

Stakeholder Interviews, Developer Consortium

July 10, 2003

Interviews were conducted with:

- Charles Lamphere, Van Vlissingen & Co.
 - Robert Lamphere, Van Vlissingen & Co.
 - Curt Wandry, Lakewood Homes
 - Marvin Bailey, Crown Development
1. What is driving the market for another 4,000+ homes in Hampshire?
 - The residential market follows major transportation routes
 - Communities in the area (i.e., Huntley and Lake in the Hills) are built out
 - The "echo boom" is as big as the "baby boom" and driving market demand
 - Kane County has restrictive policies
 - Hampshire is the logical place for new housing because:
 - Hampshire is located along the expressway
 - There is a good, 2nd tier transportation system (i.e., US 20 and US 47)
 - College graduates/young professionals (under 35) can't afford Lisle, Downers Grove or Naperville
 2. If the Village of Hampshire were not trying to regulate timing, how quickly do you think that these units could be absorbed into the market?
 - Lakewood Homes: -- Recent experience in Montgomery and other communities suggests that Lakewood could expect a 2 ½ year buildout.
 - Prairie Ridge – Crown believes that they could sell all lots within 6 to 7 years. Crown has agreed, however, to 10 years for the two projects combined
 3. What do you think are the assets of the plan with respect to the commercial and business spark development proposed at Brier Hill and I-90?
 - Need the interchange to be successful
 - Need affordable housing next to commercial/business park to provide consumers and workforce
 - Commercial exceeds probable demand. Lampheres are more interested in developing lifestyle centers than regional commercial centers or malls
 - Planned business park uses will be modeled after Corporate Woods
 - Lampheres want flexibility with respect to the type and amount of commercial retail
 - Lampheres see the US 20/Big Timber Road corridor as having retail potential
 4. What comments do you have on future land uses as presented on the draft plan?
 - Too much retail for the market, particularly with the lower density housing classifications proposed
 - Allen's corners should not have retail – Crown has recently purchased land in this area for residential. They prefer not to see retail at this location. Also planned residential will, at a minimum, reduce the amount of retail currently under consideration
 - The plan generally appears to accommodate residential proposals in process
 - Industrial development should not be located next to Large Lot Residential
 - There are bad soils along US 47, which will limit this corridor's development potential

- Also, there are bad soils south of I-90 and east of the proposed Van Vlissingen project that will limit development and make this area one of the last to develop
 - The FP is shown to expand into an area that would be prime commercial (south of Big Timber and west of US 20)
 - Suggest the Village encourage Kane County FPD ownership of Greenways. Alternative, these greenways could be owned and maintained by the Park District
5. Preliminary plans show that Prairie Ridge and Hampshire East would include significant portions of open space (including stormwater management areas) – 547 (43%) and 224 acres (44%), respectively. Also, minimum lot size for single-family homes in each development is 12,000 square feet. The plan is promoting conservation design subdivisions as a way to preserve environmentally important resources and rural character. This includes:
- Clustering
 - Minimizing development/impervious surfaces in groundwater recharge area
 - Using open space to maintain rural character
 - Consideration of smaller lot sizes (i.e., 10,000 square feet) at selected locations
 - Public, versus private open space
 - Greenways that connect developments and link to destination uses
 - Amenities (public), such as trails
 - Quality architecture
 - Native/naturalized landscaping (along rights-of-way and within/around detention)
 - Etc.

Would you choose to develop a plan with one or more of these features/development styles?

- Some of the examples of projects highlighted as integrating large tracks of open space are projects where no public sewer and water were available, and land application was used
 - With that said, Crown believes that providing a diversity in lot size and product type is important
 - Crown has provided more than 40% open space for each of its projects, and is proposing lots of amenities
 - Crown is willing to include a school site and commercial retail
 - Crown also has proposed to provide land for a municipal complex
 - Flexibility in how open space is used, lot size, and setbacks and separation creates a more interesting and more marketable plan
6. What do you think about lot size?
- Buyers want more house than lot
 - Lots 8,000 to 10,000 square feet sell easily
 - Dollars saved on lots are put into house (young professionals and families)
 - Earlier proposals included more variety in lot size than the one currently under consideration, with its 12,000 square feet as a minimum lot size.
 - It may be more difficult to develop a project that has, as its mandate, a 12,000 square-foot lot with 100 feet of frontage than the project initially presented which offers choice and variety to homeowners. However, the fact that Crown is here in Hampshire suggests that Crown believes that these lots also can be sold within a reasonable time frame

7. Would you be willing to use landscaping and increased setbacks along arterial/collector roads as a way of reducing the visual impacts of development?
 - Crown is proposing 50 along streets as its perimeter yard setback
 - Marvin Bailey believes this is enough to create a quality landscape
 - He does NOT want to do prairie (not asked of him)
 - Crown is proposing an ornamental streetscape, consistent with that implemented for Thornwood (rather than a naturalized landscape with clusters of oak trees and shrubs that provide screening but also use plant material that is native to the area)
8. The plan will be completed this fall. Would there be some benefit to waiting until that time to address patterns of development for these two major projects?
9. The potential for a 100-acre school site will be further explored with the PAC:
 - The consortium believes that the site should be shown on our future land use map?
 - SD #300 is aware of this proposal
10. Other:
 - All believe that a future land use map is difficult to create, given the influences of development underway and the community's desire to keep large lot residential outside its historic center
 - With the exception of the retail (which the developers believe expect realistic potentials), the type, intensity and pattern of land uses appear to be, in their opinion, achievable

