

Palatine's Comprehensive Plan Update: Creating a Blueprint for Our Future Business, Housing & Transportation Needs

The Village of Palatine has initiated the process of rewriting and updating its Comprehensive Plan, which was adopted in 1990 and contains various amendments from the last 19 years. The Village has retained Camiros, a professional planning consultant, to assist in the development of a new Comprehensive Plan for Palatine.

What is a Comprehensive Plan?

A Comprehensive Plan is a long-term planning document designed to guide future development and preserve the existing community character. The Comprehensive Plan creates a vision and establishes goals for community development, with measurable steps, through the creation and implementation of policies and objectives. Ultimately, the plan is adopted by the Village Council and becomes the Village's main development tool. The general longevity for a community's Comprehensive Plan is approximately 15-20 years.

Summary of Palatine's 1990 Comprehensive Plan

In 1990, the Village saw itself as a community with a clear directive – as a community that “is, and desires to remain, a primarily single-family residential community.” The 1990 Comprehensive Plan has been used as the basis for zoning changes and development approvals as well as to provide guidance for transportation system and infrastructure improvements and direction for detailed planning studies for specific subareas. Since the Plan's adoption, there have been a number of amendments. These amendments have focused on changes in recommended land use and refinement of the circulation system as previously vacant land becomes available for redevelopment.

The Plan's goals were general expressions of community values and provided the framework for the Comprehensive Plan. The following goal statements were included in the 1990 Comprehensive Plan.

General Community Development

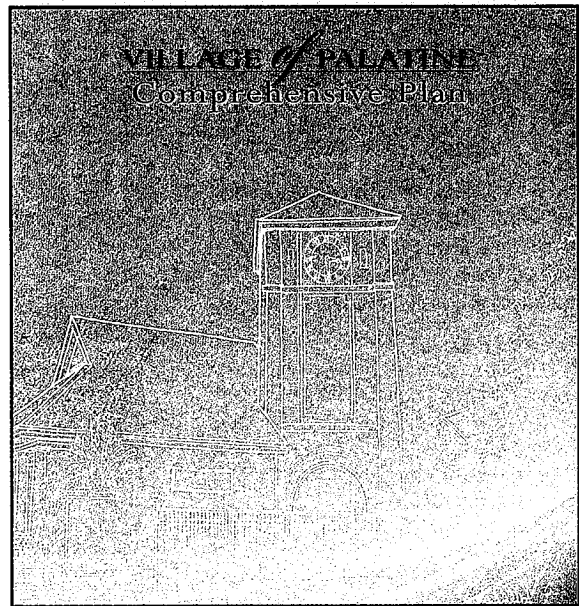
- Maintain the low-density, suburban residential character of the community.
- Encourage continued managed growth of the Village.

Housing

- Encourage development of single-family homes in many price ranges as the primary form of new residential development.
- Ensure the quality of new multiple-family developments, where such uses are appropriate.
- Encourage development of affordable housing for special populations.
- Encourage development of large, planned parcels rather than small piecemeal development.

Retail, Office and Light Industrial Development

- Encourage new office, research, and light industrial development in the Village to help increase the tax base.
- Achieve better control over the quality of new and redeveloping commercial areas.



Transportation

- Improve traffic circulation in Palatine.
- Improve accessibility within the Village for special populations.

Community Appearance

- Improve the appearance and quality of both existing and new retail/commercial development.

Open Space and Environmental Planning

- Maintain sufficient parks and open space to serve all Palatine residents.
- Ensure that new development is respectful of environmentally sensitive areas.

Utilities

- Provide water, sanitary and storm sewer facilities to all residents of Palatine.

Plan and Process Moving Forward

This process will rely heavily upon public input and the Plan will reflect the overall community objectives gathered from the residents and business owners. A Community Survey will be accessible through the Village's website (www.palatine.il.us) in October 2009.

We encourage all residents to visit the Comprehensive Plan Update website for project information, schedule, and Comprehensive Plan documents for further information. Please visit Channel 6 and the Village website for continuing updates and details regarding the Comprehensive Plan Update.

For additional information, please contact the Village of Palatine Department of Planning and Zoning at (847) 359-9047.