



PURPOSE & INTENT

The Comprehensive Development Plan (also referred to as “the Comprehensive Plan” or “the Plan”) indicates, in general, how citizens want the City Collinsville to improve and grow in both the near term as well as the next 20 years and beyond. The Comprehensive Plan is an official document adopted by the Planning Commission and City Council as a policy guide. The plan helps direct decisions about the physical development of the community. Further, the Plan shapes a vision for how Collinsville can be a partner with its neighbors in developing neighboring unincorporated areas.

A comprehensive plan, as described in the Illinois Municipal Code (65 ILCS 5), is an advisory document “...and itself shall not be construed to regulate or control the use of private property in any way, except as...has been implemented by ordinances duly enacted.” As such, the development of various regulations and codes is necessary to implement the Comprehensive Plan. Illinois State Statutes do not specifically require that a plan be prepared to support zoning controls, however, case law reveals that land development regulations cannot be arbitrary; therefore, it is always in the best interest of a community to ensure that there is consistency between recommendations of a Comprehensive Plan and the regulations of the Zoning Ordinance.

The Collinsville 2025 Comprehensive Plan reviews and replaces Collinsville’s 2006 Plan entitled “Collinsville 2020”. The essential characteristics of the plan are comprehensive, general, and long range. “Comprehensive” means that the plan encompasses all geographic parts of the community and all functional elements which influence the physical development of the community. “General” means that the plan summarizes policies and proposals, but does not necessarily indicate specific parcels or detailed regulations related to future land use and development. “Long range” means the plan looks beyond the foreground of pressing current issues to the perspective of problems and possibilities, 10 to 20 years in the future. This Comprehensive Plan is intended to provide the substantive and legal framework in support of zoning and other day-to-day land use decisions required of the City. This Comprehensive Plan provides an overall policy framework against which individual proposals will be evaluated by the Planning Commission and the City Council. This Comprehensive Plan is not synonymous with a zoning map that gives specific regulations regarding land use, density, and other development standards. In addition to having home rule powers as described in the Illinois Constitution, the City is also granted zoning and other regulatory authority by the State under the Illinois Municipal Code (65 ILCS 5/1-1-1, et seq.). The City’s Zoning Ordinance regulates land use (including but not limited to lot size, building height and massing, building setbacks and parking requirements). It also establishes definitions, standards and procedures that enable the City Council and Planning Commission to review and approve specific land development proposals. There are additional development control ordinances that supplement and support the Zoning Ordinance, such as subdivision, land development, building and construction regulations.

ROLE OF THE PLANNING COMMISSION

The Planning Commission is authorized under the Illinois Municipal Code (65 ILCS 5/11-12-5) “to prepare and recommend to the corporate authorities a comprehensive plan for the present and future development or redevelopment of the municipality.” Further, the Planning Commission directs the development and implementation of the Comprehensive Plan and serves as an advisory body to the City Council. Under the Zoning Ordinance, a primary duty of the Planning Commission is to hold public hearings where public opinion can be expressed. In this sense, the Planning Commission is a sounding board for community attitudes toward development. The Commission provides recommendations to the City Council regarding rezoning, subdivisions, special use permits, and text amendments to the Zoning Ordinance. Additionally, the Planning Commission reviews site plans for developments under terms contained within the Zoning Ordinance.



ROLE OF THE MAYOR AND CITY COUNCIL

The Mayor and City Council are responsible for enacting and amending the Zoning Ordinance after consideration of the recommendations of the Planning Commission. This responsibility includes amendments to the City's Official Zoning Map. The role of the City Council in the subdivision process is to accept or reject record plats, easements, dedications of rights-of-way, establish financial guarantees or financing mechanisms to ensure construction of all public improvements, and approve of engineering drawings.

While the Planning Commission is authorized under the Illinois Municipal Code (65 ILCS 5/11-12-6) to *prepare* the Comprehensive Plan, the Plan "*shall be effective in the municipality and contiguous area herein prescribed only after its formal adoption by the corporate authorities*" pursuant to State Statute. Further, the Mayor and City Council have an additional role in the planning and zoning process that is summarized as follows:

- Update the Zoning Ordinance and the Zoning Map after considering the Planning Commission's recommendation.
- Approve "Planned Development" applications following consideration of the Planning Commission's recommendations.
- Accept or reject dedications of easements, rights-of-way, and public lands on subdivision plats after having been recommended by the Planning Commission.
- Approve financial guarantees or financing mechanisms to ensure construction of all public improvements within subdivision plats.
- Appoint (Mayor) and approve (Council) members of the Planning Commission.

