VILLAGE OF PALATINE

VILLAGE HALL - COUNCIL CHAMBERS 200 E. WOOD STREET
PALATINE, IL 60067-5339 – (847) 359-9050
http://www.palatine.il.us

PLANNING AND ZONING COMMISSION

AGENDA ● MARCH 25, 2025

Village Hall - Council Chambers | **Regular Meeting** | **7:00 PM**

I. CALL TO ORDER

II. MEETING MINUTES

1. Planning and Zoning Commission - Regular Meeting - Mar 11, 2025 7:00 PM

III. PUBLIC HEARING

1. Public Hearing and Review of the Proposed Village of Palatine Comprehensive Plan

IV. COMMUNICATIONS

V. ADJOURNMENT

VILLAGE OF PALATINE

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PLANNING AND ZONING COMMISSION

MINUTES ● MARCH 11, 2025

Village Hall - Council Chambers | **Regular Meeting** | **7:00 PM**

I. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Patrick Noonan	Commissioner	Present	
Cindy Roth-Wurster	Commissioner	Present	
Eric Friedman	Vice Chairperson	Absent	
Jan Wood	Chairperson	Present	
Rodney Bettenhausen	Commissioner	Present	
Robert Kolososki	Commissioner	Present	
Kevin Cavanaugh	Commissioner	Present	
Stephen Fedota	Commissioner	Present	
Tim Schubert	Commissioner	Present	

II. MEETING MINUTES

1. Planning and Zoning Commission - Regular Meeting - Jan 28, 2025 7:00 PM - **Accepted**

RESULT:	**ACCEPTED [UNANIMOUS]**
MOVER:	Kevin Cavanaugh, Commissioner
SECONDER:	Cindy Roth-Wurster, Commissioner
AYES:	Noonan, Roth-Wurster, Wood, Bettenhausen, Kolososki, Cavanaugh, Fedota, Schubert
ABSENT:	Friedman

Minutes Acceptance: Minutes of Mar 11, 2025 7:00 PM (Meeting Minutes)

III. PUBLIC HEARING

1. 328 N. Plum Grove Road **- Recommend To Approve**

SU-000159-2025 - 328 N Plum Grove Road

Notice was published in the Journal & Topics on February 20th, 2025 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

- **Proof of Ownership**
- **Real Estate Disclosure**
- **Affidavit of No Improvements**
- **Special Use Application**
- **Plat of Survey**
- **Site Plan/Foundation Plan**
- **Elevations**
- **Public Notice**

Background:
The Subject Property is zoned R-2 (Single-family residential), approximately 26,139 SF (.60 acres), and contains a single-family home and two accessory structures. As existing conditions, the detached garage (functional rear yard) is legally non-conforming, as it partially encroaches into the required front yard (25-foot setback). Additionally, there is a metal shed, with a .31-foot side yard setback. With the proposed improvements, both of these structures would be removed. Subsequent to the Public Notice, the petitioner revised the site plan and the proposed driveway conforms to Code. The Petitioner is requesting approval for a Special Use to permit an addition to be set back 20 feet from the front lot line, instead of the required 30 feet.

Sworn in petitioner: Tamra Wille - 530 N Lake Shore Drive, Chicago, IL - Owner of 328 N Plum Grove Rd.

Ms. Wille states that the current garage is original to the house and is in poor condition. She explains that the garage will be demolished and replaced with a new attached garage. An attached garage is preferred for aesthetic reasons and ease of use. To accommodate the new garage, they plan to move the driveway to the east. She also mentions that there was a shed on the property, which has since been removed.

Chairman Wood inquires how long she has owned the property.
Ms. Wille states that her parents owned the house, and she grew up there. The house has been in the family for 51 years, and she is now the current owner.

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Commissioner Kolososki asks if she will occupy the house.
Ms. Wille states that the house will be her primary residence.
Commissioner Bettenhausen asks if they have considered alternative driveway designs to preserve the existing tree that would need to be removed for the new location.
Ms. Wille states that she, too, is a tree lover but has no other way to construct the driveway without removing the oak tree. She further states that they will be replacing it with three new trees, which should be adequate.
Chairman Wood asks if there will be any other exterior upgrades.
Ms. Wille states that they plan to update the roof, windows, and siding, along with some landscaping improvements.

Sworn In: Robert Wille - 530 N Lake Shore Dr - Chicago, IL - owner's husband

Mr. Wille states that they carefully considered options to save the large tree but ultimately determined it was not feasible. He explains that they have been working extensively on the exterior landscaping, including removing dead pine tree. He expresses concerns about the older trees and the potential danger to the house. He assures the commissioners that they will implement a thoughtful landscaping plan and have a clear vision for restoring the home's former charm. He also mentions that neighbors have inquired about the project and have been very supportive. Given the home's sentimental value, they want to ensure the renovations are done safely and thoughtfully.

Mrs. Bremanis clarifies that the purpose of the hearing is to address the front yard setback, as the petitioner is seeking relief for the garage addition. She provides context regarding the surrounding properties and their setbacks, stating that this addition would not negatively impact any sightlines. She further clarifies that a number of properties along Sherman have a present setback of 20 feet or less from the street. She confirms that the addition complies with height and lot coverage requirements and remains well under the allowable limits. She also notes that the removal of tree in the parkway has been coordinated with Public Works, which has agreed that replacing the removed tree with three new ones is sufficient. The cost of removal and replacement will be the responsibility of the owner.

Commissioner Cavanaugh clarifies that the lot coverage calculation includes the entire property.
Ms. Bremanis confirms that this is correct.

STAFF RECOMMENDATION:
Based upon the removal of the non-conforming detached structures and in review of the existing setback characteristics of the neighborhood, Staff does not think that the proposed addition will have a negative impact on either the public health, safety, welfare or be injurious to the properties in the neighborhood. The existing home's location and 71-foot setback from Plum Grove Road also impact the location of the proposed addition. Therefore, Staff recommends approval of

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the proposed Special use. If the Planning and Zoning Commission recommends approval, Staff recommends the following condition(s):

1. The Special Use shall substantially conform to the site plan submitted by the petitioner dated 02/27/25 and elevation submitted by the Petitioner, except as such plans may be changed to conform to Village Codes and Ordinances.

2. Set forth by the Palatine *Subdivision, Site Development and Floodplain Regulations: Section 8.10(c)" Parkways"*, three (3) parkway trees would be required, as part of the proposed addition and removal of the existing parkway tree. The cost of removing the tree and replacing with parkway trees is borne solely by the Petitioner.

There were no further questions. The public hearing was closed.

Commissioner Cavanaugh Made a motion to approve subject staff's conditions; seconded by Commissioner Kolososki.

DISCUSSION:

Commissioner Kolososki states that the project is a welcome improvement to the property and will enhance the neighborhood.

Commissioner Fedota expresses enthusiasm for the planned improvements and notes that the addition will make the home more livable. He states that the setback will not encroach on the vista or impact the values of surrounding properties and commends the petitioner for their improvement plan.

Chairman Wood acknowledges the long-time ownership of the home and describes the neighborhood as a beautiful area with well-maintained homes. She expresses excitement for the planned renovations, stating that the project will enhance the property while maintaining the integrity and beauty of the neighborhood. She further notes that removing the old shed and garage is an improvement and that the project meets all necessary standards, adding value to the property.

Commissioner Roth-Wurster states that the proposal is a good solution.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 8-0. This item will tentatively go to Village Council on March 17th, 2025.

RESULT:	**RECOMMEND TO APPROVE [UNANIMOUS]**
MOVER:	Kevin Cavanaugh, Commissioner
SECONDER:	Robert Kolososki, Commissioner
AYES:	Noonan, Roth-Wurster, Wood, Bettenhausen, Kolososki, Cavanaugh, Fedota, Schubert
ABSENT:	Friedman

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2. 704 W Euclid Ave **- Continued**

This petitioner requested to continue the item to the April 22nd Village Council hearing. Commissioner Cavanaugh Made a motion to approve the request; seconded by Commissioner Fedota.

RESULT:	**CONTINUED [UNANIMOUS]**
AYES:	Noonan, Roth-Wurster, Wood, Bettenhausen, Kolososki, Cavanaugh, Fedota, Schubert
ABSENT:	Friedman

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IV. COMMUNICATIONS

All items from previous meeting were approved at Village Council:
15 S. Rose St
783 N. Quentin
1101 S. Smith St.

The next meeting scheduled for 3/25/25 will discuss the Village Comprehensive Plan

V. ADJOURNMENT

Minutes Acceptance: Minutes of Mar 11, 2025 7:00 PM (Meeting Minutes)

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 03/25/25 07:00 PM

STAFF REPORT (ID # 9703)

Public Hearing and Review of the Proposed Village of Palatine Comprehensive Plan

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Michael W. Jacobs - AICP, Community Development Director

After completing a Request for Proposals, the Village Council selected the Lakota Group to prepare the Village's next comprehensive Plan in December, 2022. In preparing the new Comprehensive Plan, the Lakota Group completed an initial assessment of the Village, which culminated in a State of the Village report to the public and Village Council in January 2024.

In addition to two community open houses through the drafting of the Comprehensive Plan, Staff and the Lakota Group completed eight specific stakeholder interviews, representing a variety of entities (e.g., schools districts, public commission members, and private sector employers) and received over 700 online community survey responses in shaping the final document. Additionally, an 8-member Steering Committee of various stakeholders (including representatives of District 15, District 211, local businesses, and residents) worked with Staff and Lakota Group in reviewing the draft plan over the last year and a half.

The Village of Palatine's current Comprehensive Plan was adopted in 2011. The issues and challenges facing the Village today are different than the issues and challenges in 2011. The growth and development that the Village of Palatine will experience over the next twenty years will likely focus on specific locations and geographic areas for redevelopment. To that end, the draft document identifies the critical sub areas, each with a series of unique and site-specific planning challenges and questions, while incorporating many of the relevant recommendations therein.

In conjunction with Andy Cross of the Lakota Group, Staff is pleased to present the Final Draft of Palatine's Comprehensive Plan to the Planning and Zoning Commission for the required Public Hearing.

ATTACHMENTS:

- Final Draft Palatine Comprehensive Plan
- Public Notice









PLANNING

Palatine's VISION

COMPREHENSIVE PLAN | JANUARY 2025





Attachment: Final Draft Palatine Comprehensive Plan (Village of Palatine Comprehensive Plan)



Acknowledgments

MAYOR & VILLAGE COUNCIL

Jim Schwantz, Mayor

Tim Millar

Scott Lamerand

Doug Myslinski

Kollin Kozlowski

Brad Helms

Joe Falkenberg

Marg Duer, Village Clerk

STEERING COMMITTEE

Brian Harlan

Laurie Heinz

John Mahler

Andrew Mertz

Rita Patel

Joe Petykowski

Eric Wasowicz

Jan Wood

VILLAGE STAFF

Reid Ottesen, Village Manager

Michael Jacobs, AICP, Director of Community Development

Ben Vyverberg, Director of Planning and Zoning

Lyn Bremanis, Planner

Matt Barry, Public Works Director

CONSULTANT TEAM

The Lakota Group

THE LAKOTA GROUP.

Attachment: Final Draft Palatine Comprehensive Plan (Village of Palatine Comprehensive Plan)

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Attachment: Final Draft Palatine Comprehensive Plan (Village of Palatine Comprehensive Plan)

Chapter 1

INTRODUCTION & BACKGROUND

Attachment: Final Draft Palatine Comprehensive Plan (Village of Palatine Comprehensive Plan)



1

INTRODUCTION & **BACKGROUND**

In 2023, the Village of Palatine began the process of updating the Comprehensive Plan to capture the community's vision for physical, economic, and neighborhood development over the next fifteen years. The plan's voice and vision are the result of detailed analysis and study of the community's assets and existing conditions. These include a tight-knit community feel, established single-family neighborhoods, a concentrated downtown area anchored by the commuter rail station, thriving commercial corridors, and a shared eagerness to strengthen the Village's identity and sense of place.

The Plan is the result of strong local leadership and extensive collaboration, participation, and input from Palatine residents and stakeholders throughout the planning process. Ultimately, Palatine's Comprehensive Plan will help the Village capitalize on existing strengths while addressing key community challenges and needs, ensuring Palatine enjoys its strong quality of life moving into the future.

This section provides an overview of the planning and community engagement process, as well as the key themes that emerged from conversations with residents and stakeholders.

Attachment: Final Draft Palatine Comprehensive Plan (Village of Palatine Comprehensive Plan)

WHAT IS A COMPREHENSIVE PLAN?

Comprehensive planning is an important tool for communities to articulate how they'll grow in a way that's consistent with best planning practices, local values, and geographic context. The Plan focuses on a range of core community issues related to land use, transportation, economic development, housing, community character, and sustainability to guide Palatine, capitalize on unique local assets, and grow in a meaningful way that reflects its small town character.

Objectives of the Comprehensive Plan:

- Create a resource to inform policy decisions
- Integrate existing plans and initiatives into a cohesive vision for Palatine's future
- Set priorities and responsibilities for strategic improvements and initiatives
- Outline specific goals and strategies to achieve the plan's vision
- Help Village staff, leadership, and officials initiate tasks and make decisions

PLANNING PROCESS

The Comprehensive Plan planning process began in April of 2023 and consists of three distinct phases.



Phase 1

ENGAGE & ASSESS

Phase 1 – State of the Village

The focus of Phase 1 is to establish a dynamic community planning process that involves a wide range of community stakeholders, committees, and public agency representatives, and to create a comprehensive information base and analysis maps to facilitate discussion and understanding of existing conditions. The information and maps produced during this phase will determine and clearly define community constraints, weaknesses, strengths and opportunities, as well as form the basis for developing the Comprehensive Plan and Implementation Strategy.

Attachment: Final Draft Palatine Comprehensive Plan (Village of Palatine Comprehensive Plan)



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Phase 2
ENVISION

Phase 3
PLAN & IMPLEMENT

Phase 2 – Community Visioning

During this phase, the Team, together with Village leaders, property owners, business owners, and residents, will generate a range of comprehensive planning ideas and concepts through visioning sessions and workshops. From this idea exchange, a series of planning options will evolve that address community planning issues, economic development, downtown and neighborhood revitalization, resiliency, open space, transportation, and other planning topics. The team will prepare design studies and concepts of critical sub-areas identified during the Phase 1 assessment, as well as identify case studies for addressing community issues or capitalizing on existing opportunities.

Phase 3 – Comprehensive Plan

The Team will further refine the Draft Comprehensive Plan and Implementation Strategy by seeking additional community and stakeholder input. Based on this input, the Team will complete a Second Draft Plan. The Second Draft Plan will serve as the basis for conducting a final community open house to solicit additional feedback and input. A Community Open House will be held and will include stations organized around each of the Plan themes. Informed by final community feedback, a Final Plan will then be prepared and presented to the Village Council for review and adoption.

PUBLIC PARTICIPATION

The Palatine Comprehensive Plan has been a community-driven document from the beginning. The project's public participation plan provided multiple opportunities for the community at large to share their thoughts in both traditional and non-traditional formats and included Palatine residents, business owners, school district representatives, community leaders, and myriad others in the planning process. Digital engagement opportunities include a project website, online surveys, virtual workshops to make the information accessible and inclusive.

Steering Committee

The Village of Palatine organized a Steering Committee comprised of eight key stakeholders, residents, business owners, and elected officials to oversee the planning process and serve as "Plan Champions". Their role is to provide guidance and oversight to ensure that the Comprehensive Plan aligns with the goals and aspirations of the Village, while simultaneously prioritizing the community's best interests. The project began with an initial Steering Committee meeting, and the group will continue to meet to review plan deliverables throughout the process.

Stakeholder Interviews

The Village of Palatine and the planning team organized a series of eight stakeholder interviews. These included a Village Council interview in March of 2023, a Technical Working Group interview with Village staff in April of 2023, and six stakeholder interviews in July of 2023. In July, the planning team engaged different groups of stakeholders, including high school students from Fremd and Palatine High Schools, real estate professionals, public and community service providers, business owners, and residents.

Community Open House & Survey

The Village of Palatine and the Lakota Group team held a community workshop in September, 2023. Over 100 community members attended the event and shared their ideas for the future of Palatine. To expand outreach efforts, a virtual workshop and survey was posted online. This survey was distributed through the Palatine newsletter and over 700 residents participated. It became evident that Palatine residents were highly engaged and excited about the Village's future.



Attachment: Final Draft Palatine Comprehensive Plan (Village of Palatine Comprehensive Plan)

COMMUNITY THEMES

Several key themes emerged throughout the initial community engagement process with stakeholders and community members. The following summary synthesizes the community's thoughts, concerns, aspirations, and insights.

A VIBRANT AND CHARMING DOWNTOWN

Palatine should focus on creating a vibrant downtown area with a diverse mix of businesses, entertainment options, and gathering areas while still retaining its existing charm.

The community consistently highlighted an interest in revitalizing Palatine's downtown, stressing the importance of creating a vibrant and family-friendly downtown area with a more diverse mix of businesses, better streetscapes, additional gathering spaces, and increased cultural and entertainment activities. Stakeholders also want to ensure that downtown Palatine retains its unique charm and character that stands out from the downtown environments of surrounding communities.

Residents want more of a reason to go downtown. They see it developing into a hub for entertainment, events, independent shops, upscale dining, and central gathering point for the community. To achieve this vision, they believe there needs to better downtown cohesion, starting with redevelopment of underutilized parking lots, filled retail vacancies, and improved walkability and accessibility throughout the area.

This theme reflects a shared vision of making downtown Palatine a destination for residents and visitors alike, while continuing to celebrate the characteristics that make it special.

A PLACE FOR COMMUNITY GATHERING

Additional events, placemaking, and community gathering spaces that are accessible and enjoyable for all ages can help facilitate recreation and socialization, fortifying an already strong sense of community.

Residents consistently praised Palatine's strong sense of community and expressed a desire to enhance it through events, placemaking, and additional gathering spaces. Overall, residents want more places and opportunities for recreation and socialization. This includes green spaces, as well as plazas or other places that facilitate informal gathering. They would also like these spaces to be accessible and enjoyable for community members of all ages, from children to teens to seniors. This means including ample seating for adults, ADA accommodations, and fun activities for young people.

Many residents emphasized the importance of creating engaging and inexpensive opportunities for residents and visitors to connect and interact. This includes community programming and events like the Palatine Farmers Market, the Palatine Street Fest, concerts, cultural festivals, and other, more regular community programming. While Palatine already has an impressive community programming offering, residents want to be better-informed about the Village's events.

Attachment: Final Draft Palatine Comprehensive Plan (Village of Palatine Comprehensive Plan)

COMMUNITY THEMES

A COHESIVE BUILT ENVIRONMENT

Ensuring that land is developed to its highest and best use, that property developers have access to maintenance resources, and that public art is interspersed throughout the Village can improve Palatine's overall appearance.

Residents recognized opportunities for redevelopment, beautification, and other improvements to the built environment. They would like to see underutilized properties transformed, prime locations redeveloped, and excessive parking reduced, particularly near downtown. In all cases, stakeholders are supportive of developing properties to their highest and best use in a manner that improves the appearance and character of the Village.

Some residents believe that portions of downtown Palatine and segments of key commercial corridors appear dilapidated. They mentioned that improving the overall appearance of the Village by continuing to support property maintenance efforts can help to garner the recognition and appreciation that the Village deserves.

In addition to development solutions, residents also suggested the creation of more public art, murals, and enhanced signage to aid in beautification and to further improve the built environment. This theme highlights the potential for enhancing the community's use of land to create a more welcoming and attractive built environment.

SUSTAINABILITY AND ENVIRONMENTAL AWARENESS

Promoting existing sustainability programs and introducing new initiatives, such as community composting, sustainable building standards, and greening of the built environment can boost environmental resiliency.

Sustainability is important to residents, with over 70 percent of surveyed residents reporting that environmental sustainability and planet-friendly practices are important or very important to them. Residents would like the Village to promote recycling, composting, alternative energy use, and alternative transportation, like biking or walking.

Residents would also like to see the Village promoting its existing programs and suggested the implementation of broader educational initiatives to help the community embrace sustainable practices. Suggestions included promoting more eco-friendly behaviors within the community.

Residents would also like sustainability incorporated into the built environment through green building requirements, rain and pollinator gardens, enhanced tree cover, and native plantings. Several residents stated their desire for community gardens, which would create informal gathering places and hubs for sustainability education and green practices. Overall, residents are forward-looking and want to ensure that Palatine remains a green and sustainable place for future generations.

A WELL-CONNECTED COMMUNITY

Improving the sidewalk network, enhancing pedestrian crossings, continuing to support bicycle infrastructure and improving access to key areas in the community can make alternative transportation a safer, more viable option.

Most residents get around by automobile and will occasionally walk, bike, or use public transportation, particularly Metra, to travel throughout the region. Though Palatine has developed as a more auto-centric community, there is still a strong desire for safer pedestrian crossings, more on- and off-street bike lanes and trails, and a more continuous sidewalk network. Pedestrian conditions seem to be one of the community's bigger mobility concerns, as fragmented sidewalks and missing pedestrian crossings can lead to unsafe conditions.

Many respondents also expressed a desire for public transportation, though not the typical regional commuter options. Instead, they would like to improve access to key areas in the community, such as downtown, Harper College, high schools, commercial areas, and larger transportation hubs.

While the automobile is likely to remain the primary mode of transportation in Palatine, residents recognize that there are some community members who can't drive, due to age, disability, or income. For this reason, they would like to see continued support for alternative transportation options and safety improvements.

HOUSING FOR ALL

Providing more housing options for new families, young professionals, lower-income residents, empty nesters, disabled residents, and seniors can help make the community more livable while encouraging economic development.

Residents would like to see the development of more housing with increased variety of housing types and price ranges. Workforce-oriented housing, as well as housing that caters to the community groups listed above, can help create a more vibrant and accessible community, while housing density can support other developments and land uses throughout Palatine.

Rather than creating concentrations of attainable housing, residents indicated a preference to have it dispersed throughout neighborhoods with a percentage of new units set aside at attainable levels for all members of the community. They also mentioned the desire for higher-density housing, such as townhomes or rowhouses, throughout the Village and in central locations near downtown.

Attachment: Final Draft Palatine Comprehensive Plan (Village of Palatine Comprehensive Plan)

OUR VISION

In 2035, Palatine is a sought-after community in the Chicago metropolitan area known for the vibrancy and character of its Downtown, established neighborhoods and varied housing opportunities for all its residents, gold-standard public services, and a tight-knit community feel that makes people proud to call the Village their home. Residents including children, youth, adults, and seniors can walk and bike from their homes to schools, parks, and shopping in a safe and convenient manner. Palatine's commercial corridors are a backbone of the local economy, attracting customers throughout the region while creating gateways into the community and a sense of identity in the Village.

- **EFFECTIVE** in providing essential public service to residents with ongoing investment in staff, equipment, and infrastructure.
- **LIVABLE** with a variety of housing options that meet the needs of the community's population, ranging from young families to senior citizens.
- **THRIVING AND RESILIENT** with a local economy supported by investments in key opportunity sites, the downtown, and bustling commercial corridors.
- **CONNECTED** through thoughtful infrastructure design and pedestrian improvements.

Attachment: Final Draft Palatine Comprehensive Plan (Village of Palatine Comprehensive Plan)

PLANNING FOUNDATIONS

A Comprehensive Plan guides a community and provides a pathway to growth and success in a range of areas. While many fundamental topics are shared between all villages and cities, plans must reflect the local character and context of the community they serve. For this reason, the Comprehensive Plan for the Village of Palatine has been developed around three foundational aspects of the community.







PLANNING FOUNDATION 1: THE BUILT ENVIRONMENT

The built environment consists of land use, infrastructure, urban design, and connectivity. Strategically-planned development can promote economic growth by attracting businesses, creating job opportunities, and increasing property values. Additionally, community-focused urban design, such as walkable neighborhoods and mixed-use developments, can improve quality of life and public health. Thoughtful infrastructure design, including transportation systems and public spaces, can enhance connectivity and accessibility. The Village of Palatine has the opportunity to improve the overall resilience and sustainability of the community by focusing on regulating the built environment.

PLANNING FOUNDATION 2: ECONOMY & GROWTH

Palatine has a diverse local economy with different character areas: a popular pedestrian-oriented downtown, thriving auto-oriented corridors, and light industrial districts that provide unique opportunities of their own. Each of these character areas contribute to Palatine's local economic fabric, but should receive ongoing attention and guidance to ensure they continue to thrive and contribute to the Village's growth.

PLANNING FOUNDATION 3: COMMUNITIES & NEIGHBORHOODS

One of Palatine's greatest strengths is its sense of community, fostered by top-tier facilities and services, engaged residents, friendly neighbors, community events, and lively gathering places. The Village is well-positioned to enhance its sense of community with policies and initiatives targeted at strengthening its existing assets, underscoring its unique identity, and enhancing the Village's overall livability and residents' quality of life.

