Chapter III, Future Land Use

Introduction

Chapter III presents a vision for Hampshire's 42-square mile planning area at its ultimate build-out. The land uses recommended for the future reach beyond the 5- to 10-year time line that is typical of most plans in order to allow Hampshire to address important items identified by Village officials and the general public. These items include:

- Maximizing economic development.
- Retaining open space and rural character.
- Maintaining viable farm operations and agricultural lands.
- Protecting natural resources.
- Providing quality housing.

Extending beyond a 5- to 10-year time frame also allowed Hampshire to communicate its vision for land development to its neighbors. This was particularly important because boundary agreements were beginning to be negotiated at the time this plan update was initiated.

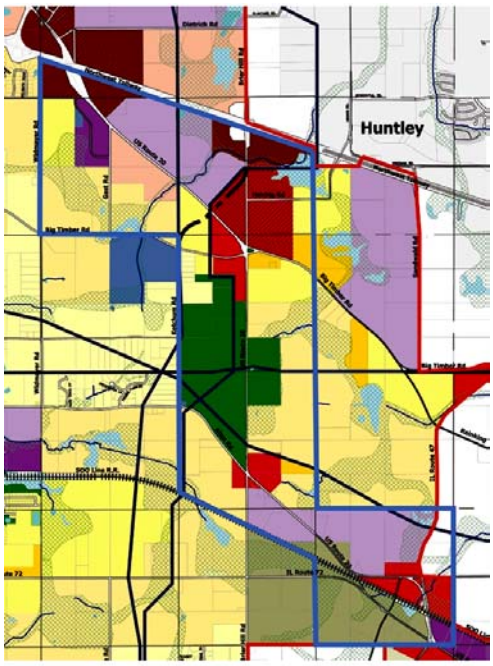
The future land use map presented in this chapter and the land use and development policies presented in Chapter V are intended to be used by Village officials as a guide for day-to-day decisions related to land use and development. As Hampshire continues to grow, change and mature, they provide the basis for achieving long-rang goals.

Development Trends

Communities along the I-90 corridor west of Chicago, as with other major transportation corridors in the Chicago metropolitan region, have been affected by and received the benefits from an ever-expanding market area. Hampshire is now just one of many communities experiencing increased development pressure, resulting in the conversion of open areas and farm land to urban uses. **Chapter II, Planning Factors**, presents the magnitude of residential proposals under consideration in 2003 and early 2004, which, if all were approved as proposed, could result in another 4,402 homes and 13,206 people. Also, approximately 12 million square feet of planned commercial, business park and industrial uses along I-90 may create the need to evaluate a second interchange (**see Figure III-1, Subarea Plan**, below and **Chapter IV, Transportation**).

Although the growth rate over the past ten years has generally mirrored that of Kane County, today's pressures for development suggest that Hampshire will grow at a rate beyond that projected either by Kane County or the Northeastern Illinois Planning Commission over the next 20 years (see **Chapter I, Community Assessment**). New growth and development can benefit Hampshire by creating new jobs and meeting the demand for goods and services, but it also provides a challenge to community leaders who grapple with maintaining the rural character and current small-town atmosphere of Hampshire currently enjoyed by those who live in the area.

Subarea Plan



Hampshire recognizes that there has been a shift from traditional manufacturing jobs to more office, research and service businesses and that the I-90 corridor offers the opportunity to capitalize on these trends. The I-90 corridor through Kane County already has experienced large office and research faculties such as Matsuhita, Motorola and First Card in Elgin and Sears and Ameritech headquarters in Hoffman Estates.

Hampshire's recent opening of Elgiloy Specialty Metals plant, Polifilm America, the 147-acre Hampshire Woods Business Park and the proposed 670-acre mixed-use Brier Hill Crossings are evidence of such trends. These developments have been stimulated by the County's low taxes, lower land prices and convenient access from major transportation routes.

To establish a framework for land development along the urbanizing I-90 corridor, a subarea of the comprehensive plan was created. This allowed Hampshire to concentrate planning efforts in one of its most viable locations for economic development. This subarea can be roughly defined by a mile wide corridor along U.S. Route 20 from the Northwest Tollway to Starks. It encompasses the existing interchange near U.S. Route 20, a potential second interchange at I-90 and Brier Hill Road, the Hampshire Forest Preserve, Allen's Corners and Starks, consistent with Huntley's adopted Comprehensive Plan (See **Figure III-1, Sub Area Plan**, above and next page.)

