

# **Village of Maple Park Comprehensive Land Use Plan 2015**



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**This document was produced by the Village of Maple Park Planning Commission and approved by the Village of Maple Park Board of Trustees.**

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# Introduction

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## 1. 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 the Planning Commission and the Village Board. 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 sets the stage for goals and objectives. The Comprehensive Plan will provide the Village Board and the Planning 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 2040 Land Resource Management Plan acknowledges the uniqueness and sense of place of 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 that make up DeKalb and Kane Counties. The Maple Park Comprehensive Plan encourages cooperative planning. Maple Park's Plan emphasizes a need for open space protection, water resource management, balanced community development, and coordination of transportation improvements with land use management.

## 2. History

Before the earliest European settlers arrived in western Kane County, their immediate predecessors, mostly Pottawatomie 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."<sup>1</sup>

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

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

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"<sup>2</sup> prompting his fellow settlers to either threaten to fight him or pay his price (\$100 for 200 acres) for a piece of 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. 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 buildings and fences for 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."<sup>3</sup>

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 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 became Maple Park. In 1854, Lodi Station received its first post office, Zachariah Hathorne being the first postmaster.

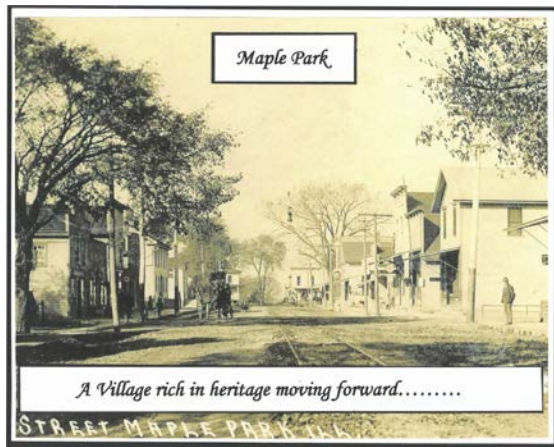
The Galena and Chicago Railroad passed through the area in 1853, laid on ungraded frozen ground in order to comply with contracts that it be in operation by January 1. The railroad encouraged a cluster of population to settle on the western edge of Virgil Township that was platted as Lodi on March 20, 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 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.

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<sup>2</sup> Ibid, p 722

<sup>3</sup> Ibid, p. 623



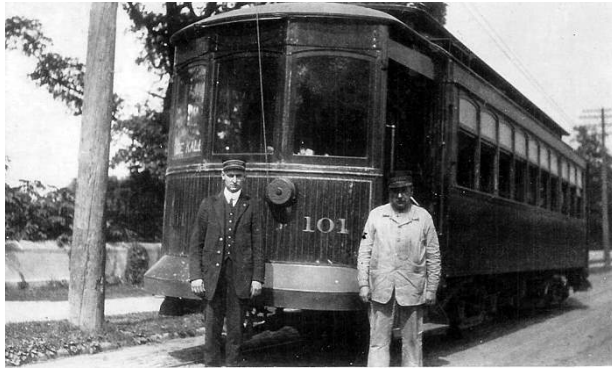
Two factions of Irish immigrants settled in Maple Park. One on the north, the other on the south side of town. German immigrants made their homes in between. A few social clubs were formed in the early days of the Village. One in particular, the Fenians, originated in Paris, France as a secret society 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%.

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 a 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.

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.



DeKalb-Sycamore  
Traction Co.  
Streetcar 101 with the  
motorman and conductor  
c1910-1915  
Stephen M. Scalzo  
collection

From 1907 to 1923, the Chicago, Aurora, and DeKalb electric line from Aurora went through Maple Park on the route to DeKalb. 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.

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 Park 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, Kaneland High School opened and began serving the area. Due to low attendance and the expansion of the Kaneland School District, Maple Park's Elementary/High School closed in 1985 and is currently being used as the village 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 expended in 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 ½ mile Jurisdictional Area.

As of today, clusters of archaeological sites can be found in the farmland surrounding and in the Village 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 remains of houses or entire farmsteads that once stood at these locations, in addition to churches, schools, creameries and stores.

## **I. PLAN FRAMEWORK**

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### **1. 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. 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.

