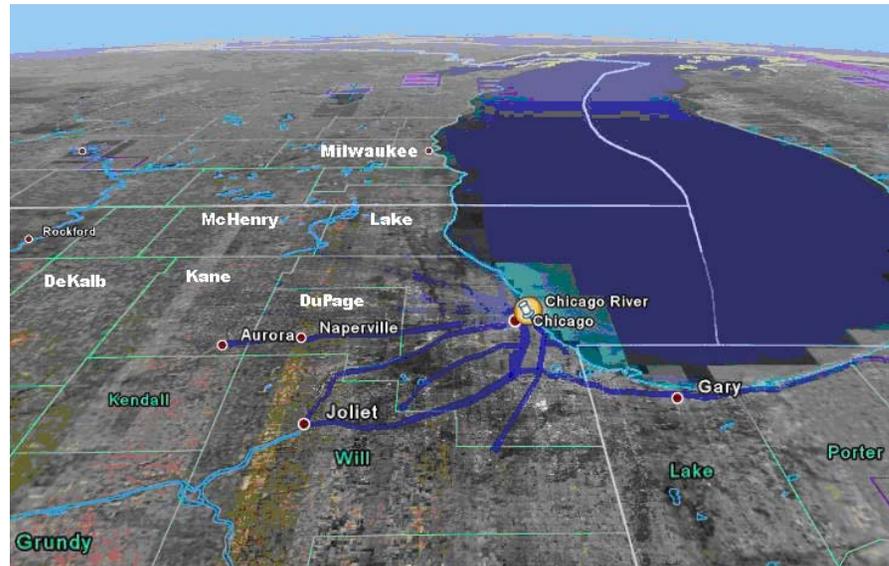




Chicago Metropolitan
Agency for Planning

Overview of Developments of Regional Importance (DRI)



Ron Thomas, AICP
Deputy Executive Director for
Planning

DRI - Origin

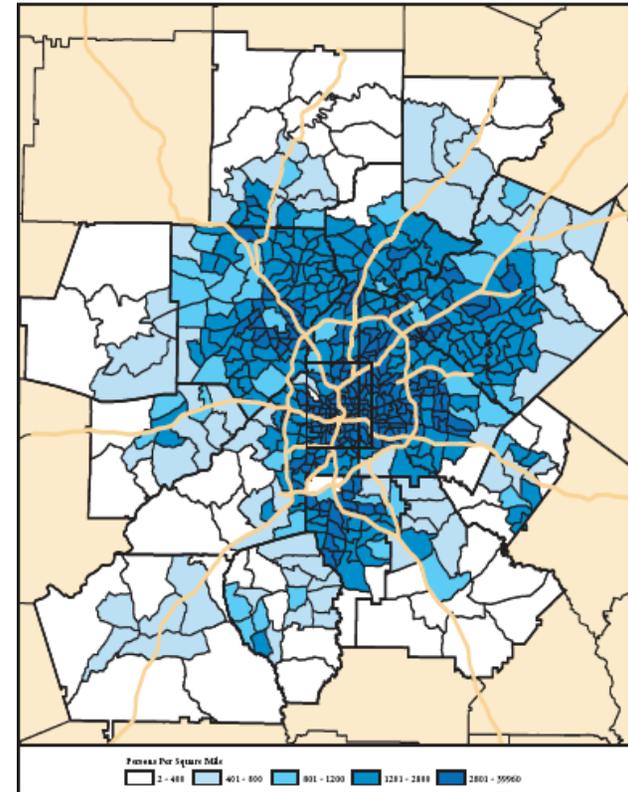
- A review process for projects affecting more than one community
- 1975 model from American Law Institute's Model Land Development Code
- Enacted by State Enablement
- Proposed as a Balanced Approach Between Local, Regional and State Interests

DRI - Applications

- Regional Agencies in Florida - State-wide
- Cape Cod - Environment Oriented
- Atlanta Regional Commission - Comparable

Learning from Atlanta: A Competitive Example

- Enacted by State Planning Act in 1989
- Identify Large Scale Developments with Impacts beyond Single Municipal Site
- Improve Communication Between Governments
- Means of Assessing & Reporting Impacts Before Causing Conflicts
- Thresholds established by Project Type, Size, County Profile and Location Conditions



DRI –Evaluation Criteria

1. Interjurisdictional Impact on the natural environment
2. Interjurisdictional Impact on the economy of the region
3. Interjurisdictional Impact on infrastructure
 - Transportation
 - Water Supply
 - Sewer
 - Solid Waste
 - Other Public Facilities
4. Interjurisdictional Impact on the Ability of People to Find Adequate Housing Reasonably Accessible to Places of Employment
 - Consistency with ARC's adopted Development Guides and Policies.
 - ARC Has 19 Criteria It Applies to Achieve the State's 4 Point Criteria

ARC Reviews

(ARC) is required ... to review and comment on many proposed developments, comprehensive plans, and applications for Federal assistance in the Atlanta region... to accomplish two basic goals: facilitation of intergovernmental coordination and cooperation, and conformance with regional plans and policies.

