



Village of Campton Hills Comprehensive Plan

Public Meeting #2 Summary

Held on September 26, 2011



Public Workshop #2 Summary

Village of Campton Hills Comprehensive Plan

September 26, 2011

Meeting Summary

On September 26, 2011, the second public meeting for the Campton Hills Comprehensive Plan update was held at Wasco Elementary School. The purposes of the workshop were to inform the public of the work done to date on the Existing Conditions Report and gather input on a set of nine draft “Village Principles,” or key themes, that should be addressed in the Comprehensive Plan. The Village Principles will guide the development of the recommendations and policies set forth in the Comprehensive Plan.

Several activities were conducted at this workshop to gather input:

- Presentation of Existing Conditions Report & Village Principles – a PowerPoint presentation was given as an overview of the Existing Conditions Report’s major findings as well as the draft Village Principles.
- Keypad polling – Participants responded to survey questions through keypad polling to identify their initial opinions on the Village Principles. Three questions were asked for each of the nine Principles: (1) whether they agreed or disagreed with the statement; (2) the degree to which they agreed or disagreed (ranging from strongly disagree to strongly agree); and (3) how satisfied they were with the wording of the Principle. Results were displayed in real time and are summarized in this document.
- Idea stations – During this open house-style activity, participants were encouraged to further elaborate on the opinions expressed during keypad polling. Nine tables (one for each draft Village Principle) were stationed around the room. Each table had a facilitator (either from a Village Committee or CMAP) and post-it pads for participants to write on related to the following four topics:
 1. Specific ideas, solutions, or concepts to support the draft Principle;
 2. Potential issues that will need community dialogue;
 3. Successful examples of the idea from outside of the community; and
 4. Site-specific locations where that principle could be addressed (located on a paper map).



Draft Village Principles

1. Community Character - The natural, cultural, and historic character of the Village is a special, much-cherished quality that should be maintained over time.
2. Open Space & Natural Resources - A network of interconnected open space, woodlands, and other natural resources are critical elements of the Village's green infrastructure system that provide multiple benefits to Village residents, and should be expanded and managed to support ecosystem health and other benefits.
3. Water Resources - Surface and ground water resources are critical to the Village's quality of life and should be stewarded and sustained over time.
4. Agriculture - High quality agricultural land is irreplaceable and should be preserved, protected, and sustainably managed.
5. Quality Homes & Neighborhoods - Village residents and businesses benefit from homes and neighborhoods that offer a rich quality of life, connection to the land and landscape, safe spaces, and options for individuals and families to live in the Village through all phases of life.
6. Town Center - As the heart of the Village, the town center should reinforce the unique character and personality of the Village and provide a mix of uses, services, and social spaces that benefit the community.
7. Accessibility & Transportation - Village residents of all abilities should be able to drive, walk, or bike safely and conveniently throughout the Village for daily needs and recreation.
8. Fiscal Stability - Fiscal stability and responsibility is a priority, and community-driven decisions about land use, public services, and facilities should support this goal.
9. Managed Change - Positive, community-driven change can result from proactive policies in concert with the community vision and principles.

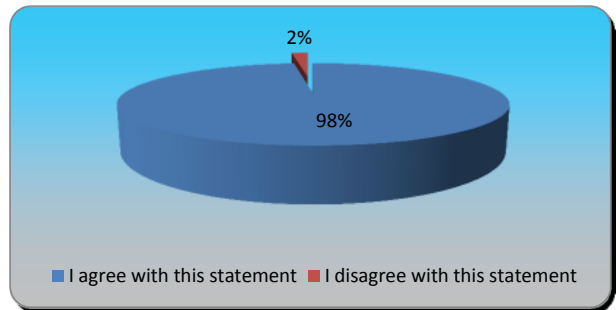
Meeting Results

The following summarizes the results of the keypad polling used to gather feedback about the draft Village Principles. Participants were asked three questions on each of the nine Principles: (1) whether they agreed or disagreed with the statement; (2) the degree to which they agreed or disagreed (ranging from strongly disagree to strongly agree); and (3) how satisfied they were with the wording of the Principle.

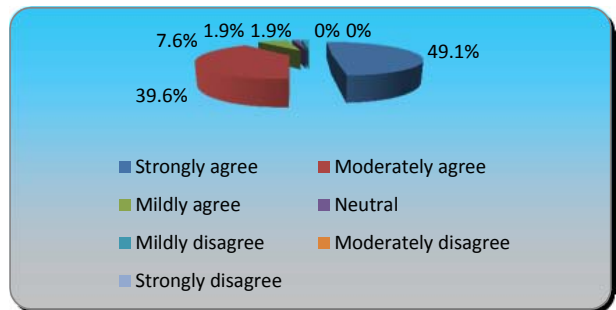
Community Character & Historic Preservation

Draft Village Principle: *The natural, cultural, and historic character of the Village is a special, much-cherished quality that should be maintained over time.*

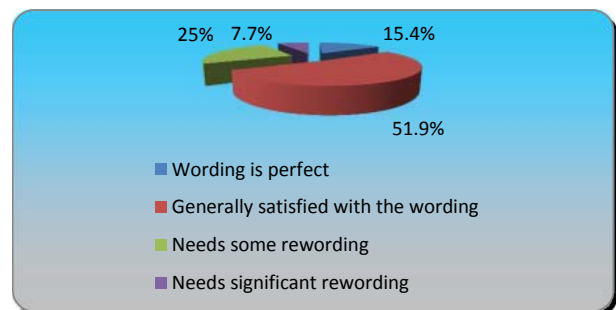
Community character & historic preservation (multiple choice)	Responses	
<i>I agree with this statement</i>	50	98.04%
<i>I disagree with this statement</i>	1	1.96%
Totals	51	100%



