

Village of Mapleton, Illinois

Comprehensive Plan

Adopted by Village Board on December 16, 2014



Prepared by



ORDINANCE NO. 2014-1000

**AN ORDINANCE APPROVING A COMPREHENSIVE PLAN
FOR THE VILLAGE OF MAPLETON**

WHEREAS, the Village Board has retained Tri-County Regional Planning Commission to assist in the preparation of a comprehensive plan for the Village (the "Comprehensive Plan"); and

WHEREAS, notice of a public hearing on the Comprehensive Plan was published in the *Glasford Gazette* on October 30, 2014; and

WHEREAS, consistent with the aforesaid notice, the Village Board conducted a public hearing on the Comprehensive Plan on November 18, 2014;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF MAPLETON, PEORIA COUNTY, ILLINOIS THAT:

Section 1. The Comprehensive Plan in the form presented to the Village Board is hereby adopted. The Comprehensive Plan shall supersede any prior comprehensive plans adopted by or on behalf of the Village.

Section 2. Upon the passage and approval of this Ordinance, the Mayor and Clerk of the Village are hereby authorized and directed respectively to execute and attest a notice of the adoption of the Comprehensive Plan, which notice shall be filed with the Peoria County Recorder of Deeds.

Section 3. This Ordinance is hereby ordered to be published in pamphlet form by the Mapleton Village Clerk and said Clerk is ordered to keep at least three (3) copies hereof available for public inspection in the future and in accordance with the Illinois Municipal Code.

Section 4. This Ordinance is in addition to all other ordinances on the subject and shall be construed therewith excepting as to that part in direct conflict with any other ordinance, and in the event of such conflict, the provisions hereof shall govern.

Section 5. This Ordinance shall be in full force and effect from and after its passage, approval and ten (10) day period of publication in the manner provided by law.

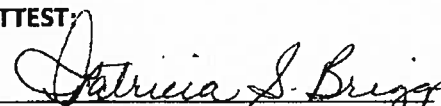
PASSED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF MAPLETON, PEORIA COUNTY, ILLINOIS, IN REGULAR AND PUBLIC SESSION THIS 16th DAY OF DECEMBER, 2014.

APPROVED:



Mayor

ATTEST:



Village Clerk

October 30, 2014

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11/8
LEGAL

Village of Mapleton

Notice of Public Hearing

NOTICE IS HEREBY GIVEN that the Village Board of the Village of Mapleton will hold a Public Hearing, in accordance with Illinois Statute -- 65 ILCS 5/11-12-7, on November 18, 2014 at 6:30 p.m., at the Mapleton Village Hall, 8524 W Main St. Mapleton, IL 61547, to solicit comments on the Draft Comprehensive Plan. The plan proposes goals and action items for community improvement and proposes a future land use map for the village. Copies of the plan are available for public review at the Village Hall and by accessing <http://www.tricountyrpc.org/land-use-documents>. Additional questions may be asked by contacting David Smesrud of Tri-County Regional Planning Commission at 309-673-9330 or dsmesrud@tri-countyrpc.org.

Mapleton Comprehensive Plan

MAYOR

Aaron Stone

VILLAGE BOARD

Frank Hubbell

Darrell “Mike” Tindall

Marilyn Tindall

Rayann Hardin

Justin Egan

Bill Hodges

VILLAGE CLERK

Pat Briggs

VILLAGE TREASURER

Rhonda Hodges

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Mapleton Comprehensive Plan

CHAPTER 1: INTRODUCTION

Background

This plan is the first ever Comprehensive Plan developed by the Village of Mapleton in an effort to ensure the quality of the community and safeguard the general health, safety, and welfare of its citizens. To effectively review current conditions and project future needs, the Village requested assistance from the Tri-County Regional Planning Commission. The comprehensive plan is an important tool for regulation and guidance of new development in a community. It is a long range planning document which forecasts the future community dynamics based on present data and assumptions. All future development will be judged by its consistency with the plan. The comprehensive plan declares a community's municipal policies and purpose and provides the foundation for a development program.

The basic elements of a comprehensive plan include planning goals, a community profile, future projections and an implementation strategy. Public involvement is also an important component to the planning process. A planning committee comprised of Village leaders and residents was created to acquire input regarding the future vision of the Village and held several meetings throughout late 2013 and early 2014 to develop the plan. Staff from Tri-County Regional Planning Commission utilized the input from this meeting and from a community survey to develop the goals and implementation strategies for the comprehensive plan.

This planning effort was funded through a federal grant Peoria County received in response to the damage inflicted by Hurricane Ike in September 2008. The Village of Mapleton does not suffer from river flooding, but due to the lack of modern stormwater infrastructure, heavy rain events (such as those suffered during Hurricane Ike) do cause damage and disruption to property and streets. Peoria County is allocating funds to reconstructing some roadways, which would include adequate stormwater facilities.

Other than the time volunteered by the planning committee, no Village funds have been utilized throughout the course of this project.

Why Plan?

In order to be successful, communities must be continually shaped and guided. A community must actively manage its growth and respond to changing circumstances if it is to continue to meet the needs of its current and future residents, while also maintaining a high quality of life.

Residents of Mapleton value the Village's strong sense of community and safe, small-town atmosphere, its proximity to Peoria and Pekin, its strong industrial presence and ample recreational facilities. However, concerns exist among village leadership and residents alike about village services and infrastructure, property maintenance and the stagnant local economy. Effective planning can help the community address each of these concerns.

How the plan should be used

The Comprehensive Plan is a guide to action. It focuses on community improvement and outlines a vision for what the community wants for its future, based on issues and concerns outlined by the community itself. By ensuring that individual actions are consistent with the goals, objectives and policies of the Comprehensive Plan, the Village can effectively achieve its overall vision. For example, the Village will use the Plan's policies and maps to decide whether to approve a proposed re-zoning of land within its Village limits. Zoning, subdivision, building and construction codes and standards should

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regulate development in conformance with the Comprehensive Plan. Upon adopting of this Plan, the Village of Mapleton should review existing development regulations and ordinances to determine compliance with the adopted Plan.

The Plan should also guide the preparation of detailed facility master plans and capital improvement programs for the Village water system and transportation network. The Plan should be a dynamic document, subject to periodic amendment when conditions within the Village change significantly. Periodic updates of the Plan will be needed to ensure that it continues to meet the needs of Village businesses and residents.

What the Plan is NOT

The Comprehensive Plan is a *guide*. It is not an ordinance, although changes to the Village Zoning or Subdivision Ordinances may be a result of the Plan. This Comprehensive Plan looks 20 - 30 years into the future. However, the Plan is not a static document and should be reviewed and updated every three to five years to ensure that this Comprehensive Plan remains an effective guide for the Village. These evaluations should consider progress in implementing the Plan, changes in community needs, fiscal conditions that affect the ability to implement the Plan, community support for the Plan, and changes in county, state, or federal laws that affect Plan implementation.

As with the process of creating the Comprehensive Plan, the review process should include input from all community members.



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CHAPTER 2: GOALS AND OBJECTIVES

The goals set forth in this Comprehensive Plan represent the vision of the policy makers and the citizens of Mapleton, Illinois. ***First and foremost, the Village of Mapleton shall create a community that embraces its assets, promotes a sustainable environment, is forward thinking, and maintains consistency with the financial capability of the community. By encouraging growth and capitalizing on the safe, natural and rural atmosphere Mapleton has to offer, there is no doubt the community will continue to prosper long into the future.*** This goal will receive priority over all other goals for any future development considerations in the Village of Mapleton.

The subsequent goals are listed below in no particular order of priority:

Goal # 1 Land Use

Maintain a sustainable and compatible mix of land uses in the Village of Mapleton through coordinated, informed, and deliberate growth management.

Goal #2 Transportation

Provide a safe, efficient, and cost effective transportation system for the movement of people and goods.

Goal #3 Economic Development

Strengthen, support, and promote steady growth of new and existing businesses consistent with community resources and identity.

Goal # 4 Community Facilities & Public Services

To provide for and equitably fund high quality facilities and services to meet the needs of all businesses, residents, and visitors to the Village of Mapleton.

Goal # 5 Housing

To provide quality residential neighborhoods with different types of housing stock to satisfy the needs of varying groups of residents.

Goal # 6 Natural Resources

To protect, promote and enhance the natural resources most closely associated with the character of the Village of Mapleton.

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CHAPTER 3: COMMUNITY PROFILE

Demographics

The information in this profile will help Mapleton plan for the short term and long term needs of its residents. This profile includes information on population, gender, race, ancestry, age, employment, income, education, and housing. Much of the data from this chapter comes from the U.S. Census Bureau. Historical data is included to show Mapleton's progression as well as some comparisons to the County.

This document will use Census data from the decennial censuses as well as the American Community Survey (ACS), 5-year estimates (2008-12). Beginning with the 2010 Census, the U.S. Census Bureau redesigned how the decennial Census will be conducted. The ACS was created to replace the former long survey data found in previous decennial Censuses. The 2010 Census used only a "short form" for data collection (10 basic questions) with the purpose of showing the number of people that live in the U.S. The ACS is an annual survey that collects more in-depth census statistics of how people live (i.e. housing, employment, education, income) from approximately 1 in 5 households a year. The U.S. Census Bureau began collecting ACS data in 2005 with the first data released in 2005. The U.S. Census Bureau releases ACS surveys for three different time periods: 1-year estimates (for geographies over 55,000), 3-year estimates (for geographies over 20,000)' and 5-year estimates (for most geographies). All ACS data are survey estimates.