- Review of Local Comprehensive Plans
- [Review of Solid Waste Management Plans \(PDF\)](#)
- Developments of Regional Impact
- [Area Plan Review](#)
- River Corridor
- [Intergovernmental Coordination Reviews](#)
- Informal Reviews

DRI in Practice

- Review Is Advisory
- Some State Programs Require DRI Approval to Qualify and Receive Funding
- Functions as a Desired “Seal of Approval” for Subsequent Approvals, Permits, Marketing, etc.
- Some “Skating Under” Criteria
- Balanced with Incentives, Awards and Benefits of Approval

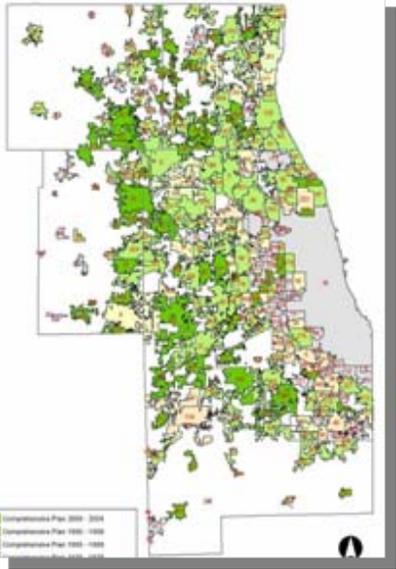
CMAP Charge & Challenge for Partnership

Section 45. Regional comprehensive plan. At intervals not to exceed every 5 years, the Board shall develop a **regional comprehensive plan that integrates land use and transportation**. The regional comprehensive plan and any modifications to it shall be developed cooperatively by the Board, the CATS Policy Committee, and NIPC with the involvement of citizens, units of local government, business and labor organizations, environmental organizations, transportation and planning agencies, State agencies, private and civic organizations, public and private providers of transportation, and land preservation agencies. **Units of local government shall continue to maintain control over land use and zoning decisions.**

Regional Review Status (NIPC)

- Review of Regional Transportation Plan
- RTA Act Enablement for Transportation Facility Review
- County Planning Act Enablement for County Plan Reviews
- NIPC Enablement and 1987 Facilities Area Plan with Adopted 9 Criteria for FPA Review
- IEPA Agreement with NIPC as its FPA Review Agent
- Review Practices Established under Federal A-95 Requirements (Monitoring)

Our Regional Deficiencies

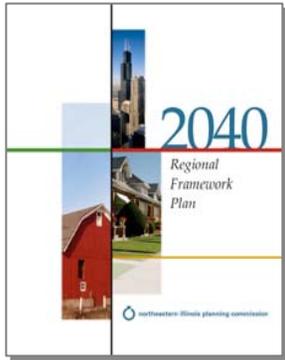


- Responsibilities Situational and Singular - Not Coordinated or Integrated
- Differences in State Requirements & Regional Requirements (FPA)
- Major Cause of Conflict Not Included in Enablement (Boundary Disputes)
- Reviews Triggered by Cross Boundary Sewering and Not Other Important Impacts
- Other Reviews Interpretive without Adopted Criteria

Regional Assets & Resources

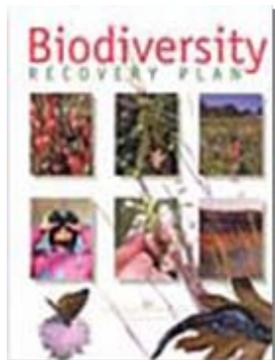


- Local Planning Technical Assistance Act
- Adopted Regional Forecasts
- Adopted Regional Transportation Plan
- Adopted Regional 2040 Regional Framework Plan
- Adopted Green Infrastructure Vision
- New State Water Resource Planning Program
- Review Practice with County, A-95 and Transportation Plan
- Adopted 1987 Facility Area Plan and Review Criteria
- State Enablement for Boundary Agreements



APA Award 2006

NEED ENABLEMENT TO INTEGRATE AND COORDINATE THESE EXISTING ACTIVITIES MODELED ON DRI REVIEWS AT ARC WITH SPIRIT OF HELPING NOT HINDERING



APA Award 2002



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CMAP Opportunity

- Establish True Integration between Regional Land Use and Transportation Plans with Local Plans and Development
- Coordinated and Consistent Reviews
- Resolve Metropolitan Region vs State-wide Conflicts
- Put Available Tools and Resources to Work
(Atlanta Using Our “Paint the Town” Tool)
- Develop Reviews with a CMAP Integrated Regional Plan that Can Contribute to the Region’s Competitive Success
- Use Available Funding for Incentives and Assistance