Attachment: Final Draft Palatine Comprehensive Plan (Village of Palatine Comprehensive Plan)

Chapter 2

PALATINE IN-DEPTH

Attachment: Final Draft Palatine Comprehensive Plan (Village of Palatine Comprehensive Plan)



2

PALATINE IN-DEPTH: **EXISTING CONDITIONS**

Palatine is a suburban community with small town charm located in the Chicago metropolitan area. The Village has it's roots in agriculture, with settlers coming to cultivate the fertile prairie lands. The construction of the railroad in 1853 set the Village on a path to growth and the roadway system further increased connectivity to the region as unincorporated land was annexed into Palatine over the years, resulting in the Village's 14 square mile footprint today.

Today, bustling commercial corridors and established industrial areas contribute to a diverse local economy. Palatine's downtown provides a walkable, pedestrian-scale environment with shops and restaurants.

Maintaining and growing Palatine's assets is an important goal of the Comprehensive Plan. This section outlines Palatine's existing conditions and challenges in order to lay the foundation for Plan goals and strategies.

Attachment: Final Draft Palatine Comprehensive Plan (Village of Palatine Comprehensive Plan)

COMMUNITY HISTORY

There are dozens of structures throughout Palatine that serve as testaments to Palatine's history as a thriving nineteenth-century settlement. Settlers from New York and New England traveled west to the area and its fertile prairies as early as the 1830s. Many of these settlers built their homes in the groves of trees that became known as Deer Grove, Plum Grove, Englishman's Grove, and Highland Grove.

The Illinois and Wisconsin Railroad came to the area in 1853 and was soon replaced by the Chicago and Northwestern Railroad. The arrival of rail facilitated the development of the Village, which was surveyed and laid out in 1855. Palatine was incorporated as a Village in 1866 and chartered by the State in 1869. Today, an active Palatine Historical Society strives to raise awareness of Palatine's many historic structures, places, and artifacts, many of which were built during the Victorian Period.

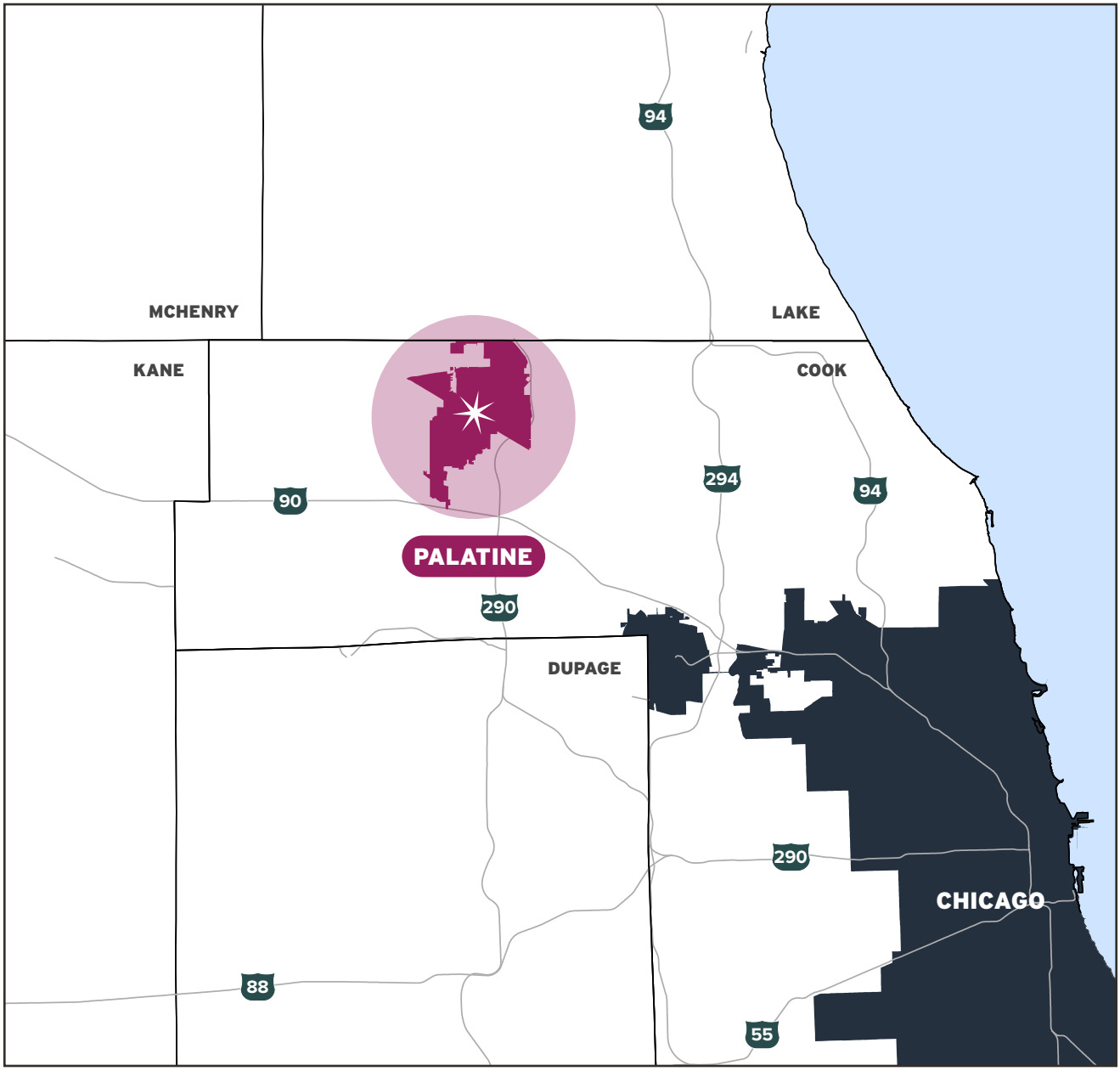
Palatine's proximity to Chicago and the railroad spurred enormous population growth beginning in the mid-twentieth century. From 1960 to 1970, the population grew over 125 percent from 11,500 to 25,900. The population reached 28,800 by 1973 and, since then, has increased to over 67,000.



Attachment: Final Draft Palatine Comprehensive Plan (Village of Palatine Comprehensive Plan)

REGIONAL CONTEXT

Palatine is located in northwest Cook County 30 miles from the Chicago Loop and 14 miles from O'Hare International Airport. The Village is connected to the region by the Metra Union Pacific Northwest (UP-NW) line and major highways, Interstate 90, Illinois Route 53, and US Highways 12 and 14. These connections facilitate residents' access to surrounding urban and suburban centers, as well as more rural segments of the region. Some of Palatine's regional draws include its charming downtown, fantastic schools, quality housing stock, surrounding forest preserves, and breadth of commercial and business development.



Attachment: Final Draft Palatine Comprehensive Plan (Village of Palatine Comprehensive Plan)

DEMOGRAPHIC PROFILE

POPULATION

The Village of Palatine has an estimated population of 66,800 in 2023 (ESRI) and has decreased by over 2.4% percent since 2010, mirroring Cook County's decrease in population over the same time period. This is likely due to outmigration, which occurs when residents move to other states. Over the next five years, Palatine's population is expected to continue decreasing slowly, again mirroring a projected population decrease in Cook County. A decrease in population can also indicate a shift in demographics and household composition, potentially pointing to a decrease in families with multiple children, rather than an overall exodus from the Village.

This population decline is not expected to have a significant impact on the Village or its resources, though steps can be taken to attract more residents to Palatine.

66,880
TOTAL POPULATION, 2023

2.5%
PROJECTED DECREASE BY 2028

HOUSEHOLDS

Households function as consumer units and household-level data can be used to understand Palatine's population and economy. There are 27,399 households in Palatine, which is an increase of approximately 600 households from 2010. The average household size in Palatine is 2.43, a decrease from 2.55 in 2010. Together, these datapoints show that demographics in Palatine are shifting. An increase in households paired with a decrease in household size could indicate that childless households, such as younger professionals, empty nesters, or seniors, are increasing in Palatine.

27,399
HOUSEHOLDS, 2023

An increase in households paired with a decrease in household size could indicate that childless households, such as younger professionals, empty nesters, or seniors, are increasing in Palatine.

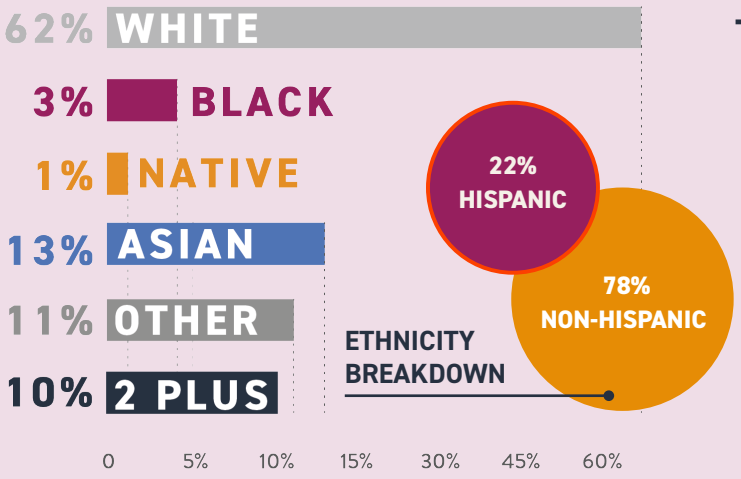
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INCOME

The median household income in Palatine is estimated at $89,557 in 2023. This is greater than the US median income of $72,603 and the Cook County Median Income of $74,483, indicating that the Village of Palatine is more affluent than surrounding communities.

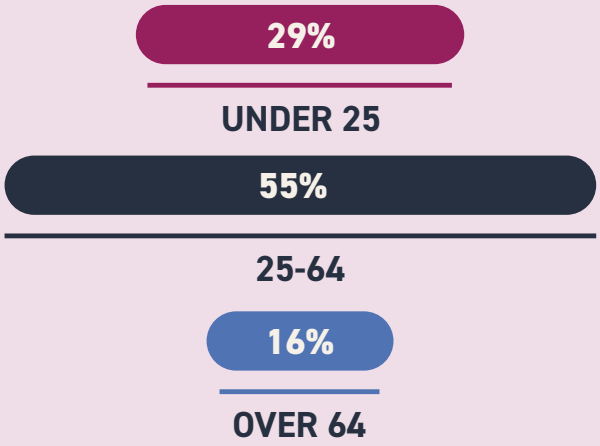
RACE AND ETHNICITY

Palatine's population is ethnically diverse. In 2023, approximately 38 percent of the population identifies as non-white, and 22 percent have a Hispanic origin. Diversity has increased since 2010 and is expected to continue increasing over the next five years. Currently 62 percent of the population is White, 3 percent is Black, 1 percent is American Indian, 13 percent is Asian, 11 percent is some other race, and 10 percent is two or more races. Residents view Palatine's diversity as one of its assets as a community.



AGE

Median Age data can provide a better understanding of shifting demographics, as a lower median age can indicate a greater number of children and families, while a higher median age can indicate a greater number of empty-nesters and seniors. The median age in Palatine is estimated to be 39.7, which has increased from 36.8 and is projected to increase to 40.9 in five years. Palatine's largest population bracket is the 35 to 44, comprising 15.3 percent of the population. In 2023, approximately 57 percent of the population is age 35 or older, compared to 53 percent in 2010. Based on these estimates, it appears that Palatine's population is aging, and there may be a greater need for senior housing and services in the future.



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PREVIOUS PLANNING EFFORTS

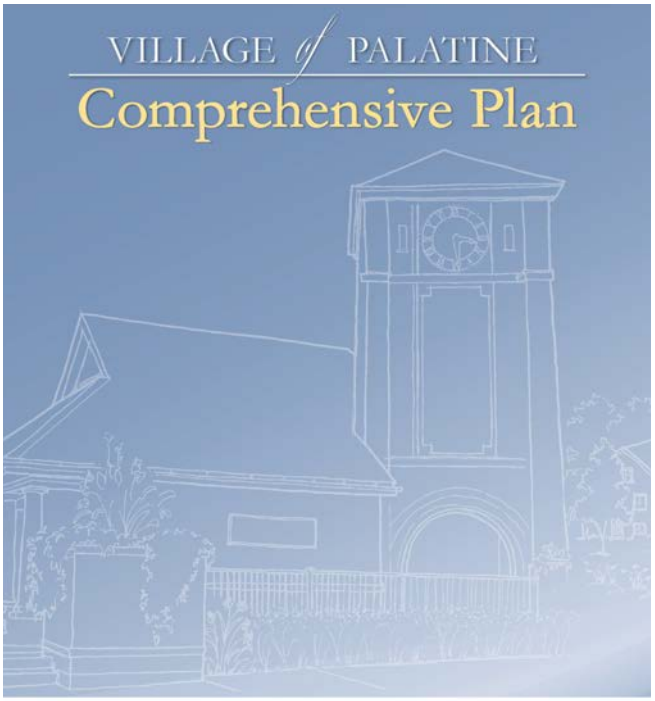
The Village of Palatine has dedicated time and resources to a number of planning efforts that provide a foundation for the updated Palatine Comprehensive Plan. These range from comprehensive plans to mobility plans to sub-area plans.

When creating this Comprehensive plan, review of previous planning efforts is a crucial step that ensures the new Plan builds on past work, avoids redundancy, and addresses existing challenges effectively.

The following plans, including their goals, strategies, recommendations, and insights, were reviewed during the planning process.

VILLAGE OF PALATINE COMPREHENSIVE PLAN (2011)

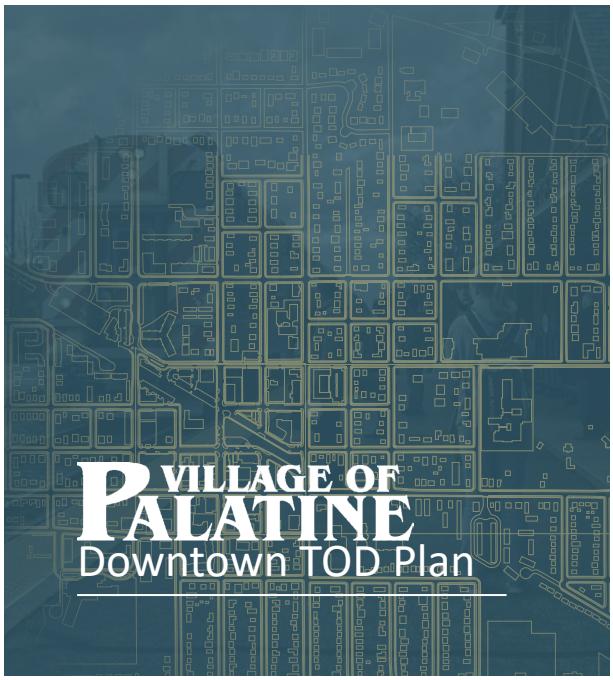
The Village approved a comprehensive plan in 2011 that reviewed land use, transportation, and economic development, among other things. Subareas were defined in key commercial areas and small changes were recommended to improve the functionality and vitality of these districts. The plan recommended zoning and regulatory changes to improve the development and review process, and identified strategies in urban design, wayfinding, and buffering to improve the built form and quality of life in the Village.



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DOWNTOWN TOD PLAN (2016)

This plan takes a comprehensive look at the Village's downtown and surrounding areas, evaluates demand and trends in the housing and commercial markets, and identifies key redevelopment sites and opportunities for multifamily and mixed use development. Transition zones between the downtown and surrounding neighborhoods are reviewed in detail, as well as opportunities for gateway improvements and wayfinding signs. The Plan recognizes the Colfax Avenue corridor as a gateway to downtown and recommends a series of strategies to improve the streetscape and general ability of the light industrial area to transition into a more impactful district for Palatine's downtown. A key recommendation is creating a zoning overlay district for Downtown Palatine with special provisions for architecture and building design, density bonuses, encouragement of mixed-use development, and streetscape and landscape requirements.



BICYCLE TRANSPORTATION PLAN (2011)

This two-year effort proposed a network of bicycle routes to facilitate travel to all sections of the Village and was made possible by an Energy Efficiency and Conservation Block Grant. The Plan was guided by principals that targeted all ranges of bicycle ability, sought continuity in a bike network, and identified routes with the lowest potential for traffic conflicts.

The Bicycle Transportation Plan provides a comprehensive list of bicycle-related improvements to create a 26-mile network of safe, usable bike routes. Tools to create the network include bike route wayfinding signs, shared lane markings, combined bike/parking lanes, paved shoulder additions or revisions, and side paths.

The Plan also prioritizes the bikeway improvements, allowing the Village to focus efforts in areas that will have the most impact in the short term.

SUBAREA PLANS (2018-2019)

Following the adoption of the Comprehensive Plan in 2011, the Village amended it several times with subarea plans defining the nature of development in key residential neighborhoods and commercial areas.

Michigan Avenue / Plum Grove Road Subarea Plan (2018)

This plan covered 19 single-family residential lots over 9.4 acres south of downtown. Subdivisions in the subarea recorded between 1926 and 2016 created lots of varying shapes

Attachment: Final Draft Palatine Comprehensive Plan (Village of Palatine Comprehensive Plan)

and sizes. Challenges to redevelopment are identified in the plan, including disparate lot sizes and zoning districts the lots fell within. Recommendations for the subarea include maintaining the single-family land uses, enforcing the R-2 zoning district's standards for new development, and completion of sidewalks in the area.

Benton Street / Gilbert Road Subarea Plan (2018)

This was an amendment to the Michigan Avenue / Plum Grove Road Subarea Plan adopted earlier in 2018. Comprised of 12 residential lots on 6.5 acres, it impacted properties in two different zoning districts fronting on Benton Street and Gilbert Road. Noting there was no storm sewer infrastructure in this area, the plan recommends R-2 zoning standards for the properties together with setback reductions to facilitate effective single-family development. It's worth noting the surrounding residential neighborhoods are in the R-2 district or have similar scale and character, so these recommendations maintain the neighborhood context for the subareas.

Northwest Highway Corridor Analysis and Subarea Plan, Phase 1 (2019)

Adopted in 2019, this subarea plan focuses on the southeast portion of Northwest Highway. It identifies 153 lots predominantly in the Village's B-2 zoning district, and lists a number of challenges to development in the commercial corridor:

- Shallow lot depths and lack of investment in several sections of the corridor
- Outdated buildings dating from the 1960s
- Direct adjacency of single-family residential properties to commercial lots
- High traffic volumes creating barriers for pedestrian and non-motorized use
- Multiple property owners present barriers to consolidation of smaller lots into larger development sites

Recommendations in the subarea plan include creating an overlay district to expand the permitted land uses in the corridor, creating uniform landscaping and buffering requirements to ensure adequate screening from residential properties, and special parking provisions to support redevelopment opportunities. The plan also notes consideration should be given to the integration of multifamily development of appropriate architectural scale and density within the subarea.

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Northwest Highway Corridor Analysis and Subarea Plan, Phase 2 (2020)

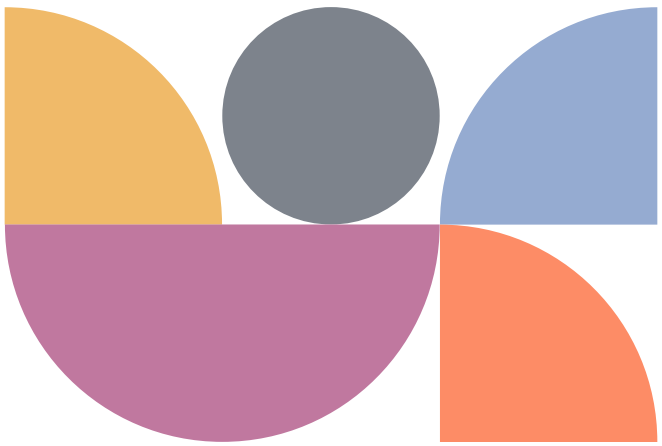
Adopted recently, this plan follows Phase 1 by analyzing the remaining portion of Northwest Highway in Palatine. The detailed study reviews key properties and development sites in the corridor, noting challenges to their redevelopment and recommendations for future land uses. As identified in Phase 1, the adjacency of residential land uses to commercial properties in the corridor present an ongoing need for careful land use planning and adequate buffering. The plan recommends establishing a uniform scale and context for commercial and mixed use development along Northwest Highway, as well as streetscaping, landscaping, and beautification to lend the corridor an identity.

Many developments along this portion of Northwest Highway are in the Village's Planned Development zoning district. As a result, the land uses allowed within the developments are tightly regulated by the ordinance controlling the planned development. Some of these developments are decades old and the land use controls no longer respond to the needs of today's customers and potential tenants. At this time the solution requires revisiting the ordinance for each individual planned development and updating it through a public process. This labor-intensive approach represents an additional challenge to redeveloping and reenergizing the Northwest Highway commercial corridor.

DOWNTOWN PUBLIC REALM ENHANCEMENTS (2024)

The Downtown Public Realm Enhancements plan provides design concepts for opportunity areas in Downtown Palatine that are meant to facilitate connections throughout key areas and create a successful, vibrant public realm. The plan provides two overall master plan concepts for the Downtown district, as well as design concepts for several Village-owned parcels, Slade Street, and a Downtown gateway. The plan includes cost estimates for each of the concepts, allowing for informed decision-making and implementation. The plan also identifies locations for additional wayfinding and gateways, which are meant to direct residents and visitors toward and throughout Downtown.

The Downtown Public Realm Enhancements plan supports several of the goals set forth in this Comprehensive Plan. More detail on this planning effort can be found on page 70 of this document.



Attachment: Final Draft Palatine Comprehensive Plan (Village of Palatine Comprehensive Plan)

Chapter 3

Planning Foundation 1:

THE BUILT ENVIRONMENT

Attachment: Final Draft Palatine Comprehensive Plan (Village of Palatine Comprehensive Plan)



3

PLANNING FOUNDATION 1: THE BUILT ENVIRONMENT

The built environment consists of land use, infrastructure, urban design, and connectivity. Strategically planned development can promote economic growth by attracting businesses, creating job opportunities, and increasing property values. Additionally, community-focused urban design, such as walkable neighborhoods and mixed-use developments, can improve quality of life and public health. Intentionally designed infrastructure, including transportation systems and public spaces, can enhance connectivity and accessibility. The Village of Palatine has the opportunity to improve the overall resilience and sustainability of the community by focusing on regulating the built environment.

The following section provides an overview of the elements comprising Palatine's Built environment, as well as goals and strategies related to each. Topics include:

- Transportation Infrastructure and Connectivity
- Urban Design
- Public Spaces
- Sustainable Development

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TRANSPORTATION LANDSCAPE

Examining the key components of the community's transportation network – traffic circulation, pedestrian accessibility, and cycling facilities – provides a comprehensive understanding of the strengths, challenges, and opportunities that characterize Palatine's mobility landscape.

AUTOMOBILE ACCESS

Palatine residents rely heavily on personal automobiles for daily travel. 73% of daily commuters in the Village drive alone to work and nearly half of households have two vehicles available for use. The arterial highways in town facilitate the use of cars to get around town:

- State Route 14 / Northwest Highway
- State Route 12 / Rand Road
- Highway 53
- State Route 68 / Dundee Road

In addition to these major arterials, other roadways connect the community:

- Palatine Road
- Roselle Road
- Quentin Road
- Plum Grove Road
- Hicks Road
- Rohlwing Road

167 miles of local streets connect Palatine's residential subdivisions to these main routes. Along these streets are 246 miles of sidewalks. Together, all of this infrastructure contributes to the community's transportation landscape. As part of the Comprehensive Planning process, each element of Palatine's transportation landscape must be reviewed to determine how they can best contribute to overall mobility in Palatine.



