

OFFICIAL COMPREHENSIVE PLAN FOR VILLAGE OF CAMPTON HILLS

I. INTRODUCTION

It is the Village's intent that this plan serve as the starting point of its Official Comprehensive Plan. The Official Comprehensive Plan is a living document, which will serve the Village into the future and is intended to be flexible, not static. The Official Comprehensive Plan is a tool to guide the Plan Commission and the Village Board in making land use decisions.

A major purpose for incorporating the Village was to prevent encroachment into areas proximate to high quality neighborhoods of large lots, by other municipalities with zoning, land uses, and densities which are not compatible with this unique area. In choosing incorporation, residents expressed their desire to protect property values, a way of life, and schools from the many unfavorable issues and impacts which arise from higher densities. The community recognizes the County cannot protect against annexation and rezoning by other municipalities.

The development of this Official Comprehensive Plan has drawn heavily from the Campton Township Comprehensive Land Use Plan and the Village wishes to acknowledge the efforts of Campton Township in developing its plan which is believed to represent the desire of the residents of this area.

II. KANE COUNTY 2030 PLAN

The Plan Commission believes the County's 2030 plan is fundamentally sound. However, as a county-wide plan, the 2030 Plan is necessarily addressed to county-wide issues and does not address all the specific needs for planning within and around the Village of Campton Hills. The 2030 Plan does specifically target the creation of a strong working relationship between the County and municipalities. The Village considers this Official Comprehensive Plan, while not identical, compatible with the County's 2030 Plan. Both share the desire to preserve open space, encourage historical and farm preservation, promote biodiversity and protect our precious land and water resources

In light of the foregoing, the County's 2030 Plan shall serve as a guiding document upon which this Official Comprehensive Plan is based. This Plan sets forth below, those areas where the Plan Commission has concluded the County 2030 Plan is either inadequate, at odds with the best interests of the Village, or merits affirmation.

This Official Comprehensive Plan is intended to supplement the County's 2030 Plan, which is otherwise adopted as the Official Comprehensive Plan of the Village of Campton Hills, to the extent applicable to the Village and its planning area.

The Village reserves the right to amend and revise this Plan as it deems appropriate, including following a revision or amendment to the County's 2030 Plan or any land use plan adopted by the County as a replacement for the 2030 Plan.

Throughout this document references to the Village implicitly refers to the Village of Campton Hills and its planning area. Similarly references to this Plan or the Comprehensive Plan are meant to refer to the Official Comprehensive Plan of the Village of Campton Hills.

III. ORGANIZATION

This Plan consists of four sections - **Objectives and Goals; Policies; Land Use Definitions** and **Official Comprehensive Planning Map**. These are followed by a Conclusions section which indicate the Village intends to further this plan and already has several areas in mind on which to focus.

In the **Objectives and Goals** section, the Plan Commission seeks to set forth its vision for the future of the Village. The Objectives and Goals form the basis for the **Policies**, which are intended to carry out the Objectives and Goals of the Plan. The **Land Use Definitions** and the **Official Comprehensive Planning Map** set forth a land use plan for planning decisions in light of the foregoing.

IV. OBJECTIVES AND GOALS

The overall goal of this plan is to guide the development of land within the Village and its planning area consistent with the land use map. Development in a manner which is less intensive than those permitted or recommended under this Plan, are to be encouraged.

Maintain the rural trend and character of the Village of Campton Hills

The Village offers a unique environment in the Chicago metropolitan area. With larger lot sizes combined with vast open spaces and a semi-rural environment, the Village is an exception to the substantial suburban sprawl around or approaching the Village. The Village provides a significant alternative to the faceless subdivisions too numerous to count, which have grown in all directions from Chicago. Residents of the Village cite large lot sizes and the area's rural feel as reasons they have decided to raise their families here, along with residents whose families have resided here for generations. Instead of being an area where farmland is replaced by mass produced subdivisions, the Village intends to retain its rural atmosphere while providing a sense of community and extensive recreational opportunities. Maintaining open space, green space, large lot sizes and the natural attributes of the land, including geographic contours, native trees, plants and wildlife must weigh heavily in planning decisions.