Community character & historic preservation (multiple choice)	Responses	
<i>Strongly agree</i>	26	49.06%
<i>Moderately agree</i>	21	39.62%
<i>Mildly agree</i>	4	7.55%
<i>Neutral</i>	1	1.89%
<i>Mildly disagree</i>	1	1.89%
<i>Moderately disagree</i>	0	0%
<i>Strongly disagree</i>	0	0%
Totals	53	100%



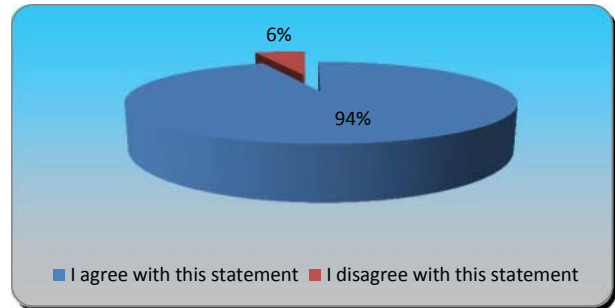
Community character & historic preservation (multiple choice)	Responses	
<i>Wording is perfect</i>	8	15.38%
<i>Generally satisfied with the wording</i>	27	51.92%
<i>Needs some rewording</i>	13	25%
<i>Needs significant rewording</i>	4	7.69%
Totals	52	100%



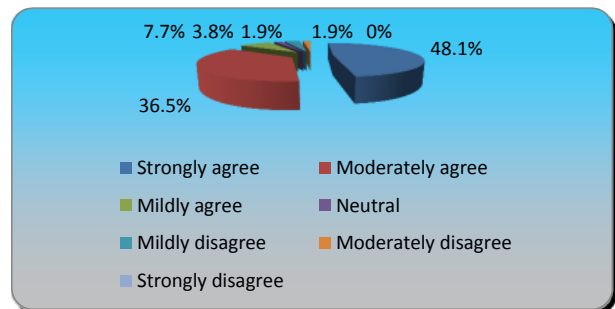
Open Space & Natural Resources

Draft Village Principle: A network of interconnected open space, woodlands, and other natural resources are critical elements of the Village's green infrastructure system that provide multiple benefits to Village residents, and should be expanded and managed to support ecosystem health and other benefits.

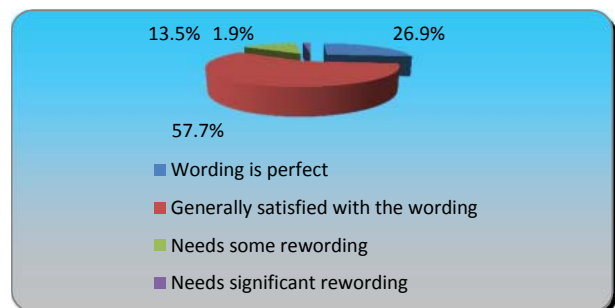
Open space & natural resources (multiple choice)	Responses	
<i>I agree with this statement</i>	47	94%
<i>I disagree with this statement</i>	3	6%
Totals	50	100%



Open space & natural resources (multiple choice)	Responses	
<i>Strongly agree</i>	25	48.08%
<i>Moderately agree</i>	19	36.54%
<i>Mildly agree</i>	4	7.69%
<i>Neutral</i>	1	1.92%
<i>Mildly disagree</i>	2	3.85%
<i>Moderately disagree</i>	1	1.92%
<i>Strongly disagree</i>	0	0%
Totals	52	100%



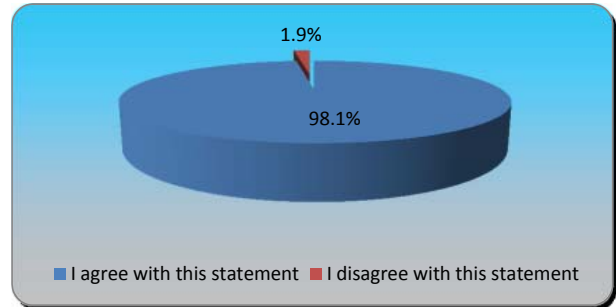
Open space & natural resources (multiple choice)	Responses	
<i>Wording is perfect</i>	14	26.92%
<i>Generally satisfied with the wording</i>	30	57.69%
<i>Needs some rewording</i>	7	13.46%
<i>Needs significant rewording</i>	1	1.92%
Totals	52	100%



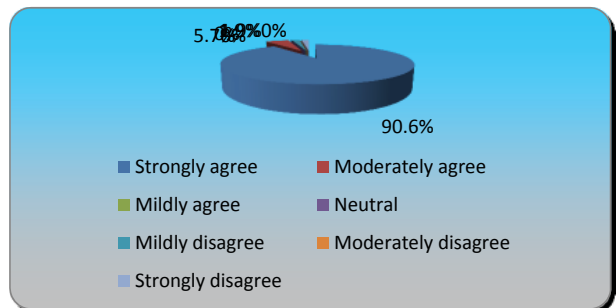
Water Resources

Draft Village Principle: Surface and ground water resources are critical to the Village's quality of life and should be stewarded and sustained over time.