Stakeholder Interviews, 2003 Comprehensive Plan Update

July 16, 2003

Interview with Harry Siegel, President Siegel's Building Components Center, Hampshire

1. Describe your business (and markets catered to):
 - Siegel's is one of the largest building materials supplier in the Chicago metropolitan area. They specialize in kitchens & baths, cabinetry, doors, windows, millwork, lumber and building materials, tools, plumbing fixtures, trusses, joists, wall panels, etc.
 - Siegel's has 230 employees and \$27 million dollar sales. Hampshire is the second largest facility, and occupies 29 acres, five of which are under roof.
2. How long have you been in Hampshire, and why are you here?
 - Siegel's has been in Hampshire since 1991. The facility was opened primarily to do roof and floor components for Huntley (Del Webb provided the impetus).
 - Also needed a place for heavy industry that was not located near residential and was located to draw labor from Belvedere and Rockford.
3. Describe Hampshire today:
 - Hampshire is a friendly town.
 - Mr. Siegel likes the life style and prefers Hampshire over Geneva, where he now lives.
4. Do you have any initial reaction about the type, pattern or intensity of land uses planned for Hampshire?
 - The Village should preserve the historic part of the Village (including the downtown)
 - Housing is the current market for Hampshire. The plan should reflect that which is ultimately going to happen.
 - Affordable housing is important, so that those who work in Hampshire might live here as well.
 - Industrial land uses should be kept away from residential – too many conflicts.
5. What are your concerns about growth and development that should be addressed in the plan?
 - Growth is going to happen.
 - Hampshire should decide what it wants, and be very clear about that when working with developers.
 - Don't string them on and don't be shy about asking for what you need. Negotiate, but then honor agreements in a timely fashion
6. How can we keep some of the character of Hampshire that exists today?
 - Hampshire needs to identify elements that make the community "Hampshire"
 - Suggest that those elements be used to build the infrastructure that creates identity
 - Landscaping, building setbacks, lighting, signs are all important and can create character and identity
 - Avoid monotony and garage-dominant streets
7. Other comments:
 - Hampshire needs to streamline its plan review process (i.e., the time it takes to work out agreements – also, don't change the rules)
 - Hampshire needs a plan to respond to growth pressures. The timing is good!

Interview with Community School District #300:

- Ken Arndt, Superintendent
- Robert Hanson, Associate Superintendent
- Tom Hay, Assistant Superintendent, Curriculum
- Fred Goring, Director of Operations
- Chuck Bumbales, Director of Secondary Curriculum and Instruction
- John Court, School Board Member

1. How is SD #300 responding to growth and development?

- District representatives are meeting with developers "early on"
- SD #300 organizes and facilitates a community leadership council, which has participation by Board members. They meet every 6 weeks to discuss development proposals in process their impact on schools and need
- Impact fees have been increased
- Trying to work "land donation" into new developments have adopted new school district standards with respect to acres required per pupil:

Elementary School	15 acres	670 students
Middle School	25 acres	850 students
High School	70 acres	1500 students

(**Note:** Hampshire was the first community to approve these standards. Gilberts is expected to adopt them soon)

2. Is there a master plan, based on projected growth of communities in district?

- No master plan exists
- It is difficult to determine where schools should be located, given the fact that so many communities are trying to grapple with growth and development
- SD #300 needs population and student projections
- A community should not assume that a site for a school is an appropriate location, given the District's needs to accommodate regional growth and development

3. What criteria are used for locating schools?

- Population growth
- Need
- Availability of land
- Like the concept of shared school/park sites

4. Is the 100-acre school site proposed on the Tamms farm a feasible location for a new high school?

- The school district encompasses a 120-mile planning area
- The decision as to where a school is to go is a long process, based on growth
- Hampshire HS is overcrowded and beyond capacity
- SD #300 needs taxpayer support – However, Hampshire residents have never passed a SD referendum in other District communities
- If the HS is located on the Tamms farm, it will need taxpayer support
- The 100-acre site is larger than required for a HS. However:

- The 100 acres could include a middle school in addition to the high school
- The District has not considered a school complex before

5. What are the most desired revenue-generating uses, and why?

- Commercial and industrial uses, but NOT Tax Increment Finance Districts, which freeze property taxes for schools
- School District wants to "stay out of Village business", but is looking for increased revenues from property taxes
- Also would like less residential, which produces more children and demand on school districts (have to do more with fewer dollars)
- More expensive housing is better for schools. \$400,000 is the approximate "break even" point
- Housing less than \$200,000 is NOT good
- Don't give tax incentives away, they frequently affect school district revenues
- Municipal uses are good for the Village, but do not generate taxes for schools

6. Other comments:

- Hampshire wants a High school in its boundaries, and thinks it should have mutually-exclusive schools. However:
 - Gliberts and Huntley will be adding schools in Hampshire's planning area
 - Growth brings about change and the mixing of communities
 - Students attend schools where space is available
 - Redistricting has occurred and will take place in the future
- The high school is the least of the District's concerns. They are focused on:
 - Creating a financial recovery plan
 - Addressing growth issues (the number of square feet per pupil keeps increasing, along with the number of students)
- 85% of the School District's students are bussed:
 - Require sidewalks in neighborhoods where kids can walk to school
 - Avoid cul-de-sac streets which are difficult for bus turnarounds