

# 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

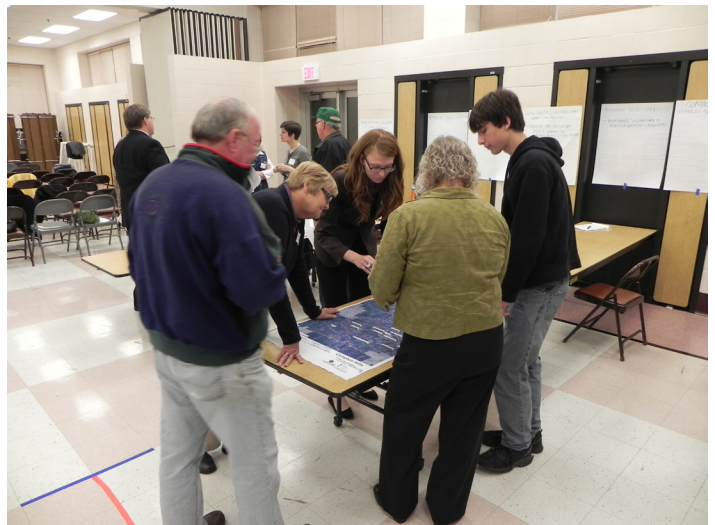
September 26, 2011

### 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 and table discussion for each draft Village Principle. During the keypad polling, 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.

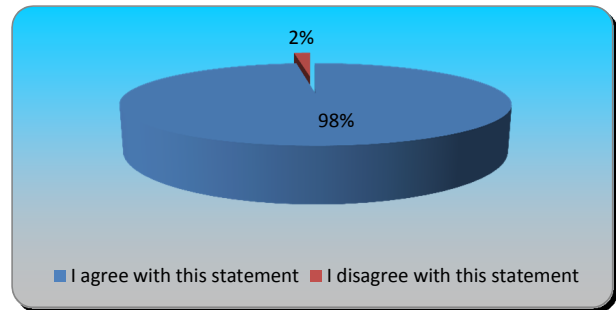
### Community Character & Historic Preservation

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

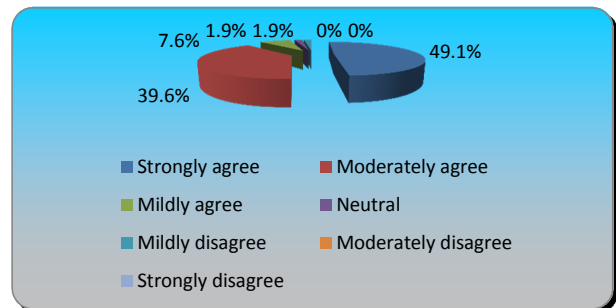
The input gathered during the idea station activity is summarized below.

- (1) Specific ideas, solutions, or concepts to support the draft Principle.
  - Promote arts to support culture aspect of Principle
  - Amenities, such as library access or history center
  - Document culture of residents (history, habits, dress, food, skills, heritage)
  - Work with Township
  - Element of resort integrated with environment
  - Preserve road vistas - open and uncluttered roads
  - Highlight ecologically aware citizens
  - Ecological/environmental amenities
- (2) Potential issues that will need community dialogue.
  - “Maintained” limits growth and new ideas
  - Wording of “cultural heritage,” diverging opinions of culture
  - Disconnected to the land
  - Transient population
  - Intent is to maintain sense of place and rural feel, not to turn everything into a museum
  - History needed in school
- (3) Successful examples of the idea from outside of the community.
  - Open and uncluttered roads - Lake County, Route 59 north of I-90 to Village of Barrington, Gilmore Road near Hawthorn Woods
- (4) Site-specific locations where that principle could be addressed (located on a paper map).
  - Participants noted other historic sites: Wasco School, Garfield Farm, Kingsmill, Garfield Cemetery, Santell House, Grey Willow Farm, Campton Lake, Whitney Cemetery, Lake Farm, Norton Farm

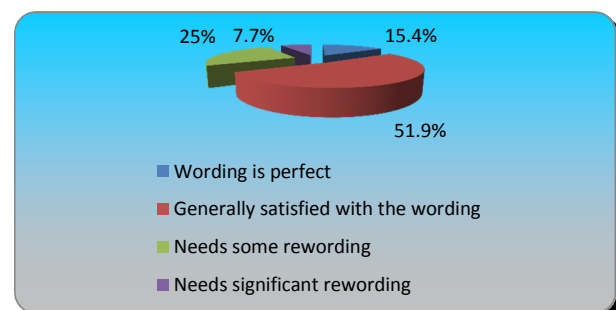
Community character & historic preservation (multiple choice)	Responses	
<i>I agree with this statement</i>	50	98.04%
<i>I disagree with this statement</i>	1	1.96%
<b>Totals</b>	<b>51</b>	<b>100%</b>