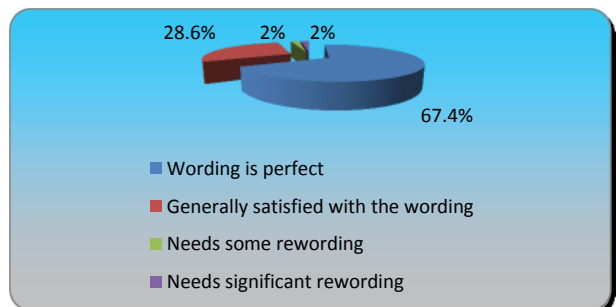
Water resources (multiple choice)	Responses	
<i>I agree with this statement</i>	51	98.08%
<i>I disagree with this statement</i>	1	1.92%
Totals	52	100%



Water resources (multiple choice)	Responses	
<i>Strongly agree</i>	48	90.57%
<i>Moderately agree</i>	3	5.66%
<i>Mildly agree</i>	0	0%
<i>Neutral</i>	0	0%
<i>Mildly disagree</i>	1	1.89%
<i>Moderately disagree</i>	0	0%
<i>Strongly disagree</i>	1	1.89%
Totals	53	100%



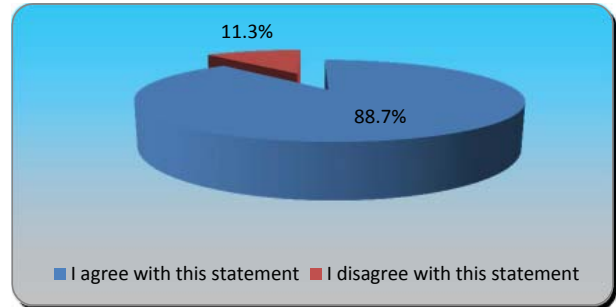
Water resources (multiple choice)	Responses	
<i>Wording is perfect</i>	33	67.35%
<i>Generally satisfied with the wording</i>	14	28.57%
<i>Needs some rewording</i>	1	2.04%
<i>Needs significant rewording</i>	1	2.04%
Totals	49	100%



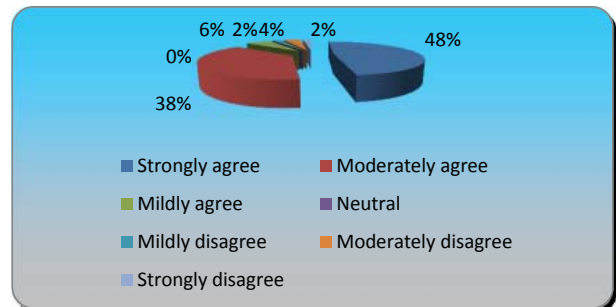
Agriculture

Draft Village Principle: High quality agricultural land is irreplaceable and should be preserved, protected, and sustainably managed.

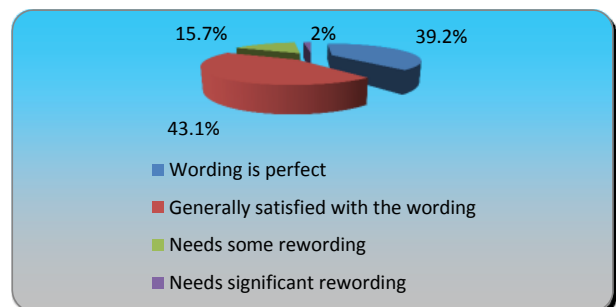
Agriculture (multiple choice)	Responses	
<i>I agree with this statement</i>	47	88.68%
<i>I disagree with this statement</i>	6	11.32%
Totals	53	100%



Agriculture (multiple choice)	Responses	
<i>Strongly agree</i>	24	48%
<i>Moderately agree</i>	19	38%
<i>Mildly agree</i>	3	6%
<i>Neutral</i>	0	0%
<i>Mildly disagree</i>	1	2%
<i>Moderately disagree</i>	2	4%
<i>Strongly disagree</i>	1	2%
Totals	50	100%



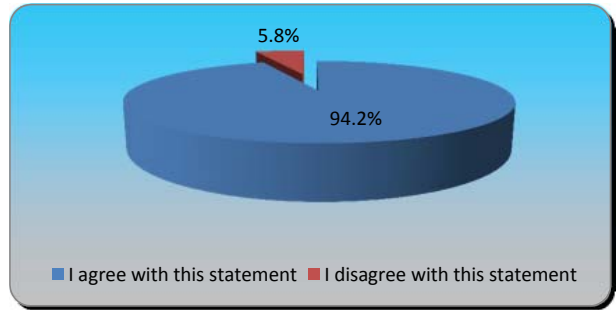
Agriculture (multiple choice)	Responses	
<i>Wording is perfect</i>	20	39.22%
<i>Generally satisfied with the wording</i>	22	43.14%
<i>Needs some rewording</i>	8	15.69%
<i>Needs significant rewording</i>	1	1.96%
Totals	51	100%



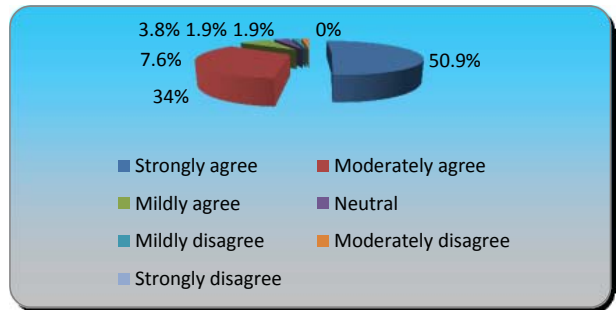
Quality Homes & Neighborhoods

Draft Village Principle: *Village residents and businesses benefit from homes and neighborhoods that offer a rich quality of life, connection to the land and landscape, safe spaces, and options for individuals and families to live in the Village through all phases of life.*

