



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

To: Teresa Córdova, Chairman, Chicago Plan Commission
Members of the Chicago Plan Commission

Through: _____
Maurice D. Cox, Acting Commissioner, Department of Planning and Development

Eleanor Gorski, First Deputy Commissioner, Department of Planning and Development

Patrick Murphey, Zoning Administrator, Department of Planning and Development

From: _____
Nancy Radzevich, Assistant Commissioner, Department of Planning and Development

Nina Idemudia, Coordinating Planner, Department of Planning and Development

Date: October 16, 2019

Re: Proposed Changes to the Planned Development Process

At the September 17, 2019 Chicago Plan Commission meeting, Chairman Córdova directed Department of Planning and Development (DPD) staff to provide some recommended changes to the Planned Development process, to support the Mayor Lightfoot's agenda for increased community engagement and transparency. Specifically, the Chairman directed staff to consider recommendations for review of larger scaled, Master (a/k/a "Mega") Planned Development proposals, to ensure that potential impacts and proposed mitigation measure are identified, and thoroughly reviewed and evaluated as part of the review process. Further, the Chairman asked the staff to provide recommendations to increased community engagement, through increased transparency and opportunities for community input, particularly on the Master Planned Development Projects.

In response to this request, staff is providing a proposed addendum to the City of Chicago Development Manual, which will provide more defined process to achieve these two goals. This draft addendum is provided in draft form to the Commission and the public to solicit comments and input. Once comments have been received and reviewed, the document will be further updated and presented back to the Commission for final comments. These changes will in turn be incorporated into a final updated Development Manual, along with other needed updates, that reflect current policies and procedures, leadership, etc.

Concurrent with these procedural changes, staff will also be working on updates to the Commission's webpage to increase information available to the public regarding pending cases, and will be evaluating possible ordinance changes, as needed, to further re-enforce the updated Planned Development procedures.

Outline of Proposed Changes

Drafts to be Reviewed

PD Manual Addendum for large scale or Master Planned Developments (PDs)

- Introduced new thresholds for Master PD Projects
- Introduced requirement for a City Initiated Pre-Application Meeting (include a provision to allow this to be extended to certain standard PDs)
- Refined requirements for Supplemental Materials and Studies

Revision of Commission Rules

- Deleted pages after the rules and procedures as they are not procedural.
- Deleted Section 8 of Article IV
- Cleaned up for consistency

Short Term Changes (1-2 months)

Draft a Comprehensive PD Manual Update

- Remove repetitive language
- Update procedures to reflect current DPD policies
- Incorporate new procedures and requirements for Master PDs
- Replace text, charts, maps that reflect code requirements, include links to codes, to ensure that as those are updated, the Development Manual reference remains consistent
- Create or update checklists for Intake submittal requirements, PD Application filing requirements, and public hearing submission requirements; include links to documents to ensure that as they are updated, the Development Manual reference remains consistent
- Add useful templates to the appendix

Review Internal DPD Policy

- Create guidelines surrounding code section 17-13-0604-C which gives City Plan Commission the authority to create rules surrounding public input
- Evoke the Community Hearing provision of the Commission Rules
- Evaluate and revamp, as needed, CPC Presentation procedures
- Create web pages for Master Projects
- Revamp the Commission web page to be more user friendly and more interactive

Mid-Term Changes (3-6 months)

Propose Code Changes

- Add community meeting requirements in the Zoning code
- Add Standard/Major/Master Project Designations

Miscellaneous items to be revised

- General Clean-up of Application and Filing Procedures
- Improve interagency Part II complacence coordination
- Introduce thresholds for the review of large infrastructure improvements