

Chapter VI – Implementation

Introduction

This comprehensive plan is an advisory document that does not, by itself, regulate or control the use of land. Instead, it describes the growth management tools and policies adopted by Hampshire to achieve its vision and long-term goals. This chapter describes a variety of actions that can be taken to implement the plan. These actions include amendments to existing codes and regulations and identify techniques that Hampshire can use to achieve a stated goal or objective.

Plan implementation begins with the adoption of the plan by the Village Board. Upon adoption, the implementation techniques that follow should be prioritized and changes made to applicable codes and ordinances as identified below. Only then can the vision of Hampshire, as expressed by the elected and appointed officials and the general public, be achieved to the maximum extent possible.

Development Regulations

Changes to the Zoning and Subdivision Control Ordinances need to take place in order to implement the plan. These changes will help streamline the annexation and plan review process, as inconsistencies between the plan and the current zoning ordinance are eliminated and regulations are more clearly outlined for developer use.

Annexation and Zoning (Process):

Communities that have a clearly defined process for annexation and zoning experience improved developer negotiations because community expectations are clearly identified from the onset through codes and ordinances. Therefore, Hampshire should prepare a user-friendly annexation process packet that describes the process for annexation and zoning and includes a list of annexation fees.

Impact Fees:

Impact fees related to annexation and development are intended to offset a development's impact on the community. Such fees are usually a "one-time" charge that developers are required to pay in order to carry out a project. The land, or the revenues, contributed provide sites for schools, public buildings, parks, fire protection and library services. In some cases, the funds donated provide for future expansion of public facilities. Such exactions are to be used to offset the effects created by and attributable to a specific development. Non-home rule communities in Illinois may be limited in the types of impact fees which can be imposed, but the annexation process often provides an opportunity to obtain funds which are not expressly required by ordinance.

Hampshire's Village Board should consider adopting a capital improvement program that identifies infrastructure improvements required and needs anticipated under the Comprehensive Plan, to better insure that development pays its own way, and to identify needs for land and cash for such improvements.

Hampshire should endeavor to review and adjust its impact fee structure on a regular basis, especially to reflect cost-of-living increases, and changes in costs of land and construction. Any cash contributed must be segregated from the general funds and accounted for separately by the Village Finance Department. All persons proposing to develop land within the Village should contact the Village Clerk to review Village requirements for land and/or cash to be contributed.

The following includes a list of fees that might be updated or adopted, within the constraints of Illinois law, or included in negotiations with developers who seek to annex land for development in Hampshire:

- **Public Use.** The Village currently imposes a public use impact fee, which is based on a need for land for three underlying public needs: municipal buildings, wastewater treatment services, and water supply services. Hampshire has begun planning for a new Village Hall because the existing building does not provide adequate space for all administrative functions. As the community grows and adds staff, there will be additional demand placed upon the existing facility. Fees collected for public use could be utilized for a new Village Hall and buildings for other municipal services.
- **Parks.** The Village currently imposes a park impact fee, which is based on average need for 10 acres of park space for every 1,000 population. Land donated or fees collected for parks can help to expand the amount of park space available for public use. Parks in the area are under the jurisdiction of the Hampshire Township Park District.
- **Schools.** Hampshire currently imposes a school impact fee, which is based on a table of estimated school-age population created by a development. The School District anticipates the need for new schools in the area, generated by development within incorporated Hampshire and surrounding areas. Land and/or funds contributed under this category should be used to obtain or assemble a parcel or parcels of land sufficient for a new school to serve the area. In particular, to the extent it is deemed important to retain local schools in Hampshire, attention should be paid to a site adequate for this purpose.
- **Wastewater Treatment.** The Village currently imposes a wastewater treatment impact fee, based on Population Equivalent, to provide funds for future expansion of the existing wastewater treatment facility. Hampshire is currently expanding the plant from a capacity of 0.45 mgd to 0.75 mgd; is planning a further expansion to 1.5 mgd; and a final expansion to 3.5 mgd by 2007. Fees paid under this category would be used to fund these expansions.
- **Water Storage and Supply.** The Village currently imposes a water supply and storage impact fee, based on Population Equivalent, to provide funds for future expansion of the existing water supply and storage system. Fees contributed under this category would be used to fund expansions of the system, which will serve new development and provide enhancement to the water quality and fire prevention capabilities throughout Hampshire.
- **Fire and Other Emergency Services.** Hampshire currently imposes a land/cash donation requirement for fire services, which are provided through the Hampshire Township Fire Protection District. The increased demand on the volunteer services will require additional stations, equipment and vehicles. Fees collected under this category could be contributed to the acquisition of a new site or sites for fire station(s).
- **Library.** The Village currently imposes a land/cash donation requirement for library services, which are provided through the Ella Johnson Memorial Library District. The increased population resulting from new development will increase the demand on the local library. Fees collected under this category could be contributed to the acquisition of a new site for a library building.
- **Transportation Improvements.** Hampshire currently does not impose a fee for transportation-related expenses, but instead relies on each developer to improve nearby roadways and intersections related to his own development. The Village should take a broader perspective and as a matter of policy, through annexation agreements, require developer contributions toward system-wide improvements made necessary by additional traffic created by developments in the Hampshire.

