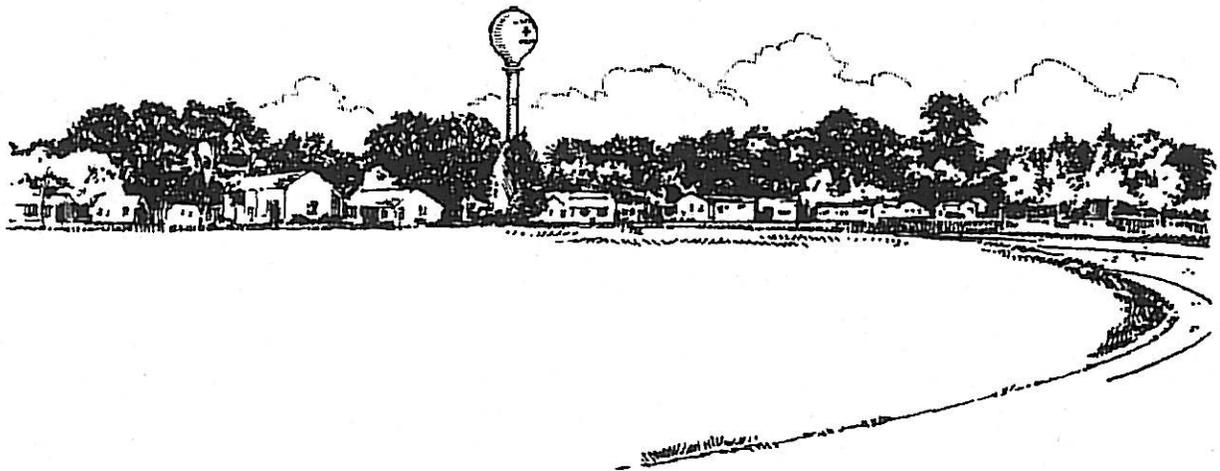




Village of Maple Park Comprehensive Land Use Plan



2003



Village of Maple Park Comprehensive Land Use Plan 2003



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**This document was produced for the Village of Maple Park by the
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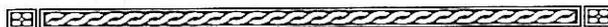
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Introduction



Comprehensive Planning

A Comprehensive Plan is a document created to guide the growth and development of a community and in doing so recognizes its history and sense of place. This Comprehensive Plan is the result of an interactive process between residents, the Village Board and the Plan Commission. It will provide the Village of Maple Park with the guidance necessary to describe and redefine Maple Park's present and future. It will act as a statement of policy to the decision-makers in the Village. The Comprehensive Plan includes Maple Park's history and framework that set the stage for the goals and objectives, a Land Use Plan represented by the Future Land Use Map and finally Implementation Strategies. The Comprehensive Plan will provide the Village Board and Plan Commission with the tools needed to ensure the health, safety and welfare of the current as well as future residents.

It is the desire of Maple Park to maintain the hometown atmosphere the Village has enjoyed for over a century. A place that is conducive to children playing, neighborhood interaction and a sense of community. Residents recognize the need for tax-supported services such as fire, police, water, sewer, and streets to keep pace with the rate of growth. Maple Park's vision includes attracting additional businesses and industry and planning for balanced residential growth. Residents acknowledge the influence history and surrounding agriculture has had on their Village and strives for a balance between farming, families and business.

Three vital factors are detailed in the Comprehensive Plan: suitability of the land for the intended use, consistency with the goals of the Village, and impacts on surrounding land use. The Comprehensive Plan provides a basic format for decision-making regarding new development proposals and land use changes within the Village's jurisdiction. The Plan is an on-going process that helps the Village continue to evolve and preserve the quality of life its residents have always enjoyed.

The Comprehensive Plan recognizes Maple Park's role in the region. The Conceptual Land Use Strategy included in Kane County's 2020 Land Resource Management Plan acknowledges the uniqueness and sense of place of Kane County. The strategy further states that this uniqueness stems from the variety and richness of the 28 cities, towns and villages that make up Kane County. Further, the Kane County Plan along with DeKalb County's Comprehensive Plan, recognizes and supports the planned and logical growth of these cities, towns and villages. In this sense, the Maple Park Plan and the Kane and DeKalb County Plans are consistent in that they both encourage cooperative planning and therefore support each other. Maple Park's Plan further emphasizes a need for open space protection, water resource management, balanced community development, and coordination of transportation improvements with land use management.





History

Before the earliest European settlers arrived in western Kane County, their immediate predecessors, mostly Pottawatomic Indians passed through the Midwest during the mid 1830's on their forced migration west of the Mississippi River. "The woodlands and prairies abounded in game and the streams were teeming with excellent food-fishes...from early spring until the sharp frosts of near-by winter, there passed a constant procession of bloom and beauty."¹

New settlers looked toward the groves of trees out on the prairies in the western part of Kane County as locations for their homes and farms. The names of these early settlement areas reflect the homesteaders' reliance on wood, hence Ohio Grove, which would eventually become Virgil Township.

Luther Merrill from New Hampshire was the first of a small group of settlers who arrived in 1836. He "claimed all the land in sight"² prompting his fellow settlers to either threaten to fight him or pay his price (\$100 for 200 acres) for their piece of the land. As a result, settlement progressed slowly that year. However, in 1837 and 1838, a number of new settlers willing to pay rather than fight, moved into the area. The vegetation was low prairie with coarse grasses. Although the soil was rich and deep, much of the area was covered with wetlands that had to be drained before the land could be farmed.

The 1840's were busy years. Shortly after government surveys determined township lines, its few inhabitants voted to call the area Washington Township but at a town meeting held April 30, 1842 the name was changed to Franklin. These names reflected the eastern origin of most of the settlers (See Map #1). In 1849 the State Commission changed the name to Virgil. This was one of the last two townships in Kane County to be settled.

"Each of the townships lying away from the river had woodland amply sufficient for the buildings and fences of the early days and for domestic use as fuel. It is doubtful if a fertile area equal to Kane County could be found in which prairie, woodland and water were more equally and favorably distributed."³ (See Map #2).

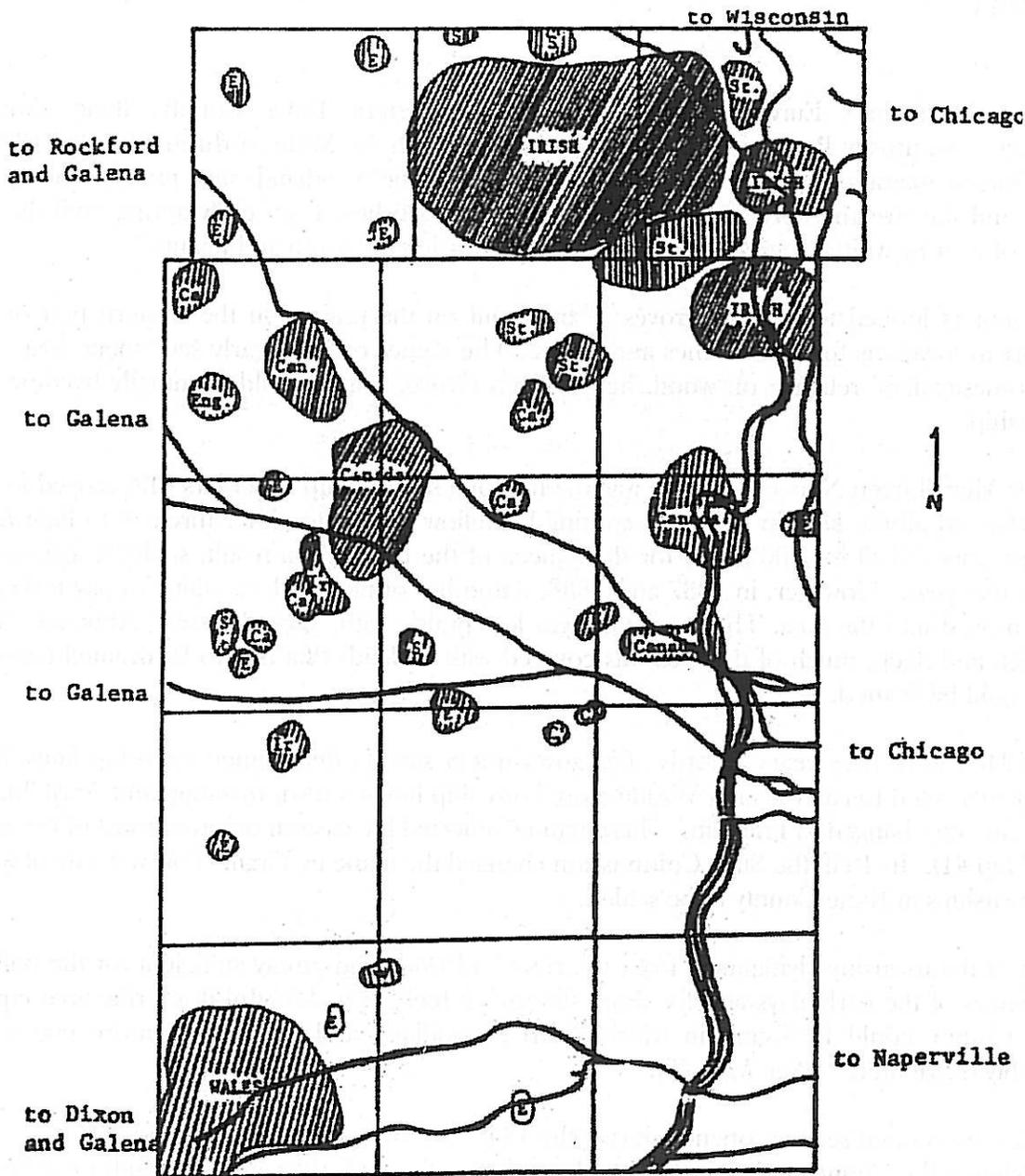
New businesses and services opened during the 1840's. Taverns were constructed in every Township in the County and provided a gathering place for the public and a haven for travelers. During 1845, Joseph Jenkins began a blacksmith shop to provide service to the numerous draft

¹Newton, Bateman, ed., History of Kane County, Illinois (Chicago: Pioneer Publishing Co., 1908), p. 621.

²Ibid, p.722.

³Ibid, p.623.

Map #1 PRE-1840 SETTLEMENTS and ROADS



Ethnic Settlements

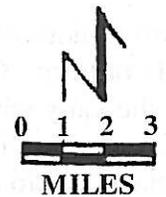
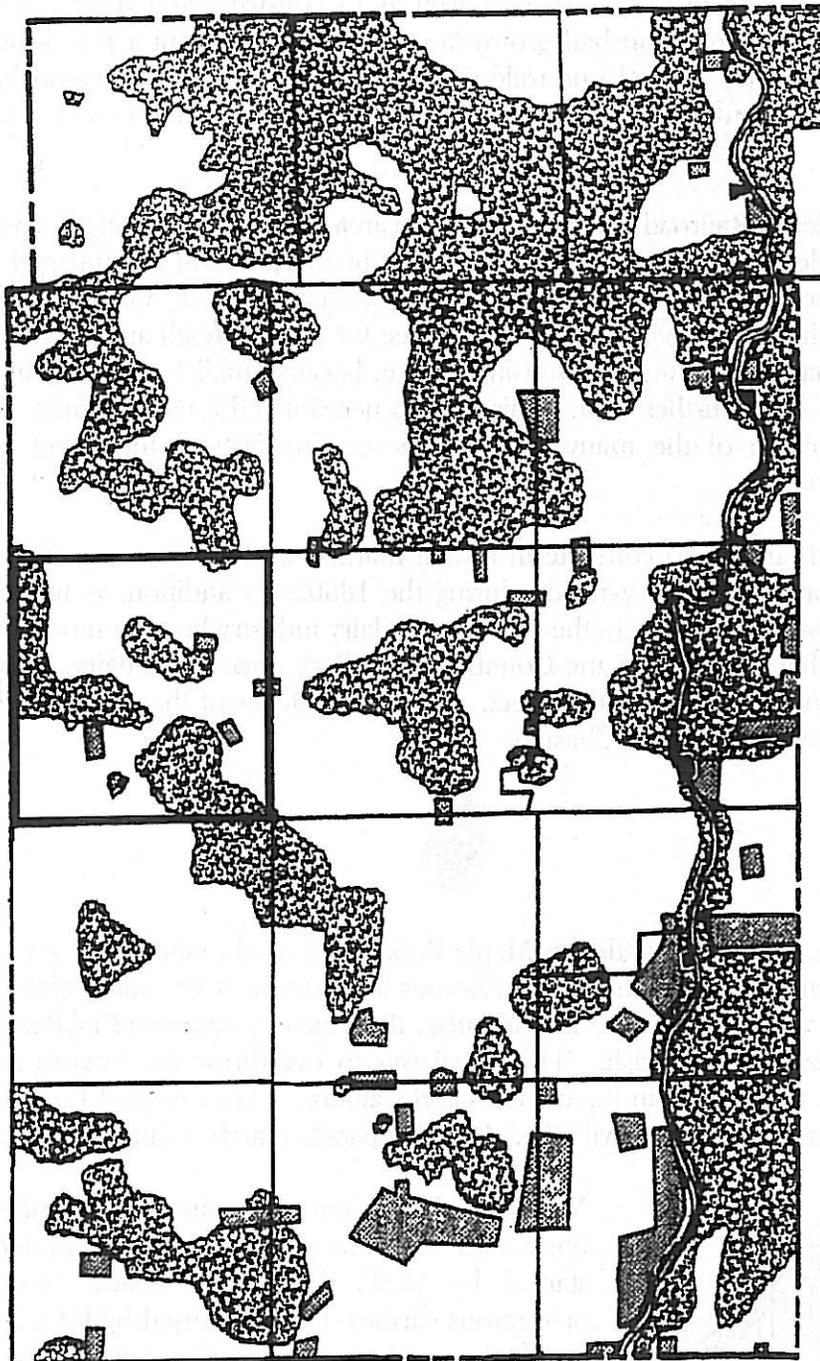


Roads

Ca	-	Canada
Ir	-	Ireland
E	-	England
W	-	Wales
St.	-	Scotland
G	-	Germany

Source: 1840 Land Use Survey, Kane County, Illinois, Silas Reede and William Milburn, Surveyors

Map #2
1840 LAND USE and VEGETATION



-  Tall Grass Prairie
-  Savanna Woodland
-  Agricultural Fields - Cultivated Fields
-  Urban Settlements

Source: 1840 Land Use Survey, Kane County, Illinois, Silas Reede and William Milburn, Surveyors



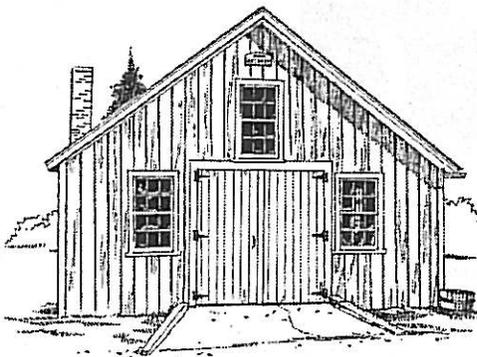
and carriage horses that were in the area, as well as to construct and repair various ironwork products. By 1849 the population had grown large enough to warrant a post office. This post office, called Collamer, was located one mile northeast of what eventually would become Maple Park. In 1854, Lodi Station received its first post office, Zachariah Hathorne being the first postmaster.

The Galena and Chicago Railroad passed through the area in 1853, (see Map #3) laid on ungraded frozen ground in order to comply with contracts that it be in operation by January 1. The railroad encouraged a cluster of population to settle on the western edge of Virgil Township that was platted as Lodi on March 20, 1854 by Andrew Pingree for Loren Heath and Zachariah Hathorne. Unfortunately, the name Lodi was a confusing choice, because mail for Lodi, Illinois repeatedly was sent to Lodi in states further west. This mix-up necessitated a name change to Maple Park that was chosen because of the many maple trees growing around the depot and in groves surrounding the town.

The railroad allowed farmers to compete in distant markets and was instrumental in establishing Kane County as a prominent dairy region during the 1860's. In addition, as wheat became less profitable due to its overabundance in the market, the dairy industry became more predominant in the County. Like other villages in Kane County, Maple Park once had a dairy. Bowman's Dairy was located on the south side of Center Street. A main employer of the townspeople, Bowman's sold milk that was hauled by train to Chicago.



Two factions of Irish immigrants settled in Maple Park. One on the north, the other on the south side of town. German immigrants made their homes in between. A few social clubs were formed in the early days of the Village. One in particular, the Fenians, originated in Paris, France as a secret society organized by the Irish. Their goal was to overthrow the English government in Ireland and to attack the English in the colonies and Canada. They resented England's assistance to the Confederate Army during the Civil War. A Fenian parade marched through Maple Park in 1867.



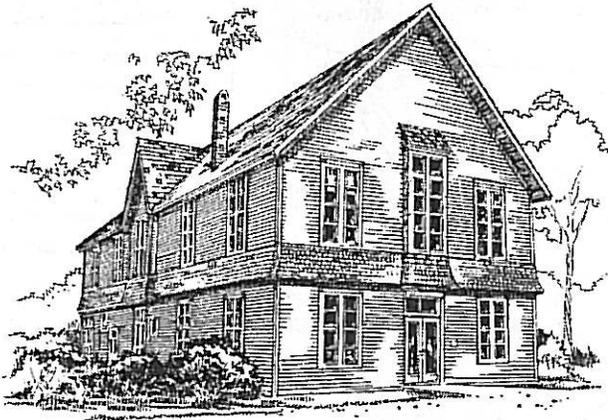
Maple Park became the site of agriculturally related businesses such as the agricultural implement factory started by G.W. Bunda of Ithaca, New York. A prosperous carriage factory, started by E.O. Rood in 1870, supplied residents with the necessary horse-drawn conveyances. By 1870, most of the cropland in the County was farmed in wheat, oats and Indian corn.



Beginning in the early 1870's, Maple Park served as a business center as well as an agricultural service center with numerous types of stores including grocery and drug stores, taverns, harness shops, barber shops, banks and a blacksmith shop (see 1871 Business Directory for the Cities and Villages of Kane County, Illinois). The availability of loans offered by banks increased the farmers' opportunity to borrow money to purchase additional land, farm equipment, or otherwise improve their farms. In 1880, the average farmer in Kane County had 62% equity in his farm and by 1935 that equity had decreased to 39%.

1871 Business Directory for the Cities and Villages of Kane County *Lodi*

- Physician: Alfred Alphonso
- Justice: Frank McMaster
- Lumber, Paints, Oils: F.C. Van Black
- Hardware, Groceries: C.E. Smiley
- Manufacturer of Boots & Shoes: E.P. Robertson
- Builder: Thomas W. Mack
- Wheelwright: E.O. Rood
- Hotel: Henry Erwin
- Livery: Martin Foster⁴



In 1888 Maple Park's first Town Hall was constructed. A Grand Ball was organized to celebrate its opening. In later years this building also served as the school, fire department and library until it was vacated in 1985. The first well in town was dug in 1895 when pipes were laid for fire protection. That same year Maple Park received telephone service for the first time.

⁴ Thompson & Everts, 1871 Atlas and History of Kane County, Illinois, (Geneva, Illinois), p. 125.



A comprehensive history of Kane County was written in 1904.⁵ The following are some interesting facts about Maple Park and Virgil Township in that year:

Population of Maple Park in 1900 - 391
Maple Park State Bank had \$90,845.43 in resources

Church Statistics in Virgil Township in 1904
1 Methodist, 1 Baptist and 2 Catholic
Seating Capacity 1,000
Value \$10,000

Public School Statistics in Virgil Township in 1902
11 schools with 9 buildings
1 male teacher and 13 female teachers
112 male pupils and 105 female pupils
Value of property \$9,800

It appears that sometime between 1892 and 1920, Union Ditches #2 and #3 were excavated, making possible the cultivation of most of the remaining wet prairie areas and greatly improving crop yields. Before this occurred, a nearly impassable road ran north of town through swampland where three wooden bridges had been constructed.