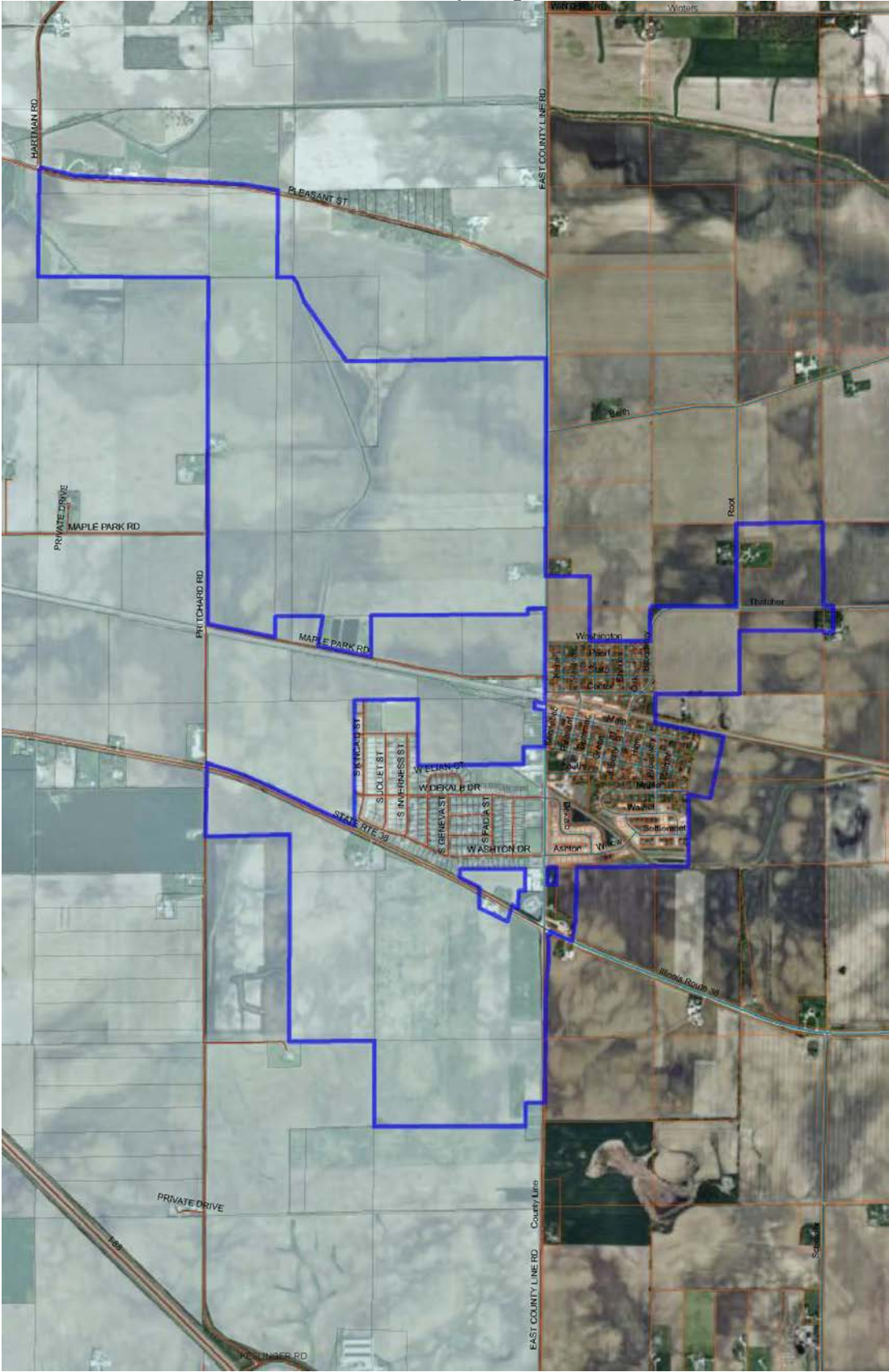
The nearest east-west arterial for Maple Park is Illinois Rout 38, part of the village's southern boundary. Illinois Route 47 is the nearest major north-south arterial (about 7 miles to the east) while County Line Road provides north-south access through town. The closest interstate is the East-West 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 & Countryside 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. East 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).

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 of the village boundaries, encompasses approximately 8,652.91 acres.



Boundary Map



## 2. Demographics and Economics

For most of the past 120 years, Maple Park's population has been stable. Table #1 shows population by decade from 1880 to the year 2012, 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 2010, it is estimated by the US Census that Maple Park grew by 43% (658 residents) reflecting new housing built during that time period.

<b>Table #1 Maple Park Population</b>		
<b>Year</b>	<b>Maple Park Population</b>	<b>Percent Change</b>
1880	385*	-
1980	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
2010	1,310***	43.0

\*

History of Kane County

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Northeastern Illinois Planning Commission (NIPC)

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US Census Bureau

According to the 2010 US Census, the median age of Maple Park residents was 35.9 years. 50.6% of the population was male and 49.4% was female. 95.6% of the individuals residing in Maple Park were white. The remaining 4.4% were Black or African American, American Indian or Alaskan Native, Asian, Hispanic or other race (2010 Census).

The 2010 US Census indicates Maple Park had 484 households averaging 2.71 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 a household in the village was \$49,583, and the median income for a family was \$54,821. Males had a median income of \$41,563 versus \$26,645 for females. The per capita income for the village was \$21,932. About 4.5% of families and 5.8% of the population were below the poverty line, including 7.0% of those under age 18 and 3.2% of those age 65 or over.<sup>4</sup>

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<sup>4</sup> Wikipedia, 8-15-2014

### 3. Existing Land Use

The Village of Maple Park has 1,485 acres within its corporate boundaries as of September 2014, with a 1.5 mile jurisdictional area (including Boundary Map area), the total is 17,600 acres. The Facility Planning area is 5,500 acres. The predominant land use is residential.

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

Parks and open spaces are located on Fulton, 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 1 ½-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 traditional 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:

