

Comprehensive Land Use Plan For Campton Township

Rev. 9.15.2015

I. INTRODUCTION

The following Comprehensive Land Use Plan is the result of the efforts of the Campton Township Plan Commission following extensive interaction with the Campton Township Board, the Kane County Development Department, the Kane County Regional Plan Commission and the public.

In formulating the Plan, the Township Plan Commission has attempted to incorporate the desires of the residents of the Township with a vision for its future in a manner which maintains the area's rural historical characteristics while recognizing its needs and the reality of development pressure and infrastructure demands. The Township Plan is intended to be a document, which will serve the Township into the future and, as such, is intended to be flexible and organic rather than inflexible and static, all the while serving the objectives and goals set forth herein. The Plan is a tool to guide the Planning Commission and Township Board in making land use decisions. It is ultimately the responsibility of the Planning Commission Members to decide what is in the best interest of the residents of Campton Township.

II. KANE COUNTY 2030 PLAN

On October 12, 2004, the Kane County Board approved the County's 2030 Land Resource Management Plan (2030 Plan) following an extensive review process. The adoption of the 2030 Plan followed the award-winning 2020 Land Resource Management Plan (2020 Plan) by only eight years. This is a sign of the rapid changes taking place within Kane County, especially as municipalities have expanded into formerly unincorporated areas.

During the review process for the 2020 Plan during the late 1990's, the Township Plan Commission met with members of the Development Department staff and the Regional Plan Commission to provide input into the proposed plan. Many of the Township Plan Commission's suggestions relating to the Township were ultimately incorporated into the County's Plan. The Township Plan Commission also provided comments during the review process for the 2030 Plan.

The Plan Commission believes that the County's 2030 plan is fundamentally sound. Moreover, it is the opinion of the Plan Commission that it simply makes more sense to work with, rather than against, the County in most instances. However, as a county-wide plan, the 2030 Plan is 2 necessarily addressed to county wide issues and does not address specific needs within particular communities. The 2030 Plan also specifically targets the creation of a strong working

relationship between the County and municipalities. Notwithstanding the substantial input the Plan Commission gave during the formulation of the 2020 and 2030 Plans, there remain areas of fundamental disagreement between the County and the Township. However, the Township considers this Comprehensive Land Use Plan, while not identical, compatible with the County's 2030 Plan. Both share the desire to preserve open space, encourage historical and farm preservation, promote biodiversity and protect our precious water resources. Further, the Planning Commission considers incorporation efforts in the Township compatible with this Plan.

This Township Plan supports and recognizes that the most responsive and responsible government is that which is found on the most local level.

In light of the foregoing, the County's 2030 Plan shall serve as a guiding document upon which the Township Plan is based. The Township Plan sets forth only those areas where the Plan Commission has concluded that the 2030 Plan is either inadequate or at odds with the best interests of the Township.

This Township Plan is intended as a supplement to the County's 2030 Plan, which is otherwise adopted as the Plan of the Township.

The Township reserves the right to amend and revise this Township Plan as it deems appropriate, including following a revision or amendment to the County's 2030 Plan or any land use plan adopted by the County as a replacement for the 2030 Plan.

III. ORGANIZATION

The plan consists of four sections - **Objectives and Goals; Policies; Land Use Definitions** and a **Planning Map**.

In the **Objectives and Goals** section, the Plan Commission seeks to set forth its vision for the future of the Township. The Objectives and Goals form the basis for the **Policies**, which are intended to carry out the Objectives and Goals of the Plan. The **Land Use Definitions** and **Planning Map** sets forth a land use plan for future planning decisions in light of the foregoing.

IV. OBJECTIVES AND GOALS

An overarching goal and concern of this plan shall be the development of land within the Township in the least intensive manner possible. Accordingly, land uses, which are less intensive than those permitted under this Plan or under the County's 2030 Plan shall generally be encouraged.

A. Overall Land Use and Open Space

Maintain the rural trend and character of Campton Township.