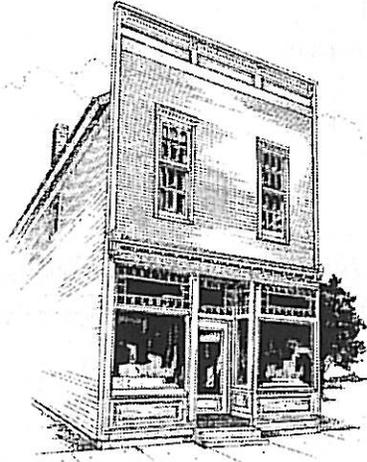
From 1907 to 1923, the Chicago, Aurora and DeKalb electric line from Aurora went through Maple Park on the route to DeKalb (see Map #3). The cars used for this line were originally designed for gasoline engines but in 1910 were electrified. Three car trains were run on a 90-minute schedule. However, this line never offered enough traffic and was the first significant interurban railway to discontinue service after declaring bankruptcy in 1923. The tracks, since they ran through the middle of downtown, were removed in the 1920's to make room for the increasingly popular automobile.



⁵ Wilcox, Gen. John S., ed., Historical Encyclopedia of Illinois and History of Kane County (Chicago: Munsell Publishing Co., 1904), p.721-723.



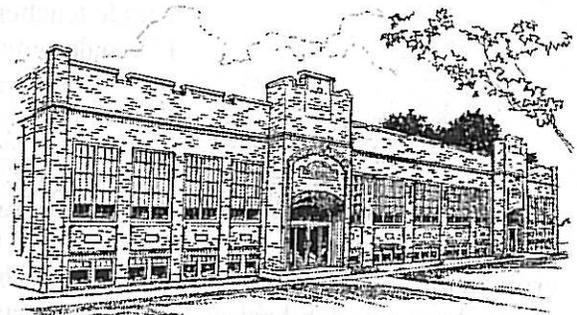
Downtown Maple Park was a thriving area by 1913 with a meat market, a restaurant, an ice cream parlor, a furniture store and undertaker combined, two saloons, two barbershops, at least two grocery stores, two clothing stores, a bank, an implement and livestock business and at least one hotel. The next year a tax totaling \$3,000 was levied to repair streets and alleys. In 1923, the Maple Leaves, the Village's first newspaper began publication. Before 1924, the town jail generated electricity for the town hall and streetlights that were turned off at 11 PM every night.



In that year, Illinois Power Company assumed electric service and also provided water pumping. Maple Park built its first Fire Department in 1934. Town marshals provided the law enforcement until 1960 when Maple Park's first Police Department was created.

In the early 1920's, a community school was built, one half for grade school students and the other half for high school students. By 1959, Kanland High School opened and began serving the area. Due to low attendance and the expansion of the Kanland

School District, Maple Park's Elementary/High School closed in 1985 and is currently being used as the town hall and library.



According to the 1918 Kane County Farmers' Directory, 222 farmers resided within Maple Park's post office area in that year. A farm depression hit between 1921 and 1923. Dairy farming in the County declined in the 1930's and 1940's due to increased competition and was replaced with crop farming, predominantly of corn, oats and some soybeans. During the last 55 years, the number of farms and the number of acres in agricultural use has declined, most of the County's cities and towns have grown significantly, and residential development has expanded into rural agricultural areas. However, nineteenth century farmsteads and their farmlands can still be found in the central and western portions of the County including a portion of Maple Park's 1 1/2 mile Jurisdictional Area (see Map #4).

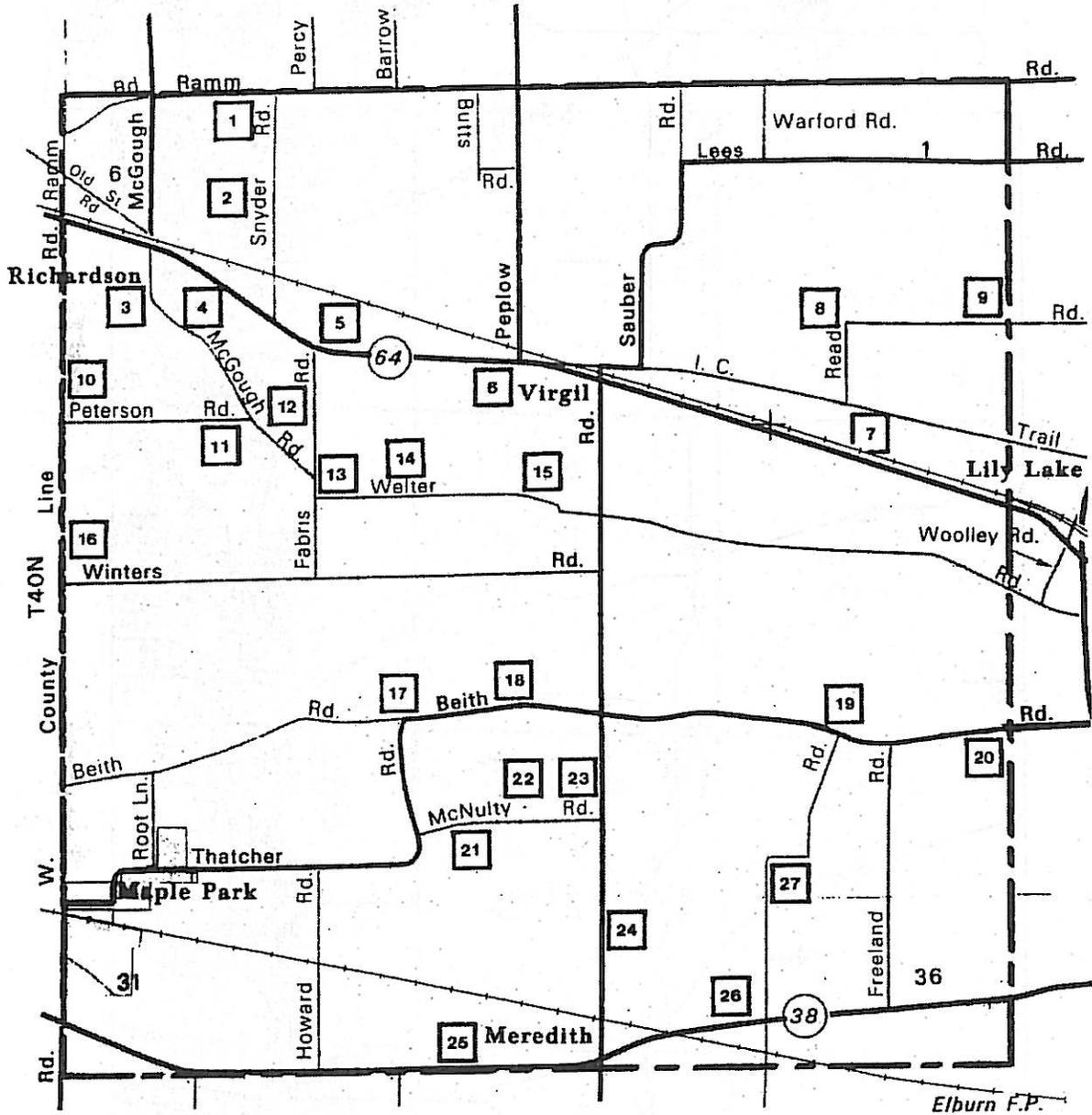


As of today, clusters of archaeological sites can be found in the farmland surrounding and in the town of Maple Park. The vast majority of these archaeological sites are historic, built and abandoned by the County residents since the 1830's. Most of the sites contain the remains of houses or entire farmsteads that once stood at these locations, in addition to churches, schools, creameries and stores (see Map #5).

Map #4

Virgil Township

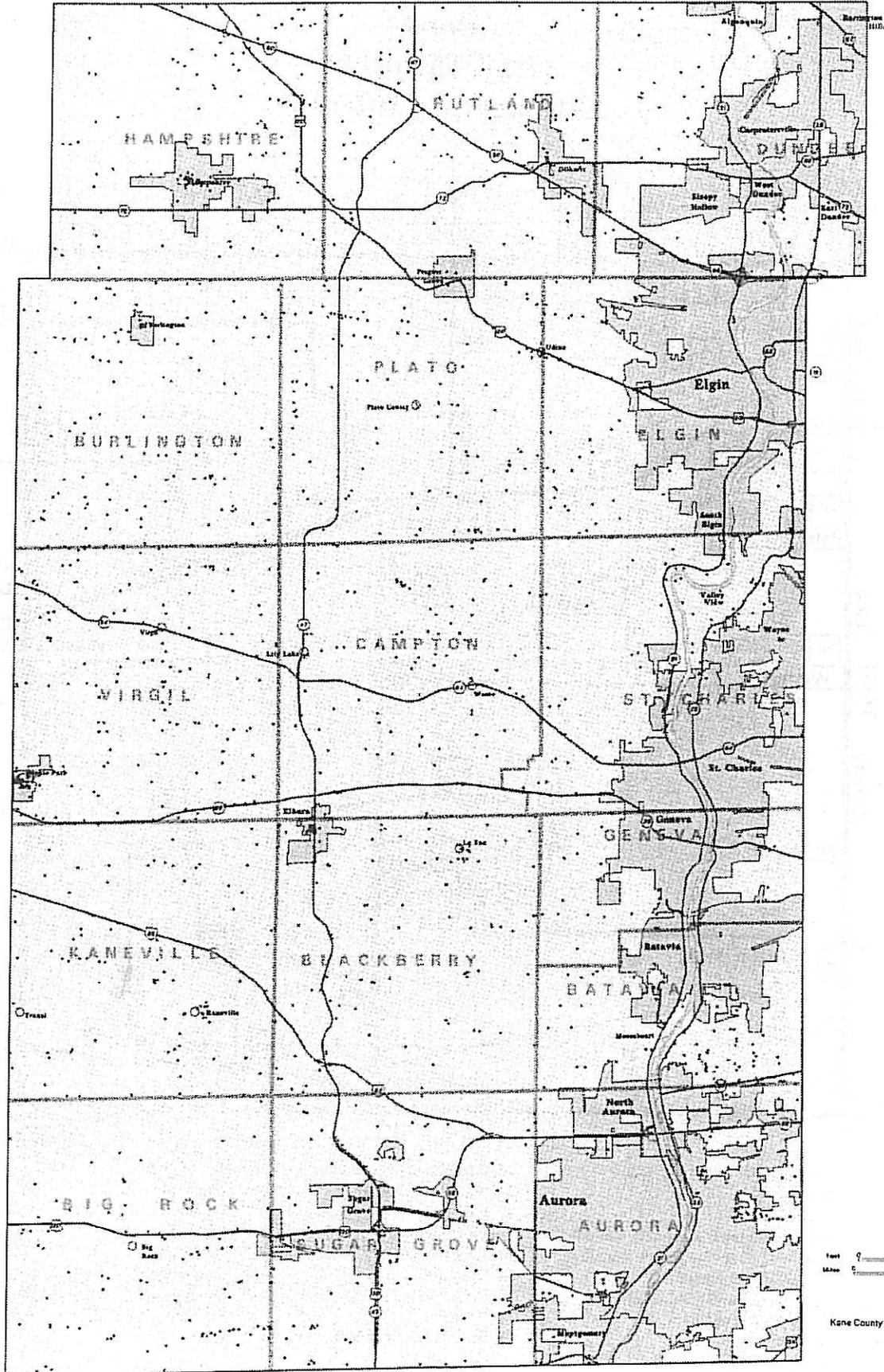
Structures of Interest



- | | | |
|--|-------------------------------|---|
| 1. Windmill | 10. Windmill | 20. Oval cornerib |
| 2. Windmill | 11. Windmill: brick silo | 21. Windmill |
| 3. Windmill | 12. Windmill | 22. Windmill |
| 4. Barn with brick buttresses; windmill | 13. Windmill | 23. Windmill |
| 5. Barn with brick buttresses; outhouse | 14. Windmill | 24. Oval cornerib |
| 6. Brick silo; windmill | 15. Windmill | 25. Oval cornerib: water tank in ground |
| 7. Barn with hand-hewn beams; windmill; ventilator | 16. Outhouse | 26. Oval cornerib: water tank in ground |
| 8. Oval cornerib | 17. Brick silo | 27. Brick silo; windmill |
| 9. Oval and round cornerib | 18. Brick Greek Revival house | |
| | 19. Outhouse | |

Source: Midwestern Vernacular, Farm Structures in Kane County, Illinois. 1980

Map #5 Archaeological Sites



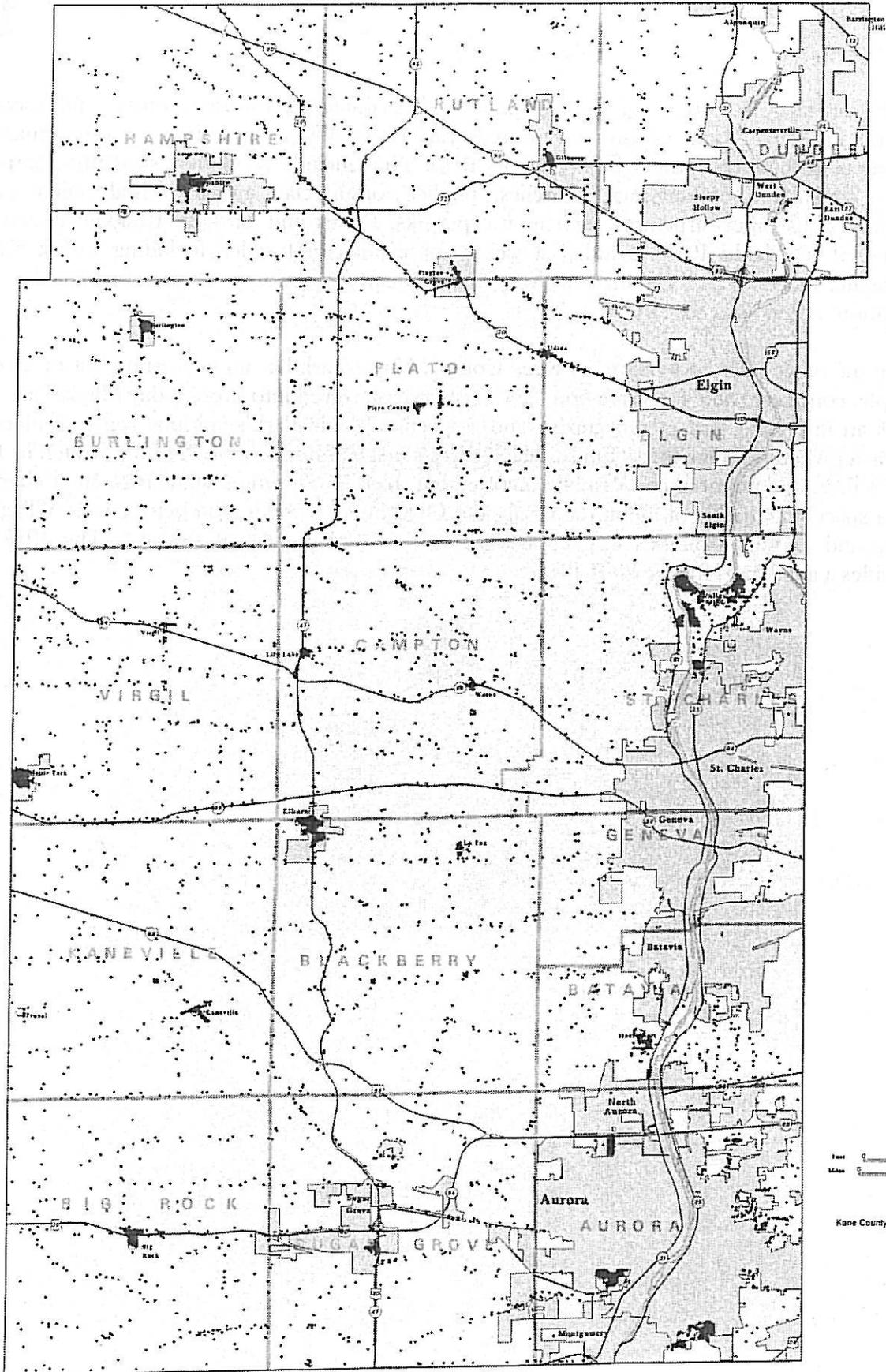


Four years later, in 1991, Kane County surveyed sites containing historic resources and discovered several in Maple Park. Historic resources can be buildings, structures, or other manmade elements in the environment built prior to 1945. They include residential structures, barns and other agricultural outbuildings, churches, public, commercial, and industrial buildings, and miscellaneous other structures such as water tanks, fences and bridges. Residential structures identified in Maple Park included a variety of architectural styles including Greek Revival, Italianate, Queen Anne, Colonial Revival, Prairie Square Bungalow and several vernacular (more common) styles. (see Map #6).

As in the other cities and villages in Kane County, Maple Park has an interesting history involving people, commerce and transportation. This history has evolved into present day Maple Park and plays an important part in recognizing and respecting Maple Park's spiritual sense of place and character when planning for its future. Maple Park's first Comprehensive Plan was written in 1987 and reflects the importance of public involvement, high development standards, rural character, open space and quality of life in the Goals and Objectives. Cooperation between the Village and Kane and DeKalb Counties was emphasized in the Implementation section. The 1987 Plan provides a good basis for the 2001 Plan.



Map #6
Historical Sites
Kane County, Illinois



Kane County Development Department 1991, TJM

I. PLAN FRAMEWORK



Geographic Setting and Jurisdiction

The Village of Maple Park is located in a rural section of northeastern Illinois straddling Kane and DeKalb Counties and within Virgil and Cortland Townships (see Map #7). The Village is situated about 9 miles east of the City of DeKalb and about 50 miles west of downtown Chicago. O'Hare International Airport is approximately 40 miles to the east.

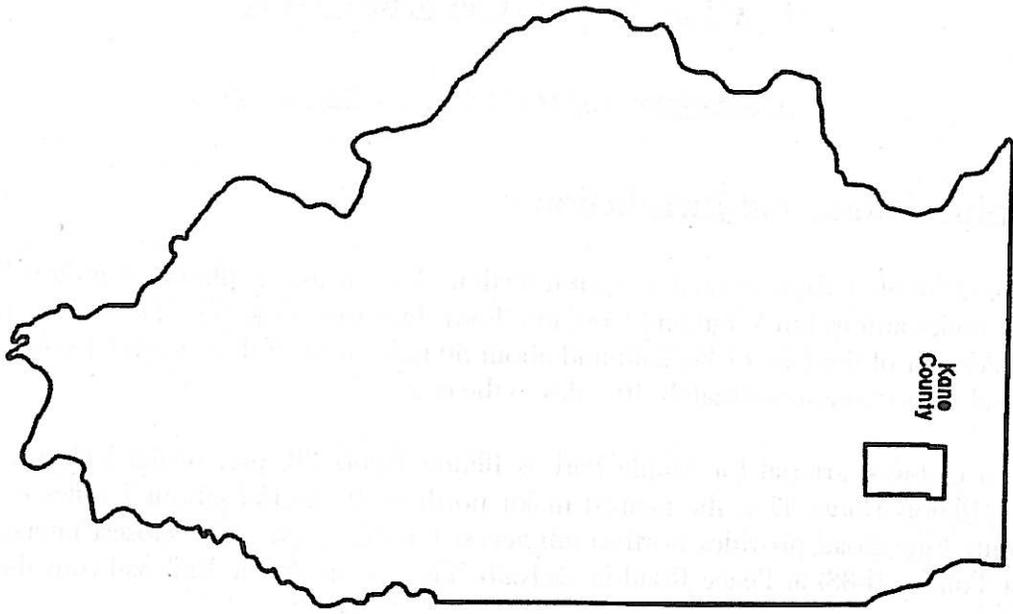
The nearest east-west arterial for Maple Park is Illinois Route 38, part of the Village's southern boundary. Illinois Route 47 is the nearest major north south arterial (about 7 miles to the east) while County Line Road provides north-south access through town. The closest interstate is the East-West Tollway (I-88) at Peace Road in DeKalb. The Union Pacific Railroad runs through the center of town.

The entire Village of Maple Park is situated in the Maple Park Fire Protection District and the Kaneland School District No. 302. The Village is also within the Maple Park Facility Planning Area (FPA). Facility Planning Areas facilitate effective wastewater planning and protect water quality. Each FPA is required to have a management agency that develops a facility plan that documents existing and projected land use, population and wastewater service needs. Facility Planning Areas influence the direction and extent of future development by determining access to sewer service. (see Map #8).