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%
<b>Totals</b>	<b>53</b>	<b>100%</b>



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%
<b>Totals</b>	<b>52</b>	<b>100%</b>





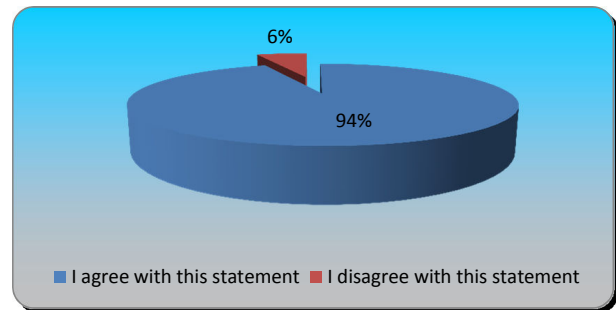
## Open Space & Natural Resources

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.

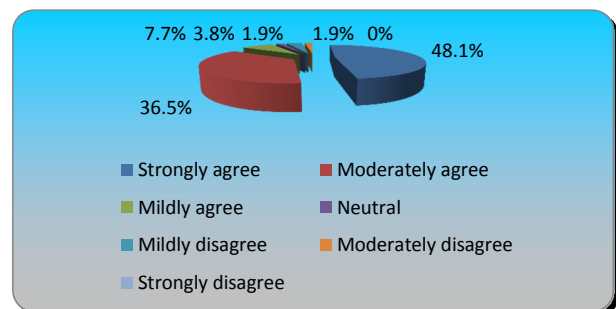
The input gathered during the idea station activity is summarized below.

- (1) Specific ideas, solutions, or concepts to support the draft Principle.
  - Maintenance and facilities are important - what do we do with open space?
  - Leave open spaces natural. Open means O.P.E.N.
- (2) Potential issues that will need community dialogue.
  - Village doesn't own any of the open space - need to coordinate with Township and County
  - Old oil tanks at older homes - remove? Are they leaking?
  - What percentage is wetland? recharge? marsh? etc.
  - Open space needs to stay open space
- (3) Successful examples of the idea from outside of the community.
  - *No comments received*
- (4) Site-specific locations where that principle could be addressed (located on a paper map).
  - Leaching potential at abandoned gas station at Route 47 (recharge area)
  - Gas tanks from old gas station at Old LaFox and 64?
  - No gas station

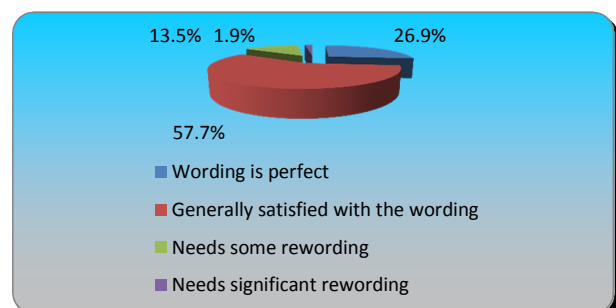
Open space & natural resources (multiple choice)	Responses	
<i>I agree with this statement</i>	47	94%
<i>I disagree with this statement</i>	3	6%
<b>Totals</b>	<b>50</b>	<b>100%</b>



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%
<b>Totals</b>	<b>52</b>	<b>100%</b>



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%
<b>Totals</b>	<b>52</b>	<b>100%</b>



## 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.

The input gathered during the idea station activity is summarized below.

(1) Specific ideas, solutions, or concepts to support the draft Principle.

- Protect recharge areas through zoning and designate non-development areas through tax incentives
- Work with groundwater agencies further west that impact Campton Hills
- Limit development to future available water. I should not have to limit my use due to future development using additional water from the aquifer.
- Phosphate-free lawns
- Rain harvesting for supplemental water supply
- Conservation by controlling lawn irrigation
- Rebates for rain gardens
- All new development should require volume-based stormwater controls (not just rate restrictions)
- Latest technology on septic

(2) Potential issues that will need community dialogue.

- Sale of potable water affects the water table in the area and our wells
- Interdependent relationship between surface water/ stormwater runoff and groundwater/fens, etc. requires experts to cooperate and further cooperation with and by County agencies and agricultural people

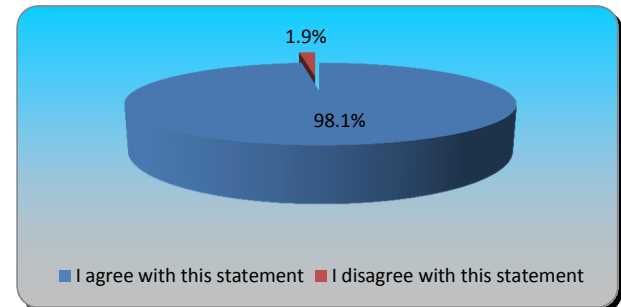
(3) Successful examples of the idea from outside of the community.

