

Report on the Distribution of Existing Land Use Within the Proposed Village of Campton Hills

C. Cappell, last updated Apr. 11, 2007

Prepared for the Committee to Incorporate the Village of Campton Hills.

This report describes the existing land use found within Campton Township, within the proposed Village of Campton Hills (VCH), and for an area that is both within the proposed village and the St. Charles School District, D303.

This analysis can help one understand the potential for future development and the threat of premature conversion of agricultural use to residential, commercial, or industrial uses. Much of the debate about managing growth focuses on the costs of development that are born by the affected school districts. Thus, this analysis helps to quantify the potential for future growth and the extent of agricultural land that is potentially available for conversion to other uses.

The analysis is based on data provided by the Kane Co. GIS Technologies, a division of the Kane Co. government. Database files and Geographical Information System files were used to tag all land parcels in the county according to whether they fell within Campton Township, the boundaries of the proposed VCH, and the area within the proposed VCH also within D303. In the tables provided below, the full extent of land use codes used by the county are presented. In the bottom rows of the tables, certain categories of 'undeveloped' land use, including farmland, have been combined to create an estimate of land that is potentially convertible to residential or commercial uses. The map that shows the distribution of land use has combined the original categories into just 7 categories to simplify the presentation.

Campton Township

The analysis of Campton Township land is pertinent because if incorporation is successful, much of this area will fall within the 1.5 planning boundary jurisdiction of the new village. Since a portion of this land also falls within the planning boundaries of Lily Lake, Elburn, and Elgin, it is likely that either planning and zoning requests would be routed to the new village or be subject to boundary agreements negotiated with adjacent towns. In either case, residents of the new area would have greater planning authority than they do now living in an unincorporated area.

According to the results (see Table 1), Campton Township contains 20,506 acres, roughly 32 sq. miles, typical for an Illinois township. There is currently more farmland in Campton Township than developed residential properties (7,694 v. 5,967 acres). My land use analysis determined that there are 9,374 acres of farmland and other undeveloped land available that potentially could be converted to residential or commercial uses. Of this amount, 26.3% (2,468 acres) are currently owned by banks or trusts. Banks will invest in properties that they speculate will eventually be targeted for development and families can pool land and hold it in trust for investment purposes. Most of the 236 parcels held by banks or trusts in Campton Township are small, averaging 10.5 acres, a characteristic mitigating against large scale developments. However, the 5 largest parcels of undeveloped land comprise 485 acres. Land development entrepreneurs also consolidate small and medium sized parcels into larger tracts to increase the value of the land for development. One can reasonably conclude, therefore, that substantial areas exist for future development, especially given the Kane Co. 2030 plan that designates Campton Township as part of the "Critical Growth" corridor that is expected to absorb 50% of the population increase projected for Kane Co. by 2030. After a successful incorporation of the new village, all of Campton Township will fall within the 1.5 planning boundary area of the Village of Campton Hills, Elburn, or Lily Lake.

Proposed Village of Campton Hills

In Table 2, the distribution of land use within the boundaries of the proposed Village of Campton Hills reveals first, that the proposed village contains 4,850 parcels of land with a total parcel acreage equaling 9,825 acres, equivalent to 15.35 sq. miles. Note that this is a lower estimate of the area of the proposed village than the one initially provided by Kane Co. shortly after the

incorporation petition was filed, as well as the one I calculated from the boundary shape file produced by Kane GIS, 20.3 sq. miles, using the area calculation tool in ARCMAP. Different methodologies, as well as the fact that the estimate based on land parcels does not contain roads, probably account for the discrepancy. Secondly, note that 3,029 acres are potentially available for conversion to non-agricultural uses, about 30.8% of the land in the proposed village. Of this amount, 586 acres (19.4%) are owned by banks or trusts. Similar to the township, most of the 127 parcels owned by banks or trusts are small, averaging 4.6 acres. However, the five largest parcels held by banks or trusts account for 218 acres. So again, one can reasonably conclude that substantial land areas exist within the boundaries of the proposed VCH for future development if agricultural and other undeveloped land were converted.