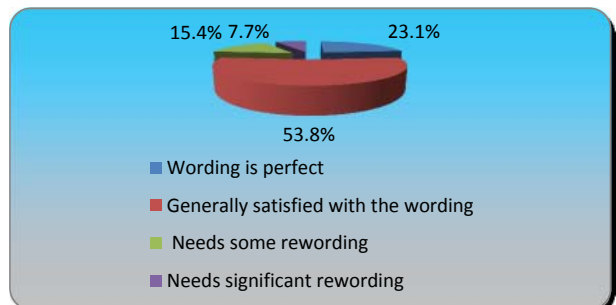
Quality homes & neighborhoods (multiple choice)	Responses	
<i>I agree with this statement</i>	49	94.23%
<i>I disagree with this statement</i>	3	5.77%
Totals	52	100%



Quality homes & neighborhoods (multiple choice)	Responses	
<i>Strongly agree</i>	27	50.94%
<i>Moderately agree</i>	18	33.96%
<i>Mildly agree</i>	4	7.55%
<i>Neutral</i>	2	3.77%
<i>Mildly disagree</i>	1	1.89%
<i>Moderately disagree</i>	1	1.89%
<i>Strongly disagree</i>	0	0%
Totals	53	100%



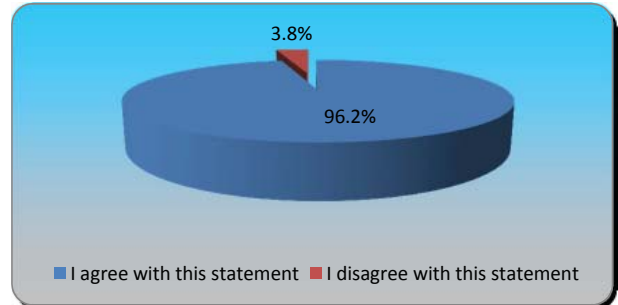
Quality homes & neighborhoods (multiple choice)	Responses	
<i>Wording is perfect</i>	12	23.08%
<i>Generally satisfied with the wording</i>	28	53.85%
<i>Needs some rewording</i>	8	15.38%
<i>Needs significant rewording</i>	4	7.69%
Totals	52	100%



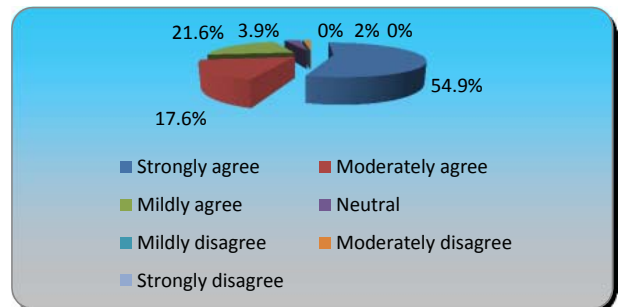
Town Center

Draft Village Principle: *As the heart of the Village, the town center should reinforce the unique character and personality of the Village and provide a mix of uses, services, and social spaces that benefit the community.*

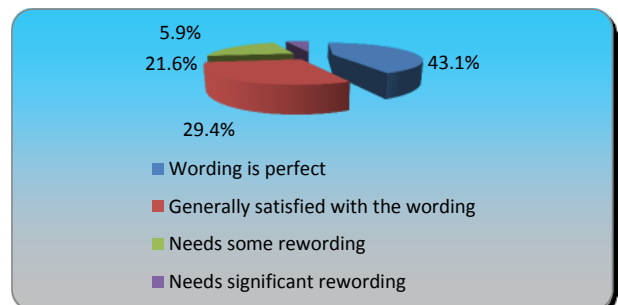
Town center (multiple choice)	Responses	
<i>I agree with this statement</i>	51	96.23%
<i>I disagree with this statement</i>	2	3.77%
Totals	53	100%



Town center (multiple choice)	Responses	
<i>Strongly agree</i>	28	54.90%
<i>Moderately agree</i>	9	17.65%
<i>Mildly agree</i>	11	21.57%
<i>Neutral</i>	2	3.92%
<i>Mildly disagree</i>	0	0%
<i>Moderately disagree</i>	1	1.96%
<i>Strongly disagree</i>	0	0%
Totals	51	100%



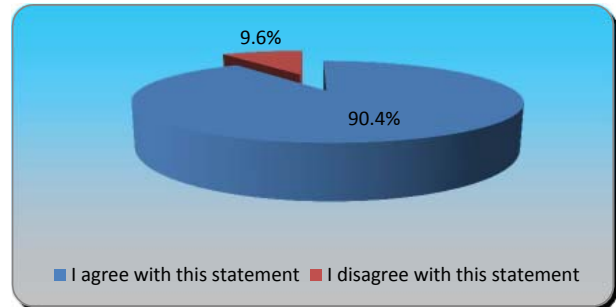
Town center (multiple choice)	Responses	
<i>Wording is perfect</i>	22	43.14%
<i>Generally satisfied with the wording</i>	15	29.41%
<i>Needs some rewording</i>	11	21.57%
<i>Needs significant rewording</i>	3	5.88%
Totals	51	100%