- *No comments received*

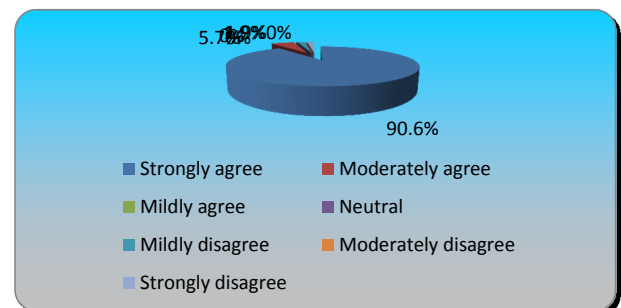
(4) Site-specific locations where that principle could be addressed (located on a paper map).

- Gas tanks from old gas station at Old LaFox and 64?

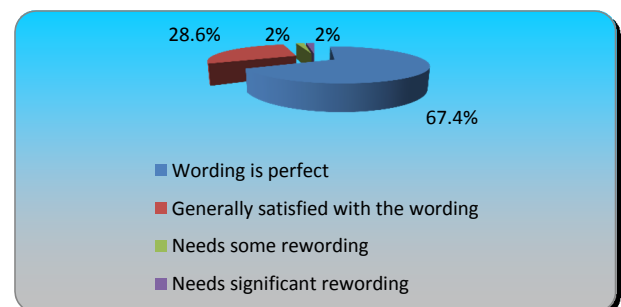
Water resources (multiple choice)	Responses	
<i>I agree with this statement</i>	51	98.08%
<i>I disagree with this statement</i>	1	1.92%
<b>Totals</b>	<b>52</b>	<b>100%</b>



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%
<b>Totals</b>	<b>53</b>	<b>100%</b>



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%
<b>Totals</b>	<b>49</b>	<b>100%</b>



## Agriculture

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

The input gathered during the idea station activity is summarized below.

(1) Specific ideas, solutions, or concepts to support the draft Principle.

- Co-op barns for horse communities to preserve farmland
- Cross-generational farm community with center barn for animals, property to plant for food, duplex for elderly people who want smaller homes, and community with younger people to help
- Alternate uses for farm income

(2) Potential issues that will need community dialogue.

- Preservation of land for agricultural uses; balance between rural and suburban
- Loss of prime farmland
- Houses/development cause tax impact for services
- Small hobby farming versus standard farming on large acreages (40-100+ acres)
- Small farms with retail vending at roadsides and pet services and sales (home occupations)
- Farm chemical use - sustainable farming practices

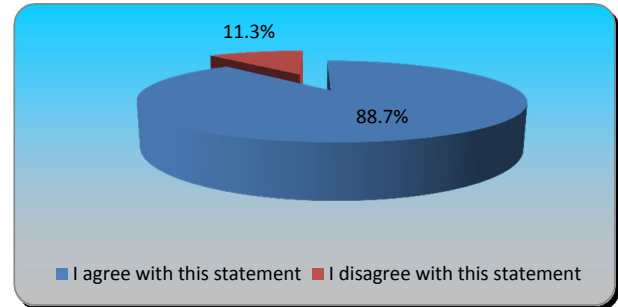
(3) Successful examples of the idea from outside of the community.

- Agricultural land preserved by DeKalb County by no subdivisions on County lands not adjacent to a municipality for annexation

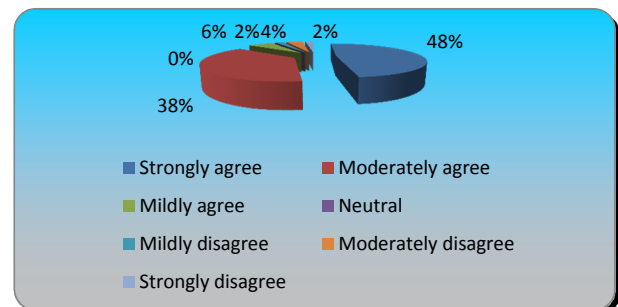
(4) Site-specific locations where that principle could be addressed (located on a paper map).

- *No comments received*

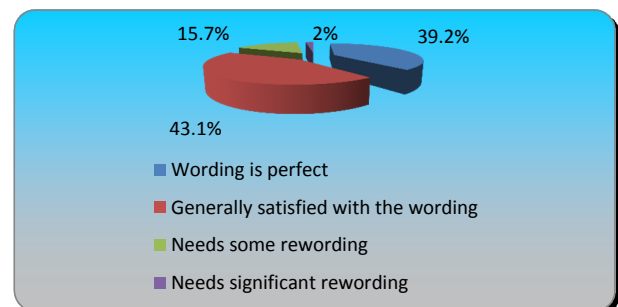
Agriculture (multiple choice)	Responses	
<i>I agree with this statement</i>	47	88.68%
<i>I disagree with this statement</i>	6	11.32%
<b>Totals</b>	<b>53</b>	<b>100%</b>



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%
<b>Totals</b>	<b>50</b>	<b>100%</b>



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%
<b>Totals</b>	<b>51</b>	<b>100%</b>



## 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.*

The input gathered during the idea station activity is summarized below.

