

## COMPENDIUM OF COMPREHENSIVE PLANS—A REPORT

FEBRUARY 2004

The Northeastern Illinois Planning Commission has undertaken an initiative to catalog all the comprehensive plans developed by municipalities in the six-county Chicago area. The purpose of this initiative is to provide a snapshot of local planning in the region. Since NIPC is in the process of developing a new Regional Land Use Framework Plan, it is important to gain an understanding of the local planning needs and priorities so that they can be incorporated into the new plan.

During the fall of 2003, NIPC made an extensive effort to update its files of comprehensive plans by contacting municipalities in the six-county region and requesting copies of the most recent versions of their comprehensive plans.\*

Next, NIPC reviewed the plans submitted, looking at nearly 40 subject areas including the 10 categories listed in the Illinois Technical Assistance Act of 2002. (Note: The majority of municipalities are reviewing their plans in response to that legislation).

Examples of the 40 areas are:

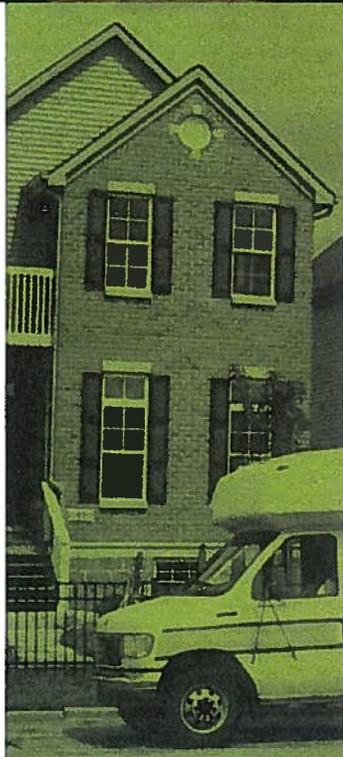
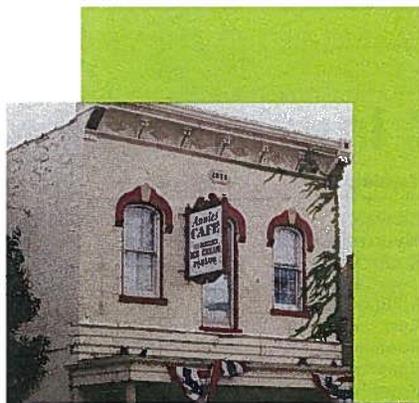
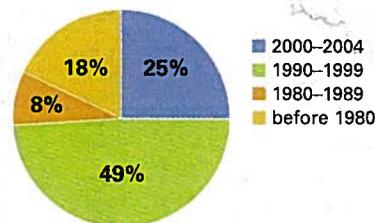
- **economic development** (industrial or commercial)
- **jobs creation for residents**
- **historic preservation**
- **pedestrian/bicycle orientation**
- **transit-oriented development**
- **community facilities**
- **intergovernmental cooperation**
- **annexation**

The results of the survey show that 210 of the 272 municipalities in the region—77 percent—have developed a comprehensive plan at some time. Eighty-two percent of the plans have been completed since 1980. Only plans written or updated since 1980 were reviewed in this research. In addition, only *comprehensive* plans were reviewed as part of this research. Many municipalities have sub-area and topical plans which were not included in this study.

NIPC used a rating system to measure the level of detail covered in each plan. A rating of 1 indicated little to no coverage, 2 indicated moderate coverage and 3 represented a high level of detail and planning. The ratings were not intended to indicate the level of quality of the planning but the amount of emphasis put into planning on that topic area.

\*In December of 2003, NIPC sent a letter to all of the municipalities in the region requesting copies of the plans for those municipalities which did not respond to the first request. NIPC received plans from 210 municipalities as of January 9, 2004. While NIPC encourages the remaining municipalities to provide copies of their comprehensive plans to NIPC, only plans received by January 9, 2004 were reviewed for this report.

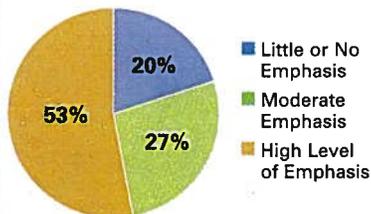
Dates of Plans in NIPC Inventory



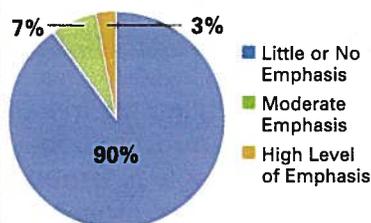
Photography: John Paige



### Transportation



### Transit Oriented Development



Specific topics covered in the plans focused on areas of interest based on current planning trends. With respect to transportation issues, 54 percent of the municipalities gave significant coverage to transportation. Twenty-seven percent gave transportation moderate coverage and 20 percent gave it little to no coverage. However transit-oriented development (TOD) was given little attention. Ninety percent of the plans gave it little to no coverage, seven percent gave TOD moderate emphasis, and three percent gave it detailed coverage.