**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 governmental buildings, hospitals, schools, churches, etc.

**Transportation, Utilities, Communications** – Land in use for railways, highways and utility buildings.

**Parks and Open Space** – Land in use for public recreation.

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

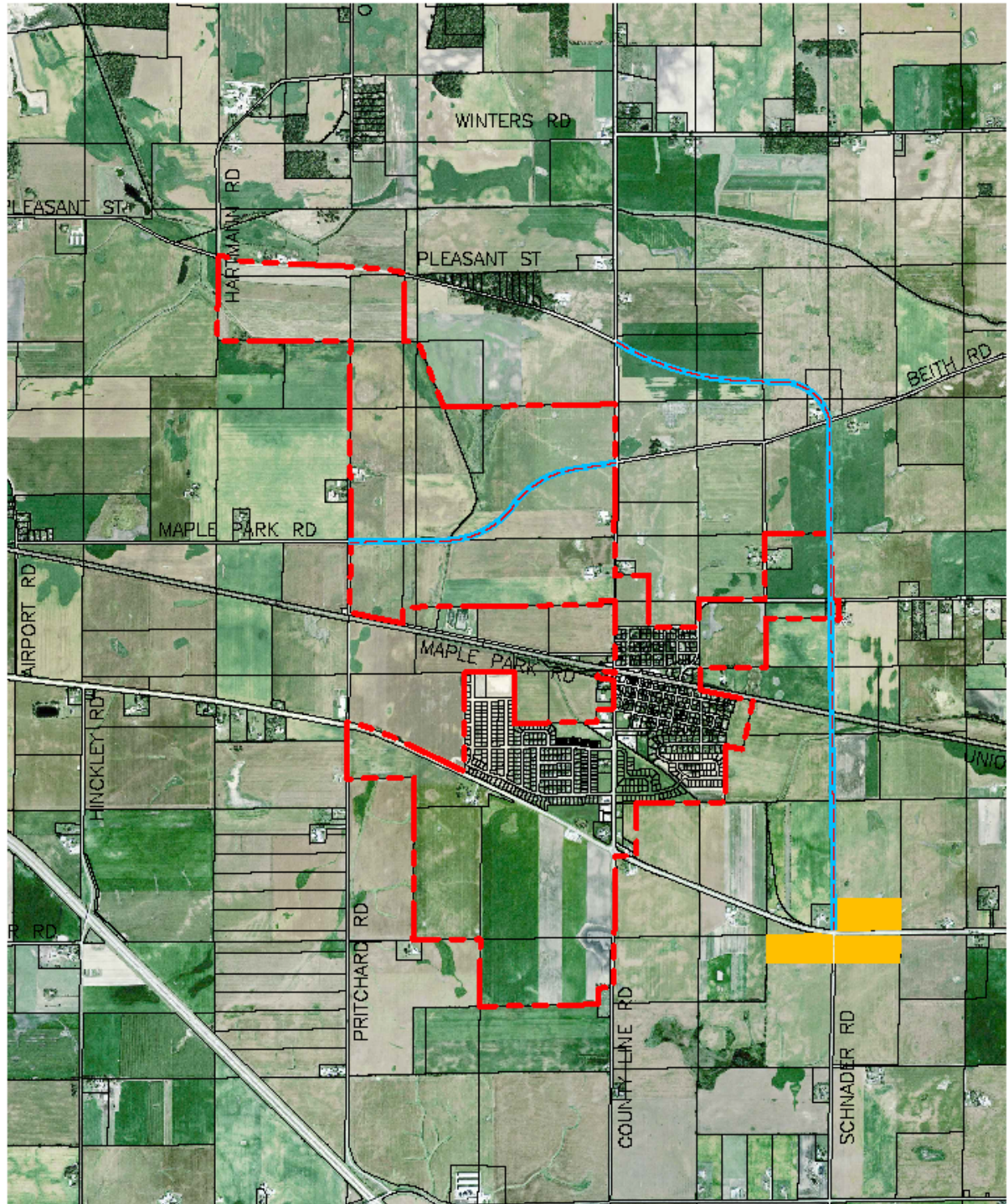
**Agricultural** – Land that is in row crops, pastures, nurseries and farmsteads as well as other undeveloped, unsubdivided land zoned for agricultural uses.

