

Department of Planning and Development (DPD)

**Proposed Process for
Master Planned Development (PD) Reviews**

Tuesday, December 8, 2020 – 6:00pm

Master Planned Development Addendum to the Development Manual includes: Master PD Thresholds & Review Process, Community Meeting Guidelines, Master PD Supplemental Materials & Studies Requirements, and Community Impact Assessment Form

View Current Documents:

https://www.chicago.gov/city/en/depts/dcd/supp_info/chicago_plan_commission.html

★ Master Planned Development (PD) Review



Master PD Review Objectives:

- ✓ Create more defined review and community process for large-scale development proposals
- ✓ Establish defined thresholds for projects that would be required to follow Master PD review process;
- ✓ Update types of and standards for the Supplemental Studies and Materials and create specific Master PD requirements
- ✓ Reinforce the need to assess the project in the context of and potential impacts to the surrounding community area

★ Master PD Review Process Timeline To-Date

Initial Master PD Draft Addendum to Development Manual: October 17, 2019

- Presented to CPC; released for Public Comment
- Included Master PD Thresholds/Review Process & EAS Form

Initial Public Comment Period: October – December 2019

- 30-Day Public Comment Period, extended additional 30 days

Public Comment Review – January-April 2020

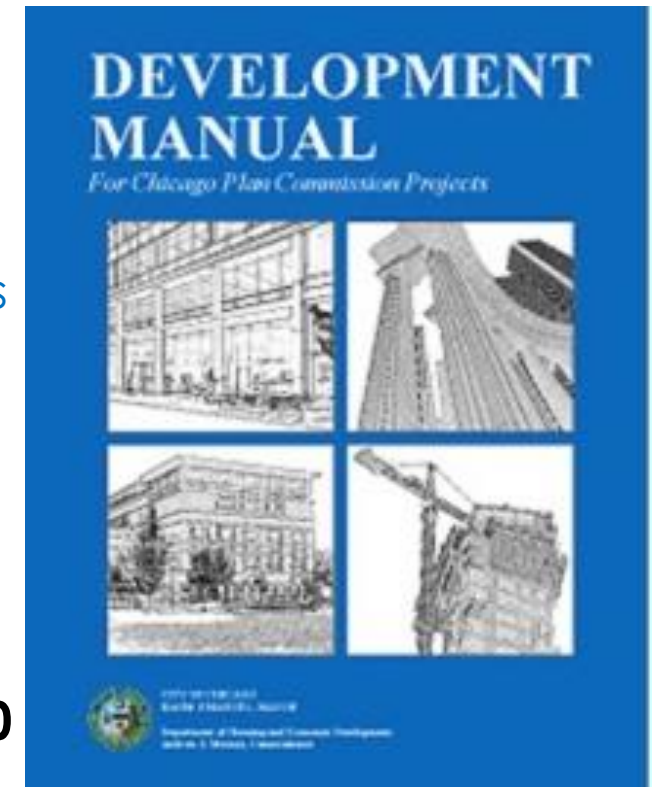
- Review/analyze public comments on Master PD review process
- Based on public comments, scope expanded to include: community meeting guidelines, Master PD Supplemental Materials/Studies section, community impact assessment form