In the area of pedestrian and bicycle friendliness, more than half of the plans gave these topics little to no coverage (55 percent received a "1 rating" for walkable development, and 50 percent received a "1 rating" for bicycle friendliness). Twenty-four percent of the plans gave a detailed emphasis to walkable development, and 36 percent went into detail on bicycle-friendly development.

## List of Comprehensive Plans in NIPC Inventory

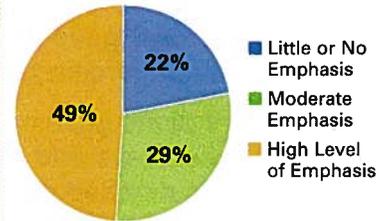
Municipality	Plan	Year	Municipality	Plan	Year	Municipality	Plan	Year	Municipality	Plan	Year
Addison	Y	1992	Flossmoor	Y	1993	Lincolnwood	Y	2001	Riverside	N	
Algonquin	Y	2002	Ford Heights	N		Lindenhurst	Y	2002	Riverwoods	Y	1999
Alsip	Y	1966	Forest Park	Y	2001	Lisle	Y	1995	Robbins	Y	1968
Antioch	Y	1993	Forest View	N		Lockport	Y	1997	Rockdale	N	
Arlington Hgts	Y	1997	Fox Lake	Y	2003	Lombard	Y	2003	Rolling Meadows	Y	1993
Aurora	Y	1971	Fox River Grove	Y	1995	Long Grove	Y	1999	Romeoville	Y	2001
Bannockburn	Y	1993	Fox River Vv Gar	N		Lynwood	Y	1974	Roselle	Y	1995
Barrington	Y	2000	Frankfort	Y	1996	Lyons	N		Rosemont	N	
Barrington Hills	Y	1995	Franklin Park	Y	1973	Manhattan	Y	1996	Round Lake	Y	2000
Bartlett	Y	2002	Geneva	Y	2003	Maple Park	Y	1987	Round Lake Bch	Y	1999
Batavia	Y	1993	Gilberts	Y	1991	Marengo	Y	1997	Round Lake Hgts	N	
Beach Park	Y	1998	Glen Ellyn	Y	2001	Markham	Y	1967	Round Lake Park	Y	1992
Bedford Park	N		Glencoe	Y	1996	Matteson	Y	1987	Sauk Village	N	
Beecher	Y	2001	Glendale Heights	Y	1995	Maywood	Y	1965	Schaumburg	Y	1996
Bellwood	N		Glenview	Y	1990	McCook	N		Schiller Park	Y	1997
Bensenville	Y	1985	Glenwood	Y	2000	McCullom Lake	N		Shorewood	Y	2001
Berkeley	Y	1974	Godley	N		McHenry	Y	1999	Skokie	Y	1969
Berwyn	N		Golf N			Melrose Park	N		Sleepy Hollow	Y	1995
Big Rock	N		Grayslake	Y	1988	Merrionette Park	N		South Barrington	Y	1985
Bloomington	N		Green Oaks	Y	1991	Mettawa	N		So. Chicago Hgts	N	
Blue Island	Y	1968	Greenwood	N		Midlothian	Y	2001	South Elgin	Y	2002
Bolingbrook	Y	1992	Gurnee	Y	1997	Minooka	Y	1999	South Holland	Y	1990
Braidwood	N		Hainesville	Y	1999	Mokena	Y	2002	Spring Grove	Y	1999
Bridgeview	N		Hampshire	N		Monee	Y	1997	St. Charles	Y	1996
Broadview	Y	2000	Hanover Park	Y	1998	Montgomery	Y	2002	Steger	Y	1964
Brookfield	Y	1992	Harvard	Y	1995	Morton Grove	Y	1999	Stickney	N	
Buffalo Grove	Y	1998	Harvey	Y	1968	Mount Prospect	Y	1998	Stone Park	N	
Bull Valley	N		Harwood Heights	Y	1970	Mundelein	Y	1990	Streamwood	Y	1999
Burbank	Y	1976	Hawthorn Woods	Y	2001	Naperville	Y	2000	Sugar Grove	Y	2000
Burlington	Y	1999	Hazel Crest	Y	1985	New Lenox	Y	1997	Summit	N	
Burnham	N		Hebron	Y	1970	Niles	Y	1969	Symerton	N	
Burr Ridge	Y	1999	Hickory Hills	Y	1970	Norridge	N		Third Lake	Y	2000
