






# South Elgin 2030 Comprehensive Plan - Exhibit 6.3

## 2030 Land Use Plan - Planning Area 1



### Legend

-  Planning Area
-  Planned Roads
-  Fox River

### Bus Routes

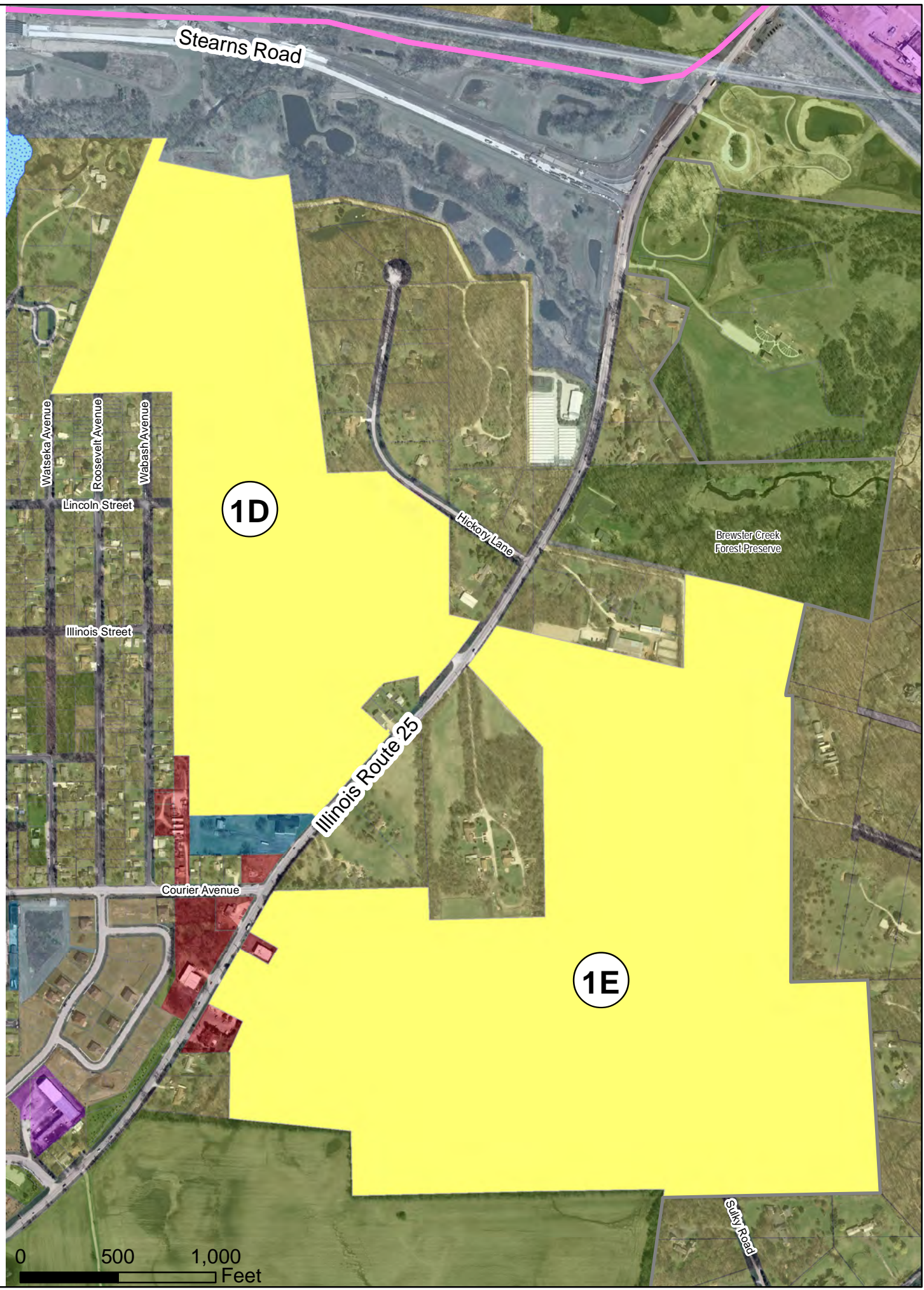
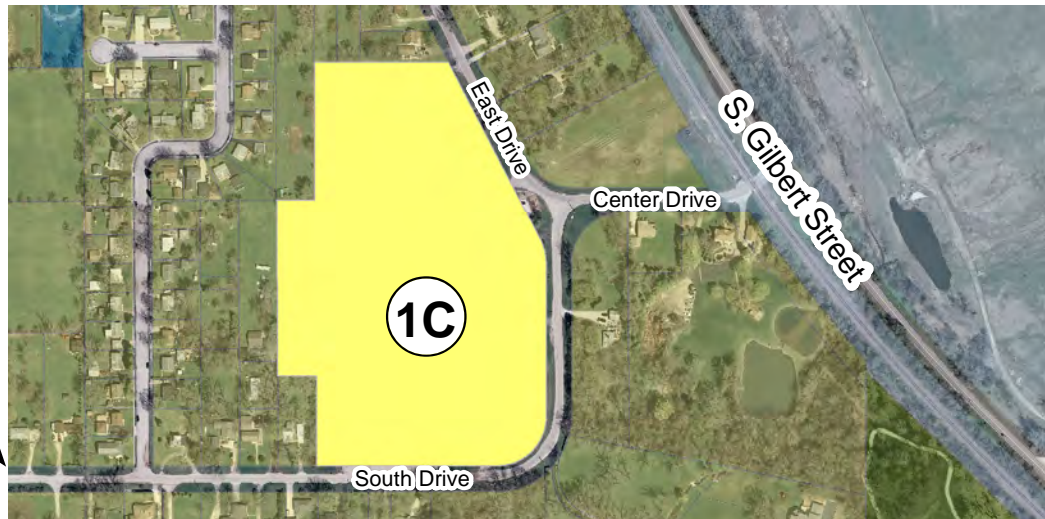
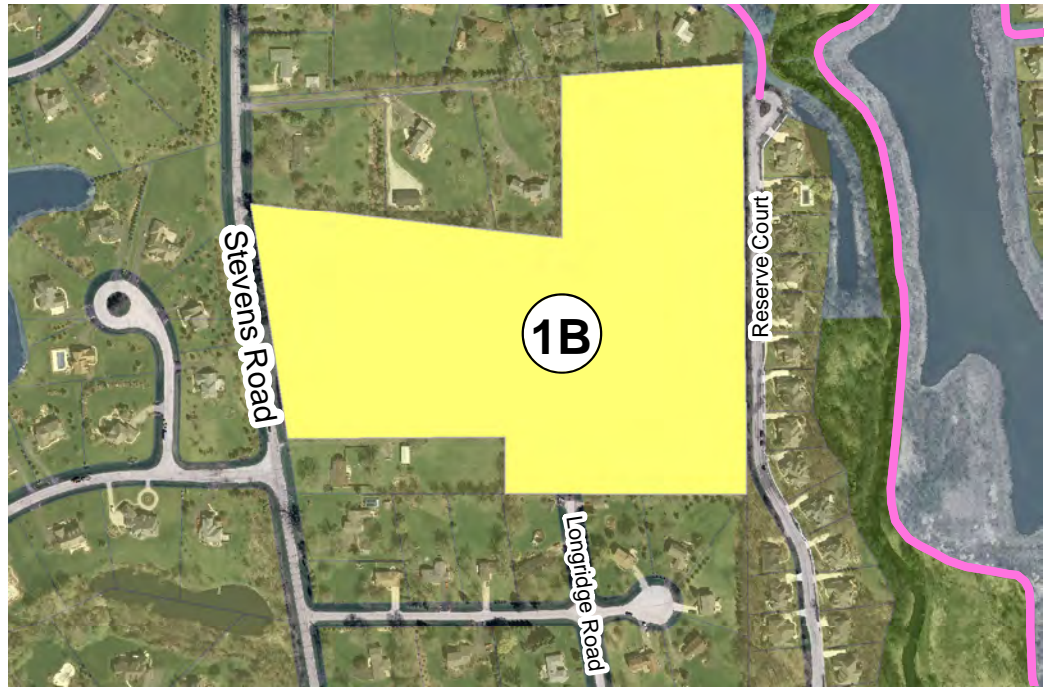
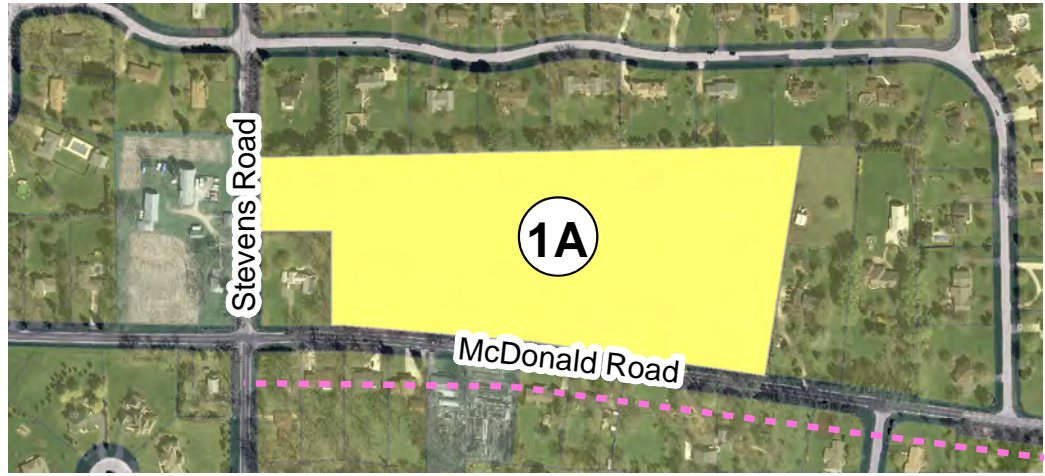
-  Pace Route 801
-  Randall Road BRT

