

**Table 1**  
**November 2003 Draft Future Land Use Map**  
**Hampshire 2003 Comprehensive Plan**

	<b>Acres</b>	<b>Percent of Total</b>	<b>Square Feet</b>	<b>No. Units</b>	<b>Population</b>	<b>Population Density/Acre</b>
Agriculture	6,166.52	19.50%	N/A	N/A	N/A	N/A
Agribusiness	760.30	2.40%	NA	N/A	NA	N/A
Forest Preserve/Open Space	568.82	1.80%	N/A	N/A	N/A	N/A
Parks and Recreation	123.84	0.39%	NA	N/A	N/A	N/A
Stormwater Basins and Farm Ponds	173.96	0.55%	NA	N/A	N/A	N/A
Estate Residential (0.24 units/acre to 0.80 units/acre)	8,999.47	28.45%	N/A	4,680	14,039	0.4
Large Lot Residential (0.80 units/acre to 1.25 units/acre)	6,334.45	20.03%	N/A	6,524	19,573	0.6
Low-Density Residential (1.25 to 2.0 units/acre)	2,463.00	7.79%	N/A	4,015	12,044	0.4
Medium Density Residential (2.0 to 4.0 units/acre)	302.22	0.96%	N/A	907	2,720	0.1
Medium Density Residential (4.0 to 7.0 units/acre)	169.58	0.54%	N/A	933	2,798	0.1
Institutional	204.09	0.65%	N/A	N/A	N/A	N/A
Municipal/Governmental	22.47	0.07%	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	645.48	2.04%	4,569,030	N/A	N/A	N/A
Regional Commercial	340.29	1.08%	2,408,743	N/A	N/A	N/A
Interchange Commercial	336.26	1.06%	2,380,216	N/A	N/A	N/A
Office	428.79	1.36%	4,856,304	N/A	N/A	N/A
Business Park	2,249.26	7.11%	22,289,942	N/A	N/A	N/A
Industrial and Warehouse Distribution	309.63	0.98%	3,068,402	N/A	N/A	N/A
Major Roads	1,021.89	3.23%	N/A	N/A	N/A	N/A
<b>Totals</b>	<b>31,629.42</b>	<b>100.00%</b>	<b>39,637,052</b>	<b>17,058</b>	<b>51,175</b>	<b>1.62</b>

**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 (51,175) 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
- 8 Calculations for major roads on this subarea plan include:

Allen Road	Interchange Existing, NW Tollway and US 20	Hennig Road
Big Timber Road	Interchange Future, NW Tollway and Brier Hill Road	IL Route 72
Brier Hill Road	Ketchum Road	Widmayer Road
Gast Road	US Route 20	Outerbelt Freeway