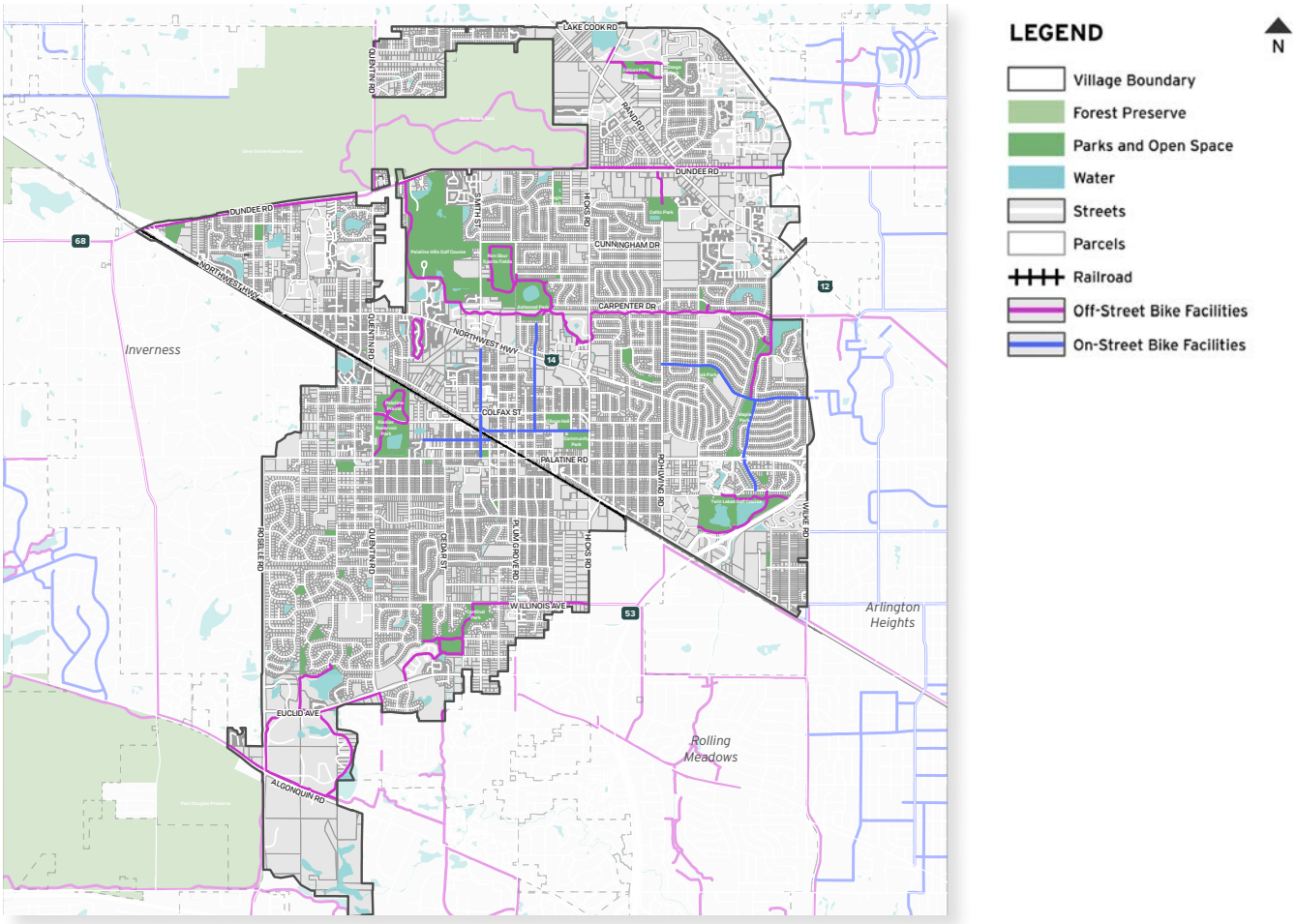
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BICYCLE AND PEDESTRIAN ACCOMMODATIONS

Sidewalks and streets have an impact on residents' daily mobility at the most granular level. People living in the village interact with them on a daily basis. The sidewalk network is an essential part of a municipality's non-motorized transportation network, providing a reliable route to walk safely from one place to another. Gaps in the sidewalk network decrease the effectiveness of sidewalks in a community's broader mobility framework and need to be addressed.

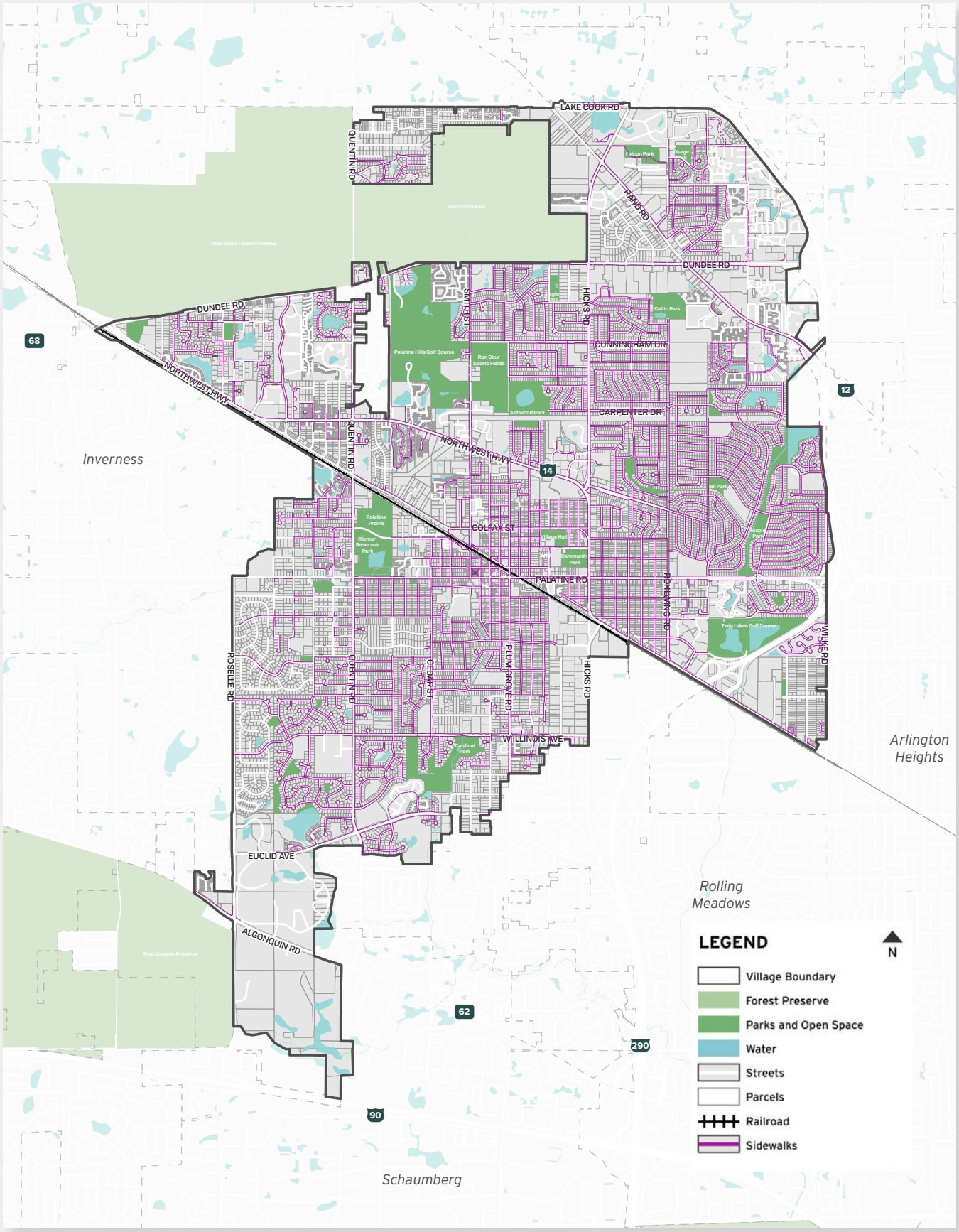
Palatine has recognized that streets can serve more than just automobiles. With their ubiquity throughout the Village, streets provide a key opportunity to provide greater mobility options to the whole community. The Palatine Bicycle Transportation Plan (2011) established a framework for improving Village streets and roadways with accommodations for bikes. Progress has been made and there are currently over four miles of on-street bike routes and 19 miles of off-street bicycle routes in Palatine. The map below displays these on- and off-street bike facilities. The network is strengthened by additional shared use markings and signs through the Village.

Figure 1: Bicycle Facilities



Attachment: Final Draft Palatine Comprehensive Plan (Village of Palatine Comprehensive Plan)

Figure 2: Sidewalk Network



Attachment: Final Draft Palatine Comprehensive Plan (Village of Palatine Comprehensive Plan)

TRANSIT IN PALATINE

The Metra Train Station in Palatine (137 West Wood Street) is the primary transit hub in the Village of Palatine. The station, located at the halfway point along the UP Northwest Line, is among the busiest of all Metra's 236 non-downtown train stops. Parking spaces to serve commuters using the train are a key feature in downtown Palatine, which is discussed further in this report. The train station has a long history, having first served the Chicago and North Western Railway before it became part of the Metra network. The train station's building, with its distinctive clock tower and spacious interior, was constructed in 2001.

The Pace Suburban Bus system has one sustained route in Palatine: route 604 runs along Highway 53 with stops at the intersection of Dundee and Rand Roads. The entire community is within Pace's Dial-a-Ride service area, which serves riders with ADA (Americans with Disability Act) certification.



Palatine Metra Station



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INCIDENT HOT SPOTS

Incident data from 2019 - 2023 illustrates “hot spots” where automobile accidents and conflicts between vehicles and pedestrians are occurring in the Village. Most automobile accidents occur at the largest and busiest intersections:

- **Dundee Road & Rand Road:** 107 incidents
- **Roselle Road and Algonquin Road:** 63 incidents
- **Dundee Road and Hicks Road:** 55 incidents
- **Dundee Road and Baldwin Road:** 47 incidents
- **Rand Road and Hicks Road:** 47 incidents

Incidents involving pedestrians also tell an important story and can illustrate where accommodations may be missing. As the map on page 33 illustrates, many are focused in the northeast portion of Palatine. The locations are in rights-of-way under Cook County and State of Illinois jurisdiction, which impacts the Village’s ability to make improvements.

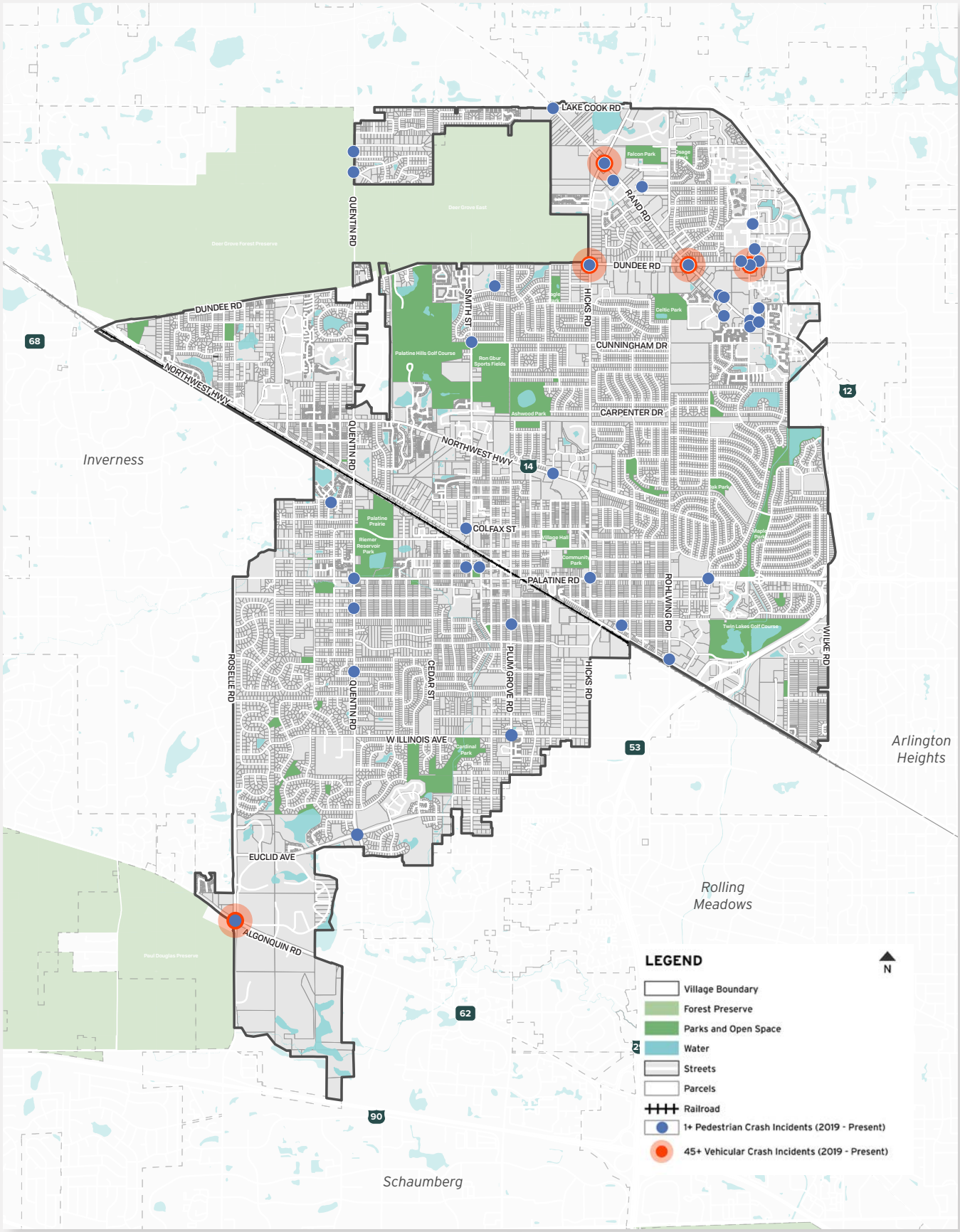
The high density of residential units contributes to vehicle-pedestrian incidents, as well as the high traffic on Dundee Road and Rand Road. Input from stakeholder meetings and other public engagement suggests many young people are crossing Dundee Road en route to Palatine High School. While the data does not provide the age of people involved, further study may reveal the number of pedestrian-related incidents involving high school students in the northeast area to be higher than in other parts of Palatine.

Rand Road and Dundee Road Intersection



Attachment: Final Draft Palatine Comprehensive Plan (Village of Palatine Comprehensive Plan)

Figure 3: Traffic Incident Hot Spots



Attachment: Final Draft Palatine Comprehensive Plan (Village of Palatine Comprehensive Plan)



GOAL 1

FOSTER A WELL-CONNECTED COMMUNITY THAT EMBRACES MULTIPLE MODES OF TRANSPORTATION, HELPING RESIDENTS GET TO THEIR DESTINATIONS WITHOUT DEPENDING ON AUTOMOBILES.

The Village of Palatine is defined by the arterial roadways intersecting the community. They concentrate commercial activity along key corridors, create boundaries separating north, south, east, and west parts of the Village, and provide connectivity within the Village and without. The "ability to get anywhere from Palatine" is among the reasons that residents enjoy living there. But busy roadways have big impacts on a community, so attention must be given to these State and County highways to ensure they contribute to the community and represent assets, not liabilities.

However, the ability to move around town needs to transcend automobile dependency, allowing residents of all ages and mobility levels to walk, ride, and move freely around town. Local streets, sidewalks, and bike paths are essential elements of Palatine's mobility framework. With a walkable downtown, myriad parks and open spaces, and access to two forest preserves, non-motorized transportation routes must be an important component of transportation planning in the Village.

Examining the key components of the community's transportation network – traffic circulation, pedestrian accessibility, and cycling facilities – provides a comprehensive understanding of the strengths, challenges, and opportunities that characterize Palatine's mobility landscape.

STRATEGY 1: Expand and strengthen the bicycle network in Palatine.

- **1.1:** Pursue completion of the 2011 Village of Palatine Bicycle Transportation Plan.
- **1.2:** Continue to implement the Village's Complete Streets Policy to guide the design of new and reconstructed public streets in Palatine.

Attachment: Final Draft Palatine Comprehensive Plan (Village of Palatine Comprehensive Plan)

STRATEGY 2: Facilitate and encourage widespread use of the existing bicycle network.

- **2.1:** Develop a wayfinding sign and bike trail marking system to foster broader recognition and appreciation for the Village's trail network.
- **2.2:** Organize events like a Village Bicycle Day that increase residents' familiarity with the bike trail network.

STRATEGY 3: Strengthen Palatine's pedestrian network to improve safety and access to key areas for non-motorized traffic.

- **3.1:** Fill priority gaps in the sidewalk network throughout the Village.
- **3.2:** Review signalized pedestrian crossings at incident "hot spots" in Palatine to determine whether they provide adequate walking time to cross all lanes of traffic.

STRATEGY 4: Share updated information on resources available to the elderly, residents with disabilities, and those without access to automobiles.

- 4.1: Ensure information about the Pace Dial-A-Ride program and fixed-route services in Palatine is widely available and accessible throughout the community.

DID YOU KNOW?



Illinois Avenue Resurfacing and Bike Path

This project, which was completed in Fall of 2024, includes the resurfacing of Illinois Avenue between Quentin Road and Plum Grove Road. The purpose of the project is to improve safety and traffic operations for motorists and pedestrians, as well as to improve deteriorating pavement and sidewalks. The project includes ADA upgrades at corner crossings and a newly realigned bike path constructed along the south side of the roadway which facilitates access to the parks along Illinois Avenue and Pleasant Hill School. The project was primarily funded with federal grant money and the remainder was funded by the Palatine Park District and the Village. This project supports the Bicycle Transportation Plan by creating a shared-use path that connects the community and makes it safer for biking and walking.

Attachment: Final Draft Palatine Comprehensive Plan (Village of Palatine Comprehensive Plan)



GOAL 2

ENHANCE THE QUALITY OF THE BUILT ENVIRONMENT IN PALATINE THROUGH THE REVITALIZATION OF EXISTING PUBLIC SPACES AND THE BEAUTIFICATION OF NEIGHBORHOODS.

A cohesive and well-maintained built environment can improve the Village's feel and character, and even small improvements can make a big impact when applied throughout the community. Village-owned spaces like public rights-of-way and publicly-accessible spaces like commercial districts benefit from a commitment to a rich and meaningful built environment. The Village's design guidelines for the downtown have contributed to this district's distinct feel and continuity in architectural design over the last twenty years. Updated and new design guidelines for other commercial districts can have the same impact, demonstrating to the development community and residents that Palatine has high expectations for building design.

Opportunities for more on-street dining, public gathering spaces, and event spaces will respond to residents' interest in a more active, vibrant community.

On a smaller scale, micro spaces like boulevards, landscaped areas in public parking lots, and lawns in front of Village-owned buildings provide opportunities to bring energy and enrichment to the community through public art and beautification. Incremental improvements in providing these enhancements can have a large impact on the built environment over time.

STRATEGY 1: Revisit, revise, or create design guidelines for new developments and renovations that align with the community's interest in high-quality architecture and design.

- **1.1:** Update the 2001 Downtown Design Guidelines to reflect modern materials, approaches to mixed-use building design, and lighting technology.
- **1.2:** Develop design guidelines for development in portions of Northwest Highway that establish a strong street presence and a more cohesive feel throughout the corridor.

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STRATEGY 2: Ensure that landscaping and signage contribute positively to the overall character of the community.

- **2.1:** Update landscaping requirements to ensure they allow flexibility in addressing evolving best practices in landscape design.
- **2.2:** Develop a Preferred Plant List for landscape plans in multifamily and commercial developments.
- **2.3:** Update the sign code to encourage high-quality signs and sign design along commercial corridors.
- **2.4:** Develop a gateway identification sign program for the Village.

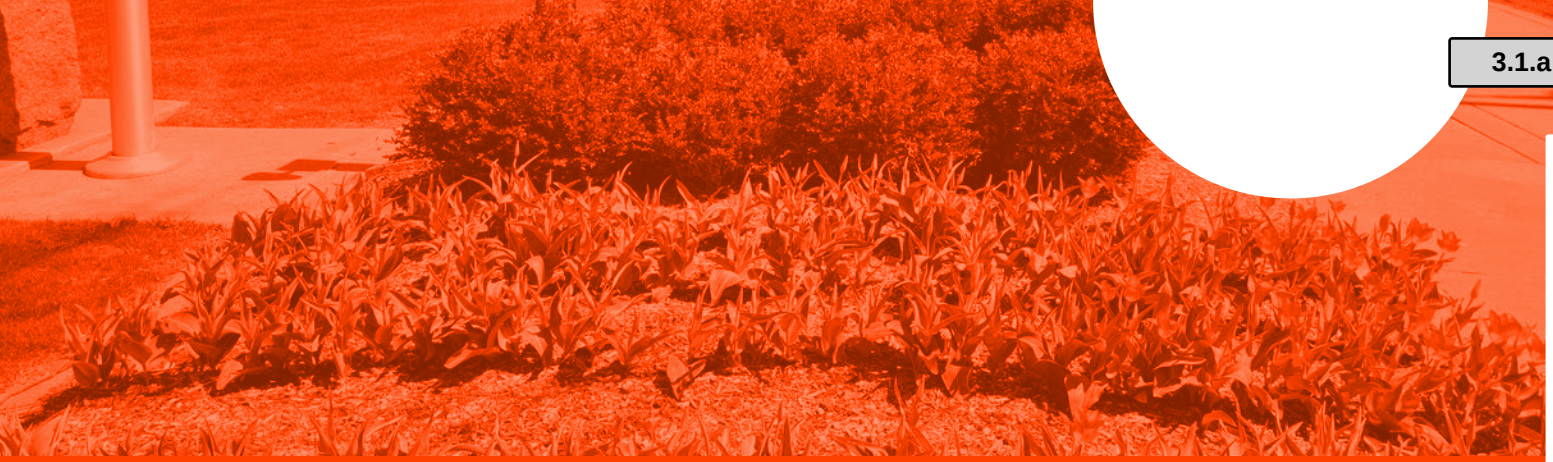
STRATEGY 3: Focus on Village beautification through targeted improvements.

- 3.1: Assess the feasibility of developing a public art program for installation on publicly-owned properties.

Home near Downtown Palatine



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GOAL 3

CREATE A MORE SUSTAINABLE BUILT ENVIRONMENT IN PALATINE.

Sustainable development initiatives are essential for creating a resilient, livable community that balances growth and development with environmental stewardship. By prioritizing sustainable development, Palatine can foster a healthier environment, reduce energy consumption, and enhance the overall quality of life for its residents. Initiatives like using green building materials, renewable energy, and sustainable stormwater management reduce environmental impact, but it remains important to balance these efforts with increased costs associated with implementing them.

Incorporating sustainability into public infrastructure and community spaces can create a more vibrant and attractive village. Projects such as green streets, native plantings, and community gardens enhance biodiversity, beautify public spaces, and contribute to the physical and mental well-being of residents. By embracing these initiatives, Palatine positions itself as a forward-looking community that values both its natural environment and the health of its residents. Ultimately, sustainability efforts like these are investments in the future, helping Palatine become a model of environmental responsibility while improving the daily lives of those who call the Village home.

DID YOU KNOW?

Palatine Solar Bronze Designation

The Village of Palatine was awarded a bronze designation from the national SolSmart program for its efforts to encourage solar panel installations throughout the community. SolSmart, which is funded by the U.S. Department of Energy, awards this designation to communities that streamline requirements to reduce costs and promote sustainable energy. The designation contributes to the promotion of sustainable energy and helps to drive economic development by encouraging solar companies to do business in the Village. Steps taken by the Village will help residents and businesses get affordable, clean and reliable electricity through solar energy.

Attachment: Final Draft Palatine Comprehensive Plan (Village of Palatine Comprehensive Plan)

STRATEGY 1: Prioritize and incentivize climate-friendly development throughout Palatine.

- **1.1:** Promote the use of sustainable building materials.
- **1.2:** Create a development toolkit that highlights sustainable building and landscaping features, as well as site design elements like parklets and community gardens.
- **1.3:** Ensure Palatine's regulatory framework allows sustainable stormwater management approaches such as rain gardens, bioswales, and permeable paving.

STRATEGY 2: Implement sustainable initiatives with public infrastructure throughout the Village.

- **2.1:** Install energy efficient lighting systems in public spaces.
- **2.2:** Explore renewable energy sources for powering community buildings and facilities.

STRATEGY 3: Implement a green streets initiative.

- **3.1:** Identify opportunities to install additional trees, planters, and green infrastructure in the public rights-of-way along sidewalks and roadways.
- **3.2:** Install native plants and pollinator gardens in the public right-of-way where opportunities are available.
- **3.3:** Collaborate with the Park District to find opportunities for community gardens on unused public land proximate to public streets.

DID YOU KNOW?

Palatine Sustainability Initiatives

In additon to promoting sustainable energy usage, the Village has implemented several sustainability initiatives aimed at reducing the carbon footprint and waste of the Village, its businesses, and its residents. The Village is in the process of transitioning its fleet of Police Department and Public Works vehicles to hybrid engines or fully electric vehicles and has successfully converted 36 vehicles. All Village building lighting has been trasitioned to LED and Palatine is in the process of transitioning all street lights to LED. The Village continually offers special events and programs aimed at reducing waste and recycling. These include special material disposal programs, holiday light recycling programs, and document destruction events. Palatine is continually evaluating methods for promoting a greener and more sustainable community, and these programs have helped the Village become a sustainability leader in the region.