Planning goals that were created for this area include:

- Expand the community's economic base through annexation and continued development of the I-90 corridor and Starks areas.
- Promote workforce housing near business uses to take advantage of the proximity to employment, thereby reducing commuting time, and to attract businesses by providing a strong labor supply.
- Require new residential and non-residential development to meet Hampshire's high standards with respect to architectural and site design and environmental sensitivity.
- Restrict development within floodplains, wetlands, steep slopes and wooded areas.
- Create a system of greenways that protect these resources and provide opportunities for recreational development and trails that tie into the forest preserve and other destination uses.
- Construct roadways and develop a hierarchy of streets to move traffic through the subarea safely and efficiently, minimizing traffic-related impacts to Hampshire and its residents.
- Limit the number of access points to arterial streets.
- Work with Kane County to develop an inter-modal transportation system along the I & M Railroad (west of Hampshire's current boundaries) that reduces congestion, adds to the available travel options, increases personal mobility and enhances the quality of life.

Insert Figure III-1, Subarea Plan Here

- Promote development in this subarea that has a demonstrated positive fiscal impact on Hampshire.
- Enhance the identity and image of Hampshire along this major gateway.
- Provide a diverse range of housing to support planned retail and business uses.
- Preserve lands that have the highest potential for future job creation and economic development from residential development.
- Preserve the physical environment and countryside character south of I-90 as much as possible through
  - Subdivisions that maintain a significant amount of open space.
  - Corridors along major roadways that maintain the character of Hampshire's rural landscape.

Figure III-1, Sub Area Plan, shows the type, pattern and intensity of land uses planned within this five square-mile subarea. This graphic shows retail commercial and business park uses as the predominant land uses along I-90, consistent with the goals for the subarea. Other key factors that affected land distribution identified in this graphic included:

- The recognition that the I-90 corridor offers Hampshire the greatest opportunity for economic development.
- The potential for regional commercial development along I-90 where access and visibility make land attractive for such development. The spacing between malls in the surrounding area, coupled with growth expected in Hampshire and neighboring communities, suggest that this area could include large-scale commercial centers with destination-oriented uses such as major department stores, furniture stores, home improvement stores, etc.
- The understanding that retail commercial needs to be supported by residential housing.
- A decision to concentrate land uses at key intersections, rather than allow continuous strip development (shallow, individual lot development with frequent curb cuts) along major roadways, including US 20, Big Timber Road, Illinois Route 47 and Illinois Route 72.
- Poor soils along Illinois Route 47.
- The opportunity for commuter rail and mixed use development along the I & M Railroad (Soo Line), west of Hampshire's current municipal boundaries.
- The opportunity for industrial uses to locate along the I & M Railroad and provide spurs to their businesses, something that is becoming increasingly rare in Kane County.

In addition, this subarea plan meets the planning objectives created by the Village (see **Goal**s **and Objectives** in Chapter II) by:

- Locating the highest traffic generating uses near I-90 (i.e., retail commercial).
- Protecting environmental resources including aquifer recharge areas, wetlands, floodplain and stands of trees by limiting development in sensitive areas.
- Using natural resources to create buffers between non-compatible land uses.
- Linking natural resources to create corridors available for walking, biking and wildlife trails
- Increasing the community's tax base by maximizing non-residential lands uses.

- Promoting a mix of residential product to meet demand, including estate residential.
- Placing the highest density housing (medium density housing) near centers of employment and shopping.

Hampshire recognizes that land planned for regional commercial could be developed as business park and that market forces are likely to determine which of these land uses will predominate. Table III-1 quantifies development proposed in the subarea. As planned, land in this subarea could include more than 12 million square feet of business uses and generate a population of approximately 2,700 people.

Table III-1
Recommended Land Development in Subarea

	Acres	Percent	Units	Est. Pop.	Est. Sq. Ft.
Agriculture	231	7.26%	N/A	N/A	N/A
Forest Preserve/Open Space	358	11.25%	N/A	N/A	N/A
Residential (All Types)	716	22.50%	895	2,685	N/A
Institutional	6	0.19%	N/A	N/A	N/A
Agribusiness (Nursery)	237	7.43%	N/A	N/A	N/A
Commercial (All Types)	700	21.99%	N/A	N/A	4,954,950
Office	83	2.61%	N/A	N/A	942,177
Business Park	571	17.95%	N/A	N/A	5,660,634
Industrial/Warehouse Dist.	116	3.63%	N/A	N/A	1,145,783
Major Roads	165	5.19%	N/A	N/A	N/A
Total Acres:	**3,183**	**100.00%**		**2,774**	**12,703,544**

Policies that relate to corridor enhancement, natural resource preservation and architecture and site design also were developed to meet the planning objectives created for this subarea. Many apply to the entire planning area. They are presented in **Chapter V, Land Use Development and Policies.**

Future Land Use, 42-Square Mile Planning Area

Figure III-2, Future Land Use Map, shows the desired intensity of land use planned for Hampshire, based on need and input received by the Planning Advisory Committee and Village residents. **Table III-2, Future land Use** quantifies land uses recommended for future development and **Table III-3, Comparison of Existing and Future Land Use** illustrates how the balance of land uses would change from existing conditions if the land use plan is implemented according to recommendations in this document.