Campton Township offers a unique environment in the Chicago metropolitan area. With larger lot sizes combined with vast open spaces and a quiet, peaceful, and safe semi-rural environment, the Township is an exception to the substantial suburban sprawl around us. The Township provides a significant alternative to the faceless subdivisions too numerous to count which have grown in all directions from Chicago. New residents to the Township cite large lot sizes and the

area's rural feel as the reasons they have decided to raise their families here.¹ Those residents live side by side with families who have been here for generations. Instead of being an area where farmland is replaced by mass produced subdivisions, the Township has retained its rural atmosphere and historical roots while providing a solid sense of community and extensive recreational opportunities.² Only vigilant monitoring of future land use will enable the residents of the area to continue and maintain these special attributes.

In light of the foregoing, maintaining open space, green space, large lot sizes and the natural attributes of the land must be paramount in any planning decision. To every extent possible, natural attributes of the land, including geographic contours, native trees, plants and wildlife should be preserved, including and as a part of permanently dedicated open space and, where appropriate, incorporated into plans for passive and active recreational land use in the Township. The following specific concerns also provide parameters for the Township's land use policies.

1. Interplay Between Water and Sewage Availability and Planning ***Link development to potable water availability and to soil compatibility, avoiding centralized sewer and water systems.***

For the most part, collective sewer and water services are not available in the Township. The lack of such services, however, should not be viewed as an impediment to well planned development, but as setting guidelines for it. For example, county ordinance restricts the use of septic systems to those lots, which have been demonstrated to percolate wastewater at acceptable rates and sets minimum lot sizes for the use of such systems. The Plan Commission recognizes that many areas in the Township have inadequate soils for the installation of traditional sewage systems. Rather than devising methods to allow the development of such parcels, the inability of certain parcels to handle traditional wastewater systems should serve as a guide to determine, in part, which properties should and should not be developed.

Other than those areas serviced by the Wasco Sanitary District (Fox Mill, Campton Crossings, Fox Creek, Prairie Lakes and the hamlet of Wasco), the Windings and Glenwood School for Boys, the Township's residents and businesses depend on their own septic systems for sewer service and private wells for their potable water supply. Not only does the Township use private wells for drinking water, individual wells are the prime source for residential, business, and outdoor water needs. In the past two decades, the hard press of rampant development without concern for the availability of resources around Chicago has resulted in the forced abandonment of wells, both residential and municipal. Most communities in Cook and DuPage Counties turned to the DuPage Water Commission project for Lake Michigan water to service their needs at great expense.

¹ Campton Township Report, Economic Development Survey Results, Department of Consumer Sciences & Retailing, Purdue University, published April 1998, p. 3.

² Campton Township is home to a number of structures on the Kane County Historic Register, including Campton Town Hall, which, along with Campton Community Park, a Township-maintained-and-built park, have received Federal, State, and local historic preservation awards. Also in the township is Garfield Farm, an active 1800s farmstead with a year-round schedule of educational programs. Campton has an active Township government with five committees, Solid Waste, Intergovernmental, History and Preservation, Budget, Park and Recreation, in addition to the Plan Commission. In addition, there is Campton Hills Forest Preserve, a county forest preserve, numerous soccer and baseball fields in and around Wasco School and in the various subdivisions of the Township.

Campton Township has not escaped the pressure of this continued development. Of the 16 Townships in Kane County, Campton has often been the fastest growing. An incident in April 1994 provided a wake-up call to the Township of the potential over-utilization of the area's aquifers -- 22 wells in the shallow aquifers of one of Campton Township's most eastern subdivisions, Wideview, went dry during a three-day period.³ After the incident, the Township hosted a public symposium in September 1994, leading to an investigation of the groundwater supplies by the United States Geological Survey (U.S.G.S.) in cooperation with Campton Township Board of Trustees. The U.S.G.S. and the Township Board issued a report in 1996 identifying areas of low water levels in the various aquifers in Campton Township.⁴

In response to additional well failures since the 1996 report was written, the Township commissioned the U.S.G.S. in 2002 to perform a three-year groundwater study, which identified specific areas of concern in the Township.⁵ A computer model was also created that can be used as a tool by the Township to determine the effect of future development on existing wells. The U.S.G.S. report can be viewed in its entirety at:
<http://pubs.usgs.gov/sir/2006/5076/pdf/sir20065076.pdf>

It is imperative that all land use planners looking at future development in the Township use this report and consider the limited water resources of the Township. Since the shallow aquifers have less groundwater capacity, the use of the St. Peters aquifer (which has substantially greater capacity) is strongly encouraged.