(1) Specific ideas, solutions, or concepts to support the draft Principle.

- Use standards that reflect community's ecological sensitivity
- Any development should reflect appreciation of existing quality of life - quiet, rural
- Well-planned and integrated higher density housing choices close to the downtown area - walkable

(2) Potential issues that will need community dialogue.

- No variety of housing stock (no place to downsize and stay in the community)
- Taxed/cost out of living in and staying in current property
- Quality of homes
- Language could be read as exclusionary, seeking high homogeneity
- Language to strike out - "rich," "safe"

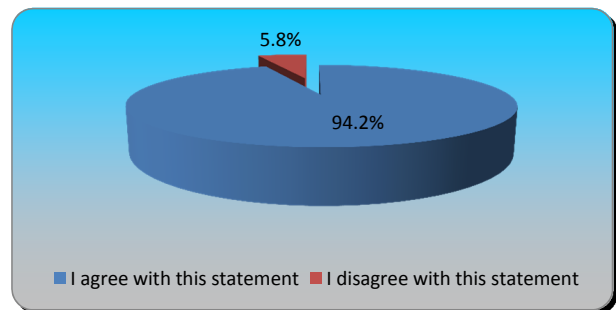
(3) Successful examples of the idea from outside of the community.

- *No comments received*

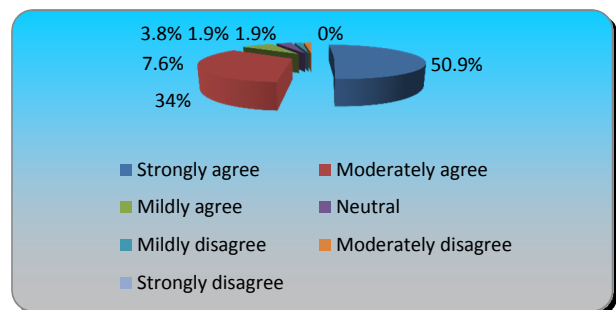
(4) Site-specific locations where that principle could be addressed (located on a paper map).

- *No comments received*

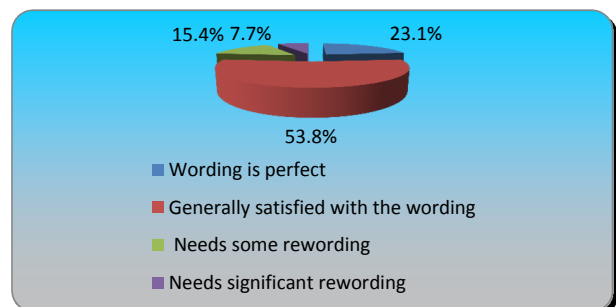
Quality homes & neighborhoods (multiple choice)	Responses	
<i>I agree with this statement</i>	49	94.23%
<i>I disagree with this statement</i>	3	5.77%
<b>Totals</b>	<b>52</b>	<b>100%</b>



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%
<b>Totals</b>	<b>53</b>	<b>100%</b>



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%
<b>Totals</b>	<b>52</b>	<b>100%</b>





## 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.*

The input gathered during the idea station activity is summarized below.

(1) Specific ideas, solutions, or concepts to support the draft Principle.

- District 303 has interest in replacing Wasco School. Build school on agricultural property bounded by trail, LaFox Road, and Burlington Road. This property could also have a medium grocery store and related retail.
- Redevelop Wasco school property and adjacent into traditional downtown (walkable street grid, no strip mall appearance, on-street parking, small parking lots, town square)
- Design and materials should blend with existing structures to keep vintage atmosphere
- Gathering places - public meeting space
- Get rid of above ground power lines

(2) Potential issues that will need community dialogue.

- Major development commitment
- Small desired business size may be drawback for investors
- “Town center” future creeping into areas decreases rural atmosphere. “Convenience” is in cities not rural communities.
- Has to have a character that makes it a preferred location, not strip mall
- Keep commercial to a minimum
- No gas station
- Traffic pattern not conducive to shopping, need a more traditional street pattern

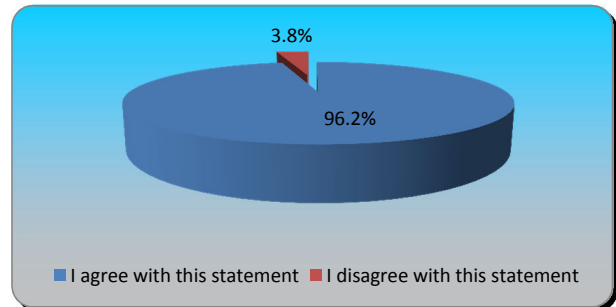
(3) Successful examples of the idea from outside of the community.