These tables confirm that Hampshire will retain open space and single-family homes as primary land uses at the ultimate build-out of the community. The increased opportunities for business development, new employment and creation of open space networks that are presented in this plan address the needs and potentials for this community, identified at the onset of the planning process. (See **Community Assessment, Chapter I** and **Planning Factors, Chapter II**.)

Recommendations for future land uses that are presented on Figure III-2 were developed in order to:

- Maintain agriculture and estate residential as viable land uses in the planning area as Hampshire grows.

Insert Figure III-2, Future Land Use Map Here

Table III-2
Future Land Use

	Acres	Percent of Total	Square Feet	No. Units	Population	Population Density/Acre
Agriculture	10,604.56	39.68%	N/A	N/A	N/A	N/A
Agribusiness	497.91	1.86%	NA	N/A	NA	N/A
Forest Preserve/Open Space	480.73	1.80%	N/A	N/A	N/A	N/A
Parks and Recreation	139.29	0.52%	NA	N/A	N/A	N/A
Stormwater Basins and Farm Ponds	146.99	0.55%	NA	N/A	N/A	N/A
Estate Residential (0.24 to 0.80 units/acre)	3,094.08	11.58%	N/A	1,609	4,827	0.2
Large Lot Residential (0.80 to 1.25 units/acre)	5,048.87	18.89%	N/A	5,200	15,601	0.6
Low-Density Residential (1.25 to 2.0 units/acre)	1,620.52	6.06%	N/A	2,641	7,924	0.3
Medium Density Residential (2.0 to 4.0 units/acre)	184.41	0.69%	N/A	553	1,660	0.1
Medium Density Residential (4.0 to 7.0 units/acre)	17.61	0.07%	N/A	97	291	0.0
Institutional	183.46	0.69%	N/A	N/A	N/A	N/A
Municipal/Governmental	22.47	0.08%	N/A	N/A	N/A	N/A
Historic Business District	9.10	0.03%	64,414	N/A	N/A	N/A
Community Commercial Center	423.49	1.58%	2,997,674	N/A	N/A	N/A
Regional Commercial	258.17	0.97%	1,827,456	N/A	N/A	N/A
Interchange Commercial	329.97	1.23%	2,335,693	N/A	N/A	N/A
Office	428.79	1.60%	4,856,304	N/A	N/A	N/A
Business Park	1,966.36	7.36%	19,486,431	N/A	N/A	N/A
Industrial and Warehouse Distribution	297.69	1.11%	2,950,078	N/A	N/A	N/A
Major Roads	970.80	3.63%	N/A	N/A	N/A	N/A
Totals	**26,725.27**	**100.00%**	**34,518,050**	**10,100**	**30,303**	**1.13**

Notes:
1 This is a long-range plan. Development associated with this plan would not be realized for another 20- to 30- years or longer
2 Development potential is based on "net" rather than "gross" acres, which gives a more realistic picture of development by removing streets, detention, natural features and open space from the developable acreage
3 Estimated population (30,303) persons at ultimate development) is based on projected 3.0 persons per unit (existing is 2.86 persons/unit).
4 The number of dwelling units is based on the mid-point of each residential land use category.
5 The potential square feet listed for commercial is based on a 0.25 FAR
6 The potential square feet listed for office is based on a 0.40 FAR
7 The potential square feet listed for industrial and business park is based on a 0.35 FAR

Table III-3
Comparison of Existing and Future Land Use in 42-Square Mile Planning Area