Proposed Village of Campton Hills within D303

The last two columns in Table 2 present results for the area of the proposed VCH that resides within the boundaries of D303, the St. Charles School District; nearly all of the land within in the village boundaries (81.8%) falls within D303 boundaries. A key result here, with implications for the future impact on D303 from development, shows that 2,193 acres (27.3% of the total D303 & VCH areas) are available for potential conversion from agricultural and undeveloped use to residential or commercial. Of this amount, 445 acres (20.3%) are owned by banks and trusts, with the largest five of the 109 parcels comprising 201 acres, even though the average parcel size is around 4 acres. One can again conclude that substantial acreage is available for future development in areas of the proposed Village of Campton Hills serviced by D303. Even if one excludes farmland, over 1,000 acres still remain for residential development. There is ample room for residential development and corresponding population growth within the boundaries of the proposed village and D303.

Summary

Close to 30% of all the land included in the proposed Village of Campton Hills (as well as that portion serviced by D303 – 27%) is currently undeveloped or used for agriculture. This represents a sizable percentage, as well as amount, of land (3,029 acres) that is potentially available for alternative residential or commercial uses.

If, when, and for what purposes, any of the land currently undeveloped is converted to residential or commercial use, the impact on the area and its residents can vary. The density and use of development will be primary factors determining the varying impacts. The estimated 2000 population of the proposed Village of Campton Hills is just under 10,000 residents. By comparison, the planned Stony Creek development of just over 600 acres in the northern portion of Campton Township recently annexed by Elgin is expected to add over 3,500 new residents to the area and increase the school population proportionately. The implication of this comparison is that substantial increases in population and demands on existing resources can be generated by developments with city type lots and densities. The possibility of high density development, more burdensome to the environment and existing educational institutions, is mediated in the immediate area of the village because of the relative low average size of the parcels. However, nearly half of the undeveloped land is contained in the largest 5 parcels, and smaller parcels can be consolidated into larger tracts for development.

The potential for entrepreneurial efforts that consolidate smaller parcels into larger ones for development is present, since large areas in the northwest sections of the proposed village, and west of the proposed village that fall within the 1.5 mile planning boundary, contain substantially larger parcels currently individually held and in agricultural use.

My land use analysis indicates that substantial amount of land is available for development in and around the proposed Village of Campton Hills. If this land is converted from agricultural and rural uses to residential and commercial purposes, varying impacts on the aesthetics of the area, the environment, and educational institutions will be determined by the quality and nature of the future development. Incorporating as a village would give local residents some political say in this process.

Table 1: Distribution of Campton Township Acres by Land Use Category

Kane County Land Use Code	Description of Use Code	Parcels	Total Acres ¹
0011	Homesite-Dwelling (Farm)	139	3,015.24
0021	Farmland	370	7,694.02
0030	Vac Lots-Lands/6 units	595	939.95
0032	10-30 Res Vacant Land	366	706.82
0040	Improved Lots	5,283	5,966.81
0041	Model Home 10-25	4	4.54
0060	Improved Commercial	114	127.20
0062	10-30 Comm. Vacant Land	20	33.20
0070	Commercial Improvements	1	0.22
0080	Industrial	2	1.43
8000	Exempt (e.g. Forest Pres.)	144	1,723.73
8021	Part Exempt Rural	7	279.45
8040	Part Exempt Res	3	6.98
8070	Part Exempt Com	1	5.97
Total		7,049	20,505.56
	Undeveloped Areas – combined land use codes ²	1,351	9,373.99
	Undeveloped Areas – owned by Banks or Trusts	236	2,467.63

1. Source: Statistical analysis of kcgis.dbf file, 2006, v 8, Co. GIS Division. Analysis performed by C. Cappell, Dec. 27, 2006 using variable: Area_Acres derived from Shape_Area (coded in square feet in the raw data file, computed: 1 acre = 43,560 sq. ft.