**Corporate Boundary** – Designation of land annexed into the village.



# VILLAGE OF MAPLE PARK

## FUTURE ROADS



Village Corporate Boundary as of: August 22, 2011 By DeKalb & Kane Maps

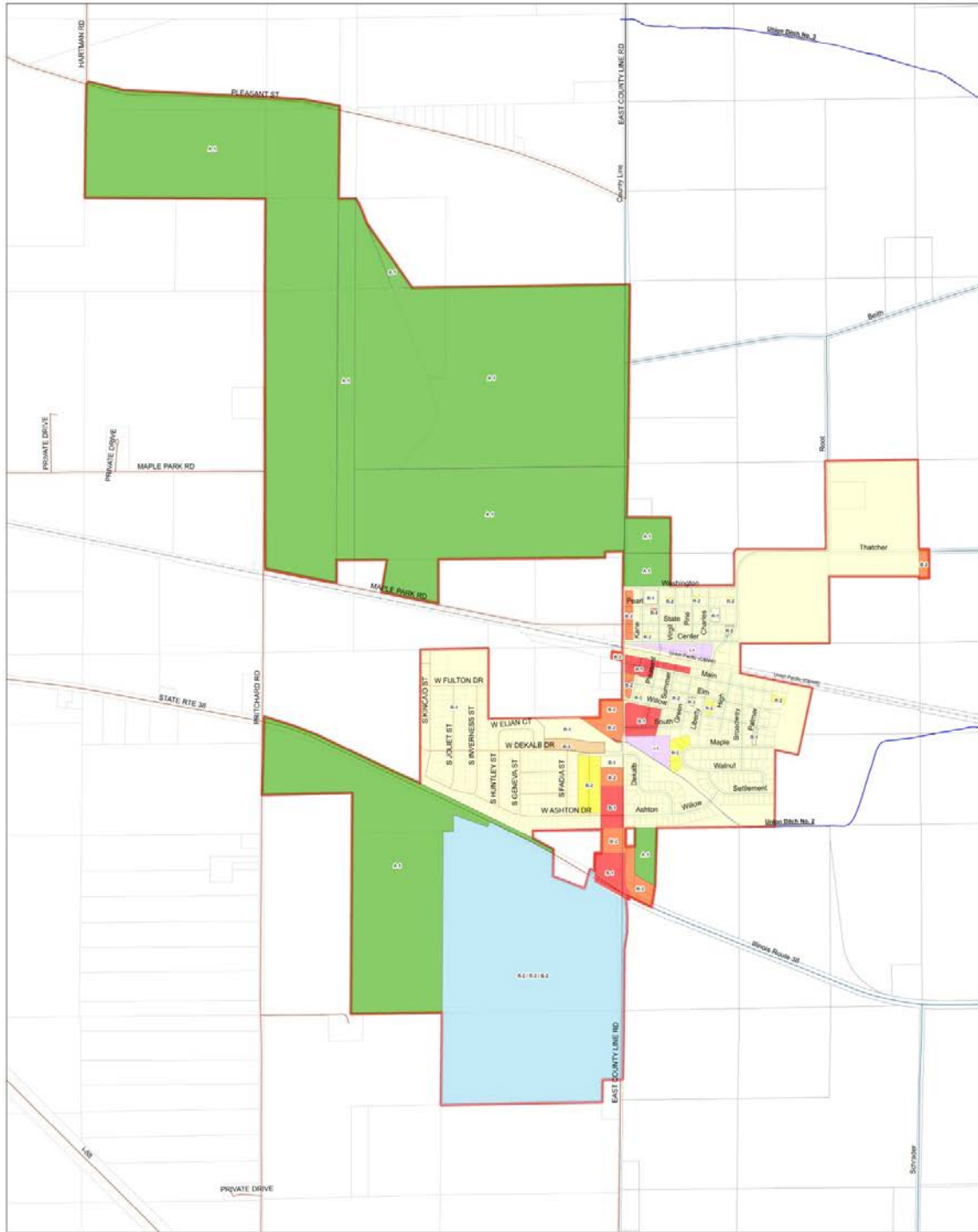
### LEGEND

- 
- FUTURE ROADS**
- BOX STORES**



# Zoning Map

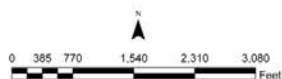
(approved April 7, 2015)



## Village of Maple Park, Illinois

### Zoning District Map Attachment A

Published by the Authority of  
The Board of Trustees of Maple Park,  
DeKalb and Kane County, Illinois



Legend	
<span style="border: 1px solid red; display: inline-block; width: 20px; height: 10px;"></span>	MAPLE PARK - CORPORATE LIMITS
<span style="border-top: 1px solid black; display: inline-block; width: 20px;"></span>	RAILROAD
Zoning Description	
<span style="display: inline-block; width: 15px; height: 15px; background-color: green;"></span>	A-1 AGRICULTURAL
<span style="display: inline-block; width: 15px; height: 15px; background-color: red;"></span>	B-1 CENTRAL BUSINESS DISTRICT
<span style="display: inline-block; width: 15px; height: 15px; background-color: orange;"></span>	B-2 GENERAL BUSINESS DISTRICT
<span style="display: inline-block; width: 15px; height: 15px; background-color: purple;"></span>	I-1 LIMITED INDUSTRIAL DISTRICT
<span style="display: inline-block; width: 15px; height: 15px; background-color: yellow;"></span>	R-1 SINGLE FAMILY DISTRICT
<span style="display: inline-block; width: 15px; height: 15px; background-color: lightyellow;"></span>	R-2 GENERAL RESIDENCE DISTRICT
<span style="display: inline-block; width: 15px; height: 15px; background-color: lightorange;"></span>	R-3 MULTIPLE FAMILY DISTRICT
<span style="display: inline-block; width: 15px; height: 15px; background-color: lightblue;"></span>	R-2 / R-3 / B-2 PUD

In 2012, the United States Department of Agriculture (USDA) classified approximately 91.5% of Kane County and 96.5% of DeKalb County as prime agricultural land.

A 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 Agricultural 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 and quality and quantity; flood prevention and water availability, and quality for agriculture purposes.

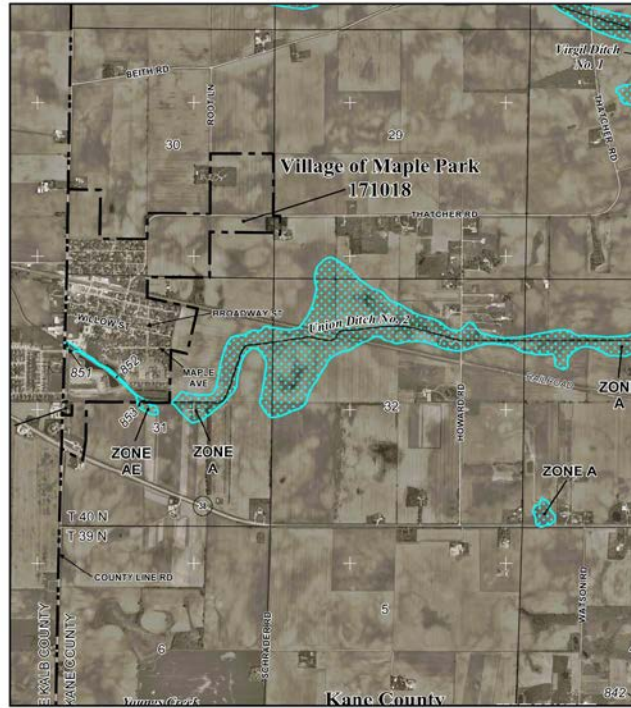
Not only does a waterway clean and replenish groundwater, it also serves as a nutrient transportation system, and an actual pathway for wildlife, connecting different types of habitats. Therefore, a benefit to wildlife and human recreation is also present.

As seen on the Flood Insurance Maps, 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.

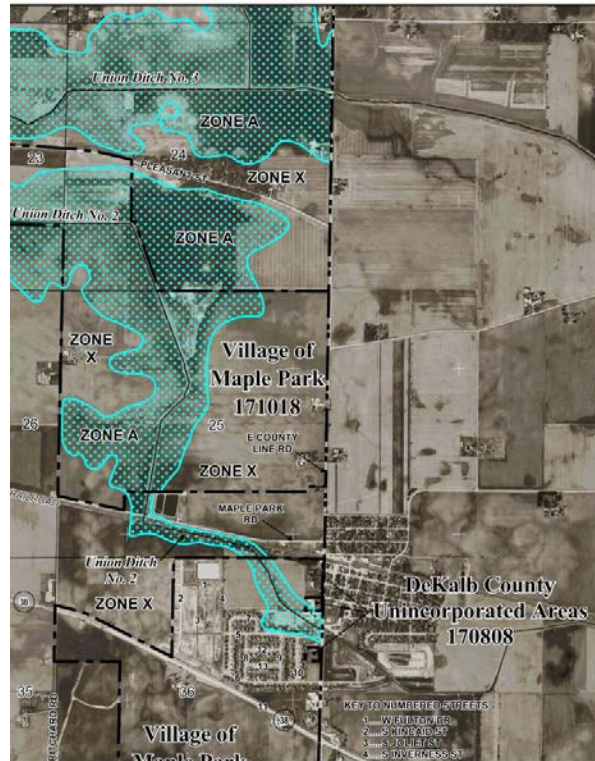
There are two highly flood prone areas, both located along the two drainage ditches: Union Ditch #3, which flows from Kane County, Virgil Township west into DeKalb County, Cortland Township into Virgil Township and Cortland Township. These drainage ditches are part of the Kishwaukee River Watershed. 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.