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Chapter 4

Planning Foundation 2:

ECONOMY & GROWTH

Attachment: Final Draft Palatine Comprehensive Plan (Village of Palatine Comprehensive Plan)



4

PLANNING FOUNDATION 2: **ECONOMY & GROWTH**

Palatine's economic fabric has a diverse range of commercial and light industrial settings. Along with several pockets of active light industry, there are busy commercial corridors, shopping malls and big box stores, and pedestrian-oriented restaurants and retail in the downtown. This diversity positions the Village well in terms of resiliency and provides residents with employment opportunities and easy access to consumer goods close to home.

While these contrasting commercial settings are complementary in many ways, they also create challenges. As investment and developer interest focus in newer areas, older sections experience disinvestment and issues with upkeep and maintenance. This can lead to less customer traffic, resulting in lower tenancy and fewer businesses renting space, which means fewer resources available for property upkeep and improvement. In other parts of Palatine, neighborhoods have grown around commercial corridors. This creates the potential for conflicts between different land uses. As neighborhood character evolves in other areas, residential or mixed-use development may be more appropriate in areas long in commercial use.

This chapter provides a framework to guide growth and investment in Palatine's local economy. Goals focus on commercial corridors, the downtown, and on key opportunity sites in the Village. Broader policies in this Chapter facilitate economic development to foster entrepreneurship and job creation throughout the whole community.

Attachment: Final Draft Palatine Comprehensive Plan (Village of Palatine Comprehensive Plan)



GOAL 1

CREATE OPPORTUNITIES FOR COMMERCIAL CORRIDORS TO THRIVE, ENCOURAGING REVITALIZATION AND BEAUTIFICATION TO ATTRACT FUTURE INVESTMENT AND CUSTOMER TRAFFIC.

Palatine is defined in many ways by the arterial roadways in and around it. Highway 68, Highway 53, State Route 14, and State Route 12 connect the community to the entire region, define some municipal boundaries, and create important commercial corridors as development has concentrated along the busy highways.

The importance of these corridors is well-recognized and plans for their preservation and prosperity are an essential part of the Comprehensive Plan. Building off of previous planning efforts, new information gleaned from public engagement, focus group discussions, and field work also play a role in shaping a vision for how these corridors will grow, improve, and contribute to Palatine's future.

Strategies for growth and improvement are provided on the following pages in subsections for each of the community's commercial corridors:

- Northwest Highway
- Dundee Road
- Rand Road
- Quentin Road

Several strategies and recommendations include initiatives identified in previous planning efforts undertaken by the Village. Detailed subarea plans created by Palatine's planning staff identify issues along Northwest Highway that challenge redevelopment efforts that remain relevant today. These and other planning efforts by the Village are summarized in detail earlier in this Comprehensive Plan. Relevant solutions identified in them have been carried through to this section.



Rand Road and Old Hicks Road

Attachment: Final Draft Palatine Comprehensive Plan (Village of Palatine Comprehensive Plan)

NORTHWEST HIGHWAY

The Northwest Highway commercial corridor runs across Palatine from the southeast to the northwest. It has a widely varying land use mix, including single-family residential, neighborhood commercial, shopping malls, and light industry. This changing nature and intensity along the highway makes uniform changes difficult, so breaking it up into smaller sections for analysis, as the Village's Northwest Highway Subarea Plan did, makes sense.

Challenges in the southeastern portion include small lot sizes and disparate property ownership, general disinvestment in buildings and property maintenance, screening and buffering from adjacent residential land uses, and mobility along the busy highway. Importantly, this section of Highway 14 / Northwest Highway is a gateway into Palatine from the southeast. It represents an opportunity for branding and community identification that could accompany streetscape improvements or other beautification to soften the aesthetic impact of the older commercial built form. The Subarea Plan identifies several other strategies to address challenges in the corridor here, including an overlay with regulatory tools tailored to address the area's unique challenges.

The remaining stretch of the Northwest Highway Corridor has many established commercial land uses that are not susceptible to change in the 10-15 year time horizon. However, some sites lend themselves to revisiting as opportunity sites for future redevelopment and change. These include vacant land along the highway, as well as commercial sites that could be repositioned with alternate or complimentary land uses. The Subarea Plan identifies several strategies to further improve the corridor, including landscaping improvements, consistency in the built form moving forward, and regulatory changes to increase flexibility in allowable land uses.

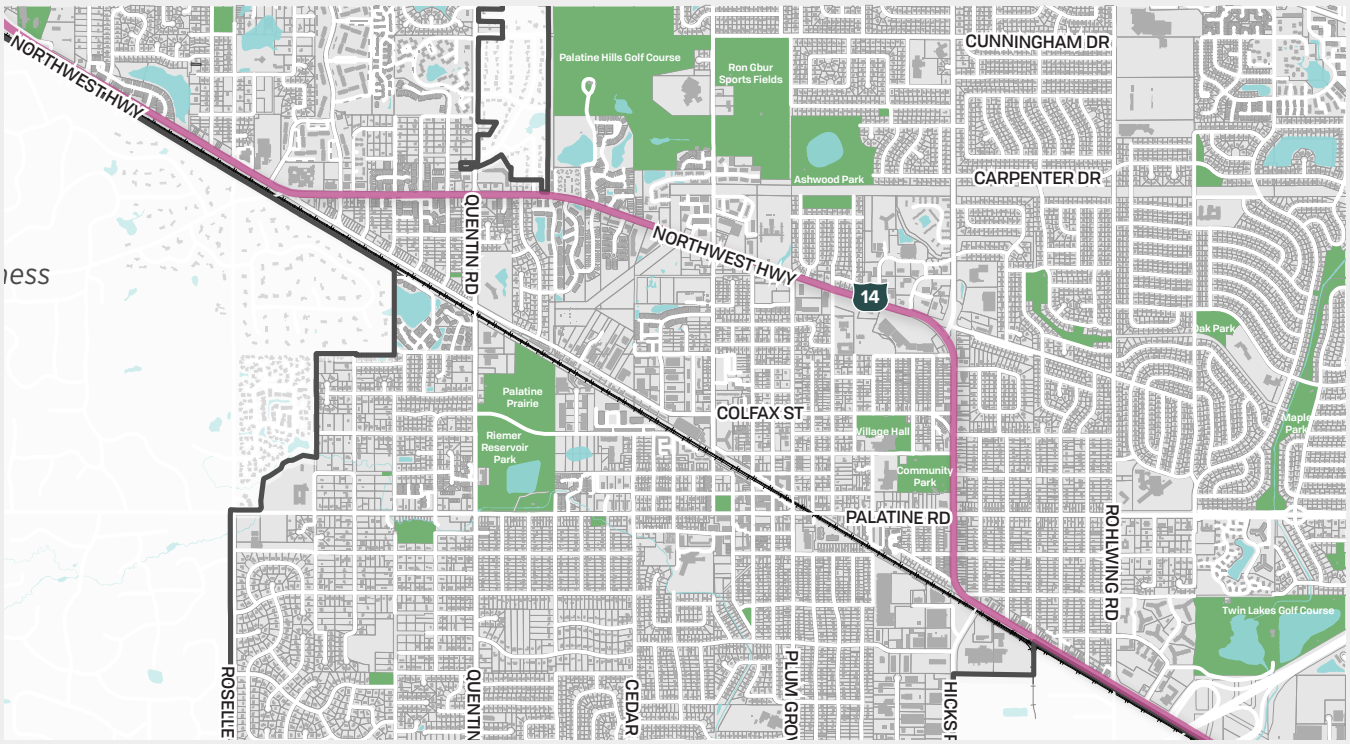


Figure 5: Northwest Highway

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STRATEGY 1: Create an overlay district over portions of the corridor facing similar challenges and obstacles to development. *Portions of the Northwest Highway Corridor face unique challenges that existing zoning regulations struggle to address. A zoning overlay can provide a focused, effective solution. Actions below provide key elements of a specialized zoning overlay for portions of Northwest Highway.*

- **1.1:** Encourage the assembly of smaller lots to facilitate more meaningful commercial and/or multifamily redevelopment opportunities.
- **1.2:** Add flexibility to off-street parking requirements.
- **1.3:** Expand allowable land uses, including making more uses by-right instead of conditional uses.
- **1.4:** Revisit landscaping and buffering requirements to ensure they do not create an obstacle to redeveloping properties challenged by lot size or configuration.

STRATEGY 2: Revisit regulations in the zoning districts impacting the Northwest Highway Corridor. *As an overlay district is considered over portions of Northwest Highway, it will be important to evaluate how existing commercial and residential zoning districts impact the Corridor.*

- **2.1:** Review locations for fence height variation requests to determine if taller fences should be allowed by-right in certain areas.
- **2.2:** Refine regulations that allow mixed-use development in non-single-family zoning districts adjacent to the corridor.
- **2.3:** Allow retail and service commercial land uses (neighborhood-serving commercial activity) in multifamily districts when proposed as part of a mixed-use development.

STRATEGY 3: Evaluate whether off-street parking should be a permitted principal land use in the zoning districts impacting the Northwest Highway Corridor, together with appropriate landscaping, lighting, and screening requirements. *Assembling property for redevelopment is an ongoing challenge in the Northwest Highway Corridor and the need to provide adequate off-street parking can compound the difficulties. Allowing off-street parking as a principal land use can provide flexibility in addressing redevelopment challenges along the Corridor.*

- **3.1**: Add off-street parking facilities as an allowable principal land use on properties in the Northwest Highway Corridor. This can be limited to a new overlay district, reducing its applicability and impact elsewhere in the Village.

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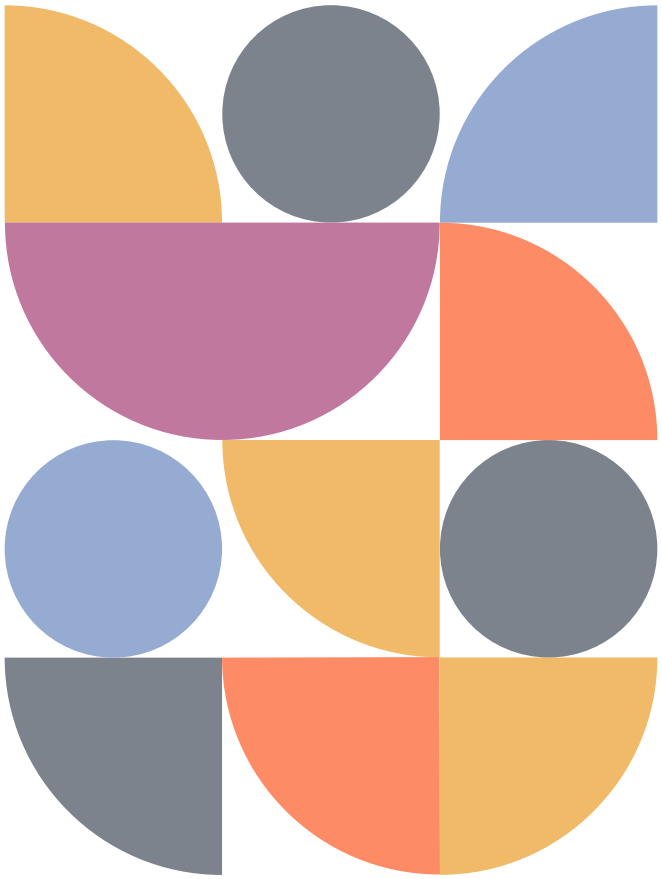
- **3.2**: Revisit landscaping, buffering, and lighting regulations to ensure they respond effectively and are not overly burdensome given the unique lot configurations and development challenges along Northwest Highway.

STRATEGY 4: Establish landscaping and/or streetscaping design standards for properties fronting on portions of Northwest Highway. *Portions of Northwest Highway function as a gateway into Palatine, but the corridor lacks a cohesive feel with one section having little relation to another from an aesthetic perspective. A streetscaping plan can resolve this by providing a level of visual continuity along Northwest Highway, identifying it as an essential commercial corridor in the community.*

- **4.1**: Identify portions of Northwest Highway that would benefit most from having a cohesive character and feel along the street.
- **4.2:** Create a streetscape design along these portions of the corridor incorporating public infrastructure like streetlights and sidewalks, as well as street trees and public amenities.

STRATEGY 5: Facilitate creation & assemblage of larger, deeper lots along Northwest Highway to create impactful redevelopment opportunities. *Shallow lots along Northwest Highway are an obstacle to redevelopment. A long-term solution is to position properties behind Northwest Highway to convert from residential use into commercial use in the future.*

- **5.1:** Identify opportunities to expand the boundaries of the B-2 zoning district.



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RAND ROAD CORRIDOR

This intense commercial corridor is generally defined as extending between State Route 53 and Lake Cook Road, Palatine's northern border. While uniformly commercial in nature, the intensity of uses varies from retail and services to car dealerships and automobile repair. Shallow lots along the west side of Rand Road limit options with the built form, which is automobile-oriented and parking-forward. The pedestrian experience along Rand Road is challenged by heavy traffic, aging sidewalks, and parking lots immediately adjacent to the pedestrian walkways.

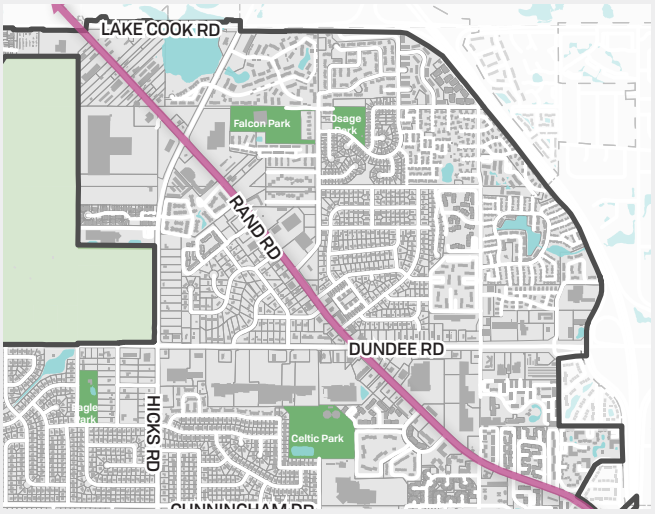


Figure 6: Rand Road

STRATEGY 1: Develop a plan for streetscape improvements to enhance the aesthetics, identity, and character of the corridor. *Rand Road can serve a larger role in the community as a retail and commercial destination with improvements to the streetscape. These demonstrate to visitors that Rand Road as an important contributor to the local economy.*

- **1.1:** Identify rights-of-way along Rand Road where streetscape improvements are feasible.
- **1.2:** Facilitate the design of a comprehensive streetscape plan for Rand Road that beautifies the roadway for vehicular traffic and also improves the pedestrian experience with sidewalk improvements, landscaping, and amenities.

STRATEGY 2: Make improvements in the public ROW to increase the safety and comfort of pedestrians in the corridor. *Rand Road should remain walkable, despite the reliance on motorized vehicles by most visitors. Gaps in the sidewalk network challenge a comfortable walking environment and inconsistent maintenance of landscaping and plantings along the sidewalk can create additional obstacles.*

- **2.1:** Install sidewalks where gaps in the sidewalk network exist along Rand Road.
- **2.2:** Repair, replace, and maintain landscaping in the public right-of-way along Rand Road.
- **2.3:** Ensure driveways and curb cuts on to Rand Road are eliminated / removed as properties consolidate and redevelopment in the corridor.

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STRATEGY 3: Encourage assemblage of smaller properties into larger development parcels. *Shallow and narrow lots along Rand Road can limit redevelopment opportunities and have shaped the built form, resulting in many single-story commercial buildings. Larger buildings and site plans require bigger lots and more property.*

- **3.1: Encourage the assembly of smaller lots** to facilitate larger, more viable redevelopment opportunities along Rand Road.
- **3.2:** Explore opportunities to expand the boundaries of the B-2 zoning district into areas adjacent to the Rand Road Corridor to provide additional opportunities for assembling smaller lots into larger development sites.

STRATEGY 4: Install community identification and gateway signage at the intersection of Lake/Cook Road and Rand Road. *This busy intersection is the northern end of the Rand Road Commercial Corridor and a key gateway into Palatine. Car dealerships dominate the view shed and visitors may not be aware they're entering the Village or the importance of the commercial corridor. Gateway signs and branding along the corridor can provide it with a strong identity.*

- **4.1:** Work with IDOT and/or private property owners to identify a location for a sign identifying the Village of Palatine.
- **4.2:** Create a gateway sign identifying the Rand Road Commercial Corridor.
- **4.3:** Work with IDOT, Cook County, and private property owners to identify locations at the intersections of Rand Road & Hicks Road and Rand Road & Dundee Road to install gateway signs for the corridor.

STRATEGY 5: Pursue strategic acquisition of properties for assemblage and redevelopment. *Opportunities may arise for the Village of Palatine to acquire properties in the Rand Road Corridor through public financing mechanisms. These strategic investments can speed the assembly of small lots into larger, more viable redevelopment sites.*

- **5.1:** identify small underutilized properties that are candidates for assembly with nearby properties to create viable sites for future redevelopment.
- **5.2:** Utilize existing Tax Incremental Financing District to secure resources for the purchase of privately-owned properties in the corridor to faciliate redevelopment.

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DUNDEE ROAD CORRIDOR

Dundee Road bisects the Village east to west and establishes part of Palatine's northern boundary. Much of Dundee Road abuts the Cook County Forest Preserve and serves residential neighborhoods. The commercial corridor is principally the section between Hicks Road and State Route 53 where it is heavily developed with commercial land uses unlikely to change over the coming ten to fifteen years. There are properties in single-family residential use within parts of the commercial corridor. These properties warrant review and analysis to determine the most appropriate land use mix and built form that complement the corridor.

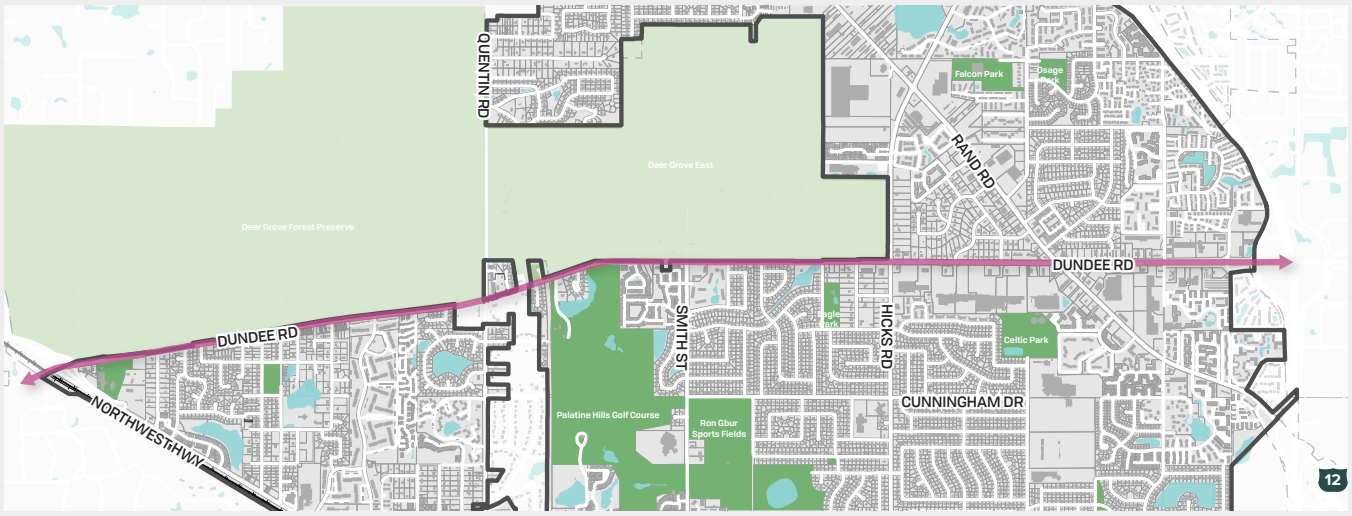


Figure 7: Dundee Road

STRATEGY 1: Improve pedestrian crossings at key locations and intersections. *Intense residential development has taken place in neighborhoods north of Dundee Road. Pedestrians living in these neighborhoods must cross Dundee Road to reach Palatine High School and other destinations, which requires crossing multiple lanes of traffic where signalized intersections, sidewalks, and other accommodations may not be available.*

- **1.1:** Identify intersections where pedestrian / automobile conflicts occur the most frequently.
- **1.2:** Identify effective improvements and accommodations that will slow traffic, identify crosswalks, and increase overall safety of pedestrians crossing Dundee Road and surrounding streets.
- **1.3:** Continue to work with IDOT and Cook County to install crosswalk improvements on rights-of-way in their respective jurisdictions.

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STRATEGY 2: Phase out single-family residential land uses fronting on major streets in this commercial corridor. *A vibrant commercial corridor requires a concentration of retail, service, and entertainment land uses. Single-family residential properties located within a corridor dilute this land use mix and are not able to contribute to the energy and vitality of a commercial area in the same way that stores and restaurants can.*

- **2.1:** Rezone properties in single-family zoning districts with frontage on Dundee Road into the B-2 commercial zoning district.
- **2.2:** Review adjacent properties to determine if they could reasonably be assembled to those with frontage on Dundee Road to create larger, more viable development sites. Rezone these to B-2 as appropriate.

DID YOU KNOW?



Recent Pedestrian Improvements at Dundee Rd. and Smith St.

The Village of Palatine recently completed the construction of a new bike path, providing a connection from the path on Smith Street to the path within the Deer Grove East Forest Preserve. The project included the installation of new pedestrian crossings at the south and west legs of the Dundee Road & Smith Street intersection. The Village of Palatine served as the lead agency for the project, requiring coordination with the Palatine Park District, IDOT, Cook County, and the Forest Preserve of Cook County to facilitate its completion. This project provides an important pedestrian connection along Dundee Road, directly west of the Rand and Dundee intersection and other high-incident areas along Dundee Road.

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STRATEGY 3: Foster contributive, impactful development along Dundee Road between Rand Road and the eastern boundary of Palatine. *Dundee Road is a gateway into Palatine from Arlington Heights. The land use mix and built form on the south side of the road can play an important role in setting the tone and creating an identity for the rest of the corridor.*

- **3.1:** Review the land use mix in this area and rezone properties into an appropriate zoning district to facilitate by-right development in the future.
- **3.2:** Consider design guidelines for a gateway commercial district south of Dundee Road to establish a unique character and aesthetic.

STRATEGY 4: Facilitate creation & assemblage of larger, deeper lots along Dundee Road to create impactful redevelopment opportunities. *Small and irregular lot sizes are a challenge in the Dundee Road corridor as in other commercial areas in Palatine. Exploring opportunities to expand the boundaries of the B-2 zoning district in key areas on Dundee Road and Hicks Road can create opportunities to expand the corridor by allowing residential land to transition into commercial use.*

- **4.1:** Identify opportunities to expand the boundaries of the B-2 zoning district in areas adjacent to the corridor.

Dundee Road



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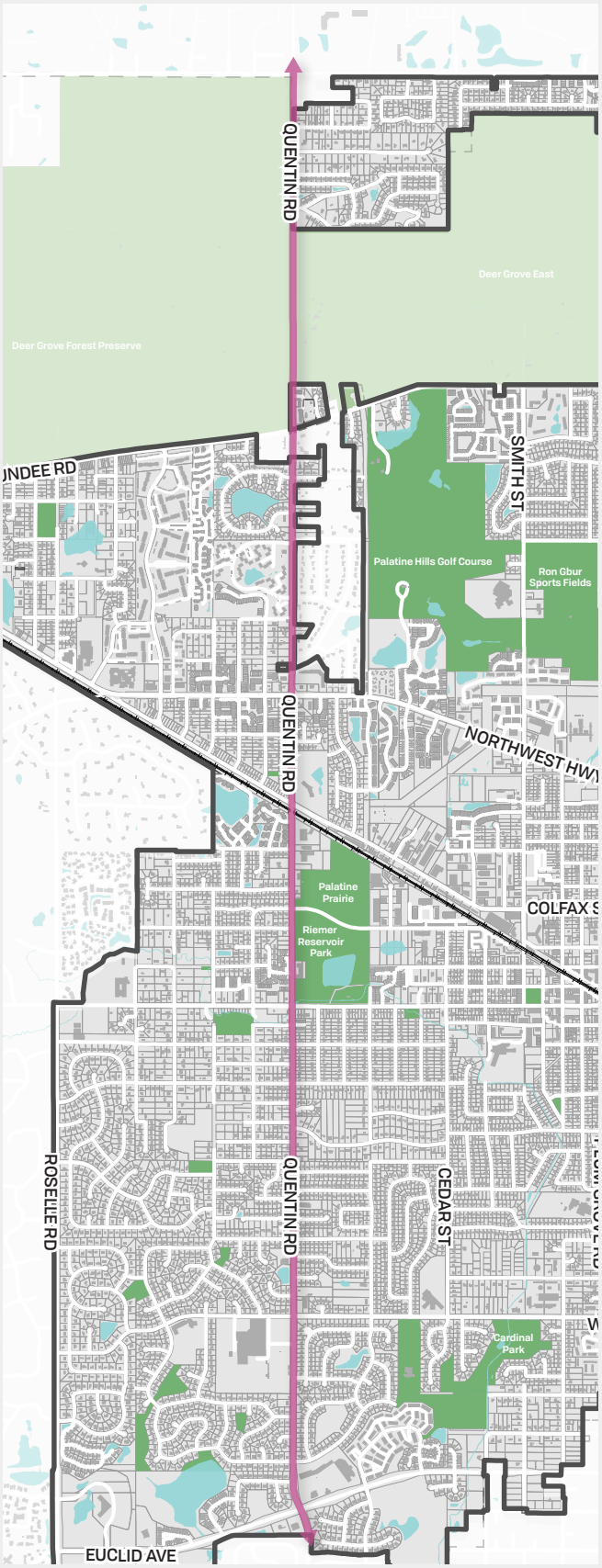
QUENTIN ROAD CORRIDOR

This long roadway runs north/south through Palatine in the west half of town. The character of Quentin Road is unique and the land use mix is predominantly residential. However, several sites can be explored for new commercial and residential development whose land use intensity and built form would contribute to the community while reflecting the overall context of the corridor.