2. The following land use categories were combined into the undeveloped category:

'0021' = "0 Undev" /*Farmland*/
 '0030' = "0 Undev" /*Vacant Lots-Lands/6 units*/
 '0032' = "0 Undev" /* 10-30 Residential Vacant Land*/
 '0050' = "0 Undev" /*Vacant Commercial Lots-Land*/
 '0052' = "0 Undev" /*10-30 Commercial Vacant Land*/
 '0062' = "0 Undev" /*10-30 Commercial Vacant Land*/
 '0082' = "0 Undev" /*10-30 Ind. Vacant Land*/
 '8030' = "0 Undev" /*Part Exempt Vacant Residential*/

Based on these figures, one can see that Campton Township has more farmland acreage (7,694 acres) than currently developed residential property (5,967. acres). When one adds all the potential land that could be converted to residential, commercial, or industrial use, one can see that a total of 9,373.99 acres are potentially developable. Of this total, 2,467.63 acres (26.3%) are owned by banks or trusts.

Table 2: Distribution of Proposed Village of Campton Hills Acres by Land Use Category

Kane County Land Use Code	Description of Use Code	Village of Campton Hills		D303 Area within Village of Campton Hills	
		Parcels	Acres ¹	Parcels	Acres
0011	Homesite-Dwelling (Farm)	108	1,194.18	45	626.76
0021	Farmland	174	1,792.52	100	1,003.20
0030	Vac Lots-Lands/6 units	425	667.64	403	635.16
0032	10-30 Res Vacant Land	275	553.39	272	539.88
0040	Improved Lots	3,698	4,686.83	3,510	4,369.63
0041	Model Home 10-25	2	1.77	2	1.77
0060	Improved Commercial	59	42.33	59	42.33
0062	10-30 Comm. Vacant Land	14	15.09	14	15.09
0070	Commercial Improvements	0	0	0	0
0080	Industrial	0	0	0	0
8000	Exempt (e.g. Forest Pres.)	88	591.37	78	523.21
8021	Part Exempt Rural	7	279.44	7	279.45
8040	Part Exempt Res	0	0	0	0
8070	Part Exempt Com	0	0	0	0
Total		4,850	9,824.56	4,490	8,036.48
	Undeveloped Areas – combined land use codes ²	888	3,028.64	789	2,193.32
	Undeveloped Areas – owned by Banks or Trusts	127	586.24	109	444.92

1. Source: Statistical analysis of kcgis.dbf file, 2006, v 8, Co. GIS Division. Analysis performed by C. Cappell, Dec. 27, 2006 using variable: Area_Acres derived from Shape_Area (coded in square feet in the raw data file, computed: 1 acre = 43,560 sq. ft.