## Flood Maps Kane County



## DeKalb County



#### 4. Wastewater Management

Property 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

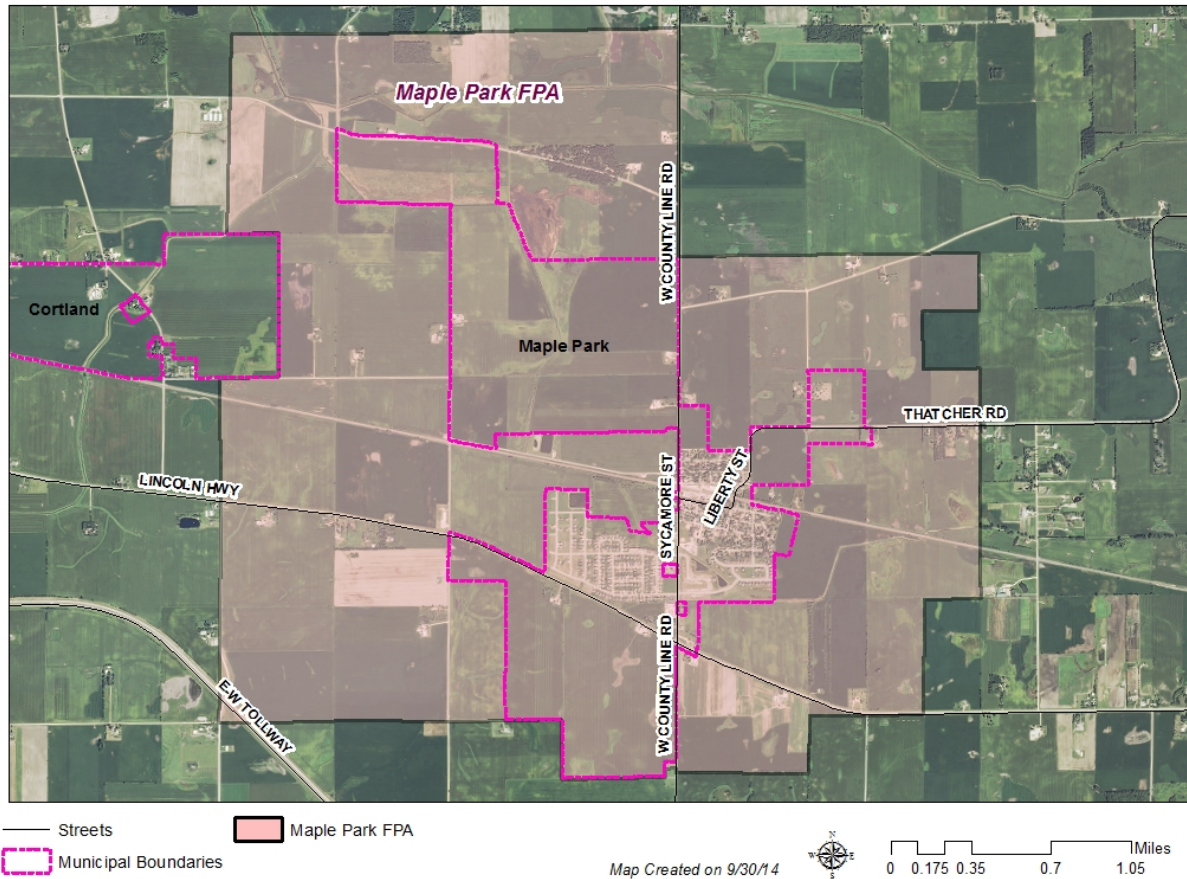
The Village of Maple Park, within the Facility Planning Area, utilizes a conventional sewage treatment plant. Conventional treatment plants use a central location to collect, treat, and discharge treated wastewater to a stream or a river. In Maple Park, the treated wastewater is discharged into Union Ditch No. 2 that is part of the Union Watershed and the Kishwaukee River basin. 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, predominately 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.