### Bike Paths

-  Existing
-  Planned

### 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
-  Special Facilities



## Planning Area 1

Planning Area 1 includes five Subareas that are generally surrounded by Low Density Residential. These areas are within the Village's Planning Area, but may never become part of the Village of South Elgin. Some of these areas have been identified as having aquifer sensitivity, which reflects the ease of which contaminants can reach the aquifer, impacting water quality. This is not caused by specific land uses, but rather by geologic materials in that area. Due to their proximity to Low Density Residential and generally limited development potential, these areas have been designated Low Density Residential.

Subarea 1A
<i>Subarea Description</i>
<b>Location:</b> East of Stevens Road, north of McDonald Road. <b>Acreage:</b> 15 acres. <b>Surrounding Land Uses:</b> Low Density Residential. <b>Unique Features:</b> This Subarea is currently distant from Village utilities. <b>Proximity to South Elgin:</b> Not contiguous.
<i>Future Requirements/Recommendations</i>
<b>Land Use:</b> Low Density Residential. <b>Mobility Connections:</b> A bike path connection is planned along McDonald Road, south of this Subarea. <b>Special Facilities:</b> None identified. <b>Environmental Considerations:</b> None identified.
Subarea 1B
<i>Subarea Description</i>
<b>Location:</b> West of Reserve Court, north of Silver Glen Road. <b>Acreage:</b> 22 acres. <b>Surrounding Land Uses:</b> Low Density Residential. <b>Unique Features:</b> None identified. <b>Proximity to South Elgin:</b> Contiguous.
<i>Future Requirements/Recommendations</i>
<b>Land Use:</b> Low Density Residential. <b>Mobility Connections:</b> None identified. <b>Special Facilities:</b> None identified. <b>Environmental Considerations:</b> None identified.

Subarea 1C
<i>Subarea Description</i>
<b>Location:</b> West of East Drive, north of South Drive. <b>Acreage:</b> 14 acres. <b>Surrounding Land Uses:</b> Low Density Residential. <b>Unique Features:</b> The majority of this property has aquifer sensitivity concerns. <b>Proximity to South Elgin:</b> Contiguous.
<i>Future Requirements/Recommendations</i>
<b>Land Use:</b> Low Density Residential. <b>Mobility Connections:</b> None identified. <b>Special Facilities:</b> None identified. <b>Environmental Considerations:</b> Ensure development minimizes impacts on aquifer sensitivity areas.
Subarea 1D
<i>Subarea Description</i>
<b>Location:</b> Northwest of Route 25, south of Stearns Road. <b>Acreage:</b> 84 acres. <b>Surrounding Land Uses:</b> Primarily Low Density Residential. <b>Unique Features:</b> This Subarea is currently distant from Village utilities. In addition, portions of this property have floodplain and aquifer sensitivity concerns. <b>Proximity to South Elgin:</b> Not contiguous.
<i>Future Requirements/Recommendations</i>
<b>Land Use:</b> Low Density Residential. <b>Mobility Connections:</b> None identified. <b>Special Facilities:</b> None identified. <b>Environmental Considerations:</b> Ensure development minimizes impacts on the floodplain and aquifer sensitivity areas.

Subarea 1E
<i>Subarea Description</i>
<b>Location:</b> Southeast of Route 25, south of Stearns Road. <b>Acreage:</b> 148 acres. <b>Surrounding Land Uses:</b> Primarily Low Density Residential and Parks and Open Space. <b>Unique Features:</b> This Subarea is currently distant from Village utilities. <b>Proximity to South Elgin:</b> Not contiguous.
<i>Future Requirements/Recommendations</i>
<b>Land Use:</b> Low Density Residential. <b>Mobility Connections:</b> None identified. <b>Special Facilities:</b> None identified. <b>Environmental Considerations:</b> None identified.

