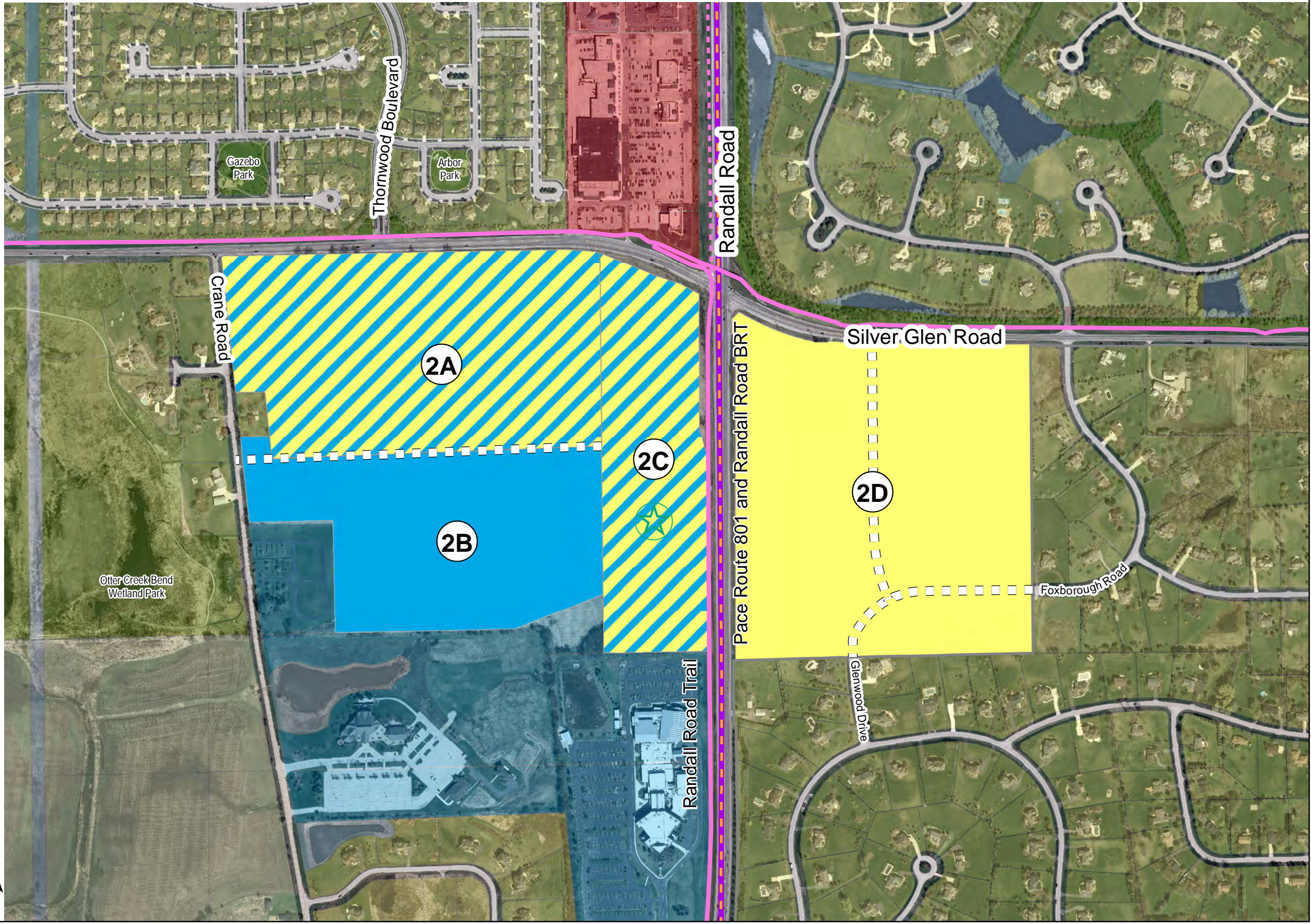


South Elgin 2030 Comprehensive Plan - Exhibit 6.4

2030 Land Use Plan - Planning Area 2

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



Planning Area 2

Planning Area 2 includes four Subareas located within the southwest portion of the Village or Village's Planning Area. They are located south of Silver Glen Road and are adjacent to Randall Road or Crane Road. These properties have some shared unique features. They are subject to an intergovernmental agreement with the City of St. Charles and Kane County, last amended on February 7, 2005, that limits the potential future development. Based on the intergovernmental agreement, these areas are limited to particular land uses, including Institutional and Low Density Residential.

Subarea 2A

Subarea Description

Location: West of Randall Road, south of Silver Glen Road.
Acreage: 42 acres.
Surrounding Land Uses: Primarily Low Density Residential.
Unique Features: This Subarea is subject to an intergovernmental agreement.
Proximity to South Elgin: Contiguous.

Future Requirements/Recommendations

Land Use: Institutional/Low Density Residential.
Mobility Connections: A local road is necessary along the southern property boundary to allow for a secondary access for the property adjacent to the east (Subarea 2C).
Special Facilities: None identified.
Environmental Considerations: None identified.



Example: Surrounding Land Use

Subarea 2B

Subarea Description

Location: West of Randall Road, south of Silver Glen Road.
Acreage: 31 acres.
Surrounding Land Uses: Low Density Residential and Institutional.
Unique Features: This Subarea is subject to an intergovernmental agreement. In addition, there is a wetland on the property. The Lutheran High School Association of Kane and DuPage Counties is currently pursuing the construction of a new high school on this property.
Proximity to South Elgin: Contiguous.

Future Requirements/Recommendations

Land Use: Institutional.
Mobility Connections: A local road is necessary along the northern property boundary to allow for a secondary access for the property adjacent to the east (Subarea 2C).
Special Facilities: None identified.
Environmental Considerations: Ensure development minimizes impacts on the wetland.

Subarea 2C

Subarea Description

Location: West of Randall Road, south of Silver Glen Road.
Acreage: 23 acres.
Surrounding Land Uses: Institutional and Commercial.
Unique Features: This Subarea is subject to an intergovernmental agreement and no access to Randall Road is allowed.
Proximity to South Elgin: Within the Village.

Future Requirements/Recommendations

Land Use: Institutional/Low Density Residential.
Mobility Connections: A local road is necessary through adjacent parcel(s) for secondary access. This property is located along the Pace Route 801 and the proposed Randall Road Bus Rapid Transit and Randall Road Bike Trail.
Special Facilities: This area is considered a good location for senior housing, such as an assisted living facility, nursing home or rehabilitation facility.
Environmental Considerations: None identified.

Subarea 2D

Subarea Description

Location: East of Randall Road, south of Silver Glen Road.
Acreage: 55 acres.
Surrounding Land Uses: Low Density Residential.
Unique Features: This Subarea is subject to an intergovernmental agreement.
Proximity to South Elgin: Within the Village.

Future Requirements/Recommendations

Land Use: Low Density Residential.
Mobility Connections: Local roads are necessary for connections to Glenwood Drive, Foxborough Road, and Silver Glen Road. This property is located along the Pace Route 801 and the proposed Randall Road Bus Rapid Transit.
Special Facilities: None identified.
Environmental Considerations: None identified.

