
Table of Contents

2004 Comprehensive Plan, Village of Hampshire

Introduction

Purpose of the Plan	1
Organization of the Plan	1
Sub Area Plan.....	2
The Planning Process	2
Use of the Comprehensive Plan.....	3

Chapter I, Community Assessment

Introduction	I-1
Hampshire's History.....	I-1
Community Character.....	I-1
Existing Land Use.....	I-3
Demographic Profile	I-6
Population	I-6
Housing.....	I-8
Employment.....	I-11
List of Figures:	
Figure I-1, Location Map.....	I-2
Figure I-2, Existing Land Use Map	I-4

Chapter II, Planning Factors

Introduction	II-1
Planning Factors Maps	II-2
Location	II-2
Boundary Agreements.....	II-4
Taxing District Boundaries.....	II-4
Parks, Recreation and Open Space	II-4
Transportation Map.....	II-7
Utilities	II-9
Potential developments	II-9
Goals and Objectives.....	II-14
Land Use	II-15
Growth Management	II-16
Residential	II-16
Economic Development.....	II-18
Institutional.....	II-20
Transportation.....	II-20
Natural Resources	II-21
Parks and Recreation	II-22
Community Identity	II-23
Municipal/Governmental Facilities.....	II-23
List of Figures:	
Figure II-1, Boundary Agreements	II-3
Figure II-2, Taxing District Boundaries	II-5
Figure II-3, Parks, Recreation and Open Space	II-6
Figure II-4, Transportation Map	II-8
Figure II-5, Utilities.....	II-10
Figure II-6, Potential Developments	II-11
Figure II-7, Developing the Planning Area.....	II-13

Chapter III, Future Land Use

Introduction III-1
Development Trends III-1
Sub Area Plan III-2
Future Land Use, 49-Square Mile Planning Area III-5
Future Land Use Recommendations: III-9
 Rural Character and Open Space III-9
 Agriculture III-9
 Forest Preserve/Open Space III-9
 Parks and Recreation III-10
 Stormwater Management Facilities/Farm Ponds III-10
 Agribusiness III-10
 Residential III-11
 Estate and Large Lot Residential III-11
 Low-Density Residential III-11
 Medium Density Residential III-11
 Commercial/Office III-12
 Business Park and Industrial III-12
Fiscal Impact Assessment III-13
 Municipal Government III-13
 Schools III-15
 Conclusion III-16
List of Figures:
 Figure III-1, Sub Area Plan III-3
 Figure III-2, Future Land Use Map III-6

Chapter IV, Transportation

Introduction IV-1
Transportation Recommendations IV-1
 French Road Extension IV-1
 Brier Hill-Ketchum-Romke Connection IV-3
 Route 72/47 Intersection IV-3
 Local Collector Recommendations IV-3
 Existing Highway Widening/Intersection Improvements IV-3
 Soo Line Rail IV-3
 Prairie View Parkway/Outerbelt IV-3
Policy Recommendations IV-4
List of Figures:
 Figure IV-1, Transportation Plan IV-2

Chapter V, Land Use and Development Policies

Introduction V-1
Residential Development V-2
 Calculating Residential Density V-2
 Estate Residential V-3
 Conservation Subdivision Design V-3
 Coving Subdivision Design V-5
 Rural Cluster Subdivisions V-6
 Traditional Urban Development V-7
 Density Bonuses V-9
 Medium-Density Residential Development V-9
 Senior Housing V-10

Chapter V, Land Use and Development Policies, Continued

Transit-Oriented Development V-11
Mixed Use Developments V-12
Economic Development V-13
Open Space/Environmental V-15
 Preservation of Open Space V-15
 Defining Open Space V-16
 Protecting and Enhancing Natural Resources V-16
 Management of Open Space V-17
Community Identity/Place Making V-19
 Landscaped Setbacks V-19
 Parkway Trees V-20
 Architecture V-20
 Development Patterns in New Shopping Centers V-21
 Street Lighting V-21
 Parking Lot Lighting V-21
 Signs V-21
 Downtown V-21

Chapter VI, Implementation

Introduction VI-1
Development Regulations VI-1
 Annexation and Zoning (Process) VI-1
 Impact Fees VI-1
 Zoning Ordinance Changes VI-3
 Subdivision Control Ordinance VI-7
 Development Agreements: VI-7
Other Implementation Tools: VI-7
 Hire a Consultant or Staff Planner VI-7
 Capital Improvement Plan VI-8
 Boundary Agreements VI-8
 FPA Amendment: VI-8
 Parks and Recreation VI-8
 Multipurpose Recreational Trail Plan VI-9
 Tree City USA VI-9
 Intergovernmental Agreements VI-9
 Special Service Area Financing VI-9
Grants VI-10
 Open Space Lands Acquisition and Development (OSLAD) VI-10
 Open Land Trust Grant Program (OLT) VI-10
 Illinois Tomorrow Corridor Planning Grant Program VI-10
 SAFETEA VI-11
Plan Amendments and Updates V-11

Appendix A — Public Involvement

Minutes from Planning Advisory Committee Meetings
Summary of Visioning Sessions
Stakeholder Interview Summaries
Summary of Public Comments

Appendix B — Detailed Land Use Tables

Land Capacity Analysis
Density Analysis
November 2003 Draft Land Use Map
June 2004 Future Land Use Map