Since the early 1980s, the Cook County Department of Transportation and Highways (CCDOTH) has been widening sections of Quentin Road from Algonquin Road to Dundee Road. The last section remaining to be completed is between Lake Cook Road and Dundee Road. For approximately the last sixteen years, the CCDOTH has been completing Phase 1 engineering for this final section. Additionally, Lake County has fully improved and widened Quentin Road from Lake Cook Road to Route 22.

The Village of Palatine has proactively advocated for the widening of Quentin Road between Dundee Road and Lake Cook Road beginning in the 1990s, with resolutions urging the CCDOTH to widen the road passed in 1996, 2007, 2020, and 2021. Over the last 13 years, the CCDOTH has evaluated six road cross section alternatives and four parallel route alternatives through several public meetings. The CCDOTH determined that a four-lane alternative would align traffic while also including improvements to both the north and south of the study area, fully meeting the purpose and needs criteria for the project. While the Village has continuously supported the widening of Quentin Road, the timing of any improvements is ultimately determined by the CCDOTH. These improvements, once implemented, will enhance the safety and function of the roadway.

Figure 8: Quentin Road



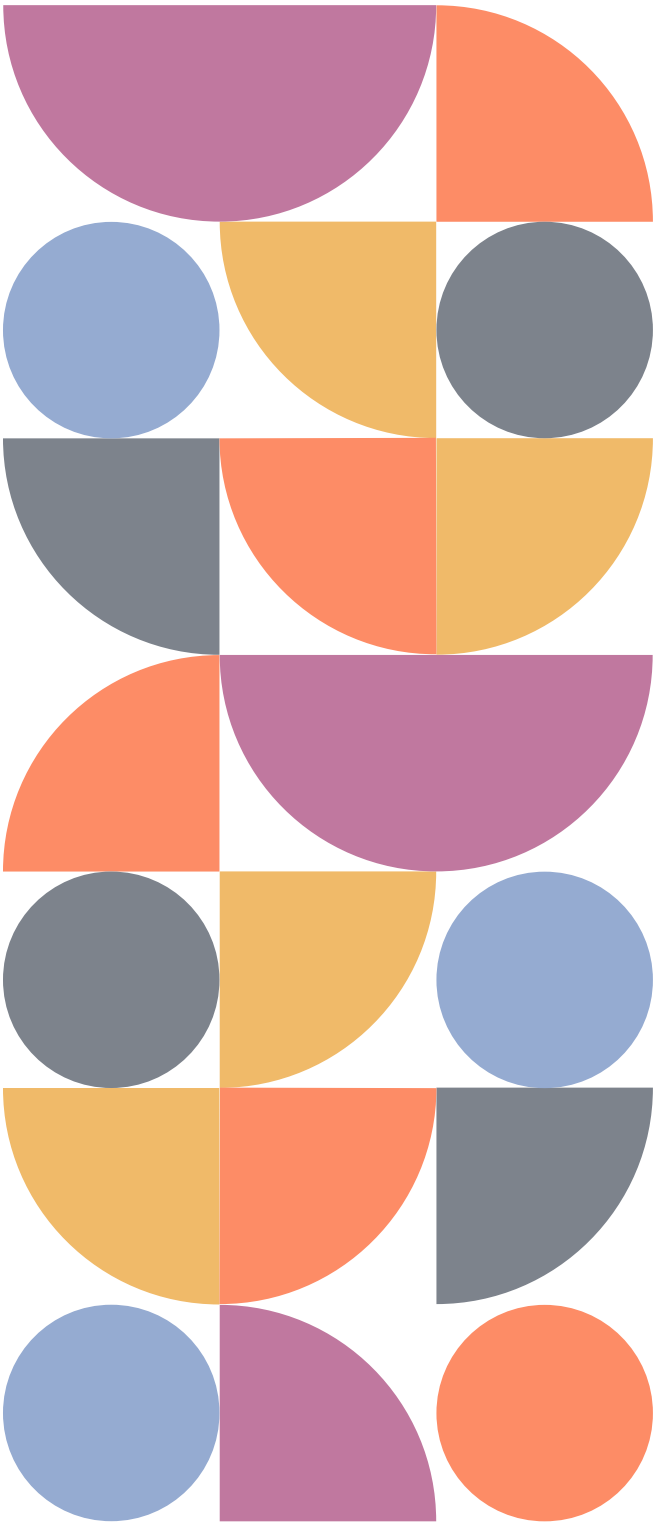
Attachment: Final Draft Palatine Comprehensive Plan (Village of Palatine Comprehensive Plan)

STRATEGY 1: Evaluate ideas for the redevelopment of key opportunity sites along this corridor. *Several sites along Quentin Road present opportunities for development that reflect the Village's desire for townhouse-scale residential units, neighborhood-serving commercial uses, and mixed-use development.*

- **1.1:** Ensure Palatine's regulatory environment is equipped to facilitate the redevelopment concepts along Quentin Road explored in Chapter 6 of the Comprehensive Plan.

STRATEGY 2: Improve bicycle and pedestrian infrastructure along the corridor. *Quentin Road serves several important community institutions, as well as many residential neighborhoods. As a County highway, it will be important to work with Cook County Department of Transportation and Highways (CCDOTH) on mobility improvements.*

- **2.1:** Install wayfinding signs identifying the route north along Quentin Road near the Riemer Reservoir Park property.
- **2.2:** Support pedestrian safety infrastructure at Quentin Road and Northwest Highway
- **2.3:** Facilitate the installation of mobility and safety improvements where Quentin Road intersects the railroad tracks and Colfax Street.



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GOAL 2

CREATE A MORE VIBRANT DOWNTOWN AREA WITH A DIVERSE MIX OF BUSINESSES, ENTERTAINMENT OPTIONS, AND GATHERING AREAS, WHILE STILL RETAINING ITS EXISTING CHARM.

Palatine's downtown is a unique asset many communities try to create through regulatory controls, land use changes, and placemaking initiatives. Previous streetscaping and beautification efforts lend the downtown a cohesive feel, a large public park provides valuable green space, and restaurants and retail at a pedestrian scale bring important commerce and activation.

Initiatives to improve downtown were a part of the Village's 2011 Comprehensive Plan. While some of the strategies have been pursued, such as implementation of the Downtown Land Use Guide and Design Guidelines, some of the recommendations remain relevant. These include:

- Identify opportunities for intensification of land uses and multifamily development
- Improve bike and pedestrian infrastructure to enhance mobility from other parts of the Village.
- Establish / enhance a wayfinding sign program in the downtown

Recognizing that a more focused study would benefit downtown planning, the Village commissioned a Downtown TOD Plan that was approved in 2016. Goals of this Plan included:

- Expanding and diversifying downtown residential opportunities to provide more housing options for a growing population
- Increasing connectivity from Downtown to adjacent neighborhoods by improving pedestrian and bicycle routes
- Identifying opportunities to consolidate Downtown surface parking to allow new development in key locations

Attachment: Final Draft Palatine Comprehensive Plan (Village of Palatine Comprehensive Plan)

2016 DOWNTOWN TOD PLAN

Recommendations and strategies in this plan include evaluating parking needs, exploring gateway, wayfinding, and branding signs (consistent with the 2011 Comp Plan), and reviewing the regulatory environment for opportunities to improve the development framework and guidance on design and architecture in keeping with the local character. Recommendations and strategies in this plan remain relevant and several are included in this Comprehensive Plan. It will remain important to reference the 2016 Downtown TOD Plan and use it to inform work plans and strategies to improve this commercial district.

From the public engagement process it became clear Palatine residents value the downtown, but want more out of it. More events, more restaurants, more walkability, more activation. Some of this is achievable through urban design and programming with community groups and organizations. But a vibrant commercial culture needs people. Getting people in downtown Palatine will take two things: connectivity to surrounding residential areas and increased residential density in key areas. The 2016 TOD Plan explores both of these and strategies have been carried over into this plan.

Specific properties downtown may present opportunities for redevelopment or repositioning with in a future land use framework. Towne Square Park is a wonderful open space with a central pavilion and sheltered seating areas. However, additional public gathering spaces would provide room for performing arts, cultural celebrations, and outdoor market and dining events. These types of activities give residents more reasons to visit downtown. Village-owned surface parking lots and properties offer redevelopment opportunities that could respond to the needs of the entire community and can serve as more than just commuter parking during the week.

The Palatine Metra Station is a principal driver for downtown activity, serving local and area commuters for decades and ensuring daily visitors to the commercial core. While the busy commuter train is an asset for the community, it becomes incumbent on the Village to provide parking for train users. Surface parking lots are a prominent land use in the downtown, monopolizing several large tracts of land close to the train station and Towne Square Park. By virtue of their close proximity to the Metra station, these public parking lots are heavily used and full to capacity on a regular basis. If there is interest in revisiting the use of Village-owned public parking lots for something other than surface parking, it will need to be accompanied by a plan to address demand and ensure provisions are made to supply adequate parking.

The land use mix in the downtown can also be revisited. Palatine's zoning framework needs to be flexible enough to allow innovative, experiential, and short-term land uses that can reinvigorate the commercial core.

TOD Plan Study Area



Attachment: Final Draft Palatine Comprehensive Plan (Village of Palatine Comprehensive Plan)

STRATEGY 1: Develop new infill residential and mixed-use buildings on available sites in the Downtown.*

This strategy is well-defined in the 2016 Downtown TOD Plan with detailed concepts for a series of thirteen sites in downtown Palatine.

- **1.1:** Ensure the Village's regulatory framework is equipped to facilitate the residential and mixed-use concepts envisioned by the 2016 Downtown TOD Plan.
- **1.2:** Share the redevelopment concepts on the Village website and with the development community to establish a shared vision of how the community wants to see the downtown grow.

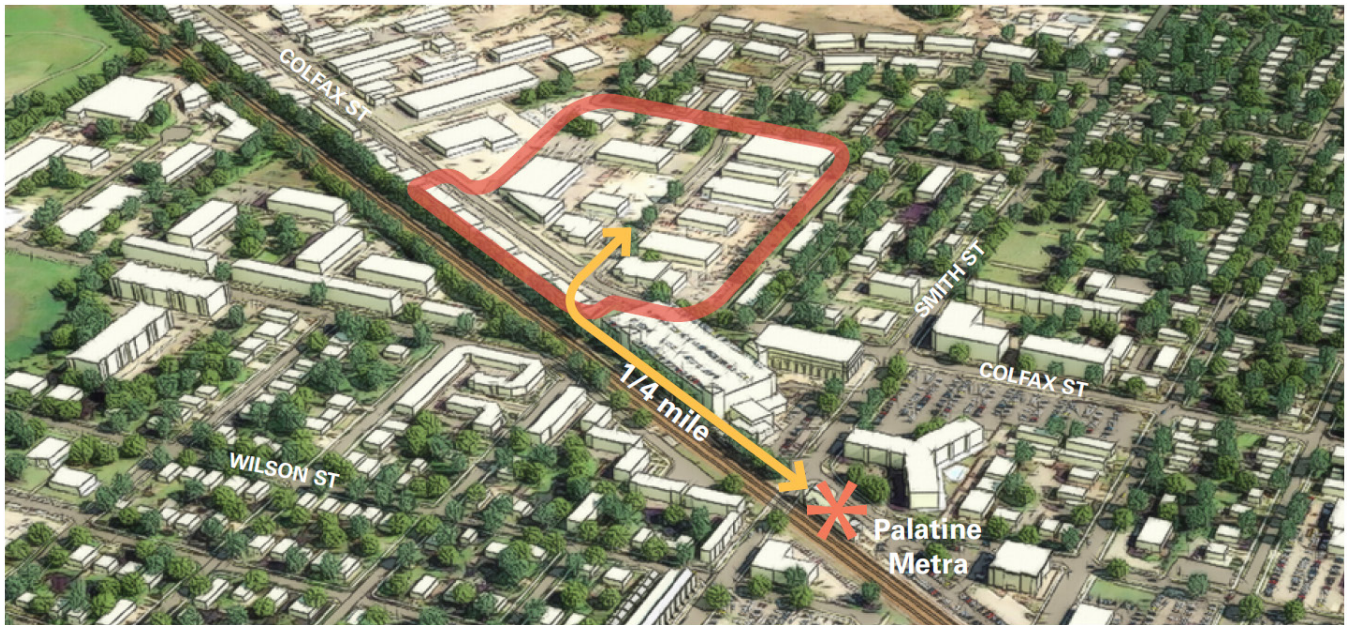
STRATEGY 2: Rebrand the Colfax Street gateway corridor to attract new investment, visitors, and employers to Downtown.*

The 2016 Plan provides a set of strategies and character examples to help establish Colfax Street as a distinct district and a gateway to downtown Palatine.

- **2.1:** Review the 2016 Downtown TOD Plan and its strategies for revitalizing the Colfax Gateway, as identified on pages 54 through 59. Implement when and where feasible.

* Strategy adapted from the 2016 Downtown TOD Plan.

Colfax Street Gateway Area - 2016 Downtown TOD Plan



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STRATEGY 3: Attract more frequent events, temporary displays, and family friendly activities to Towne Square Park.* *This recommendation remains relevant as part of this Comprehensive Plan. It will be essential in driving customer traffic, but is also a key element of community-building within the Village. Further strategies and actions in support of this are provided under the Communities & Neighborhoods Planning Foundation of this Plan.*

STRATEGY 4: Work with the development community and Metra to consolidate surface parking areas.* *While a multi-level parking structure already provides valuable parking downtown, expansive at-grade parking lots remain a defining land use and limit redevelopment opportunities.*

STRATEGY 5: Develop a gateway and wayfinding sign plan to strengthen the sense of place in Downtown.* *This strategy is identified in both the 2006 Comprehensive Plan and the 2016 TOD Plan. It should remain a priority as the Village plans for the next ten to fifteen years. Both documents provide designs and approaches to achieve this strategy.*

* Strategy adapted from the 2016 Downtown TOD Plan.

Downtown Wayfinding Signage Recommendation from 2011 Comprehensive Plan



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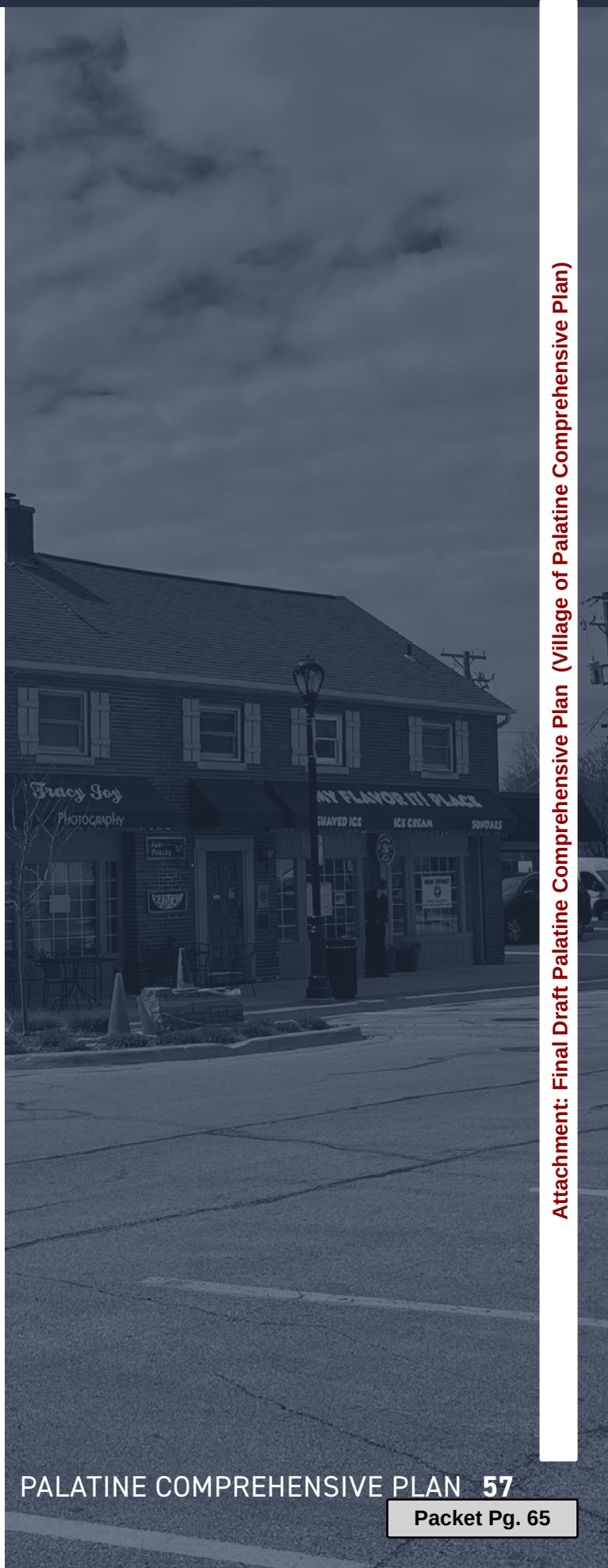
STRATEGY 6: Update the 2001 Downtown Design Guidelines.

- **6.1:** Update graphics and narrative in the design guidelines in a new, modern format.
- **6.2:** Engage Palatine's relevant Boards and Commissions in a discussion about how the 2001 design guidelines reflect the preferred aesthetic for the downtown.
- **6.3:** Research best practices for writing design guidelines to draft a new document that reflects contemporary design practices, products, and materials.

Logo from 2001 Downtown Design Guidelines

PALATINE

DOWNTOWN
DESIGN GUIDELINES



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GOAL 3

DIVERSIFY AND STRENGTHEN PALATINE'S ECONOMIC BASE.

Attracting new businesses and supporting the growth of existing enterprises helps create a resilient business environment that fosters entrepreneurship and job creation. Strategies below provide a framework to support all sectors of Palatine's local economy, improve aesthetics in commercial areas, and help new business ventures get established.

STRATEGY 1: Support Palatine's industrial districts.

- **1.1:** Develop a pro-active code enforcement and property maintenance program to ensure all businesses support the strength and energy of the light industrial districts.
- **1.2:** Ensure street trees and infrastructure in the public rights-of-way around the industrial districts are well-maintained
- **1.3:** Create a brand and identity for Palatine's light industrial districts to demonstrate the Village's support for them and their role in the local economy.

RESOURCE



Cook County Manufacturing Reinvented

This economic development initiative supports manufacturing and light industry in Cook County. Tools and guidance are provided for a range of topics, including leadership, growth, and workforce development. The organization facilitates a funded grant program aimed at assisting business owners in solving their manufacturing challenges while planning for future growth and development. These resources can be accessed at CCMFG.org.

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STRATEGY 2: Leverage existing business organizations to strengthen lines of communication with Palatine's business community.

- **2.1:** Identify existing organizations in Palatine that foster and support commerce and economic development.
- **2.2:** Arrange to attend scheduled meetings of these groups to share resources the Village can offer and to learn about the challenges facing the local business community in Palatine.

STRATEGY 3: Explore expanding programs that incentivize property owners to improve and reinvest in their commercial properties.

- **3.1:** Establish a facade improvement grant program for additional targeted areas, such as within an overlay zoning district on portions of Northwest Highway.
- **3.2:** Create a system to incentivize improvements to commercial building facades and/or properties, such as fee waivers or a grant program.

STRATEGY 4: Identify opportunities in the industrial areas to provide business incubator spaces.

- **4.1:** Maintain an inventory of available light industrial spaces in Palatine.
- **4.2:** Establish lines of communication between the Village, owners of industrial properties, and real estate brokers to facilitate discussions about cost-effective opportunities to lease space for business start-ups.

DID YOU KNOW?



Palatine Façade and Interior Building Improvement Grant Program

The Façade and Interior Building Improvement Grant Program is intended to assist with qualifying interior and façade renovations of existing buildings within Palatine's Downtown TIF District. To be eligible for participation the building must be located within the Village's Downtown Palatine TIF District and the majority of the building's first floor must be dedicated to a non-residential use(s). To date, nearly $175,000 has been granted by the Village for projects that are complete or currently under construction. These projects have included the American Legion, 2 Libras Café, Pizza Bella, Cook Cork & Fork, and Little Broken Things Salon. This program contributes to the beautification of the Downtown Palatine neighborhood.

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Chapter 5

Planning Foundation 3:

COMMUNITY & NEIGHBORHOODS

Attachment: Final Draft Palatine Comprehensive Plan (Village of Palatine Comprehensive Plan)



5

PLANNING FOUNDATION 3: COMMUNITY & NEIGHBORHOODS

Palatine's tight knit, yet welcoming neighborhoods and strong community are defining features of the Village. These features must continue to be fostered in order to achieve Palatine's vision for the future – ensuring that the Village is a place that people are proud to call home. One of Palatine's greatest strengths is its sense of community, fostered by top-tier facilities and services, engaged residents, friendly neighbors, community events, and lively gathering places. The Village is well-positioned to enhance its sense of community with policies and initiatives targeted at strengthening its existing assets, underscoring its unique identity, and enhancing the Village's overall livability and residents' quality of life.

This chapter explores goals and strategies to improve Palatine's open spaces, from upgrading existing parks and developing new ones to enhancing accessibility and safety features. Additionally, this chapter covers initiatives to foster a stronger sense of community through diverse events and placemaking, while promoting sustainable practices village-wide. Strategies related to expanding housing options, supporting local businesses, and celebrating Palatine's unique heritage all aim to ensure that every resident feels a strong sense of pride and belonging in their community.

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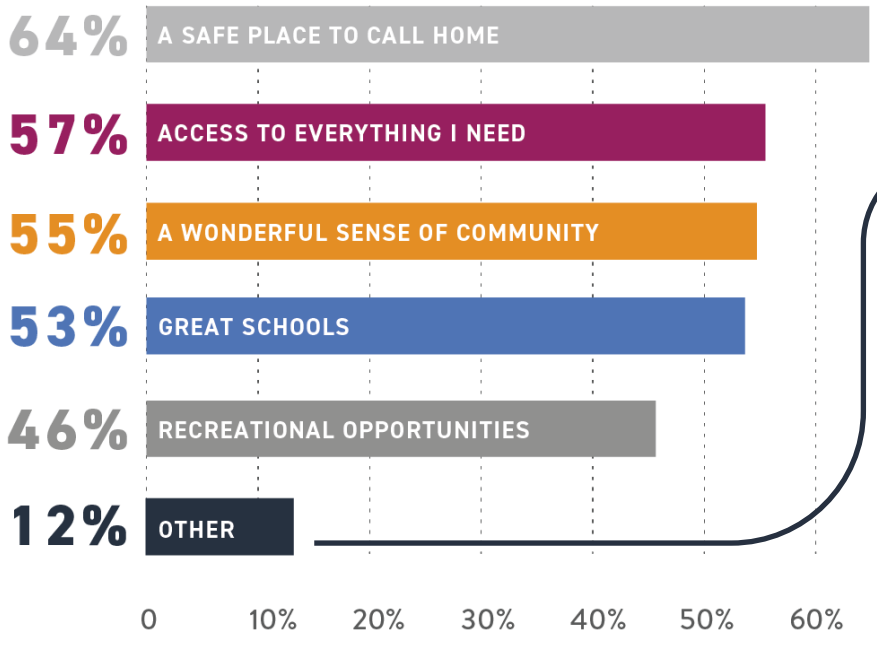
WHAT MAKES PALATINE SPECIAL?

Quality of life means different things to different people. For younger residents in a community, it can mean having access to activities and the ability to get around safely without a car. Older generations may value safety and security, as well as opportunities to stay in the community after moving out of a house. Young families can view quality of life as attainable housing options, good schools, and parks and open spaces for recreation and family-oriented activities.