2. Planning and Profit

Preserve the quality of life above financial profit.

The Plan Commission recognizes that the Township has become a desirable area for potential new residents and, in turn, for developers. The ability of a businessperson to turn a profit over the development or redevelopment and sale of a parcel of property should not be a factor considered by the Plan Commission. Preserving the quality of life in Campton Township and maintenance of a consistent pattern of land use shall take precedence over any such concerns in all of the Plan Commission's decisions.

Unlike the County Plan's emphasis on providing opportunities to all ages and economic groups by encouraging a diverse housing stock, Campton Township's emphasis is on an appropriate transition between the existing community in the Township and new development. Many opportunities exist throughout the Chicago area and within Kane County, albeit most being outside Campton Township, for builders to develop large, multi-unit projects with lot sizes of less than an acre, giving homeowners many choices in that market. Opportunities to raise a family on a larger lot, which is not prohibitively priced, however, are limited. Such an environment forms the essential identity of the Township, and should therefore be preserved.

³ At this very same time, less than a mile away, Wasco Sanitary District was in the process of drilling its first community well for the then new subdivision of Fox Mill. The drilling dates of this community well coincided with the timing of the well failures and water levels returned shortly after the community well was cased. Area residents have since directed their concern toward determining the limits of the area's ground water supplies.

⁴ Ground-Water Levels in Aquifers Used for Residential Supply, Campton Township, Kane County, Illinois; U.S. Geological Survey, prepared in cooperation with the Campton Township Board of Trustees, Urbana, Illinois, 1996.

⁵ Hydrogeology, Water Use and Simulated Ground-Water Flow and Availability in Campton Township, Kane County, Illinois. U.S. Geological Survey, prepared in cooperation with the Campton Township Board of Trustees Scientific Investigations Report 2006-5076, Robert Kay et. al.

3. Schools

Maintain high academic standards while keeping the tax burden manageable through controlled growth.

Among the Township's strengths often cited by new and long-time residents is the quality of the area's schools. The majority of the Township falls within St. Charles School District 303, with the northwestern corner of the Township in Burlington District 301 and the southwest corner of the Township in Kaneland District 302. As the area in and around the Township has grown, the schools of the area have faced tremendous pressure to accommodate new families, resulting in tax increases to fund building, hiring and facility improvement. Area schools cannot continue to provide high quality education in the face of uncontrolled growth, particularly without repeated tax increases. Educational concerns, and the inability of the schools to handle a continuing influx of students while maintaining traditionally high standards must therefore be a paramount concern in any development and land use decision. The Township supports the payment of impact and land cash fees by developers to affected school districts (based on students generated by houses in the planned area).

4. Roadways and Infrastructure

Moderate the need for infrastructure growth by managing residential and commercial development.

As the area has grown, its roadways have become ever more crowded. While it is still possible to take a relaxing scenic drive on a two-lane country road in the Township, gridlock is fast becoming the order of the day. As it is neither desirable nor feasible to expect that the area's roadways will be doubled in capacity, such infrastructure limitations should also serve as a guide for land use decisions. Additionally, safe, appropriate speed limits should be instituted, particularly on non-arterial routes, to accommodate residential development and the uses attendant to a growing and active populace. The Township also endorses the County Rustic Roads Program, and its goal of preserving scenic rural roadways.

5. Public Safety

As the township population has increased, the demand for public safety services such as fire protection, police, and ambulance/rescue resources has also grown. The preservation of a quiet, safe, secure, and peaceful rural environment as a guiding value for well planned development in the Township, the impact of proposed residential or commercial land use should be carefully considered.

6. Preservation of Rural and Semi-Rural Character

Preserve the unique rural trend and character of residential and commercial areas.

It is the vision of the Campton Township Plan Commission that the Township will retain its present semi-rural character as a legacy to our children, future residents and visitors. Future visitors should be left with an impression of small towns surrounded by areas of large lots, ample green space, preserved natural features, ubiquitous native plants and wildlife, as well as a vibrant agricultural environment which ties the Township of the modern era to its historical roots. Each area of the Township should have a unique character, with the impression of the whole being significantly distinct from that of the municipalities and communities, which surround it. Residents of the past and future should be able to take pride in the appearance and character of their community's, quiet, peace, safety, and security of their neighborhood, of the quality education their children receive, and of the recreational and other opportunities they are afforded. Most important, they should know that they reside in a place which is unique.