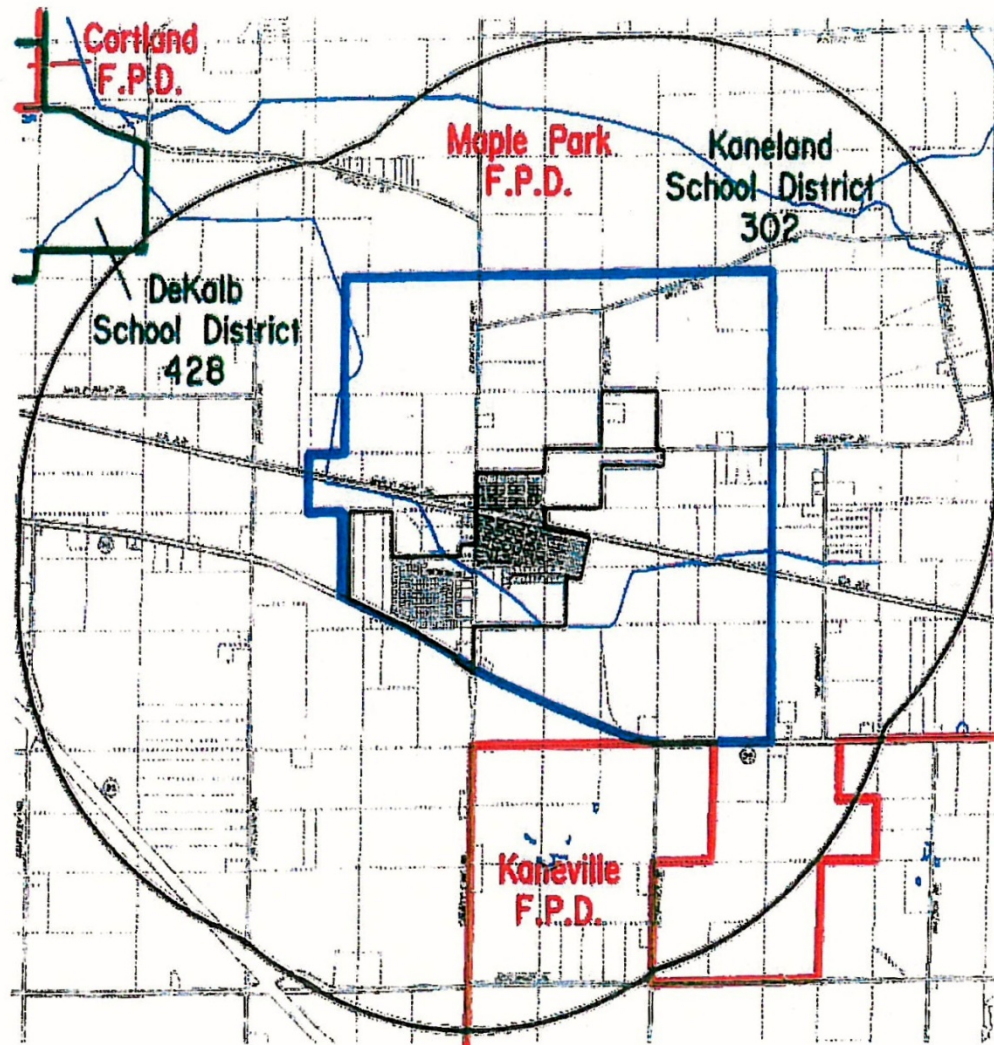
A Facility Planning Area (FPA) is an area managed by a management agency (a municipality, county, reclamation or sanitary district) which is required to develop a facility plan that documents existing and projected land use, population and wastewater needs. Presently, the Illinois Environmental Protection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



# Facility Planning Area Boundaries

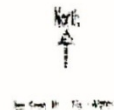


# Jurisdictional Map



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

19



## 5. 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 of a planning study entitled the Water Works System Needs Assessment and Project Plan (a.k.a. Water Works Plan) in January 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 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. The study determined that the most cost effective method to reduce the radium was the installation of a cation radium exchange treatment facility.

According to the Water Works Plan, cation exchange is a simple chemical process that exchanges radium, iron, and magnesium for sodium or hydrogen ions. This is accomplished by filtering the water through a resin. The Water Works Plan states the advantage 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 pre-treatment in the form of filtration and/or iron removal systems depending on the makeup 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 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 that the additional elevated water tank would enhance Maple Park's planning efforts by allowing for, at a 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**

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### **1. Definitions:**

Goals identify how a community envisions its future; then end that a plan is intended to achieve. Objectives indicate how a goal is to be achieved; a guide for policy and action

### **2. 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 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
- F.** 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; and
- 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 states 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 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 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 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 use of public funds for projects that 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 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 agribusiness operations in the area;
- C. To establish design standards for, and maintenance of, industrial buildings and the surrounding property that promotes 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 (e.g. TIF) or other incentives (e.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 business 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 program for façade 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 of Maple Park 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 Kaneland School District to keep pace with the needs of the village and the surrounding 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 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 district 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 trees, and other significant natural resources;
- C.** To protect surface and groundwater resources from depiction and contamination;
- D.** To protect stream corridors to provide for water recharge areas and proper stream drainage; and

- E. To work with other 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 the dangerous 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 the 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;
- K. To improve condition and appearance of neighborhood streets and sidewalks; and
- L. To encourage new roadways be designed in the traditional grid pattern without cul-de-sacs.

## **III. Land Use Plan**

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The purpose of this Land Use Plan for Maple Park is to provide a public policy basis for making decisions regarding growth and development in the village.

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, and economic and employment activities.

Future Land Maps will 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 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.

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

Kane and DeKalb counties:

Create a transition between the village's corporate 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 local vehicular and pedestrian transportation systems, protection from traffic impacts and the planning and design guidelines contained in the following:

1. Residential development should be compatible and harmonious with the character of adjacent buildings and the streetscape.
2. 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.

3. The number of curb cuts on public rights-of-way should be kept to a minimum.
4. Private roads and driveways serving more than four dwelling units are discouraged.
5. Residential development should integrate design elements such as ornamental lighting, walkways, and street trees. The street trees should be adequate to provide shade; lighting should create a sense of safety; and the walkways should be inviting to pedestrians and bicyclists.
6. 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 geometries and traffic control measures to maintain safety, capacity, and operational efficiency.
7. 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.
8. Curb cuts onto arterial and major collector streets should be minimized.
9. 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.
10. Detention and retention areas should be designed to accommodate localized stormwater run-off and encourage detention with adjacent landowners.
11. 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 order 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 be efficiently incorporated into a broader circulation and land use pattern of surrounding areas.
12. All new development should meet the Village of Maple Park's ordinances and standards, as amended.
13. The internal system of local streets should discourage through or shortcutting traffic.
14. Retention and detention areas should consider water quality, visual, recreational, and wildlife values and opportunities, as well as hydrologic criteria.
15. 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.
16. Site planning should emphasize the effectiveness and visual quality of buffers between residential uses, major arterial roadways and adjacent non-residential development.
17. An anti-monotony code that reflects the specific housing product, density and site character, should be developed for each residential development.
18. New development should fit the trend and character of surrounding development.
19. 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 the school district. Land designated for public uses should be set aside in perpetuity and not be sold for development at a later date.
20. Dwellings should be located in a manner that enhances the logical planned extension of public utilities.