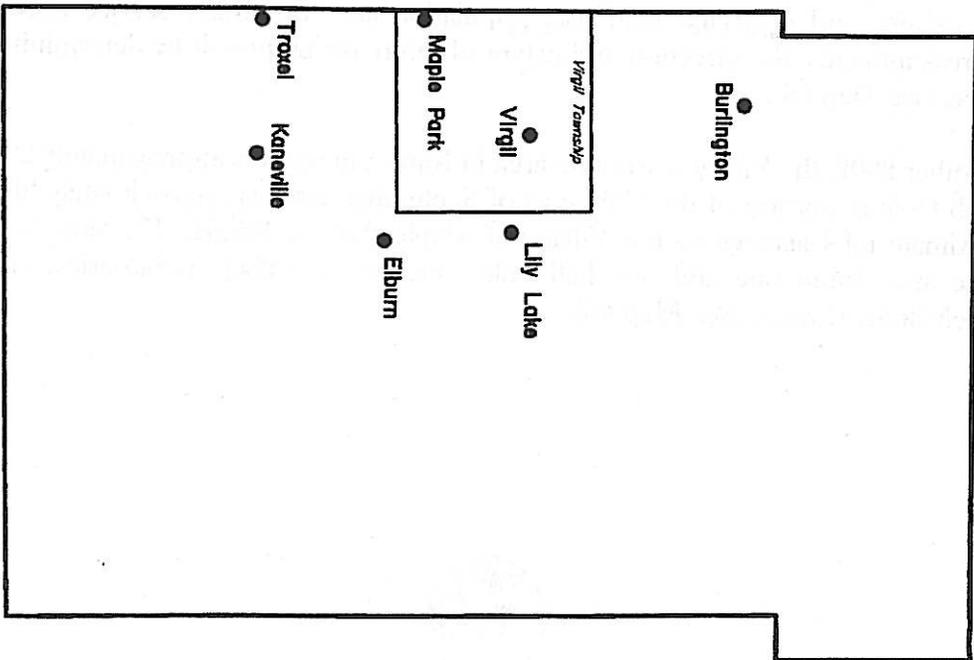
As of December 2002, the Village corporate area in Kane County was approximately 290.03 acres. The DeKalb County portion of the Village as of September 2003 is approximately 202.78 acres. The approximate total acreage of the Village of Maple Park is 492.81. The jurisdictional area, which is the area within one and one half miles outside the Village boundaries, encompasses approximately 8652.91 acres (See Map #8).



Illinois



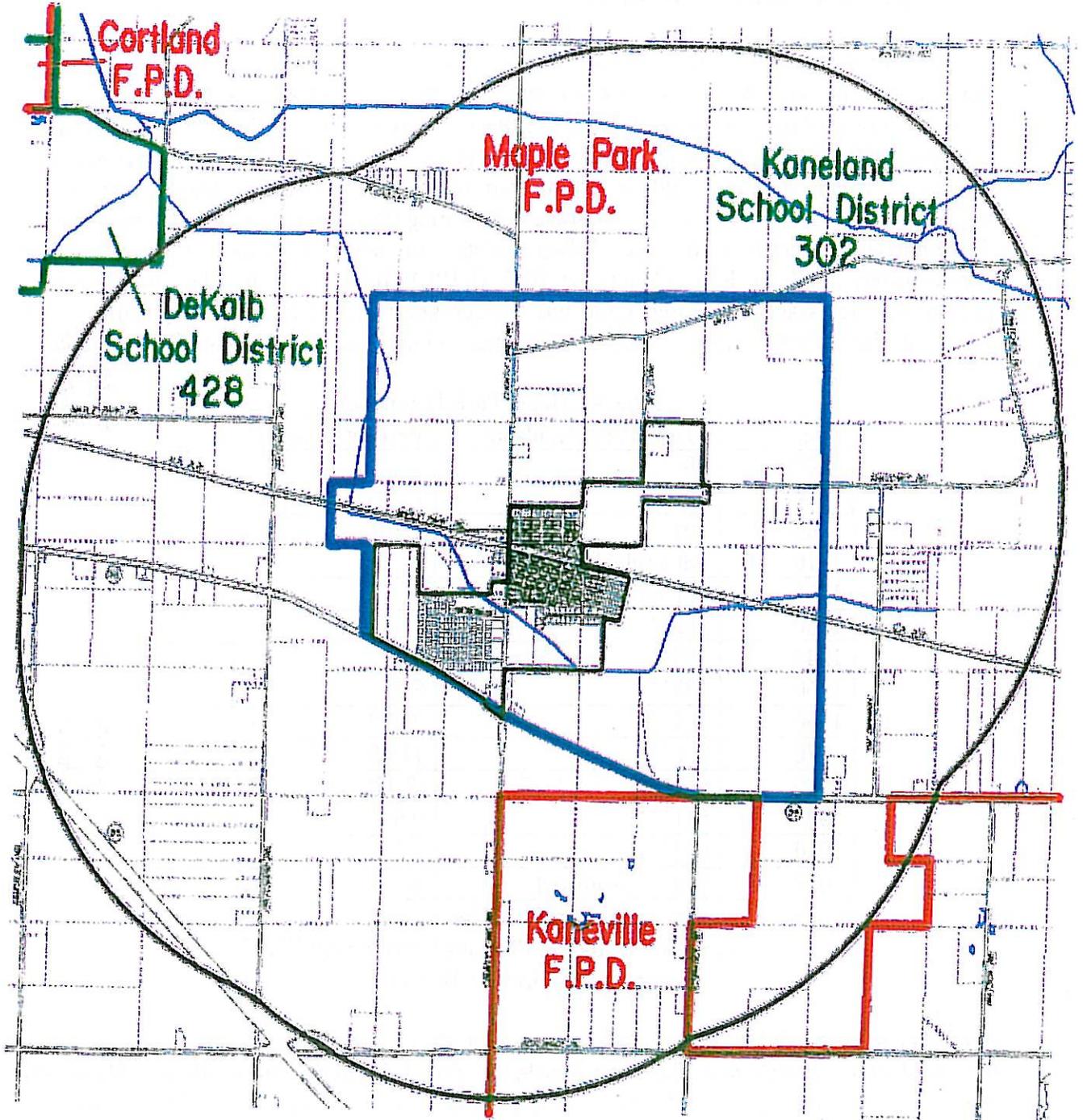
Kane County map #7



Map Drawing © - 1987 - 4/23/88

Village of Maple Park Jurisdictions

map #8



- School District
- Fire District
- Maple Park Facility Planning Area



Demographics and Economics

For most of the past 120 years, Maple Park's population has remained stable. Table #1 shows population by decade from 1880 to the year 2002 with the exception of figures for 1910 and 1920, which are not available. Maple Park experienced steady growth between 1940 and 1970 when an additional 262 (65.83%) residents moved into the Village. Population leveled off for the next three decades. Between 2000 and 2002 it is estimated by the US Census that Maple Park grew by 40.95% (267 residents) reflecting new housing built during that time period. With new residential developments expected within the Village limits population is projected to increase to approximately 1,412 in Kane County by 2030 (NIPC). Information for the DeKalb County portion was not available. Based upon this Comprehensive Plan the 2020 population for the Village of Maple Park in Kane and DeKalb Counties will more likely be 6843.43 (see Map #9).

Table #1 Maple Park Population

Year	Maple Park Population	Percent Change
1880	385*	-
1890	382*	(.78)
1900	391*	2.36
1910	not available	
1920	not available	
1930	389**	-
1940	398**	2.31
1950	433***	8.79
1960	592***	36.72
1970	660***	11.49
1980	637***	(3.48)
1990	641***	0.63
2000	652***	1.69
2002	919*** estimated	40.95

* History of Kane County

** Northeastern Illinois Planning Commission (NIPC)

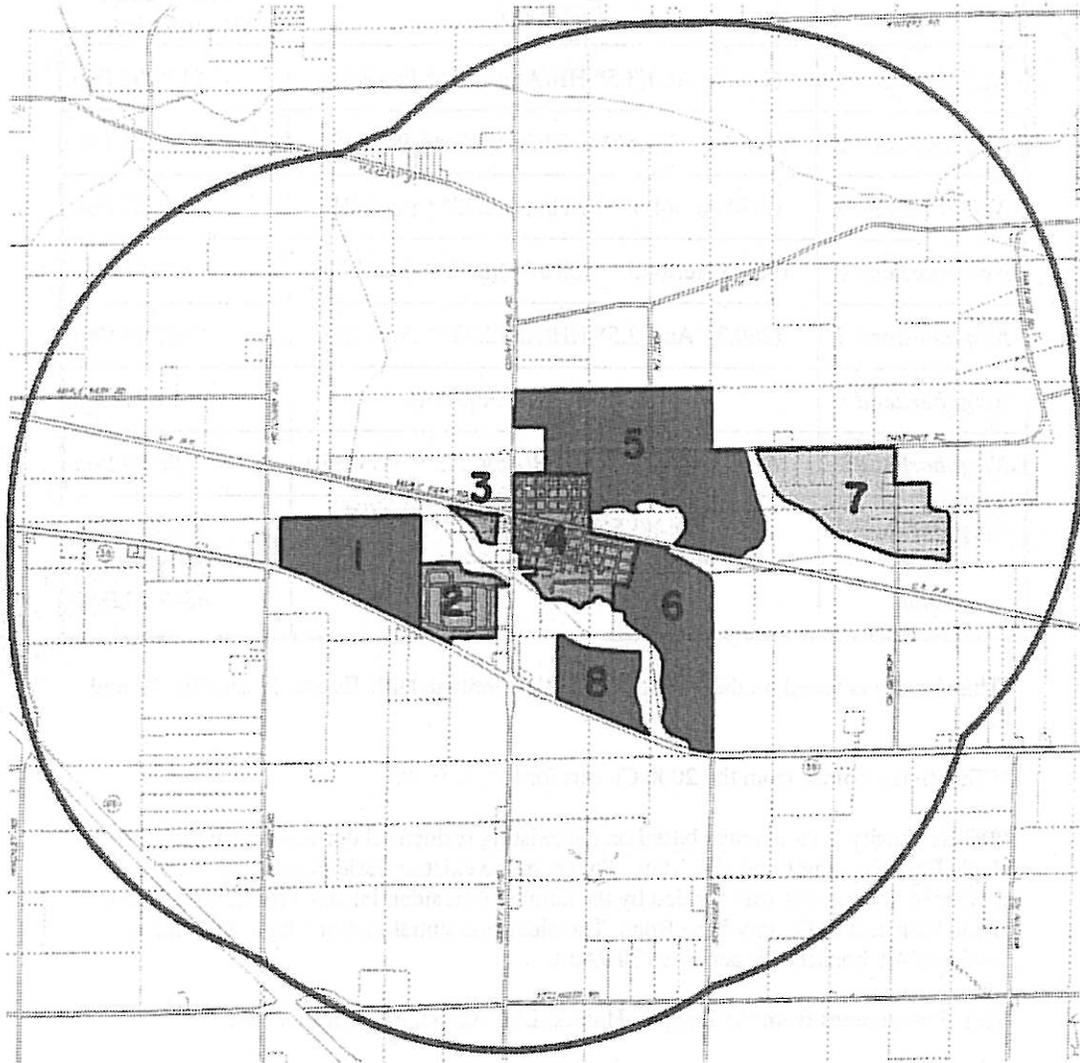
*** US Census Bureau

According to the 2000 US Census, the median age of Maple Park residents was 34 years. 51.4% of the population was male and 48.6% was female. 97.5% of the individuals residing in Maple Park were white. The remaining 2.5% were American Indian, Alaskan Native, Asian, Hispanic or other race (2000 Census).

The 2000 US Census indicates Maple Park had 242 households averaging 2.69 persons per household. Most of these households resided in single-family detached housing, with a smaller amount of single-family attached, and multi-family housing. The median income for these households was \$61,254 (2000 Census). On average, Maple Park has an older housing stock.

Village of Maple Park Future Neighborhoods

map #9



-  Traditional Residential
-  Residential
-  Countryside/Estate Residential



Map Scale 1" = 100'

VILLAGE OF MAPLE PARK BUILDOUT POPULATION PROJECTIONS

	<i>Formula</i>	<i>Estimated Population</i>
<i>Neighborhood 1</i>	(118.16 Ac.)(3.5* HH/Ac)(2.73** Pop/HH)	1129.02 Pop
<i>Neighborhood 2</i>	(43.81 Ac.)(4.5*** HH/Ac)(2.73** Pop/HH)	538.21 Pop
<i>Neighborhood 3</i>	(8.70 Ac.)(4.5*** HH/Ac)(2.73** Pop/HH)	106.87 Pop
<i>Neighborhood 4</i>	(68.45 Ac.)(4.5*** HH/Ac)(2.73** Pop/HH)	840.91 Pop
<i>Neighborhood 5</i>	(260.31 Ac.)(3.5* HH/Ac)(2.73** Pop/HH)	2487.26 Pop
<i>Neighborhood 6</i>	(399 [#] HH)(2.73** Pop/HH)	1089.27 Pop
<i>Neighborhood 7</i>	(141.09 Ac.)(.25**** HH/Ac)(2.73** Pop/HH)	96.29 Pop
<i>Neighborhood 8</i>	(59.09 Ac.)(3.5*HH/Ac.)(2.73**Pop/HH)	564.60 Pop
<i>Totals</i>		6843.43 Pop

*This density is based on the densities from the Heritage Hills Estates Phases III, IV and V.

**This figure comes from the 2000 Census for Maple Park.

***This density is an average based on the existing residential densities from the 2001 Maple Park Existing Land Use Map. To determine existing residential densities, the number of households was divided by the number of residential acres for the older part of Maple Park east of County Line Road. The older residential part of Maple Park had a density of 4.5 households per acre (HH/Ac.).

[#]This figure comes from the Insignia Homes, LLC Sketch Plan for this area

****The 2002 Maple Park Comprehensive Plan calls for this neighborhood to be Countryside/Estate Residential. In the plan, this type of residential classification calls for .25 HH/Ac.



The median year in which housing was built in Maple Park was 1955, which is older than most other housing stocks in Kane County municipalities (1990 Census). The median housing value for Maple Park was \$129,640 (2000 Census). The Northeastern Illinois Planning Commission projects Maple Park will grow to 543 households by the year 2030.

There were 14 single family and 6 multiple family new housing starts in the Kane County portion of Maple Park in 2000. Between 1990 and 1999 there were 46 single and 0 multiple family housing starts. By the end of the year 2000 there were a total of 281 single and 30 multiple family housing units either under construction or completed in the DeKalb County portion of the Village (DeKalb County Economic Development Corp.).

The Northeastern Illinois Planning Commission (NIPC) predicts that in the year 2030, there will be 331 jobs in the Kane County portion of Maple Park. This is a dramatic increase from the 53 jobs that NIPC stated were in the Kane County portion in 1990. The increasing employment opportunity in Maple Park will provide jobs to incoming and existing residents, while expanding the tax base in order to provide services to these residents.

The redevelopment of the Main Street District is expected to enhance the downtown area while attempting to attract new businesses. The result of these efforts should be increased retail sales and sales tax revenue for Maple Park. This will ease the burden on property taxes. Table #2 indicates retail sales for 1998 and for the year 2000.

	1998	2000
Total Retail Sales	\$2,048,862	\$3,360,300
Per Capita Total Sales	\$3,172	\$4,393

*DeKalb County Economic Development website

According to a brochure, Make Maple Park Your Choice for Business Prosperity and Community Living written by Planning Resources, the Village is pursuing the use of tax increment financing (TIF) for new residential/commercial development between the downtown and Illinois Route 38 along both sides of County Line Road and the businesses along Main Street. TIF is an economic development tool available to Illinois municipalities that enables redevelopment of blighted neighborhoods, business and industrial districts. As a result, Maple Park will be able to float bonds to pay for capital improvements that will be paid back through the increased assessed valuation generated by the TIF district.



In addition, the Village can consider using the increased tax revenue received from the new or redeveloped property to offer the following incentives to potential new or existing businesses:

- facade improvement program
- building restoration program
- rehabilitation and stabilization of existing buildings
- technical assistance for low interest loans for building start-up and expansions





Existing Land Use

The Village of Maple Park has 408.17 acres within its corporate boundaries as of September 2003. The predominant land use is residential. A majority of the housing stock in Maple Park is east of County Line Road. However, newer residential developments are being built west of County Line Road (See Map #9).

Maple Park has a traditional downtown area along Main Street with predominantly smaller commercial and institutional uses, along with a mix of residential units. Larger commercial and institutional uses are most prominent along County Line Road.

Parks and open spaces are located on Washington, Willow and Maple streets. Vacant areas are found primarily on the west side of town, however, as the west continues to develop, more of these lots will be converted to other uses. Communication and utility centers are located on the east side of town.

Agriculture is the predominant land use activity within the 1½-mile jurisdictional boundary. As Maple Park continues to grow, agricultural land uses will continue to exist on the fringe of development, mainly to the north and south within the jurisdictional area. With thoughtful planning of new development by establishing transitional areas and avoiding leap-frog development, growth can be compatible with existing agriculture.

The following is a list and definitions of existing land uses in Maple Park (see Map #10):

Single Family Residential - Land that is used for single-family residences.

Multi-Family Residential - Land that is used for multi-family residences. Multi-family uses include condominiums and town homes.

Commercial - Land where the primary activity is the sale of products and services.

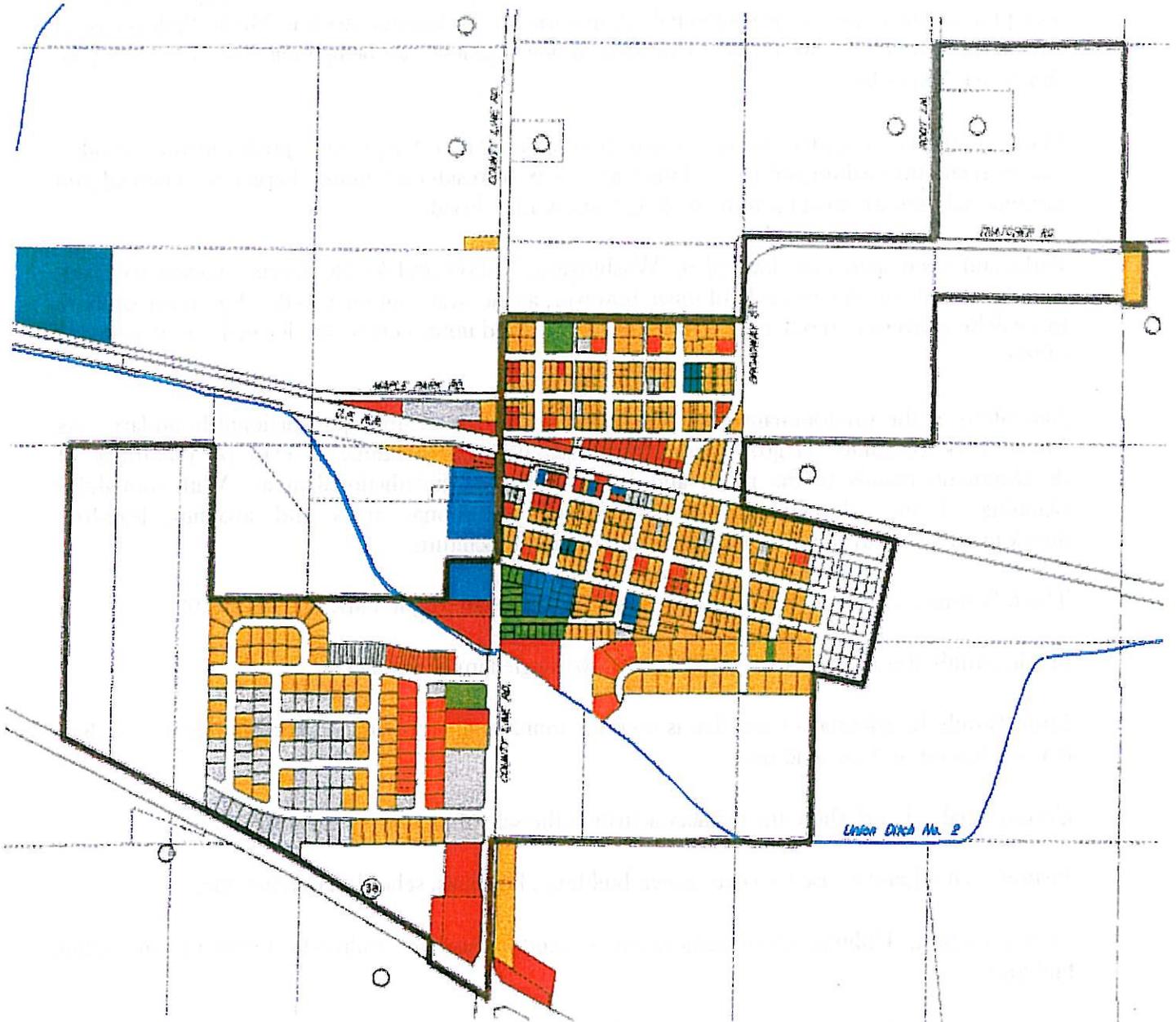
Institutional - Land in use for government buildings, hospitals, schools, churches, etc.

