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



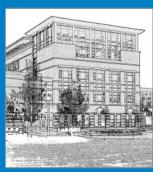
Next Steps – Proposed Short Term Goals

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

