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Feet

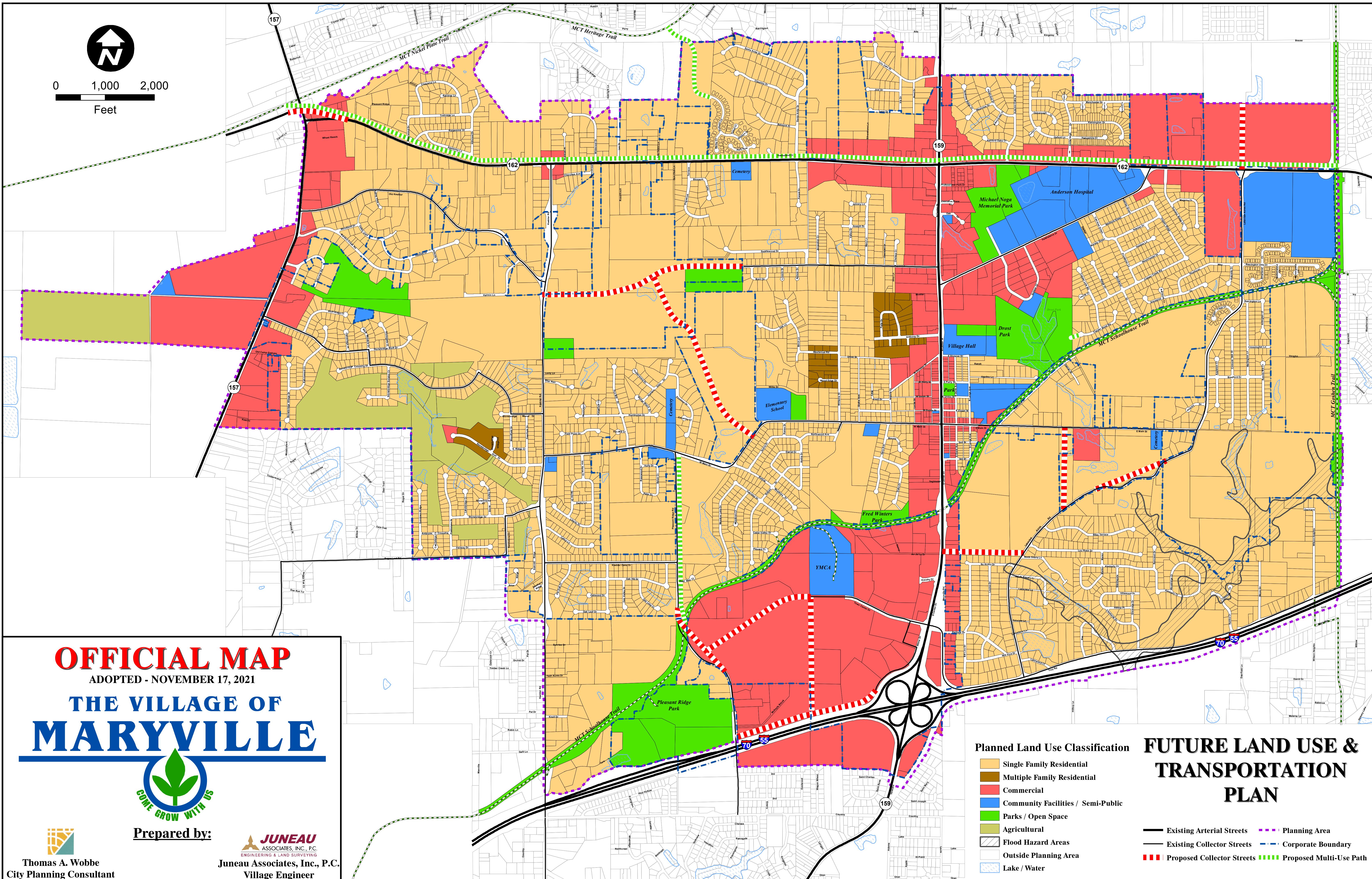
OFFICIAL MAP
ADOPTED - NOVEMBER 17, 2021
THE VILLAGE OF
MARYVILLE



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THE VILLAGE OF MARYVILLE



INTRODUCTION

The Land Use and Transportation Plan Map (see the reverse side of this document) is an "Update" of the Comprehensive Plan prepared by the Village in 2013. The Plan Update is to be used by the Village to provide policy guidance in future land use and transportation decisions.