- **Administrative.** Growth in Hampshire will create a need for additional administrative personnel, for clerical, record-keeping, utility billing, and like services. The Village should consider as a matter of policy, through annexation agreements, requiring that developers contribute a fair share toward the additional costs necessitated by the increase in population brought about by such development.
- **Police.** Growth in Hampshire will create a need for additional police department personnel, vehicles and equipment. Hampshire should consider as a matter of policy, through annexation agreements, that developers contribute a fair share toward such additional costs and needs necessitated by the increase in population brought about by such development.

Zoning Ordinance Changes:

There are several changes to the Zoning Ordinance that can be made to implement the plan. These include:

- **Adopt a Conservation Subdivision Design Ordinance.** Conservation Subdivision Design (CSD) may be one of the best ways to ensure that a development proposal incorporates all of the open space and design standards envisioned by Hampshire. With CSD, lots are clustered to maximize open space in a development. Also, the customary one minimum lot size requirement is altered in an effort to:
 - Realize the goals and objectives identified in the adopted plan.
 - Preserve existing natural resources such as aquifer recharge areas, tree stands, wetlands, floodplain and streams.
 - Maximize open space and rural character by requiring 50% of a development parcel to be set aside as open space. The percent of open space should be increased as necessary to ensure that at least 30% of the total open space requirement is useable for active recreation (i.e., excluding streams, creeks, wetland and floodplains).
 - Provide flexibility in lot size.
 - Diversify a subdivision by promoting differing products and lots sizes.
 - Reduce impervious surface areas.

Clarifying process, regulations and the extent to which flexibility from the underlying zoning can be granted will facilitate the development process and ensure that Hampshire is objectively and consistently applying the same standards to developers approaching the community.

Developments that offer clustering and mixed lot sizes as part of a conservation subdivision are unique and should be processed as a special use. Conservation Subdivision Design should not be construed to be used as a way to increase density. Density in a residential development should not exceed that otherwise permitted under the regulations of the underlying zoning district and as described in this plan. Lots should be 10,000 square feet or larger, unless otherwise approved by the Village Board.

- **Adopt a Mixed Use Development Ordinance.** Mixed use developments (i.e., residential, commercial, institutional and parks) cannot easily be accommodated unless part of a larger annexation. Hampshire should consider the benefits of creating an ordinance that would encourage developments with a mix of uses to achieve the objectives of this plan (see **Chapter IV, Mixed Use Developments**). Like open space zoning, mixed use developments are unique and should be considered a special use. A mixed use development ordinance would enable larger-scale projects to be processed as one entity,

thereby ensuring that transitions and linkages to differing uses were made, so that screening, building orientation, access drives, streets, open space, stormwater management facilities, etc. was coordinated.

Flexibility in lot size should be promoted in a mixed use development (subject to the standards included in this comprehensive land use plan) to achieve a variety of residential products and lot sizes. However, density in a residential component of a mixed use development should not exceed the recommendations of this plan, based on use classification.