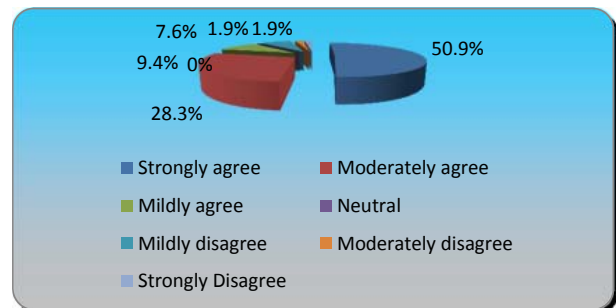
Accessibility & Transportation

Draft Village Principle: *Village residents of all abilities should be able to drive, walk, or bike safely and conveniently throughout the Village for daily needs and recreation.*

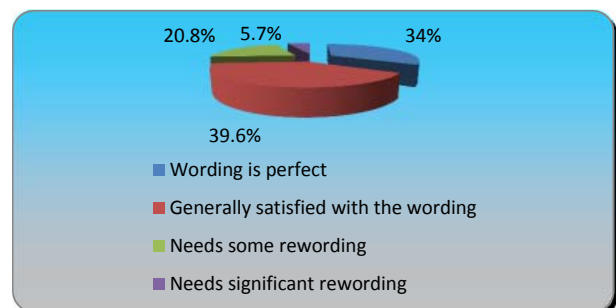
Accessibility & transportation (multiple choice)	Responses	
<i>I agree with this statement</i>	47	90.38%
<i>I disagree with this statement</i>	5	9.62%
Totals	52	100%



Accessibility & transportation (multiple choice)	Responses	
<i>Strongly agree</i>	27	50.94%
<i>Moderately agree</i>	15	28.30%
<i>Mildly agree</i>	5	9.43%
<i>Neutral</i>	0	0%
<i>Mildly disagree</i>	4	7.55%
<i>Moderately disagree</i>	1	1.89%
<i>Strongly Disagree</i>	1	1.89%
Totals	53	100%



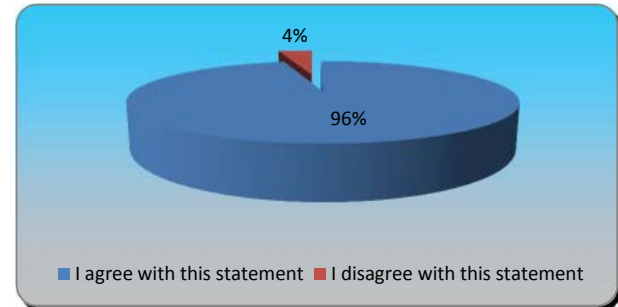
Accessibility & transportation (multiple choice)	Responses	
<i>Wording is perfect</i>	18	33.96%
<i>Generally satisfied with the wording</i>	21	39.62%
<i>Needs some rewording</i>	11	20.75%
<i>Needs significant rewording</i>	3	5.66%
Totals	53	100%



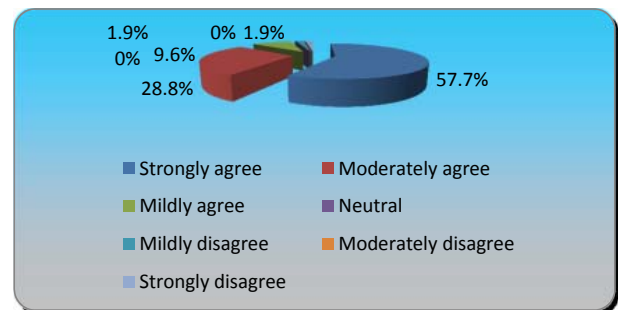
Fiscal Stability

Draft Village Principle: Fiscal stability and responsibility is a priority, and community-driven decisions about land use, public services, and facilities should support this goal.

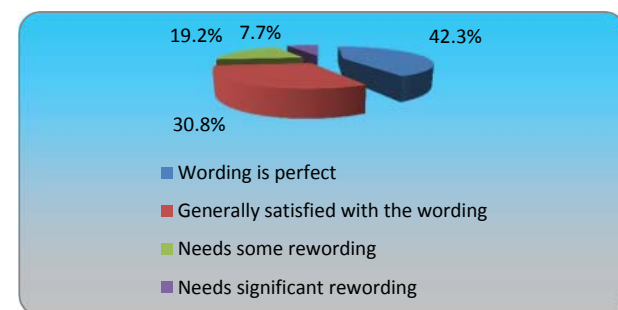
Fiscal stability (multiple choice)	Responses	
<i>I agree with this statement</i>	48	96%
<i>I disagree with this statement</i>	2	4%
Totals	50	100%



Fiscal stability (multiple choice)	Responses	
<i>Strongly agree</i>	30	57.69%
<i>Moderately agree</i>	15	28.85%
<i>Mildly agree</i>	5	9.62%
<i>Neutral</i>	0	0%
<i>Mildly disagree</i>	1	1.92%
<i>Moderately disagree</i>	0	0%
<i>Strongly disagree</i>	1	1.92%
Totals	52	100%



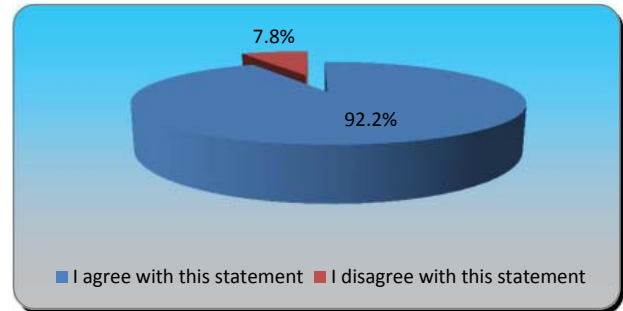
Fiscal stability (multiple choice)	Responses	
<i>Wording is perfect</i>	22	42.31%
<i>Generally satisfied with the wording</i>	16	30.77%
<i>Needs some rewording</i>	10	19.23%
<i>Needs significant rewording</i>	4	7.69%
Totals	52	100%