The Village of Maryville continues to grow at a steady pace. It has an estimated 2020 population of 8,000 residents. The Village's location at Illinois Routes 157, 159 and Interstate 55/70 provide it with a strategic location for both commercial and residential development. It is the responsibility of the Village Board to take advantage of these circumstances and to work assertively toward achieving quality planned development.

The Plan Update is structured on the basis of goals that were defined through the planning process. Existing physical and environmental conditions were examined as well as the location of parks and existing multi-use paths. A review of the present land use and transportation system was analyzed. Based upon a review of these conditions, the recommended Future Land Use and Transportation Plan was developed.

LAND USE

One of the most important elements of municipal planning involves guiding land uses. This document identifies land use recommendations that should be considered when making future Village development decisions. It should also be noted that the proposed land uses closely align with the Village Zoning Ordinance. Changes in the recommended land uses should be made only after careful review by the Village Board. A summary of the major land uses include:

A.) Commercial

- The northwest corner of Route 159 and I-55/70 is set for development as a "Regional" shopping center.
- The Route 159 corridor through the Village is best developed in commercial/service uses.
- Areas along Route 162, mostly east of Route 159, have been identified for commercial/services uses.
- Route 157, on the western edge of the Village, is recommended for development in commercial/services uses.

B.) Residential

- Single-family residential has been identified as the preferred residential use within the Village.
- The Village also encourages a wide range of other residential uses including duplexes, attached residences and multi-family apartments.

C.) Community Facilities/Semi-Public

- Maryville has a variety of Community/Semi-Public land uses located within its boundary. This is the third largest land use category within the Village and includes such uses as Anderson Hospital, Village Hall, the YMCA, local religious institutions and cemeteries.

D.) Agriculture

- Two areas in the western portion of the Village have been classified for "Agricultural" use.
- This land use category limits development to agricultural uses and low density residential development.

St. Louis Metropolitan Area



TRANSPORTATION

The Transportation Plan proposals are directed toward improving access and facilitating the movement of people and goods to their destination. The transportation proposals in this plan also are intended to serve and thus reinforce the land use proposals of this plan. Major proposed street improvements are recommended as follows:

- Extending Bauer Lane west to Keebler Road.
- New street from West Main Street connecting to the extension of Bauer Lane.
- Extending Lakeview Acres Road north of Route 162 toward Bouse Road.
- New street connecting Lakeview Acres Road north to East Main Street.
- Extension of Lou Rosa Lane to Illinois Route 159.
- Extending Town Center Drive west to Pleasant Ridge Road.
- Extension of Wilma Drive west to Pleasant Ridge Road.
- Upgrading Lakeview Acres Road and Pleasant Ridge Road. (eliminating curves and bends).
- Re-alignment of Route 162 at its intersection with Route 157.
- Two new roundabouts, both on Route 162, are proposed for construction. One is located at Keebler Road and the other at Old Troy Road

As land is developed, the Village should require developers to construct the proposed collector streets as identified on the "Official Map."

PARKS AND MULTI-USE PATHS

In the past two decades, the Village responded to the population growth by developing several additional parks and open spaces. Efforts are now being made to make these facilities more accessible to the public by connecting them to the multi-use paths. In order to provide for this accessibility, several future Multi-Use Paths are being proposed.

- A multi-use path along the north side of Route 162 from Route 157 running to the MCT Goshen Trail.
- A path beginning at the intersection of Route 162 and Pelham Lane heading north eventually connecting to the MCT Heritage Trail.
- A path from the end of Copper Bend Road extending into Drost Park.
- A path beginning at the intersection of West Main Street and Pleasant Ridge Road extending south to the MCT Schoolhouse Trail.

The Village needs to coordinate with local granting agencies on ways to develop these multi-use paths.

IMPLEMENTATION

The Village of Maryville should place a high priority on the following recommendations in order to implement the Land Use and Transportation Plan:

A.) Official Map

The Village should adopt, by ordinance, the "Official Map" and utilize it to determine compliance of all new development and subdivision activity. Particular attention should be paid to the proper alignment of proposed streets and the continuation of existing streets.

B.) Zoning

The existing Zoning Ordinance should be reviewed to ensure that it contains up-to-date standards to implement the land use recommendations of this plan.

C.) Utilities and Infrastructure

Develop an ongoing capital improvements program to constantly upgrade sewers, streets, curbs & gutters and sidewalks.

D.) Development Regulations

Review development regulations (subdivision ordinances, sign control, etc.) to ensure that the Village has up-to-date requirements.

ACKNOWLEDGEMENTS

2021 Maryville Comprehensive Plan Committee

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