Work on Expanded Scope & Updates– May-October 2020

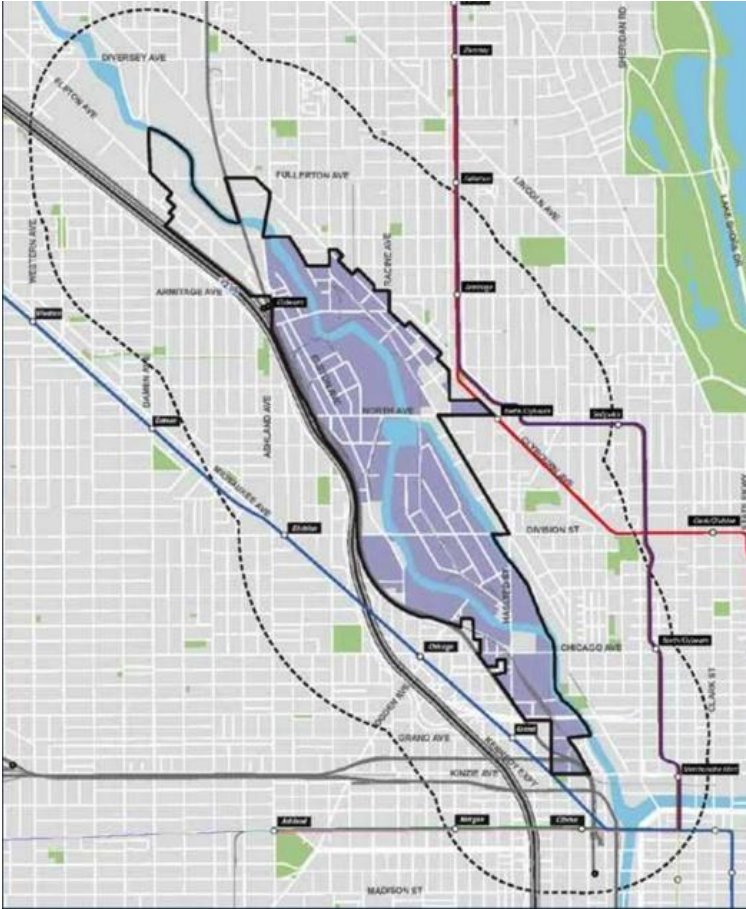
- Update thresholds/process, draft new sections/documents
- Provide update to CPC; released for Public Comment

Current Public Comment Period: October – December 2020

- 60-Day Public Comment Period, w/informational webinar



★ Master PD Review – Project Thresholds



Privately owned land (excluding Waterfront sites):

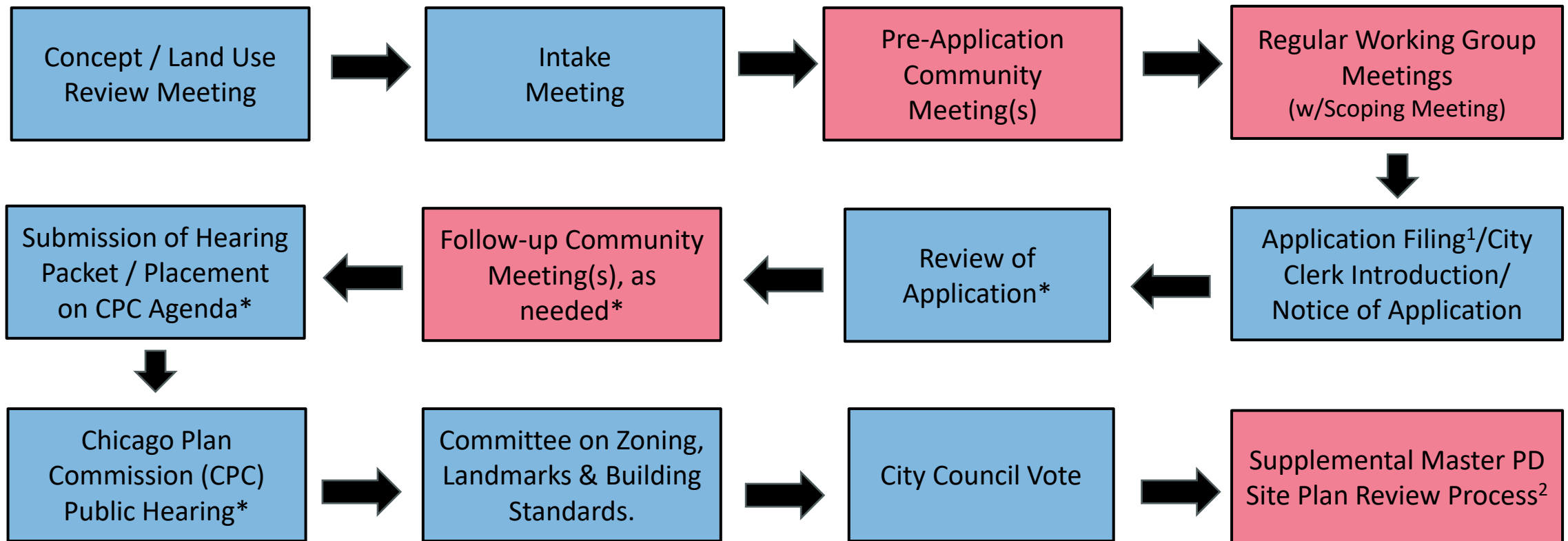
- ✓ Site Area (acres): 20 gross or 15 net , OR
- ✓ Floor Area (SF): 4 Million Total or 3.0 Million incremental increase, OR
- ✓ Combined Dwelling Units, Hotel Rooms, Group Living Units: 4,000 Total or 3,000 incremental increase