- Downtown Glen Ellyn, Naperville, Geneva south of 38

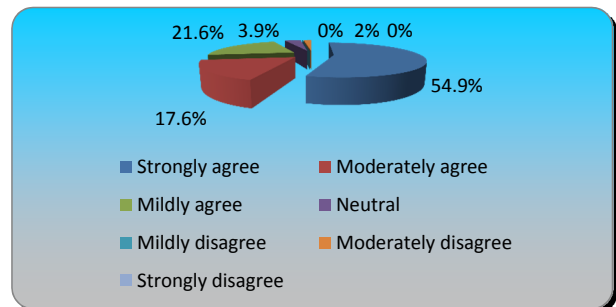
(4) Site-specific locations where that principle could be addressed (located on a paper map).

- Downtown green - representative of Campton Hills
- Downtown - public space for recreation
- Downtown building style is important

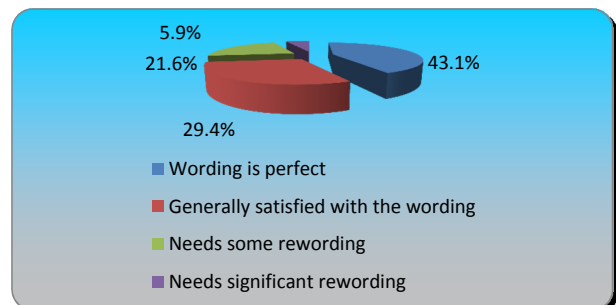
Town center (multiple choice)	Responses	
<i>I agree with this statement</i>	51	96.23%
<i>I disagree with this statement</i>	2	3.77%
<b>Totals</b>	<b>53</b>	<b>100%</b>



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%
<b>Totals</b>	<b>51</b>	<b>100%</b>



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%
<b>Totals</b>	<b>51</b>	<b>100%</b>



## 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.*

The input gathered during the idea station activity is summarized below.

(1) Specific ideas, solutions, or concepts to support the draft Principle.

- Bikes are legally entitled to use roads. It may be possible to require use of bike lanes, which would require road widening.
- Complete roads - all forms used on all roads
- Link to LaFox transit
- Electric car charging
- Keep 64 2-lane
- Safety at intersections - clear sight lines, unobstructed
- Speed limit on 64 west of town
- Bypass Downtown Wasco "64" truck traffic
- No bicycle riding on narrow, rural roads (Campton Hills Parkway)

(2) Potential issues that will need community dialogue.

- Biking on Campton Hills Road? What can be done and at what cost?!

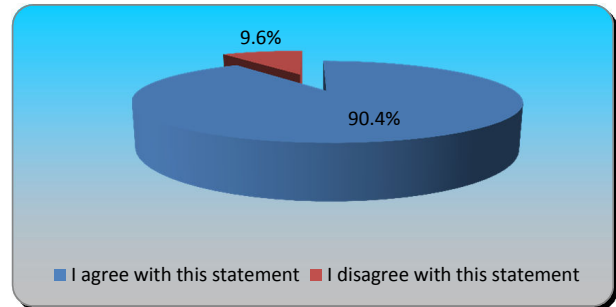
(3) Successful examples of the idea from outside of the community.

- Biking paths and other dedicated lanes (in traffic) over 200 miles within City limits of Portland, Oregon. Began years ago and has taken time and dedicated money to extend and maintain but has yielded thousands of family and other users in a very successful manner!

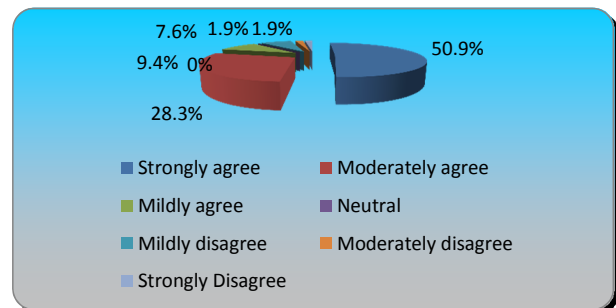
(4) Site-specific locations where that principle could be addressed (located on a paper map).