- **Create a Definition of Open Space.** The Zoning Ordinance does not include a definition of open space. A definition should be created that includes a statement of purpose as well as a list of items that can be counted toward required land donations (i.e., open space). Recommendations for items that should qualify as open space can be found in **Chapter IV, Open Space**, and include:
 - Parks.
 - Landscaped corridors that are 50 or more feet wide.
 - Detention and retention ponds provided they are capable of being used for recreation (i.e., landscaped trails, gazebos, etc.).
 - Environmental resources such as wetlands, streams and floodplain, provided 30% or more of the total open space requirement can be used for active recreation.

Open space requirements should be established so that 40% or more of a subdivision that is 20 acres or larger must be set aside as permanent open space, and 50% or more of a parcel developed as a conservation subdivision must be retained as permanent open space. A developer may need to exceed these requirements if land set aside for open space substantially consists of environmental resources such as wetlands, streams and floodplains, to ensure that all development parcels include land for active recreation (which is proposed to be 30% of the total open space requirement).

- **Definition of Density.** Often, developers base their anticipated density on the maximum density allowed for a particular land use classification and do not take into consideration site constraints or other objectives and requirements of the community. This means that projects often are presented to Hampshire that exceed expectations of Hampshire with respect to the number of dwelling units proposed.

The current definition of density in the Zoning Ordinance does not provide guidance for calculating density on a development parcel. A definition of density should be created that indicates Hampshire will derive the maximum number of units allowed on a development parcel by multiplying the acres of the subject property planned for residential development (excluding acres for other non-residential land uses) by the **lowest number of units** per acre in the range of units identified for each residential land use classification on **Figure III-2, Future Land Use Map**. For example, a 100-acre parcel that is classified as large-lot residential would be allowed to have up to 24 dwelling units (100 acres times the 0.24 unit per acre identified for the large-lot residential land use classification). The number of units may be allowed to increase beyond this minimum threshold **only when** the Village finds that the open space and other elements of the proposed project go beyond minimum requirements and a density bonus is granted (see **Density Bonuses**, below). However, the upper limit of 0.80 units per gross acre would never be exceeded.

Density calculations will be based on property that includes natural resources that are likely to be protected by other regulations (such as wetlands, mature woodlots and floodplain). The ability to achieve the maximum number of units allowed by the 2004 plan will depend upon the extent to which the presence of natural resources or other factors exist on a parcel that might limit development potential. This is because 70% of the open

space that will be required by Hampshire for subdivisions 20 acres and larger (which will be a minimum 40% of the total acreage for conventional developments and 50% or more for conservation subdivisions) must be useable and unencumbered by resources such as wetlands, streams and floodplain that are not useable for active recreation, and actual open space provided may need to exceed the minimum required. (See **Definition of Open Space**, above).