B. Residential Development

Guard our natural features while maintaining aesthetic diversity in our developments.

The rural atmosphere of the Township combined with the prevalence of large residential lot sizes in the community are among the paramount reasons the Township's residents, both new and old, are attracted to the area.⁶ These features must be jealously guarded. Inherent in such a community are the universal goals of safe neighborhoods, maximization of private and public open space, preservation of the natural features of the land, and freedom from environmental and public health hazards. Each of these factors should be taken into consideration in the development of the lands of the Township.

From the design and aesthetic perspective, the Township is desirable because of the diversity of housing styles offered. Subdivisions should be designed with such continued diversity in mind. Developers should be encouraged to incorporate a range of complimentary home styles into each project and to avoid repetitive designs. Tract-like housing should be strictly avoided. In a similar vein, each project should be constructed to take advantage of natural vistas and other features of the land, and incorporate interesting, attractive design elements into each project. Such elements extend beyond merely the buildings constructed and include streetscapes, greenways, waterways and other such features. Repetitiveness should be avoided at all costs.

⁶ Campton Township Report, Economic Development Survey Results, Department of Consumer Sciences & Retailing, Purdue University, published April 1998, p.3.

C. Township Center

Preserve Wasco's traditional rural character.

At the center of the Township lies the unincorporated hamlet known as Wasco, a traditional rural hamlet with a collection of residences, restaurants, retail establishments, a post office, an elementary school, baseball fields and businesses. All efforts should be made to preserve and capitalize on this asset with a goal of maintaining the rural charm while improving the hamlet as a true Township center that continues to be a central gathering place for the Township's residents. Wasco should serve much the same function as small farming hamlets have for decades. Although the Township is primarily residential and agricultural farming, Wasco already hosts a small concentration of business and light industrial development, and additional limited, appropriate commercial development should take place within Wasco that can best serve the foregoing goals. Leaving Wasco, development should make a smooth transition from the high densities of the central village area to the surrounding rural residential and agricultural areas. Any developments in these areas should be compatible with and incorporate the features of existing land use.

Converting existing farmland or residential to commercial land use west of Old La Fox Rd. along Rt. 64 should be discouraged. Similarly, converting prime agriculture land in the western portions of Campton Township should be discouraged.

Campton Township supports the Kane County Farm Preservation Program.

D. Resource Management Areas

Minimize the development of land that utilizes lot sizes of less than one acre on a net basis.

The County's 2030 Plan has identified several areas in the Township with the Resource Management Land Use classification. Although certain goals for this type of designation are laudable, the Township views two major problems within this land use designation: 1) the lack of impact that commercial development has on the density calculation (even where commercial and residential uses are proposed within the same project); and 2) a fundamental problem with the County's use of gross rather than **net** density calculations.

The County's 2020 Plan recommended 600-700 units per square mile density (roughly 1 unit per acre in gross area calculated based on the entire proposed subdivision) for **residential development** in Resource Management Areas. The 2030 Plan is less specific, citing the Fox Mill and Mill Creek subdivisions as examples of appropriate density (implying 600-850 units per square mile density). Both Plans fail to address any type of reduction in density when both residential and commercial uses are proposed in any single project. In fact, under the County's 2030 Plan, commercial development has **no impact** whatsoever on the required density of a Planned Unit Development (P.U.D.).

Under the Township Land Use Plan, in areas where such uses are otherwise deemed appropriate, every 3,500 square feet of commercial development within such a project will be equivalent to one dwelling unit.

In Resource Management Areas, traditional zoning restrictions applicable to other unincorporated areas within the County are typically replaced by P.U.D. zoning. This type of zoning incorporates densities calculated on a gross, rather than net basis, the use of nontraditional collective sewage treatment facilities such as direct application systems, collective wells, cluster housing, and lot sizes as small as 8,000 square feet or less. The Plan Commission views such land uses and lot sizes as inconsistent with the present character and desired trend of land use in the Township. Moreover, the Plan Commission prefers traditional methods of sewage treatment (e.g. septic systems) and individual wells to untested water treatment methods and community wells that could potentially over-utilize aquifer resources in concentrated areas.

