



GINKGO PLANNING & DESIGN INC

# Station Area Plan | Hampshire Station

Lead Planners GINKGO Planning & Design Inc

Location Village of Hampshire, IL

Client NBG Development Group

Reference Marc A. Neuerman  
NBG Land Partners, LLC  
(847) 939-5520

Status Due diligence underway

Program 160 acres  
650 units  
46 acres of public open space  
15 acres of commercial & mixed use  
Metra parking

A future Metra connection from Chicago to Rockford creates opportunities for developing transit oriented districts around new stations on this line. This master plan is looking ahead to ensure that adequate land is reserved to accommodate a potential station and parking in the future, and that there is a walkable neighborhood around the station. The plan emphasizes walkable streets, small blocks, and a connected system of trails and paths that also link to a proposed Village hall to the east.



## Planning Principles

*Create a walkable mixed use neighborhood with safe and convenient pedestrian paths to the station*

*Locate the Metra Station as the Focal Point of the neighborhood*

*Ensure that the station is easily accessible by the neighborhood and by the rest of the Village*

*Conserve the natural assets of the site as public open space*

*Connect the station, the neighborhood, the creek and future Village Hall with pedestrian paths and trails*

*Provide a diverse housing stock to bring many residents within walking distance of the train station*



Potential Metra Station