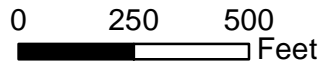
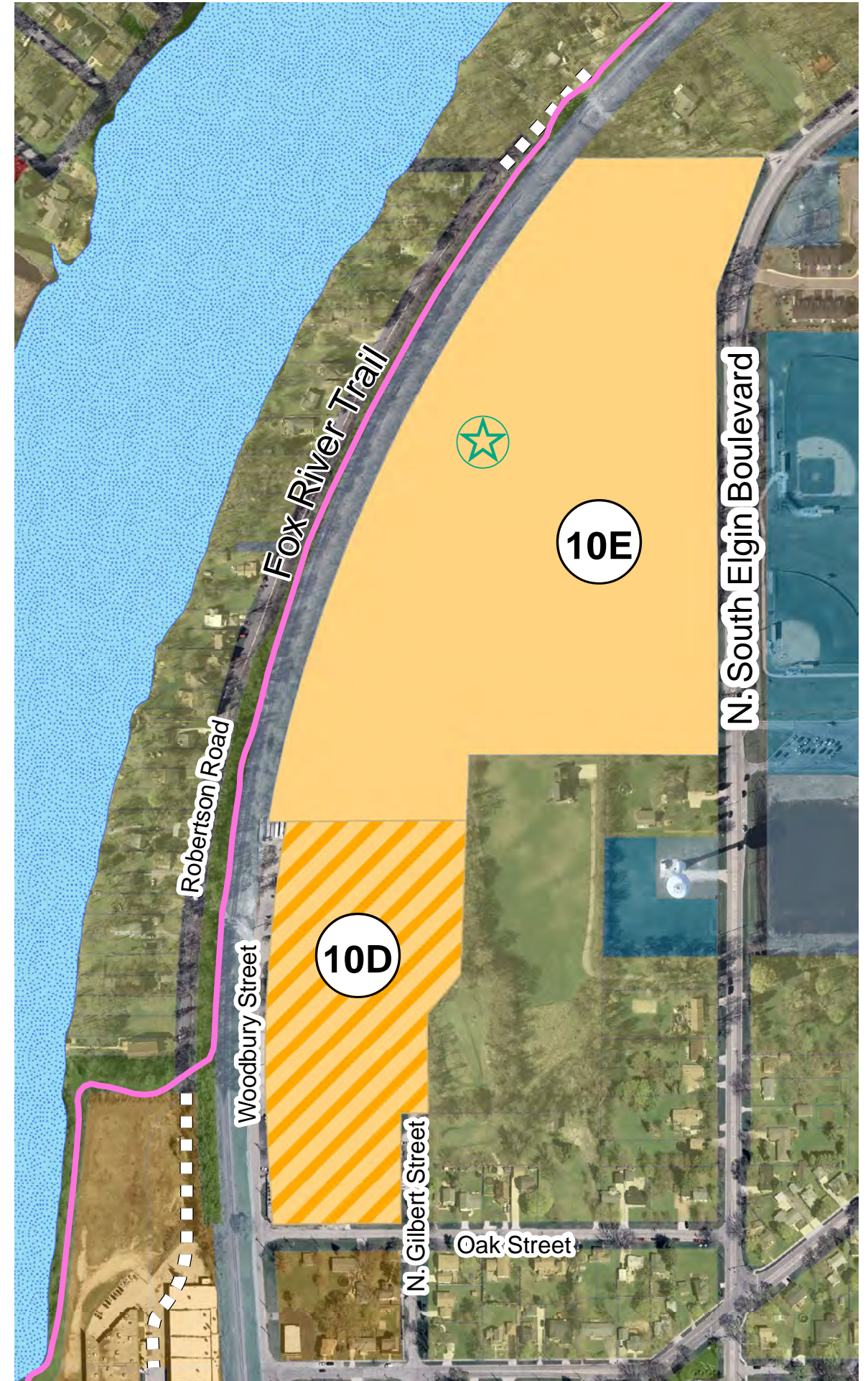