Beyond simply counting the population, Census data from the U.S. Census Bureau provides a way for planners, municipal officials, and others to identify and analyze detailed demographic characteristics of population. Quantifying the gender, age, race, and ancestry of a community can help one understand the current and future needs of that community and provide insight into the cultural background of its residents.

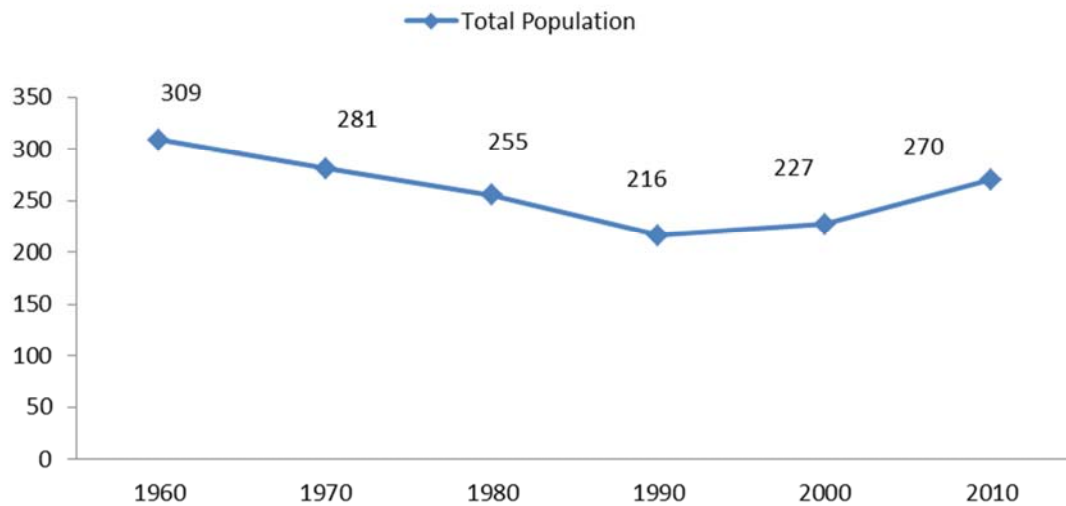
Population

In 2010, the Village of Mapleton's population was 270. Historically, the Village population has gone down and up from 1950 to 2010 reaching its peak population of 309 in 1950. Since reaching a low in 1990 the population has recovered somewhat, but not back to the 1950 figure. Figure 1 shows the detailed population history.

Mapleton is the smallest political subdivision in Peoria County and makes up 0.14% of the total county's population. Table 1 shows the comparison of all the municipalities within Peoria County.

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Figure 1: Mapleton Population Change 1960 - 2010



Source: U.S. Census Bureau

Table 1
Peoria County Populations by Municipality

	2000	2010
Peoria County	183,433	186,494
Village of Bartonville	6,310	6,471
Village of Bellevue	1,887	1,978
Village of Brimfield	933	868
City of Chillicothe	5,996	6,097
Village of Dunlap	926	1,386
City of Elmwood	1,945	2,097
Village of Glasford	1,076	1,022
Village of Hanna City	1,013	1,225
Village of Kingston Mines	259	302
Lake Camelot (CDP)	X	1,686
Village of Mapleton	227	270
Village of Norwood	473	478
City of Peoria	112,936	115,007
Village of Peoria Heights	6,533	6,087
Village of Princeville	1,621	1,738
Rome (CDP)	1,776	1,738
City of West Peoria	4,762	4,458

Source: U.S. Census Bureau

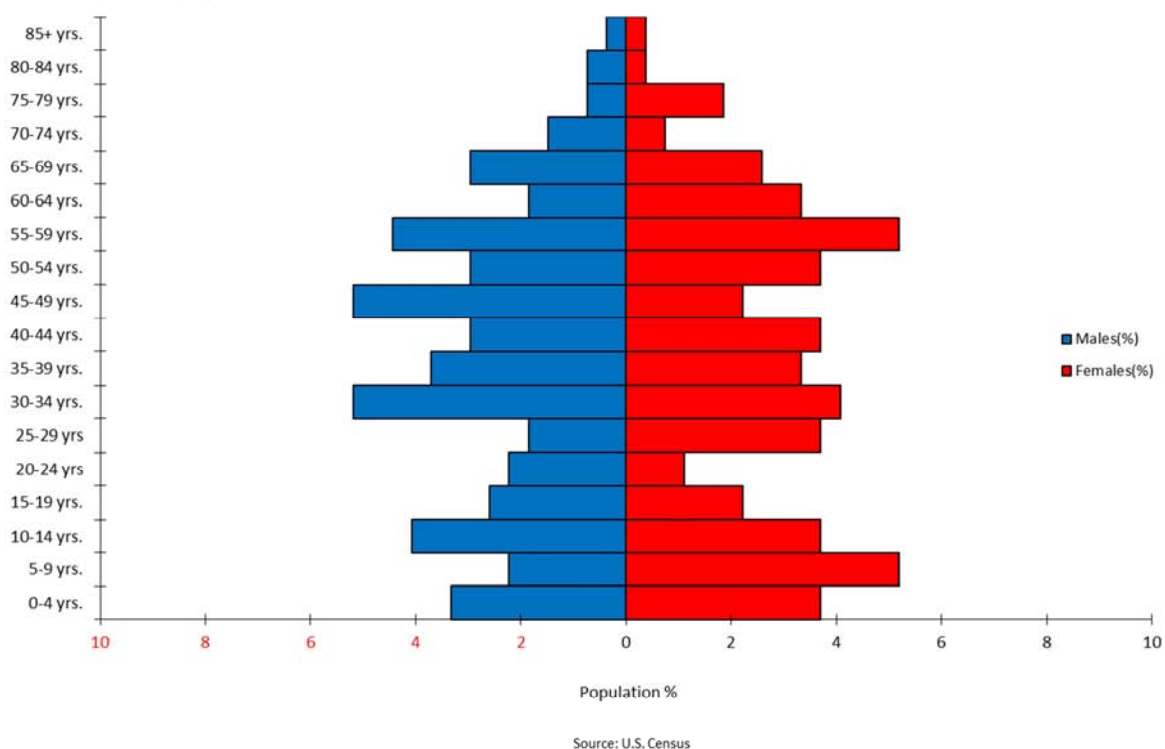
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Age and Gender

The median age is a statistic that can be used to gauge the overall age of the population. The higher the median age the older a population, and conversely the lower the median age the younger the population. Mapleton has a mature population, but the median age did decline. The median age declined from 40.7 in 2000 to 38.8 in 2010, an almost two year decrease in 10 years. Comparatively, Peoria County's population rose from 36.0 in 2000 to 36.8 in 2010, a 0.8 year increase over the 10 year period.

Similar to the majority of U.S. cities, Mapleton has nearly equal amounts of males and females. As of the 2010 Census, Mapleton had 48.9% males and 51.1% females. In comparison, Peoria County as a whole is 48.4% male and 51.6% female. Figure 2 shows the population by age distribution.

Figure 2: Village of Mapleton
2010 Population by Age & Sex



Race and Hispanic Ethnicity

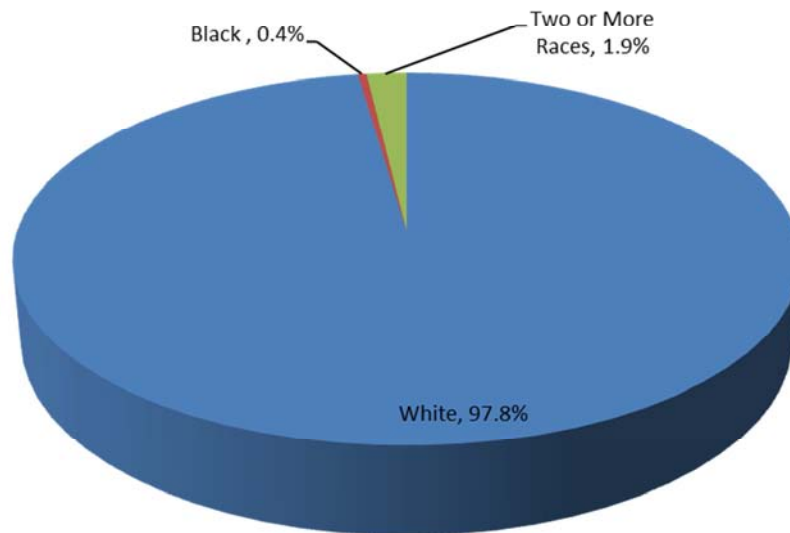
Race and ethnicity are self-identified. The Census Bureau tabulates race data into the following general categories:

- White alone
- Black or African American alone
- Native Hawaiian or other Pacific Islander alone
- American Indian or Alaska Native alone
- Asian alone
- Two or more races
- Some other race

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The 2010 Census shows that the most commonly reported racial category in Mapleton is White alone (97.8%), followed by persons of two or more races (1.9%) and Black or African American (0.4%). There are no persons in Mapleton who were identified as any other races in 2010. Peoria County's population overall is more diverse with 74.4% identified as white alone followed by 17.7% Black or African American race. Figure 3 shows race by category for 2010.