Land Use Classification	Existing Land Use		2004 Future Land Use	
	Acres	% of Total	Acres	% of Total
Agriculture	1,841.82	60.50%	9,265.95	34.67%
Agribusiness	0.00	0.00%	497.91	1.86%
Forest Preserve/Open Space	68.16	2.24%	480.73	1.80%
Parks and Recreation	29.72	0.98%	139.29	0.52%
Stormwater Basins and Farm Ponds	56.32	1.85%	146.99	0.55%
Estate Residential (0.24 to 0.80 units/acre)	131.30	4.31%	3,552.11	13.29%
Large Lot Residential (0.80 to 1.25 units/acre)	57.54	1.89%	5,753.12	21.53%
Low-Density Residential (1.25 to 2.0 units/acre)	278.53	9.15%	1,697.27	6.53%
Medium Density Residential (2.0 to 4.0 units/acre)	16.78	0.55%	256.69	0.96%
Medium Density Residential (4.0 to 7.0 units/acre)	19.12	0.63%	17.61	0.07%
Institutional	45.00	1.48%	183.46	0.69%
Municipal/Governmental	22.05	0.72%	22.47	0.08%
Historic Business District	9.10	0.30%	9.10	0.03%
Community Commercial Center	29.30	0.96%	450.79	1.69%
Regional Commercial	-	0.00%	258.17	0.97%
Interchange Commercial	60.57	1.99%	329.97	1.23%
Office	-	0.00%	428.79	1.60%
Business Park	73.09	2.40%	1,966.36	7.36%
Industrial and Warehouse Distribution	156.33	5.14%	297.69	1.11%
Major Roads	149.66	4.92%	970.80	3.63%
Totals	**3,044.39**	**100.00%**	**26,725.27**	**100.00%**

Notes:
1 This is a long-range plan. Development associated with this plan would not be realized for another 20- to 30- years or longer
2 Development potential is based on "net" rather than "gross" acres, which gives a more realistic picture of development by removing streets, detention, natural features and open space from the developable acreage
3 Estimated population (34,219) persons at ultimate development) is based on projected 3.0 persons per unit (existing is 2.86 persons/unit).
4 The number of dwelling units is based on the mid-point of each residential land use category.
5 The potential square feet listed for commercial is based on a 0.25 FAR
6 The potential square feet listed for office is based on a 0.40 FAR
7 The potential square feet listed for industrial and business park is based on a 0.35 FAR

- Provide a diversity of lot sizes, but keep large lot and estate residential as the predominant residential land use.
- Preserve the natural resources that exist today.
- Creatively find ways to maximize and protect open space as the community develops.
- Preserve rural character, to the extent possible.
- Take advantage of the economic development potentials afforded by I-90 as identified in the subarea plan.
- Keep the downtown free of non-destination-oriented traffic.
- Provide tax-generating land uses to reduce the tax burden on residents as the area grows.

Future Land Use Recommendations:

The following summarizes some of the key components and recommendations presented on **Figure III-2, Future Land Use Map**. Chapter IV provides recommendations for transportation improvements and linkages that will be required to serve the type, intensity and pattern of planned land uses. Chapter V includes land use and development policies related to future land use and Chapter VI addresses implementation of the plan, pursuant to the recommendations of these chapters.

This plan does not "zone" land uses. Instead, it provides a blueprint for future development patterns and identifies a way to achieve the vision identified for Hampshire during the planning process. It is expected that many factors will affect decision-making when planning for the future. There may be times when land use decisions deviate from the goals, objectives and recommendations in this document. When that occurs, the Zoning Board of Appeals will review the map amendment at a public hearing and base its recommendations for change on such factors as the existing uses in the area surrounding the property in question; the trend of development in the vicinity of the property in question; and the objectives of the adopted land use plan.

Rural Character and Open Space:

Nearly 45% of the total land uses illustrated on the future land use map are in uses that contribute to rural character. These include:

Agriculture – Almost 40% of the total land use in Hampshire's planning area has been retained in its existing agricultural land use. The majority of these acres are in the west and south edges of the planning area and between Big Timber Road and I-90, west of Gast Road (see **Figure III-2, Future Land Use Map**). However, it is expected that much more land will remain in agricultural use over the next 10 to 20 years than is identified on the future land use map and table. This 2004 Comprehensive Land Use Plan was developed to be long-term and shows a land pattern that is not expected to be achieved for at least 30 years. The length of time that a farm remains in agriculture depends upon a variety of factors, including economic viability of family farms; ownership changes; and outside pressure for development. As properties pass from one generation to the next, they frequently are viewed as having economic development potential, often providing retirement income. This, coupled with the pressure for developing land in Kane County (particularly land that has access from the interstate) will continue to foster changes from agricultural to residential and business uses over time.

Forest Preserve/Open Space – The land use map shows the existing forest preserve as well as potential expansions to the north and south of the existing preserve (see **Figure III-2,**

Future Land Use Map). This expansion is consistent with that previously envisioned by the Forest Preserve District. Other areas of open space illustrated on the plan include areas that have poor soils and are unbuildable. These areas have been identified as being unsuitable for development. (See **Figure II-3, Parks Recreation and Open Space in Chapter II**.)

