



# Chicago Metropolitan Agency for Planning

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## MEMORANDUM

**To:** Programming Developments of Regional Importance  
(DRI) Subcommittee

**Date:** November 6, 2007

**From:** CMAP Staff

**Re:** DRI Process

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### Public Act 95-0677

Sec. 47. Developments of Regional Importance. The Board shall consider the regional and intergovernmental impacts of proposed major developments, infrastructure investments and major policies and actions by public and private entities on natural resources, neighboring communities, and residents. The Board shall:

(a) Define the Scope of Developments of Regional Importance (DRI) and create an efficient process for reviewing them.

(b) Require any DRI project sponsor, which can be either a public or private entity, to submit information about the proposed DRI to CMAP and neighboring communities, counties, and regional planning and transportation agencies for review.

(c) Review and comment on a proposed DRI regarding consistency with regional plans and intergovernmental and regional impacts.

The Board shall complete a review under this Section within a timeframe established when creating the DRI process. A delay in the review process either requested or agreed to by the applicant shall toll the running of the review period. If the Board fails to complete review within the required period, the review fee paid by the applicant under this Section shall be refunded in full to the applicant. If, however, the applicant withdraws the application at any time after the Board commences its review, no part of the review fee shall be refunded to the applicant.

In order for the process examining Developments of Regional Importance to add true value by improving the development and investment decision making process in the region and improving intergovernmental coordination, there needs to be a thorough investigation of the impacts of a proposed project. Obviously, this type of analysis cannot be conducted for every project within the region. To initiate the discussion of how to define the scope of DRIs and create a review process, the following questions are posed to help shape the framework:

**Questions:**

1. What is the definition of a development of regional importance?
2. Can they be capital or operational (example, evacuation planning)?
3. What are the thresholds?
4. Do we develop a tiered approach based on certain thresholds?
5. How do we develop the criteria? (example, NEPA process, Atlanta or other)?
6. What is the process for conducting the reviews?

The following are *DRAFT* examples for discussion purposes only. The intent for the DRI Programming Subcommittee is to form preliminary recommendations to the Programming Coordinating Committee on how to define and develop the DRI process. Upon approval by the committee of the preliminary recommendations, a larger task force comprised of stakeholders will be convened to assist in creating the scope and the process for review. The task force's recommendation will be submitted to the Programming Coordinating Committee for their recommended approval to the CMAP Board.

**Definitions**

Projects subject to analysis include, but are not limited to:

- Proposed limited access highway facilities
- Public transit extensions
- New or expanded airport facilities that add capacity to the regional airport system
- New waste water facilities or major facility expansions
- Major office, housing, commercial, industrial, mixed use or distribution developments
- New or major expansions of intermodal facilities
- Major new or expanded recreation or tourism facilities
- Other new or expanded developments that have significant impacts on public infrastructure, water supply or quality, natural resources or traffic congestion

**Thresholds**

The CMAP Board, with the input of its partners, will define minimum thresholds that trigger the project review process. These thresholds will be based upon the level of impact of a project beyond its local jurisdiction and the regional or sub-regional nature of those impacts.

**Criteria**

The following criteria are proposed for evaluating projects of regional significance:

- Consistency with local, regional and state plans
- Impact of the project on neighboring jurisdictions

- Impact of the project on natural resources, including water resources
- Impact of the project on the regional economy, including addition of construction and permanent jobs
- Impact on public infrastructure, including water supply, wastewater treatment, transportation and educational facilities
- Availability of adequate housing

**Process**

Upon receipt of a local or state government request for action on a project (i.e. zoning change, request for federal or state funds, etc.) the local government will submit to the CMAP staff an information form and request for review. The CMAP staff will determine within a specified period of time whether the project meets the minimum thresholds for review and analysis.

If the project meets the minimum threshold, a preliminary assessment of the regional planning implications of the proposed project will be conducted. The preliminary assessment will recommend whether or not additional planning analyses is needed including the appropriate time and resources that will be needed.

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