
















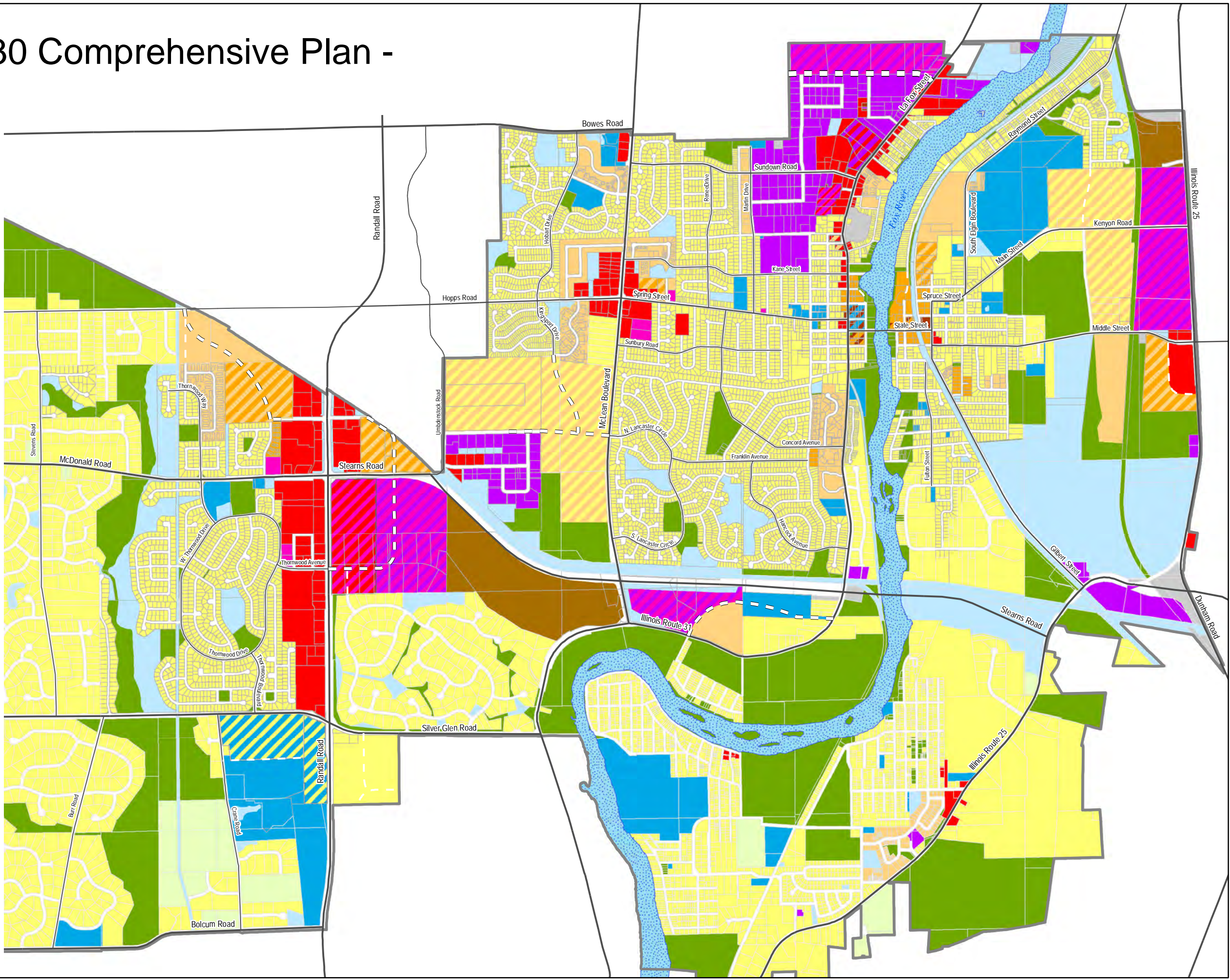


South Elgin 2030 Comprehensive Plan - Exhibit 6.2

2030 Land Use Plan Map

- Legend**
-  Planning Area
 -  Arterials and Collectors
 -  Planned Roads
 -  Fox River
 - Land Use - 2030**
 -  Agriculture
 -  Low Density Residential
 -  Medium Density Residential
 -  High Density Residential
 -  Commercial
 -  Industrial
 -  Office - No Retail
 -  Mixed Use
 -  Mining
 -  Parks and Open Space
 -  Vacant
 -  Institutional
 -  Infrastructure



0 0.25 0.5 Miles



B. Land Use Plan

The Land Use Plan Map shows the planned land uses within South Elgin and the Planning Area for 2030. These land uses are intended to guide future development decisions within the Village and the Planning Area. The majority of properties have been designated the same land uses as their existing land uses whether inside the Village or only within the Planning Area. In addition, vacant pieces of land currently anticipated to be parks or school sites, show the realization of that planned land use in the 2030 Comprehensive Plan.