**Table 1 Worksheet  
2003 Draft Future Land Use Map  
Hampshire 2003 Comprehensive Plan**

	<b>Acres</b>	<b>Percent of Total</b>	<b>Square Feet</b>	<b>No. Units</b>	<b>Population</b>	<b>Population Density/Acre</b>
Agriculture	6,166.52	19.50%	N/A	N/A	N/A	N/A
Agribusiness	760.30	2.40%	N/A	N/A	N/A	N/A
Forest Preserve/Open Space	946.29	2.99%	N/A	N/A	N/A	N/A
Parks and Recreation	123.84	0.39%	N/A	N/A	N/A	N/A
Stormwater Basins and Farm Ponds	173.96	0.55%	N/A	N/A	N/A	N/A
	<b>8,170.91</b>					
Estate Residential (<1.0 unit/acre)	8,999.47	28.45%	N/A	4,500	13,499	0.4
Large Lot Residential (1.0 to 1.5 units/acre)	5,710.71	18.06%	N/A	5,711	17,132	0.5
Low-Density Residential (1.5 to 2.5 units/acre)	2,781.84	8.80%	N/A	5,564	16,691	0.5
	<b>17,492.02</b>			<b>15,774</b>	<b>47,322</b>	
Medium Density Residential (2.5 to 4.0 units/acre)	229.66	0.73%	N/A	746	2,239	0.1
Medium Density Residential (4.0 to 7.0 units/acre)	169.58	0.54%	N/A	933	2,798	0.1
	<b>399.24</b>			<b>1,679</b>	<b>5,037</b>	
Institutional	204.09	0.65%	N/A	N/A	N/A	N/A
Municipal/Governmental	22.47	0.07%	N/A	N/A	N/A	N/A
	<b>226.56</b>					
Historic Business District	9.10	0.03%	64,414	N/A	N/A	N/A
Community Commercial Center	645.48	2.04%	4,569,030	N/A	N/A	N/A
Regional Commercial	340.29	1.08%	2,408,743	N/A	N/A	N/A
Interchange Commercial	336.26	1.06%	2,380,216	N/A	N/A	N/A
	<b>1,331.13</b>					
Office	428.79	1.36%	4,856,304	N/A	N/A	N/A
Business Park	2,249.26	7.11%	22,289,942	N/A	N/A	N/A
Industrial and Warehouse Distribution	309.63	0.98%	3,068,402	N/A	N/A	N/A
	<b>2,987.68</b>					
Major Roads	1,021.89	3.23%	N/A	N/A	N/A	N/A
<b>Totals</b>	<b>31,629.43</b>	<b>100.00%</b>	<b>39,637,052</b>	<b>17,453</b>	<b>52,360</b>	<b>1.66</b>

**Table 2**  
**November 2003 Draft Future Land Use Map**  
**Hampshire 2003 Comprehensive Plan**

Land Use Classification	November 2003 Draft		
	Acres	Percent	Other
Open Space and Institutional/Governmental			
Forest Preserve/Open Space, Acres	946.29	2.99%	
Parks and Recreation	123.84	0.39%	
Agriculture, Acres	6,166.52	19.50%	
Agribusiness, Acres	760.30	2.40%	
Stormwater and Farm Ponds	173.96	0.55%	
Institutional	204.09	0.65%	
Municipal/Governmental	22.47	0.07%	
<b>Total Open Space and Institutional/Governmental</b>	<b>8,397.47</b>	<b>26.55%</b>	
Residential, Low-Density			
Acres	17,492.02	55.30%	
Dwellings Units			15,774
Estimated Population			47,322
Residential, Medium-Density			
Acres	399.24	1.26%	
Dwellings Units			1,679
Estimated Population			5,037
Commercial (all types)			
Acres	1,331.13	4.21%	
Square feet			9,422,404
Office (all types)			
Acres	428.79	1.36%	
Square feet			4,856,304
Business Park			
Acres	2,249.26	7.11%	
Square feet			22,289,942
Industrial/Warehouse Distribution			
Acres	309.63	0.98%	
Square feet			3,068,402
Major Roads	1,021.89	3.23%	
<b>Totals</b>	<b>31,629.43</b>	<b>100.00%</b>	



## November 2003 Draft Future Land Use Map, Table 2, Continued

### Notes:

1. The draft plan includes greenways that can be used for trails and to linked destination uses together. These greenways are **NOT** included in the calculations presented above. They will be set aside by developers as they annex properties and prepare site plans for Village approval. Total areas available for each of these uses will need to be adjusted to include these greenways and other open space required as part of a residential project.

2. Population density is based on an average of 3.0 persons per unit.

3. 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 some open space from the developable acreage

4. Residential densities do **NOT** solely relate to product. For example, the areas classified as medium-density residential are intended to include a mix of dwellings (i.e., single-family homes, duplexes, townhomes, and possibly apartments or condominiums).

5. Calculations for non-residential uses were reduced by 35%, given the large size of the parcels under consideration, and the fact that many include floodplain, wetlands and trees. This will provide a more realistic picture of development feasibility in areas where natural areas and infrastructure (such as roads) will reduce development potential.