Link development to potable water availability and to soil compatibility, utilizing centralized utilities where appropriate.

Protection and ability to sustain water resources is vital to the welfare of the citizens of the Village and surrounding areas. Because of that, the Village considers it imperative planning and land use decisions consider and address impact of development on water and land resources. The Village should require the use of scientific tools and methods to evaluate the affect of specific developments on water resources.

Preserve the quality of life above financial profit.

The Plan Commission recognizes the Village has become a desirable area for potential new residents and, in turn, for developers. The ability of a businessperson to turn a profit from the development and sale of real property should not be a factor considered by the Plan Commission. Preserving the quality of life in the Village and maintaining a balanced and consistent pattern of land use, shall take precedence over such concerns in Plan Commission's decisions.

Support the efforts of local school districts for quality education while keeping the tax burden manageable though managed growth.

The Village acknowledges the desirability of high quality schools. As the area continues to grow, the school districts face tremendous pressure to accommodate new families. Educational concerns and the inability of the schools to handle a continuing influx of students must therefore be a paramount concern in any development and land use decision.

Preserve the unique rural trend and character of residential and commercial areas.

It is the vision of the Village that it will retain its present semi-rural character as a legacy to our children, future residents and visitors. Visitors should be left with an impression of a small town with significant natural and historical landmarks, ample green space, preserved natural features, and ubiquitous native plants and wildlife. Each area of the Village should have a unique character, with the impression of the whole being significantly distinct from that of the municipalities and communities, which surround it. Residents should be able to take pride in the appearance and character of our community, of the quality education our children receive, and of the recreational and other opportunities we are afforded.

Guard and enhance our natural features while maintaining aesthetic diversity in our community.

Inherent in the Village are the universal goals of safe neighborhoods, maximization of private and public open space, preservation of the natural features of the land, and freedom from environmental and public health hazards. Each of these factors should be taken into consideration in the development of the Village.

From the design and aesthetic perspective, the Village is desirable because of the aesthetic diversity of building styles. Developments should be designed with such continued diversity in mind. Developers should be encouraged to incorporate a range of complimentary building styles and avoid repetitive designs. Tract-like housing should be strictly avoided. In a similar vein, each project should be constructed to take advantage of natural vistas and other features of the land, and incorporate interesting, attractive design elements. Such elements extend beyond merely the buildings constructed, and include streetscapes, greenways, waterways and other such features. Repetitiveness should be avoided at all costs.

In addition, the Village considers it important to encourage and further use of native vegetation and native materials in design and landscaping.

Preserve Wasco's traditional rural character

At the center of the Village lies Wasco, a former traditional rural hamlet, with a collection of residences, restaurants, retail establishments, post office, an elementary school, church, baseball fields, and business. All efforts must be made to preserve and capitalize on this asset with a goal of maintaining the rural charm while improving the hamlet as the Village center. Wasco already hosts a small concentration of business and light industrial developments, and appropriate development should take place within Wasco that can best serve the Village.

Impact Fees

The Village recognizes that development affects the quality of life of its residents. Where development of residential housing occurs, the fiscal impact of development should be fiscally neutral for the school districts, to public safety, to parks, to transportation, and to other community services. Where that development is commercial or industrial, the positive impact to the community must more than offset the costs of services.

V. POLICIES

Density

This Village should require the utilization and reference to net density¹ calculations in all areas.

As regards commercial development, When both residential and commercial uses are proposed in any single project under this Land Use Plan every 3500 square feet of commercial development within such a project is equivalent to one dwelling unit for the purpose of density calculations.

Transitional densities can be used between differing land use categories to enhance the blending of land uses.