Transportation, Utilities, Communications - Land in use for railroads, highways, and utility buildings.

Parks and Open Space - Land in use for public recreation.

Village of Maple Park Existing Land Use

map #10



- | | | |
|---|---|--|
|  Single Family Residential |  Transportation, Utilities, Communications |  Rural Dwelling |
|  Multi-Family Residential |  Parks / Open Space |  Corporate Boundary |
|  Commercial |  Vacant | |
|  Institutional |  Agricultural | |





Vacant – land that is in a non-agricultural use and has no structures on it.

Agricultural – Land that is in row crops, pastures, nurseries and farmsteads as well as other undeveloped, unsubdivided land zoned for agricultural uses.

Corporate Boundary – Designation of land annexed into the Village.





Transportation

Transportation is an important element in any area and especially one that is growing and changing as Maple Park is expected to in the future. It is important that residents and visitors be able to travel safely and efficiently. This issue should be addressed concurrently with all other land use issues as new developments are planned.

Transportation land uses in Maple Park include streets and railroad. The Union Pacific Railroad travels through the center of town, however, the nearest commuter stations will be the future Metra stations in LaFox and Elburn. The County's 2020 Transportation Plan refers to a potential future Metra extension to Maple Park.

Streets are classified by a hierarchical system according to the type of service they provide. Eight miles to the west of Maple Park at Peace Road is the nearest access to Illinois Tollway 88. The Kane County 2020 Transportation Plan identifies a major corridor for future study located adjacent to the eastern corporate boundary of Maple Park. This corridor would connect I-90 and I-88. Maple Park should monitor this concept.

Illinois Route 38 is the nearest non-interstate truck route designated by the State of Illinois that serves major activity centers such as Maple Park. Roads such as Illinois Route 64 carry a high proportion of total travel on a limited number of roadway miles and are comprised of both major rural connections and major suburban routes. Intersections along Route 38 (e.g.; County Line Road and Meredith Road) will need capacity and safety improvements as development occurs and traffic grows. This may include channelization and signalization.

The following table indicates the average daily traffic for a few of the roads or routes in or near Maple Park:

Location	1980	1992	2000	2002
IL 38 E of County Line	3200	5200	-	7456
County Line N of 38	-	-	2643	-
County Line S of 38	1050	1550	2194	-
Thatcher E of Howard	-	450	-	517

(IDOT/Kane County Division of Transportation)



Local jurisdictional arterials in Maple Park's jurisdictional area include County Line Road, Beith Road, and Thatcher Road. These roads, in conjunction with other arterials, form a network that links Maple Park with other villages and cities providing intra-county service. They should interconnect with principal arterials such as Route 38 to provide trips of moderate length. Such roads should provide travel between communities, but ideally should not penetrate identifiable neighborhoods.

The remainder of the Village's streets constitute a suburban/rural collector street system and were designed in a traditional midwestern grid pattern. These consist of collectors and local streets where the predominant travel distance is shorter than on arterial routes. They provide land access and traffic circulation within residential neighborhoods, commercial and industrial areas. They may penetrate neighborhoods, distributing trips from the arterials through the area to the ultimate destination. Conversely, collector streets collect traffic from local streets in residential neighborhoods and channel it into the arterial system. The local street system provides direct access to the higher-level systems. It offers the lowest level of mobility and, therefore, traffic movement is deliberately discouraged.

As the Village increases in size, the local "grid" network of supporting streets should continue within the traditional neighborhoods. This provides choices for local trips other than regional roads (Illinois Route 38, County Line Rd., etc.). With expansion, the Village should develop several collector streets for travel in all four directions. At least one of the north-south roads should include a future grade separation. This would enhance public safety, emergency response and provide alternatives for local traffic crossing the railroad tracks.

An increasing number of Pedestrian/Bicycle systems are being developed both countywide and by townships, cities and villages. Bicycle use is increasing and offers an important and environmentally attractive alternative to vehicular travel. Likewise, pedestrian travel is an important mode for both work and non-work trips. A focus in planning bicycle/pedestrian trails is to link major origins and destinations. An increasingly popular idea is a hierarchy of trails. One type of trail serves a similar purpose as arterial roads by directly linking destinations. A second type of trail connects neighborhoods, subdivisions, and villages. The third type travels within neighborhoods. A fourth type of trail is mainly recreational. At this time the nearest bicycle trail to Maple Park is the Great Western Trail that extends east-west across the middle part of the County approximately three miles north of Maple Park.

As the Village annexes new territory, these regional transportation needs should be taken into account. Transportation impact fees should be considered to cover the cost of additional infrastructure to serve the growing population.



Natural Resources

Soils

Future growth in and around Maple Park will be influenced by the soil composition that affects buildings, highways, septic, water availability and agriculture. The physical, chemical, and biological properties of the soil aid in determining suitable land use. Slope, soil texture, permeability, water holding capability, soil depth, shrink-swell potential, and tolerances to erosion are factors which influence building capabilities, plant fertility and vitality, drainage conditions, erodability, and septic system construction.⁶

Kane and DeKalb Counties' landscape, soils, and their characteristics are a result of glacial activity during the Pleistocene Era. The glaciers, which developed from ice masses in Hudson Bay in Canada, advanced and retreated four different times, each time scraping up debris and depositing it elsewhere. The transportation of glacial material (called drift) has two forms: a) material left behind as the glacier retreated which is called till; b) material deposited by glacial melt water which flowed within, under, over and alongside the glacier called outwash.

The glacial drift around Maple Park is a combination of three types of materials: Pink Loam Till (Tiskilwa Till member), Yellow Gray Loam Till (Malden Till Member), and deep medium-textured outwash. The till within the Tiskilwa Member is a reddish brown loam, and is the oldest exposed Till in the county, deposited between 12,500 and 22,000 years ago. Although older till exists, it is deeply buried. The Malden Till member is Yellowish Brown Loam.

The deep medium textured outwash, material that has been sorted by water, is stratified, with the heavier material dropped first. The overall size of materials found within the outwash is gravel. Maple Park soils are portrayed on the General Soil Map found in the Soil Survey of Kane County, Illinois and Soil Survey of DeKalb County, Illinois, published by the United States Department of Agriculture, Soil Conservation Service. A brief description of these soils follows:

Drummer-Elburn: Deep depth

Slope: Nearly level to very gentle

Drainage: Poorly drained

Subsoil: Silty and loamy

Current Use: Cultivated crops and pasture, some potential for urban uses

Problems: Wetness in areas of poorly drained soils; installation of subsurface drainage systems increases suitability for urban use.

⁶United States Department of Agriculture, Soil Conservation Service, Soil Survey of Kane County, Illinois, (Springfield, Illinois Agricultural Experiment Station, 1976).



Miami-Dodge: Deep depth

Slope: Gentle to strongly sloping

Drainage: Well-drained

Subsoil: Silty and loamy

Current Use: Cultivated crops and pasture; potential for urban uses on gentle and moderate slopes

Problems: Erosion control; soil fertility and till maintenance

Some of the soils found in and around the Maple Park area have limitations for residential and commercial development, road construction and other land uses due to the seasonally high water table (flooding potential), low soil strength and shrink-swell of the soils. These type of limitations will need to be addressed by sound construction and engineering techniques. Some ways in which this can be done is by properly elevating structures, widening and reinforcing footings and removing unsuitable materials.

Prime Agricultural Land

There are numerous land uses present within the jurisdictional boundary of the Village of Maple Park. As mentioned in the History section, agriculture has been one of the most important uses to the economy of this area and remains the predominant land use. It has been stated that Virgil Township possesses some of the best agricultural land in Kane County. Over 95% of the area around Maple Park is prime farmland. Thus, other factors must be considered when designating locations for future development. These factors include, access to transportation routes, water service (if development is close to the Village), proximity to flood plains or wildlife habitats, topography, and preservation of natural amenities. When planning for the future development of this area it is important to find a balance between logical and planned growth and agricultural preservation.



The DeKalb County Land Use Plan states that prime agricultural land "...is protected from encroachment by competing land uses in order to preserve and protect a major component of the County's economy."

Farmland preservation involves more than saving individual farms for open space needs. As the DeKalb County Plan states, it involves protecting a component of the economy. Thus preservation includes the wholesalers, equipment suppliers, transportation network and even the social character of the area.⁷

⁷National Trust for Historic Preservation, Information Sheet Number 19, (Washington, D.C.), 1979 p.1-3.



The United States Department of Agriculture (U.S.D.A.) classifies approximately 65% of Kane County and 98% of DeKalb County as prime agricultural land. Prime farmland, as defined by the U.S.D.A., Soil Conservation Service, is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops, and is also available for these uses. It has the soil quality, growing season, and moisture supply needed to economically produce sustained high yields of crops. Conservation of this non-renewable resource is one goal of this Plan as well as a goal within the Kane County Land Use Plan and DeKalb County Land Use Plan.

Agriculture serves as an important part of Maple Park's economy, character and spiritual sense of place. In addition, the land used for agriculture also provides ground water recharge, aesthetic appeal, wildlife habitats, and to some individuals, open space. Encroachment by various urban land uses, particularly subdivisions, is a serious problem because often-prime agricultural land is the most suited for development. This means that less productive land is used for farming, necessitating increased amounts of herbicides, pesticides, and fertilizers to produce an acceptable yield.

Another problem that arises when farmland is developed is non-compatible land use. This occurs when islands of land are subdivided and developed. Subdivision residents become disenchanted with farming and rural life when herbicides, pesticides, fertilizer, or livestock odors waft by their homes. Increased taxes for services, land speculation, more expensive land leases, increased land acquisition costs, and a change in the economic base of the community are other problems which can happen when uncontrolled development occurs. Physical factors, such as disruption of agricultural drain tiles, drainage patterns and fields that are no longer contiguous are also part of the dilemma. This Plan will discourage haphazard development through the recommendation of areas that are most suitable for future residential development. Areas designated Ag on the Future Land Use Map should be changed only after careful consideration.

Drainage and Floodplains

Careful planning of development is important because of its potential impact on water resources. Considerations include protection of the watershed and its inherent interdependent system of precipitation, infiltration, surface and subsurface flow, and aquifer recharge; preservation of water supply quality and quantity; flood prevention, and water availability and quality for agricultural purposes.⁸

Not only does a waterway clean and replenish groundwater, it also serves as a nutrient transportation system, and an actual pathway for wildlife, connecting different types of habitats. Therefore, a benefit to wildlife and human recreation is also present.

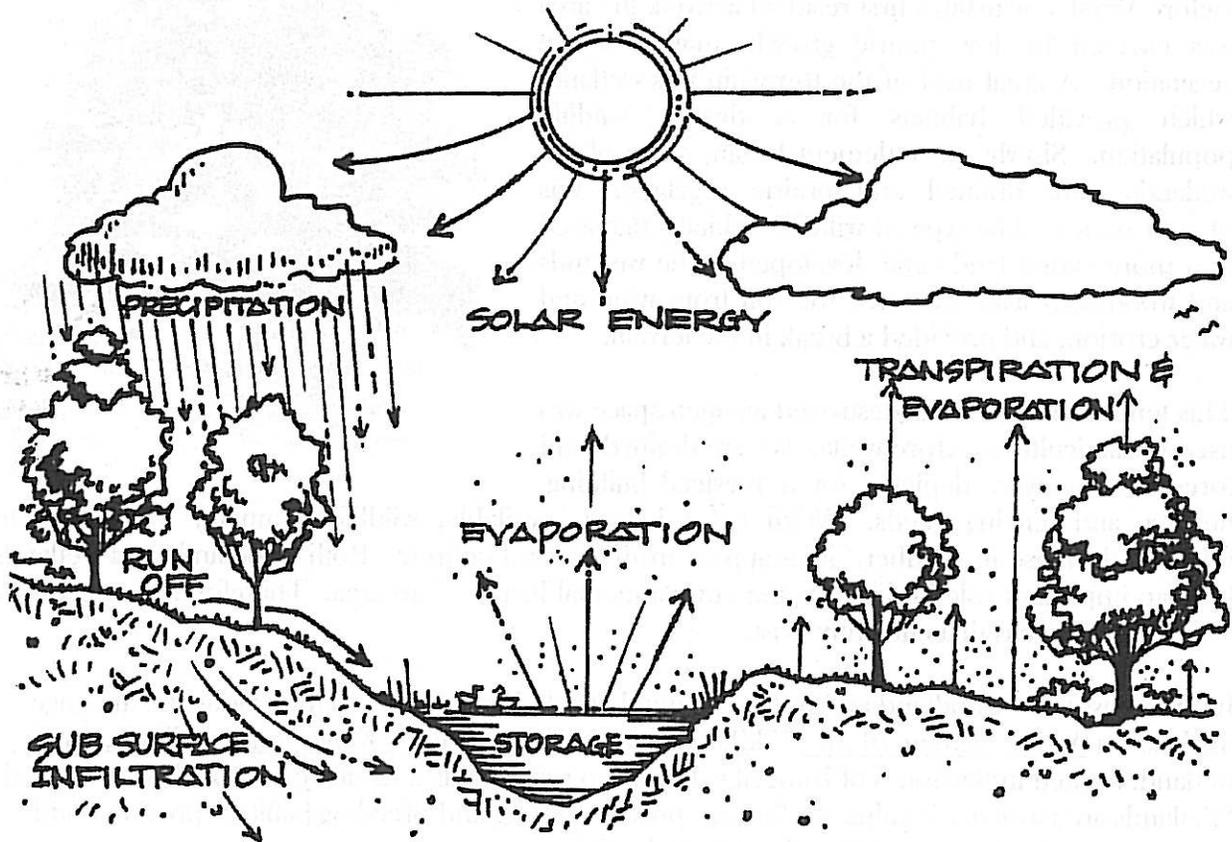
⁸Judith Getzels and Charles Thurow, ed., Rural and Small Town Planning (Chicago, Planners Press, 1979), p.45.



It is often easy to forget that a stream or creek is part of a system, and that plans to alter the flow or course often are detrimental in many ways, (including causing floods). Thus, drainage and flood plains have an economic aspect as well. One other important feature of waterways is the aesthetic one, the fact that vegetation along the banks (although cumbersome to farmers) provides visual relief from the gently rolling fields. The presence of waterfowl is an additional aesthetic benefit.

One part of the hydrologic cycle, subsurface water in aquifers, is often ignored probably because it cannot be seen and seems somewhat mysterious (see graphic). However, aquifer recharge is extremely important to Maple Park's water supply. The aquifer, which is a water-bearing layer of sand, gravel or porous rock is continually recharged by precipitation which infiltrates into the water-bearing layers. As it infiltrates, the various levels of soil and rock act as filters to cleanse impurities from the water. This filtering action is extremely relevant to individual septic systems, for a leaking septic can pass pollutants along with precipitation, and contaminate a well.

Hydrologic Cycle





As seen on the 100 Year Floodplain and Wetlands Map (see Map #11), some areas are extensively flooded (near ditches) in wet years. One of the best uses of flood plains is as open space that provides recreational opportunities, wildlife habitat protection, and preservation of an aesthetic feature.

There are two highly flood prone areas, both located along the two drainage ditches: Union Ditch #3, which flows from Kane County, Virgil Township sections 19, 20, 21 and 22 west into DeKalb County, Cortland Township sections 23 and 24; and Union Ditch #2 in sections 31, 32 and 33 in Virgil Township and sections 22, 23, 24, 25, 27 and 36 in Cortland Township (See Map #11). These drainage ditches are part of the Kishwaukee River Watershed. They should be retained as open space to provide recreational opportunities, protect wildlife habitats, conserve a natural amenity, and maintain the integrity of the drainage system.

Woodlands and Wetlands

Before Virgil Township's first resident arrived, the area was covered by low prairie growth, mainly coarse vegetation. A great deal of the township was wetland, which provided habitats for a diverse wildlife population. Slowly, as settlement began, some of the wetlands were drained and prairie vegetation was plowed under. The type of wildlife habitats increased as a more varied landscape developed. The wetlands and woodlands also protected the soil from wind and water erosion, and provided a break in the terrain.



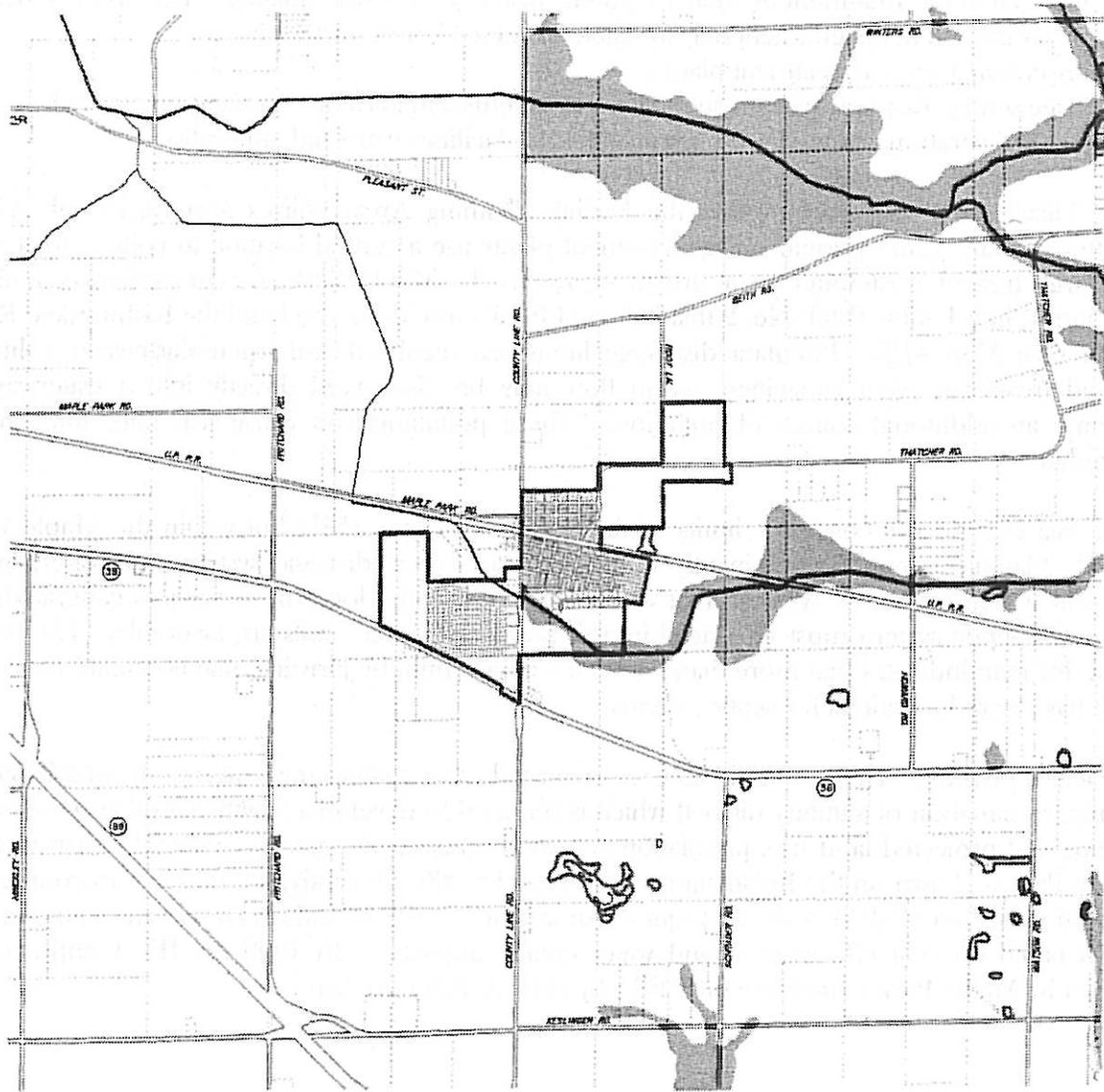
This tenuous balance was destroyed as open space was used for agriculture. More wetlands were drained, and forested areas were depleted for homestead building, heating, and fencing needs. With fewer habitats available, wildlife eventually was forced to relocate, decrease in number, or disappear from the area entirely. Both woodlands and wetlands have an important role in dictating the environmental health of an area. Therefore, it is necessary to protect the areas that currently exist.