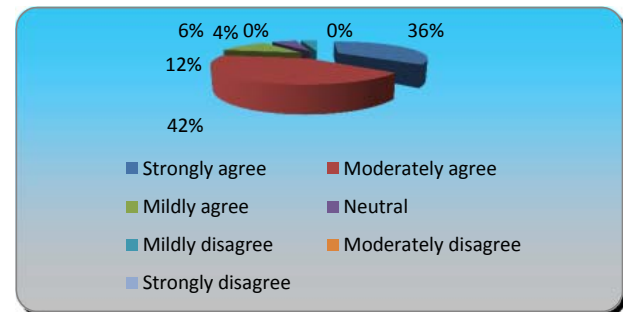
Managed Change

Draft Village Principle: *Positive, community-driven change can result from proactive policies in concert with the community vision and principles.*

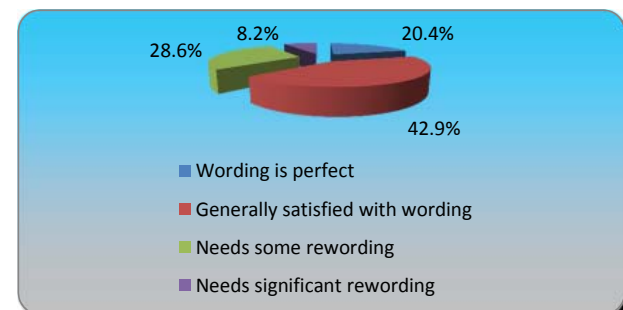
Managed change (multiple choice)	Responses	
<i>I agree with this statement</i>	47	92.16%
<i>I disagree with this statement</i>	4	7.84%
Totals	51	100%



Managed change (multiple choice)	Responses	
<i>Strongly agree</i>	18	36%
<i>Moderately agree</i>	21	42%
<i>Mildly agree</i>	6	12%
<i>Neutral</i>	3	6%
<i>Mildly disagree</i>	2	4%
<i>Moderately disagree</i>	0	0%
<i>Strongly disagree</i>	0	0%
Totals	50	100%



Managed change (multiple choice)	Responses	
<i>Wording is perfect</i>	10	20.41%
<i>Generally satisfied with wording</i>	21	42.86%
<i>Needs some rewording</i>	14	28.57%
<i>Needs significant rewording</i>	4	8.16%
Totals	49	100%



Presentation Slides

The following information was presented during a PowerPoint at the public meeting.



Comprehensive Plan Update
Community Meeting
September 26, 2011



tonight's agenda

- Welcome and introductions (10 min)
- Where we are (15 min)
- What we heard / Village Principles (20 min)
- Idea stations (60 min)
- Next steps (10 min)



welcome and introductions

Partners

- Village of Campton Hills
- Chicago Metropolitan Agency for Planning
- Chicago Wilderness Sustainable Watershed Action Team (SWAT), Conservation Design Forum, Environmental Planning Solutions, Grand Victoria Foundation
- Teska Associates, Small Cities Grant Program (Kane County)



goals for tonight

- Summarize What we Know (Existing Conditions)
- Review Village Principles
- Gather specific ideas for the Comprehensive Plan that support or help to implement the Village Principles



the comprehensive plan...

- A vision of the future of the Village for 2025
- A policy document establishing the values and priorities of the people of Campton Hills
- Guides land use and other decisions of elected and appointed leadership
- Addresses land use, housing, transportation, natural resources, and community development
- Opportunity for Village residents to participate in the creation of the future of the Village



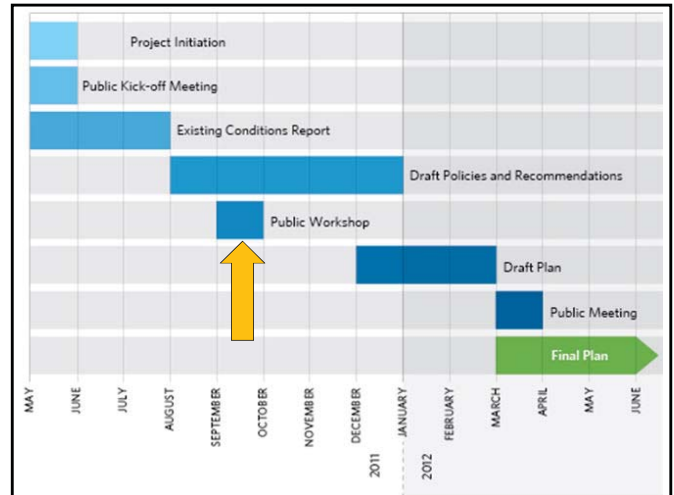
organization

- Steering Committee (Planning Commission)
- Subcommittees
 - Land Use / Zoning
 - Transportation and Infrastructure
 - Community Services, Facilities & Amenities
 - Housing
 - Water Resources
 - Natural Resources and Green Infrastructure
 - Agriculture
 - Historic Preservation & Community Character
 - Economic Development



process and schedule

- Step 1: Where are we?
- Step 2: Where do we want to go?
- Step 3: How do we get there?
- Step 4: Produce the plan



process and schedule

- Next public meetings
 - Village Center Workshop, October 13, 2011
 - Comp Plan and Village Center Workshop, November 2011 (date TBA)
- Draft plan: spring 2012



summary of existing conditions



demographic and economic data

	Campton Hills	Region
Population	11,131	--
Households	3,492	--
Persons per household	3.19	2.84
Race	93% White; 4% Hispanic; 2% Asian; 0.5% Black	53% White; 21% Hispanic; 6% Asian; 18% Black
Median Income	\$136,500	\$68,300 (Kane County)
Educational Attainment	50% hold college degree or higher	35% hold college degree or higher
Jobs & unemployment	~ 800 jobs; 4.7% unemployment	--