Open Space

The Village is appreciative of the Township's valuable contribution of the Township's Open Space Plan² to preserve the semi-rural character and open space the area. The Village encourages the continuance of the Township's Open Space Program.

¹ To illustrate net density versus gross density, consider gross density would permit the construction of 100 homes on 50 acres of a 100 acre subdivision by clustering and locating 2 homes on each acre and less, with the remaining acreage used for other purposes such as roadways, open space, parks, or spray fields. Net density would only permit a maximum of one home per acre, regardless of the number of acres in the overall project or the extent to which land is deemed unbuildable. Under the net density formula if only 50 acres are buildable in a 100 acre subdivision, then only 50 homes would be permitted.

² In July of 2000, pursuant to 60 ILCS 1/115-5 et seq., Campton Township, with the help of its Open Space Committee, adopted an Open Space Plan. On April 4, 2001, the Township voters approved the Plan, authorizing an \$18 million program for the acquisition and preservation of open space within the Township. With the passing of a second Open Space referendum in April 2005, the total commitment from Township residents reached \$47 million. The Township's Open Space program can be found on the Township's website at www.camptontownship.com.

The following shall be the policies of the Village with respect to Open Space:

- Encourage and work with the County, Townships and the County Forest Preserve District, to identify, acquire and maintain open space for both passive and active recreational uses.
- Encourage private developments to designate portions of any project for public and private open space.
- Encourage the establishment of greenways for passive (e.g. along water courses and wild life habitation areas) and active (e.g. bicycle and pedestrian paths) recreational, and natural purposes throughout the Village, connecting various developments and areas of the Township in a continuous belt.
- Encourage the placement of land into conservation easements, open space preservation trusts, farmland protection program and other similar measures to ensure the continued, long-term preservation of the land as open space or farmland.

Agricultural/Agribusiness

The Village is blessed with some of the most fertile soil in the country. This asset must be preserved as it is among the paramount uses of this rich soil and essential to the maintenance of the semi-rural atmosphere.

The following are the policies of the Village with respect to Agriculture and Agribusiness:

- Encourage maintenance of existing agricultural uses and agribusiness, provided such uses are not offensive to existing residential uses.
- Encourage the development of agricultural retail and wholesale rural-type businesses in those areas designated for agricultural uses (e.g. farm stands, co-ops, flower and vegetable outlets, nurseries, orchards, lawn and garden stores, etc.).
- Encourage the placement of land into agriculture conservation and rural preservation trusts and other similar measures to ensure the continued, long-term use of the land for agricultural purposes.
- Protect existing residential areas from establishment of new agricultural uses where such uses will result in offensive odors, inhumane conditions to livestock and other farm animals, inadequate pasture or grazing space, or other conditions which are either unhealthy to humans or animals or inconsistent with prevailing adjacent land uses.

Transportation

The Village recognizes that a broad range of transportation options is necessary to enable residents and visitors to easily and safely move within the Village and to connect to area roads, paths and trails. Plans for development will address the most appropriate infrastructure necessary to enhance the connection and the accessibility within and without the Village.

VI. LAND USE DEFINITIONS

The land use definitions contained in the Kane County 2030 Plan are used for this Plan.

VII. OFFICIAL COMPREHENSIVE PLAN MAP

That portion of the Kane County 2030 Land Use Map depicting property within the Village of Campton Hills and the contiguous unincorporated area within one and one half miles of the corporate limits of the Village shall be Official Comprehensive Plan Map of the Village of Campton Hills, except as modified by the text of this Official Comprehensive Plan of the Village.

VIII. CONCLUSIONS

There are many challenges facing the Village and how it plans for the future. The Village will need to manage the pressures of growth and development verses the community's desire for open space and a rural setting, and preserving natural habitat.

The Plan Commission recognizes this plan is the start, not the end of an important process in the development and growth of the Village. Among the key areas that the Commission will address in the future are:

- The Illinois Route 47 corridor.
- The historic Wasco area and surrounds.
- Water recharge areas and water supply.