A **major goal** of this Land Use Plan is to minimize the development of land in the Township that utilizes lot sizes of less than one acre on a net basis, even in those areas designated Resource Management Areas. Indeed, it is the intention of the Township Land Use Plan to encourage uses, which are less intensive than that allowed under this Plan or the County's 2030 Plan. Accordingly, this Campton Township Comprehensive Plan recommends that there be no additional construction or expansion of the Wasco Sanitary District, and that the areas it services and other facilities relating to such collective sewage systems be restricted to their present (September 2006) actual service area boundaries.

As reflected in the Planning Map, Campton Township has recommends that certain areas designated by the County's 2030 Plan as Resource Management Areas instead be designated as Rural Residential Land Use areas. P.U.D. zoning is acceptable to the Township, so long as the required lot densities are consistent with the designated Township Land Use.

V. POLICIES

In order to carry out the foregoing goals and objectives, the Plan Commission has developed the following policies respecting the development and use of the lands within the Township:

7 The purpose of the Resource Management Areas is to provide opportunities for primarily residential developments that respect the countryside character and carrying capacity of the land. Developments in the Resource Management Area must preserve and enhance open space. At least 40 percent of each development within a Resource Management Area should be preserved as open space, which protects the environment, provides recreational opportunities and creates a transition from the city to the countryside. Developments in the Resource Management Areas must also preserve and protect water resources.... Resource Management Areas...should not exceed an imperviousness of 15 percent. Imperviousness greater than 15 percent and density exceeding 600-700 units per square mile have been shown to degrade water quality and the environment and place a burden on transportation and other public services and facilities. @ p. 88, 2020 Land Resource Management Plan of Kane County, Illinois.

8 By way of example, a gross density calculation would permit the construction of 100 homes on 50 acres of a 100-acre subdivision by clustering and locating homes on 2 acres and less, with the remaining acreage used for a myriad of other purposes including road ways, sewage spray application, recreational uses or left vacant. Net density only permits a maximum of one home per acre, regardless of the number of acres in the overall project and the extent to which land is deemed unbuildable due to poor soils or otherwise unsuitable for well and septic systems. Under a net density formula if only 50 acres are buildable in a 100-acre subdivision, only 50 homes on those 100 total acres would be permitted.

A. Residential Development

The following shall be **encouraged** in residential development in the Township:

- 1.** Construction of homes on large lots, with lot sizes of one acre or greater (net), as indicated on the Planning Maps. An acre is defined as 43,560 square feet.
- 2.** Utilization of traditional well and septic systems.
- 3.** Preservation of farmsteads, primarily in the western portion of the Township.
- 4.** Impervious surfaces shall not cover more than fifteen percent (15%) of any lot.
- 5.** Improvement of the aesthetic appearance of the buildings in Wasco, preserving and improving existing structures in lieu of new construction where feasible.
- 6.** Preservation and incorporation of existing and native plant life, contours and other natural features into development projects in a manner which highlights such features in the overall design.
- 7.** Screening from existing roadways and properties by means of site planning, grade variations and planted vegetation.
- 8.** Creation of off-road hiking and biking paths within and between developments and construction of sidewalks or similar off-road pathways in and around Wasco.
- 9.** Dedication of active and passive recreational areas within subdivisions, which connect to off-road biking and hiking trails.
- 10.** The use of natural (e.g. brick, wood and stone) building materials for exterior surfaces.
- 11.** A controlled rate of growth, which takes into account existing school, roadway, water, services, and other infrastructure capacities.
- 12.** P.U.D. or residential zoning, with lot sizes equivalent to and otherwise in compliance with the respective Land Uses set forth in the Planning Map, with appropriate architectural and other controls and restrictions to ensure that the foregoing policies can be enforced.
- 13.** Consideration of the expressed desires of the populace of the Township as disclosed, for example, in the 1998 Economic Development Survey⁹, and continued solicitation of public input.
- 14.** Continued evaluation of the cumulative effect of the proposed development on the fresh water supply by means of the Campton Township U.S.G.S. computer model.