Figure 3: Mapleton Race by Category



Source: U.S. Census Bureau

Hispanic or Latino ethnicity can be associated with any race. In 2010, 0.4% of Mapleton's population identified themselves as Hispanic or Latino (of any race). Comparatively, 3.8% of Peoria County's population identified themselves as Hispanic or Latino.

Ancestry

The U.S. Census Bureau records ancestry in the American Community Survey. Persons can choose from numerous ancestries and may pick more than one. A person's race or ethnic status has no bearing on the ancestries they may choose.

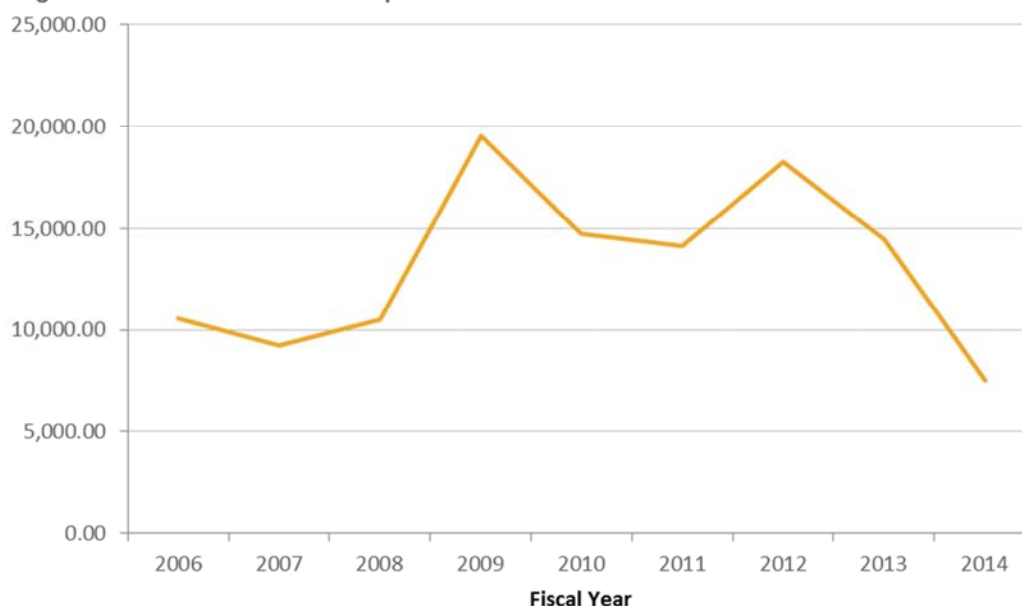
The most common identified ancestry in Mapleton as of the 2012 ACS (2008-12 ACS 5 year estimates) was German (36.5%), followed by English (16.5%) and American (8.4%). In comparison, Peoria County's ancestries which show German, Irish, and English as the three most commonly reported ancestries with 28, 15, and 8 percent, respectively.

Sales Tax

The State of Illinois does not collect total retail sales data, but sales taxes collected by municipalities are available. For fiscal years 2006 - 2013, Mapleton collected approximately \$108,000 in sales taxes. Mapleton does not have many businesses which collect a sales tax, but the recent addition of a Subway restaurant to the Village will help increase sales tax collections.

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Figure 4: Sales Tax Collected in Mapleton



Attracting more commercial development to the Village not only increases sales tax collections, but also property tax collections, as well, which the Village can use to grow revenue and provide more/better services to residents.

Labor Force and Employment

The 2012 ACS (2008-12 ACS 5 year estimates) shows Mapleton's labor force at 144 people, with 55% of the labor force being male and 45% female. Mapleton's workers are employed in a variety of industry sectors. An industry sector is any grouping of private, non-profit, or government establishments that have some type of commonality. The most common industry sector noted in the 2012 ACS (2008-12 ACS 5 year estimates) is Professional, scientific, and management, and administrative and waste management services, which employs 22.6% of the labor force; followed by manufacturing which employs 15.7% and educational services, and health care and social assistance with 14.8%.

The largest employers in the Mapleton area are listed in Table 2.

Table 2
Major Employers in Mapleton

Business Name	Business Type	Number Employed
Ingredion	Industrial	39
Lonza	Industrial	70

Source: Employers

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Income

Median household income is a standard measure of prosperity of a community. Mapleton's median household income was \$45,357 in 1999 (2000 Census). By 2012 (2008-12 ACS 5 year estimates) the median household income fell to \$42,882 (adjusted for inflation to 2014). When adjusted for inflation, Mapleton's 1999 median household income figure rises to \$64,331. Therefore, the estimated relative value of Mapleton's median household income, when adjusted for inflation, decreased 33% from 1999 to 2014.

Education

The United States is becoming a more highly educated society. The percentage of Americans age 25 and older with a bachelor's degree or higher increased by 4.6% from 2000 to 2010 (2008-12 ACS 5 year estimates). As of 2012 (2008-12 ACS 5 year estimates), in the United States 85.0% of Americans had a high school diploma or higher and 27.9% had a bachelor's degree or higher. As of 2012 (2008-12 ACS 5 year estimates), 92.8% of Mapleton's residents had a high school diploma or higher and 8.8% of residents age 25 and older had a bachelor's degree or higher.

The Village of Mapleton is located within the Illini Bluffs Community Unit District #327. As of the 2012, the school district had 959 students enrolled (Kindergarten through 12 grade). The four-year graduation rate for district was 90.3%.

Housing Units

As defined by the U.S. Census Bureau, housing units are physical structures, such as a house, apartment or mobile home that is occupied or intended to be occupied as living quarters. As of 2010, there were 126 housing units in Mapleton. Approximately 86.5% of the total housing units are occupied (13.5% vacant). While a low vacancy rate indicates that a municipality is a desirable place to live, if the rate falls too low, potential residents might be unable to find a suitable home from a limited supply of housing units. However, 13.5% is a high figure and the village should take steps to increase housing occupancy. Of the total occupied housing units, 79.8% were owner occupied (20.2% renter occupied). The median home value for owner occupied units is \$88,100 (2008-12 ACS 5-year estimates).

Projections

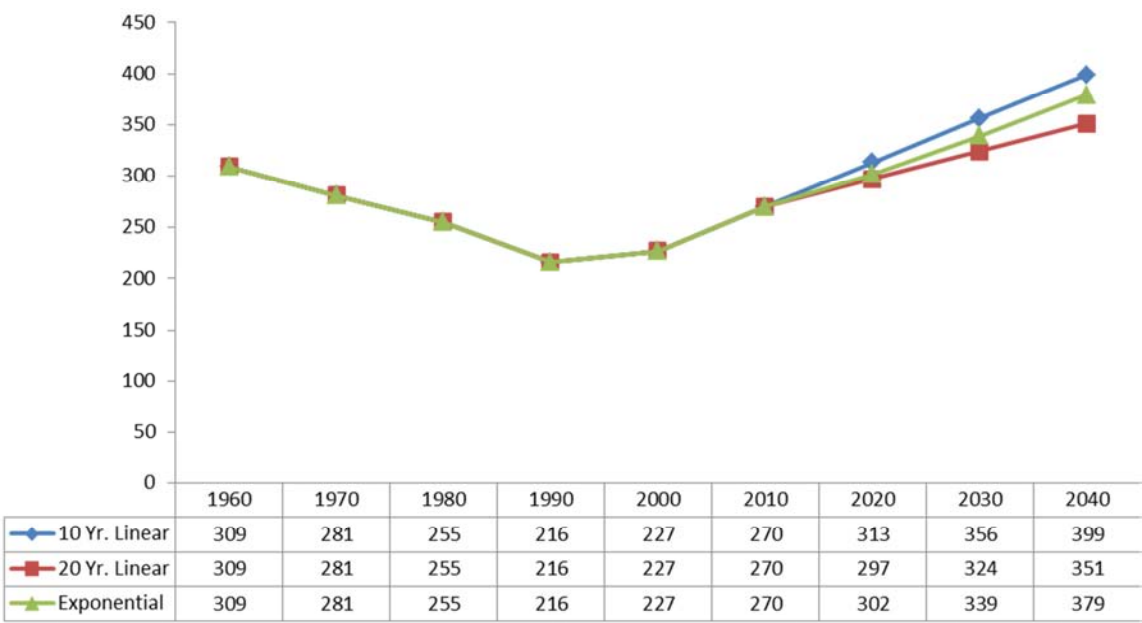
Utilizing projections can help plan for the future needs of a community. Depending on the projection method utilized, the population of Mapleton in 20 years could be approximately 340 (see graph, below), an increase of about 70 persons.