Throughout the public engagement process and discussions with civic groups, Village leadership, high school students, and many others, themes arose about what makes Palatine a special place to live. The Comprehensive Plan is an ideal tool to identify key elements that support the community's quality of life and build off them. This chapter explores key contributors to the quality of life in Palatine, such as the public services that operate at a gold-standard level.



Survey Question:
"What are things that you like most about Palatine that help make the Village special?"



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QUALITY OF SERVICES

The high level of service provided by Palatine's emergency services and public works department was consistently among the things residents identified as a community asset in Palatine. Below is a summary of key facts for each.

Police Department

Established in 1866, the Palatine Police Department has 108 sworn officers and 37 civilian personnel. The departments mission is to "ensure a safe community in which to live and work and to improve the quality of life in the Village of Palatine by working cooperatively with the public to protect life and property, to preserve law and order and to respect the rights and dignity of all people".

Fire Department

The Palatine Fire Department, established in 1887, currently has 91 career firefighters operating out of five fire stations. The Department responds to about 9,000 fire and emergency medical service and ambulance calls every year. Input from Fire Department leadership indicated there is a strong working relationship between Palatine's Police and Fire Departments, which demonstrates stability and strong leadership in both organizations.

Public Works

Palatine's Public Works Department is comprised of six divisions: Engineering, Forestry, Fleet, Streets, Utilities, Facilities. A Public Works facility on Illinois Avenue is currently shared with the Park District. Staff noted a building addition for the Public Works Department would increase efficiency and allow for more indoor storage of equipment.

"Other" responses to this question included the following:

- **Community and Sense of Belonging:** Many respondents appreciate the sense of community in Palatine. They mention factors like walkable neighborhoods, supportive neighbors, community festivals and events, and the supportiveness of the residents.
- **Access and Convenience:** Residents like the easy access to various amenities and services. This includes proximity to the city, transportation options (Metra), access to the airport, and a wide range of businesses and stores within walking distance.
- **Quality of Services:** Respondents frequently mention the well-managed and reliable services provided by the village, including police and fire services, as well as excellent library services.
- **Diversity:** Palatine is praised for its socioeconomic and cultural diversity.
- **Green Spaces:** The presence of and proximity to green spaces, native plants, parks, forest preserves, bike/walking paths, and recreational opportunities is appreciated by residents.
- **Historical Charm:** Respondents appreciated the charm of historic homes and buildings in downtown Palatine.

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PARKS AND OPEN SPACE

THE COMMUNITY'S TAKE

According to the results of community engagement and conversations with stakeholders, residents want improved access to green spaces. Although Palatine has many parks, open spaces, and natural areas, some feel that access is limited. This is due to barriers like heavily trafficked roadways, a lack of pedestrian crossings, fragmented sidewalks and paths, and minimal on-street parking at park facilities. Residents would like to see more amenities and programming in existing green spaces for residents of all ages. Key areas for suggested improvements include Downtown Palatine and Northeast Palatine.

ACCESS TO GREEN SPACE

Palatine is served by two park districts: the Palatine Park District and the Salt Creek Rural Park District. The Palatine Park District is a separate municipal governing agency that provides parks, facilities, and recreational programs for the Palatine community and visitors.

The Village of Palatine scores well on standardized metrics for the provision of parks and open spaces in the community, as well as for the Level of Service measuring residents' access and proximity to these facilities. There are 40 total parks, natural areas, recreational open spaces, and special-use structures located within the municipal boundary. The total area of park and recreational facilities is 624 acres. While not included in the analysis, the Village of Palatine also abuts the Deer Grove Forest Preserve. Deer Grove, the county's first forest preserve, features nearly 2,000 acres of diverse habitat such as rolling upland forest, wooded ravines, wetlands and prairie. Following years of dedicated restoration work, two areas within Deer Grove are recognized by the Illinois Nature Preserves Commission as some of the highest quality natural areas in Illinois.

A Level of Service Analysis was completed to determine access to green space. 67,073, or 98.5 percent, of residents are served by one or more active recreation areas. The best-served areas are to the southwest near Quentin Road and Illinois Avenue, the middle of Palatine near Palatine Road and Cedar Street, and the area to the northeast of Northwest Highway, near Carpenter Drive and Rohlwing Road. Areas with less access to smaller, neighborhood green spaces are located to the northwest, between Northwest Highway and Dundee, as well as the northeast, above Dundee Road. While these areas may benefit from additional green space, the Park District committed resources and made improvements to Meadowlark Park during this comprehensive planning process.

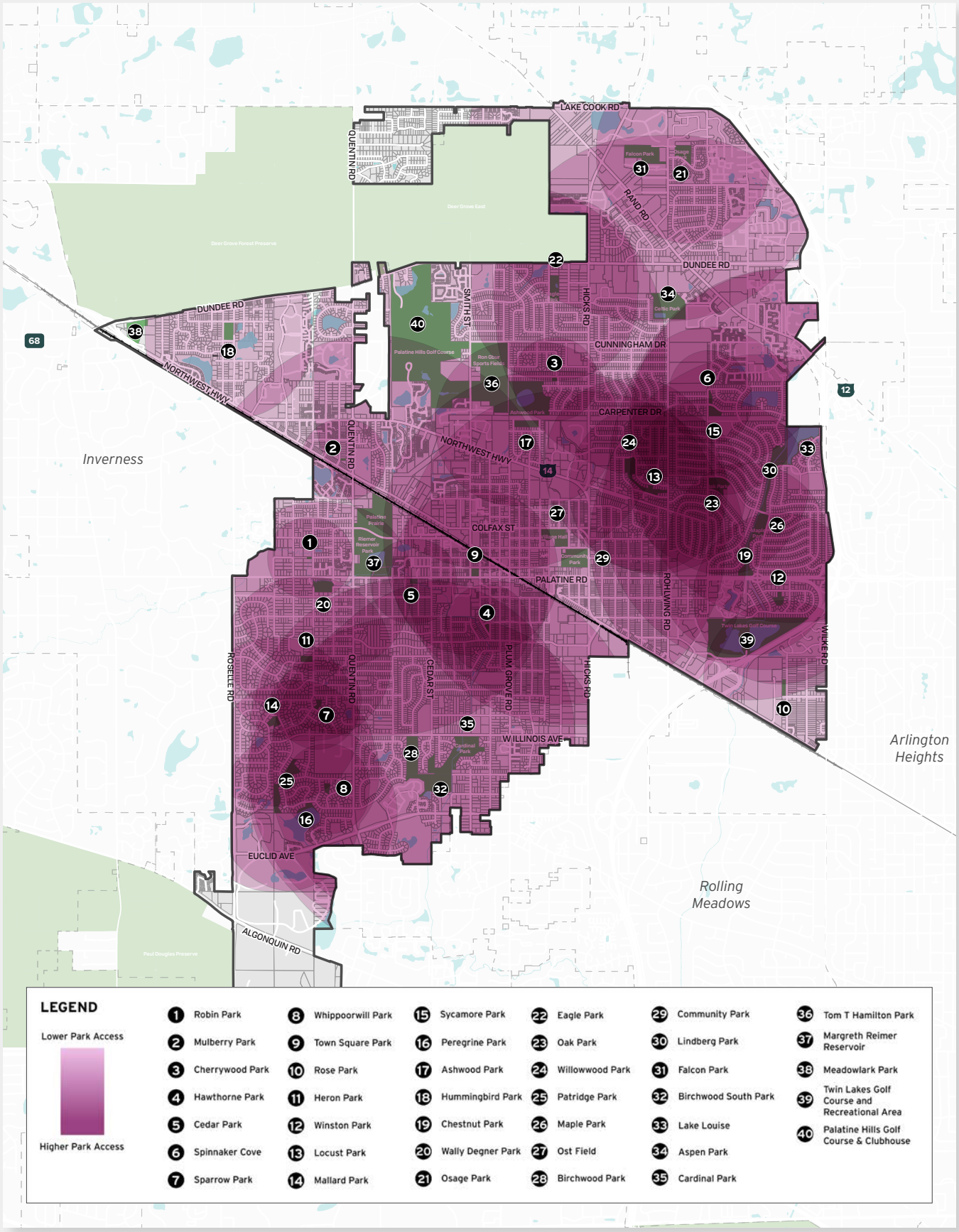
The map on the following page displays park service areas. Darker spots on the map indicate a higher level of service, with multiple park service areas overlapping.

Oak Park



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Figure 9: Park Service Areas



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GOAL 1

CREATE VIBRANT AND ACCESSIBLE COMMUNITY GATHERING PLACES THAT PROMOTE RECREATION AND SOCIALIZATION FOR ALL AGES.

Community gathering spaces that are accessible and enjoyable for all ages can help facilitate recreation and socialization, fortifying an already strong sense of community and supporting health and wellness. Palatine is served by two park districts, and there are forty parks, natural areas, recreational open spaces, and special-use structures in the Village. Most areas of Palatine are well-served by parks and open space, but there is an opportunity to develop additional open spaces within neighborhoods, as well as improve existing open spaces to encourage recreation and gathering.

Improving accessibility through mobility enhancements and wayfinding systems is essential for maximizing the use of existing parks. Pathways that accommodate all levels of mobility, clear signage, and well-marked routes from nearby neighborhoods ensure that residents can easily access these green spaces without barriers. This is especially important for seniors, families with young children, and individuals with disabilities. By enhancing connectivity between neighborhoods and parks, Palatine can encourage more people to enjoy its existing facilities.

Incorporating thoughtful amenities and design features to existing or new green spaces can also benefit the Palatine community. Designing versatile spaces that can be used for multiple purposes—such as hosting community events, sports, or quiet relaxation—maximizes the functionality of these areas and ensures they serve as dynamic hubs for the community. By making these improvements, Palatine can enhance the value of its open spaces, making them more engaging, accessible, and adaptable to the diverse needs of its residents.



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STRATEGY 1: Implement open space improvements that facilitate safe, accessible, and fun community gatherings.

- **1.1:** Enhance lighting by installing energy-efficient lighting in and around open spaces to improve safety and accessibility.
- **1.2:** Design versatile and flexible spaces with movable seating and multipurpose surfaces that can accommodate different types of community gatherings and events.
- **1.3:** Plant native trees and shrubs to provide shade and create inviting, green environments for gatherings.

STRATEGY 2: Enhance access to green spaces.

- **2.1:** Encourage the Park Districts to evaluate opportunities for additional green spaces and parks throughout the community
- **2.2**: Implement wayfinding and install clear, multilingual signage to help visitors easily find and navigate local green spaces and amenities, as well as to guide residents and visitors to green spaces from various parts of the Village.
- **2.3:** Continue to expand bike lanes and install bike racks to encourage cycling as a mode of access.

DID YOU KNOW?



Meadowlark Park

Meadowlark Park is the Palatine Park District's newest park facility, located on Northwest Highway near Dundee Road on the site of a former school property. The park features two playgrounds, an adventure trail, a picnic shelter, rain gardens, an open lawn, and looped pedestrian trails throughout the site. Meadowlark Park is in an area of Palatine with few other playgrounds or park areas, providing an important recreational asset for the surrounding community. The park partially opened to the public in October of 2024 and construction is expected to be completed by 2025.

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GOAL 2

FACILITATE OPPORTUNITIES FOR COMMUNITY GATHERINGS AND EVENTS THAT FOSTER A STRONG SENSE OF COMMUNITY, BELONGING, AND PRIDE.

Additional events and creative placemaking can play a role in bringing the community together and supporting well-being. Throughout the engagement process, residents and stakeholders repeatedly praised Palatine's existing programming and events, such as the Palatine Street Fest, Hometown Fest, and Oktoberfest. Events like these help to support local businesses and activate Downtown Palatine, which can play a role in the area's overall vibrancy and economic success year-round. The Village could explore opportunities through collaboration with other entities to introduce additional events at a variety of scales to the Palatine community.

Creative placemaking can further enhance these efforts by transforming key areas, like Downtown Palatine, into vibrant destinations that draw people in and encourage gathering. This means creating a sense of character in a location that differentiates it and sets it apart. By integrating art, culture, and unique design into public spaces, Palatine can create environments that not only support events but also provide daily opportunities for social interaction, recreation, and discovery. Public art installations, interactive sculptures and outdoor performance spaces can serve as year-round attractions that bring people together and create a sense of place. These elements can also foster local pride and identity, while creating a backdrop for spontaneous activities and smaller gatherings outside of formal events.

Other placemaking efforts can help Palatine activate underutilized spaces and connect them with the rest of the community. Well-designed wayfinding, improved lighting, and attractive street furnishings can guide people to key areas, encouraging exploration and enhancing the overall experience of the downtown or other focal points. Creating inviting, aesthetically pleasing streetscapes that reflect the character of Palatine makes the Village more attractive to visitors and residents alike, supporting local businesses and reinforcing the community's sense of identity.

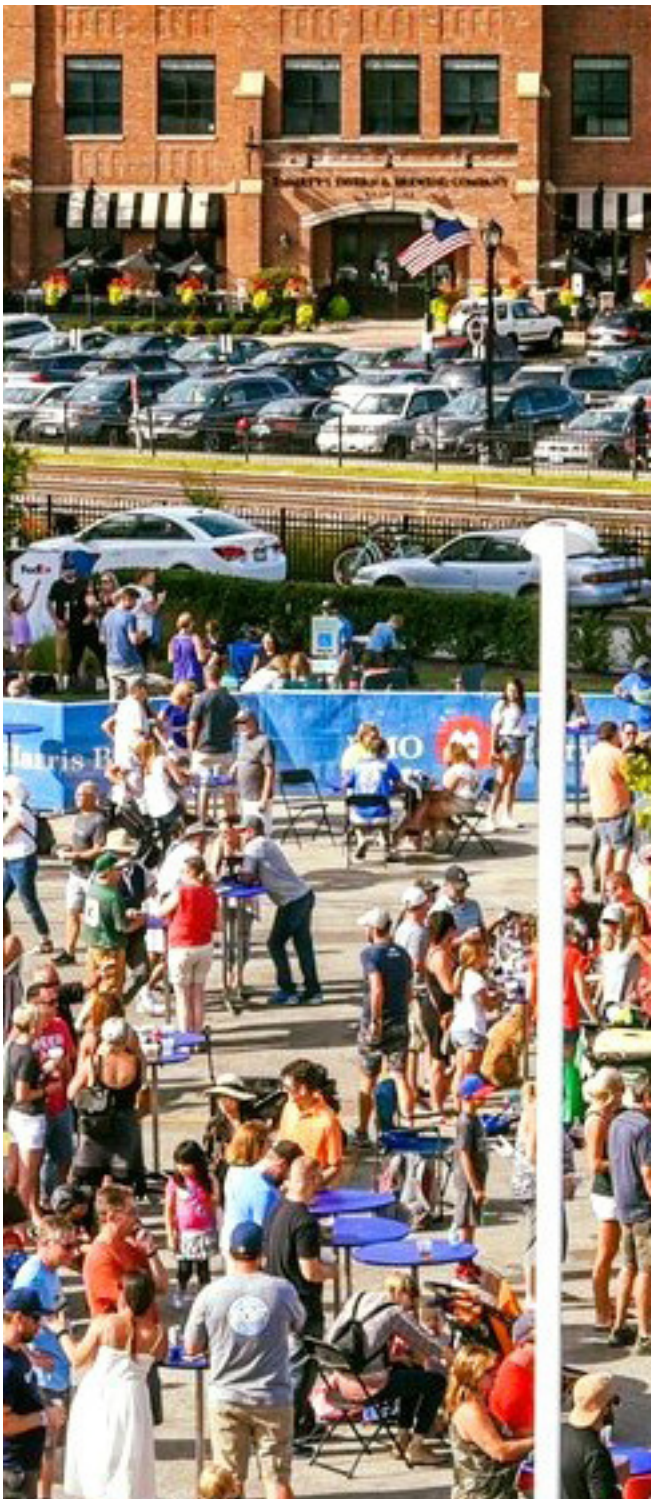
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STRATEGY 1: Work with various community organizations and stakeholders to activate public spaces by introducing and promoting diverse event programming, such as cultural events, art walks, and more.

- **1.1:** Identify and collaborate with key community organizations to plan a calendar of public events.
- **1.2:** Promote events through local media, social platforms, and community networks to ensure broad participation.
- **1.3:** Create branded signage or window displays that businesses can use to promote their involvement in the events.

STRATEGY 2: Explore permanent and temporary placemaking solutions that bring excitement and playfulness to the public realm.

- **2.1:** Launch a public awareness campaign to educate residents and visitors about the placemaking projects and encourage their interaction with the installations.
- **2.2:** Create themed pedestrian zones or streetscape improvements in the downtown area, such as decorative lighting, seasonal decorations, and street furniture, to enhance the atmosphere and encourage foot traffic.
- **2.3:** Encourage the development of outdoor dining areas by working with local restaurants and cafes to expand patio seating and create vibrant, al fresco dining experiences.



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2024 DOWNTOWN PUBLIC REALM ENHANCEMENTS

In March of 2024, the Village of Palatine completed its masterplan for Downtown Public Realm Enhancements. The plan focuses on several key opportunity areas, including Village-owned parking, gateway sites on Brockway Street and Plum Grove Road, Metra railwalk connections, Slade Street, and several Village-owned parcels.

The plan includes concepts for a centralized event space, several "active" and "passive" public spaces, pedestrian improvements, and reconfigured public parking lots. The plan also includes updated wayfinding and signage concepts for key Downtown gateways. All improvements would serve to activate the Downtown area. Strategies identified in Goal 2 of this Comprehensive Plan related to event programming and placemaking improvements will complement these physical realm enhancements as they are implemented.



Public Realm Enhancement Concepts, Design Workshop



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GOAL 3

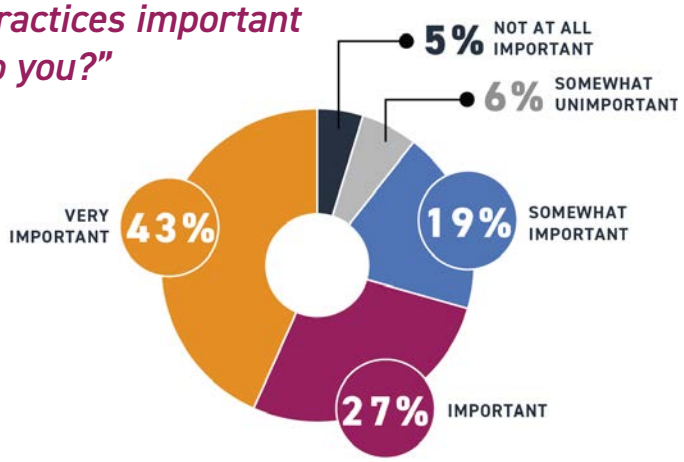
FOSTER A MORE ENVIRONMENTALLY AWARE AND MORE SUSTAINABLE VILLAGE THAT SUPPORTS PRESERVING NATURE AND RESOURCES.

Sustainability and planet-friendly practices are priorities for the Palatine community. Promoting existing sustainability programs and potential new initiatives can boost environmental resiliency and quality of life for residents.

Palatine currently has numerous sustainability programs and resources in place. These include recycling programs, educational materials, recycling guidelines, energy conservation guidelines, green building resources, rain gardens, and textile recycling. The Village has also included electric and hybrid vehicles within their vehicle fleet and introducing LED lighting into the Village's overall lighting system (see page 39). Educating residents about existing sustainability programs and best practices is key to ensuring these initiatives reach their full potential and make a lasting impact. Increased awareness can lead to greater participation and community buy-in. By providing clear, accessible information on programs like recycling guidelines, water conservation, and energy-efficient home upgrades, the Village can empower residents to make informed choices that benefit both their households and the environment. Online resources and partnerships with local schools and businesses can further amplify these efforts, making it easier for residents to adopt planet-friendly practices and contribute to the Village's sustainability goals.

Programs like rain gardens and renewable energy resources can not only enhance environmental resilience but also improve residents' quality of life by reducing waste, lowering energy costs, and promoting greener neighborhoods. By combining educational efforts with innovative sustainability initiatives, the Village can create a healthier, more resilient community for future generations.

Survey Question: ***"Are environmental sustainability and planet-friendly practices important to you?"***



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STRATEGY 1: Educate residents and businesses about existing sustainability programs, guidelines, and other best practices.

- **1.1:** Develop and distribute educational materials, such as brochures, guides, and infographics, that outline key sustainability programs and best practices, making them accessible online and in community centers.
- **1.2:** Create a dedicated sustainability section on the village website that provides comprehensive information on existing programs, including how to participate, benefits, and resources for further learning.
- **1.3:** Launch a social media campaign that highlights success stories, tips, and upcoming events related to sustainability, engaging the community through interactive content and discussions.
- **1.4:** Create visual aids, such as posters and signage, to be displayed in public spaces and businesses, reminding the community of key sustainability practices and how they can contribute.

STRATEGY 2: Improve existing sustainability programs.

- **2.1:** Revisit existing sustainability programs to ensure they are effective and well-publicized.
- **2.2:** Support the creation of additional sustainability initiatives.

STRATEGY 3: Enhance the sustainability of the Village's green spaces.

- **3.1**: Share information about native plantings and habitats, incorporating them into public parks and open spaces and encouraging the community to utilize sustainable planting practices at home.
- **3.2:** Encourage the Park Districts to expand community garden locations where residents can gather and grow food, and learn sustainability practices.

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GOAL 4

EXPAND HOUSING OPTIONS THAT PROMOTE AFFORDABILITY AND ACCESSIBILITY FOR A DIVERSE RANGE OF RESIDENTS.

Providing more housing options for new families, young professionals, empty nesters, disabled residents, and seniors can help enhance community livability while encouraging economic development and density in key areas of the community. Encouraging the development of housing at various price points, from affordable rental units to single-family homes and townhouses, ensures that Palatine remains an inclusive community where residents of all income levels can find suitable housing. This approach not only supports economic diversity but also strengthens the local economy by creating a stable customer base for businesses. Offering diverse housing options can reduce housing instability and help retain residents who might otherwise be priced out of the area.

Developing housing for vulnerable populations, such as seniors and disabled residents, is critical to ensuring that Palatine remains a truly inclusive and supportive community. These groups often face unique challenges in securing safe, affordable, and accessible housing that meets their specific needs. By prioritizing the development of housing that includes universal design features—such as wider doorways, step-free entryways, and accessible bathrooms—Palatine can provide living spaces that allow seniors and disabled residents to live independently and age in place. Creating such housing within mixed-use, transit-oriented areas also enables these populations to stay connected to the community, access essential services, and maintain an active, engaged lifestyle.

Promoting transit-oriented development (TOD) and increasing housing density in key commercial areas, such as Downtown Palatine, can further bolster the Village's appeal. TOD encourages the development of mixed-use housing near transit hubs, making it easier for residents to access public transportation, reduce their reliance on cars, and support local businesses. Increased housing density in these areas also creates a vibrant, walkable environment where residents can live, work, and shop within close proximity, fostering a stronger sense of community and reducing environmental impact. By focusing on inclusive, accessible housing and TOD, Palatine can create a more resilient and sustainable future while addressing the needs of its current and future residents.

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STRATEGY 1: Encourage the development of a range of housing at different price points and sizes.

- **1.1:** Consider a density bonuses that allow developers to build at higher densities if they include a certain percentage of workforce units or housing options suitable for seniors and disabled residents.
- **1.2:** Facilitate the development of mixed-use projects that combine residential units with retail, office, and community spaces, creating vibrant, walkable neighborhoods with diverse housing options.
- **1.3:** Encourage the redevelopment of underutilized or vacant properties into attainable housing.

STRATEGY 2: Ensure that vulnerable populations have access to housing.

- **2.1:** Develop or expand senior-specific affordable housing communities that offer on-site amenities and services tailored to the needs of older adults. A mix of owner-occupied and rental units is encouraged to address the diverse needs of the community.
- **2.2:** Partner with local contractors, volunteers, and nonprofit organizations to offer a home maintenance assistance program that provides free or low-cost repairs and upkeep services for residents in need.
- **2.3:** Develop an educational program to inform residents about available resources for home modifications and maintenance.
- **2.4:** Provide density bonuses to developers that include a mix of unit sizes and afforability levels in their projects, ensuring a range of options for vulnerable populations.

STRATEGY 3: Promote transit-oriented housing development.

