**Application form:**
Community Planning program and
Local Technical Assistance program

**DEADLINE:** Noon on Wednesday, June 26, 2013

This application form is online at [www.rtachicago.com/applications](http://www.rtachicago.com/applications). You may submit the form by email to applications@rtachicago.com. Upon receipt of application, you will receive an e-mail verifying that your application has been received.

1. **Name of Applicant:** Village of Campton Hills

2. **Main Contact for Application** (please include name, phone number and email):

   Patsy Smith, 630-584-5700, president@villageofcamptonhills.org

3. **Type of Applicant** (please check any that apply):

   □ Local government
   □ Multijurisdictional group* □ Nongovernmental organization*

   Please list the members of the group (including government and nongovernmental organizations):

   __________________________________________
   __________________________________________
   __________________________________________
   __________________________________________

   Name of local government partner(s):

   __________________________________________
   __________________________________________
   __________________________________________

   *Applications submitted by multijurisdictional groups and nongovernmental organizations must include a letter indicating support from each relevant local government. See the FAQs for more information. Nongovernmental applicants are strongly encouraged to contact CMAP or the RTA prior to submitting their application to discuss their project and the demonstration of local support.
4. Project Type (please check any that apply):
Please check all statements below that describe characteristics of your project. (This will help us determine whether your project is best handled by CMAP or RTA.)

___ My project involves preparation of a plan.
___X My project helps to implement a past plan.
___X My project links land use, transportation, and housing.
___ My project has direct relevance to public transit and supports the use of the existing transit system.
___ My project is not directly related to transportation or land use, but implements GO TO 2040 in other ways.

5. Project Location:
Please provide a brief description of the location of your project. You may include a map if that helps to describe location, but this is not required. If your project helps to implement a past plan, please include a link to that plan.

The proposed project is located in the Village of Campton Hills, which is located in central Kane County.

6. Project Description:
Please tell us what you would like to do in your community, and what assistance is needed. If you have more than one idea, please submit a separate application for each project. Please be specific, but also brief (less than two pages per project idea)—we simply want to have a basic understanding of what you want to do. CMAP and RTA staff will follow-up with you if we need any additional information to fully understand your proposed project.

(Please include any additional information that is relevant, preferably by providing links to online documents.)

Campton Hills, IL CMAP Local Technical Assistant Proposal

The Village of Campton Hills is requesting a Local Technical Assistance Grant to help us with a full-length revision of its Zoning Code. The Village’s Zoning Code is the main obstacle to implementing the vision of its new Comprehensive Land Use Plan. The Village’s Green Infrastructure Plan estimates that more than 3,000 acres of land in the Village’s planning jurisdiction could undergo some type of land use change. Rich in open spaces and lands mixed by agricultural, residential, and commercial uses, Campton Hills is currently mapped as acres of zoning districts that may no longer make sense. In some cases the Zoning Code does not allow for its existing land uses, and many families who desire to use small parcels for agriculture or husbandry, and others who wish to restore their barns for farming or commercial use, are often denied permission.

Campton Hills’ Zoning Code works against the vision of GO TO 2040. The Village adopted this code from Kane County by reference when the municipality formed in 2007, and since then, the Zoning Code has created profound, intergovernmental and jurisdictional problems. Governments often interpret the codes differently or State Statutes have different rules for counties and municipalities. Though agricultural parcels on residences of over 5 acres comprise 30 percent or 2,972 acres of land in Campton Hills, the Village does not always allow agricultural uses in non-agricultural zoning districts based on its interpretation of the code. At the same time agricultural uses are allowed by Kane County on parcels greater than 5 acres.
The Village revised its first Comprehensive Plan in July 2012 with the support of a Local Technical Assistance Grant awarded by CMAP in 2011. The Comprehensive Plan incorporates the Town Center Plan and Wasco Study Area in order to plan for the expansion of its business district as a mixed-use center and overcome limitations thwarting its growth. The Plan ensures that farmers’ markets, preschools, and doctor’s offices become centrally located to inspire the prosperity of local businesses because most residents have to leave the Village to obtain these services.

The Village has received public requests for rezoning to expand Town Center businesses into the historic Wasco district, where there was once a blacksmith’s shop and where is now relocated an old Mill. However, part of the area remains zoned as a PUD. The community wants to revive its heritage of mixed commercial and agricultural land uses and would like to restore dilapidating historic structures.

Land use is the core element of Campton Hills’ Comprehensive Plan, and for this reason, CMAP recommended that revisions to subdivision and zoning ordinances become a priority for the Village and be completed in 2 years. The Village’s Natural Resource Evaluation Zone identifies 8,602 acres or 20% of Village lands that are unprotected by law or government agency. To this point, the Village has acted imaginatively and intelligently to conserve lands. It preserved Strom Farm by establishing a Farm Preservation Zoning District, which combines zoning with easement purchase or dedication. In addition, the Village earned the assistance of the Sustainable Watersheds Action Team (SWAT) to cooperate in the Blackberry Creek and Ferson-Otter Creek Watersheds Action Plans and completed a Trails Planning Project with T.Y. Lin International through Kane County Planning Cooperative 2040 Plan Implementation Grant, “Creating Healthier Communities.”

Currently, Campton Hills’ Plan Commission is working to incorporate the Joint Environmental Resource Management Committee’s recommendations for a Natural Areas Overlay District, which would ensure the protection of unique wetland, river, and other water resources, into the Public Works Committee’s full-length revision of the Village’s Subdivision Ordinance. In this way, Campton Hills’ Subdivision Ordinance depends on the establishment of zoning designations that implement green infrastructure practices.