Three population projection methods were used:

- Exponential: The growth rate of 12% will continue for the next two decades.
- 10 Year linear: The actual number of new residents from 2000 to 2010 (43) will continue in each of the next two decades.
- 20 Year linear: The average of the actual number of new residents between 1990 and 2010 (27) will continue for the next two decades.

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Figure 5: Mapleton Population Projections



Source: U.S. Census Bureau



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CHAPTER 4: PUBLIC PARTICIPATION

Eight semi-structured and facilitated Task Force meetings were held throughout the planning process. These meetings provided discussion of existing conditions, assessment findings, and development of preliminary goals, objectives, and draft recommendations. Each Task Force meeting ran approximately one and one-half to two (1 ½ to 2) hours from 6:00 pm to 8:00 pm. Throughout these meeting there was an average of 7 members in attendance. Members consisted of concerned/interested citizens, Ingredion/Lonza personnel and village officials. Table 3 below summarized the pertinent information from each meeting.

TABLE 3: TASK FORCE MEETINGS			
Meeting Dates	Location	Number of Participants	Discussion Topics
October 23, 2013	Village Hall	8	Benefits of a Comprehensive Plan, Legal Requirements, Components of Plan, Project Schedule, and the Role of Task Force and Public in planning process. In addition, the overall goals, objectives and vision of the previous plan were distributed to the group for review.
November 13, 2013	Village Hall	6	Identifying and discussing overall existing conditions, concerns and issues of the community; as well as reviewing items from the previous plan.
December 4, 2013	Village Hall	7	Small group discussions on implementing community-wide survey and distribution methods.
January 22, 2014	Village Hall	9	Small group discussions on existing conditions, key issues, opportunities, and potential goals for public infrastructure and utilities, transportation, and community facilities.
February 12, 2014	Village Hall	5	Main discussion on survey results and outcomes. Introduced possible vision statements and goals & objectives.
March 5, 2014	Village Hall	7	Discussion on overall goals and objectives, existing land use map reviewed for accuracy.
March 26, 2014	Village Hall	7	Finalizing overall vision statement and beginning work on Future Land Use Map.
May 7, 2014	Village Hall	6	Finalizing Future Land Use Map and discussion of draft document review meeting.
November 5, 2014	Village Hall	6	Committee review of draft document. Outlined process of finalizing project.

Another element of public participation was to conduct a community-wide survey. The survey questions and format were drafted by Tri-County staff and refined by the task force members. Each household in the Village was mailed a paper copy of the survey and sent a reminder post card (at right) two weeks later in November 2013. Paper copies were also provided at various locations in the Village and advertised on the Village website. Residents were encouraged to participate in the online version of the survey in order to make data collection and analysis easier for Tri-County staff.

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The final survey contained 32 questions, which were mostly multiple choice questions. A few questions gave respondents the opportunity to voice their opinions in their own words. Overall, 25 responses were submitted and are used to help shape the content of this plan. A full summary of the survey responses, which includes all the open-ended responses, are included in a stand-alone report.

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Exit this survey

Message from the Village of Mapleton & Hollis Park District

Dear Resident:

The Village of Mapleton finds itself at a crossroads. With a proud heritage that must be respected and preserved, there is also a need for balanced growth and development. We at the Village of Mapleton welcome growth, provided it is managed in a way that best serves the needs of the entire community and all its residents.

A Comprehensive Plan is one of the most important tools for effectively managing future growth by providing a vision and clear understanding of the direction the community should go to achieve its desired goals and objectives.

Communities are ever changing and not having an adopted Comprehensive Plan puts the Village of Mapleton at a disadvantage with respect to attracting development and investment. Additionally, a Comprehensive Plan would allow the Village of Mapleton to be more competitive when applying for scarce grant funding, which is necessary to complete costly public infrastructure projects.

A Comprehensive Plan Committee has secured no cost assistance from Tri-County Regional Planning Commission to create the Village of Mapleton Comprehensive Plan.

A Comprehensive Plan is not meaningful unless it reflects the needs and desires of all constituents. It is critical that we get as many community members as possible involved in this process. To that end, we are asking you to respond to this brief survey by December 20, 2013. We strongly encourage you to complete the survey online at www.surveymonkey.com/s/MapletonCP.

If completing the paper version of the survey, please return it to Village Hall.

Should you have any questions or comments please do not hesitate to contact Village Hall at 697-0137 or the Park District at 697-2929. Kyle M. Smith with Tri-County can be reached via email at ksmith@tricityrpgc.org.

The responses you provide in this survey are confidential.

Thank you for your time,
Aaron Stone, Village Mayor
Jim Robertson, Director of Parks & Rec.

Mapleton, Illinois
Help shape the future of *your* Village

Dear Resident,

The Village Board needs your input on the first-ever Mapleton Comprehensive Plan, a document that will guide future land use decisions for the next several decades. Please take this opportunity to participate in a survey and let Village leaders know what you think about important issues in Mapleton.

Please complete the paper survey sent to you last week or online at **www.surveymonkey.com/s/MapletonCP**

If you have already completed a survey, thank you.

Additional paper surveys are available at Village Hall or Park District offices.

For questions, contact David Smesrud with Tri-County Regional Commission at 673-9330.

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CHAPTER 5: LAND USE DEVELOPMENT

Located in central Illinois and, more particularly, southern Peoria County, the Village of Mapleton spans approximately 582 acres along US Route 24. Its rural setting and proximity to the Peoria-Pekin metropolitan area gives the community a unique hometown image, with all the urban amenities in reasonable driving distance. Land use in Mapleton is characterized by the prevalence of residential, industrial and parkland development. Commercial land uses are few generally located right along the highway, with the exception of a couple commercial uses in the heart of the Village. Agricultural and park land uses dominates the eastern part of the community while industrial uses prevail along the southern border.

Basic land use policies have been established in the community. The Village of Mapleton has adopted zoning and subdivision ordinances. There are provisions for special uses, variances and zoning amendments. There is no planning and zoning commission or board of zoning adjustment. The Village Board hears and decides on all cases relating to the zoning ordinance. For a detailed map of the existing land use in the Village of Mapleton, see Map 1.

Residential



Older residential development is located primarily on the south side of the Village, just north of the train tracks that run along US 24. Newer development surrounds the vicinity of Butler Haynes Park, up the hill along Mapleton Road, north of the older part of the Village. Newer homes are located off Fawn Ridge Lane and in the Deer Park Estates subdivision. One home is under construction and several more lots are prime for development in this subdivision. While the older residential development in the southern part of the Village consists of smaller homes on small lots, the newer development tends to be much larger and less dense. The future trend of residential development in Mapleton will likely consist of these larger homes and bigger lots. Those seeking to build in Mapleton are attracted to the rural, quiet setting and are not seeking an urban lifestyle.

Commercial

Commercial development is quite limited in Mapleton. The low population makes it difficult for a commercial business to thrive, especially when many commercial businesses rely on visibility and foot-traffic to generate profit. While commercial business uses are not limited to restaurants and retail sales, uses such as professional service offices, car dealerships and banks similarly require a degree of exposure and convenience to customers in order to succeed. But what makes Mapleton attractive for more commercial development is the availability of land along US Route 24, which carries over 13,000 vehicles a day, on average. This land availability, along with road access off the highway and water infrastructure connections, offers the potential for more commercial development to occur.

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Industrial

Industrial development is concentrated primarily on the south side of US Route 24, far from any other types of land uses within the Village. The chemical companies Ingredion and Lonza operate facilities within the village and employ more people than any other business in Mapleton. These two facilities, however, only represent a small portion of the industry located along US Route 24, but are the only facilities actually within the Village limits. Although the industry in and near Mapleton contributes to a noticeable odor in the air, the vast majority of residents that responded to the community survey said that the industry is a vital asset to Mapleton and would not want to see it go away. The Village has intentions to annex much of the industrial development along US Route 24, as doing so would contribute significant amounts of property tax revenues to the Village.

Semi-Public (Institutional)

Semi-public uses, also known as institutional uses, are sparse within the Village. The Post Office and religious buildings are the primary semi-public uses, but the Operating Engineers training facility on the eastern edge of the Village is the largest semi-public use since it is considered an institutional operation.

Recreation and Open Space

The vast majority of the recreational uses within the Village are operated and maintained by the Hollis Park District, a separate governmental jurisdiction and taxing authority from the Village. But the park district facilities are major assets for the Village and contribute highly to the identity and quality of life of Village residents. Butler Haynes Park is a nearly 90 acre park located within the Village and offers a variety of outdoor activities. The Recreation Center is also located in the Village and offers exercise and social activities to residents.

There are also several tracts of open space, which are privately held. Some of this land is wooded, but most of it is open agricultural land. These lands contribute to the overall rural character of the Village, but in the future, the Village would like to see much of this land developed, primarily for residential uses. If the Village intends to grow its population significantly, these lands will offer ample room for development. Since new residential development would likely occur on large 0.5 to 1 acre lots (or more), the Village can concurrently maintain its rural character and achieve desired growth.

Transportation System

The Village of Mapleton is located in southern Peoria County along US Route 24 and approximately 3 miles west of State Route 9 that crosses over to Pekin. It is approximately ten miles from the City of Peoria and five miles from the City of Pekin. The nearest interstate is 1-474 which is in between Peoria and the City of Bartonville, approximately 8.5 miles to the northeast. The nearest federal highway is U.S. 24 which passes through the southern portion of the Village.