- **3.1:** Implement a density bonus program that allows developers to increase the number of housing units beyond the standard zoning limits if the development is located within one mile of the train station, meets certain affordability criteria, and can be supported by existing infrastructure.
- **3.2:** Provide financial incentives, such as tax abatements or impact fee waivers, for developers who include affordable housing units within TOD projects.
- **3.3:** Create a TOD overlay zone that offers additional flexibility in building heights, setbacks, and land use regulations, encouraging higher-density and mixed-use developments near the train station.
- **3.4:** Develop public-private partnerships to leverage resources for infrastructure improvements that support TOD, such as enhanced pedestrian pathways, bike lanes, and public spaces near the train station.
- **3.5:** Encourage mixed-use development within one mile of the train station, combining residential units with retail, office, and community spaces to create vibrant, walkable neighborhoods.

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GOAL 5

PROVIDE HIGH-QUALITY VILLAGE SERVICES AND FACILITIES TO ENHANCE QUALITY OF LIFE, IMPROVE SAFETY, AND SUPPORT HEALTH AND WELLNESS.

Residential assistance programs and physical spaces where residents can access these services, are vital to community well-being. Residential assistance programs and physical spaces where residents can access these services are vital to community well-being. In Palatine, it's essential that Village services and facilities are designed to meet the needs of residents of all ages and abilities—from children to seniors. High-quality facilities, such as community centers, parks, and libraries, should be welcoming and accessible to everyone, including those with disabilities or mobility challenges. By providing spaces where families, teens, adults, and seniors can engage in educational, recreational, and social activities, Palatine fosters a sense of belonging and inclusivity. These spaces serve as hubs for social interaction, support, and personal growth, which are crucial for maintaining a vibrant, engaged community.

Equally important is ensuring that Palatine offers robust youth and family programs that cater to the community's diverse population. As Palatine's population grows more diverse, it's crucial to offer programs that reflect the varied cultural and socio-economic backgrounds of its residents. Whether through mentorship programs for teens, recreational sports for children, or parenting workshops, these initiatives contribute to a healthier, more connected community while ensuring that all residents have the resources and opportunities they need to thrive.



Attachment: Final Draft Palatine Comprehensive Plan (Village of Palatine Comprehensive Plan)

STRATEGY 1: Support youth and family programs for all families in the Palatine community.

- **2.1:** Provide information on wellness programs, organizations, or resources that focus on both physical and mental health for families.
- **2.2:** Provide bilingual and culturally relevant resources to ensure that all families, including those from diverse backgrounds, feel welcome and included in Village activities.



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GOAL 6

ESTABLISH A COHESIVE AND DISTINCTIVE COMMUNITY IDENTITY THAT FOSTERS A SENSE OF PRIDE AND BELONGING AMONG RESIDENTS AND STRENGTHENS THE BUSINESS COMMUNITY.

Establishing a cohesive and distinctive community identity is vital for fostering a sense of pride and belonging among residents, attracting visitors to the Village, and contributing to economic development. When a community develops a unique identity that reflects its history, values, and aspirations, it creates a shared vision and connection among its residents. This sense of belonging enhances the quality of life by encouraging residents to engage more actively in local events, support neighborhood initiatives, and build strong interpersonal connections with their neighbors. A well-defined community identity also helps residents feel more invested in the well-being of their community and more committed to contributing to its growth and improvement.

A strong community identity can significantly bolster Palatine's local business community. When residents take pride in their town or village, they are more likely to support local businesses, participate in community events, and invest in local economic development. This, in turn, creates a more vibrant and attractive environment for businesses, fostering economic resilience and growth.

By promoting a unique and appealing community brand, local businesses, such as those in Downtown Palatine, benefit from increased visibility and customer loyalty, which can drive economic success and enhance the overall vitality of the area.



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STRATEGY 1: Develop a community brand that reflects the identity, history, and aspirations of the community.

- **1.1:** Update all Village signage, including welcome signs, park signs, and wayfinding markers, to reflect the new brand identity.
- **1.2:** Collaborate with local businesses to encourage them to incorporate elements of the community brand into their own branding and marketing materials.

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GOAL 7

SUPPORT HISTORIC CONSERVANCY BY CELEBRATING PALATINE'S HISTORIC STRUCTURES AND EDUCATING RESIDENTS ABOUT THE VILLAGE'S UNIQUE HERITAGE.

Palatine has a rich history and many historical structures that stem from the 1830s when the area was settled. Celebrating this unique heritage is essential for maintaining a sense of identity and continuity within the community. By showcasing buildings, landmarks, and sites, Palatine can connect current and future generations to the stories that have shaped the Village. Highlighting these structures through educational programs, guided tours, and community events helps instill pride in Palatine's history and encourages residents to take an active role in preserving it. Collaborating with the Palatine Historical Society is key to achieving these goals, as the organization's mission to collect, preserve, display, and highlight historical artifacts and structures serves as the cornerstone of local heritage education.

In addition to promoting awareness, providing pathways for property owners and developers to conserve the historic character of their properties is crucial to maintaining Palatine's architectural legacy. Incentives such technical assistance can support preservation efforts while ensuring that development respects the Village's historical fabric. This not only protects Palatine's visual identity but also enhances the community's attractiveness and uniqueness, drawing visitors and fostering local pride. By integrating historical conservation into the broader vision for Palatine's future, the Village can both honor its past and ensure that its heritage remains a living part of the community's identity.

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STRATEGY 1: Collaborate with the Palatine Historical Society to support their goals and further their mission.

- **1.1:** Work with the Palatine Historical Society to coordinate efforts, share resources, and align on goals for preserving and promoting the Village's heritage.
- **1.2:** Develop joint programs and events that highlight Palatine's historic structures, such as guided tours, open houses, and history-themed festivals.
- **1.3:** Create educational materials in collaboration with the Historical Society, including brochures, online content, and exhibits that tell the story of Palatine's unique heritage.
- **1.4:** Promote the Historical Society's activities through Village communication channels, such as newsletters, social media, and the Village website.
- **1.5**: Facilitate community workshops and seminars led by the Historical Society to educate residents about the importance of historic preservation and how they can get involved.

STRATEGY 2: Showcase historically significant buildings, landmarks, and sites that contribute to Palatine's story.

- **2.1:** Support the development of a historic plaque program that marks significant structures and sites throughout the Village, providing information about their historical significance.
- **2.2:** Integrate historical elements into public spaces by working with the Historical Society to include historical markers, murals, or displays in parks, streetscapes, and Village buildings.
- **2.3:** Facilitate partnerships between the Historical Society and local businesses to sponsor or support preservation projects and events.
- 2.4: Provide educational resources and support for property owners, developers, and contractors, such as workshops and training on how to maintain and restore historic properties.

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Chapter 6

LAND USE & OPPORTUNITIES

Attachment: Final Draft Palatine Comprehensive Plan (Village of Palatine Comprehensive Plan)



6

LAND USE & **OPPORTUNITIES**

Land use is a pattern of physical development and arrangement of residential, commercial, industrial, and open space uses within a community. Palatine's history as an agricultural area that became increasingly connected to the Chicago metropolitan area through the railroad and arterial highways fostered a residentially-intensive land use pattern. This same connectivity has served as an economic driver for concentrated areas of commercial and industrial activity along key transportation corridors. Presently, the majority of Palatine's land is developed, with well-established land uses and limited opportunities for significant land use changes. However, there are several notable properties and areas located within the Village and nearby townships that can be developed or redeveloped to support the goals and strategies presented in this Plan.

This chapter provides an overview of existing land use, as well as targeted future land use recommendations and opportunity site development concepts honed through conversations with community stakeholders. As Palatine looks toward the future, thoughtful planning should guide redevelopment to ensure these varied land uses remain compatible.

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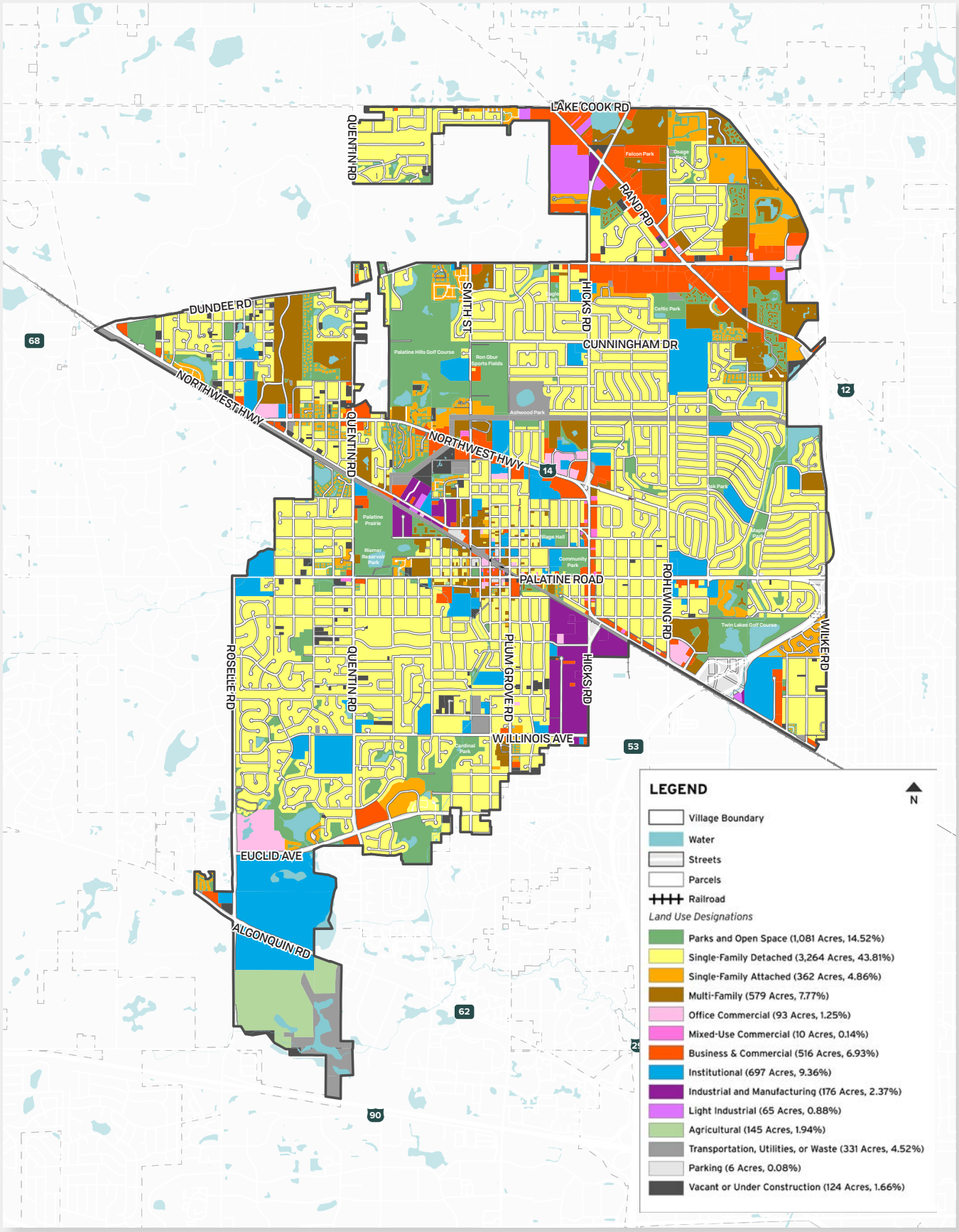
EXISTING LAND USE

An analysis of land uses in Palatine helps identify how these disparate land uses developed throughout the community and where opportunities for transitions and changes in land use may arise. The summary below utilizes land use data created by the Chicago Metropolitan Agency for Planning (CMAP) in 2018. While single-family residential development remains the primary land use in the community, Palatine maintains a strong diversity of land uses within its borders. Active light industrial districts operate in close proximity to established residential neighborhoods. Institutional and intense office uses operate successfully in pockets of the Village. Subdivisions and single-family homes are adjacent to intense commercial and retail corridors all over town. Land uses in Palatine are divided into fourteen classifications:

- **Single-family Detached Residential:** Suburban-scale subdivisions with detached single-family homes.
- **Single-family Attached Residential:** The built form capturing townhomes, rowhomes, and duplexes.
- **Multifamily Residential:** Classifies multifamily residential properties or development occupied by three or more families.
- **Business and Commercial:** Identifies a broad range of commercial and service land uses, such as shopping malls, retail centers, grocery stores, hotels, restaurants, and entertainment uses. This category excludes light or heavy industrial uses.
- **Office Commercial:** Classifies office buildings, office complexes, and corporate campuses.
- **Mixed-Use Commercial:** Classifies a mix of commercial uses with residential uses included on the upper floors.
- **Institutional:** Classifies educational, religious, and publicly-owned facilities.
- **Light Industrial:** Classifies land uses like trucking, warehousing, and self-storage.
- **Industrial and Manufacturing:** Identifies existing industrial uses.
- **Parks and Open Space:** Identifies Palatine's parks, protected areas, and open space within residential planned developments.
- **Agricultural:** Identifies land in agricultural use.
- **Transportation & Utilities:** Classifies land in public use or otherwise dedicated to the provision of utilities.
- **Parking:** Classifies non-residential off-street parking with or without a multilevel structure. This includes municipal lots, but does not include parking lots that are associated with an adjacent land use.
- **Vacant or Under Construction:** Classifies land that is undeveloped or appears under development.

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Figure 10: Existing Land Use



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LAND USE PATTERNS

The railroad line running through the middle of the Village and State and local highway corridors define land use patterns in Palatine. The downtown has grown around the commuter rail station with concentrated commercial land uses and increased residential density. Single family residential neighborhoods represent 43% of the village's land use and are distributed throughout Palatine north and south of the railroad. Dundee Road, Northwest Highway, and Rand Road are key drivers of commercial activity, attracting development that drives the local economy.

Residential Neighborhoods

Comprising over forty percent of the land area in Palatine, residential land uses are an important element of the Village's urban fabric, values, and identity. Neighborhoods are close-knit and defined by residential subdivisions that bring small communities together. Single-family neighborhoods developed adjacent to commercial areas, including Palatine's commercial corridors. This can limit opportunities for growth and expansion in these corridors unless zoning classifications and land use transitions in residential areas are planned for in the future. Attached single-family developments are prevalent around the community and support urban density in the periphery of downtown.

Multifamily Developments

A concentration of apartment buildings in the northeast corner of Palatine provides a substantial portion of the multifamily development in the community. Smaller developments provide transit-oriented dwelling units closer to downtown. Large multifamily projects in Palatine connect to key roadways such as Quentin Road and Dundee Road in northwest Palatine.



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Commercial Districts & Corridors

Palatine's commercial districts are principally located along major transportation routes. Northwest Highway, Rand Road, and eastern Dundee Road are all major commercial corridors. While the scale and character differ among them, each is automobile-oriented with potential to thrive and contribute to the local economy for the foreseeable future.

Palatine's downtown is appreciated by residents for its pedestrian-scale shopping and dining opportunities. Large parking lots serving the commuter rail station occupy a lot of land area and represent an opportunity for future redesign and placemaking

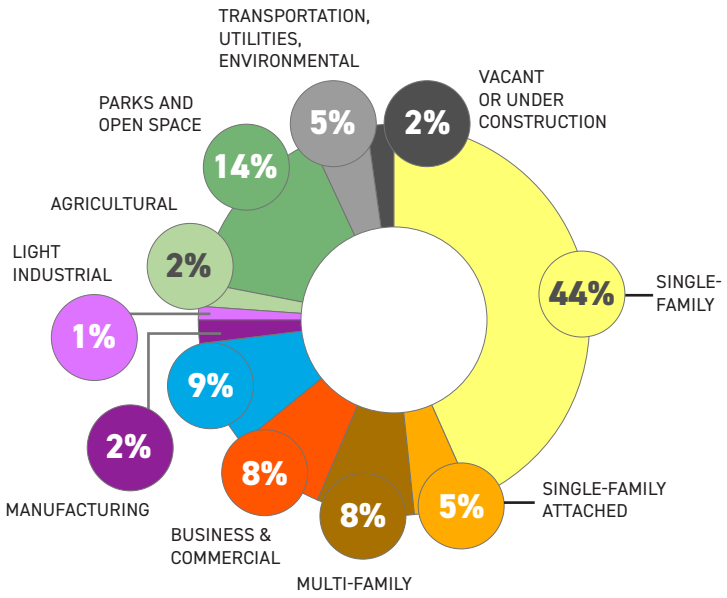
Light Industry & Manufacturing

Industrial areas represent 3% of the overall land use mix. This is an asset for the Village, as this land use diversity lends resiliency to the local economy and opportunities for local employment and business incubator spaces. Access to the regional highway network is a key asset for Palatine and especially important in supporting light industry and manufacturing land uses.

The Colfax Road industrial corridor northwest of downtown presents a unique opportunity for economic development and placemaking. Vacant industrial space here may be impactful as business incubator space that capitalizes on the vitality and energy in nearby downtown.

Recreation & Open Space

Over 1,000 acres, or 14% of land in Palatine is open space or in recreational use. There are 40 total parks, natural areas, recreational open spaces, and special-use structures located within the municipal boundary. Palatine is served by two park districts: the Palatine Park District and the Salt Creek Rural Park District. Both are separate municipal governing agencies providing parks, facilities, and recreational programs for the Palatine community and visitors.



Attachment: Final Draft Palatine Comprehensive Plan (Village of Palatine Comprehensive Plan)

FUTURE LAND USE STRATEGY

The Future Land Use Strategy is the Comprehensive Plan's guiding document identifying how and where the Village will grow over the next ten to fifteen years. It can help shape public and private investment by providing a level of certainty and predictability in future decision making.

Much of the land use in Palatine is not susceptible to change over the time frame of this Comprehensive Plan. This includes the patterns of single-family detached housing, established commercial corridors and districts, large institutional and office campus uses, and open spaces throughout the community. The Future Land Use Strategy envisions the existing land use in these areas remaining unchanged over the life of this plan.

DOWNTOWN PALATINE

Downtown Palatine has been the subject of two recent studies: the 2016 Downtown TOD Plan and the 2024 Downtown Public Realm Enhancements Strategy. Both envision mixed-use development and the expansion of public open spaces. Concepts and recommendations from these studies are reflected in the Future Land Use Strategy for downtown.

COMMERCIAL CORRIDORS

Strategies related to Palatine's commercial corridors in this Comprehensive Plan contemplate expanding commercial zoning districts to provide continuity of commercial development along the corridors and enabling adjacent non-commercial properties to be assembled into large redevelopment parcels. These strategies are reflected in the Future Land Use Strategy along Dundee and Hicks Road.

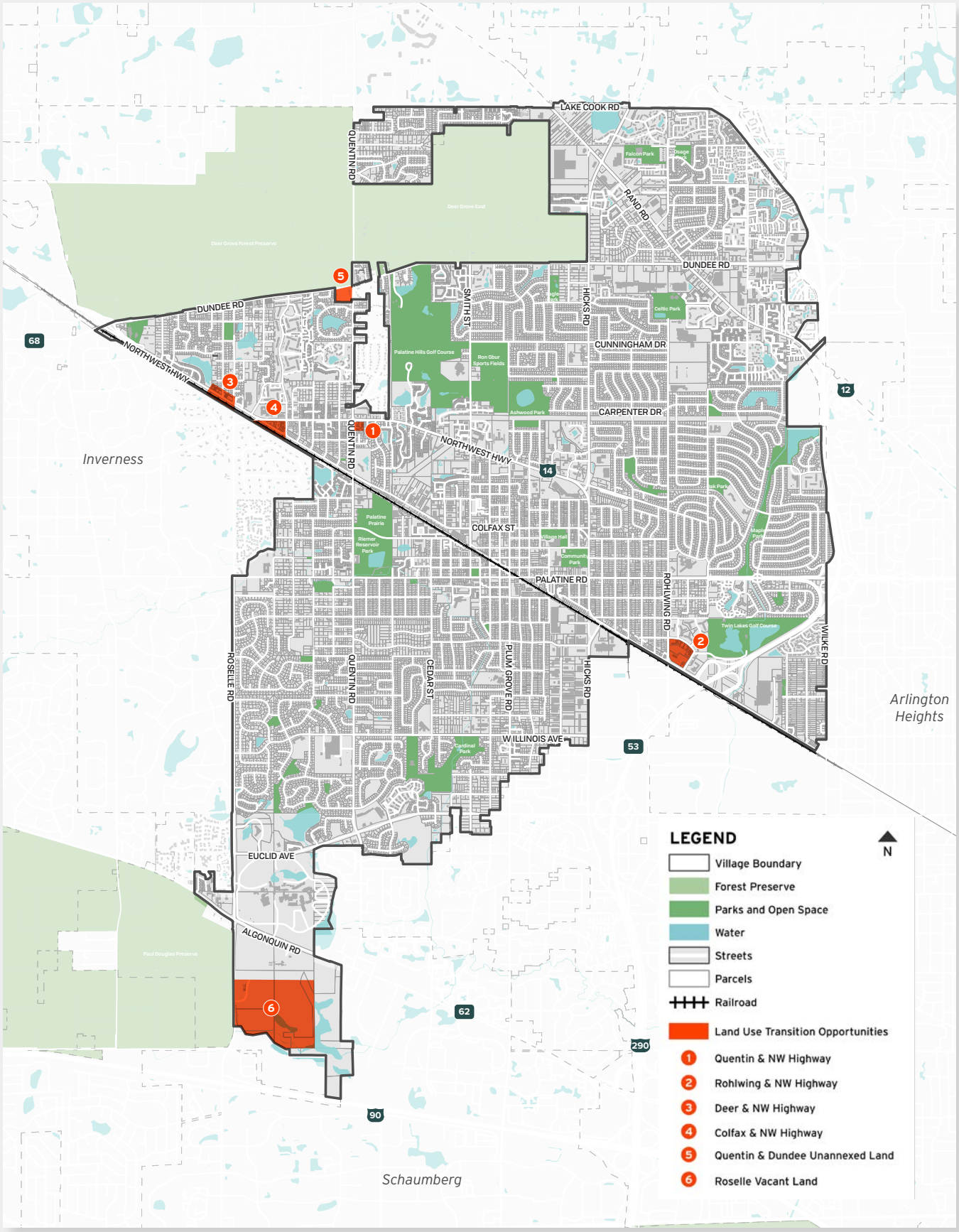
OPPORTUNITY SITES

There are key sites in Palatine that present opportunities for transitions in land use supporting the Village's vision for growth. For this reason, the Future Land Use Strategy will focus on defining how these sites will be used in the future. The map on the following page identifies these opportunity sites, which include the following:

- **Quentin Road and Northwest Highway:** Corner site with two multi-tenant commercial buildings and a gas station.
- **Rohlwing Road and Northwest Highway:** Gateway into Palatine, currently the site of an office building and multi-tenant shopping center.
- **Deer Avenue and Northwest Highway:** Vacant parcel abutting a residential neighborhood.
- **Colfax Street and Northwest Highway:** Commercial and light industrial properties along the train tracks.
- **Quentin Road and Dundee Road:** Unannexed vacant site.
- **Roselle Road south of Algonquin Road:** Recently-annexed vacant land.