In most cases, the woodland and wetland around Maple Park occur together, along the drainage ditches. In An Assessment of the Wildlife and Wildlife Habitats of Kane County, Illinois, one wetland, located in Section 6 of Kaneville Township is shown as a habitat that should be preserved. Wetlands are particularly valuable, for they provide nesting and breeding habitats, provide flood protection, and reduce nutrient and pollution levels.⁹

⁹Steven M. Byers, Robert A. Montgomery, and George V. Burger, An Assessment of the Wildlife and Wildlife Habitats of Kane County, Illinois, (Geneva, Kane County Development Department, 1982), p.46.

100-Year Floodplain & Wetlands

map #11



-  Wetlands
-  Floodplain

Wetland and floodplain data
is for Kane County only.



Map Date 05 - 78 - 4/204



Wastewater Management

Proper wastewater treatment is vital to public health and water quality. The three types of wastewater treatment systems generally available in Kane County are:

1. Conventional sewage treatment plants;
2. Private sewage disposal systems such as septic systems and aerobic treatment plants; and
3. Extended aeration wastewater recycling and reuse facilities with land application

The Village of Maple Park, within the Facility Planning Area, utilizes a conventional sewage treatment plant. Conventional sewage treatment plants use a central location to collect, treat, and discharge treated wastewater to a stream or river. In Maple Park, the treated wastewater is discharged into Union Ditch No. 2 that is part of the Union Watershed and the Kishwaukee River Basin (See Map #12). Pollutant discharge limits are regulated and when wastewater volumes exceed treatment plant capacities, excess flow may be discharged directly into a waterway to become an additional source of pollution. These pollutants can cause fish kills and stream degradation.

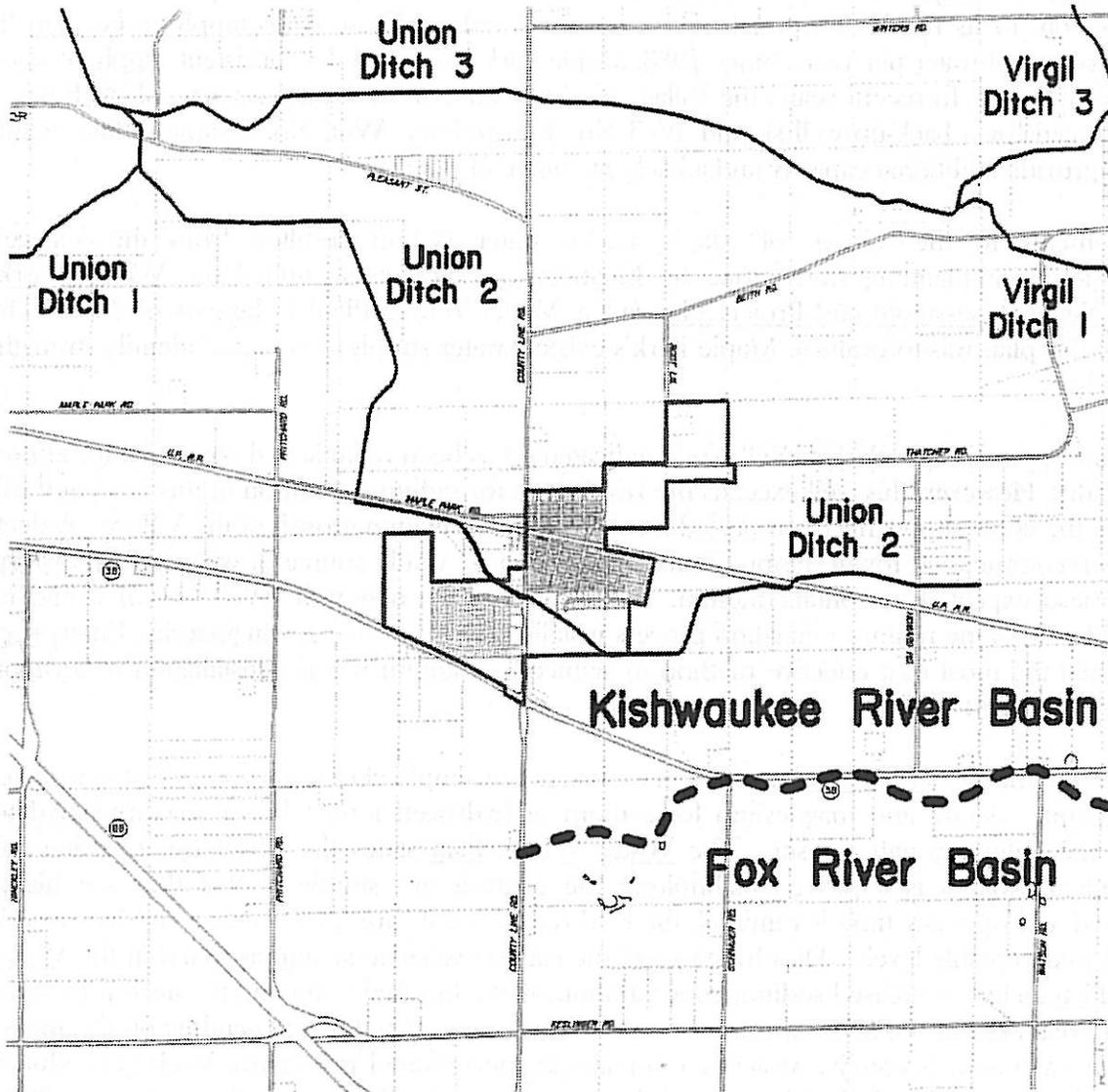
The area beyond the corporate limits of the Village of Maple Park, but within the Maple Park Facility Planning Area, predominantly utilizes private sewage disposal systems. Private sewage disposal systems or septic systems treat wastewater at the same location where it is generated. A successful septic system must be placed in a disposal field where soils are favorable. The septic suitability map indicates that more than half of the area within the jurisdictional boundary of Maple Park has severe limitations for septic systems.

A Facility Planning Area (FPA) is an area managed by a management agency (a municipality, county, reclamation or sanitary district) which is required to develop a facility plan that documents existing and projected land use, population and wastewater service needs. The FPA surrounding Maple Park is shown on the Jurisdictions Map (see Map #8). Presently, the Illinois Environmental Protection Agency (IEPA) evaluates requests for amended FPA boundaries or expanded treatment plants based on cost effectiveness and water quality impacts. In 1999 the IEPA approved a request by Maple Park to increase their FPA by approximately 40 acres.



Fox & Kishwaukee River Tributaries

map #12



River Basin data is
for Kane County only.



Kane County GIS - 7/28 - 4/2024



Water Supply

The Village of Maple Park provides potable water, which is water acceptable for human consumption, to its residents through two community wells. These wells supply more than 20 million gallons of water per year. Since 1983, Maple Park has enjoyed a consistent supply of water from Well No. 4. In recent years, the Village has had concerns about the capacity of Well No. 4 and the need for a back-up well should Well No. 4 go offline. Well No. 5 came online in July 2003 to provide additional capacity and a back-up source of water.

Improvements to the Village of Maple Park's water system resulted from the Village's commissioning a planning study done by Engineering Enterprises entitled the Water Works System Needs Assessment and Project Plan (a.k.a. Water Works Plan) in January of 2001. The intent of this plan was to evaluate Maple Park's existing water supply system and identify strengths and needs.

The evaluation of Maple Park's Well No. 4 indicated it has been reliable and consistent for almost two decades. However, this well exceeds the IEPA limit for radium, common in this area, and will not meet the water supply needs projected for the future population growth of the Village. A deep well was recommended for development to provide a more viable source of water for the Village but it is also expected to contain radium. The radium in the new well (Well No. 5) would be reduced by the same radium mitigation process installed for Well No. 4. Engineering Enterprises determined the most cost effective method to reduce the radium was the installation of a cation exchange treatment facility.

According to the Water Works Plan, cation exchange is a simple chemical process that exchanges radium, iron, calcium and magnesium for sodium or hydrogen ions. This is accomplished by filtering the water through a resin. The Water Works Plan states the advantages of using this treatment are that it is a proven technology; the controls are simple in that they are highly automated and operator time is minimal, the land requirements are not excessive and hardness is reduced to acceptable levels. Disadvantages of the cation exchange system as stated in the Water Works Plan include increased sodium concentrations in the finished water and the need for source water pretreatment in the form of filtration and/or iron removal systems depending on the make-up of the raw water. Secondly, wastewater containing concentrated radioactive levels is produced and must be treated. Maple Park's cation exchange treatment facility came online in August 2003.



The Water Works Plan also recommended that Maple Park consider the addition of a second elevated water tank to increase storage capacity. Two possible sites were proposed: the property where the Fire Department is located on County Line Road and next to the current wastewater treatment facility. It may be more cost effective to locate the additional water tank next to the current wastewater treatment facility because that location has higher ground elevations than the Fire Department property.

In crafting Maple Park's Land Use Plan, it is important to consider the impact future development will have on the Village's infrastructure. The increased water capacity has enhanced Maple Park's planning efforts by allowing for, at minimum an additional 800 to 1,000 residents. Improvements in Maple Park's water supply system illustrate how the Village is planning for the future needs of its residents, and industrial and commercial businesses.



II. Goals and Objectives



Definitions:

Goals identify how a community envisions its future; the end that a plan is intended to achieve.

Objectives indicate how a goal is to be achieved; a guide for policy and action.



Residents' Awareness

Goal: To instill in the residents of Maple Park an active interest in the future of the Village and its community functions.

Objectives:

- A. To develop and maintain a free flow of communication between the municipal government and residents;
- B. To keep the citizens informed of events, actions, and problems that affect them, the Village, and its environs;
- C. To encourage the formation of civic improvement organizations that will actively strive for the betterment of the Village;
- D. To cooperate with and support local associations interested in the promotion of a better community; and
- E. To enhance the use of existing public gathering spaces and create new ones to serve as forums for public involvement.



Community Character

Goal: To preserve and enhance the existing hometown character of Maple Park as a village.

Objectives:

- A. To create distinctive and attractive gateways into the Village;
- B. To promote farming as an important and meaningful land use;
- C. To encourage civic, cultural and church organizations to be a strong part of the community;
- D. To promote the integrity, economic value and historical importance of the downtown district;
- E. To encourage the adaptive reuse and redevelopment of buildings in the downtown district;
- F. To establish design guidelines as part of the site plan review process to ensure that new development is attractive and compatible with the character of the Village; and
- G. To require landscaping of new development to accentuate the country character of Maple Park.





Historic Preservation

Goal: To preserve and enhance the historical character of Maple Park.

Objectives:

- A. To recognize the importance of Maple Park's past and how it impacts the present and future.
- B. To identify historically significant sites and structures.
- C. To create a Historic Preservation Commission.
- D. To promote the preservation of historically significant sites and structures.
- E. To establish a Historical Society/Museum to display artifacts and photos pertinent to Maple Park.





Residential Land Use

Goal: To maintain a high quality of residential housing and promote quality development standards for new subdivisions.

Objectives:

- A. To promote the growth of residential development in a manner that maintains the existing character of the Village, yet provides residents with an opportunity to choose from a diverse selection of residential types for all people in different stages of their lives;
- B. To require standards of construction and maintenance that meets or exceeds the minimum present housing and building codes;
- C. To require new subdivisions to adequately compensate the Village for needed additional infrastructure and services;
- D. To avoid the creation of small isolated pockets of residential use that cannot be serviced economically by the existing schools and public facilities;
- E. To prevent residential sprawl from encroaching on prime agricultural soils that surround the Village, limiting residential development to areas designated by the Comprehensive Land Use Plan;
- F. To educate new residents about the realities of living adjacent to agricultural land;
- G. To use those areas best suited for residential purposes at a housing density that reflects the adequacy of the soils, terrain and vegetation for the intended use;
- H. To promote the development of senior citizen housing; and
- I. To preserve and create attractive and well maintained neighborhoods.





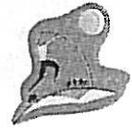
Agricultural Land Use

Goal: To recognize the country character of the Village and its function as a service center to the surrounding agricultural land use.

Objectives:

- A. To establish areas within the Village limits and the mile-and-one-half jurisdictional boundaries that designate the use of the land for agriculture;
- B. To minimize conflicts and incompatibilities between agriculture and other land uses by requiring developers to construct buffers between their development and the adjacent agricultural land;
- C. To discourage the use of public funds for projects which will have a detrimental impact on agricultural lands;
- D. To encourage and develop standards aimed at implementing sound soil conservation practices and improving water quality in agricultural areas;
- E. To encourage state and federal incentives and assistance in order to maintain farmland in agricultural areas;
- F. To encourage developers to educate homebuyers about the realities of living adjacent to an agricultural community.





Industrial Land Use

Goal: To provide a favorable environment for the attraction of light and existing industrial types of developments.

Objectives:

- A. To recognize the limits of industrial expansion and provide for this limited growth by establishing an industrial park with the necessary services;
- B. To encourage the attraction of industrial uses that are compatible with the agri-business operations in the area;
- C. To establish design standards for and maintenance of industrial buildings and the surrounding property that promote clean and attractive operations and provide appropriate buffers;
- D. To encourage the conservation of energy in site planning and building design;
- E. To consider the provision of financial incentives for industrial development (c.g. TIF) or other incentives (c.g. zoning, site acquisition); and
- F. To ensure appropriate access to designated truck routes.





Commercial Land Use

Goal: To create a beneficial environment for commercial development establishing an atmosphere that supports existing businesses and encourages the revitalization of downtown.

Objectives:

- A. To attract and promote the growth of commercial activity near the center of the Village and north of Route 38 along County Line Road, hereby establishing a central commercial area and a gateway commercial area;
- B. To encourage the development of agriculturally related businesses and operations that service the surrounding farmland;
- C. To require an adequate level of parking and proper access to surrounding streets in the commercial centers;
- D. To require high standards for design of commercial developments and adjoining parking areas establishing an attractive image of the Village;
- E. To create an Economic Development Organization;
- F. To attract a family restaurant to the Main Street district;
- G. To work with local banks to establish a low-interest loan program for facade improvements, building maintenance and other operating costs;
- H. To consider the provision of financial and commercial development; and
- I. To encourage the establishment of a local daycare facility.





Public Facilities and Utilities

Goal: To provide the citizens of the Village with the proper amount of public services in order for them to maintain a high standard of living.

Objectives:

- A. To encourage the expansion of the Kancland School District to keep pace with the needs of the Village and the surrounding farm community;
- B. To maintain drainage facilities that provide storm drainage and flood controls within the Village and its environs;
- C. To provide adequate design and maintenance of existing and future septic systems where appropriate and to eliminate failing systems;
- D. To provide adequate wastewater treatment within the Facility Planning Area;
- E. To continue to improve the water distribution system, maintaining and expanding it as the Village expands;
- F. To improve the condition and appearance of neighborhood streets and sidewalks;
and
- G. To increase fire protection, police presence and enforcement capabilities.





Open Space and Recreation

Goal: To provide an adequate park space and greenway corridors to fulfill the expanding needs and desires of the citizens of the Village.

Objectives:

- A. To identify and develop recreational facilities and greenway corridors in the Village and surrounding areas;
- B. To encourage developers to provide parks and open spaces in their developments and to connect to existing trails and open space corridors;
- C. To acquire additional land in the Village that can be developed into a Village park to provide local recreational opportunities; and
- D. To work with the school districts to develop parks and recreational facilities adjacent to existing and future school sites.



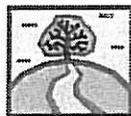


Natural Resources

Goal: To preserve and enhance existing natural resources and environmental systems.

Objectives:

- A. To encourage the preservation of existing topography, vegetation and other natural features through the use of innovative site planning that respects the character of the landscape;
- B. To establish a system of greenbelts that protects stream corridors, wetlands, floodplains, stands of mature trees, and other significant natural areas;
- C. To protect surface and groundwater resources from depletion and contamination;
- D. To protect stream corridors to provide for water recharge areas and proper stream drainage; and
- E. To work with government agencies, private organizations and public trusts to secure permanent open space throughout the Village.





Transportation

Goal: To provide an efficient and well-maintained system of transportation throughout the Village and in the surrounding area.

Objectives:

- A. To provide up-to-date maintenance to the present road system extending the lifespan of the roads and ensuring the safety of those who travel them;
- B. To encourage the proper design of interchanges, ingress and egress lanes and rights-of-way, eliminating dangerous traffic conflicts caused by poorly placed and designed intersections and curb cuts;
- C. To identify where new arterial roads are needed to serve projected growth, so that rights-of-way can be reserved as development occurs;
- D. To encourage the expansion of the present road system to keep pace with the needs of the community;
- E. To prepare design guidelines for primary roadways regarding factors such as landscaping, building and parking setbacks, signage and consolidated access points;
- F. To require new developments to pay for necessary improvements attributed to the development's traffic impacts;
- G. To require that subdivision road systems meet improved Village standards, providing for through traffic if necessary;
- H. To encourage the use of the rights-of-way for bike lanes and recreational trails;
- I. To require adequate off-street parking facilities for home, business and industry;
- J. To secure a commuter train station within walking distance of the Main Street District; and
- K. To improve condition and appearance of neighborhood streets and sidewalks.
- L. To encourage new roadways be designed in the traditional grid pattern without cul-de-sacs.



III. Land Use Plan



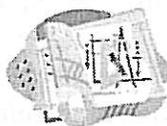
The purpose of the Land Use Plan for Maple Park is to provide a public policy basis for making decisions regarding growth and development in the Village (See Map #13). Maple Park is currently experiencing pressure to grow, and indications from population forecasts prepared by the various regional planning bodies indicate this pressure will continue into the future. Maple Park's Land Use Plan provides public officials with guidance in making decisions on development proposals and coordination of growth throughout the Village.

Map #9 identifies the different neighborhoods in Maple Park and indicates their projected population. As new development occurs it is important to consider the continuation of existing and the creation of new neighborhoods.

The Land Use Plan identifies and describes the land use categories planned for in the future. It outlines how development should occur in a manner consistent with Maple Park's stated goals, objectives and policies. The Land Use Plan should be reviewed every five years in light of changing demographics, changes in state or federal policies, major infrastructure improvements, major shifts in the employment base, public policy decisions, and economic and employment activities.

Future Land Use Maps reflect the goals, objectives and policies expressed in this Land Use Plan while taking into consideration population forecasts and natural resources. In order to explain and implement each of the land use categories, a *Summary, Implementation Guidelines* and *Planning and Design Guidelines* are included:

- *Summary:* describes the type of land use, the type of development and the density allowed.
- *Implementation Guidelines:* includes detailed information about the location of the land use and implementation strategies used to choose appropriate developments for the Village. Two sets of guidelines are recognized, one in the Village of Maple Park and the other for Kane and DeKalb counties.
- *Planning and Design Guidelines:* describe in detail the desired appearance of developments in each land use category





Countryside/Estate Residential

Summary

It is recommended that the character, wildlife base and natural features of the area within Maple Park's 1-1/2 mile Planning Jurisdiction Area be preserved by establishing low density criteria for future developments not generally to exceed an average of one dwelling unit per four acres of land. Wetlands or small creeks with areas of woodlands and other native vegetation generally characterize these areas. The location of new Countryside/Estate Residential development with well and septic in close proximity to existing large lot development should be limited in order to facilitate efficiency of infrastructure. This type of residential development should be transitional between agriculture and other uses and planned to minimize any impacts on adjacent farm operations or environmental corridors.