The Village of Mapleton is predominately served by motor transportation. The Keokuk Junction Railway maintains trackage in Mapleton and freight cars frequently pass through the Village. The majority of vehicles travelling through Mapleton are personal vehicles and semi-trucks.

Countylink is the Peoria County rural transit service and provides demand-response transit service to Mapleton. No official bicycle route passes through the Village but cyclists are allowed by state law to

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ride bicycles on any public street. The signs are maintained by the Village. Pedestrian traffic is relatively minor. There are no sidewalks in the community.

The streets in the Village are primarily sealcoated. The Village of Mapleton performs routine maintenance on all public roads within its boundaries. Some roads are actually under County jurisdiction, such as Mapleton Road. The County has budgeted funding for fiscal years 2017 and 2018 to reconstruct most of Mapleton Road using Motor Fuel Tax (MFT) funds.

Walnut Street is the primary entrance to the Village off Route 24. The main east-west artery is US 24 and carries the majority of the daily traffic through the Village. Outside of Route 24, Mapleton Road (County Highway D60 carries the next most traffic. Both of these streets are concrete. The average daily traffic recorded by the Illinois Department of Transportation in 2013 for these routes were as follows:

- US Route 24 - 13,200 vehicles (1,275 semi -trucks)
- Mapleton Road (between First St. & Monks Ln.) - 650 vehicles
- Mapleton Road (Main St.) - 700 vehicles

Public Facilities, Services and Infrastructure

The Village of Mapleton's governmental operations are located within the Village Hall at 8524 W Main Street. A variety of governmental and civic activities are held in this building.

The Village employs a clerk, treasurer and maintenance personnel to service the streets and water system. The parks are maintained by the Hollis Park District, a separate governmental entity. The Village does own and operate its own water system, which represents the only major utility provided by the Village.

Municipal Finance

The Village of Mapleton creates and manages a municipal budget each fiscal year and strives to provide services and infrastructure without running a deficit. The proposed budget for 2014-2015 is in the table, below. A significant source of revenue comes from the municipal water operation and from general revenue, which includes the various taxes and fees collected by the Village. It appears the Village will profit from the proposed budget, as revenues exceed expenses by \$53,000.

Table 4:
Village of Mapleton 2014-2015 Proposed Budget

Expenses	Amount
Administrative	\$85,500.00
Public Safety	\$5,100.00
Street Maintenance	\$14,600.00
Waterworks	\$370,900.00
Garbage	\$11,950.00
Health / Welfare	\$13,500.00
Total	\$501,550.00
Revenues	Amount
Waterworks	\$354,750.00
Garbage	\$13,500.00
Motor Fuel Tax	\$8,014.00
General Revenue	\$178,500.00
Total	\$554,764.00
Surplus	\$53,214.00

Source: Village of Mapleton

Mapleton Comprehensive Plan

CHAPTER 6: IMPLEMENTATION STRATEGY

Overview

Following up the goals listed on page 2, the implementation strategy section of the comprehensive plan defines specific objectives and Policies & Programs that establish the framework for how the community vision will be achieved. Goals are used to divide the vision into coherent themes and objectives detail ways the Village and the community can achieve the goal. The goals, objectives and policies & programs reinforce concepts illustrated on the future land use map and will guide the Board of Trustees and Village staff in making important decisions related to land use and policy.

A Goal is: a general statement about an ideal future condition expressing community values and desires.

An Objective is: a more specific statement related to a goal that offers a means to achieve that goal.

Good objectives are specific enough that they can be measured. Suggested methods for measuring the objectives are also provided.

An Action is: a task that achieves the objective. The actions listed are recommended, but other actions may also be appropriate or warranted.

Land Use

Objectives

- Ensure that adequate development areas are reserved for a variety of land uses.
- Ensure a desirable and compatible mix of land uses consistent with the Village's rural and natural character.
- Guide development to promote efficient land use patterns and limit sprawl without undue limitations on economic growth.
- Support sustainable land use practices to create a unique community identity.
- Channel growth by smart land use planning, rather than limiting growth.
- Create buffers between potentially conflicting land uses to minimize conflict.
- Promote an efficient pattern of future development for land within Village boundaries and within the extraterritorial Jurisdiction area.
- Protect the Village's perimeter through extraterritorial review and zoning.

Actions

- Provide for a diverse, yet complimentary mix of residential and non-residential uses to meet the needs of the Village's businesses and residences.
- Promote private investment in existing commercial and residential neighborhoods.
- Actively enforce Village codes and standards concerning property maintenance.
- Encourage compatible infill development that is designed and constructed to be consistent with the character of the existing neighborhood.
- Promote development that utilizes existing infrastructure where possible.
- Engage community residents and property owners in the development and implementation of plans and development standards.

Mapleton Comprehensive Plan

- Use the future land use map to guide land use and development decisions.
- Establish and maintain an annexation program that is fiscally and fundamentally responsible.
- Review all Peoria County zoning cases that fall within the Village's 1.5 mile planning jurisdiction for consistency with the Village Comprehensive Plan.

Transportation

Objectives

- Maintain and require an interconnected road network.
- Ensure transportation infrastructure is compatible with adjacent land uses.
- Support biking, walking, and other modes of transportation.

Actions

- Balance competing community desires (e.g., scenic beauty, abundant wildlife, direct highway access, etc.) with the need to provide for safe roads, intersections, trail crossings, and other transportation features.
- Reduce accident exposure by improving deficient roadways.
- Manage driveway access location and design to ensure traffic safety, provide adequate emergency vehicle access, and prevent damage to roadways and ditches.
- Require developers to bear the proportional costs for the improvement or construction of roads needed to serve new development.
- Guide new growth to existing road systems so that new development does not financially burden the community or make inefficient use of tax dollars.
- Petition other governmental bodies for assistance with road maintenance or improvements.
- Seek adequate funding to support all transportation modes, especially to match grant programs.
- Require that on-site parking be located to the side and the rear of the subject property to the greatest extent possible.
- Secure right of way necessary for streets to serve new development, before the development occurs.
- For new development, allow street design flexibility.
- Ensure neighborhood designs that support a range of transportation choices (walking, biking, and driving).
- Seek Truck Access Route Program (TARP) funds from IDOT to upgrade roads in the southern industrial sector of the Village (project submitted to Peoria-Pekin MPO for inclusion into regional Long Range Transportation Plan).
- Improve stormwater drainage to prevent pooling water from damaging local roads.
- Develop a five-year road improvement plan that shall be maintained and updated annually to identify and prioritize road improvement projects as well as identify potential funding sources.
- Assess road conditions and target road improvement projects in aforementioned plan.

Community Facilities & Public Services

Objectives

- Coordinate utility and community facility systems planning with land use, transportation, and natural resources planning.
- Balance public services with tax burden.

Mapleton Comprehensive Plan

Actions

- Assure that the provision of municipal services is efficient and does not shift the costs of facilities to serve new residents and businesses to existing residents and businesses.
- Coordinate with other service providers on the installation or replacement of utilities.
- Ensure that adequate public facilities are available or funded prior to approval of new development.
- Work with County Sheriff and Township fire protection to ensure adequate response times for all development within the Village.
- Explore the feasibility of a drop-off recycling program.
- Require facilities to be extended through new developments to accommodate future growth.
- Promote and support the provision of social services by local providers such as not for profit groups and churches.
- Work with the phone company and other telecommunications providers to ensure that all homes and businesses in the Village have access to high-speed data transmission.
- Promote and maintain responsible long-term fiscal management.
- Promote the use of Hollis Park District facilities, especially the recreation center.
- Continue to assess water system for reliability and investigate potential solutions to water pressure problems.
- Improve reliability of water system by investigating and additional inter-connection in western part of Village to allow for industrial growth.
- Maintain the position of Code Enforcement Officer as either a Village employee or as a contractor for the benefit of maintaining Village standards in compliance with the code.
- Replace and relocate waterlines located within the county easement on Main St.
- Replace the dated asbestos-cement (aka “transite”) water pipes in use within the community water system.

Housing

Objectives

- Ensure adequate housing for all income, age, and social groups.
- Encourage neighborhood design that provides a variety of housing near existing infrastructure.
- Attract responsible homeowners with quality design.

Actions

- Provide flexibility in the types of housing stock allowed, while maintaining compatibility with existing residences.
- Maintain compliance with the residential building code to ensure housing stock is quality with respect to design, construction, and maintenance.
- Ensure neighborhood compatibility with surrounding land uses.
- Encourage the redevelopment of existing buildings and infill development already supported by municipal services.
- Support the development of work force housing.
- Encourage the development of housing for seniors, allowing residents to age in place.
- Actively enforce Village codes and standards concerning property maintenance and upkeep.

Mapleton Comprehensive Plan

- The Village Board shall seek resources to offer property owners as incentive to repair dilapidated structures improve energy efficiency or otherwise improve the livability of existing residences.