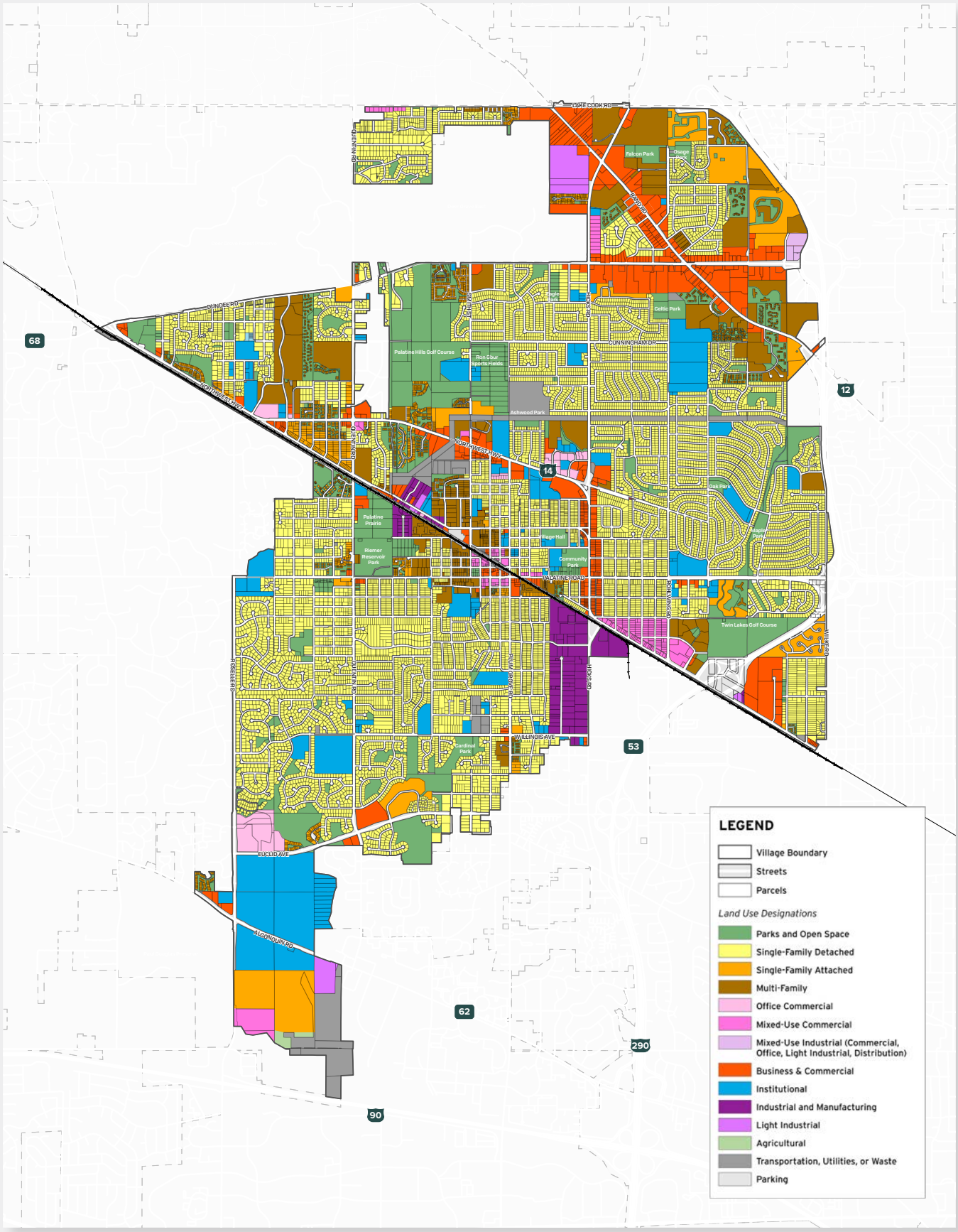
Attachment: Final Draft Palatine Comprehensive Plan (Village of Palatine Comprehensive Plan)

Figure 11: Opportunity Sites



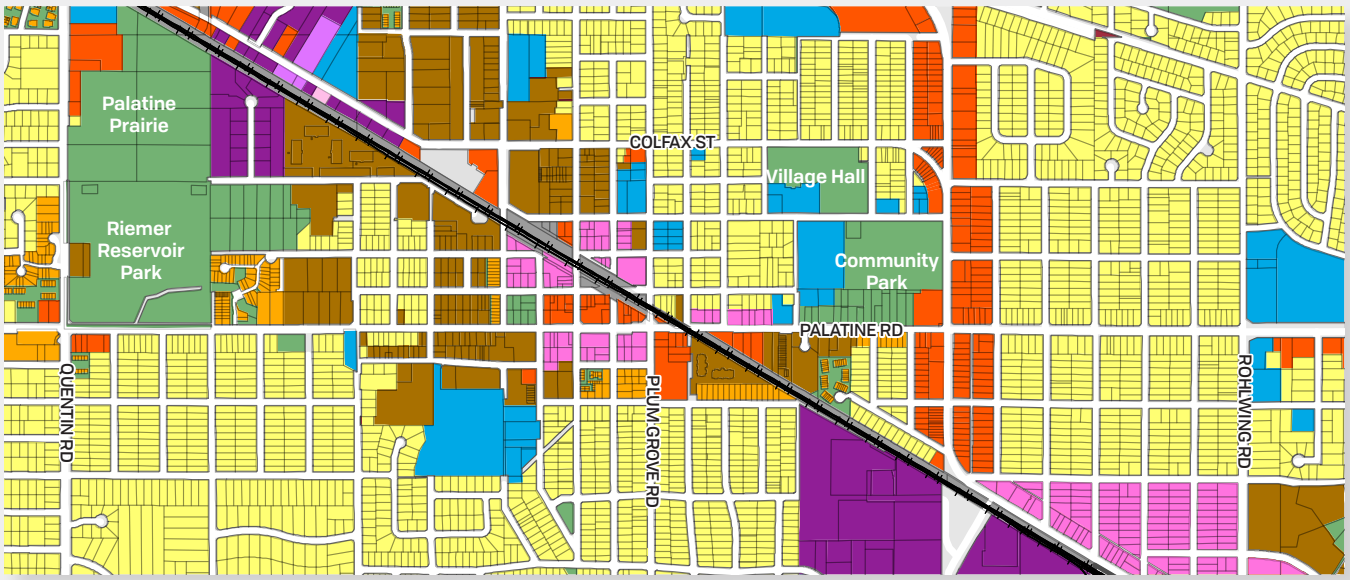
Attachment: Final Draft Palatine Comprehensive Plan (Village of Palatine Comprehensive Plan)

Figure 12: Future Land Use Map



Attachment: Final Draft Palatine Comprehensive Plan (Village of Palatine Comprehensive Plan)

Figure 13: Downtown Future Land Use



FUTURE LAND USE MAP

Much of the land use in Palatine is not susceptible to change over the time frame of this Comprehensive Plan. Land use changes are predominantly confined to opportunity sites (see following pages), Downtown Palatine, and select sites throughout the Village that reinforce the character of commercial corridors, districts, and neighborhoods. Along Dundee and Hicks, the future land use envisions a consistent commercial frontage, transitioning away from single-family uses.

Downtown Future Land Use

The Downtown future land use is consistent with the 2016 Downtown TOD Plan and the 2024 Downtown Public Realm Enhancements recommendations. The railroad defines the downtown in many ways. It catalyzes commercial and higher-density housing, requires accommodations for automobile parking, and impacts the redevelopment potential of adjacent properties. The Future Land Use Map for the downtown district recognizes this, but identifies areas that are susceptible to change over the time frame of this Comprehensive Plan.

Existing at-grade parking lots and under-utilized commercial properties are identified as sites for Mixed Use Commercial land uses in the future. This is consistent with the 2016 Downtown TOD Plan that envisions higher density residential development in proximity to the commuter train station and also supports the community's vision of a more vibrant, active downtown.

Expanded parks and open space land uses are identified around the Fireman Memorial site, which the 2024 Downtown Public Realm Study suggests can be repurposed as market space that complements existing park area nearby.

Multifamily land uses are identified on the Future Land Use Map in a manner that more closely reflects the existing zoning districts in the downtown. While the intermittent single-family properties in the area may not be susceptible to change in the near term, it is helpful for the Future Land Use Map to identify the Village's vision for increased residential density in the downtown district.

Attachment: Final Draft Palatine Comprehensive Plan (Village of Palatine Comprehensive Plan)

OPPORTUNITY SITE 1:
QUENTIN RD & NORTHWEST HWY

Existing Conditions

Opportunity Site 1 is a prominent corner site currently has two multi-tenant commercial properties and a gas station. An outdated site plan has evolved into a property largely covered in pavement with little vegetation or landscaping. Attached and detached single-family residential properties are adjacent on two sides. The site's location at the intersection of two major corridors, as well as its location near residential neighborhoods, presents an opportunity for mixed-use development with commercial and residential components.

Development Objectives

- **Buffer Residential Uses.** Buffer the nearby residential neighborhoods from adjacent commercial land uses by developing the site as a transitional, mixed-use property.
- **Support the Commercial Corridor.** Contribute to the commercial area and capitalize on the heavily-traveled roadways by developing a commercial use on this site.
- **Additional Housing Units.** Support Palatine's goals for developing a range of different housing types within the community by including residential units on this site.

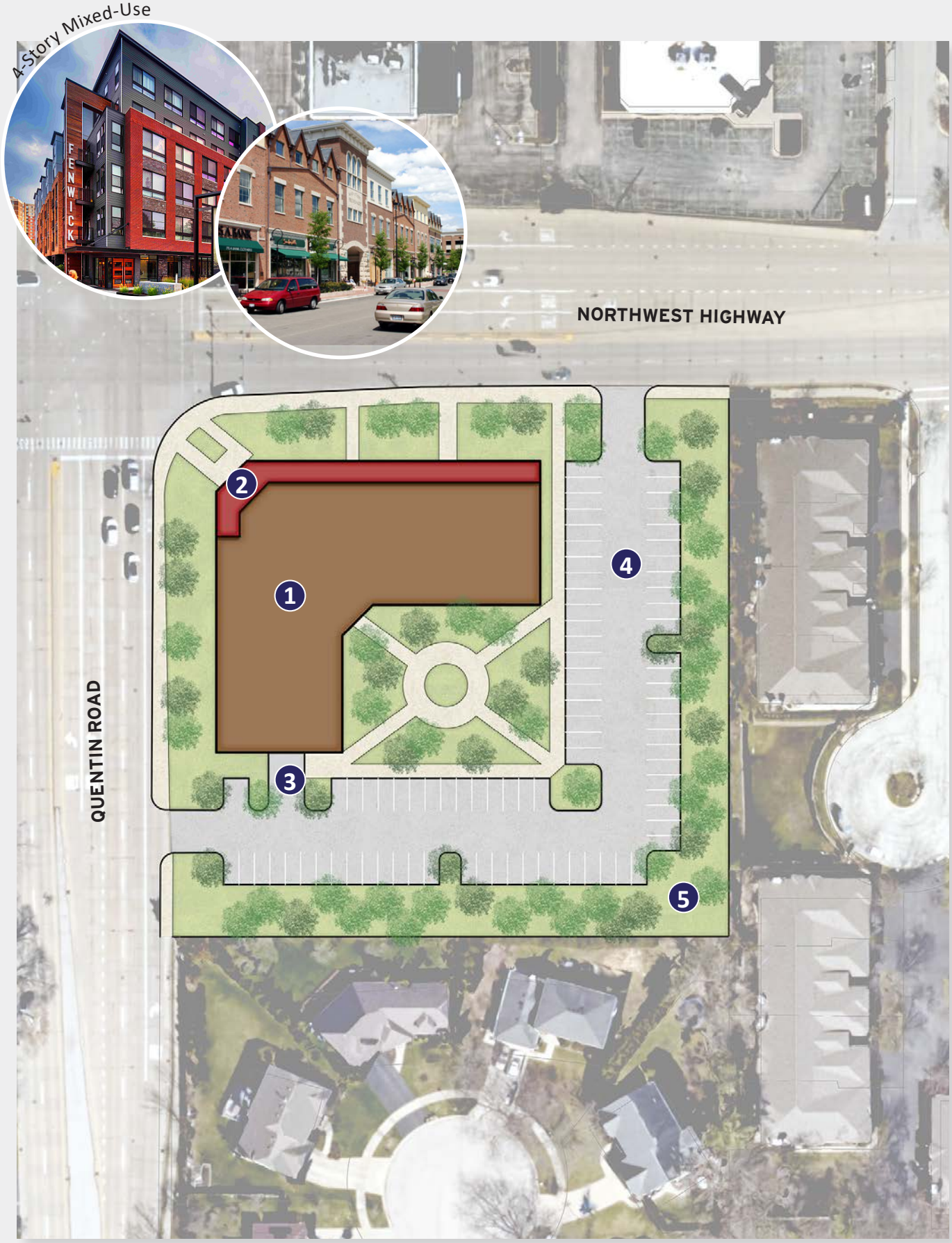
Concept Highlights

1. Mixed-use Building
   - » Mixed-use, 4-story building with frontage along Quentin Road and Northwest Highway
   - » Multifamily residential units
2. Ground Floor Retail
3. Ground Floor Parking
   - » Enclosed parking with access from the south end of the building
4. Surface Parking
5. Screening + Landscaping
   - » Tree plantings on south and east sides of the site, along the street, and within central green space

Existing Conditions



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OPPORTUNITY SITE 2: **ROHLWING RD AND NORTHWEST HWY**

Existing Conditions

The existing commercial uses on the property include a shopping center that is oriented outward so its unfinished rear façade faces this site, as well as a series of single-story multi-tenant office buildings. The multi-story office building is expected to continue operations, and is a component of the development concept. This site acts as a gateway into the Village from the southeast on Northwest Highway. It is also near the former Arlington Park horseracing track, which may be redeveloped into a regional attraction in the future. This site has the potential to serve as a food and entertainment destination welcoming visitors into Palatine and benefiting from future development in nearby Arlington Heights.

Development Objectives

- **Create an Entertainment Hub.** Develop larger-scale entertainment uses and dining options that appeal to all ages and attract visitors to the community.
- **Community Gathering Spaces.** Include pathways and central greenspaces that improve walkability, allow visitors to gather, beautify the site, and support the site's commercial users.
- **Create a Gateway.** Attract and welcome visitors to the community with clear community branding that is visible from Northwest Highway.
- **Reorient the Site.** Rather than a complete shift in land use, reorient and repurpose the site to focus inward and create a unified feel among all the buildings on the property, establishing the site as a single destination.

Concept Highlights

1. (2) Large Scale Entertainment Uses or Restaurant Uses
2. Pathway with Streetscaping and Outdoor Plaza Space
3. Restaurant Cluster
   - » Located in southeast corner of the site
   - » Outdoor dining spaces
4. Greenspace Adjacent to Existing Office Building
5. Greened Parking Lot

Existing Conditions



Attachment: Final Draft Palatine Comprehensive Plan (Village of Palatine Comprehensive Plan)



Attachment: Final Draft Palatine Comprehensive Plan (Village of Palatine Comprehensive Plan)

OPPORTUNITY SITE 3:
DEER AVE AND NORTHWEST HWY

Existing Conditions

This property is privately-owned, but vacant and unused. It is also located in a prominent location on Northwest Highway. While this site is a part of an active commercial corridor, its small size and orientation challenge creating a meaningful retail or commercial development. Given the established residential neighborhood abutting the site to the north, there is an opportunity to introduce additional housing on the property at a scale that residents are eager to have in Palatine: townhome-style attached single-family units.

Development Objectives

- **Infill Development.** Developing this vacant site located along a prominent commercial corridor should be considered to help improve the uniformity of the streetscape while also improving walkability.
- **Neighborhood Continuity.** Compliment surrounding residential uses by developing this site as attached single-family.
- **Buffering.** Reduce the impact on neighboring properties and adjacent public right-of-way with streetscaping and buffering.

Concept Highlights

1. Attached Single-Family Development
   - » Townhome-scale Units
2. Streetscape improvements
   - » Street trees
   - » Improved pedestrian infrastructure
3. Buffering
   - » Landscaped buffer between development and existing neighborhood

Existing Conditions



Attachment: Final Draft Palatine Comprehensive Plan (Village of Palatine Comprehensive Plan)



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OPPORTUNITY SITE 4:
STERLING AVE AND NORTHWEST HWY

Existing Conditions

Opportunity Site 5 is located between Northwest Highway and the Metra railroad tracks, buffered from any residential land uses, and served by a public street ending in a cul-de-sac. There is a light industrial use on the southeast portion of the site, several vacant or underused structures, a parcel of vacant land, and a Wendy's Drive-Thru which will remain in operation. The screened location at the northwest corner of the site lends itself to a destination land use such as a microbrewery with amenities that include outdoor dining, activities, and live music. The parcels lining Northwest Highway are well-suited for commercial development and streetscape improvements. The cul-de-sac allows for on-street parking and activations such as small concerts, markets, and gatherings.

Development Objectives

- **Screened Entertainment Use.** Develop a use suited for the portion of the site near the Metra tracks, such as a microbrewery or other small-scale entertainment use.
- **Commercial Frontage.** Make use of vacant or underutilized properties on the site and redevelop as complementary commercial uses that face Northwest Highway and Sterling Avenue.

Concept Highlights

1. Commercial Along Northwest Hwy and Sterling Ave
   - » Buildings of various sizes & forms
   - » Possible brewery and taproom with outdoor patio and programming
2. Access from Rear
   - » Potential for programming/events in culdesac
3. Common Outdoor Spaces
4. Shared Parking

Existing Conditions



Attachment: Final Draft Palatine Comprehensive Plan (Village of Palatine Comprehensive Plan)







Brewery Examples

Attachment: Final Draft Palatine Comprehensive Plan (Village of Palatine Comprehensive Plan)

OPPORTUNITY SITE 5:
QUENTIN RD AND DUNDEE RD

Existing Conditions

This corner property is not currently part of the Village of Palatine or served by municipal utilities. However, it represents another opportunity to introduce attached single-family residential units into the Village. The northeast corner at the intersection of two busy roadways lends itself to a prominent residential amenity building, which is shown on the concept drawing with a small community green space behind it. Seventeen townhome units are shown in a series of six buildings surrounding a central pocket park. Established neighborhoods with detached single-family homes surround the site, so the concept introduces trees and green space to provide adequate buffering.

Any future redevelopment plans would be part of an annexation agreement establishing how the site would be served with utilities and public services, as well as designating an appropriate zoning district for the property.

Development Objectives

- **Residential Development.** Develop a residential use that compliments the surrounding residential neighborhood, mirroring the size and scale of nearby buildings.
- **Buffering and Landscaping.** Provide ample screening surrounding the site so as not to interfere with surrounding neighborhoods. Provide landscaped green space for future residents.
- **Annexation.** Annex the site into the village with an annexation agreement that establishes how the site would be served by utilities and public services.

Concept Highlights

1. Ranch or Traditional-Style Townhomes
2. Central Pocket Park
3. Amenity Building
   - » Adjacent community green space

Existing Conditions



Attachment: Final Draft Palatine Comprehensive Plan (Village of Palatine Comprehensive Plan)







Amenity Space and Townhome Examples

Attachment: Final Draft Palatine Comprehensive Plan (Village of Palatine Comprehensive Plan)

OPPORTUNITY SITE 6: **ROSELLE RD**

Existing Conditions

This large property on Roselle Road was recently annexed into the Village. Its size and location are appropriate for larger-scale industrial uses or a large residential and commercial development. The site is adjacent to a commercial area in Hoffman Estates and can compliment that retail and restaurant context to provide additional commercial space in Palatine. Much of the site, however, can be utilized to provide housing of the scale and character most desired by Village residents: smaller townhome-style units and Ranch townhomes appropriate for senior and families.

If this site is developed, the Village must assess emergency response capacity and ensure the area receives adequate services.

Development Objectives

- **Residential Community.** Develop a larger residential community with a variety of housing types that are appropriate for seniors or small families.
- **Commercial District.** Build off of the surrounding commercial context and develop a commercial cluster that can serve the residential community, as well as nearby visitors.

Concept Highlights

1. Residential Development
   - » Attached townhomes
   - » Ranch townhomes for seniors or families
2. Common amenity building and open space
3. Landscape buffer from adjacent industrial
4. Commercial cluster
5. 3 Mixed-use buildings
   - » Multifamily units on upper stories
   - » Commercial space on ground floor
6. Expanded detention pond

Existing Conditions



Attachment: Final Draft Palatine Comprehensive Plan (Village of Palatine Comprehensive Plan)



Attachment: Final Draft Palatine Comprehensive Plan (Village of Palatine Comprehensive Plan)

Chapter 7

IMPLEMENTATION

Attachment: Final Draft Palatine Comprehensive Plan (Village of Palatine Comprehensive Plan)



7

PLAN FOR **IMPLEMENTATION**

Achieving the vision for the Palatine Comprehensive Plan requires a sustained commitment by the Village through an ongoing Comprehensive Plan implementation process. Collaboration between key partners will be an important part of this commitment. These include Village departments, local businesses and service organizations, transportation agencies, Cook County, and other local stakeholders. Moving forward, important Comprehensive Plan implementation actions will need to be identified and prioritized.

The Implementation Matrix, a separate document that compiles the Goals, Strategies, and Actions presented in this Plan, is intended to provide a roadmap for the success of the Comprehensive Plan. It is a guidebook for Village staff to use in developing work plans for staff, Boards, Commissions, and the Village Council. The Implementation Matrix should be a part of Capital Improvement Planning and annual budget discussions to ensure these align with the community's vision for improvements, investments, and the growth and vitality of Palatine.

Attachment: Final Draft Palatine Comprehensive Plan (Village of Palatine Comprehensive Plan)

USING THE COMPREHENSIVE PLAN

Going forward, the Village should integrate Comprehensive Plan's Goals, Strategies, and actions into everyday decision-making. Implementation progress should be reviewed regularly and the Plan may need to be updated to address new planning issues and challenges Palatine faces in the coming years. The following are recommendations for effective Comprehensive Plan implementation and stewardship. Successful stewardship will require on-going communication and coordination between different Village departments and commissions, from elected leaders, other governmental agencies, and from private sector partners and organizations.

Use the Palatine Comprehensive Plan in preparing annual departmental work plans and budgets.

Many communities use their comprehensive plans to prepare annual departmental work plans and budgets. These can include statements on how departmental projects and budgets reflect, impact, or achieve comprehensive plan priorities. In that regard, the Village should consider documentation, metrics and/or performance measures through a departments mission statement, annual work plan, and budget documents about how departments can direct their work consistently with the Comprehensive Plan goals, strategies, and actions.

Use the Comprehensive Plan in preparing future Capital Improvement Plans (CIP).

As with other department work plans and planning documents, CIP's should consider and align with the goals, policies, and actions of the Comprehensive Plan, especially urban design, transportation and mobility initiatives, and infrastructure upgrades needed to facilitate development activity.

Publicize actions and initiatives that implement the Comprehensive Plan.

Initiatives that implement the Comprehensive Plan should be routinely publicized through the Palatine's press releases and website so residents are aware of local success and progress.



Attachment: Final Draft Palatine Comprehensive Plan (Village of Palatine Comprehensive Plan)

PARTNERSHIPS

Many of the Comprehensive Plan actions will require collaboration between various jurisdictional bodies to ensure successful implementation.

Village of Palatine. Leaders in Village departments will play an active role in bringing the Comprehensive Plan to reality. Community Development, Public Works, and public safety staff will need to coordinate to achieve the wide-ranging strategies. Village leadership will require accurate information relating to budgets, costs, manpower, and resources available to achieve the Village's goals and visions.

Palatine Park District and Salt Creek Park District. Palatine's many open spaces and recreational facilities fall under the purview of the Palatine Park District and the Salt Creek Park District. Maintaining strong lines of communication and establishing shared goals with the Park District will be an essential part of collaborating to achieve some of the goals and strategies in this plan.

Illinois Department of Transportation (IDOT). Several key commercial corridors in Palatine are under IDOT jurisdiction: Northwest Highway / Rt. 14, Dundee Road, and Rand Road. Communication and coordination with the Department will be essential as the City plans any pedestrian, design, or infrastructure improvements on this or any other roadways under IDOT's control in the community.

Cook County Department of Transportation and Highways (CCDTH). Quentin Road and Roselle Road are under the County's jurisdiction. Palatine needs to partner with CCDTH as planned improvements are planned along these corridors.

ZONING AMENDMENTS

Implementation of the land use goals of the Comprehensive Plan will require the use of zoning tools. These include zoning map amendments to address continuity and growth along commercial corridors, as well as establishing zoning districts to facilitate development on the opportunity sites.

Zoning text amendments will be needed to achieve strategies identified in the Comprehensive Plan. These include clarifying the mechanism that allows mixed-use development and reevaluating the P – Planned Development zoning district.

Attachment: Final Draft Palatine Comprehensive Plan (Village of Palatine Comprehensive Plan)

PLANNING Palatine's VISION

CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a corporation organized and existing under and by virtue of the laws of the State of Illinois, does hereby CERTIFY that it is the publisher of the:

Journal & Topics Newspapers
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622 Graceland Ave.
Des Plaines, IL 60016-4556

and that said newspaper(s) is a secular newspaper of general circulation and has been published weekly in the

(Village) (Town) (City) (Township) of PALATINE

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County of COOK

and State of Illinois, continuously for more than one year prior to date of the first publication of the notice attached hereto, and that said newspaper(s) complies with the requirements of Paragraphs 5 and 10, Chapter 100, of the Illinois Revised Statutes.

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 6TH day of MARCH, A.D. 20 25., and the last publication thereof was made on the 6TH day of MARCH, A.D. 20 25.

Your Legal appeared in the following Journal & Topics Newspapers (Des Plaines Journal, Inc.)

- ☐ Des Plaines Journal
- ☐ Elk Grove Village Journal
- ☐ Mt. Prospect Journal
- ☐ Niles Journal
- ☐ Park Ridge-Golf Mill Journal
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- ☐ Buffalo Grove Topics
- ☑ Palatine Topics
- ☐ Rolling Meadows Topics
- ☐ Wheeling Topics
- ☐ Suburban Journal
- ☐ Northwest Journal
- ☐ Glenview Journal

"OFFICIAL SEAL"
MARY ALICE WENZL
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 07/15/2025

Mary Alice Wenzl

IN WITNESS WHEREOF, THE DES PLAINES JOURNAL, INC., has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 6TH day of MARCH A.D., 20 25.

By Todd Wessell

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 6TH day of MARCH A.D., 20 25.

My commission expires the 15TH day of JULY A.D., 20 25.

Attachment: Public Notice (Village of Palatine Comprehensive Plan)