

## Land Capacity Analysis Based on Existing Development Patterns in Planning Area

**Table 1  
Projected Acres Per Land Use**

Classification	Acres	Percent (Based on Developed Acres)	Acres If All Developed
<b>Agriculture/Vacant</b>	<b>22,382.72</b>	<b>N/A</b>	<b>0.00</b>
<b>Non Residential</b>			
Agribusiness	724.72	16.72%	4,467.56
Commercial	212.62	4.91%	1,310.70
Business Park/Industrial	355.73	8.21%	2,192.91
Parks/Open Space	491.08	11.33%	3,027.28
Municipal/Institutional	85.41	1.97%	526.51
<b>Total, Non-Residential</b>	<b>1,869.56</b>	<b>43.14%</b>	<b>11,524.96</b>
<b>Residential</b>			
SF/MF less open space	1,189.80	27.45%	7,334.56
40% Open Space	793.20	18.30%	4,889.71
<b>Total, Residential</b>	<b>1,983.00</b>	<b>45.76%</b>	<b>12,224.27</b>
<b>Roads</b>	<b>481.37</b>	<b>11.11%</b>	<b>2,967.42</b>
<b>Totals</b>	<b>26,716.65</b>	<b>100.00%</b>	<b>26,716.65</b>
<b>Less Agriculture/Vacant</b>	<b>4,333.93</b>	<b>N/A</b>	<b>N/A</b>

**Table 2  
Land Capacity Analysis**

	Acres	Percent	Sq. Ft.	Units
<b>NonResidential</b>				
Agribusiness	4,467.56	16.72%	N/A	N/A
Commercial	1,310.70	4.91%	9,277,810	N/A
Business Park/Industrial	2,192.91	8.21%	21,731,508	N/A
Parks/Open Space	3,027.28	11.33%	N/A	N/A
Municipal/Institutional	526.51	1.97%	N/A	N/A
<b>Total, Non-Residential</b>	<b>11,524.96</b>	<b>43.14%</b>	<b>31,009,318</b>	<b>N/A</b>
<b>Residential</b>				
SF/MF less open space	7,334.56	27.45%	N/A	17,306
40% open space	4,889.71	18.30%	N/A	N/A
<b>Total, Residential</b>	<b>12,224.27</b>	<b>45.76%</b>	<b>N/A</b>	<b>17,306</b>
<b>Roads</b>	<b>2,967.42</b>	<b>11.11%</b>	<b>NA</b>	<b>NA</b>
<b>Totals</b>	<b>26,716.65</b>	<b>100.00%</b>	<b>31,009,318</b>	<b>17,306</b>

**Notes:**

1. Hampshire has an average household size of 2.86 (Census 2000)
2. Assumes 40% of residential land will be used for open space, consistent with current policy
3. Estimated number of residential units based on average 18,000 sq. ft. lot

**Table 3  
Projected Population**

Persons/Unit	Projected Population
3.00	<b>51,918</b>

**Table 4  
Estimated Floor Area Ratio**

FAR Used for Calculations	
Commercial	0.250
Industrial	0.350

## Land Capacity Analysis Based on Existing Development Patterns in Village Limits

**Table 1  
Projected Acres Per Land Use**

Classification	Acres	Percent (Based on Developed Acres)	Acres If All Developed
<b>Agriculture/Vacant</b>	<b>1,921.70</b>	<b>N/A</b>	<b>0.00</b>
<b>Non Residential</b>			
Commercial	98.97	8.82%	2,355.19
Business Park/Industrial	229.42	20.43%	5,459.51
Parks/Open Space	154.20	13.73%	3,669.50
Municipal/Institutional	67.05	5.97%	1,595.59
<b>Total, Non-Residential</b>	<b>549.64</b>	<b>48.96%</b>	<b>13,079.78</b>
<b>Residential</b>			
SF/MF less open space	254.03	22.63%	6,045.25
40% Open Space	169.36	15.08%	4,030.16
<b>Total, Residential</b>	<b>423.39</b>	<b>37.71%</b>	<b>10,075.41</b>
<b>Roads</b>	<b>149.66</b>	<b>13.33%</b>	<b>3,561.46</b>
<b>Totals</b>	<b>3,044.39</b>	<b>100.00%</b>	<b>26,716.65</b>
<b>Less Agriculture/Vacant</b>	<b>1,122.69</b>	<b>N/A</b>	<b>N/A</b>