Natural Resources

Objectives

- Preserve streams, drainage ways, floodplains, wetlands, wildlife habitat, steep slopes, woodland areas, and other natural features.
- Protect surface water and ground water quality.
- Require the cleanup of contaminated sites that threaten the public health, safety, and welfare.
- Prevent future problems associated with developing land too close to natural areas, drainage ways, and floodplains.
- Cooperate with other units of government on resources under shared authority.

Actions

- Protect surrounding surface waterways while capitalizing on recreational and ecotourism opportunities.
- Continue to link community identity to natural resources.
- Support and encourage the Hollis Park District program to provide a parks and recreation system that meets the needs of all segments of the Village of Mapleton and Hollis Township community.
- Reduce impervious surfaces to minimize surface runoff.
- Examine regional best practices concerning stormwater management to reduce the volume and contamination of runoff.
- Undevelopable land should be subtracted from land acreage on which new development density is calculated.
- Require natural resource features to be depicted on all site plans, preliminary plats, and certified survey maps, including wetlands, steep slopes, floodplains, and drainage ways.
- Utilize subdivision review authority and official mapping authority to protect environmental corridors within the Village limits and extraterritorial area.
- Preserve environmental and open space corridors by prohibiting new buildings in wetlands, stream banks, floodplains, and on slopes greater than 20 percent.
- Strongly discourage placement of new buildings on hydric soils not in wetlands.
- Development should also be discouraged on slopes between 12 percent and 20 percent where other more appropriate sites are available.

Economic Development

Objectives

- Strengthen and support the existing economic base.
- Actively promote economic development opportunities in the community.
- Work toward a government and business environment that attracts and promotes compatible businesses and provides supporting services to those businesses to help them thrive and succeed.
- Target industries that provide local jobs and offer needed services to residents.

Mapleton Comprehensive Plan

- Support development along the US 24 corridor that will benefit from the exposure of passing motorists.

Actions

- Enhance the overall design and quality of development along US 24, including enhanced gateway signage.
- Transform the perception of the US 24 corridor from a barrier to a bridge linking the south side of US 24 to the village proper.
- Explore naming options for the US 24 corridor.
- Actively coordinate with and support private sector economic development efforts that are consistent with the Village Comprehensive Plan.
- Encourage development of tourism and the hospitality industry.
- Encourage development and expansion of local home grown businesses.
- Pursue economic development opportunities servicing the elderly and retirement population.
- Capitalize on location near Peoria, Pekin and the airport.
- Support the park district as a key asset in terms of economic development and business retention.
- Capitalize on existing, underutilized natural areas to promote eco-tourism.
- Provide quality municipal services as a primary contribution to the Village's economic development effort.
- Explore different economic development incentives and offer those that result in measurable community benefits (e.g. property tax abatement, permit fee reduction, share infrastructure extension or hookup cost).
- Work with Peoria County Economic Development and Economic Development Council for Central Illinois to see what types of business development incentives can be offered or if the Village can participate in any grant or loan programs to spur development within the Village.
- Explore the development of a local business group to facilitate government to business communication and encourage local shopping.
- Investigate a farmer's market to promote local food and goods producers and bring in visitors.
- Require Village staff to actively search for and pursue grant funding opportunities.
- Support regulatory requirements that are fair, predictable, and protect the interest of public and private property owners.
- Promote the redevelopment of contaminated sites, and work with landowners to ensure their rehabilitation and cleanup.

Implementation of the Mapleton Comprehensive Plan Actions

The Village should assume a strong leadership role in implementing the Comprehensive Plan actions. However, strong partnerships between the Village and other agencies, community organizations, and the local business community will increase chances for success. The recommended actions outlined above should be assigned with responsible parties, priorities, and a timeline in an implementation program. This element of the Comprehensive Plan is meant to guide the Village towards achieving their goals.

Mapleton Comprehensive Plan

CHAPTER 7: FUTURE LAND USE

The Future Land Use Map shows development patterns and investments that the community would like for the Village and its 1-1/2 mile Extraterritorial Jurisdiction (ETJ).

Future land use is not the same as zoning. It does not guarantee that specific zoning districts will be designated in a certain area. Future land use suggests suitable zoning options, development patterns, and investments. Public officials, landowners and developers should refer to the future land use section when deciding type, density, and location of development.

Zoning is used as a tool to implement the ideas presented in the Comprehensive Plan. While a plan provides the basis for decisions, zoning and development provisions must support the development identified in the plan if a community wishes to implement the plan. The Village zoning map is provided in this document for reference.

Future land use descriptions are presented verbally and graphically on the following pages.

Future Land Use Categories

- Residential
- Commercial
- Industrial
- Semi-Public (institutional)
- Public
- Agriculture / Open Space

Land Use Category Descriptions

Residential: primarily contain single family homes, but may also include compatible uses, including civic, institutional and small business uses with limited parking needs. The development pattern typical in the newer areas of Mapleton consists of larger streets and lots. Local streets generally do not conform to a grid pattern, but may connect to larger streets laid out in a grid pattern. In the older parts of Mapleton, the Village is laid out on a grid street pattern and the single family homes are on smaller lots. Garages are typically detached and accessible via alleyways, as opposed to newer homes where garages are attached.

Commercial: uses that provide some sort of service to the public and are privately held. The main commercial uses in Mapleton are the gas station and self-storage facility. These uses and potential future commercial uses are located primarily along US 24 because of high visibility and access to passing motorists helps their viability. Commercial uses provide employment and a higher level of property taxes for the Village, so encouraging more commercial development is definitely a goal for the Village.

Industrial: Industrial land uses include planned developments that typically generate higher intensity traffic patterns or may impact adjacent properties through noise, smell or other impacts. Utilities include private lots that hold facilities related to energy and water distribution.



Mapleton Comprehensive Plan

Fencing materials (preferably trees and shrubs) should be used to reduce impacts. Of the large industrial uses located on the south side of US 24, only the Ingredion and Lonza buildings are located within the Village limits.

Semi-Public: Institutional uses generally include public, quasi-public and private uses including governmental, educational, medical or religious facilities. So the Post Office, churches and Operating Engineers property make up the bulk of semi-public uses in Mapleton.

Public: The Village owns very little public property, mainly just the Village Hall and water tower properties. However, the Hollis Park District owns large swaths of land so this comprises the majority of publically held land.

Agriculture: also includes open space or wooded areas that are privately held. Agricultural land uses involve crop cultivation and production, the raising of livestock, and uses that support agriculture such as feed stores and silos.

The future land use of Mapleton is an aggressive, 20 - 30 year plan that involves annexation of the entire industrial complex south of Highway 24. This is primarily to help increase the property tax base of the Village. The plan is also for more commercial development along the highway to provide more services for residents who might have to travel to Pekin or Peoria, otherwise. This also helps with the tax base and brings more jobs to the Village. Also, the plan envisions filling much of agricultural/open space areas within the Village with residential development. The types of residential development the Village would consider vary, but would likely be similar to development in the Deer Park Estates subdivision or the Fawn Ridge Lane development i.e. 0.5 to 1 acre lot single-family residences. Also discussed in the task force meetings, was senior-type housing development, which are typically duplex, zero-lot line homes built on a slab. These homes also have few, if any, steps.

The task force realizes the need to grow the Village, which the land and water infrastructure resources currently exist to allow for this growth, in order to improve the image and long-term success of Mapleton. They also realize the importance of maintaining the small-town, rural atmosphere. This is what makes Mapleton an attractive place to live and contributes to the overall quality of life. This plan and its successful implementation will allow the Village to grow and prosper, while also maintaining what makes it special.



Mapleton Comprehensive Plan

CHAPTER 8: MOVING FORWARD

This plan includes 70 action strategies for the Village of Mapleton to address. While each of these action strategies is important to achieve the Mapleton's vision, it is critical to set priorities among the strategies. These priorities will lay the foundation for developing future capital improvement plans and annual departmental work plans for the Village, and will help with organizing and prioritizing future implementation efforts. The Action Plan provides a means for working through a variety of immediate, short and long-range issues with other agencies, jurisdictions, and stakeholders by articulating a concept, premise or position to start constructive discussion and completion.

Implementing elements of the Comprehensive Plan can take months and even years. Establishing an implementation program offers a way to achieve Goals and Objectives developed through the planning process. The Village Board needs to set priorities and identify resources to help their goals. For example, once certain transportation improvements are identified as high priorities for implementation, the Village should engage IDOT and Peoria County for technical and funding assistance. The Village has very little motor fuel tax money to invest in major transportation projects; therefore some type of higher level assistance is going to be required. A clear vision, measureable benefits and effective communication are keys to success.

Annual Review

Mapleton's Comprehensive Plan is intended to be a dynamic document – one that responds to changing needs and conditions. The following section describes the methods by which Mapleton should review, monitor, and amend the Plan.

The Mapleton Village Board should complete an annual review of the Comprehensive Plan prior to the initiation of the budget process each year. The annual review is intended to:

- Measure the Village's success in achieving goals laid out in the Plan;
- Propose strategies to be prioritized or pursued under the coming year's budget;
- Document growth trends and compare those trends to the projections estimated in this Plan; and
- Explain any difficulties in implementing the Plan.