- Bike path on Burlington past Corron up to Empire
- Extend bike trail through Gray Willows to Wasco
- Bike path south side of Bolcum Road from Crane Road (St. Charles Park District) to Great Western Trail

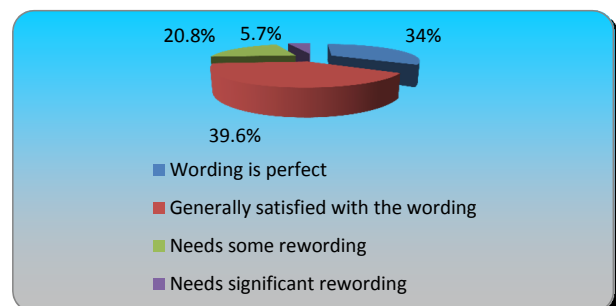
Accessibility & transportation (multiple choice)	Responses	
<i>I agree with this statement</i>	47	90.38%
<i>I disagree with this statement</i>	5	9.62%
<b>Totals</b>	<b>52</b>	<b>100%</b>



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%
<b>Totals</b>	<b>53</b>	<b>100%</b>



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%
<b>Totals</b>	<b>53</b>	<b>100%</b>



## 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.*

The input gathered during the idea station activity is summarized below.

(1) Specific ideas, solutions, or concepts to support the draft Principle.

- No new services, commercial needed
- Desired low impact - preserves open space and rural
- Status quo
- This area offers quality of life as it stands
- If there is a fiscal need, use a mechanism consistent with ecological quality concerns - carbon off-set fees

(2) Potential issues that will need community dialogue.

- Expanded development (residential/commercial) is incompatible with active agriculture preservation
- No expansion of Wasco Sanitary District - stay on septic and monitor closely
- Responses to all these principles and plans is likely to be very different when there is a price tag attached
- A concern is that a necessary program/agency/institution would be sacrificed/dismantled in the name of fiscal responsibility

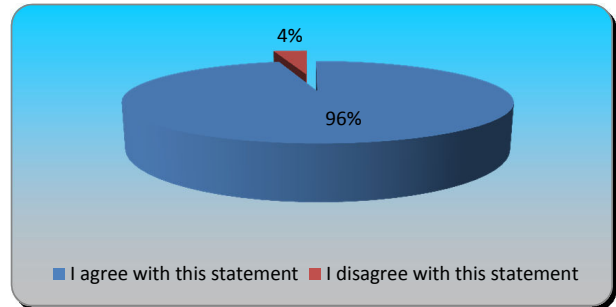
(3) Successful examples of the idea from outside of the community.

- Sanitary district problems/failures - Cortland, IL, Mill Creek under strain, Lakemoor (Lake County)

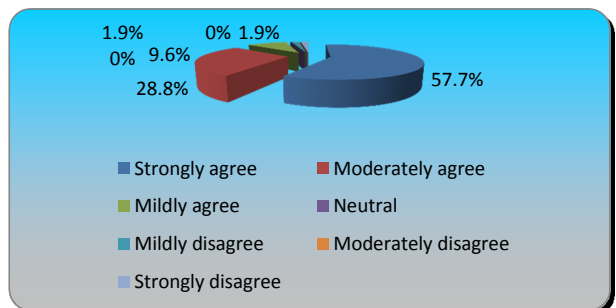
(4) Site-specific locations where that principle could be addressed (located on a paper map).

- No expansion of Wasco Sanitary District

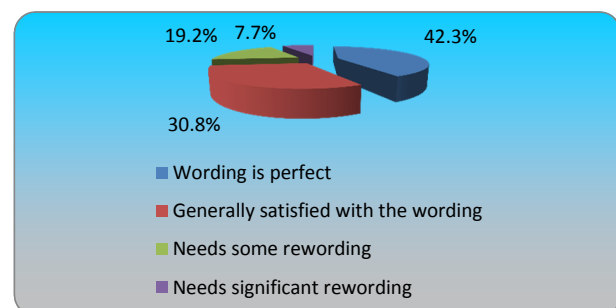
Fiscal stability (multiple choice)	Responses	
<i>I agree with this statement</i>	48	96%
<i>I disagree with this statement</i>	2	4%
<b>Totals</b>	<b>50</b>	<b>100%</b>



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%
<b>Totals</b>	<b>52</b>	<b>100%</b>



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%
<b>Totals</b>	<b>52</b>	<b>100%</b>



## Managed Change

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

The input gathered during the idea station activity is summarized below.

(1) Specific ideas, solutions, or concepts to support the draft Principle.

- Promote sustainability and pedestrian dominant areas
- Proper use of land at intersections (non-commercial use only, maintained grounds, safe)
- Protect water recharge areas
- Do not encourage development unless there is enough density to justify the use
- Farm open spaces to produce revenue
- Explain the word benefit - cite examples
- Developers should not take all topsoil off the land to “improve” the property
- Sustainable farming methods to avoid chemical runoff
- Ban lawn chemicals with phosphates
- Integrate some of the open space so it becomes more of a resource (such as a coffee house next to open space, amenable to wildlife viewing or winter sports such as snowshoeing, cross-country skiing, or ice skating)

(2) Potential issues that will need community dialogue.