The future land use map and table do not show the full extent to which open space will shape Hampshire as it grows. This is because the Village Board proposes to require 40% or more of a subdivision over 20 acres to be set aside as permanent open space. If all new subdivisions depicted at densities identified for large lot and low-density residential development were 20 acres or more in size, then nearly 2,500 ***additional*** acres of open space would be provided. This alone would add another 9% to this land use classification. This percent will increase again if Hampshire chooses to promote conservation subdivisions, and require 50% or more of a project's total acres to be permanently maintained as open space (see **Chapter V, Land Use and Development Policies**).

Parks and Recreation – This is another land use classification that is under-represented on the future land use map and table. The percent of land that has been allocated to this land use primarily represents existing parks and recreation area (with the exception of that area planned at the southwest quadrant of Allen Road and State Street). Also, athletic fields associated with schools meet many of a community's active recreational needs. Because these areas have been classified as institutional they are not represented in the acres allocated for parks and recreation.

The Village intends to apply its land/cash ordinance for parks to ensure that recreation needs are met regardless of the size of a residential development proposal. This includes land for community and regional parks. Some of the demand for larger-scale parks may be met with shared school/park sites. Others will need to be provided exclusive of schools and their location coordinated with residential subdivisions. At a minimum, the National Recreation and Parks Association Standard of 10 acres of parkland for each 1,000 people should be provided with each new residential development. This means, that an additional 30,414 people (which would bring the planning area to its projected 26,497people) would add at least another 265 acres of parkland that is not represented on the future land use map or table.

Stormwater Management Facilities/Farm Ponds – Other areas that will contribute to Hampshire's rural character include stormwater management facilities and farm ponds. As Hampshire grows, stormwater facilities will be added to the landscape. Retention and detention ponds can contribute to rural character, if landscaped appropriately. Hampshire's policies on open space, which can include stormwater facilities if they are landscaped and improved with trails and other features, will serve as an incentive to developers to enhance these features so that the maximum credit is provided as open space (see **Chapter V, Land Use and Development Policies, Open Space**). Also, recommendations included in this plan include the naturalization of stormwater management facilities with native vegetation to reduce stormwater runoff and help get the water into the ground (see **Chapter II, Goals and Objectives** and **Chapter V, Land Use and Development Policies, Environmental**). The type of landscape proposed for these facilities will contribute to rural character.

Although it is not expected that the number of farm ponds will increase beyond those represented on the land use map, these ponds nonetheless contribute to open space and rural character. This plan promotes the preservation of existing farm ponds and incorporates these resources into the planned system of greenways, where possible, to ensure their preservation.

Agribusiness — Nearly 2% of the total land area is shown as "agribusiness" on the land use map. Much of this land is used as a nursery for trees and shrubs. Because the landscape consists of vegetation rather than buildings and pavements, nurseries were included as open land as when quantifying the open space component of the future land use plan. It is expected that this existing use will remain for many years. This is because there is a demand for plant material in the immediate area due to developments that are both in process and planned for Hampshire and its neighbors. However, land classified as agribusiness and used

for nurseries is likely to be redeveloped at some future date. Therefore, this land use should be continually re-evaluated with respect to its longevity and proposals for new uses developed as part of future updates of this comprehensive plan.

Residential:

Estate and Large Lot Residential – Residential land use classifications presented on the future land use map are predominantly estate and large lot residential. Together, they account for almost 30.5% of the total land uses in Hampshire's planning area (see **Table III-2, Future Land Uses** and **Figure III-2, Future Land Use Map**). These land use classifications are based on density (the number of units per gross acre) rather than lot size. Dividing the total acres of a project by the minimum lot size to determine density does not take into account required acres for streets, stormwater and open space and will result in more lots and smaller lot sizes than desired by Hampshire.

Development patterns in areas planned for estate residential already include lots that are 4 acres or larger. These areas are outside incorporated Hampshire and not likely to be annexed into the Village. New development that is planned next to existing homes on large lots should include a transition in lot size, so that the largest lots in the proposed subdivision are located next to the estate-sized lots. Although existing estate residences contribute to rural character, they do not provide public open space. Also, they contribute to sprawl and may be subject to development pressures in the future (i.e., subdivided into smaller lots). For this reason they have not been counted toward land uses that contribute to open space. (See **Rural Character and Open Space**, above).

As planned, density ranges from 0.24 units per gross acre (Estate Residential) to 1.25units per gross acre (Large Lot Residential). Minimum lot size in areas planned for estate residences should generally be 2½ acres, unless a subdivision is processed as a conservation subdivision or rural cluster, where open space requirements are 40% to 50% or more.[1] In that case, minimum lot size can be reduced to 1¼ acre. Similarly, lots in areas planned for large lot residential development generally should not be less than 18,000 square feet. Where conservation subdivision design or rural cluster development is proposed, lots may be able to be reduced to create a range of lot sizes so that the largest lots can be located next to existing Estate or Large Lot Residential Development. **Chapter V, Land Use and Development Policies**, includes recommendations for development patterns in areas planned for Estate Residential and Large Lot Residential Development.