⁹Campton Township Report, Economic Development Survey Results, Department of Consumer Sciences & Retailing, Purdue University, published April 1998.

15. Wells for new residential development should be drilled into the St. Peters aquifer.

16. Use of mechanical sanitary systems where the use of traditional septic systems are not feasible, or to preserve vegetation, trees, and the natural features of the land.

The following shall be **discouraged** in residential development in the Township.

1. Calculation of densities and lot sizes based on gross area calculations rather than net lot sizes.

2. Construction of lots of less than one acre net outside of the existing Wasco hamlet and immediately adjacent areas.

3. Expansion of the Wasco Sanitary District beyond actual service area boundaries and capacity (i.e. by the construction of additional sewage lagoons and other facilities) as of the date of this Plan.

4. Construction of additional application or effluent spray sewage systems.

5. Cluster or tract-like housing.

6. Repetitive or duplicative architecture within a project.

7. Towers and billboards that can be seen by any residences.

B. Resource Management Areas

Within those areas designated Resource Management Areas by the County's 2030 Plan the following policies shall apply:

1. Each lot shall be in excess of one acre net in size and otherwise follow the guidelines set forth in the Rural Residential Land Use classification.

2. Further development within remaining Resource Management areas shall utilize traditional (e.g. septic or acceptable similar mechanical alternatives such as Multi-Flow) sewer and water treatment methods. Parcels which cannot support such traditional methods shall not be developed, providing a further means of ensuring lower densities and preserving open space.

3. The Township shall consider commercial development within Resource Management Areas subject to the same density guidelines as residential housing. Each 3,500 square feet of commercial space constructed in the Resource Management Area shall equate to one dwelling unit for purposes of calculating the density. Any additional impact on the land and its resources, depending on the proposed use, must also be considered, and the open space requirement increased accordingly.

C. Open Space

In July of 2000, pursuant to 60 ILCS 1/115-5 et seq., the Township, with the help and assistance of its Open Space Committee, adopted an Open Space Plan. On April 4, 2001, the Township voters approved the Plan, authorizing an \$18 million program for the acquisition and preservation of open space within the Township. With the passing of a second Open Space referendum in April 2005, the total commitment from Township residents reached \$47 million. The Township's Open Space program can be found on the Township's website at www.camptontownship.com.

This Land Use Plan acknowledges and encourages that the Township's Open Space Plan be followed, and defers to the Open Space plan with respect to the designation of a parcel as open space. Accordingly, this Plan, including the Planning Map, shall only apply to designate the use of a parcel of land in the event such parcel is not acquired as Open Space.

The following shall be the policies of the Township Planning Commission with respect to Open Space:

1. Identify parcels purchased with Township Open Space funds as Open Space on the Township Planning Map.
2. Encourage and work with the County, including the Forest Preserve District, to identify, acquire and maintain open space for both passive and active recreational uses.
3. Encourage private developments to designate portions of any project for public and private open space.
4. Encourage the establishment of greenways for passive (e.g. along water courses and wild life habitation areas) and active (e.g. bicycle and walking paths) recreational and natural purposes throughout the Township, connecting various developments and areas of the Township in a continuous belt.
5. Encourage the placement of land into conservation easements, open space preservation trusts and other similar measures to ensure the continued, long-term preservation of the land as open space.

D. Agricultural / Agribusiness

Campton Township is blessed with some of the most fertile soil in the country. This asset must be preserved as it is among the paramount uses of this rich soil and essential to the maintenance of the semi-rural atmosphere of the Township. The following are the policies of the Township with respect to Agriculture and Agribusiness:

1. Encourage maintenance of existing agricultural uses and agribusiness, particularly in the western portion of the Township and elsewhere provided such uses are not offensive to existing residential uses.

2. Encourage the development of agricultural retail and wholesale rural-type businesses in those areas designated for agricultural uses (e.g. farm stands, co-ops, flower and vegetable outlets, nurseries, orchards, lawn and garden stores, etc.).
3. Encourage the placement of land into agriculture conservation and rural preservation trusts and other similar measures to ensure the continued, long-term use of the land for agricultural purposes.
4. Discourage reestablishment of agricultural uses in areas which are primarily residential where such uses will result in offensive odors, inhumane conditions to livestock and other farm animals, inadequate pasture or grazing space, or other conditions which are either unhealthy to humans or animals or inconsistent with prevailing adjacent land uses.

