process

October 17, 2019

Proposed Development Manual Addendum

- **Master Planned Developments (PDs) thresholds:**
 - Privately owned
 - 20 Acres, or
 - 4 Million GSF of development, or
 - 4,000 Dwelling Units
 - City owned or City/sister-agency:
 - 10 Acres, or
 - 2.5 Million GSF of development, or
 - 2,500 Dwelling Units
- **Master PD Process:**
 - Introduce City Initiated Community Meetings
 - Enhanced Requirements for Supplemental Studies
 - Additional Opportunities for Developer/City Meetings
- **Associated Update of Commission Rules**
- **30 Day Review/Comment Period**



Next Steps – Proposed Short Term Goals

DEVELOPMENT MANUAL

For Chicago Plan Commission Projects



- **Draft Comprehensive PD Manual Update**
 - Include Master PD Process
 - Updates to reflect current DPD policies and procedures
 - Create or update:
 - Intake Meeting submittal Checklist
 - PD Application Filing Checklist
 - Public hearing packet requirements
 - Add Common Templates Forms
- **Additional Measures to enhance transparency/community input:**
 - Update Plan Commission web-page to be more user friendly and interactive
 - Create webpages for Master PD Projects

Next Steps – Proposed Mid-Term Goals/Tasks

- **Propose Code Changes**
 - Requires City Council Action
 - Add community meeting requirements in the Zoning code
 - Add Master PD Project Thresholds
- **Update/Enhance Application Forms and Filing Procedures**
- **Create Development Review process for large scale Infrastructure and other Public, Non-PD projects**