Implementation Guidelines

Village of Maple Park

Approve Countryside/Estate Residential subdivisions with well and septic systems that create a transition from the Village's incorporated limits.

Planning Jurisdiction Area

Approve Countryside/Estate Residential subdivisions that are:

- Outside of Maple Park's Facility Planning Area (FPA) where well and septic exists;
- Located to be transitional between agriculture and other uses;
- Planned to minimize any impacts on adjacent farm operations or environmental corridors;
- Have been thoroughly reviewed for location and design;
- Consider preservation of important agricultural lands and environmental corridors and
- An average of one dwelling unit per four acres of land and:
 1. The lots are large enough in area to accommodate individual well and septic systems
 2. The lots are clustered to preserve open space and agriculturally productive lands
 3. Open space is set aside in perpetuity, and is either maintained in a home owners association, purchased and maintained by a public agency, or continued to be farmed;
 4. The plan includes setbacks and landscaping along roads that meet or exceed minimum standards, designed to maintain rural character and
 5. Development is located on the least productive farmland or is difficult to farm due to size and proximity to non-farm development.



Planning and Design Guidelines

Residential developments should be an integral part of the surrounding neighborhoods of which they are a part. Residential development should consider the compatibility of adjacent land uses, continuity of the local vehicular and pedestrian transportation systems, protection from traffic impacts and the planning and design guidelines contained in the following:

- A. Residential developments should be compatible and harmonious with the character of adjacent buildings and the streetscape.
- B. Natural features; significant existing trees and vegetation, topographical character and drainage should be protected where possible and incorporated into the planning and design of the development.
- C. Private roads and driveways serving more than two dwelling units are discouraged
- D. Residential developments should integrate design elements such as ornamental lighting, walkways, and street trees.
- E. Residential developments should provide a continuation of the traditional grid pattern and be linked to the surrounding street network in a safe and logical fashion. Major points of egress and ingress should consider appropriate sight lines, relationship of alignment with other drives and intersections, and incorporate appropriate geometrics and traffic control measures to maintain safety, capacity, and operational efficiency.
- F. Flag lots, which are lots not fronting on or abutting a public road and where access to the public road is by a narrow, private road are discouraged because they disrupt the character of the neighborhood.
- G. Curb cuts (streets, driveways, sidewalks, trails...) onto arterial and major collector streets should be minimized.
- H. Dwellings adjacent to arterials and major collector streets should be set back further from the road those located on local streets or minor collectors.
- I. Detention and retention areas should be designed to accommodate localized stormwater run-off and encourage detention with adjacent landowners.



- J. Residential developments should incorporate lot layout and roadways that fit into the established pattern of rights-of-way and existing development. Wherever possible, smaller subdivisions should be considered in relation to all of the contiguous planned areas that are likely to develop in the future, in order to achieve an orderly and unified plan. Site plans should be carefully designed so as not to create small islands of dissimilar land uses or lot layout that could not efficiently be incorporated into the broader circulation and land use pattern of the surrounding areas.
- K. All new development should meet Village of Maple Park's ordinances and standards as amended.
- L. The internal system of local streets should discourage through or shortcutting traffic.
- M. Retention areas should consider water quality, visual, recreational and wildlife values and opportunities, as well as hydrologic criteria.
- N. Where possible, an internal pedestrian/bikeway trail system should be incorporated into the design of residential development to increase accessibility to: nearby schools; employment and shopping areas; public parks; and community open space.
- O. Site planning should emphasize the effectiveness and visual quality of buffers between residential uses, major arterial roadways and adjacent non-residential development.
- P. An anti-monotony code that reflects the specific housing product, density and site character, should be developed for each residential development.
- Q. New development should fit the trend and character of surrounding development.
- R. Usable, accessible open space should be provided as a part of new residential developments. Recreation opportunities and facilities should be consistent with the needs of the residents of the development, the Village and School District. Land designated for public uses should be set-aside in perpetuity and not be sold for development at a later date.
- S. Dwellings should be located in a manner that enhances the logical planned extension of public utilities.



Residential

Summary

This category refers to densities of development not to exceed 3.5 dwelling units per acre. The location of new Residential development should be limited to those areas within the Village's Facility Planning Area (FPA).

Implementation Guidelines

Village of Maple Park

Approve Traditional Residential subdivisions that:

- Are located within the Village's incorporated limits;
- Are planned to minimize any impacts on adjacent farm operations or environmental corridors;
- Are designed so that residents are within walking distance of a commercial district;
- Include a variety of dwelling types to address changing demographics including seniors, young professionals and single home buyers.
- Include parks within walking distance;

Kane and DeKalb Counties

Create a transition between the Village's incorporated limits and the unincorporated parts of Kane and DeKalb Counties. In order to discourage negative impacts on farmland preservation goals, new residential developments should provide a suitable buffer through the use of fences, berms and natural landscaping.

Planning and Design Guidelines

Residential development should be an integral part of the surrounding neighborhoods of which they are a part. Residential development should consider the compatibility of adjacent land uses, continuity of the local vehicular and pedestrian transportation systems, protection from traffic impacts and the planning and design guidelines contained in the following:

- A. Residential development should be compatible and harmonious with the character of adjacent buildings and the streetscape.
- B. Natural features; significant existing trees and vegetation, topographical character and drainage should be protected where possible and incorporated into the planning and design of the development.



- C. The number of curb cuts on public rights-of-way should be kept to a minimum.
- D. Private roads and driveways serving more than four dwelling units are discouraged.
- E. Residential development should integrate design elements such as ornamental lighting, walkways, and street trees. The street trees should be adequate to produce shade, lighting should create a sense of safety and the walkways should be inviting to pedestrians and bicyclists,
- F. Residential developments should be linked to the surrounding street network in a safe and logical fashion. Major points of egress and ingress should consider appropriate sight lines, relationship of alignment with other drives and intersections, and incorporate appropriate geometrics and traffic control measures to maintain safety, capacity, and operational efficiency.
- G. Flag lots, which are lots not fronting on or abutting a public road and where access to the public road is by a narrow, private road are discouraged because they disrupt the character of the neighborhood.
- H. Curb cuts onto arterial and major collector streets should be minimized.
- I. Dwellings adjacent to arterials and major collector streets should be set back further from the road than those located on local streets or minor collectors.
- J. Detention and retention areas should be designed to accommodate localized stormwater run-off and encourage detention with adjacent landowners.
- K. Residential developments should incorporate lot layout and roadways that fit into the established pattern of rights-of-way and existing development. Wherever possible, smaller subdivisions should be considered in relation to all of the contiguous planned areas that are likely to develop in the future, in order to achieve an orderly and unified plan. Site plans should be carefully designed so as not to create small islands of dissimilar land uses or lot layout that could not efficiently be incorporated into the broader circulation and land use pattern of the surrounding areas.
- L. All new development should meet Village of Maple Park's ordinances and standards as amended.
- M. The internal system of local streets should discourage through or shortcutting traffic.
- N. Retention and detention areas should consider water quality, visual, recreational and wildlife values and opportunities, as well as hydrologic criteria.



- O. Where possible, an internal pedestrian/bikeway trail system should be incorporated into the design of residential developments to increase accessibility to: nearby schools; employment and shopping areas; public parks; and community open space.
- P. Site planning should emphasize the effectiveness and visual quality of buffers between residential uses, major arterial roadways and adjacent non-residential development.
- Q. An anti-monotony code that reflects the specific housing product, density and site character, should be developed for each residential development.
- R. New development should fit the trend and character of surrounding development.
- S. Usable, accessible open space should be provided as a part of new residential developments. Recreation opportunities and facilities should be consistent with the needs of the residents of the development, the Village and School District. Land designated for public uses should be set-aside in perpetuity and not be sold for development at a later date.
- T. Dwellings should be located in a manner that enhances the logical planned extension of public utilities.



Traditional Residential

Summary

This category refers to densities of development generally greater than four dwelling units per acre. The location of new Traditional Residential development should be limited to those areas within the Village's Facility Planning Area (FPA). This type of residential development is currently most prevalent in Maple Park and provides the Village with its hometown atmosphere.

Implementation Guidelines

Village of Maple Park

Approve Traditional Residential subdivisions that:

- Are located within the Village's incorporated limits;
- Are planned to minimize any impacts on adjacent farm operations or environmental corridors;
- Include Main Street as its town center;
- Are designed so that residents are within walking distance of a commercial district;
- Include a variety of dwelling types to address changing demographics including seniors, young professionals and single home buyers.
- Include parks within walking distance;
- Provide a variety of vehicular and pedestrian routes to any destination;
- Include narrow, tree-lined streets to slow traffic and encourage pedestrian and bicycle traffic;

Kane and DeKalb Counties

Create a transition between the Village's incorporated limits and the unincorporated parts of Kane and DeKalb Counties. In order to discourage negative impacts on farmland preservation goals, new residential developments should provide a suitable buffer through the use of fences, berms and natural landscaping.



Planning and Design Guidelines

Residential development should be an integral part of the surrounding neighborhoods of which they are a part. Residential development should consider the compatibility of adjacent land uses, continuity of the local vehicular and pedestrian transportation systems, protection from traffic impacts and the planning and design guidelines contained in the following:

- A. Residential development should be compatible and harmonious with the character of adjacent buildings and the streetscape.
- B. Natural features; significant existing trees and vegetation, topographical character and drainage should be protected where possible and incorporated into the planning and design of the development.
- C. The number of curb cuts on public rights-of-way should be kept to a minimum.
- D. Private roads and driveways serving more than four dwelling units are discouraged.
- E. Residential development should integrate design elements such as ornamental lighting, walkways, and street trees. The street trees should be adequate to produce shade, lighting should create a sense of safety and the walkways should be inviting to pedestrians and bicyclists.
- F. Residential developments should provide a continuation of the traditional grid pattern and be linked to the surrounding street network in a safe and logical fashion. Major points of egress and ingress should consider appropriate sight lines, relationship of alignment with other drives and intersections, and incorporate appropriate geometrics and traffic control measures to maintain safety, capacity, and operational efficiency.
- G. Flag lots, which are lots not fronting on or abutting a public road and where access to the public road is by a narrow, private road are discouraged because they disrupt the character of the neighborhood.
- H. Curb cuts onto arterial and major collector streets should be minimized.
- I. Dwellings adjacent to arterials and major collector streets should be set back further from the road than those located on local streets or minor collectors.
- J. Detention and retention areas should be designed to accommodate localized stormwater run-off and encourage detention with adjacent landowners.



- K. Residential developments should incorporate lot layout and roadways that fit into the established pattern of rights-of-way and existing development. Wherever possible, smaller subdivisions should be considered in relation to all of the contiguous planned areas that are likely to develop in the future, in order to achieve an orderly and unified plan. Site plans should be carefully designed so as not to create small islands of dissimilar land uses or lot layout which could not efficiently be incorporated into the broader circulation and land use pattern of the surrounding areas.
- L. All new development should meet Village of Maple Park's ordinances and standards as amended.
- M. The internal system of local streets should discourage through or shortcutting traffic.
- N. Retention and detention areas should consider water quality, visual, recreational and wildlife values and opportunities, as well as hydrologic criteria.
- O. Where possible, an internal pedestrian/bikeway trail system should be incorporated into the design of residential developments to increase accessibility to: nearby schools; employment and shopping areas; public parks; and community open space.
- P. Site planning should emphasize the effectiveness and visual quality of buffers between residential uses, major arterial roadways and adjacent non-residential development.
- Q. An anti-monotony code that reflects the specific housing product, density and site character, should be developed for each residential development.
- R. New development should fit the trend and character of surrounding development.
- S. Useable, accessible open space should be provided as a part of new residential developments. Recreation opportunities and facilities should be consistent with the needs of the residents of the development, the Village and School District. Land designated for public uses should be set-aside in perpetuity and not be sold for development at a later date.
- T. Dwellings should be located in a manner that enhances the logical planned extension of public utilities.



Main Street Commercial

Summary

The area recommended for Main Street Commercial land uses are along the redeveloping Main Street District. This area has historically been the location for most of the commercial land uses in the Village. It has provided residents with a pedestrian friendly location for a variety of businesses.

Implementation Guidelines

Village of Maple Park

The following steps should be taken in the Main Street Commercial district within the incorporated limits of the Village:

- Develop specific strategies for the physical and financial redevelopment of the Main Street District.
- Promote the extension of the Main Street District by developing a compact and well-designed commercial center within walking distance of downtown. This District should meet the following standards:
 - 1) Contain a mixture of commercial retail, service, office and institutional uses;
 - 2) Designed in a pedestrian friendly manner with small plazas and attractive walkways;
 - 3) Include smaller, well-landscaped parking lots, separated by buildings to reduce the scale and intensity of these areas;
 - 4) Include individual tenants with less than 20,000 square feet of floor area to reduce the scale and intensity of site usage and parking; and
 - 5) Establish a uniform architectural theme, to be reflected in the building facades, rooflines and materials.

Kane and DeKalb Counties

Commercial/Office land uses should be located in the Village of Maple Park because of the available infrastructure:

- Use the technical resources of the Kane County Economic Development Committee and the DeKalb County Economic Development Corporation to promote appropriate commercial growth in Maple Park.
- Promote the Main Street district in Maple Park as a potential location of office and small commercial uses.



Planning and Design Guidelines

The location and quality of commercial development can substantially enhance or degrade the “look” of the community. Potential commercial development should be carefully evaluated to ensure that it maintains an appropriate level of quality, does not create a safety hazard and generally benefits the Village. Strip commercial development, with unrelated uses on individual lots, should be avoided:

- A. The architectural design of commercial structures should project a design quality that enhances the economic viability of the business and the visual quality of the public right-of-way and streetscape. Projects should incorporate: a unified tenant signage package; screening of trash collection, parking and loading areas; appropriate setbacks; properly scaled landscaping; interior and exterior lighting that does not project beyond the property line; and a unified pedestrian circulation system.
- B. Curb cuts should be limited, and the use of shared driveways, and side street access is encouraged whenever possible.
- C. Site planning for commercial developments should protect existing trees and employ setbacks that will enhance the character of the streetscape.
- D. Outdoor storage areas associated with commercial developments should be screened from public view by a berm, fence, or landscaping, and be subject to approval by the Village Board based on appropriate standards prescribed by ordinance. Such berm, fencing or landscaping should be a minimum of five feet tall.
- E.. All roof-mounted mechanical equipment should be screened from public view on all four sides of the building by parapet walls, roof-structure, or screens that are equal in height to the tallest piece of equipment. Such screens should be compatible with the materials, colors and design character of the building of which they are a part. Structures such as flues, stacks, intake and exhaust hoods, etc. which are not required to be screened should be painted to blend with the building.
- F. The redevelopment of the Main Street District should meet the following guidelines: as stated in the Main Street Revitalization Plan, prepared by Planning Resources, Inc. in October, 2000:
 - 1) Encourage non-drive-by traffic to stop and stay in town for a while.
 - 2) Fill a specialty niche that does not compete with the larger, more established end user (i.e., national chains or big box retailers).



- 3) Encourage businesses that can successfully occupy the smaller-scale buildings that line Main Street, between County Line Road and Liberty.
- 4) Create reasons to patronize the downtown by providing specialty goods and services, specialty foods (ie, coffeehouses and restaurants), entertainment (ie, amateur theatre, street performers, farmers markets), and public facilities that generate foot traffic (i.e., post office, community building, library, Village Hall).
- 5) Shops are located in an area that has design integrity that builds on the Village's early history by preserving landmark structures, enhancing the architecture of existing buildings, and creating a street that is improved with lighting, pavers, and other features that create identity.
- 6) Include frequently changing window displays, offering the consumer a reason to stroll down Main Street to shop.
- 7) Provide places for people to gather to visit both in and out of doors.
- 8) Clean, repair and restore exterior wall surfaces.
- 9) Do not cover original building materials.
- 10) Maintain the original pattern of wall apertures.
- 11) Reduce clutter on exterior building surfaces.
- 12) Where possible, create large glass areas at entrances, and shelter doorways.
- 13) Design new awnings so that they relate to adjacent buildings and awnings.
- 14) Respect the roofline of a building.
- 15) Paint or stain as part of an overall color styling.
- 16) Use lighting to highlight the entry and window display areas.
- 17) Require clear and understated signage.
- 18) Maintain property and building facades.



Commercial/Office

Summary

Areas recommended for Commercial/Office land uses are along State Route 38 near the intersection of County Line Road and Route 38, and north of the intersection of County Line Road and Route 38. State Route 38 is located along the southern border of Maple Park and is a principle arterial. It serves major activity centers and high volume corridors. Each area has a different need. Appropriate uses to fill the needs of each area should be encouraged to locate where Commercial/Office uses are planned.

Implementation Guidelines

Village of Maple Park

The following steps should be taken in the Commercial/Office districts within the incorporated limits of the Village:

- Promote unified commercial and office development near and north of the intersection of County Line Road and Route 38, that requires the following:
 - 1) Unified architectural theme, signage and lighting;
 - 2) Enforce zoning standards for building and parking setbacks along major roadways;
 - 3) Consolidated access points off of County Line Road and Route 38; and
 - 4) Substantial landscaping along the perimeter yards.

Kane and DeKalb Counties

Commercial/Office land uses should be located in the Village of Maple Park because of the available infrastructure:

- Use the technical resources of the Kane County Economic Development Committee and the DeKalb County Economic Development Corporation to promote appropriate commercial growth in Maple Park.

Planning and Design Guidelines

The location and quality of commercial development can substantially enhance or degrade the "look" of the community. Potential commercial development should be carefully evaluated to ensure that it maintains an appropriate level of quality, does not create a safety hazard and generally benefits the Village. Strip commercial development, with unrelated uses on individual lots, should be avoided:



- A. The architectural design of commercial structures should project a design quality that enhances the economic viability of the business and the visual quality of the public right-of-way and streetscape. Projects should incorporate: a unified tenant signage package; screening of trash collection, parking and loading areas; appropriate setbacks; properly scaled landscaping; interior and exterior lighting that does not project beyond the property line; and a unified pedestrian circulation system.
- B. Curb cuts should be limited, and the use of shared driveways, and side street access is encouraged whenever possible.
- C. Site planning for commercial developments should protect existing trees and employ setbacks that will enhance the character of the streetscape.
- D. Outdoor storage areas associated with commercial developments should be screened from public view by a berm, fence, or landscaping, and be subject to approval by the Village Board based on appropriate standards prescribed by ordinance. Such berm, fencing or landscaping should be a minimum of five feet tall.
- E.. All roof-mounted mechanical equipment should be screened from public view on all four sides of the building by parapet walls, roof-structure, or screens that are equal in height to the tallest piece of equipment. Such screens should be compatible with the materials, colors and design character of the building of which they are a part. Structures such as flues, stacks, intake and exhaust hoods, etc. which are not required to be screened should be painted to blend with the building.
- F. Commercial developments greater than three acres in size should meet the following guidelines, in addition to those presented above:
 - 1) Promote the development of the parcel as a planned unit development with an overall set of controls for architecture, landscaping, signage and lighting.
 - 2) Establish a minimum building setback of 60 feet and a parking setback of at least 40 feet from Route 38. Utilize the parking setback for screening parked cars, and the design of an attractive streetscape.
 - 3) Design out lots to be a minimum of 40,000 square feet, to accommodate: parking; loading; landscaping; and safe circulation patterns for movement for vehicles to and within the sight.
 - 4) Develop an architectural style that will be implemented for all buildings in the planned development. Adopt design controls that regulate the style and pitch of rooflines; proposed window placement, style and use of shutters; if any; quality building materials,

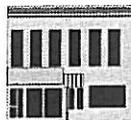


such as brick, stone or cedar; and colors. Extend the approved design around the facades of all buildings that will be exposed to the public or neighborhood residents.

- 5) Require the same light standard and luminaries to be used throughout the planned development. Select a style appropriate to the architectural theme of the village.
- 6) Require foundation plantings and interior parking lot landscaping to break up long building facades and large expanses of pavement.