**Table 2  
Land Capacity Analysis**

	Acres	Percent	Sq. Ft.	Units
<b>NonResidential</b>				
Commercial	2,355.19	8.82%	16,671,204	N/A
Business Park/Industrial	5,459.51	20.43%	54,103,168	N/A
Parks/Open Space	3,669.50	13.73%	N/A	N/A
Municipal/Institutional	1,595.59	5.97%	N/A	N/A
<b>Total, Non-Residential</b>	<b>13,079.78</b>	<b>48.96%</b>	<b>70,774,371</b>	<b>N/A</b>
<b>Residential</b>				
SF/MF less open space	6,045.25	22.63%	N/A	14,629
40% open space	4,030.16	15.08%	N/A	N/A
<b>Total, Residential</b>	<b>10,075.41</b>	<b>37.71%</b>	<b>N/A</b>	<b>14,629</b>
<b>Roads</b>	<b>3,561.46</b>	<b>13.33%</b>	<b>NA</b>	<b>NA</b>
<b>Totals</b>	<b>26,716.65</b>	<b>100.00%</b>	<b>70,774,371</b>	<b>14,629</b>

**Notes:**

- Hampshire has an average household size of 2.86 (Census 2000)
- Assumes 40% of residential land will be used for open space, consistent with current policy
- Estimated number of residential units based on average 18,000 sq. ft. lot

**Table 3  
Projected Population**

Persons/Unit	Projected Population
3.00	<b>43,888</b>

**Table 4  
Estimated Floor Area Ratio**

FAR Used for Calculations	
Commercial	0.250
Industrial	0.350

Agriculture	<b>22,382.72</b>	83.78%	5,929.52	22.19%
Agribusiness	724.72	2.71%	760.3	2.85%
Forest Preserve/Open Space	368.8	1.38%	842.68	3.15%
Parks and Recreation	36.07	0.14%	100.21	0.38%
Stormwater Basins and Farm Ponds	86.21	0.32%	143.54	0.54%
	<b>1,215.80</b>		<b>7,776.25</b>	
Estate Residential (> 1.0 units/acre)	1,520.33	5.69%	5,019.85	18.79%
Large Lot Residential (<1.0 units to 1.5 units/acre)	148.24	0.55%	4,681.89	17.52%
Low-Density Residential (>1.5 to 2.5 units/acre)	278.53	1.04%	4,115.32	15.40%
Medium Density Residential (>2.5 to 4.0 units/acre)	16.78	0.06%	589.62	2.21%
Medium Density Residential (>4.0 to 7.0 units/acre)	19.12	0.07%	183.75	0.69%
	<b>1,983.00</b>		<b>14,590.43</b>	
Institutional	63.36	0.24%	80.72	0.30%
Municipal/Governmental	22.05	0.08%	37.56	0.14%
	<b>85.41</b>		<b>118.28</b>	
Historic Business District	9.1	0.03%	9.1	0.03%
Community Commercial Center	42.33	0.16%	519.82	1.95%
Regional Commercial	-	0.00%	343.46	1.29%
Interchange Commercial	161.19	0.60%	361.26	1.35%
Office	-	0.00%	610.58	2.29%
	<b>212.62</b>		<b>1,844.22</b>	
Business Park	95.96	0.36%	1,282.82	4.80%
Industrial and Warehouse Distribution	259.77	0.97%	314.18	1.18%
	<b>355.73</b>		<b>1,597.00</b>	
Major Roads	<b>481.37</b>	1.80%	<b>790.47</b>	2.96%
Totals	26,716.65	100.00%	26,716.65	100.00%