- **Develop a System of Density Bonuses.** Adopt a system of density bonuses that incrementally allows a developer to add lots to achieve the higher density included in a residential land use classification, but only when a project exceeds standards required by Hampshire. Density bonuses can be used to obtain more open space; increase landscaped setbacks; encourage innovative design techniques, such as coving; or to obtain municipal facility or park contributions that are above and beyond cash contributions required by other codes and ordinances. In order to successfully implement the density bonus concept, Hampshire will need to prepare a table that identifies the allowable density credit that can be obtained by providing a specific feature or cash contribution.
- **Incorporate Standards for Multiple-Family Products.** The 2004 Comprehensive Plan reinforces the existing single-family character of Hampshire. However, multiple-family housing in the form of townhomes, condominiums and apartments will add variety to the existing housing stock in Hampshire, as well as provide lifestyle alternatives for residents. Zoning Districts that allow multiple-family housing (R-3 and R-4 Districts) should be amended to include requirements for:
 - Limiting multiple-family housing planned as part of a single-family residential project so that single-family, rather than multiple-family dwellings remain the primary land use.
 - Dispersing multiple-family housing throughout the development to avoid a large concentration of townhomes, condominiums or apartments at any one location.
 - Requiring dwelling units that are predominantly brick in construction and authentic in architectural design.
 - Requiring open space (40% or more of the total development parcel and 50% or more if the development is being processed as a conservation subdivision).
 - Providing enclosed garages (attached, detached, or underground).
 - Requiring 50% or more of the models with attached garages to be located even with or behind the front façade, so they do not visually dominate the street.
- **Single-Family Residential Zoning, Garages.** Garages that are a part of a single-family lot can dominate the street in addition to multiple-family housing products. To create streets that open up views of front façades, porches and yards in R-1 and R-2 Districts, the Zoning Ordinance should be amended to:
 - Require side-loaded garages, where possible.
 - Require attached, front-loaded garages to be located at or behind the front façade of the building, unless it can be demonstrated that specific model homes cannot be provided unless garages extend into the front yard. In that case, limit the number of model homes available for purchase that can have projecting garages to 50%.
- **Single-Family Residential Subdivisions, Setbacks.** To avoid crowding streets and to promote development patterns that contribute to place making and rural character, the plan recommends setbacks from perimeter roadways that exceed those currently required. Therefore, the Zoning Ordinance should be revised to require homes to be set back:

- 100 to 300 feet in areas zoned Rural Residential, Estate Residential and R-1 and/or areas that are planned for estate or large lot development according to the comprehensive plan.
- 50 to 100 feet in areas zoned R-2, R-3 or R-4 and/or areas that are planned for low-density or medium-density residential development in Hampshire’s historic core or near commercial development proposed along I-90, where the intensity of development is greatest.
- **Non-Residential Zoning Districts.** The success of a project or development proposal often is in the design details. Hampshire’s Ordinance should be amended to address the following:
 - Standards for parking lot lighting that unify commercial developments, corporate office parks, business parks and industrial developments while preventing glare and excess light spillage (see **Chapter IV, Place Making**).
 - Building orientation and design, so that all façades of commercial buildings that are exposed to public view include storefront glass.
 - Building materials, so that commercial, office, and industrial buildings are constructed of quality masonry materials.
 - Architectural design, so that buildings are well proportioned and façades that exceed 250 feet are “stepped” so that the plane of the long façade projects 10 or more feet behind or in front of the long wall.
- **Landscape Ordinance.** Hampshire does have some standards for landscaping. However, this ordinance needs to be updated and expanded in order to achieve many of the stated goals and objectives in this comprehensive plan. A landscape ordinance should include standards:
 - Which achieve the design intent for landscaping of residential setbacks along perimeter roadways in rural areas (100 to 300 feet) and differ from that which will be required closer to town (50 to 100 feet) through the type, intensity and placement of trees, shrubs and fences.
 - For landscaping areas where aquifer recharge is critical for maintaining the water supply. The use of native plants with deeper root systems is recommended for these areas to enhance water quality and achieve infiltration of water into the ground, rather than surface water runoff that can occur with bluegrass or paved surfaces.
 - For parking setbacks in multiple-family, commercial, institutional, office, business park and industrial developments.
 - That establish screening requirements between different land uses and screening of off-street loading and parking areas.
 - Which achieve softening of large expanses of paving in parking lots, by requiring landscaped islands (one per each 20 spaces, recommended).
 - For tree preservation, protection and mitigation for trees removed or damaged by construction.
 - For landscaping trails (i.e., limestone pavement and required trees and shrubs that are planted along the trail).

- For landscaping stormwater detention or retention basins that incorporate, where applicable, the use of native vegetation to slow runoff and assimilate pollutants.
- That soften building elevations by requiring foundation plantings for multiple-family and non-residential buildings.
- For swales in areas where curb and gutter is not proposed (i.e., estate zoning).