## **Traditional Residential**

### Summary

This category refers to the 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. 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 subdivisions that:

- Are located within the village's corporate limits;
- Are planned to minimize any impacts on adjacent farm operations or environmental corridors;
- Are designed so that residents are in walking distance of a commercial district;
- Include a variety of dwelling types to address changing demographics including seniors, young professionals, and single home buyers; and
- Include parks within walking distance; and
- Include narrow, tree-lined streets that slow traffic and encourage pedestrian and bicycle traffic.

Kane and DeKalb counties:

Create a transition between the village's corporate 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 local vehicular and pedestrian transportation systems, protection from traffic impacts and the planning and design guidelines contained in the following:

1. Residential development should be compatible and harmonious with the character of adjacent buildings and the streetscape.
2. 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.
3. The number of curb cuts on public rights-of-way should be kept to a minimum.
4. Private roads and driveways serving more than four dwelling units are discouraged.
5. Residential development should integrate design elements such as ornamental lighting, walkways, and street trees. The street trees should be adequate to provide shade, lighting should create a sense of safety and the walkways should be inviting to pedestrians and bicyclists.
6. 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 geometries and traffic control measures to maintain safety, capacity, and operational efficiency.

7. 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.
8. Curb cuts onto arterial and major collector streets should be minimized.
9. 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.
10. Detention and retention areas should be designed to accommodate localized stormwater run-off and encourage detention with adjacent landowners.
11. 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 be efficiently incorporated into a broader circulation and land use pattern of surrounding areas.
12. All new development should meet the Village of Maple Park's ordinances and standards as amended.
13. The internal system of local streets should discourage through or shortcutting traffic.
14. Retention and detention areas should consider water quality, visual, recreational and wildlife values and opportunities, as well as hydrologic criteria.
15. 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.
16. Site planning should emphasize the effectiveness and visual quality of buffers between residential uses, major arterial roadways and adjacent non-residential development.
17. An anti-monotony code that reflects the specific housing product, density and site character, should be developed for each residential development.
18. New development should fit the trend and character of surrounding development.
19. 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 the school district. Land designated for public uses should be set aside in perpetuity and not be sold for development at a later date.
20. 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 corporate 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 Board of

Trustees 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:
  - 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 business that can successfully occupy the smaller-scale buildings that line Main Street, between County Line and Liberty Street.
  - 4) Create reasons to patronize the downtown by providing specialty goods and services, specialty foods (i.e., coffeehouses and restaurants), entertainment (i.e., amateur theater, 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 the 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 corporate 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) Consolidate 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 Board of Trustees 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 site.
- 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.

**G. Develop 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.
- 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 village 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 corporate limits of the 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 corporate limits and within the 1 ½ 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 driveway 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 Board of Trustees 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:

- Promote the development of the parcel as a Planned Unit Development with an overall set of controls for architecture, landscaping, signage, and lighting.
- 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.
- 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.
- 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.
- 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 corporate 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 in and coordinated.
- Evaluate existing zoning standards to assure that regulations:
  - 1) Promote the creative design of light industrial uses and business park uses;
  - 2) Maximize open space and buffers between residential and institutional uses;
  - 3) Ensure that new uses will not adversely affect roadways and utilities; and
  - 4) Do not allow uses that are out of scale with the community.

The following steps should be taken in the Light Industrial areas outside of the Village but within the 1 ½ mile jurisdictional area:

- Use the technical resources of the Kane County Economic Development Committee and the DeKalb County Economic Development Corporation to promote 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 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 tallest 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 Kaneland 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 corporate boundaries of the village:

- Work with Kaneland 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 ½ mile jurisdictional area:

- Coordinate with the Village of Maple Park, the Kaneland School District and other service providers to assure adequate provision of services to 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 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 5 feet tall.
- E.** 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.
- F.** Large institutional developments (greater than 3 acres in size) should meet the following guidelines, in addition to those presented above:
  - 1) Promote the development of business parks as Planned Unit Developments with an overall set of controls to create a campus-like setting.
  - 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, 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.

## **Parks**

### Summary

Parks serve to preserve the natural areas and act as a central, unifying location 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. Parks 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 corporate boundaries of the village:

- As part of the site plan review process, require the development of neighborhood park sites within new residential developments.
- Coordinate the location of parks in conjunction with the preservation of environmental corridors.
- 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 to promote the creation of a park, and open space corridors within Maple Park.
- Work with the Forest Preserve Districts to preserve important environmental corridors and open space.

## **IV. Implementation**

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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 to have the 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 Planning Commission and the 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. 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 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.

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, 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, work places, and housing within walking distance of each other
- Supports walking, cycling and transit alternatives to driving
- Uses incentives to promote sensible growth
- Strengthens economic competitiveness through smarter use of infrastructure investments

Kane County's Land Resources Management Plan and DeKalb County's Comprehensive Plan emphasize cooperation with the municipalities. Kane County implements cooperation between the county and municipalities through a Planning Partnership Program. DeKalb County has developed 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.

According to Chicago Metropolitan Agency for Planning (CMAP), GO TO 2040 is the comprehensive regional plan to help the seven counties and 284 communities in the Chicago Metropolitan area plan together for sustainable prosperity through mid-century and beyond.

Maple Park needs to make their Comprehensive Land Use Plan known to CMAP 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. 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 Maple Park corporate area to approximately 1,573.85 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, 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 will 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 development of the fiber optic data lines that were installed along the I-88 corridor could draw future commercial business and could attract additional industrial business.

The installation of an interchange at I-88 and County Line road would attract all types business.