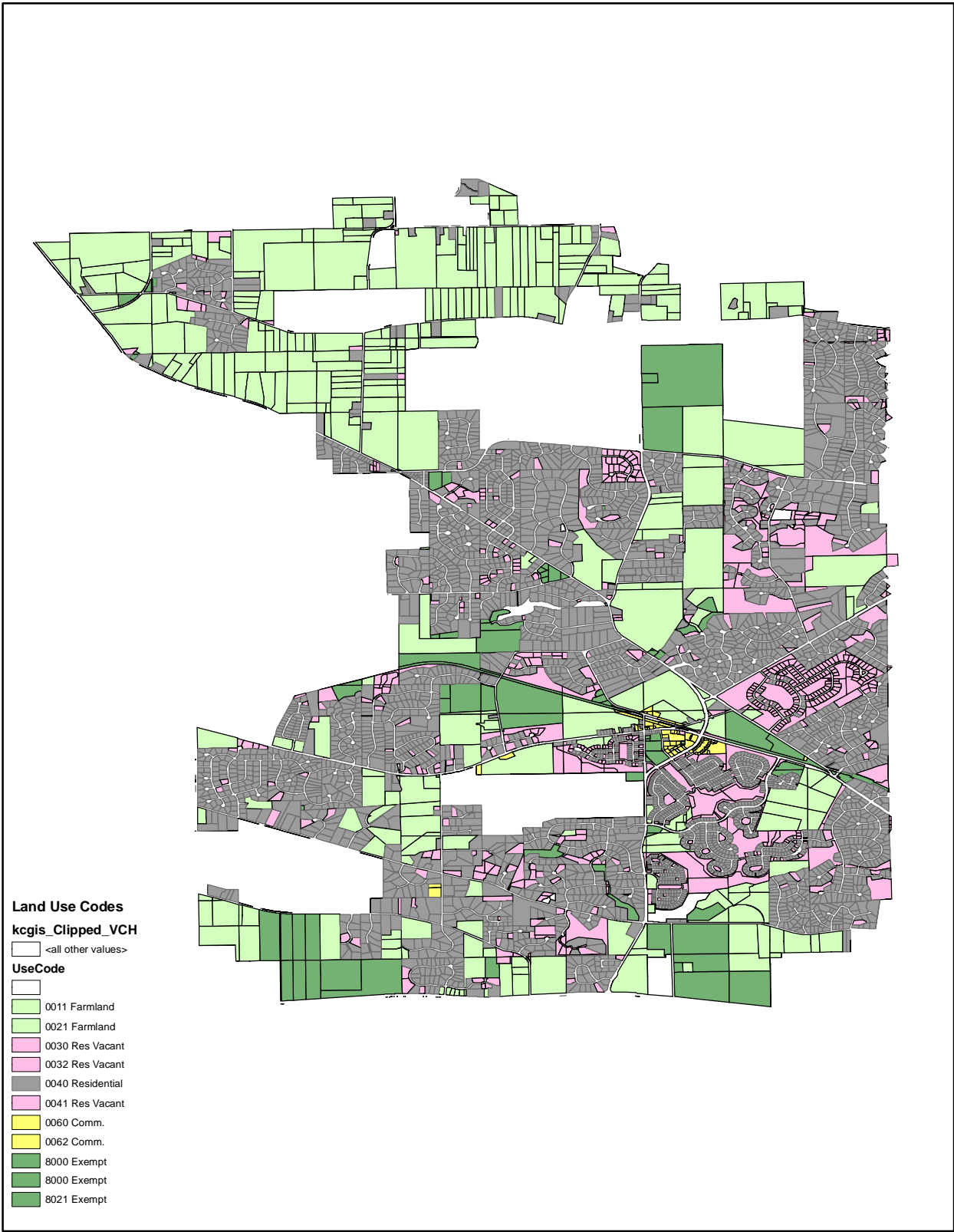
2. The following land use categories were combined into the undeveloped category:

'0021' = "0 Undev" /*Farmland*/
 '0030' = "0 Undev" /*Vac Lots-Lands/6 units*/
 '0032' = "0 Undev" /* 10-30 Res Vacant Land*/
 '0050' = "0 Undev" /*Vac Commercial Lots-Land*/
 '0052' = "0 Undev" /*10-30 Comm. Vacant Land*/
 '0062' = "0 Undev" /*10-30 Comm. Vacant Land*/
 '0082' = "0 Undev" /*10-30 Ind. Vacant Land*/
 '8030' = "0 Undev" /*Part Exempt Vacant Res*/

Based on these figures, one can see that Village of Campton Hills has more improved residential acreage (4,686.83 acres) than farmland property (1,792.52 acres). When one adds the farmland, dwellings on farmland, vacant lots and land, one can see that a total of 3,029 acres are potentially developable. Of this total, 586 acres (19.4%) are owned by banks or trusts.

Based on these figures, one can see that Village of Campton Hills that overlaps with the D303 area has more improved residential acreage (4,369.63 acres) than farmland property (1,003.20 acres). When one adds the farmland, dwellings on farmland, vacant lots and land, one can see that a total of 2,193 acres are potentially developable, an area within both the Village of Campton Hills and D303. Of this total, 445 acres (20.3%) are owned by banks or trusts. Furthermore, roughly 1,200 of the developable acres are concentrated in just 12 parcels within D303 (Rottmann, Alan. Campton Township Assessor. Table of D303 Developable Parcels, March 13, 2007.)

The map of the land use distribution within Campton Hills is below:



Proposed Village of Campton Hills - Land Use Codes