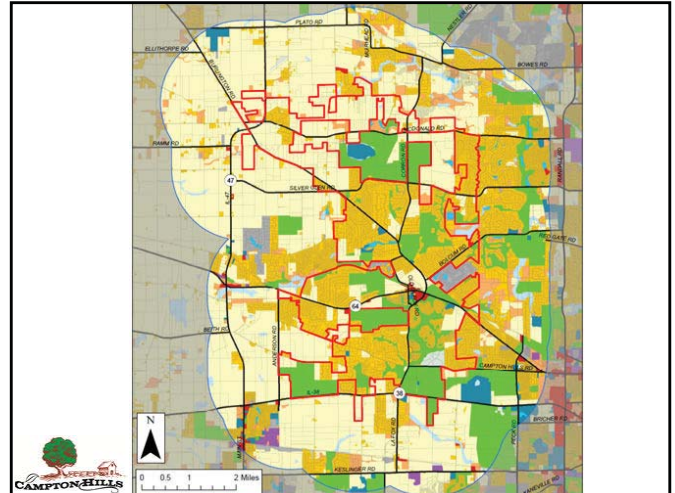
issue prioritization – workshop #1

Issue Category	Priority 1	Priority 2	Priority 3
Land Use & Zoning	Open space and parks	Lot size and density	Commercial and retail development
Transportation and Infrastructure	Pedestrian and bike trails, lanes, and sidewalks	Traffic, congestion, and traffic patterns	Road maintenance and improvements
Community Services, Facilities, and Amenities	Emergency services, response, and warnings	Dark sky policies	Schools and education
Housing	Diversity in housing choice	Opportunities to live in smaller homes	Rental properties
Water Resources	Source / potable water	Groundwater recharge areas	Water resources (streams, lakes, wetlands)
Natural Resources and Green Infrastructure	Green infrastructure (open space, parks, forests)	Habitat, biodiversity, and wildlife	Green/sustainable development practices
Agriculture	Agricultural and rural character	Farm preservation	Preservation of prime farmland and prime soils
Historic Preservation and Community Character	Rural character and small town feel	Clean, quiet, peaceful, secluded feel of neighborhoods	Scenic views and vistas
Economic Development	Wasco commercial area, downtown, and main street	Route 47 corridor	Locally owned businesses
Other Issues	Property values	Municipal fiscal issues and tax base	Quality of life

Land use

- Primarily open space (23%), agriculture (30%), and estate (1+ acre lot size) single family residential (46%)
- 233 accessible acres of open space per capita (regional average of 28)

Land Use Category	# of Acres	% of Total Acreage
Agricultural/Rural Residential	3,960	29.7%
Commercial	53	0.5%
Institutional	58	0.6%
Open Space	2,238	22.5%
Residential	4,566	45.8%
Utility/Communications	91	0.9%
Total	9,966	100%



Housing

- Most residential lots are 1-4 acres
- 98% single family homes; 98% owner occupied
- 75% of homes have 4+ bedrooms
- 70% built after 1980
- Home value: \$300,000 - \$500,000 (40%); \$500,000 - \$1m (45%)
- Low residential vacancy (3%)



Economic development

- Limited economic development activity
- 287,000 ft² commercial space (64% office, 32% retail, 4% industrial)
- Vacancy: 23% office, 17% retail
- Limited goods and services provided in the community
- Wasco and the Town Center are being studied
- Agricultural character, open space, preserved farms, and recreation opportunities may be economic assets



Transportation

- Traffic can be heavy along Rt 64 and Rt 38
- Transit not heavily used; La Fox is nearest Metra
- I-88 and I-90 are 10+ miles away
- Bus Rapid Transit being considered for Randall Road
- Community not considered bicycle or ped friendly, however, road cyclists come to ride 'the hills'
- Great Western Trail is significant trail asset