Land Use and Zoning Amendments

The Future Land Use Map is intended to serve as a guide for public and private land use decisions. Land use amendments are expected as growth occurs and market conditions change; however, the Village should limit amendments to not occur more than once per year. This will protect the Village from unintentional policy shifts. Deviation from the Future Land Use Map could be expected, as some developments will inevitably differ from the vision of the plan. However, if properly used, the policies and goals contained in the plan should provide the Village with the flexibility to ensure each development fits with the overall vision of the community.

Mapleton Comprehensive Plan

CHAPTER 9: APPENDIX - MAPS

- 1.5 mile planning boundary map
- Existing land use map
- Future land use map
- Zoning map
- Water Distribution System map



BARTONVILLE

Peoria County

Tazewell County

PEKIN

MAPLETON

24

KINGSTON
MINES

PEKIN

Village of Mapleton 1.5-Mile Planning Boundary

Prepared October 7, 2014

 Village Limits

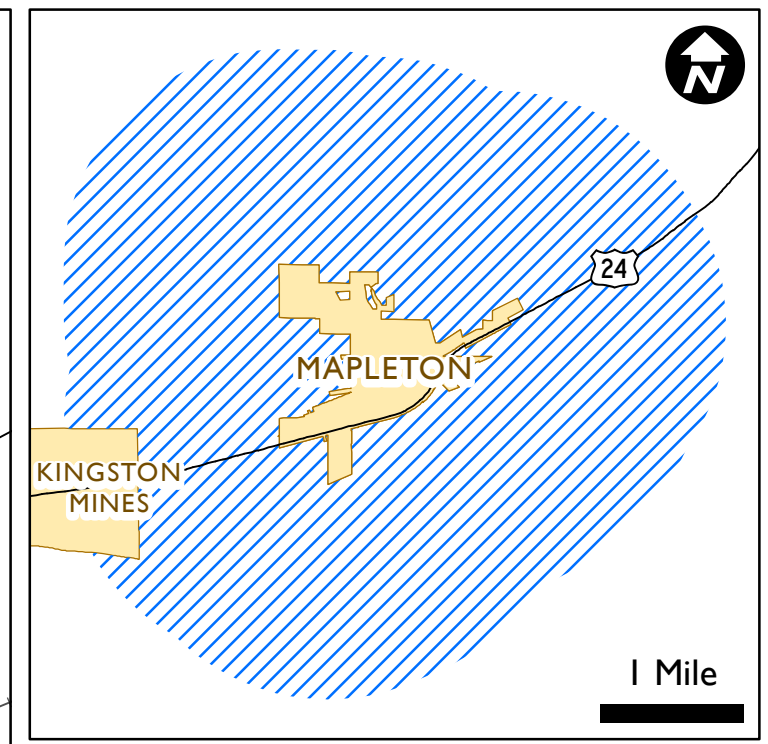
 Hydrology

 1.5-Mile Planning Boundary

 Street Centerlines



0 0.25 0.5 1 Miles



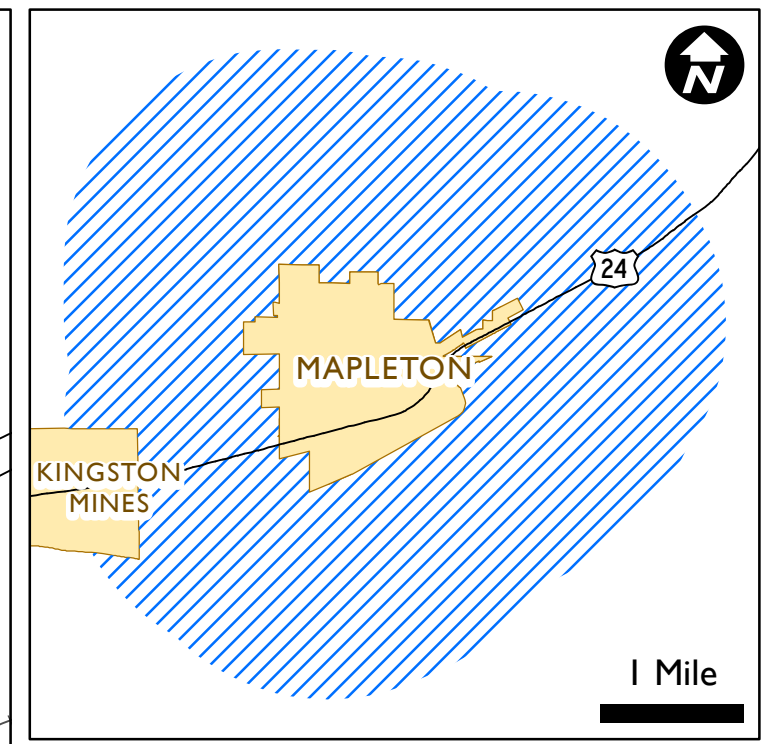
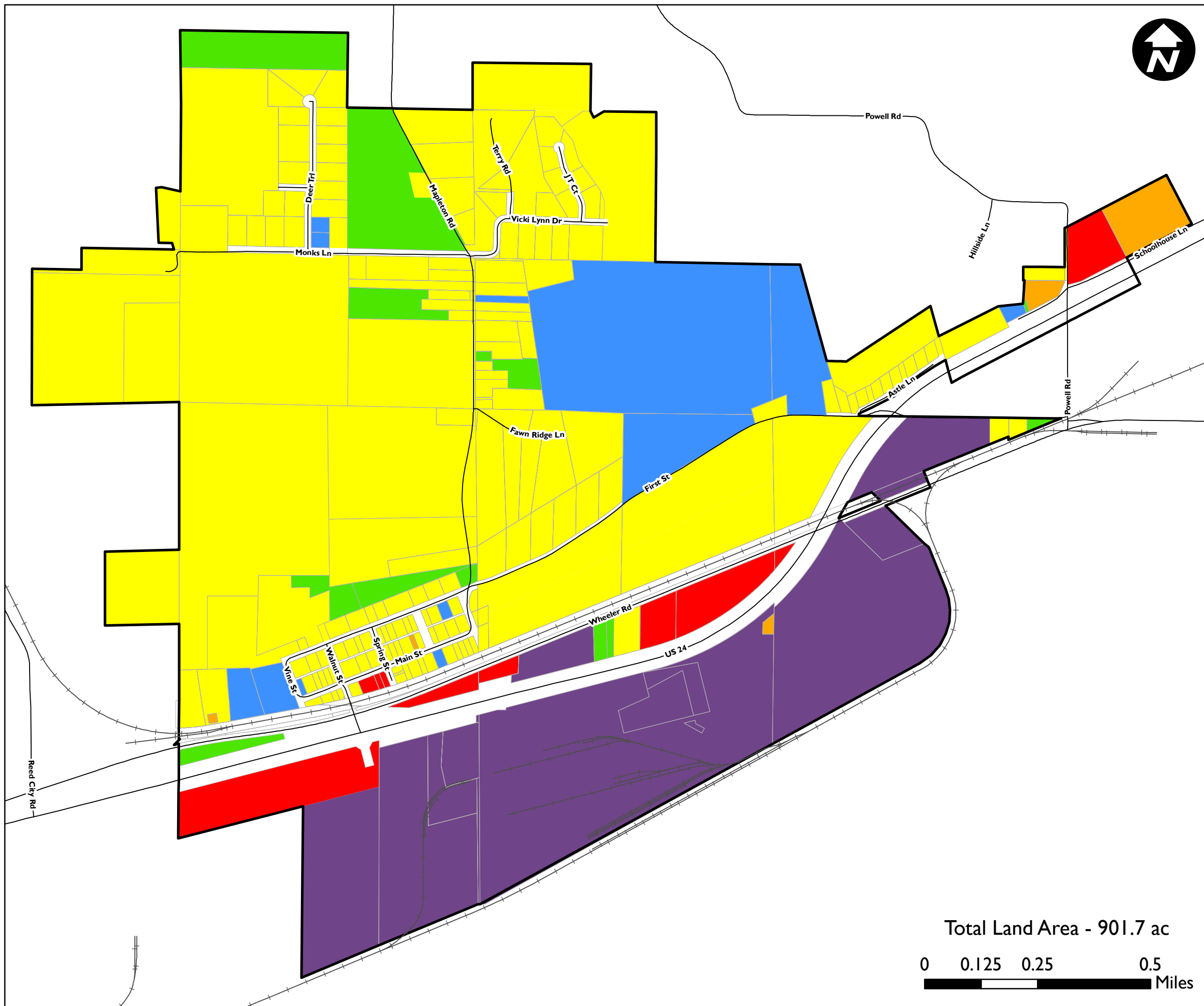
Village Limits
 1.5-Mile Planning Boundary

Village of Mapleton

Existing Land Use

Prepared November 7, 2014

	Residential - 138.4 ac
	Commercial - 11.9 ac
	Industrial - 43.3 ac
	Agriculture/Open Space - 188.5 ac
	Public - 94.7 ac
	Semi-Public/Institutional - 9.1 ac
	Street Centerlines
	Railroads
	Village Limits