Subdivision Control Ordinance:

Amendments to this Ordinance should be made to:

- Incorporate recommendations for street right-of-way and pavement width included in this plan.
- Update school and park land cash requirements to incorporate new standards adopted by Hampshire.
- Includes standards for lot shape, so that lots are generally rectangular in shape, rather than come to a point at the front or rear lot lines or are irregularly shaped such that they abut more than three or four other properties.
- Incorporate standards for parking lot lighting, consistent with those found in Chapter V.
- Allow residential developments in areas planned and zoned for estate-sized lots to include streets with swales, rather than curb and gutter, to slow runoff and enhance water quality **provided** it is demonstrated to the satisfaction of the Village Engineer and the Village Board that these swales will be able to support native vegetation and not prone to invasive species.

Development Agreements:

Public/private agreements provide increased certainty for a developer that proposed development will be allowed to proceed consistent with the original approval. In return, Hampshire will be assured that adequate public facilities will be provided to meet new growth and that development will be phased in accordance with a pre-established schedule and vested for use and density. Development agreements are typically associated with site plan review that requires a special use permit or change in zoning. Because such agreements represent commitments that must be reserved as long as the approval is valid, the duration of approvals should include expirations. For example the agreement and plan approvals could be rendered null and void if initial building permits are not secured within 24 months of the execution of the development agreement. This “use it or lose it” approach will avoid tying up public capital investments that reserve capacity for speculative development.

Other Implementation Tools:

Hire a Consultant or Staff Planner:

As developments enter the plan review process, pressure upon board members who are essentially responsible for plan review will grow. Also, the resources necessary to prepare amendments to codes and ordinances or to solicit funding for corridor enhancement or preservation of open space by applying for grants cannot be carried out without additional professional support staff. One of the best ways to acquire planning expertise is to hire a consultant planner, but to pass along plan review costs to the development community. In this way, Hampshire can keep administrative costs to a minimum and development projects can be reviewed with expertise and timeliness.

Capital Improvement Plan:

Capital improvements programming involves the timed allocation of public infrastructure investments through which the community projects its capital facility needs for a specified time period (usually five to seven years). It specifies the costs of the improvements and details the sources and methods of financing. The Capital Improvements Plan (CIP) typically is prepared and adopted annually. It is critical to manage newer development because the plan focuses on timing and location of development, both of which are particularly susceptible to capital programming. Hampshire’s CIP plan should focus on:

- Extending sewer and water to meet projected residential and non-residential growth and development.
- Expanding the capacity of the sewage treatment plant.
- Ensuring that there is sufficient potable water by preserving groundwater recharge areas and routing stormwater to these areas to recharge aquifers.
- Land acquisition, architectural fees and construction of a new Village Hall.
- Upgrading or adding new roads as well as roadway maintenance (linkages, widening, resurfacing).
- Expanding water supply and water storage to meet the demand anticipated by developments under consideration and the type and intensity of development recommended by this plan.
- Creating a non-motorized multi-use recreational path plan and providing funds for implementation of multi-use trails.

Boundary Agreements:

Boundary agreements help each community maintain control of land uses within their planning jurisdiction, thereby ensuring plan implementation. Also, they avoid frustrations from competition between adjacent communities for tax generating uses or desirable residential projects. At the present time, Hampshire has boundary agreements with Huntley, Burlington, Gilberts and Elgin, but not with Pingree Grove or Marengo, which also are experiencing explosive growth. Discussions with these communities should continue and focus on boundaries as they relate to community identity; economic development; and the provision of public goods and services.

FPA Amendment:

An amendment to Hampshire’s existing FPA is in process, and will be required to serve some of the projects that are under consideration. Supplemental amendments also may be required as Hampshire grows within the context of this land use plan. The ability to obtain these amendments from appropriate review agencies (such as the Environmental Protection Agency and the Northeastern Illinois Planning Commission) will depend, in part, upon the demonstrated need for the amendment proposed and the sound planning principles and environmental practices that have been adopted by Hampshire.

Parks and Recreation:

One of Hampshire’s goals is to increase the number of acres of land within the Village’s planning area devoted to open space and recreation. The Village Board can cooperate with the Park District by ensuring that land cash requirements are met as part of the subdivision approval process, and that no less than 10 acres per 1,000 residents is available for recreation, pursuant to the National Recreation and Parks Association standards. Also, land that is dedicated as permanent open space and approved as part of a conservation subdivision

can be dedicated to the Park District with covenants that control the use of this land so that future development proposed by the Park District is compatible with the type and intensity of the conservation subdivision.