I. Development adjacent to State Route 38 should follow these guidelines:

- 1) Buildings should be set back a minimum of 60 feet from the road to allow for an increased set back from traffic, account for possible future roadway expansion, and provide buffering with landscape materials.
- 2) Parking should be set back a minimum of 40 feet from the road.
- 3) Curb cuts should be a minimum of 200 feet from the State Route 38 and County Line road intersection, as measured from the centerline of the curb cut to the centerline of the intersection.
- 4) Lighting installed for individual developments should be shielded to prevent glare on the adjoining rights-of-way and properties, and should not include dropped lenses. Metal halide or mercury vapor luminaries should be used in lieu of high-pressure sodium in order to prevent excessively bright illumination. A continuity of light fixture design is encouraged.





Gateway Commercial/State Route 38

Summary

The area designated for Gateway Commercial development is at the intersection of Route 38 and County Line Road and acts as an entrance to the Village. It provides the visitor with the first impression and /or hometown identity of the Village.

Implementation Guidelines

Village of Maple Park

The following steps should be taken in the Gateway Commercial area within the incorporated area of Maple Park:

- Encourage development which enhances the natural features of the area;
- Improve the environment in this area by providing special streetscapes and landscaping which announce to visitors that they have arrived in the Village;
- Unify street light fixtures and equipment;
- Promote the development of a well-designed Commercial District at the entrance to the Village which meets the following standards:
 - 1) Contains service-type businesses;
 - 2) Designed in an automobile friendly manner with adequate parking;
 - 3) Include well landscaped lots along the perimeter lots;
 - 4) Establish a uniform architectural theme to be reflected in the building facades, rooflines and materials;
 - 5) Encourage signs to be designed as an integral part of the building.

Kane and DeKalb Counties

The following steps should be taken in the Gateway Commercial area outside the Village's incorporated limits and within the 1½ mile Jurisdictional Area:

- Use the technical resources of the Kane County Economic Development Committee and the DeKalb County Economic Development Corporation to promote appropriate commercial growth.
- Promote the Gateway Commercial areas in Maple Park as a potential location of service-type business uses.



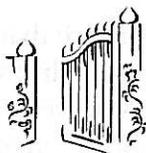
Planning and Design Guidelines

The quality of commercial development in the gateway areas can substantially enhance or degrade the first impression and/or identity of the Village. Potential commercial development should be carefully evaluated to ensure that it maintains an appropriate level of quality and does not create a safety hazard. Strip development, commercial or retail development that is usually one store deep that fronts on a major street, should be avoided:

- A. The architectural design of commercial structures should project a design quality that enhances the economic viability of the business and the visual quality of the entrance to the Village. Projects should incorporate: a unified tenant signage package; screening of trash collection; parking and loading areas; appropriate setbacks; properly scaled landscaping; and interior and exterior lighting that does not project beyond the property line.
- B. Curb cuts should be limited and the use of shared driveways is encouraged whenever possible.
- C. Site planning for commercial developments should protect existing trees and employ setbacks that will enhance the character of the streetscape.
- D. Outdoor storage areas associated with commercial developments should be screened from public view by a berm, fence, or landscaping, and be subject to approval by the Village Board based on appropriate standards prescribed by ordinance. Such berm, fencing or landscaping should be a minimum of five feet tall.
- E. All roof-mounted mechanical equipment should be screened from public view on all four sides of the building by parapet walls, roof-structure, or screens that are equal in height to the tallest piece of equipment. Such screens should be compatible with the materials, colors and design character of the building of which they are a part. Structures such as flues, stacks, intake and exhaust hoods, etc. which are not required to be screened should be painted to blend with the building.
- F. Large commercial developments (greater than three acres in size) should meet the following guidelines, in addition to those presented above:
 - 1) Promote the development of the parcel as a planned unit development with an overall set of controls for architecture, landscaping, signage and lighting.
 - 2) Establish a minimum building setback of 60 feet and a parking setback of at least 40 feet from Route 38. Utilize the parking setback for screening parked cars and the design of an attractive streetscape.



- 3) Develop an architectural style that will be implemented for all buildings in the planned development. Adopt design controls that regulate the style and pitch of rooflines; proposed window placement, style and use of shutters; if any; quality building materials, such as bricks stone or cedar; and colors. Extend the approved design around the facades of all buildings that will be exposed to the public or neighborhood residents.
- 4) Require the same light standard and luminaries to be used throughout the planned development. Select a style appropriate to the architectural theme of the Village.
- 5) Require foundation plantings and interior parking lot landscaping to break up long building facades and large expanses of pavement.





Light Industrial

Summary

Light Industrial centers should be developed on large parcels of land. They should be permitted only in developments that are coordinated with transportation facilities and plans, municipal annexations and capital improvement plans, since these land uses generally require a high level of service and generate considerable traffic volume. Businesses that utilize high technology should be encouraged to develop in the Light Industrial centers.

Implementation Guidelines

Village of Maple Park

The following criteria should be followed for Light Industrial development occurring within the incorporated boundaries of Maple Park:

- Focus the clustering of light industrial uses in locations where there is logical access to arterial roadways and utility services.
- Concentrate light industrial development in planned business parks where development is phased and coordinated.
- Evaluate existing zoning standards to assure that regulations:
 - 1) Promote the creative design of light industrial and business park uses;
 - 2) Maximize open space and buffers between residential and institutional uses;
 - 3) Insure that new uses will not adversely effect roadways and utilities; and
 - 4) Do not allow uses that are out of scale with the community.

Kane and DeKalb Counties

The following steps should be taken in the Light Industrial areas outside of the Village but within the 1-1/2 mile Jurisdictional Area:

- Use the technical resources of the Kane County Economic Development Committee and the DeKalb County Economic Development Corporation to promote appropriate light industrial growth in Maple Park.
- Work with the Village to encourage logical and appropriate light industrial growth suitable to the agricultural character of the region.



Planning and Design Guidelines

The development of a quality business park would provide an opportune environment for light industrial, office and research uses to locate within Maple Park. To ensure that these types of uses are attractive and not intrusive to the community, the following guidelines are provided:

- A. Developments should be compatible with the community in terms of: low pollution levels (light, noise, air, etc.); routing of heavy traffic; and design compatibility with existing land uses.
- B. Light industrial developments should be buffered from residential uses by means of large setbacks, landscaping or by mutually compatible land uses, such as open space, office or institutional uses.
- C. Light industrial uses should be located so that they are accessible from major streets. Trucks and employee traffic should not be routed through residential areas. Development should contribute a fair share of the cost of making public improvements necessary to service the industry and mitigate any negative impacts.
- D. Site planning for office developments should protect existing trees and employ setbacks that will enhance the character of the streetscape.
- E. Outdoor storage areas associated with light industrial and office uses should be screened from public view by a berm, fence, or landscaping, subject to approval by the Village Board based on appropriate standards prescribed by ordinance. Such berm, fence, or landscaping should be a minimum of five feet tall.
- F. All roof-mounted mechanical equipment in excess of 36 inches in height should be screened from public view on all four sides of the building by parapet walls, a roof-structure, or screens which are equal in height to the tallest piece of equipment. Such devices should be compatible with the architectural character or the principal structure. Structures such as flues, stacks, intake and exhaust hoods, etc. which are not required to be screened should be painted to blend with the building.
- G. Business parks should meet the following standards:
 - 1) Promote the development of business parks as planned unit developments with an overall set of controls to create a campus-like setting.
 - 2) Create a central collector roadway with 100 feet of right-of-way, a landscaped median, and a limited number of access points.



- 3) Require a minimum 40-foot front and corner yard building and parking setbacks for landscaping, berming and signage for each lot.
- 4) Coordinate on-site stormwater management with regional stormwater and environmental needs.
- 5) Require foundation plantings and interior parking lot landscaping to break up long building facades and large expanses of pavement.
- 6) Require buildings to be constructed:
 - a) Of brick; pre-cast concrete; architectural steel and glass; or other similar permanent, durable material; and
 - b) In a manner that avoids long, monotonous walls, by means of architectural design, color styling, installation of windows and doors; and landscaping.
- 7) Incorporate unified sign standards for site identification and tenant signage, which regulates the size, style, materials and illumination of all signs.
- 8) Adopt a standard for street and parking lot lighting that will be carried through the entire park. This will help unify the development.
- 9) Encourage loading areas to be enclosed or screened by walls or landscaping to enhance the area's image as a business park.
- 10) Place trash cans inside the building, or enclose trash receptacles and compactors with masonry walls designed to match the primary building. Such enclosures should be equal to or taller than the taller trash bin proposed for use.
- 11) Require the installation of curb and gutter throughout the site to improve stormwater management, maintenance and aesthetics.



Institutional

Summary

As growth and development continues in Maple Park, the Kancland School District will encounter increased student enrollment. Other public services will experience an increased need and most likely pressure to expand. The development of Institutional land uses in this category should be placed where they would be most accessible to the general public.

Implementation Guidelines

Village of Maple Park

The following steps should be taken within the incorporated boundaries of the Village:

- Work with the Kancland School District in the site design of the new elementary school to assure a logical interconnection with existing and future neighborhoods.
- Utilize zoning controls to promote compact development that efficiently use public services.
- Allow for the logical placement of future churches, schools, and health care facilities to reinforce the Village center.
- Work with community organizations to promote key community issues such as redevelopment of the Main Street District, maintaining a semi-rural community character and fostering community spirit.

Kane and DeKalb Counties

The following steps should be taken outside of the Village but within the 1-1/2 mile Jurisdictional Area:

- Coordinate with the Village of Maple Park, the Kancland School District and other service providers to assure adequate provision of services to the residents of this area.

Planning and Design Guidelines

The addition of buildings to house schools, churches, health care facilities and other institutional uses will provide needed and wanted services to the residents of Maple Park. To ensure that these types of uses are attractive and blend into the community, the following guidelines are provided:

- A. The architectural design of institutional structures should project a uniqueness that makes them easily identifiable while at the same time enhancing the neighboring buildings. The design should enhance the visual quality of the public right-of-way. Buildings should



incorporate attractive and informative signage; screening of trash collection; safe parking and loading areas; appropriate setbacks; properly scaled, well-maintained and appealing landscaping; adequate interior and exterior lighting that does not project beyond the property line; and accessible auto and pedestrian access.

- B. Curb cuts should be limited and safe Main Street access is encouraged whenever possible.
- C. Site planning for institutional developments should protect existing trees and employ setbacks that will enhance the character of the streetscape.
- D. Outdoor storage areas associated with institutional developments should be screened from public view by a berm, fence or landscaping, and be subject to approval by the Village Board based on appropriate standards prescribed by ordinance. Such berm, fencing or landscaping should be a minimum of five feet tall.
- E. All roof-mounted mechanical equipment should be screened from public view on all four sides of the building by parapet walls, roof-structure, or screens that are equal in height to the tallest piece of equipment. Such screens should be compatible with the materials, colors and design character of the building of which they are a part. Structures such as flues, stacks, intake and exhaust hoods, etc. which are not required to be screened should be painted to blend with the building.
- F. Large institutional developments (greater than three acres in size) should meet the following guidelines, in addition to those presented above:
 - 1) Promote the development of the parcel as a planned unit development with an overall set of controls for architecture, landscaping, signage and lighting.
 - 2) Establish a minimum building setback of 60 feet and a parking setback of at least 40 feet from Route 38. Utilize the parking setback for screened parked cars, and the design of an attractive streetscape.
 - 3) Develop an architectural style that will be implemented for all buildings in the planned development. Adopt design controls that regulate the style and pitch of rooflines; proposed window placement, style and use of shutters; if any; quality building materials, such as brick, stone or cedar; and colors. Extend the approved design around the facades of all buildings that will be exposed to the public or neighborhood residents.
 - 4) Require the same light standard and luminaries to be used throughout the planned development. Select a style appropriate to the architectural theme of the village.
 - 5) Require foundation plantings and interior parking lot landscaping to break up long building facades and large expanses of pavement.



Environmental Corridors

Summary

The open space system is a tapestry of undeveloped public and private lands. The areas designated as open space serve two primary functions: environmental protection and community well being. Open space provides breathing space, environmental protection, recreational opportunities, and countless other benefits for the community. As Maple Park continues to grow, the preservation and expansion of open space will balance the increased population and development.

Implementation Guidelines

Village of Maple Park

The following factors should be considered within the incorporated boundaries of the Village:

- Biodiversity plays a key role in the health of a community by encouraging natural areas to flourish separately and as part of an interconnected corridor that can be enjoyed by all residents of the Village.
- A corridor along Union Ditch No. 2 designated as a natural open space area.
- An environmental corridor developed throughout the Village that connects the greenway along Union Ditch No. 2 and the neighborhood parks.
- Isolated neighborhood parks that cannot be connected by an environmental corridor should be connected by a designated pedestrian/bicycle trail.
- All segments of the environmental corridor within the Village should be connected by a designated pedestrian/bicycle trail.
- Environmental corridors provide a natural resolution to weather events such as heavier than normal precipitation by absorbing the additional water into the ground.

Kane and DeKalb Counties

The following steps should be taken within the 1-1/2-mile Jurisdictional Area:

- Link community greenways and trails to a regional network whenever possible.
- Create a transition between the Village's incorporated limits and the unincorporated parts of Kane and DeKalb counties.
- Biodiversity plays a key role in the health of a community by encouraging natural areas to flourish separately and as part of an interconnected corridor that can be enjoyed by all residents of the Village.
- Designate a corridor along Union Ditches No. 2 and 3 and Virgil Ditch No.1 as a natural open space area.



- Develop a natural open space area within the wetland area south of State Route 38 and between County Line Road and Schrader Road.
- Connect all environmental corridors and natural areas by a designated pedestrian/bicycle trail.
- Environmental corridors provide a natural resolution to weather events such as heavier than normal precipitation by absorbing the additional water into the ground.

Planning and Design Guidelines

Open space represents a fundamental part of the community by providing opportunities for recreation and interaction among residents in addition to linkages to environmental corridors that promotes the sustainability of the area's natural communities. The protection and preservation of open space and environmental corridors can be implemented through the following guidelines:

- A. Floodplains, wetlands, areas of ecological or archaeological significance and mature forests should be preserved as open space and used, where feasible, for passive recreational activities, wildlife habitat, and recreational trail systems.
- B. Easements should be dedicated to provide for trail system extensions linking major open space, parks, and green belt areas.
- C. Development needs to be designed to protect sensitive resources.
- D. Criteria should be developed that can be used by the Village Board to determine the effects of proposed development including environmental corridors, which, at a minimum, address the following:
 - 1) Availability of alternative locations or alternative site plans to minimize impacts to environmentally sensitive areas;
 - 2) Significance of the affected resources in a regional context;
 - 3) Direct or indirect effects on the water quality of streams, lakes, ponds and other surface waters;
 - 4) Direct or indirect loss, as well as the natural diversity of existing plant communities;
 - 5) Loss or reduction in functional values of wetland habitat;
 - 6) Alteration of the floodplain;



- 7) Loss of valuable topsoil through erosion;
- 8) Changes to the hydrological regime within streams, ponds and other surface waters;
- 9) Fragmentation of wildlife habitats and connective corridors that might result from implementation of the project as proposed;
- 10) Direct or indirect adverse effects on threatened or endangered plant and/or animal species; and
- 11) The ability of the developer to mitigate adverse impacts associated with the proposed development; and, measures planned for such mitigation.





Parks and Trails

Summary

Parks and trails serve to preserve natural areas and act as a central, unifying focus for community activities. They can also buffer neighborhoods from incompatible land uses. The recreation and relaxation opportunities provided by parks are a significant benefit to the physical and mental health of all members of the community. They are gathering places for the neighborhoods of Maple Park. Greenway trails provide alternative transportation routes for pedestrians and bicyclists, reduce traffic congestion and improve air quality and public health. Parks and trails provide education and spiritual enrichment while protecting cultural and scientific resources. Natural areas also enhance property values and promote a hometown atmosphere.

Implementation Guidelines

Village of Maple Park

The following steps should be taken within the incorporated boundaries of the Village:

- As part of the site plan review process, require the development of neighborhood park sites within new residential developments and easements for future trail connections.
- Coordinate the location of parks and trails in conjunction with the preservation of environmental corridors.
- Develop a comprehensive trail plan, detailing the locations, connections, and standards for future recreational trails.
- Apprise semi-public and private organizations, such as land trusts, of development involving environmental corridors and key planned park sites, in order to provide opportunities for their involvement in protecting these resources.
- Continue communications with Kane and DeKalb County Development Departments and Forest Preserve Districts regarding development proposals in order to coordinate the inclusion of parks and recreation trails.
- Maintain dialog between the Village, County Development Departments and Forest Preserve Districts to promote the creation of park, trail and open space corridors within Maple Park.
- Work with the Forest Preserve Districts to preserve important environmental corridors and open space.



Kane and DeKalb Counties

The following steps should be taken outside of the Village but within the 1-1/2-mile Jurisdictional Area:

- Maintain dialog between the Village, County Development Departments and Forest Preserve Districts to promote the creation of park, trail and open space corridors within the Maple Park planning area.
- Continue communications with Kane and DeKalb County Development Departments and Forest Preserve Districts regarding development proposals in order to coordinate the inclusion of parks and recreation trails.
- Work with the Forest Preserve Districts to preserve important environmental corridors and open space.

Planning and Design Guidelines

The establishment of permanent park and recreational land should be based on the following guidelines:

- A. Require the establishment of neighborhood parks, which are phased in with the development of residential subdivisions, as directed by Village regulations or annexation agreements.
- B. Locate future parks within or near planned Environmental Corridors.
- C. Work with Kane and DeKalb Counties to develop a comprehensive inventory of historic and environmental resources within the planning area to coordinate resource protection with park development and open space preservation.
- D. Apprise semi-public and private organizations, such as land trusts, of development involving environmental corridors, to evaluate options for protecting these resources.
- E. Require information to be submitted, as part of the site plan review process for major residential and non-residential developments, on the improvements, management and monitoring of permanent open space areas.
- F. Require developers to implement portions of regional and local trails and bicycle route linkages that pass within or adjacent to their development.



Agriculture

Summary

Kane and DeKalb Counties have some of the most productive farmland in the world and agriculture plays a vital role in the County's economy. A major threat to agriculture is the encroachment of development and the conflicts that arise between farm and non-farm land uses. This Plan discourages premature conversion of farmland through protective land use strategies and by guiding residential development toward planned growth areas. Farmland is an important and historical part of the character of Maple Park.

Implementation Guidelines

Village of Maple Park

The following steps should be taken within the incorporated boundaries of the Village:

- Consider the importance of preserving farmland and Ag businesses before approving new development that would encroach upon this valuable asset.
- Work with interested farmers and the Farmland Protection Ordinance to preserve farmland.
- Create a transition between farmland and the Village.
- Maintain Ag zoning classification within the Village's Zoning Ordinance.

Kane and DeKalb Counties

The following steps should be taken outside of the Village but within the 1-1/2-mile Jurisdictional Area:

- Consider the importance of preserving Ag businesses as an important asset of the economic development of the area as well as providing needed goods and services to the Ag community.
- Coordinate communication between interested farmers and Kane County's Farmland Protection Ordinance to preserve farmland.
- Create a transition between farmland and the Village and/or development.

Planning and Design Guidelines

The preservation of agricultural land is a key component of the Maple Park Comprehensive Plan. The following guidelines should be used to assess development in agricultural areas:



- A. The Village should encourage the preservation of agricultural uses where parcels consist of a majority of Class I and Class II soils as defined by the United States Department of Agriculture Soil Conservation Service.
- B. The Village should consider the impact of development and public improvement proposals on those sites designated as prime agriculture.





Utilities/Transportation

Summary

Land use planning is an effective technique to conserve resources such as fossil fuel for automobiles, natural gas for heating, electricity and potable water. Effective land use planning considers that roads are an important part of a neighborhood and includes design and landscaping. Because power plant lines and facilities are a visible part of the landscape and a potential source of health concerns, it is a challenge to site them appropriately. Groundwater aquifers, the Village's only potable water source, are affected by the surrounding land uses, over pumping and pollution. Communication dishes and towers can impact the visual landscape.