Calumet City	N		Highland Park	Y	1997	North Aurora	Y	2000	Thornton	N	
Calumet Park	Y	1989	Highwood	Y	1996	North Barrington	Y	1998	Tinley Park	Y	2000
Carol Stream	Y	1971	Hillside	Y	1977	North Chicago	Y	1971	Tower Lakes	Y	2002
Carpentersville	Y	1998	Hinsdale	Y	1942	North Riverside	N		Trout Valley	Y	1997
Cary	Y	1992	Hodgkins	N		Northbrook	N		Union	Y	1983
Channahon	Y	1996	Hoffman Estates	Y	1989	Northfield	Y	1999	University Park	Y	1994
Chicago	N		Holiday Hills	N		Northlake	Y	1971	Vernon Hills	Y	2003
Chicago Heights	Y	1967	Homer Glen	Y	2003	Oak Brook	Y	1995	Villa Park	Y	1983
Chicago Ridge	Y	1997	Hometown	Y		Oak Forest	N		Virgil	N	
Cicero	Y	1975	Homewood	Y	1999	Oak Lawn	Y	1997	Volo	Y	2003
Clarendon Hills	Y	1991	Huntley	Y	2002	Oak Park	Y	1990	Wadsworth	Y	2000
Coal City	Y	1990	Indian Creek	N		Oakbrook Terrace	Y	2001	Warrenville	Y	1984
Country Club Hills	Y	1992	Indian Head Park	Y	1969	Oakwood Hills	Y	1993	Wauconda	Y	2002
Countryside	Y	1980	Inverness	Y	1981	Old Mill Creek	Y	1993	Waukegan	Y	1987
Crest Hill	Y	1965	Island Lake	Y	2004	Olympia Fields	N		Wayne	Y	1991
Crestwood	Y	1963	Itasca	Y	1977	Orland Hills	Y	1968	West Chicago	Y	1996
Crete	Y	1997	Johnsburg	Y	2001	Orland Park	Y	1991	West Dundee	Y	1995
Crystal Lake	Y	2001	Joliet	Y	1959	Palatine	Y	1990	Westchester	N	
Darien	Y	2002	Justice	N		Palos Heights	Y	1972	Western Springs	Y	2002
Deer Park	Y	2001	Kenilworth	N		Palos Hills	Y	1967	Westmont	Y	1998
Deerfield	Y	1995	Kildeer	Y	2002	Palos Park	Y	1999	Wheaton	Y	1998
Des Plaines	Y	1995	La Grange	Y	1970	Park City	N		Wheeling	Y	1975
Diamond	N		La Grange Park	Y	2003	Park Ridge	Y	1996	Willow Springs	N	
Dixmoor	N		Lake Barrington	Y	1994	Peotone	Y	1997	Willowbrook	Y	1992
Dolton	N		Lake Bluff	Y	1997	Phoenix	N		Wilmette	Y	2002
Downers Grove	Y	1995	Lake Forest	Y	1998	Pingree Grove	Y	2001	Wilmington	Y	2000
East Dundee	Y	2002	Lake in the Hills	Y	2002	Plainfield	Y	2002	Winfield	Y	2001
East Hazel Crest	N		Lake Villa	N		Posen	N		Winnetka	Y	1999
Elburn	N		Lake Zurich	Y	2003	Prairie Grove	Y	1977	Winthrop Harbor	Y	1995
Elgin	Y	2002	Lakemoor	Y	2003	Prospect Heights	N		Wonder Lake	Y	1991
Elk Grove Village	Y	1960	Lakewood	Y	1999	Richmond	Y	1997	Wood Dale	Y	1997
Elmhurst	Y	1990	Lansing	Y	1995	Richton Park	Y	1991	Woodridge	Y	1995
Elmwood Park	Y	1995	Lemont	Y	2002	Ringwood	Y	1996	Woodstock	Y	2002
Elwood	Y	2003	Libertyville	Y	1985	River Forest	Y	2003	Worth	Y	1985
Evanston	Y	1999	Lily Lake	Y	1996	River Grove	N		Zion	Y	1992
Evergreen Park	N		Lincolnshire	Y	2000	Riverdale	N				

The area of economic development had the second highest level of emphasis overall in the plans. Nearly half (49 percent) of the communities gave detailed emphasis to industrial/business development, and more than half (53 percent) gave detailed emphasis to retail/commercial development.