Multipurpose Recreational Trail Plan:

Hampshire can prepare a multipurpose recreational trail plan to provide linkages to residential and commercial areas, parks, open space and forest preserves, as well as within greenways identified as part of this plan. Coordination with Kane and McHenry Counties (planning departments and Forest Preserve Districts) and local township governments should occur, so that future connections to trails proposed by these agencies are provided.

Tree City USA:

Tree City USA, sponsored by The National Arbor Day Foundation in cooperation with the USDA Forest Service and the National Association of State Foresters, provides direction, technical assistance, public attention and national recognition for urban and community forestry programs. Being a Tree City USA helps present the kind of image that most citizens want to have for the place they live or conduct business. The Tree City USA signs at community entrances tell visitors that here is a community that cares about its environment. It also is an indication to prospective businesses that the quality of life may be better here than in adjacent communities.

Preference is sometimes given to Tree City USA communities over other communities when allocations of grant money are made for trees or forestry programs. If requests are equally worthy, some officials tend to have more confidence in communities that have demonstrated the foresight of becoming a Tree City USA.

In order to qualify as a Tree City, four standards must be met, including:

- A tree board or department.
- A tree care ordinance.
- A community forestry program with an annual budget.
- An annual Arbor Day observance and proclamation.

Intergovernmental Agreements:

Some of the proposals in this Comprehensive Land Use Plan require cooperation between agencies and political jurisdictions. This includes proposals for transit-oriented development, which will require partnering with Metra and Kane County DOT and plans for recreational trails, which will include cooperation with adjacent municipalities, township governments and Kane and McHenry Counties. Also, Hampshire may be able to partner with the Kane County Forest Preserve District to acquire areas identified for open space acquisition as part of the overall system of greenways. This system, which not only will provide the opportunity for trails, will also protect environmentally important or sensitive resources, which have a regional, as well as local benefit.

Special Service Area Financing:

This is a mechanism authorized for use by Illinois municipalities to finance facilities improvements or special services for a specific geographical area. A tax is levied only on those properties that are located within the geographical area proposed to be improved, and these properties are taxed at the same rate, based on equalized assessed value, typical for other local property taxes. Use of funds from this financing mechanism could be considered for streetscape beautification, pedestrian ways, landscaping, street lighting, snow removal, sewers, and maintenance of open space.

Grants

The Illinois Department of Natural Resources Grants program offers various grants directed at park and open space development funding. The extent to which these may be funded are likely to depend upon the fiscal health of the state. These include:

Open Space Lands Acquisition and Development (OSLAD):

The Open Space Lands Acquisition and Development (OSLAD) Program is a state-financed grant program that provides funding assistance to local government agencies for acquisition and/or development of land for public parks and open space. Projects vary from small neighborhood parks or tot lots to large community and county parks and nature areas. The program is financed by a percentage of the state's Real Estate Transfer Tax. Under the OSLAD program, funding assistance up to 50% of an approved project costs can be obtained. Grant awards up to \$400,000 are available for acquisition projects, while development/ renovation projects are limited to a \$200,000 grant maximum. It may be possible to fund the acquisition of land and trail development associated with greenways in areas where linkages cross private property that is not expected to be developed in the near future. This would create the environmental corridors and trail system recommended as part of this plan.

Open Land Trust Grant Program (OLT):

The Open Land Trust Grant Program has been designed to provide assistance to eligible units of local government on a competitive basis, for the purpose of acquiring real property from willing sellers for public outdoor, natural resource-related recreation purposes. This grant program can provide up to 50% state funding assistance on total project acquisition costs, up to \$2 million for a single project in a fiscal year. Unlike the OSLAD program, grant funding under the OLT program is provided on a reimbursement basis. Hampshire may be able to use grant dollars associated with this program for the development of trails and preservation of open space associated with greenways and other sensitive resource areas identified in this plan.