6. The potential square feet of development potential for non-residential uses is based on the following:

Commercial:	0.25 FAR (calculated on 65% of gross acres)
Office:	0.40 FAR (calculated on 65% of gross acres)
Business Park:	0.35 FAR (calculated on 65% of gross acres)
Industrial:	0.35 FAR (calculated on 65% of gross acres)

7. Except for the County's proposed French Road connection and the Brier Hill Road alignment under consideration, transportation linkages have not been illustrated, but roadway widening, new roads, and linkages will be proposed as part of the comprehensive plan.

**Table 2 Worksheet**  
**September 2003 Draft Future Land Use Map**  
**Hampshire 2003 Comprehensive Land Plan**

Land Use Classification	August 03 Draft		Other
	Acres	Percent	
Forest Preserve/Open Space	946.29	2.99%	
Parks and Recreation	123.84	0.39%	
Agriculture, Acres	6,166.52	19.50%	
Agribusiness, Acres	760.30	2.40%	
Stormwater and Farm Ponds	173.96	0.55%	
<b>Total Open Space</b>	<b>8,170.91</b>	<b>25.83%</b>	
Institutional	204.09	0.65%	
Municipal/Governmental	22.47	0.07%	
Residential, Low-Density			
Acres	17,492.02	55.30%	
Dwellings Units			15,774
Estimated Population			47,322
Residential, Medium-Density			
Acres	399.24	1.26%	
Dwellings Units			1,679
Estimated Population			5,037
<b>Total Dwellings</b>			<b>17,453</b>
<b>Total Population</b>			<b>52,360</b>
Commercial (all types)			
Acres	1,331.13	4.21%	
Square feet			9,422,404
Office (all types)			
Acres	428.79	1.36%	
Square feet			4,856,304
Business Park			
Acres	2,249.26	7.11%	
Square feet			22,289,942
Industrial/Warehouse Distribution			
Acres	309.63	0.98%	
Square feet			3,068,402
<b>Total Non-Residential (Business)</b>	<b>4,318.81</b>		<b>36,568,649</b>
Major Roads	1,021.89	3.23%	
<b>Totals</b>	<b>31,629.43</b>	<b>100.00%</b>	

**Table 3**  
**Comparison of Existing and Draft Future Land Uses in Planning Area**  
**Hampshire 2003 Comprehensive Plan**

Land Use Classification	Existing Land Use		2003 Draft Future Land Use	
	Acres	% of Total	Acres	% of Total
Agriculture	26,340.11	83.28%	6,166.52	19.50%
Agribusiness	724.72	2.29%	760.30	2.40%
Forest Preserve/Open Space	368.80	1.17%	568.82	1.80%
Parks and Recreation	94.80	0.30%	123.84	0.39%
Stormwater Basins and Farm Ponds	116.07	0.37%	173.96	0.55%
Estate Residential (<1.0 unit/acre)	2,125.69	6.72%	8,999.47	28.45%
Large Lot Residential (1.0 to 1.5 units/acre)	148.24	0.47%	6,334.46	20.03%
Low-Density Residential (1.5 to 2.5 units/acre)	278.53	0.88%	2,463.00	7.79%
Medium Density Residential (2.5 to 4.0 units/acre)	16.78	0.05%	302.22	0.96%
Medium Density Residential (4.0 to 7.0 units/acre)	19.12	0.06%	169.58	0.54%
Institutional	77.68	0.25%	204.09	0.65%
Municipal/Governmental	22.05	0.07%	22.47	0.07%
Historic Business District	9.10	0.03%	9.10	0.03%
Community Commercial Center	84.50	0.27%	645.48	2.04%
Regional Commercial	-	0.00%	340.29	1.08%
Interchange Commercial	161.19	0.51%	336.26	1.06%
Office	-	0.00%	428.79	1.36%
Business Park	95.96	0.30%	2,249.26	7.11%
Industrial and Warehouse Distribution	259.77	0.82%	309.63	0.98%
Major Roads	686.32	2.17%	1,021.89	3.23%
<b>Totals</b>	<b>31,629.43</b>	<b>100.00%</b>	<b>31,629.43</b>	<b>100.00%</b>