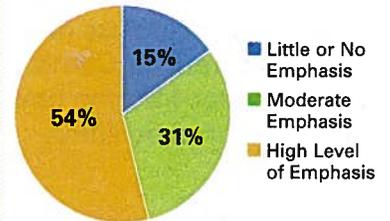
The research revealed that a focus on planning for a downtown core was covered in detail by 38 percent of the plans. A moderate emphasis on the downtown was noted in 24 percent of the plans, and little to no emphasis was noted in 38 percent of the plans.

In terms of affordable housing, 92 percent of the plans had little or no coverage of the topic. Only three percent gave significant coverage to the affordable housing issue, and five percent gave it moderate coverage.

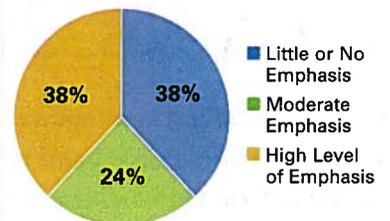
### Industrial/Business Development



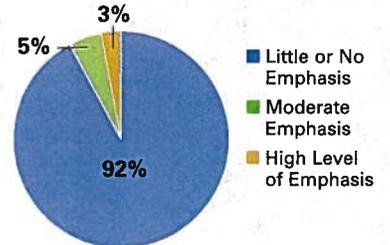
### Retail Development



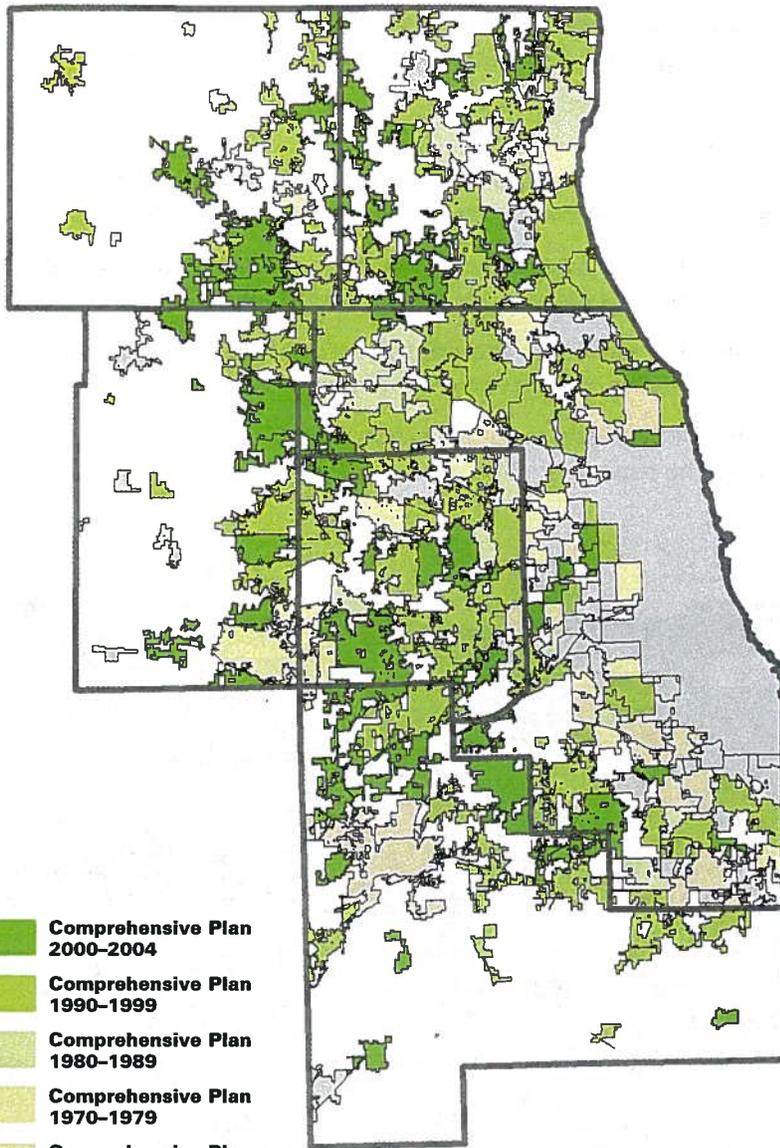
### Downtown Development



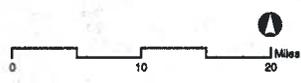
### Affordable Housing



## YEARS OF COMPREHENSIVE PLANS IN NORTHEASTERN ILLINOIS



- Comprehensive Plan 2000-2004
- Comprehensive Plan 1990-1999
- Comprehensive Plan 1980-1989
- Comprehensive Plan 1970-1979
- Comprehensive Plan 1969 or older
- No Comprehensive Plan in NIPC inventory