Low Density Residential – Areas planned for low-density residential development represent 6.06% of the total land uses in Hampshire's 42-square mile planning area. These higher density residential classifications are located closer to the center of Hampshire and near planned regional scale commercial and business park uses located along the I-90 corridor. The number of units per acre ranges from 1.25 to 2.0 and is based on gross acres.

Medium Density Residential – The future land use map includes two different densities for medium density development: 2.0 to 4.0 units per gross acre and 4.0 to 7.0 units per gross acre. The lower density classification accommodates duplex units, and the higher density, 4.0 to 7.0 units per gross acre also includes attached single-family, or townhome development. This classification could include two-story walk-up units in addition to townhomes. Less than 1% of the total land uses have been set aside for this use. However, it is expected that medium-density residential development will take place as part of larger subdivisions, provided the total number of units proposed for a project does not exceed that recommended

[1] Recommendations throughout this document include modifying the existing open space ordinance to require new subdivisions to set aside 40% or more of a development parcel as open space, unless the project is a conservation subdivision, in which case 50% of the development parcel must be retained as permanent open space.

by the land use map. This can be achieved by diversifying lot sizes and introducing duplexes or townhomes into the mix of residential products.

The plan shows medium density housing located near planned commercial. This places the highest density housing in Hampshire's planning area near shopping and employment. Medium density housing provides alternatives to single-family detached dwellings for singles, young couples, empty nesters and others who wish to live in a maintenance-free residential environment.

Commercial/Office:

Nearly 5.5% of the total land uses are proposed to be developed with commercial and office uses. This includes an estimated 7.2 million square feet of retail, professional service and business service uses, and another 4.8 million square feet of office, including corporate office campuses along the interstate. These are order-of-magnitude estimates and are projections based on the complete build out of the plan as shown, based on the following floor area ratios:

Commercial: 0.25
Office: 0.40

The acres allocated to commercial and office uses were reduced by 35% before applying these floor area ratios. This provides a more realistic picture of development feasibility in areas where natural areas (wetlands, floodplain, poor soils and mature trees) and infrastructure (i.e., roads) will reduce development potential.

The majority of the commercial and office uses are located within the I-90 to Allen's corners subarea (see **Subarea Plan**). Other areas of commercial have been proposed at key intersections throughout the planning area and east of US 20 (opposite the forest preserve), to provide close-to home shopping opportunities for existing and future residents and disperse traffic.

Table III-4, Characteristics of Shopping Centers provides a snapshot understanding of the size and type of commercial centers planned for Hampshire and the number of people required to support such centers. Although Hampshire realizes that the number of acres allocated for commercial uses is ambitious, Village officials also believe that the existing and potential interchanges at I-90, coupled with the population projections of Hampshire and surrounding communities, allow Hampshire to attract such uses over other communities. The extent to which commercial development occurs, as presented in this plan, depends upon a number of factors, including market and population growth in the trade area. As previously indicated, some of the regional commercial centers proposed along Brier Hill Road also could be developed as business park, which also would achieve Hampshire's economic development goals.

Table III-4
Characteristics of Shopping Centers

Type Center	Leading Tenant	Range in Sq. Ft.	Acres	Population Support
Neighborhood	Supermarket	30,000 to 100,000	3 - 10	3,000 to 40,000
Community	Discount/Dept.	100,000 to 450,000	10 - 30	40,000 to 150,000
Regional	1 or 2 Dept. Stores	300,000 to 900,000	10 - 60	150,000 or more
Super Regional	3 or more Dept. Stores	900,000 to 2 million	15 - 100	300,000 or more

Source: Urban Land Institute

Business Park and Industrial:

Business park and industrial development represent 7% and approximately 1%, respectively of the total land uses recommended within Hampshire's planning area. Most of these acres are proposed in the I-90 to Allen's corners subarea, where visibility from and access to the interstate exists (see **Figure III-2, Future Land Use Map** and **Table III-2, Future Land Uses**).

The estimated number of square feet for each of these uses (19.5 million for business park uses and another 3 million for industrial uses) is based on a 0.35 floor area ratio. As with commercial and office uses, calculations are based upon 65% of the total acres to provide a more realistic picture of development feasibility. Wetlands, poor soils and existing trees will reduce the development potential of business park uses planned along the I-90 corridor and additional roads will be required to serve future development.