City owned land or City as co-Applicant OR any Waterfront sites:

- ✓ Site Area (acres): 15 gross or 10 net, OR
- ✓ Floor Area (SF): 3.0 Million Total or 2.5 Million Incremental Increase, OR
- ✓ Combined Dwelling Units, Hotel Rooms, Group Living Units: 3,000 Total or 2,500 Incremental Increase

★ Standard vs Master PD Review Process

The PD Review Process is outlined below; the **red** shaded steps are specific to *Master PDs*



¹ The PD application can be filed at any time. DPD strongly encourages the applicant to file at this step in the process

² The Supplemental Master PD Site Plan Review Process follows process similar to the Master PD Review Steps identified with an *, above, as well as any additional processes identified in the approved PD

★ Master PD – Community Engagement

Emphasize Community Engagement in Master PD Review

- *Community Meetings* -defined steps in Master PD Review Process
- Specific webpage for Master PDs on the DPD website
- Enhanced Site Plan Review Process for subareas and parcels approved with only Zoning/Development controls and Design Guideline in Master PD Ordinance



Establish Master PD Community Meeting Guidelines

- Reinforce involvement by impacted alderman and DPD staff
- Includes guidance on: defining community areas, organizing/noticing meetings, and meeting follow up
- Encourage engagement platforms to provide opportunities for input from all interested parties/stakeholders



★ Master PD – Supplemental Studies/Materials

Supplemental Materials/Studies Requirements

- Update and refine the guidelines for supplemental studies/materials
- Add the following new supplemental studies/materials:
 - *Community Impact Assessment Form* requires a community assessment, identification of schools, facilities, etc., and data on incremental changes in housing, commercial, parking, etc. on-site
 - *Community Services, Facilities, & Housing* – requires identification/evaluation of development's potential impacts on schools, facilities and housing stock
- Identify studies/materials which will be mandatory for all Master PDs:
 - *Community Impact Assessment Form*
 - *Traffic/Transportation Study*
 - *Economic Impact Study*
 - *Compliance with City Policies, Plans, Initiatives*

★ Master PD Review Process Changes

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

★ Master PD Review Process Changes

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

★ Master PD Addendum Next Steps

Master PD Addendum to Development Manual – Next Steps

- ✓ Release Final Draft for Review/Comment:
 - Provided Update to CPC – October 15, 2020
 - Post Final Draft to CPC website
 - Open 60-day public comment period: Oct. 16 – Dec 16, 2020
- ✓ Complete Final Draft- Early 2021
 - Review Comments; Update current draft, as necessary
 - Present Final Documents to CPC
 - Post Final Documents to CPC/DPD websites

Master PD – Proposed Review Process

QUESTIONS & ANSWERS

Additional Comments and questions can be submitted to DPD at
DPD@CityofChicago.org