Village of Mapleton

Future Land Use

Prepared November 10, 2014

Residential - 512.5 ac

Commercial - 35.6 ac

Industrial - 200.8 ac

Agriculture/Open Space - 48.7 ac


Public - 94.7 ac

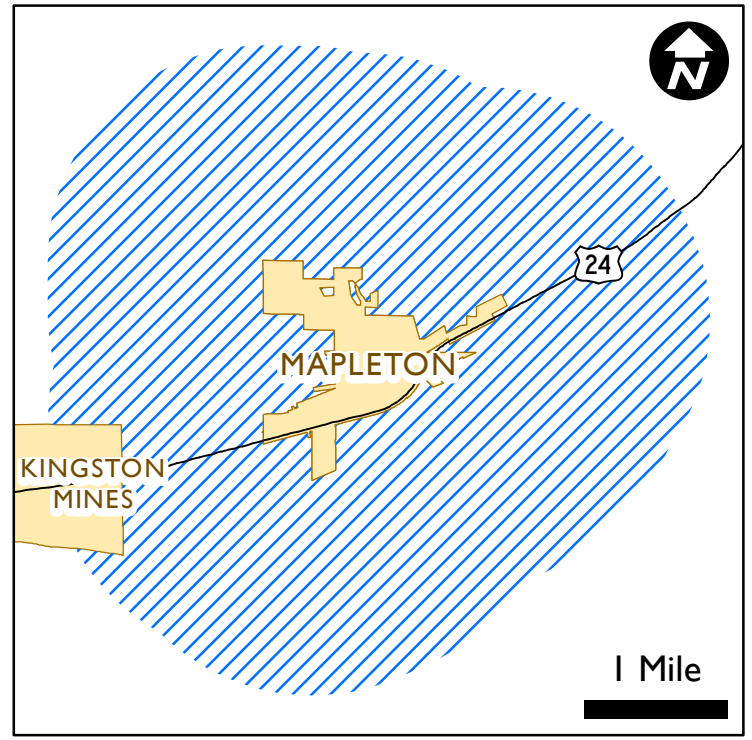
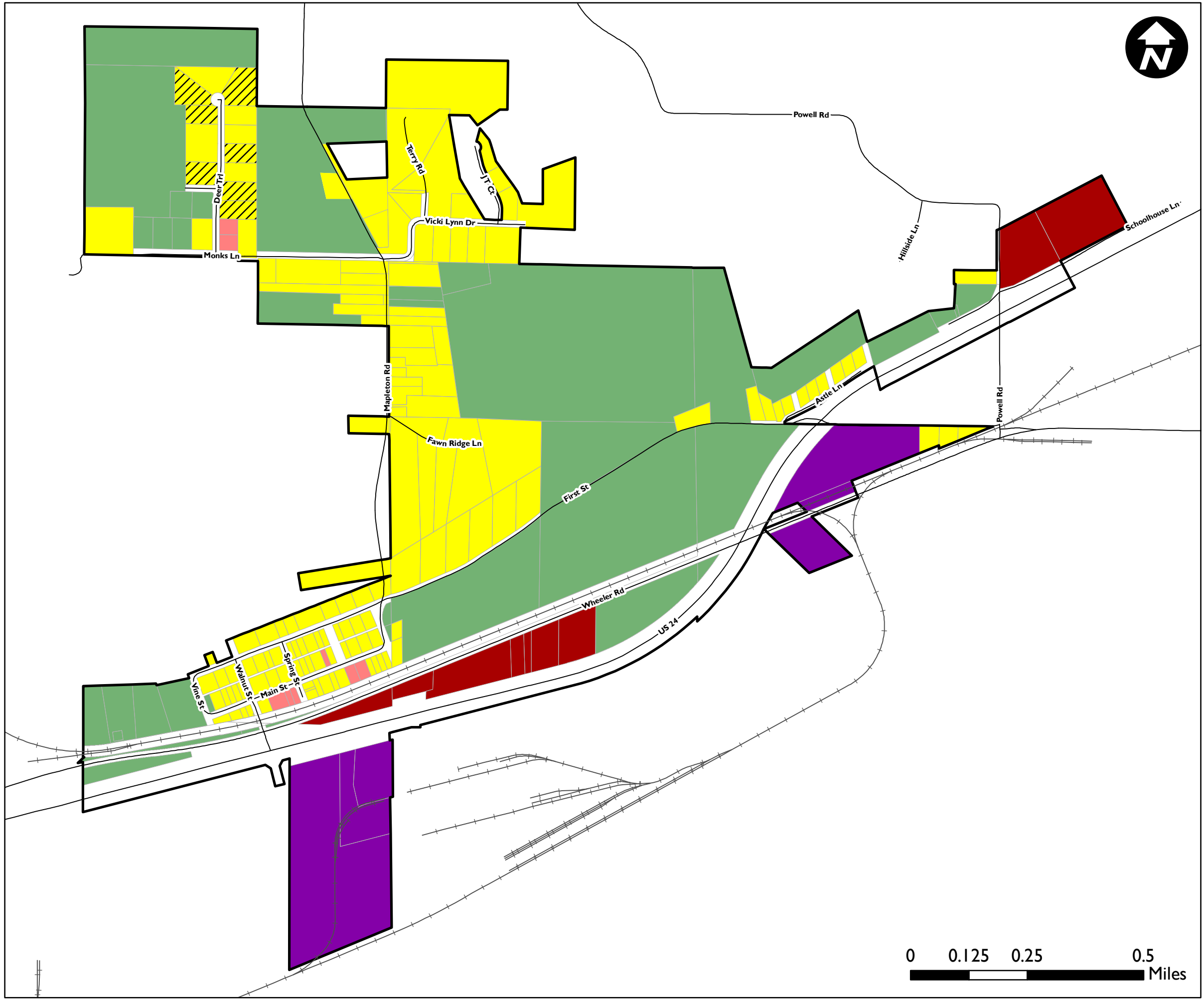
Semi-Public/Institutional - 9.4 ac

— Street Centerlines

— Railroads

⬜ Village Limits (Expected)





Village Limits
 1.5-Mile Planning Boundary

Village of Mapleton Zoning Map

Prepared November 10, 2014

- Agricultural
- Residential R-1
- Residential R-2
- Future R-1 Development
- Commercial C-1
- Commercial C-2
- Industrial I-1
- Industrial I-2

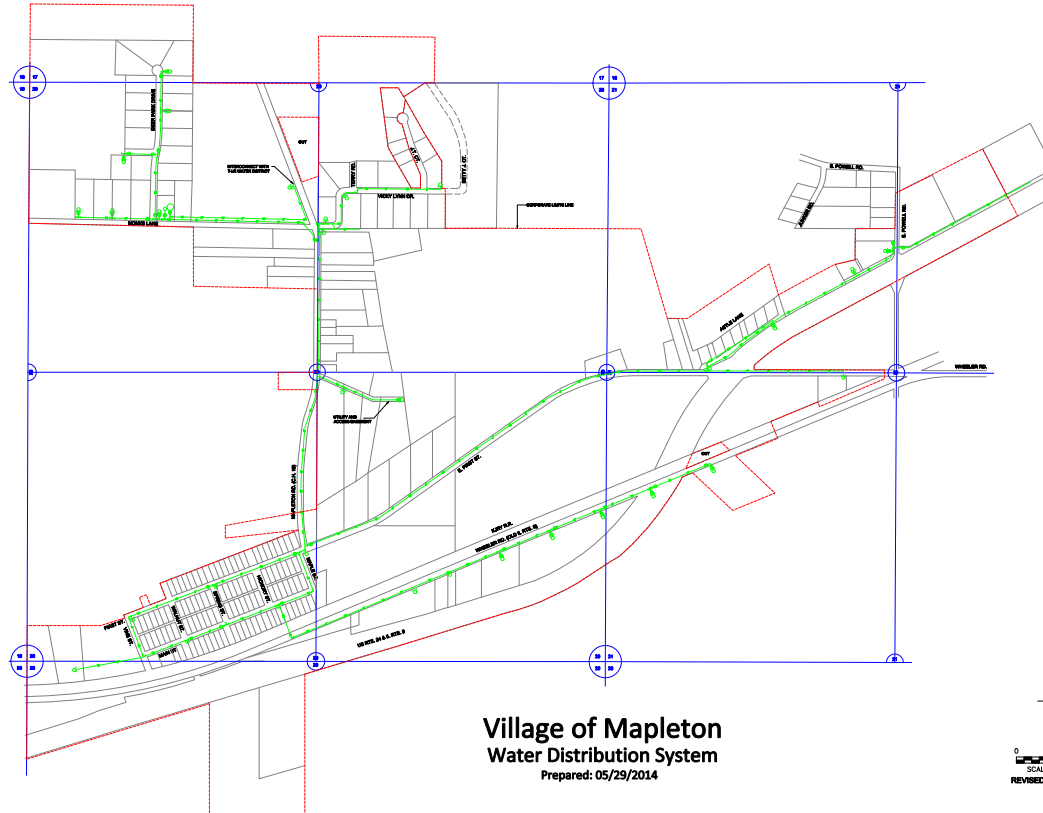
— Street Centerlines

— Railroads

Village Limits

0 0.125 0.25 0.5 Miles





Village of Mapleton
Water Distribution System
Prepared: 05/29/2014

