

# CHICAGO METROPOLITAN AGENCY FOR PLANNING

## June 2013

### Application Form requesting assessment of thresholds and criteria for Developments of Regional Importance

Instructions: Please complete this application form and submit the completed application form together with all supporting documentation via postal mail to:

Chicago Metropolitan Agency for Planning  
DRI Application, Attn: Jon Hallas  
Willis Tower, 233 S Wacker Drive  
Suite 800, Chicago, Illinois 60606

For more information, please contact Jon Hallas at  
[DRI@cmap.illinois.gov](mailto:DRI@cmap.illinois.gov) or 312-386-8764

#### Background

Assessing the impacts and providing planning guidance on Developments of Regional Importance (DRIs) is an element to the work program of the Chicago Metropolitan Agency for Planning (CMAP). CMAP's DRI process provides an opportunity for regional partners to comprehensively assess the regional implications of large-scale development proposals, reconcile regional priorities associated with these proposals and coordinate independent actions in support of regional goals. Examining these impacts from the regional perspective offers an opportunity to align projects and create consistency with regional plans and programs.

The Illinois Legislature specifically enabled CMAP in this area under Section 47 of Illinois Public Act 095-0677.

It is CMAP's intent to review development proposals that have the possibility of introducing widespread regional impacts to the daily activities of significant numbers of people or to the natural environment. Of particular concern are characteristics of proposals that may have impacts beyond the jurisdiction of the permitting agency (e.g. municipal zoning, county stormwater, state transportation departments). At the same time, it is not CMAP's intent to usurp the due authority of permitting agencies or unnecessarily delay a proposed development with a review of questionable relevance or value.

This DRI process is currently in place for a two-year trial period by CMAP. The two year period will commence on August 1, 2009 and end July 31, 2011. At that time, the process and its effectiveness will be reviewed by the CMAP Board.

#### Step 1. Requesting a DRI review

CMAP staff will use this information to certify that this application is being made by a party recognized as a legitimate requestor of the DRI review.

Requests that CMAP review a project may be made by:

- Municipal or County resolution

- A CMAP Board member or the Executive Director
- Majority vote of a CMAP Coordinating Committee
- A public or private project sponsor

*Please identify yourself*

- On behalf of:  municipality,  county,  CMAP Board,  CMAP Executive Director,  CMAP Coordinating Committee or  Project sponsor

○ Your name:

○ Your mailing address:

○ Your telephone number:

○ Your e-mail address:

*Please identify project location and jurisdictions with authority*

○ Project Name:

○ Project Address or Location:

○ Project Description:

○ Which general purpose local government(s) (e.g. municipality or county) has jurisdiction over the project's location?

*Please attach documentation legitimating the request*

- Adopted municipal or county resolution: Check if attached.
- Formal request letter by CMAP Board member or the Executive Director. Check if attached.

- Formal request letter by coordinating committee chair to Board certifying majority committee vote in favor of request.  
Check if attached.
- Formal request letter by public or private project sponsor. Check if attached.

**Step 2. Determine criteria that determine CMAP’s time window for reviewing a DRI.**

These criteria are applied depending on whether the request is to review a private or public project.

- For privately funded developments, requests for a DRI review are accepted by CMAP only after the relevant zoning change application has been filed with the local governments with jurisdiction. DRI designations must be made prior to development rights being vested by the appropriate local government using its zoning authority to permit the proposed use by right.
- For publicly funded developments, requests for a DRI review are accepted by CMAP only after the project is programmed for preliminary engineering. DRI designations must be made prior to the project being programmed for construction. If all necessary federal or state permits are already issued then CMAP will not review the development under the DRI process.

*Please provide details about the type of project:*

- Is this a privately funded project? Check if Yes.
- Does the project require a zoning action by the local government?  
Check if Yes.
- If Yes, has the zoning action request been filed with the local government?  
Check if Yes.
- If Yes, what is the anticipated date of the local government’s final decision on the zoning action?
- Is this a publicly funded project? Check if Yes.
- If Yes, does the project require inclusion in a locally adopted capital improvement program? Check if Yes.
- If Yes, is the project programmed for preliminary engineering (i.e. planning-level design)? Check if Yes.
- If Yes, what is the anticipated date for construction to proceed?

CMAP staff will contact local government staff/officials to verify the above responses. If within the prescribed DRI review time window, public notification of the DRI review consistent with local practice will be arranged.

**Step 3. Determine thresholds that must be exceeded for CMAP to proceed with a DRI review.**

At least **one** of following quantitative thresholds must be exceeded in order for CMAP to proceed with a DRI review.

- The project is estimated to generate or divert greater than 50,000 auto vehicle trips (or truck equivalent) per day on the region’s highway system.
- The project is estimated to add a net discharge of greater than 5 million gallons effluent per day.

- The project adds greater than 500 acres of impervious paved surfaces and rooftops.

Projects within 100 yards of critical streams and natural areas as identified in the accompanying map may proceed with a DRI review by applying the above thresholds reduced by 50%.

*Please provide details about the scale of the project and attach all supporting documentation:*

- Is the project boundary within 100 yards of a critical stream or natural areas as identified in the accompanying map? Check if Yes.

If so, CMAP may proceed with a DRI review by applying the following thresholds reduced by 50%. You may use GIS to determine this or contact CMAP and the measurement will be provided to you.

- Is the project estimated to generate or divert greater than **50,000** auto vehicle trips (or truck equivalent) per day on the region's highway system? Check if Yes. 
  - If Yes, attach supporting documentation including a concise and transparent accounting of the analysis method, data sources, quantitative inputs and results. Check if attached.
- Is the project estimated to add a net discharge of greater than **5 million** gallons effluent per day Check if Yes. 
  - If Yes, attach supporting documentation including a concise and transparent accounting of the analysis method, data sources, quantitative inputs and results. Check if attached.
- Is the project estimated to add greater than **500** acres of impervious paved surfaces and rooftops? Check if Yes. 
  - If Yes, attach supporting documentation including a concise and transparent accounting of the analysis method, data sources, quantitative inputs and results. Check if attached.

#### **Next Steps**

CMAP staff will review and verify the application contents. If necessary, we will contact you for clarification. You should make every effort to ensure that application contents are complete and correct. Staff will certify the application contents indicating that they do (or do not) meet the DRI review requirements based on the content of this application. All applications, including those that are incomplete or do not meet the stated thresholds and criteria, will be submitted for Board review.

The DRI request and the staff documentation will be placed on the agenda for the next regular Board meeting.

The CMAP Board will review and discuss the application and either direct staff to prepare an advisory report on the project within 30 days or issue a statement of "no further action" on the request.