E. Institutional Uses.

Certain Private Institutional uses (e.g. schools, churches, cultural, retreats, etc., but not primarily commercial or medical uses) may be permitted as Special Uses within the Residential, Resource Management and Agricultural Areas of the Township. Such Institutional uses shall be permitted provided the proposed use, density and overall impact are not inconsistent with the quiet enjoyment, safety and health, or property values of the immediate surrounding area. Institutional uses which may impact traffic, security or risk, interfere with the quiet and tranquil environment, and are deemed to be inconsistent with the rural, semi-rural residential settings should be discouraged. The following guidelines shall be observed in the planning and construction of institutional projects:

1. Each 3,500 square feet of Institutional Space shall be the equivalent of one dwelling unit. The density of the project as a whole shall be no greater than 3,500 square feet of built space per acre on a gross basis.
2. In the event the institutional use contemplates a residential component, four residents shall equal one dwelling unit, and there shall be no greater than the equivalent of one dwelling unit per acre (640 per square mile).
3. Smaller buildings are preferred where feasible.
4. Institutional buildings shall be constructed to be no greater than three stories in height, or eighty percent of the height of the predominant vegetation in the area, whichever is greater, excluding decorative features such as bell towers and the like.
5. Design features of institutional buildings shall be consistent with the architectural style of buildings in the area, particularly in rural and residential areas.
6. Institutional construction shall utilize wells for fresh water and septic (or where necessary, mechanical) water treatment systems. Adequate study by means of the Campton Township U.S.G.S. computer model, shall be performed to determine the availability of fresh water and the impact of the institutional use on surrounding properties. Wells should be drilled into the St.

Peters aquifer.

7. Institutional buildings shall be constructed as far off the roadway as feasible to minimize the visual impact of the building on the roadway and the surrounding areas.

8. Institutional projects shall contain no greater than 15% impervious surfaces.

9. The natural features of the land, native plants and trees shall be preserved to the greatest extent feasible.

10. Institutional properties shall be open to the public and freely accessible to the public by means of greenways, recreational trails and other such features.

11. The impact of the institutional use on traffic and the existing infrastructure including public safety shall be minimal.

VI. LAND USE DEFINITIONS

The following land use definitions are intended for use in conjunction with the Planning Map adopted by this Comprehensive Land Use Plan and borrow heavily from the County's 2030 Land Use Plan Land Use descriptions. In most cases the differences are only the elimination of information that does not apply to Campton Township.

A. Agriculture

The Agricultural Land Use category applies to extensive areas on the 2030 Land Use Map. These areas generally contain priority farmland or farmland of statewide importance as defined by the Illinois Department of Agriculture. Some of the land in the agricultural category is also used for farmsteads and very low density residential uses. A major strategy of the county's objectives, policies and 2030 Land Use Plan Map is to prevent the conversion of these areas to non-agricultural uses. The plan recognizes that some of the land in the agriculture land use category is not well suited for agriculture because of soil productivity, topography, vegetation, man-made barriers, etc., and, therefore, could be more suitable for other purposes. Further, the plan recognizes that many farmers and agricultural landowners may wish to create a lot or erect a dwelling unit for a child, dependent, or relative on a portion of their land, which is indicated as agricultural. However, any new lot would be subject to review according to the F-1 Rural Residential criteria. An overriding policy of Kane County and Campton Township is to encourage agricultural land uses, whenever possible.

The category also provides for limited agribusiness, farm support services, and other related uses that are dependent upon, or closely allied to, modern agricultural practices. Campton Township recognizes that prime farmland can be best utilized as agricultural land when supported by a full range of agribusiness and farm services in the immediate area. Any proposed uses of this nature would be evaluated by the same criteria listed in the preceding paragraph. In situations where a proposed development is bordered by substantial existing residential areas, the Planning Commission has the ability to extend the residential land use into the

transitional agricultural land. The Planning Commission should recognize the serious nature of such an action and only take it when it is clearly in the best interest of the Township. The premature conversion of farmland, particularly when it has a high Land Evaluation and Site Assessment (LESA) score, is at odds with the goals of this plan.