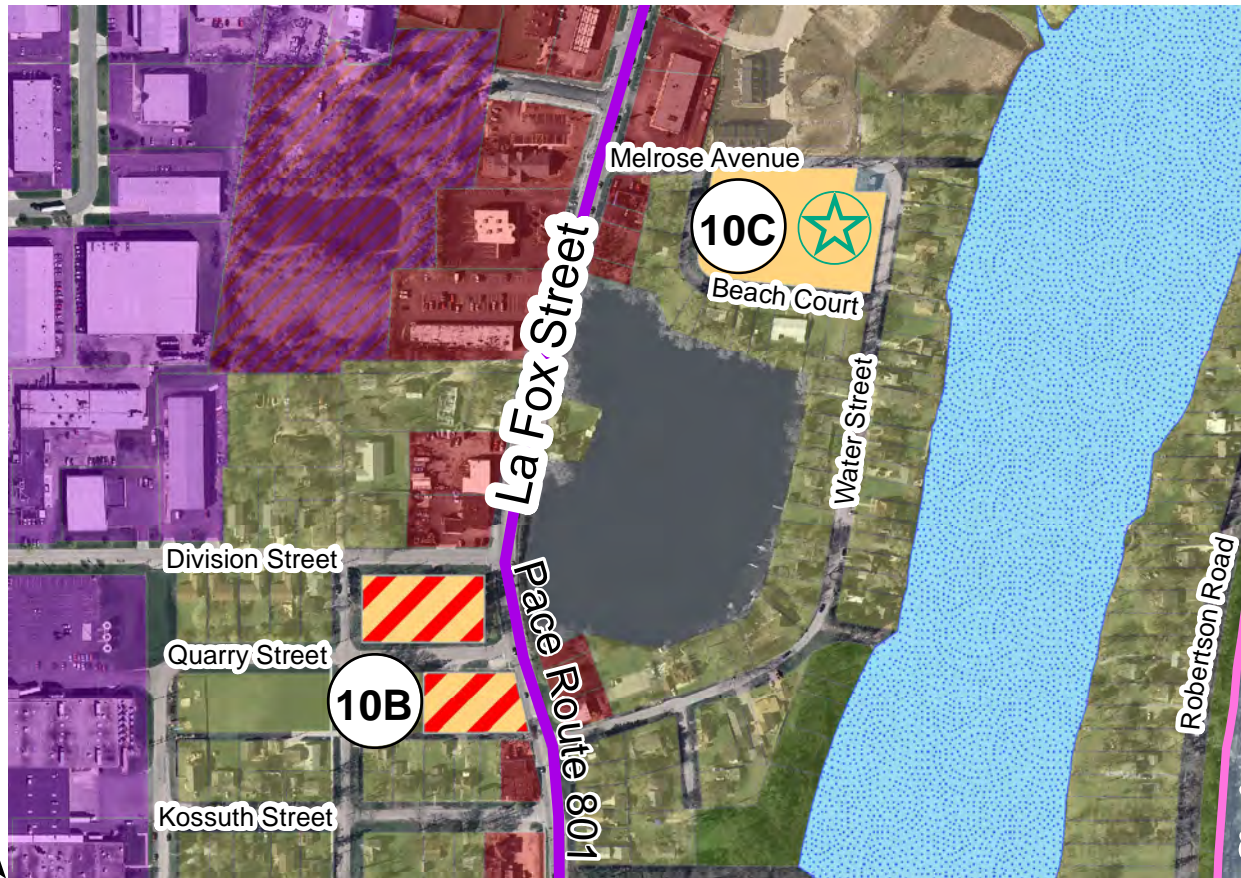
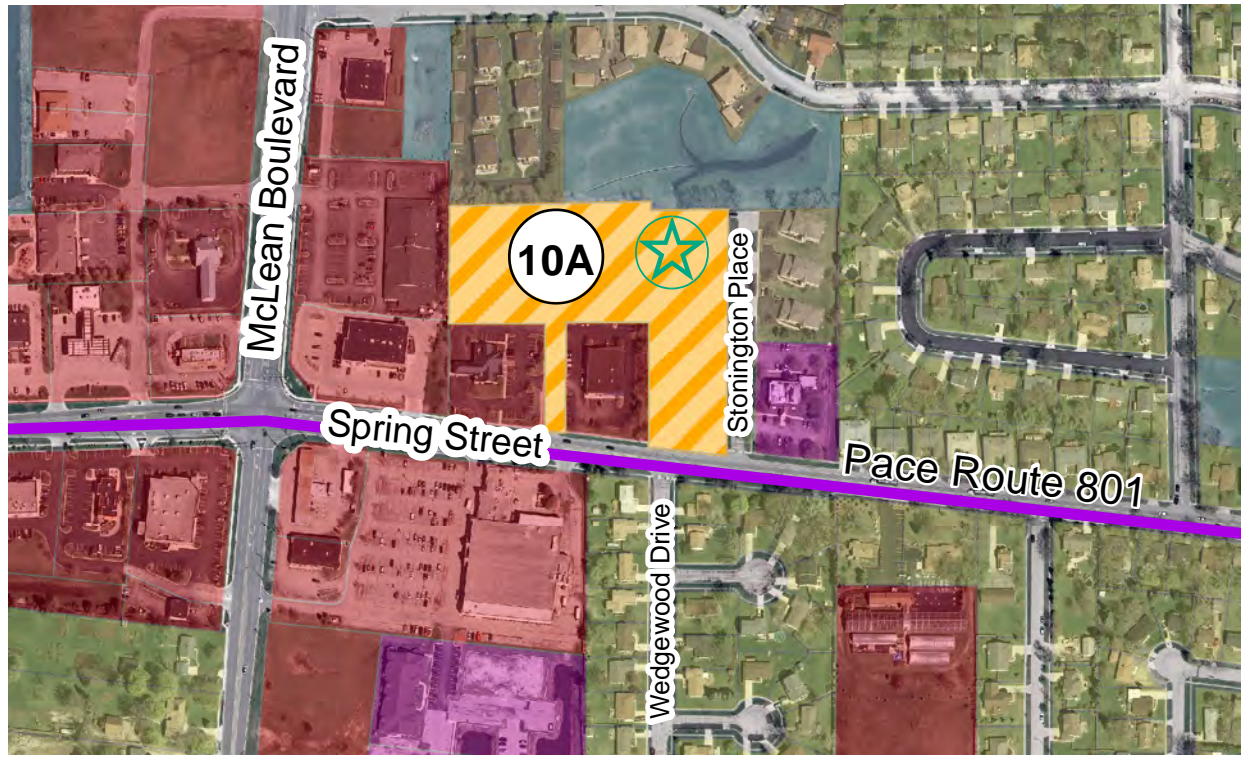