- *No comments received*

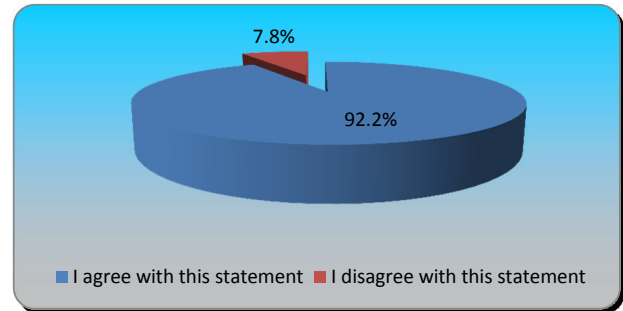
(3) Successful examples of the idea from outside of the community.

- *No comments received*

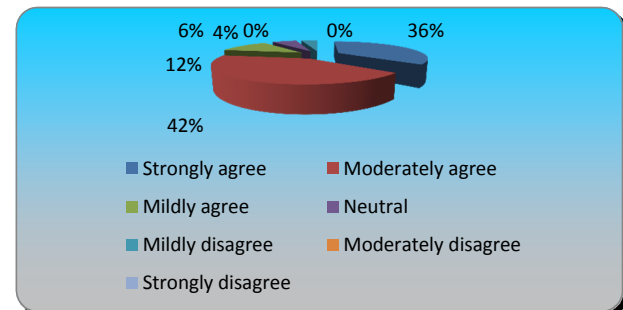
(4) Site-specific locations where that principle could be addressed (located on a paper map).

- Bolcum - Burlington Road intersection
- “Mid-size” commercial at town center
- Rebuild downtown as an old-fashioned downtown
- Mixed use at intersection of Corron and Burlington
- Preserve open roads, low impact
- Protect water recharge areas

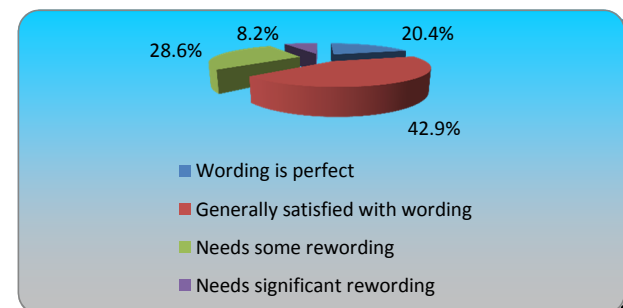
Managed change (multiple choice)	Responses	
<i>I agree with this statement</i>	47	92.16%
<i>I disagree with this statement</i>	4	7.84%
<b>Totals</b>	<b>51</b>	<b>100%</b>



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%
<b>Totals</b>	<b>50</b>	<b>100%</b>



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%
<b>Totals</b>	<b>49</b>	<b>100%</b>







# 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)



Chicago Metropolitan  
Agency for Planning



Conservation Design Forum



GRAND VICTORIA  
FOUNDATION

EPSI  
ENVIRONMENTAL  
PLANNING  
SOLUTIONS INC.



## 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



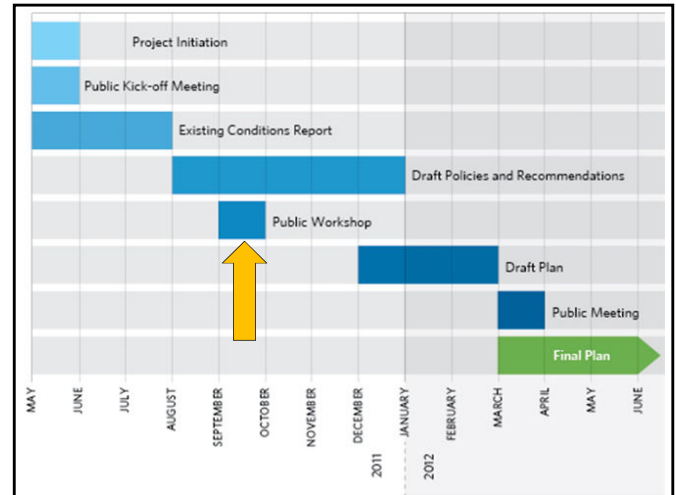
## organization

- 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	--



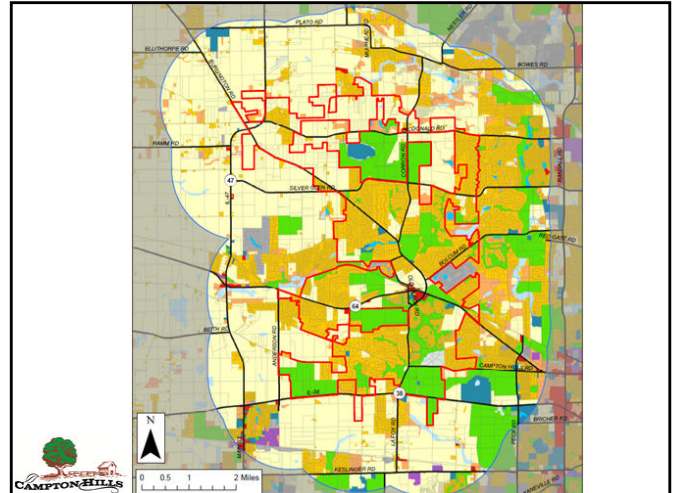
## issue prioritization – workshop #1

Table 4. Issue Prioritization			
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	2,960	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%)



