

Village of Union Grove: Planned Land Use

WHAT IS A COMPREHENSIVE PLAN?

9 Elements

1. Issues and Opportunities
2. Housing
3. Economic Development
4. Agricultural, Natural, & Cultural Resources
5. Land Use (Planned Land Use Map)
6. Transportation
7. Utilities and Community Facilities
8. Intergovernmental Cooperation
9. Implementation

Union Grove's "current" Comprehensive Plan

Adopted in 2009. State Statute requires updates be completed every 10 years.



What's the difference between "Planned Land Use Map" and "Zoning Map"?

Planned Land Use Map

The Planned Land Use Map is about the future...

The Planned Land Use Map is part of the Village's Comprehensive Plan. The Map depicts a long-term vision of how and where the village will grow and change over the next 20 years to accommodate expected population and job growth.

Zoning Map

The Zoning Map is about what is allowed today...

Decisions about Comprehensive Plan designations directly guide subsequent decisions about zoning. The Village's Zoning Map tells us how land can be used and what can be built on any given property today. Zones are more specific than the Comprehensive Plan designations and come with a set of rules (included in the Village's Zoning Code) that clarify what uses are allowed (e.g., residences, businesses, manufacturing), and how buildings may be developed or changed (e.g., maximum heights and required setbacks from property lines).

The Planned Land Use Map and the Zoning Map are like a leader and a follower. The plan map is the leading map and the zone map is the following map. The zone map can "catch up" to the plan map, but it can't go past it.

The plan map is a long-range map saying what will be allowed 20 years from now, while the zone map says what is allowed now. For most properties in the village, what is allowed now and what will be allowed 20 years from now are essentially the same.