Fiscal Impact Assessment

The impact of development on schools and on community resources and services can be a substantial financial burden on a community, or can benefit a community, depending on the type and scale of that development. Residential development, with its accompanying student population, requires various types of commercial development, including office, retail and industrial, to balance the impact and allow a community to grow in a fiscally responsible and viable manner. The key is in the balance of the residential and the non-residential, and the key to that balance is in encouraging economic development.

Fiscal impacts can be measured in a variety of ways, each of which may vary in results and perceived impact. Typically, an individual project or development is analyzed to determine its impacts, thus allowing a community to determine the merits of an individual development, or to determine what circumstances are necessary to make the development viable for the community. Over time, the balance of residential and non-residential development will usually provide a community with a resource that allows any financial burden to be more voluntary than imposed. Based on a general 'order of magnitude' assessment of the future land uses, such should be the long-term impact of growth on the Village of Hampshire.

Municipal Government:

The Municipal General Fund of a community typically consists of operating funds for public safety, community development, public works, finance and general government. In many communities, public safety utilizes nearly 50% of the municipal budget, while public works and general government utilize approximately 20% each. The per capita costs for a community to provide services to its population vary significantly depending on the level of services provided, community size and, to some extent, the geographic location of a community. In looking at several communities in northeastern Illinois, it was determined that $610 per capita is a reasonable expenditure for purposes of developing an order of magnitude assessment of fiscal impacts. Multiplying the population projection by the per capita expenditure provides a rough estimate of the costs associated with providing municipal services to a community.

In projecting the revenue needed to pay for community services, property taxes generally make up only a portion of the revenue, with several other sources contributing to the municipal general fund. Other revenue sources may include, but not be limited to:

- Sales Tax
- Licenses & Permits
- Utility Tax
- Intergovernmental tax
- Service Fees
- Fines
- Investment Income
- Hotel / Motel Tax

Sales tax revenue varies widely from one community to another depending on the quantity and type of retail establishments that are located in the community, as well as on a community's home rule status that allows communities with a population greater than 25,000 to impose additional tax on certain merchandise and services. Those with a strong retail commercial base can realize over 50% of their revenue from sales taxes only. It was determined that 25% is a reasonable figure to utilize for developing an order of magnitude assessment, with property taxes yielding 31% and the remainder (44%) provided by other revenue sources as listed above. Property taxes are the basis for developing an estimate of fiscal impacts, thus 31% of the municipal expenditure must come from property taxes.

In determining property tax revenues for a community, both residential and non-residential valuations must be considered. The basis for these valuations comes from current tax assessment information and from developing an assumption of future development types and quality. Residential valuations are the easiest given that Kane County publishes approximate tax revenues based on property values. Non-residential values can vary significantly, thus it was determined that a very conservative approach was best utilized. The conservative current tax rate of 0.666 (municipal plus Fire District) was utilized for developing an order of magnitude fiscal impact assessment though most municipalities providing a full range of services to their residents have a rate significantly higher than this. This tax rate equals 6.18% of the total tax revenue collected by Kane County. Homeowner's Exemptions are not included in these calculations. A determination of municipal cost to benefit follows:

Municipal General Fund		**Per Capita Cost**
Public Works	20%	$122.00
Public Safety	49%	$299.00
Community Development	7%	$43.00
Finance	5%	$30.00
Government	19%	$116.00
Total Per Capita Cost	100%	**$610.00**
Projected Population		**52,359**
Municipal Expenditure		**$31,938,990.00**
		0.31
Property Tax Share (31%)		**$9,901,086.90**

Property Taxes

Residential	Valuation	%	# Households	Tax	
	100,000	8%	808	$2,082	$1,682,422.56
	200,000	22%	2,222	$4,240	$9,422,212.80
	300,000	35%	3,535	$6,428	$22,725,229.80
	400,000	20%	2,020	$8,570	$17,313,114.00
	500,000	15%	1,515	$10,712	$16,230,286.80
	Total Households	100%	10,101		**$67,373,265.96**
	Square Feet	Value/SF			
Commercial	7,225,237	$3.53			$25,505,086.12
Office/BP	14,599,519	$4.65			$67,887,763.00
Industrial/BP	12,693,293	$3.92			$49,757,708.48
					$143,150,557.60
			Total Tax		**$210,523,823.56**
			Municipal Share (6.18%)		0.0618
		Property Tax Revenue			**$13,010,372.30**

As this analysis illustrates, based on an ambitious program of non-residential development, conservative estimates of property valuation and utilizing today's dollar and current tax rates, the development shown on the Future Land Use Plan should provide adequate property tax revenues for the Village of Hampshire.