Critical redevelopment areas were divided into eleven planning areas, with several Subareas within each planning area. The following chapter provides additional detail on these areas, as well as, the reasoning for why particular land uses were chosen. See Chapter 2: Context, Section D: Land Use for definitions of the different land uses.

The 2030 Land Use Plan intends to keep a certain level of flexibility by indicating a combination of uses for a Subarea. As the map indicates, several areas are shown to be Office and/or Industrial and several others indicate a mix of residential densities. The mix of uses was chosen in order to increase flexibility in a changing market.

Core Planning Concepts

When developing the 2030 Land Use Plan, several concepts helped dictate where to locate particular land uses and how developments are to be planned. These concepts included:

- All new development must, at a minimum, meet the goals and objectives outlined in the 2030 Comprehensive Plan. This includes adequate parks, design standards and mobility connections.
- Commercial developments should be limited to areas where they can be financially successful.
- High Density Residential should be located along bus routes, walkable to commercial, and near arterial roadways.
- Development of land must consider the unique environmental and historical features of that particular piece of land.
- Adjacent land uses should be compatible and utilize buffering whenever necessary.

- The land uses of new developments should improve access to facilities, such as parks, for adjacent neighborhoods, if needed.
- Industrial and Office developments have similar needs and as such, should be located along major arterials, adjacent to appropriate uses.

Planning Areas

Key Planning Areas for potential development or redevelopment are included in the following sections of the Land Use Plan. The identified Planning Areas include:

- **Planning Area 1 – Remote Development Areas:** These areas, in general, are significantly southeast or west of the Village, but within the 1.5 mile Planning Area.
- **Planning Area 2 – South of Silver Glen Road:** These areas may or may not be within the Village and are located south of Silver Glen Road near Randall Road.
- **Planning Area 3 – Stearns and Randall Roads:** These areas within the Village are located at the southeast corner of Stearns and Randall Roads.
- **Planning Area 4 – North of Stearns Road:** Areas included may or may not be located within the Village and are located north of Stearns Road, south of the Chicago Central Pacific Railroad Track.
- **Planning Area 5 – Umbdenstock Road and McLean Boulevard:** These areas may or may not be located within the Village and are located north of Stearns Road between Umbdenstock Road and McLean Boulevard.
- **Planning Area 6 – South Illinois Route 31:** Areas included are within the Village, bordered by Stearns Road, McLean Boulevard and Illinois Route 31.
- **Planning Area 7 – South Middle Street and Illinois Route 25:** These areas are generally south of Middle Street and west of Illinois Route 25, within the Village.
- **Planning Area 8 – North Middle Street and Illinois Route 25:** These areas are north of Middle Street and west of Illinois Route 25, and may or may not be within the Village.
- **Planning Area 9 – La Fox Corridor:** This Planning Area includes redevelopment sites along Illinois Route 31.

- **Planning Area 10 – Redevelopment Sites:** These areas are located throughout the Village and have potential for redevelopment.
- **Planning Area 11 – Village Center:** This area includes property within the Village Center redevelopment area.

Planning Area Details

For each Subarea, within the eleven planning areas, the following information is provided:

Subarea Sample
<i>Subarea Description – Provides more detailed information on the Subarea.</i>
<p>Location: Provides information on the location related to major roadways.</p> <p>Acreage: Details total acreage of the Subarea. Note: this may include more than one parcel or portions of parcels.</p> <p>Surrounding Land Uses: Lists existing land uses adjacent to the Subarea.</p> <p>Unique Features: Provides specific features relevant to the Subarea, including utility, environmental, historical and connection concerns.</p> <p>Proximity to South Elgin: Indicates if the Subarea is within the Village, contiguous to the Village, or not contiguous to the Village.</p>
<i>Future Requirements/Recommendations – Provides details on the land use and development priorities for the Subarea.</i>
<p>Land Use: Identifies the planned land uses.</p> <p>Mobility Connections: Details road, bike and transit connections adjacent to or within the Subarea.</p> <p>Special Facilities: Provides details on particular needs/desires for the Subarea. This includes details on specific parks and open space, development design, and possible users.</p> <p>Environmental Considerations: Recognizes unique environmental concerns for the Subarea, such as wetlands.</p>