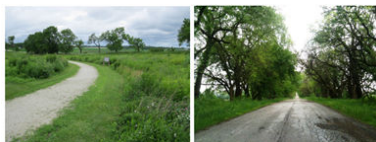
## Economic development

- Limited economic development activity
- 287,000 ft<sup>2</sup> 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



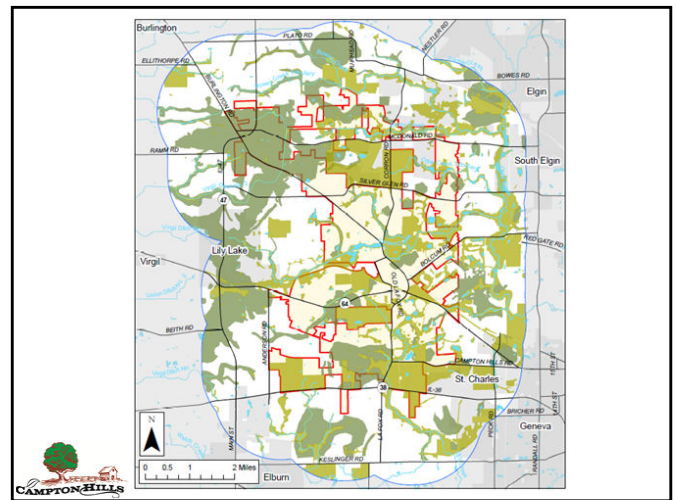
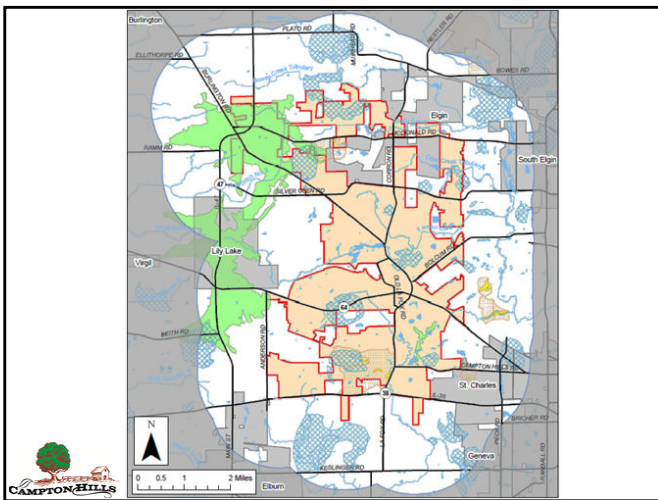
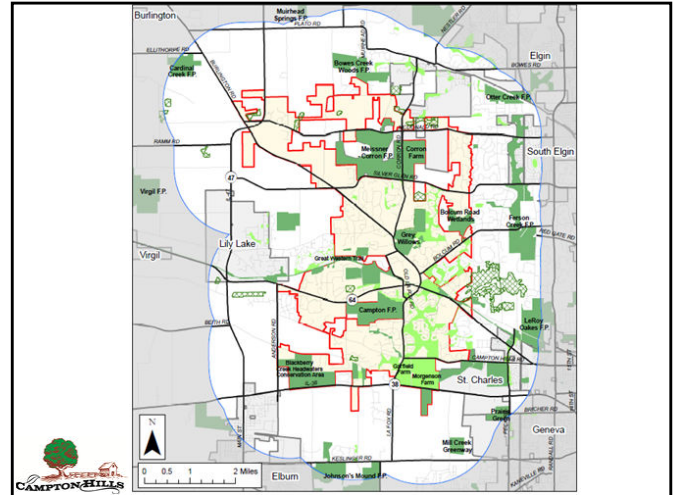
## Infrastructure

- 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



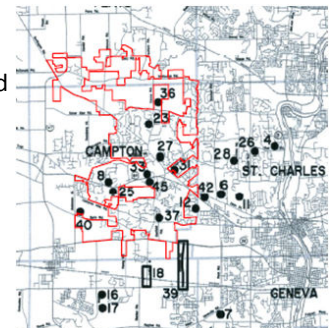
## Agriculture

- 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](http://www.cmap.illinois.gov) for more information.