South Elgin 2030 Comprehensive Plan - Exhibit 6.12

2030 Land Use Plan - Planning Area 10

- 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 10

Planning Area 10 includes four Subareas that include infill opportunities throughout the central region of the Village. These areas are located within the Village limits. These properties have some unique features and connection needs.

Subarea 10A

Subarea Description

Location: East of McLean Boulevard, north of Spring Street.

Acreage: 5 acres.

Surrounding Land Uses: Low Density Residential, Medium Density Residential, Office, and Commercial.

Unique Features: An active park is needed within this area to serve neighboring developments. This Subarea is designed as a flag lot, which limits visibility and potential land uses.

Proximity to South Elgin: Within the Village.

Future Requirements/Recommendations

Land Use: High Density Residential

Mobility Connections: A bike/pedestrian path connecting adjacent neighborhoods to the mini park is planned. This property is along the existing Pace Bus Route 801.

Special Facilities: Plans call for this Subarea to be developed with a mini park that will serve this development, as well as, adjacent neighborhoods.

Environmental Considerations: None identified.



Mini Park

Subarea 10B

Subarea Description

Location: West of Illinois Route 31, south of Division Street.

Acreage: 1.5 acres.

Surrounding Land Uses: Low Density Residential and Commercial.

Unique Features: This Subarea is located within the Village Center and La Fox Street Corridor TIF District.

Proximity to South Elgin: Within the Village.

Future Requirements/Recommendations

Land Use: Commercial/Medium Density Residential.

Mobility Connections: Improvements are needed to Illinois Route 31, just east of the Subarea, to make the roadway a complete arterial road. This property is along the existing Pace Bus Route 801.

Special Facilities: None identified.

Environmental Considerations: None identified.

Subarea 10C

Subarea Description

Location: East of Illinois Route 31, south of Sundown Road.

Acreage: 2 acres.

Surrounding Land Uses: Medium Density Residential and Commercial.

Unique Features: This Subarea is located within the Village Center and La Fox Street Corridor TIF District. Portions of this Subarea are also located within the floodplain.

Proximity to South Elgin: Within the Village.

Future Requirements/Recommendations

Land Use: Medium Density Residential.

Mobility Connections: None identified.

Special Facilities: See Environmental Considerations.

Environmental Considerations: Plans for this area include a park in the floodplain portion of the property. This park would serve the surrounding neighborhood in addition to any new development. Any development should minimize impacts on floodplain areas.

Subarea 10D

Subarea Description

Location: East of Woodbury Street; north of Oak Street.

Acreage: 9 acres.

Surrounding Land Uses: Low Density Residential and the Village Center.

Unique Features: This Subarea has limited connections and currently has blighted industrial uses. A portion of this Subarea is located within the Village Center and La Fox Street Corridor TIF District.

Proximity to South Elgin: Within the Village.

Future Requirements/Recommendations

Land Use: Medium/High Density Residential.

Mobility Connections: None identified.

Special Facilities: None identified.

Environmental Considerations: None identified.

Subarea 10E

Subarea Description

Location: West of South Elgin Boulevard, north of Oak Street.

Acreage: 20 acres.

Surrounding Land Uses: Low Density Residential, Medium Density Residential and Institutional.

Unique Features: This Subarea has a high quality oak tree stand and a steep topographic change to the Fox River.

Proximity to South Elgin: Within the Village.

Future Requirements/Recommendations

Land Use: Medium Density Residential.

Mobility Connections: None identified.

Special Facilities: See Environmental Considerations.

Environmental Considerations: Any development should include a park and/or open space that preserves the high quality oak tree stand. A cluster style residential development is recommended to preserve the mature oak tree stand.