

2004 Downtown Land Use Guide Update

The Downtown Land Use Guide suggests land uses throughout Palatine's Downtown area. It recommends approximate building heights, parking locations, and street system improvements for downtown redevelopment. The document will aid prospective developers in the preparation of plans to be considered for approval by the Village Council. It will aid the Village Council during the review of proposed downtown redevelopment projects.

The Downtown Land Use Guide was adopted by the Village Council after citizen input was provided at several public planning meetings. The Lakota Group, a professional planning firm, lead the planning process. Village residents and business owners were invited to participate in the meetings. The Village Council and Lakota included many of the ideas and comments generated during the meetings in the Downtown Land Use Guide Update.

- 1 Groves of Palatine: 240 Condos
- 2 Groves of Palatine: 40 Rowhomes
- 3 4-Story Condo along Wood: 48 units
5-Story Condo along Reservoir: 62 units
Create New Open Space and Link to Reservoir Trail System / Consider 4-Story Condo along Wilson: 48 units / Consider Townhomes along Cedar
- 4 Palatine Station: 92 Rowhomes
Consider Townhomes along west side of Maple: 15 units
- 5 Palatine Station: 92 Rowhomes
- 6 Existing Homes along Wilson Street
- 7 Palatine Station: 92 Rowhomes
- 8 METRA Platform
- 9 Gateway Center
Office / Commercial Space: 100,000 sf
Durdy Nellie's Restaurant
1,244 Car Public Parking Deck
- 10 Wellington Court Condos Phases I & II:
108 Condos / Consider 5-Story Condos at Northeast Corner of Colfax & Smith and along South Side of Colfax: 112 units
- 11 New Train Station and Commuter Parking Lot
- 12 Brownstones of Palatine Phases I & II:
18 Rowhomes
- 13 Existing Office and Residential along Palatine
- 14 Consider Future Smith Street Extension South to Johnson
- 15 3-Story Front-Loaded Townhomes: 15 units
3-Story Stacked Villas: 20 units
- 16 3-Story Stacked Villas: 8 units
- 17 Reconfigured School Bus Drop-Off Area and Surface Parking Lot
- 18 Existing Residential
- 19 The Benchmark: 72 Condos
- 20 First-Floor Retail: 15,000 sf / Second through Third-Floor Offices: 30,000 sf / Reconfigure and Share Parking with Adjacent Building
- 21 First-Floor Retail: 20,000 sf / Second through Fourth-Floor Condos: 38 units / Facade Improvements to Existing Buildings on Slade and Brockway

- 22 First-Floor Retail: 15,000 sf / Second through Fifth-Floor Offices or Residential: 60,000 sf
3-Level Parking Deck: 580 cars / 3-Story Townhomes along Smith: 6 units / Extend Railwalk to Smith and Create Corner Plaza / * Also Consider Options A & B on back
- 23 First-Floor Retail: 14,000 sf / Second through Fourth-Floor Condos: 45 units
- 24 Central Plaza / Parking Lot
- 25 Consider Tot-Lot Addition to Town Square
- 26 The Hummel Building
Emmett's Brew Pub & Restaurant
Office Space: 20,000 sf
- 27 First-Floor Retail along Wilson and Brockway
15,000 sf / Second through Fifth-Floor Condos (3/4/5-Story Stepped-Building)
72 units
- 28 2-Level Parking Deck: 180 cars
- 29 Extend Railwalk along North Side of Tracks to Train Station and Reconfigure Parking Areas
- 30 The Providence: 112 Condos
Retail Space: 18,000 sf
- 31 The Providence: 112 Condos
Retail Space: 18,000 sf
- 32 First-Floor Retail along Palatine: 15,000 sf
Second through Third-Floor Condos: 36 units
3-Story Mixed-Use Infill Buildings along Slade
- 33 First-Floor Retail: 15,000 sf / Second through Fifth-Floor Condos: 64 units
- 34 First-Floor Retail: 15,000 sf / Second through Third-Floor Offices: 30,000 sf / 3-Level Parking Deck along Johnson Street: 180 cars
- 35 First-Floor Retail: 25,000 sf / Second through Third-Floor Offices: 50,000 sf
- 36 1-Story Retail/Gas Station at Southeast Corner of Palatine and Plum Grove: 7,000 sf / Facade Improvements to Existing Jewel / Reconfigure and Landscape Parking Lot
- 37 New Gateway Corners around Intersection and Pocket Park at the Northeast Corner of Palatine and Plum Grove / Intersection Widening and Improvements to both roads
- 38 3-Story Townhomes: 10 units
- 39 3-Story Townhomes: 18 units