Illinois Tomorrow Corridor Planning Grant Program:

The Corridor Planning Grant Program is intended to help local governments develop plans that promote the efficient use of transportation facilities by integrating transportation and land use/development decision making. The five core principles of the Illinois Tomorrow Initiative are:

- Reducing traffic congestion.
- Preservation of open space.
- Reinvestment and redevelopment.
- Quality of life.
- Local government partnerships.

All applications for funding under this program will be evaluated based on how the proposed project addresses the following goals:

- Preservation of open space.
- Congestion relief.
- Cooperative inter-jurisdictional relationships.
- Balanced economic development policies.
- Contiguous and infill development / redevelopment.
- Development in areas with existing transportation and utility infrastructure.
- Development in areas with currently available housing.
- Enhance travel choices
- Creation of public-private coalitions.

- Collaboration among local governments, the development industry, labor, public interest and environmental organizations.
- Minimization of infrastructure cost to taxpayers.

Funding is available for planning activities only. Example projects for which Hampshire could be available could include:

- Creation of multi-community corridor plans (i.e., Illinois Route 47) to develop efficient transportation facilities and land uses.
- Development of transit-oriented/mixed use development plans to increase transportation options improve walkability and enhance access to transit.
- Planning for municipal and/or county level systems of bicycle facilities in existing corridors.
- Creation of downtown redevelopment/revitalization plans that integrate mixed use developments and service to nearby commuter rail and bus.
- Development of intergovernmental agreements that provides for multi-jurisdictional planning of land use, zoning and development decisions.
- Development of public-private plans and agreements that provide for and encourage affordable housing for workers that is convenient to employment centers and transportation facilities.

SAFETEA:

The Safe, Accountable, Flexible, and Efficient Transportation Equity Act of 2003 (SAFETEA) was a reauthorization of the Transportation Equity Act for the 21st Century (TEA-21). TEA-21, which expired on September 30, 2003, was enacted on June 9, 1998, and authorized the federal surface transportation programs for highways, highway safety, and transit for the 6-year period from 1998-2003.

SAFETEA continued the funding guarantees of TEA-21 that linked highway funding with the receipts generated by transportation excise taxes; by redirecting to the Highway Account of the Highway Trust Fund, the 2.5 cents per gallon of the gasohol tax currently deposited in the General Fund; and dedicates an additional \$1 billion a year of Highway Trust Fund dollars over and above each year's estimated receipts into the Highway Trust Fund to improve highway infrastructure performance and maintenance. SAFETEA 2003 incorporated much of the same funding programs for transportation projects that were adopted as part of TEA-21, which included funding for bikeways, trails and bridge facilities. As of the writing of this document, however, SAFETEA has not been reauthorized by congress. The house and senate are considering funding for highways under various names. Funding is, however, being made available by the State of Illinois for various projects. It is suggested that Hampshire work with state and local officials to identify funding sources for bikeways and trails that might be available until there is a reauthorization of SAFETEA or similar act.

Plan Amendments and Updates

This Comprehensive Land Use Plan includes text and a land use map that is intended to be used as a tool to guide developers, planners, officials and residents in locating areas suitable for a proposed use and for identifying the type, intensity, pattern and quality of development envisioned by community officials. The plan represents policies, goals and objectives that have been adopted by the Village Board as part of this land use plan.

Generally, the land use plan is expected to span a time frame of five to ten years. However, almost inevitably, community development will not unfold exactly as envisioned. Changes

that occur may be the result of new markets, new policy markers, or influences that are beyond the community's control and, in many cases, beyond prediction at the time the Village Board adopted the plan.

To ensure that this plan provides the best representation of Hampshire's goals, objectives and polices, the land use plan and map should be reviewed on an annual basis. This includes:

- An evaluation of the success of the Plan Commission and Village Board to implement the plan.
- The effectiveness of the design controls that have been incorporated into the Zoning and Subdivision Control Ordinances.
- An analysis of markets to determine whether land use proposals are appropriate and viable.