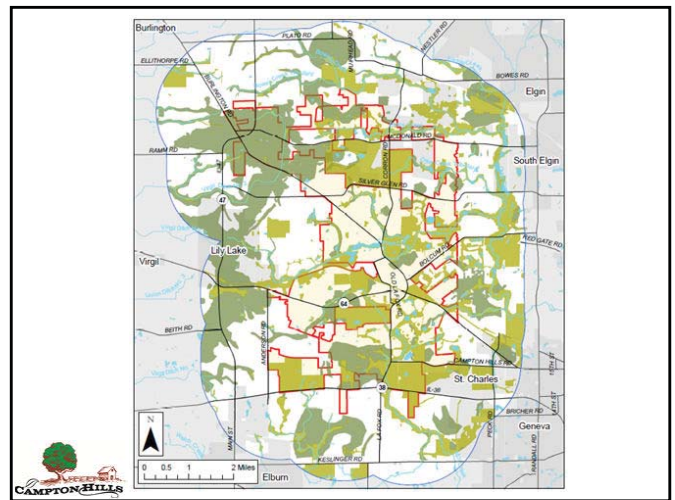
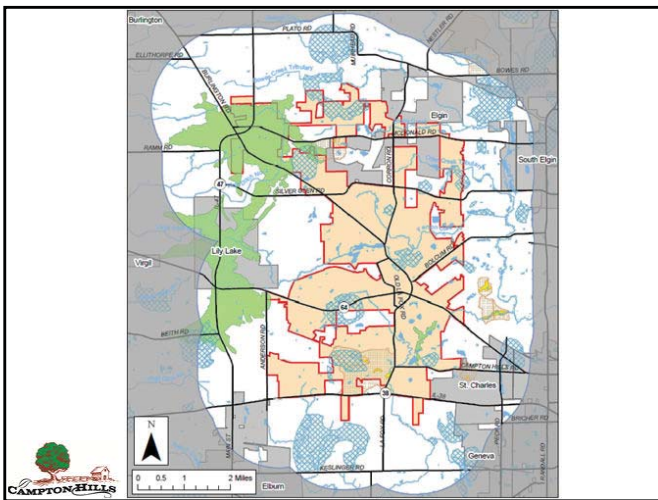
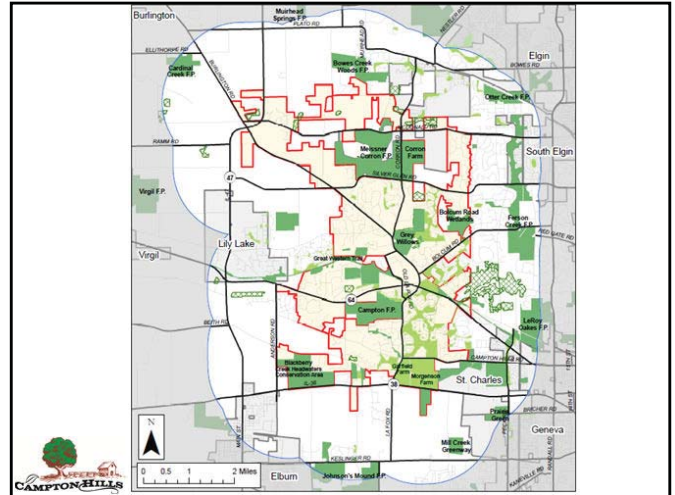
Infrastructure

- Services are provide by various entities; Police provided by the Village
- Primarily well and septic, except for Fox Mill and Wasco Town Center served by Wasco Sanitary District
- Dark sky policies are a priority



Water, natural resources, & green infrastructure

- 1920 acres of public open space (350 new KCFPD acres); 1161 acres of 'private' open space
- Moderate to good quality natural resources including woodlands, fens, streams, wetlands, T&E species
- Groundwater, recharge areas, and sensitive aquifers are primary concern of residents
- Possible stream impairment due to fecal coliform
- Adoption of Green Infrastructure Plan



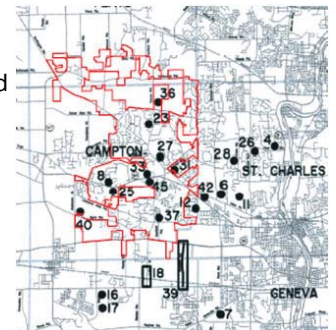
Agriculture

- 3,260 acres of land in the Village is in agricultural use, most of which is Prime Farmland
- Agriculture is valued as a land use, natural resource, cultural and historic asset, scenic asset, and economic enterprise



Historic preservation & community character

- Community character is highly valued
- Significant protected and unprotected historic resources exist



Village Principles



Village Principles – what are they?

- **Foundational statements** upon which community goals and objectives are based
- Village Principles reflect the community's **values and priorities** as expressed through the planning process
- Village Principles provide a constant touch point to keep discussion and consideration of various detailed and tactics **grounded in what the community feels is most important**



How were the Principles developed?

Existing Conditions assessment
+
Surveys and Interviews
+
Input from Public Workshop #1
=
Village Principles



Village of Campton Hills DRAFT Village Principles

1. **Community character & historic preservation**
2. **Open space and natural resources**
3. **Water resources**
4. **Agriculture**
5. **Quality homes and neighborhoods**
6. **Town Center**
7. **Accessibility and transportation**
8. **Fiscal stability**
9. **Managed change**



**Keypad polling on the Principles occurred at this point during the presentation; results are summarized in the Keypad Polling Results section.

idea stations

- Nine idea stations
- Provide input at any of the stations (try to visit five) in 60 minutes
- Write on the big sheets, draw on the map, use dots, record your thoughts
- Please be clear! If you place a dot, add notes that explain it



tell us...

- specific ideas, solutions, concepts in support of that particular principle
- site-specific locations where that principle could be addressed (e.g., Wasco, agricultural area in NW of Village, key intersections along Rt47, etc.)
- potential issues that will need community dialogue (e.g., lot size and density)
- successful examples from other communities



Ground rules for participating...

1. Respect and honor each other
2. Everyone has an opportunity to participate
3. Wait your turn
4. Keep it positive
5. Keep it brief
6. Refrain from personal attacks or arguments
7. Don't leave until we have come back together



next steps

- Topic committees will continue to meet to refine goals, objectives, and policies for the plan
- Next public meetings on October 13, and another one in November
- Stay up to date on the Village website & provide your email address if you would like to stay informed

- PLEASE fill out your evaluation form
- PLEASE leave your keypads on your table



Thank you for coming!





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The Chicago Metropolitan Agency for Planning (CMAP) is the region's official comprehensive planning organization. Its GO TO 2040 planning campaign is helping the region's seven counties and 284 communities to implement strategies that address transportation, housing, economic development, open space, the environment, and other quality of life issues. See www.cmap.illinois.gov for more information.