Schools:

School funding is provided through a variety of sources that includes local, state and federal monies. While each of these sources is important in providing educational resources to our communities, the local share of school funding is the life-bread of the school system. With a current tax rate of 4.1295, SD 300's share of property tax revenues is approximately 63.09%.

Based on the number and type of housing proposed for a community, and on typical demographic multipliers utilized for those housing types, a determination can be made about the number of students that residential development will add to a community's schools. Multiplying that student population by the per pupil expenditure currently in place, an approximate operating cost impact to a school district can be determined. Tax revenues allocated for schools can be determined using the information presented for the municipal calculations but utilizing the greater tax rate described above. Based on student projections from throughout the 42-square mile planning area (not just incorporated Hampshire) determination of school cost to benefit follows:

School Operating Budget	**# Households**	**Pupils/Unit**	**Pupils**
Single-Family	9,451	1.19	11,247
Multi-Family	1,950	0.37	722
Total # Students			**11,969**
Per Pupil Expenditure			**$7,000**
School Expenditure			**$83,783,000.00**

Property Taxes

Residential	Valuation	%	# Households	Tax	
	100,000	8%	808	$2,082	$1,682,422.56
	200,000	22%	2,222	$4,240	$9,422,212.80
	300,000	35%	3,535	$6,428	$22,725,229.80
	400,000	20%	2,020	$8,570	$17,313,114.00
	500,000	15%	1,515	$10,712	$16,230,286.80
	Total Households	100%	10,101		**$67,373,265.96**
	Square Feet	Value/SF			
Commercial	7,225,237	$3.53			$25,505,086.12
Office/BP	14,599,519	$4.65			$67,887,763.00
Industrial/BP	12,693,293	$3.92			$49,757,708.48
					$143,150,557.60
			Total Tax		**$210,523,823.56**
			School Share (63.09%)		0.6309
			Property Tax Revenue		**$132,819,480.28**

As this analysis illustrates, based on an ambitious program of non-residential development, conservative estimates of property valuation and utilizing today's dollar and current tax rates, the development shown on the Future Land Use Plan should provide adequate property tax revenues for the operations of the schools.

Conclusions:

It is important to recognize that this assessment is based on a series of present-day factors that may change significantly over a 20- to 30-year projection of development within Hampshire's 42-square mile planning area. Factors such as greater square foot values of commercial properties, sales tax revenues based on home rule and fewer students within the district than the analysis reflects can all affect the impacts in a positive manner. However, it must be noted that the program that the Planning Advisory Committee developed for non-residential land use, as shown on the Future Land Use Plan, is ambitious for this community.

While the property tax revenues should, long-term, cover the costs associated with municipal and school operating costs, there are short-term effects that come with development that need to be considered. The most obvious of these impacts is the probable influx of students into a school system that has limited available space. New school construction will be required to accommodate the increased student population. Although land may be made available for schools, the costs associated with building and site construction, furnishings, staffing and books/equipment usually are not available until non-residential development is realized to offset the residential impacts.

Community Unit School District #300 is burdened by several issues relative to school construction. SD300's current financial health is not good, and the high schools within the district are nearing capacity, as are many of the elementary and middle schools. Any new school construction will require Community Unit School District #300 to propose a bond referendum that voters will need to pass.

Tom Hay, Assistant Superintendent for Curriculum with Community Unit School District #300 states, accurately, that "as the District's tax base grows the District will be more able to keep up with those demands." The problem is getting the economic support that comes with non-residential development to come sooner rather than later. In the short-term, this will be the challenge facing Hampshire schools.

Sources used to derive conclusions in this fiscal impact analysis include:

Community Unit School District 300
- Phone Conversations, fall of 2003
- Key Person Interviews, summer of 2003
- SD 300 2003 Financial Profile

Illinois State Board of Education
- 2002 Illinois School Report Card – Hampshire High School
- 2002 Illinois School Report Card – Hampshire Middle School

National Center for Education Statistics, Illinois Expenditures for Public Education, 2003

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Northern Illinois Planning Commission
- Demographics, 2000
- Forecasts, 2030

US Census 2000, Demographics

City of Elgin, Financial Report 2002

City of St. Charles, 2002 Financial Report

Village of Vernon Hills, 2002 Annual Report

Dundee Township Assessors Office, Property Tax information on specific parcels of land

Rutland Township Assessors Office, Property Tax information on specific parcels of land

Kane County Treasurer
- 2002 Assessment Report
- 2002 Estimate of Average Property Tax Bill

Kane County Clerk, 2002 Hampshire Township Tax Rate Sheet