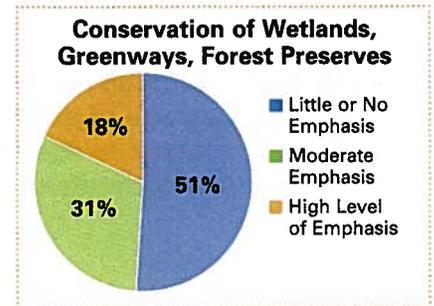
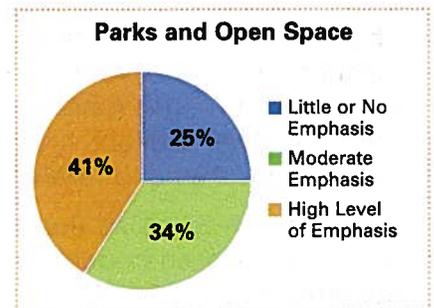
Note: Only comprehensive plans submitted to NIPC by January 9, 2004 were included in this report. Some municipalities have sub area and topical plans which were not reviewed as part of this study.



In terms of the environment, with respect to parks and open space, 41 percent of plans gave the topic detailed emphasis. Thirty-four percent gave parks and open space moderate coverage and 22 percent gave it little to no emphasis.

Two-thirds of plans gave no coverage to conservation of wetlands, greenways and forest preserves and nearly one-third gave this topic detailed emphasis.

This snapshot of local planning in the six-county Chicago region is an important component of the Common Ground program. It will be shared at upcoming workshops where participants will focus on these trends and how they, along with the current 52 Common Ground goals and five core themes, factor into the new Regional Land Use Framework Plan sponsored by NIPC.



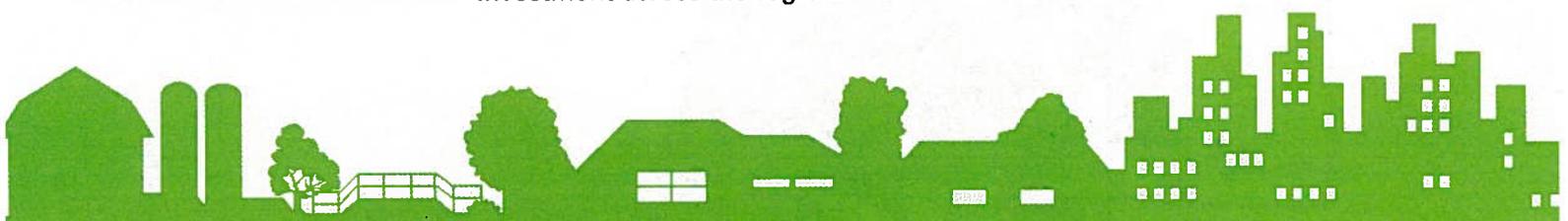
# what is Common Ground?

Common Ground is a regional planning process initiated in 2001 by NIPC to develop a Regional Land Use Framework Plan for the six counties of northeastern Illinois. Common Ground has four interrelated objectives:

**STAY TUNED!**

For updates on Common Ground check our website at [www.nipc.org/cg](http://www.nipc.org/cg)

- To prepare and adopt a Regional Land Use Framework Plan based on a publicly created, comprehensive vision of the future beyond 30 years
- To provide a new approach supported by the best available technology for community-driven regional planning in northeastern Illinois
- To assist local planning efforts by providing best practices, utilizing new technology and facilitating intergovernmental cooperation
- To strengthen the link between land-use planning and infrastructure investment across the region.



## what is nipc?

COOK  
DUPAGE  
KANE  
LAKE  
MCHENRY  
WILL

NIPC was created by the state legislature in 1957 to lead comprehensive planning for the northeastern part of Illinois. NIPC is committed to finding regional consensus on policies and plans that promote the sound and orderly development of northeastern Illinois. It serves the local governments and citizens of the region by providing information, fostering regional cooperation in the comprehensive planning process, developing policies on evolving areawide issues, and seeking maximum local participation in its deliberations. NIPC is governed by thirty-four commissioners. For a listing of the NIPC Commissioners, please visit our website at [www.nipc.org](http://www.nipc.org).



a project of the  
**northeastern illinois planning commission**  
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