

CHICAGO METROPOLITAN AGENCY FOR PLANNING

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Frequently Asked Questions (FAQs) for Developments of Regional Importance

[What is a Development of Regional Importance \(DRI\)?](#)

[Does CMAP charge a fee to review a DRI?](#)

[Are there any financial incentives to encourage compliance?](#)

[What kinds of response might the CMAP Board give in their review?](#)

[Why would anyone want to have their projects reviewed?](#)

[What criteria define a “project sponsor”?](#)

[Does CMAP have the authority to stop a project?](#)

[What happens after a DRI review?](#)

[How should advocacy groups and citizens initiate a DRI?](#)

[Will affected communities and interested parties be alerted that a project is being considered for a DRI?](#)

[What is the role of CMAP staff in the DRI process?](#)

[How does the DRI complement the GO TO 2040 Plan?](#)

[Does the DRI process replace or duplicate other CMAP review procedures?](#)

[What is the DRI threshold for projects near a critical stream and/or natural area?](#)

[Who defines the critical streams and natural areas?](#)

[How many votes are needed for the CMAP Board to act on a DRI request?](#)

[Can CMAP’s Board override the threshold requirement for any proposed DRI review?](#)

What is a Development of Regional Importance (DRI)?

A DRI is a large-scale development proposal that has the possibility of introducing widespread regional impacts to the daily activities of significant numbers of people or the natural environment.

Does CMAP charge a fee to review a DRI?

There are currently no plans to charge a fee for reviewing a potential DRI.

Are there any financial incentives to encourage compliance?

There is no current policy for financial incentives.

What kinds of responses might the CMAP Board give in their review?

In acting on the DRI request, the Board may either issue a statement of No Further Action or direct staff to prepare an advisory report to be completed within 30 days. The Board may review and comment on the advisory report content at its discretion.

Why would anyone want to have their projects reviewed?

Sponsors can receive good publicity akin to a 'Good Planning Seal of Approval'. CMAP's review may also assist proposal sponsors in responding to local concerns regarding the impacts of a proposal. The dialogue and evaluation associated with the DRI process may also reveal opportunities to improve a proposal.

What criteria define a "project sponsor"?

A project sponsor is defined as the direct agent of the proposed development. This may be the owner of the property to be developed or a firm seeking to operate a new business enterprise. The intent of permitting a project sponsor to request a DRI review is to legitimate CMAP involvement in otherwise local permitting processes.

Does CMAP have the authority to stop a project?

No, CMAP's role is advisory.

What happens after a DRI review?

After the DRI review, the process is complete. CMAP may hold further discussion at its discretion.

How should advocacy groups and citizens initiate a DRI?

All individuals are governed by a County or municipality and they are free to communicate with governmental leaders inside and outside their own jurisdictions. All counties and municipalities are represented by members on the CMAP Board. Specific planning interests are also represented on CMAP working committees. This allows any individual or advocacy group an avenue to organize a formal DRI review request.

Will affected communities and interested parties be alerted that a project is being considered for a DRI?

Yes, through conventional methods of public notification and disclosure such as the local zoning administrator, media and internet.

What is the role of CMAP staff in the DRI process?

Only CMAP's Executive Director may request a DRI review. Existing staff will be trained to manage DRI administration. Senior staff with subject matter expertise will be asked to prepare an Advisory Report if necessary.

How does the DRI complement the *GO TO 2040* Plan?

A proposed DRI will be reviewed and recommendations made based on consistency with CMAP's regional plans.

Does the DRI process replace or duplicate other CMAP review procedures?

No, the DRI process is intended to review the comprehensive planning implications of large-scale development. Other review procedures focus on more strategic planning concerns.

What is the DRI threshold for projects near a critical stream and/or natural area?

Applications for review of a development with project boundaries within 100 yards of critical streams and natural areas identified on the map approved by the CMAP Board may proceed by applying thresholds reduced by 50%. Off-site utility, service, and emergency access installations associated with any development are not eligible for threshold reduction.

Who defines the critical streams and natural areas?

The critical streams and natural areas are defined by the Illinois Department of Natural Resources. A mapped representation of IDNR's inventory is the only source used in determining the eligibility for threshold reduction.

How many votes are needed for the CMAP Board to act on a DRI request?

CMAP's Board requires a supermajority of 12 of 15 votes to act on any matter before them.

Can CMAP's Board override the threshold requirement for any proposed DRI review?

The CMAP Board has legislative authority to consider regional and intergovernmental impacts of proposed developments.

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