

**A. INTENT & PURPOSE OF THE COMPREHENSIVE MASTER PLAN**

A comprehensive plan (also called a master plan or comprehensive development plan) is a policy and guidance document prepared for a community, county or specific region which establishes an overall plan and recommended actions relevant to the current and future needs of the area. It is a blueprint, a vision and a road map to achieving the desired future of Buchanan.

Comprehensive plans typically contain: maps, graphics, studies, reports and other descriptive material identifying goals, objectives, policies, guidelines, standards, and options for the immediate and long-range protection, enhancement, growth and development of the community.

The Village decided to initiate the planning process for the following reasons:

- The Village's last Master Plan was completed in 1986 and no longer completely reflected existing conditions, nor did it contain specific initiatives to help achieve the Village's current planning objectives;
- The Village Board wanted to have a vision, plan and guidelines for the community to refer to when addressing potential uses and proposed zoning actions within the Village; and
- The Village wanted to be pro-active in dealing with regional and inter-municipal issues, protecting its resources, and planning for community and/or service needs.

16 years after completion of the Village's first plan, the specific focus of this proposed Plan is the implementation of recommendations and action steps that will improve the condition and quality of life for Buchanan residents. This Plan contains 25 primary objectives and over 125 implementation strategies and action steps.

This Comprehensive Master Plan contains the planning objectives and implementation strategies to guide public and private decision makers in the short and long term. The Plan is organized around planning subject matters ranging from the Village Circle to traffic and transportation to neighborhood character. In addition, the Comprehensive Master Plan identifies numerous specific planning recommendations and implementation strategies which can be initiated to help achieve the future vision for Buchanan. The Comprehensive Plan also contains a Land Use Plan, a map intended to serve as a general guide for future development of the Village of Buchanan, in terms of uses (e.g., residential or commercial) and density of development.

## **B. THE PLANNING PROCESS**

The first step taken by the Comprehensive Master Plan Committee was to prepare, circulate and summarize a community-wide survey. An essential component of the planning process is community participation and input. The results of this survey provided guidance to the Committee and Planning Consultants throughout the 18 months of the preparation of the Plan. A copy of the survey and the responses and results are contained in the Appendix.

The second primary task was the completion of the *Inventory and Analysis* component of the Comprehensive Plan. This document evaluated the significant factors which have historically impacted and that are currently influencing the Village of Buchanan. The *Inventory and Analysis* component contains a wide range of data and information regarding the topics of: demographics, housing, land use, environmental resources, transportation, and community facilities. The *Inventory and Analysis* component served as a foundation for discussions and decisions for the Master Plan Committee, Village Officials, Village Staff and planning consultants regarding the Comprehensive Plan.

Through a series of meetings, the Committee then used the survey results and the *Inventory and Analysis* document to identify and debate issues and opportunities facing the Village.

With an understanding of the information contained in this *Inventory and Analysis* document and the public opinion survey, as well as an understanding of the issues and opportunities facing the Village, the next step was the development of planning objectives of the new comprehensive plan.

The final step in the process was the creation of recommended action steps to implement the planning objectives. All of these efforts and components were organized into the following chapters that comprise the Draft Comprehensive Master Plan:

1. Village Circle
2. Community Character & Resources
3. Buchanan's Neighborhoods & Housing
4. Commercial / Industrial Development
5. Traffic & Transportation
6. Environmental Resources
7. Future Land Use

## **C. PUBLIC PARTICIPATION**

Input from the public was an important and essential part of the planning project. The interest and involvement of Village residents, elected officials, and various organizations provided a broad perspective on issues and recommendations shaping the contents of the Comprehensive Plan. Village residents participated in all phases of the Village's planning project in a variety of ways, including a public opinion survey, meetings of the Master Plan Committee and public hearings.

## **1. Master Plan Committee**

The Comprehensive Master Plan Committee was formed in mid 2002 to help guide the planning process and to represent the interests of the residents of the Village of Buchanan. Starting in January 2003 and with few exceptions, the Comprehensive Master Plan Committee met each month to prepare, discuss and debate the issues and content of this Plan. All of these meetings were open to the public and were frequently attended by various members of the public and members of the Village's boards and committees.

## **2. Direct Community Involvement**

Direct community involvement was accomplished as the first official step of the Comprehensive Master Plan Committee with the preparation, distribution and analysis of the responses to the public opinion survey. The results of the survey provided guidance to the Committee and consultants throughout their efforts to prepare the March 2004 Draft of the Comprehensive Master Plan.

A special public informational workshop was held on May 25, 2004. It was specially designed to educate and inform the public of the purpose, process, contents and recommendations of the March 2004 Draft of the Comprehensive Master Plan, and to elicit comments from the public to inform the final draft.

The Village conducted an extension outreach for this public workshop including:

- Notice in the Calendar Newsletter to every resident household;
- Village Web site including a dedicated page for Master Plan with copy of the March 2004 Preliminary Draft;
- Announcements on local cable Channel 78;
- Flyers at the library and Village Hall; and
- Copies of the March 2004 Preliminary Draft available for review and distribution to residents at the Village Hall, Library, and the Village's Website.

The Comprehensive Master Plan Committee then made further revisions, amendments and modifications resulting in the final Draft Plan dated September 2004.

The Village Board of Trustees held a series of public meetings on the preparation and adoption of the Comprehensive Master Plan. The first, a community workshop meeting, was held on May 25, 2004. Subsequently, the public hearing was opened on October 18, 2004 and adjourned to December 6, 2004 and January 3, 2005, on which latter date the hearing was closed. Following the close of the public hearing there ensued a 30-day public comment period.