Implementation Guidelines

Village of Maple Park

The following steps should be taken within the incorporated boundaries of the Village:

- Encourage the use of car-pooling, pedestrian and bicycle modes of transportation.
- Promote development patterns that will conserve energy and reduce the cost of providing additional utility facilities and infrastructure.
- Encourage cooperation in siting utility, electric and telecommunication transmission systems.
- Require new developments to study and report proposed sources of potable water supply and the impacts on existing wells.
- Require new development to design roads that coordinate with the existing system in the Village and include appropriate landscaping.

Kane and DeKalb Counties

The following steps should be taken outside of the Village's incorporated limits and within the 1-1/2-mile Jurisdictional Area:

- Encourage the use of car-pooling, pedestrian and bicycle modes of transportation.
- Promote development patterns that will conserve energy and reduce the cost of providing additional utility facilities and infrastructure.
- Encourage cooperation in siting utility, electric and telecommunication transmission systems.
- Require new developments to study and report proposed sources of potable water supply and the impacts on existing wells.
- Require new developments to coordinate roads with the existing roadway system.



Planning and Design Guidelines

Transportation and Utilities are a necessary part of everyday life. The following guidelines will direct the efficient use of these resources:

- A. Streets should provide a continuation of the traditional grid pattern and be linked to the adjacent street network in a safe and logical fashion. Major points of egress and ingress should consider appropriate sight lines, relationship of alignment with other drives and intersections, and incorporate appropriate geometrics and traffic control measures to maintain safety, capacity, and operational efficiency.
- B. Bicycle/pedestrian trails should be designed to encourage use for recreation and destination oriented trips.
- C. Streets and trails should integrate design elements such as ornamental lighting and street trees.
- D. Curb cuts onto arterials and collector streets should be minimized.
- E. Encourage site design and landscaping that results in heating and cooling efficiency.
- F. Encourage building design that incorporates energy efficient materials and systems.
- G. Wherever possible, utility right-of-ways should be sited along greenway corridors.
- H. Overhead power transmission lines should include a 300 to 500 clear zone on either side of the lines.
- I. Information on alternative forms of energy (i.e. solar and wind power) should be made available to residents and business owners.
- J. Satellite dishes and communication towers should not be placed where they obstruct attractive views of the surrounding area.
- K. New developments should only be approved if they do not cause degradation of the watershed.



IV. Implementation



The Comprehensive Plan is just the beginning of the planning process for Maple Park. Adoption of the Comprehensive Plan is the foundation of the plan process, and the real work will take place once the Plan is adopted. In order for the Plan to have a lasting impact on the Village, a commitment must be made to implement and periodically update the Plan.

The Comprehensive Plan is the result of much effort on the part of the Plan Commission and Village Board to map out the future of Maple Park, creating a sense of place that will preserve the Village's hometown character. Its primary purpose is to maintain and enhance the quality of life and the stability of the community, the promotion of economic development, and a fair distribution of services. It is an agreement by all concerned as to the vision for the Village. This vision is implemented on different levels by a number of players. As part of the Chicago Metropolitan Area, Maple Park plays a major role while interacting with neighboring municipalities, and Kane and DeKalb Counties. This is reflected in the identification of current and future land use that shapes the character of the Village. The vision is seen in the creation of an economic development strategy to improve the quality of the downtown and other commercial districts. It is recognized in the coordinated planning efforts with the counties and nearby municipalities to create sensible growth and lastly, in the adoption of development controls to attract the type of development the Village envisions.

The implementation phase of the planning process requires time and effort on the part of Village officials and staff. The Village Board is responsible for determining priorities and focusing the Village's energies in that direction. Each resident and business owner can do his or her part by committing to the Plan and deciding how they will work toward its implementation.

1. Regional Setting

Regionally, Maple Park is located on the edge of the Chicago Metropolitan Area with direct access to the Fox Valley to the east and the DeKalb/Sycamore area to the west. The Village straddles Kane and DeKalb Counties providing opportunities to coordinate with county and regional plans. Maple Park is surrounded by agriculture with open space along the Union Ditches and the nearby Kishwaukee River. The Kane County 2020 Land Resource Management Plan identifies Maple Park to be part of the County's Agricultural/Village Area which encompasses the western portion of Kane County. Kane County's 2020 Plan supports the logical, orderly growth of the villages in this area, including Maple Park. It is important to recognize and determine the compatibility of land uses between Maple Park and Kane and DeKalb Counties in order to avoid leapfrog development. As the Village expands growth should be contiguous, compact and logical.

Traditionally, Maple Park's primary role has been as a rural village providing services to its residents and the surrounding agricultural area. The current development pattern to the east, the Fox Valley and to the west, DeKalb has created increased pressure for expansion. It is the challenge for Maple Park, through its Plan and implementation to continue its tradition of compact and balanced growth as opposed to sprawling and scattered growth.



The benefits of compact and balanced growth include a livable community, an enhanced quality of life and improved economic competitiveness. Maple Park has the potential to become a stronger part of the region as a result of planned and balanced growth. The Campaign for Sensible Growth, an action-oriented coalition of government, civic and business leaders in northeastern Illinois' six counties defines Balanced Growth as that which:

- Protects natural resources and open space;
- Revitalizes and supports existing communities;
- Coordinates development and infrastructure to reduce future costs;
- Clusters activity centers, workplaces, and housing within walking distance of each other;
- Supports walking, cycling and transit alternatives to driving;
- Uses incentives to promote sensible growth; and
- Strengthens economic competitiveness through smarter use of infrastructure investments.

Kane County's 2020 Land Resource Management Plan and DeKalb County's Comprehensive Plan emphasize cooperation with the municipalities. Kane County implements cooperation between the County and the municipalities through a Planning Partnership Program. DeKalb County is currently in the process of developing a Regional Planning Commission whose primary mandate would be the creation and implementation of a unified, county-wide comprehensive plan. Maple Park's Comprehensive Plan and Kane and DeKalb Counties' Plans need to be coordinated so that balanced growth can be achieved by implementing the seven criteria listed in the definition above. The Village of Maple Park should participate in Kane County's Planning Partnership Program and DeKalb County's Regional Planning Commission.

Currently, two regional organizations are developing plans for the six-county Chicago Metropolitan Area. According to Chicago Metropolis 2020, the Chicago Metropolitan Area is expected to grow by 1.5 million people and gain 800,000 jobs by the year 2030. In order to plan for the challenges caused by this growth, Chicago Metropolis 2020, a non-profit organization created by the Commercial Club of Chicago, is developing The Metropolis Plan. The Metropolis Plan will be developed after evaluating alternative future scenarios for the region. The Metropolis Plan is designed to support Common Ground: A Blueprint for Regional Action, the process used by the Northeastern Illinois Planning Commission to develop their next comprehensive regional plan. Maple Park needs to make their Comprehensive Land Use Plan known to Metropolis 2020 and NIPC so that Maple Park's vision is incorporated into each of their regional Plans. Coordination of Plans is important on a larger regional scale in order to strive for balanced growth throughout the six-county Chicago Metropolitan Area.





2. Land Use

The Future Land Use Map illustrates Maple Park's vision of what it wants to be (found in the back of the Plan). It is a balance between the Residential, Commercial, Downtown, Open Space and Industrial areas of the Village. The build out of the Future Land Use Map will increase the size of the Maple Park corporate area to approximately 1573.85 acres. The planned placement of land use will lead Maple Park to achieve balanced growth in the following ways:

- By protecting the Village's natural resources and open space;
- Revitalizing the downtown and creating other viable commercial districts;
- Coordinating development that requires an efficient network of infrastructure;
- Encouraging walking and cycling; and
- Using incentives to promote balanced growth.

The alternative to planned development is uncontrolled development that results in urban sprawl and an inefficient use of resources and infrastructure. Village officials and staff must be proactive in implementing this Land Use Plan as a link to their vision. It is Maple Park's road map for where they want to be in the future.

3. Economic Development

The commercial areas identified in the Land Use Plan section are the Main Street District, Gateway Commercial, and the Light Industrial District. It is essential to integrate Maple Park's economic development strategy with land use. As part of that strategy, the Main Street Revitalization Plan, completed in October 2000 by Planning Resources, Inc., addresses Maple Park's downtown or "heart" of the Village. It reflects the residents' desire to create a sense of place while at the same time attracting businesses that generate sales tax revenues. The Plan describes in detail possible future markets, design guidelines and potential funding options and lists priority actions to be carried out in the next several years. Maple Park's Land Use for the downtown area coordinates with the future markets or types of businesses that serve the residents in the Main Street Revitalization Plan. The future market identify potential businesses for the downtown that will steer Maple Park toward achieving its goals of drawing patrons from neighboring Kane and DeKalb Counties in addition to its own residents.

The Design Guidelines in the Main Street Revitalization Plan will assist business owners in enhancing the character and appeal of their buildings. To achieve Maple Park's goal to improve and enhance the downtown area and assist business owners, the Main Street Revitalization Plan identifies a number of funding options (see Table C).



Table C Funding Options

- Fund raisers to promote beautification
- Maple Park's General Fund
- Kane County Small Cities Grant Program
- Community Development Block Grant Program
- Sales Tax Rebate
- Affordable Financing of Public Infrastructure Program
- Capital Access Program
- Business Development Public Infrastructure Program
- Establishment of a "501 Certified Development Company"
- Special Service Area Financing
- Illinois First
- Transportation Equity Act for the 21st Century
- Local Government Bond, Illinois Development Finance Authority
- Special Assessment Area Financing
- Tax Increment Financing
- Illinois Main Street Program

The Main Street Revitalization Plan provides a strong strategy for implementing the Comprehensive Land Use Plan in the downtown area. A second report, Economic Strategies and Priorities, completed in August 1999 by Teska Associates, Inc., addresses priority issues related to the future growth of Maple Park as well as the revitalization of the downtown. The ultimate goal chosen in the report by the Village was to establish and maintain a strong, stable community. The objectives for achieving this goal include supporting existing businesses and encouraging the revitalization of the downtown, recruiting new businesses and industry to areas other than the downtown, preserving and creating an attractive, well maintained and pleasant living environment, and encouraging the development of additional and varied housing opportunities for existing and new residents. Various tasks, responsibilities, resources and priorities are also listed in the report. The Economic Strategies and Priorities report provides implementation guidelines to be used in each of the Commercial and Industrial Districts in Maple Park to support the Comprehensive Land Use Plan.

4. Planning Coordination

Sound planning principles include the coordination between neighboring governmental entities. Maple Park has chosen to extend their planning area to include the one and one-half mile jurisdictional area outside their municipal boundaries. Kane County's 2020 Land Resource Management Plan and DeKalb County's Comprehensive Plan acknowledge Maple Park's Jurisdictional Area and the need for coordination of planning in the one and one-half mile areas surrounding municipalities. The key to this coordination is communication between the governmental entities.



Kane County has established a means of communication and coordination between the County and the municipalities. The key to communication and coordination between Kane County and Maple Park is to maintain a partnership. Eight Planning Partnership Areas (PPA) have been established throughout Kane County and involving both the municipalities and the County. The Kane County portion of Maple Park is included in the West Central PPA. Each PPA represents a unique area that shares common geographic and community features such as land use, social interactions and services. Development of successful partnerships between the County and municipalities will result in a number of benefits (see Table D).

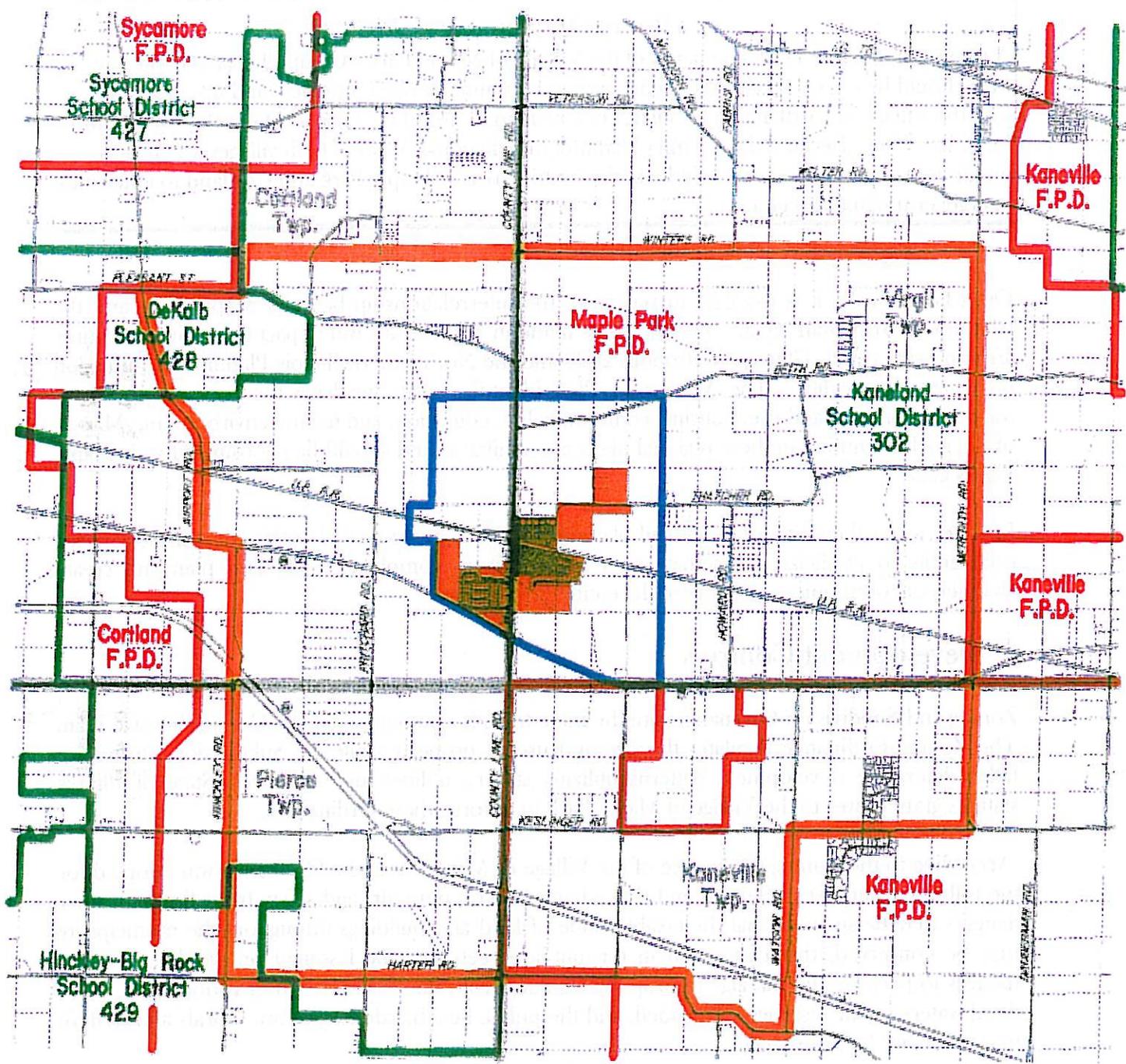
Table D Benefits

- Preservation and enhancement of the character of our communities
- An expansive open space system with diversified ecosystems and ample recreational opportunities
- A balance of land uses providing housing and employment opportunities
- Enhanced quality of life for the citizens of Kane County
- Improved environmental quality
- Significant areas of farmland contributing to Illinois' agricultural base
- Improved water quality in the watersheds
- Less congested roadways

A cooperative planning tool available to municipalities and counties is intergovernmental agreements. This is an agreement that provides the legal framework for municipal and county cooperation, coordination, and planning partnerships. Intergovernmental Agreements have been enabled by state legislation through the Illinois State Statutes Local Land Resource Management Planning Act, Chapter 50 ILCS 805, 1985. This legislation enables municipalities and counties to "enter into and enforce intergovernmental agreements for joint or compatible planning." Through intergovernmental agreements, a shared vision of the municipalities and the County can be effectively agreed upon and realized. This Plan advocates the creation of boundary agreements between Maple Park and the neighboring communities of Cortland, Virgil, Lily Lake and Elburn in order to define their planning boundaries. Map #14 identifies potential boundary areas between Maple Park and its neighbors. A continuing dialogue between the County and Maple Park for managing our common land and water resources will be a very important outcome of this Comprehensive Plan's implementation program.

Village of Maple Park Boundary Area

map #14



- School District
- Fire District
- Maple Park Facility Planning Area





Priority Implementation

A priority step in the implementation of the Village of Maple Park's Comprehensive Land Use Plan should be the creation of boundary agreements and intergovernmental land use agreements with the Village of Cortland. The Village of Cortland is also in the process of developing a Future Land Use Plan. Because the 1½-mile Planning Jurisdictional Areas of both villages are in close proximity to one another, it would be in the best interest of Maple Park and Cortland to enter into intergovernmental agreements.

On a larger scale, it is essential to recognize the interrelationship between Maple Park and the Chicago Metropolitan Area. The decisions made in Maple Park will impact the entire six-county area and vice versa. Chicago Metropolis 2020 and the Northeastern Illinois Planning Commission recognize that reality. The Metropolis Plan identifies goals involving the regional economy, transportation and land use, housing, community life, education, and natural environment. Many of the goals identified in these regional plans are similar to and should be coordinated with Maple Park's goals.

In order to set the stage for successful planning between governmental entities, it is important for each entity to publicize and update their plans, ensure compliance with their plan and create channels of communication between the entities.

5. Development Controls

Zoning and Subdivision Ordinances are the main tools for implementing the Comprehensive Plan. The Zoning Ordinance regulates the size and use of property while the Subdivision Ordinance helps determine development patterns utilizing streets, utilities and structures. State of Illinois statutes grant power to the Village of Maple Park to enforce these Ordinances.

According to the Zoning Ordinance of the Village of Maple Park, the Ordinance was adopted for the following purposes: "To the end that adequate light, pure air, and safety from fire and other dangers may be secured; that the taxable value of land and buildings throughout the municipality may be conserved, that congestion in the public streets may be lessened or avoided, that the hazards to persons and damage to property resulting from the accumulation or runoff of storm or flood waters may be lessened or avoided, and the public health, safety, comfort, morals and welfare may otherwise be promoted."



According to the Subdivision Ordinance of the Village of Maple Park, the Ordinance was adopted for the following purposes:

- A. To promote the public health, safety and general welfare; to conserve, protect, and enhance property values; to preserve the natural beauty and topography of the Village and surrounding areas; to secure the most efficient use of the land; and to facilitate the adequate but economical provisions of public improvements;
- B. To provide for orderly growth and development; to afford adequate facilities for the safe and efficient movement of traffic; to safeguard against flood damage; and to guide and time the sequence of future growth and development in accordance with the official Plan and in accordance with the financial ability of the Village to provide essential off-site public services and capital improvements;
- C. To prescribe rules and regulations governing the subdivision and platting of land; the preparation of plats; the location, width and course of streets and highways; the installation of utilities, street pavements and other essential improvements; and for the provision of necessary public grounds for schools, park, playground and other public open space; and
- D. To establish procedures for the submission, consideration, approval, and recording of plats; and to provide the means for enforcement and nature of penalties for violation.”

Both ordinances should be reviewed and amended if necessary to support the goals and objectives stated in this Comprehensive Plan. During review of the Zoning Ordinance Village officials should pay particular attention to review processes, zoning standards, and zoning districts. These

may need to be updated and streamlined in order to more efficiently achieve the goals in the Plan. Subdivision Ordinances should be reviewed in order to ensure that they incorporate today's best engineering practices and the design quality desired by Village residents. Any other related codes and ordinances should also be reviewed and all of these documents should be reviewed and amended on a regular basis.

6. Plan and Review Update

As time goes on, change is inevitable. Visions change, the economy changes and consequently goals change. In order to adjust to change, the Comprehensive Plan needs to be flexible. It will become necessary at times to make amendments to the Plan. In order to keep the Plan current and up to date, it is recommended that the Comprehensive Plan be reviewed approximately every five years. An appropriate role for the Plan Commission is to review and discuss changes that are taking place in the community and to keep a record of any thoughts and ideas that might arise so that they may be discussed during the review process. The review process is a vital part of the implementation of the Comprehensive Plan and will confirm Maple Park's commitment to achieving its vision.