CITY COLLINSVILLE 2025 COMPREHENSIVE PLAN UPDATE OVERVIEW

The planning team will utilize a "values-driven" planning approach to replace the City's circa-2006 Comprehensive Plan. This approach integrates both the traditional "data-driven" and "vision-planning" approaches. A key component of the Comprehensive Plan is the development of a customized public participation program designed to identify community values and build consensus. The public participation program is needed to provide first-hand knowledge of the citizens' perspective of Collinsville's strengths, weaknesses, opportunities and threats. The public engagement program includes ongoing meetings with the City's Planning Commission and City Staff, a Comprehensive Planning Workshop, meetings with stakeholder groups or entities, and a citizen survey mailed to every resident and business in Collinsville. All meetings with the Planning Commission are/were open to the public. A summary of the public engagement process is provided in the Critical Issues Chapter. The resulting Comprehensive Plan will include chapters summarizing the City's Existing Conditions, Critical Issues, Goals and Objectives and Future Land Use. The following is a brief summary of the key Comprehensive Plan components:

- 1) The **Existing Conditions** section includes an executive summary of the comprehensive planning process, the resulting plan, and an analysis of Collinsville's socio-economic conditions and description of existing zoning and land uses. It also includes a baseline report on the existing services available to residents of Collinsville, the condition of these services, recommendations for improving these services and implementation strategies to provide ongoing services.
- 2) The **Critical Issues** report is a summary of the most important concerns expressed by the community including citizen-driven vision statements, goals and strategies. Feedback from the Comprehensive Planning Workshop and stakeholder interviews will provide the basis for the development of the critical issues contained in this section. The goals and objectives developed



for the Comprehensive Plan will directly respond to the citizen-driven critical issues facing the City of Collinsville.

- 3) The **Vision, Goals and Objectives** chapter provides the framework for the Comprehensive Plan. This section will include policy statements and development recommendations that emerge during the Comprehensive Planning Workshop, stakeholder meetings, interviews with City officials and staff, and general research for the plan. The development and growth decisions made by the City's officials should reflect the community's values and sense of what constitutes a reasonable quality of life. To help guide these decisions, the Comprehensive Plan provides specific, measurable and attainable goals and objectives that reflect the citizen-driven values held by the residents and business owners of Collinsville. It also includes recommendations for future land use, growth, transportation improvements and open space preservation. The Future Land Use Map will be included in this section. The Future Land Use Map depicts the recommended locations for future land use, including residential, commercial, industrial, recreation and the preservation of open space. The Future Land Use Plan will be accompanied by a future land use matrix that provides a description of each future land use category and recommendations for implementation. Prior to approving future development, the City must review each proposal/petition for conformance with the conditions, policies and standards applicable to the future land use category in which the proposed development is located. The intent of the Future Land Use Plan and Map is to provide the focus and direction needed to make well informed future land use and zoning decisions. The Future Land Use Map does not replace the zoning map; rather it provides the information needed to help implement the preferred future land use and development conditions.

COMPREHENSIVE PLAN SUMMARY

The local government ("home rule unit") is the primary body with jurisdiction to coordinate the overall pattern of physical development of the community. As growth and development occurs, elements of the Comprehensive Plan should be adhered to. Therefore, the local government should review the planning documents periodically and implement its objectives as needed to meet the growing demands of the community. Over the next several years this update to the 2020 Comprehensive Plan, and future editions of the Plan, may need to be supplemented with additional, more focused planning studies that address the ever-changing climate of a growing, prospering community. By taking careful steps to create a long-range plan and listening to community feedback, Collinsville is taking positive steps to plan for the future, protect investments and preserve Collinsville's rich heritage.

This update to the 2020 Comprehensive Plan comes at a critical juncture when the City is poised for continued infill development and redevelopment of existing neighborhoods, and a commitment to serving growth within designated TIF Districts, Business Districts and State Enterprise Zones. The Plan's underlying purpose is to preserve, strengthen, and enhance investment by all citizens while providing the foundation for quality economic growth and stability. Such actions will result in a safe and healthful environment for future generations; a city that is sustainable.