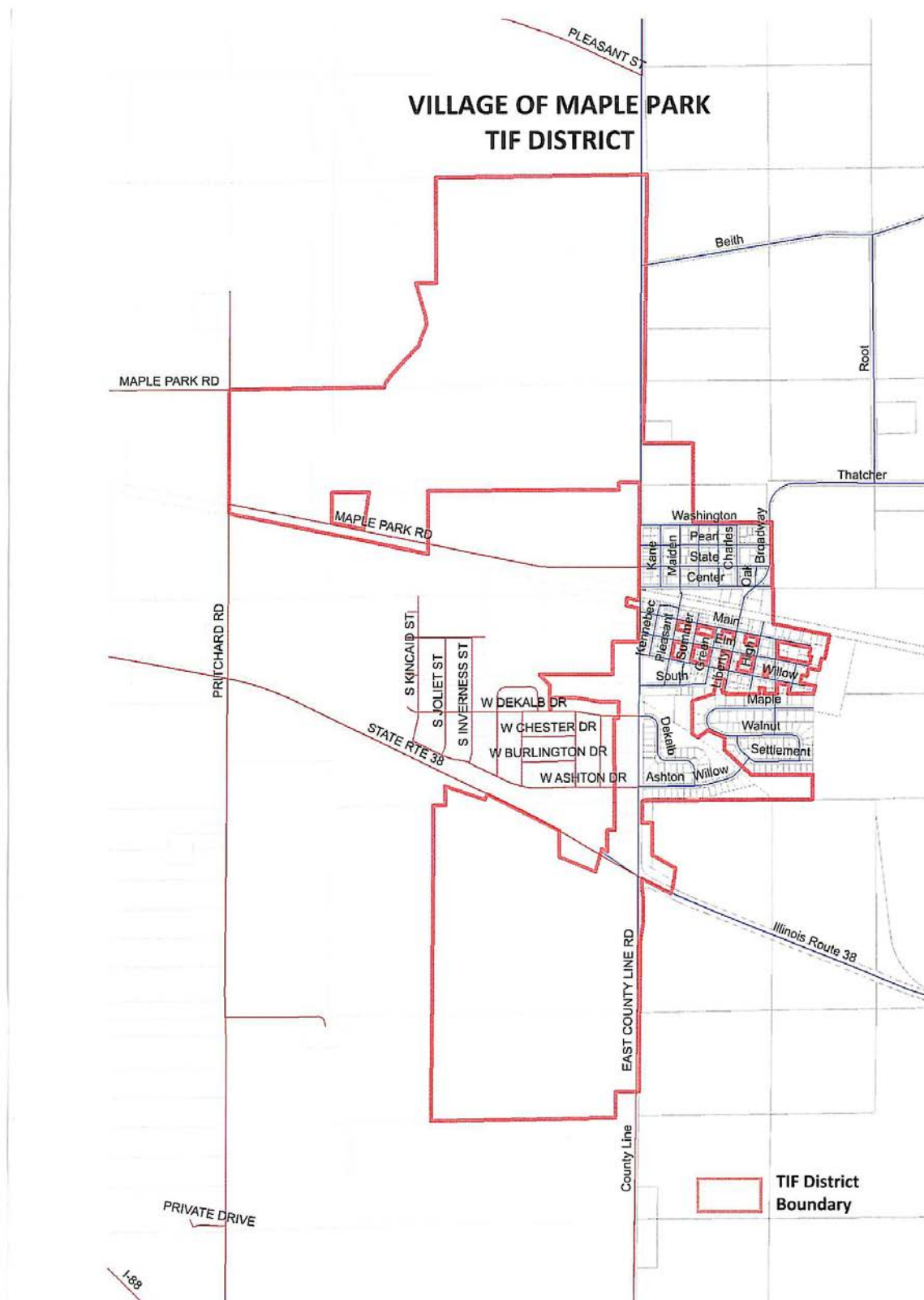
The Design Guidelines in the Main Street Revitalization Plan will assist business owners in enhancing the character and appeal of their buildings. To achieve Maple Park’s goal to improve and enhance the downtown and assist business owners, the Main Street Revitalization Plan identifies a number of funding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

<b>Funding Options</b>	
• Fundraisers to promote beautification	• Establishment of a “504 Certified Development Company”
• Maple Park’s General Fund	• Special Service Area Financing
• Kane County Small Cities Grant Program	• Illinois First
• Community Development Block Grant Program	• Transportation Equity Act for the 21 <sup>st</sup> Century
• Sales Tax Rebate	• Local Government Bond, Illinois Development Authority
• Affordable Financing from Public Infrastructure Program	• Special Assessment Area Financing
• Capital Access Program	• Tax Increment Financing
• Business Development Infrastructure Program	• Illinois Main Street Program

The Main Street Revitalization Program 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 area. 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 to 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 Plan.

In 2012, the Village of Maple Park Board of Trustees adopted a resolution approving a Tax Increment Financing District.

## 2012 TIF Map



#### 4. Planning Coordination

Sound planning principles include the coordination between neighboring governmental entities. Maple Park has chosen to extend their planning area to include one and one-half mile jurisdictional area outside their municipal boundaries. Kane County's Land Resource Management Plan and DeKalb County's Comprehensive Plan acknowledge Maple Park's Jurisdictional Area and the need for coordination 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 between Kane County and Maple Park is to maintain a partnership. Eight Planning Partnership Areas (PPAs) 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 the number of benefits.

Benefits	
• Preservation and enhancement of the character of our communities	• Improved environmental quality
• An expansive open space system with diversified ecosystems and ample recreational opportunities	• Significant areas of farmland contributing to Illinois' agricultural base
• A balance of land uses providing housing and employment opportunities	• Improved water quality in the watersheds
• Enhanced quality of life for the citizens of Maple Park	• 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, Lilly Lake, Kaneville and Elburn in order to define their planning boundaries. 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.

The village currently has boundary agreements with the Town of Cortland and the Village of Virgil. The Infrastructure Committee is in the process of working on boundary agreements with Lilly Lake, Kaneville, and Elburn.

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 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 describe 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, parks, playgrounds 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 the 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 Planning 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.