B. Open Space

One of the most important of the Township Land Uses is the open space system. This category reflects existing ownership of property, generally over 10 acres in size, by Campton Township, the Forest Preserve District, and other public bodies. These existing open space areas provide a framework for the provision of additional open space. They range in size and function from parks providing active recreational opportunities to large wooded forest preserves offering wildlife habitats, natural area protection, and passive recreational pursuits. In most cases, the purchase of property for open space by a public body will take precedence over the land use defined by this plan.

C. Countryside Estate Residential

The areas indicated on the Campton Township Land Use Map in this category are generally those which are characterized by rolling, morainal hills separated by wetlands or small creeks and with large areas of woodlands and other native vegetation. These areas, often adjacent to existing low-density residential areas, may already have a limited degree of scattered, estate type development, and sometimes include land used for equestrian activities.

The plan recommends establishing low-density criteria for future developments to preserve the character, wildlife base, and natural features of these areas. The density of each individual development should be determined by the physical characteristics previously stated, the trend and character of development in surrounding area, soil suitability for septic systems, and significant open space preservation. The gross density should not generally exceed an average of one dwelling unit per four acres of land. In situations where a proposed residential development in this land use category borders existing Rural Residential Land Uses, the Planning Commission can allow a gross density of up to one dwelling unit per two acres of land.

D. Rural Residential

Rural Residential areas designated on the map are the default residential land use for Campton Township. Rural Residential land use requires a one-acre minimum lot size and gross density of generally about two acres per dwelling unit.

Densities of any new proposed subdivisions in the areas planned for Rural Residential development should be based on surrounding densities, soil suitability for septic systems, as well as preservation of natural features, and character of the area. Review of subdivision proposals in these areas should also consider the rate of development to ensure that it is consistent with the ability of the Townships and other local taxing bodies to provide an adequate level of service to new residents.

E. Commercial

The Township and County recognize the importance of balancing future residential and population growth with the generation of additional employment opportunities. Areas recommended for commercial land use within Campton Township are in or adjacent to the hamlet of Wasco. Access point control and aesthetic design criteria requirements will be critical concerns to prevent inefficient traffic patterns and unsightly strip commercial development. Storefronts in new commercial development should be located near roadways. Large parking areas in front of a store are discouraged. New commercial development on Route 64, between Old La Fox Road and Mill Creek, is discouraged unless located in the Wasco Historic District. [Committee Note: The

F. Light Industrial

Most of the areas designated with these land uses existed prior to the creation of the Campton Township Planning Commission. The industrial land uses are not primary or “heavy” in nature, but rather secondary manufacturing, warehousing, distribution, and light industrial uses. This land use category encourages high tech development and the needed infrastructure. Development of these types of land uses will add to the employment base of Campton Township and provide an adequate tax base for the general public.

G. Special Use

It is recognized however, that there are certain uses which, because of their unique characteristics, cannot be properly classified in any particular district or districts, without consideration, in each case, of the impact of those uses upon neighboring land and of the public need for the particular use in the particular location.

To provide for the location of special classes of uses which are deemed desirable for public welfare within a given district or districts, but which are potentially incompatible with the aforementioned Campton Township Comprehensive Plan’s objectives and goals.

The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

VII. PLANNING MAP

See attached.

VIII. CONCLUSION

The Township Plan Commission, with this Comprehensive Land Use Plan, intends to leave a legacy to guide responsible land use and growth within the Township. As is stated in Kane County's Comprehensive 2030 Land Use Plan, open space is an essential armature of this Plan. It protects the quality of life, the trend and character of the Township, and provides for recreational

opportunities for all residents.

Through this Plan, the Township can uniformly articulate its goals, objectives and recommendations to meet the pressure of development. This Plan, as well as the Township Open Space Plan, respects individual property rights and recognizes the current acute development pressure is due to the desirability of the Township as a place to live and work. Therefore, it is with much pride in the community that Campton Township invites the County, future Town Boards, and the public to look to this Comprehensive Land Use Plan for guidance through the 21st century and beyond.