

## Introduction

Hampshire’s last two plans were adopted in 1992 and 1999. Each of these was prepared for specific sub areas to respond to growth areas and competition for economic development.<sup>1</sup> However, the overall comprehensive plan for Hampshire’s growing planning area was last prepared in 1980. Although this plan recognizes the importance of preserving Hampshire’s history and character as it is reflected in its traditional form and rural setting, the plan does not provide guidance for planning decisions facing Hampshire today.

### Purpose of the Plan

The 2004 Comprehensive Plan Update was initiated to examine development trends and growth pressures facing Hampshire today and to update the Village’s policies on the future use of land. Specifically, the 2004 update:

- Identifies the type, intensity and pattern of land uses for Hampshire’s planning area at such time as agricultural lands convert to non-farm uses.<sup>2</sup>
- Updates policies for residential and non-residential development that will be used to guide future development decisions.
- Creates economic development opportunities to attract a sound tax base to meet community need.
- Incorporates a system of open space corridors to preserve environmental resources and to create a fabric of open space that flows among and between developments as properties are converted from agricultural fields to accommodate planned growth.
- Identifies ways to creatively develop residential neighborhoods and commercial areas with respect to land uses, open space networks, landscaped setbacks, orientation of buildings to public streets and authentic architecture.
- Includes strategies for plan implementation.

The intent of the 2004 Comprehensive Plan is to promote a balanced and orderly future development pattern that enhances the living environment and unique character of Hampshire. This plan creates a framework for achieving Village goals by establishing guidelines for both public and private development decisions. These guidelines can be used to provide clear direction to the development community regarding Hampshire’s land use and development polices, thereby ensuring that long-term objectives of the Village are met while accommodating private-sector development.

### Organization of the Plan

This document has been divided into six chapters:

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<sup>1</sup> These plans include the Comprehensive Plan Update for the Widmayer Road Planning Area, October 1, 1992 and the Comprehensive Plan Update for the Northwest Tollway (I-90) Corridor and Starks Planning Areas, January 1999.

<sup>2</sup> The plan does not promote the conversion of farmland but instead provides a guide for parcels next to, between and around those that have been or are being proposed for development. Some of these future uses include agriculture.

**Chapter I, Community Assessment** – This introductory chapter provides a background for understanding Hampshire’s planning objectives and relating them to other components of the plan.

**Chapter II, Planning Factors** – Chapter II identifies key planning factors facing Hampshire at the time of this update and sets the framework for decisions reached. (See **Appendix A** for an evaluation of assets, problems needs and opportunities used to define key planning issues.) Chapter II also includes goals and objectives that relate to future land use and development.

**Chapter III, Future Land Use** – The type, intensity and pattern of land uses are presented in Chapter III. This chapter includes a future land use map and an overview of future land uses. It also identifies projections for population and economic development, based on land use recommendations. Chapter III concludes with an assessment of the fiscal impact of planned development, as presented on the future land use map, on schools and public services.

**Chapter IV, Transportation** – Changes in the type, pattern and intensity of land use that are recommended by this 2004 plan warrant an evaluation of the existing network of roads in Hampshire’s planning area. Chapter IV provides recommendations for new north/south and east/west collector roadways and upgrades to existing roads that will be required to serve planned growth and development. It also includes policy recommendations that will ensure satisfactory levels of service are met as Hampshire grows and matures.

**Chapter V, Land Use and Development Policies** – Chapter V is one of the most important chapters included in this document. It provides policies for residential and non-residential development and includes recommendations for creatively developing land in Hampshire that promotes rural character, protects important natural resources, fosters place making and offers diversity in housing choices for existing and future residents.

**Chapter VI, Implementation** – This final chapter identifies strategies that can be taken by Hampshire to implement this plan so that the goals, objectives and policies can be carried out, thereby realizing the Village’s vision for land use, development and identity.

### Sub Area Plan

The preparation of this comprehensive plan included a focus on land that extends along the Northwest Tollway (I-90) and continues south along Illinois Route 47 and US 20 to Starks corners (see **Figure III-1, Sub Area Plan, Chapter III**). This area is considered one of the most appropriate in Hampshire’s planning area for economic development as the community grows, as it is accessible from the existing interchange at I-90 and US 20 as well as future interchanges that might be provided from I-90. Land use proposals for this area have been integrated into the overall document, after first being considered by the Planning Advisory Committee and general public at public meetings and a workshop held specifically to evaluate this subarea.

### The Planning Process

During the fall of 2002, Hampshire’s Village Board approved the update to the Village’s 1980 Comprehensive Plan. At that time, a 14-person Planning Advisory Committee was appointed to work directly with the land use consultant, Planning Resources Inc., to prepare a comprehensive revision to the existing plan. This Committee included representatives from the Village Board, the Planning Commission, Zoning Board of Appeals and representatives of the business community, the park district, and residents of the community. All meetings were open to the public and citizens attending each meeting were provided with time to

provide input and respond to land use proposals that were presented to the Committee. Representation from elected and appointed officials and the general public ensured that the policies and guidelines developed as part of this plan respond to key issues and concerns facing the Village of Hampshire. Also, representatives from the Hampshire's engineering consultant, Engineering Enterprises Inc., and Hampshire's economic development consultant, Schmutee & Associates, attended most of these meetings. This ensured that land use proposals and polices benefited from their area of expertise and working knowledge of Hampshire.

In addition to the 13 Planning Advisory Committee Meetings that were held over the course of nine months time, the Village elicited public comment by:

- Conducting interviews of persons identified by the Village Board and consultant staff as having a vested interest or "stake" in the growth and development of Hampshire. The points of view and recommendations of each of these individuals were integrated into the recommendations of this plan. Interview sheets are included in **Appendix A**.
- Holding four Town Hall meetings. These meetings included:
  - A visioning session with the general public. This important meeting served to help identify key concerns of the community. A summary of the results of this visioning process can be found in **Appendix A**.
  - A public workshop designed to obtain comments on proposals for development in a subarea of the plan that follows I-90 and then heads south along Illinois Route 47 and US 20 to Allen's Corners.
  - A second workshop to solicit feedback on land use alternatives for Hampshire's entire planning area.
  - An open house that consisted of a Power Point presentation on future land use and development policies and then encouraged dialogue between area residents, the planning consultants and members of the Planning Advisory Committee on land use and development policies. A summary of public comments received at this meeting are found in **Appendix A**.
- Conducting a public hearing on the plan and its recommendations in the fall of 2003.



Information obtained during each of these workshops and meetings was integrated into the final plan document to reflect the ideas received from the general public, consultant staff and appointed and elected officials. An initial public hearing was held in December 2003. A second hearing was held on April 29, 2004, to ensure that all public comments were heard before plan adoption. The plan was subsequently adopted by the Village Board on July 1, 2004.

### Use of the Comprehensive Plan

The 2004 Comprehensive Land Use Plan is intended to be referenced as an overall land-use and physical planning policy document by Hampshire. The plan is intended to be used in the day-to-day decisions of Hampshire's Planning Commission, Zoning Board and Village Board.

It is the basis for laying the groundwork for achieving the Village's longer-range goals as it grows, changes and matures.

The adoption of this plan is the first, but certainly not the last step in the planning process. A series of updates to codes, ordinances and other development regulations in place are proposed in **Chapter VI, Implementation**. These controls need to be changed to ensure that the recommendations and policies of this plan can be achieved. Also, Chapter VI recommends that the Village Plan Commission, Zoning Board of Appeals and Village Board review the 2004 update annually to determine whether the land use map, goals and objectives and policies have been successful in meeting Hampshire's expectations for future growth and development.