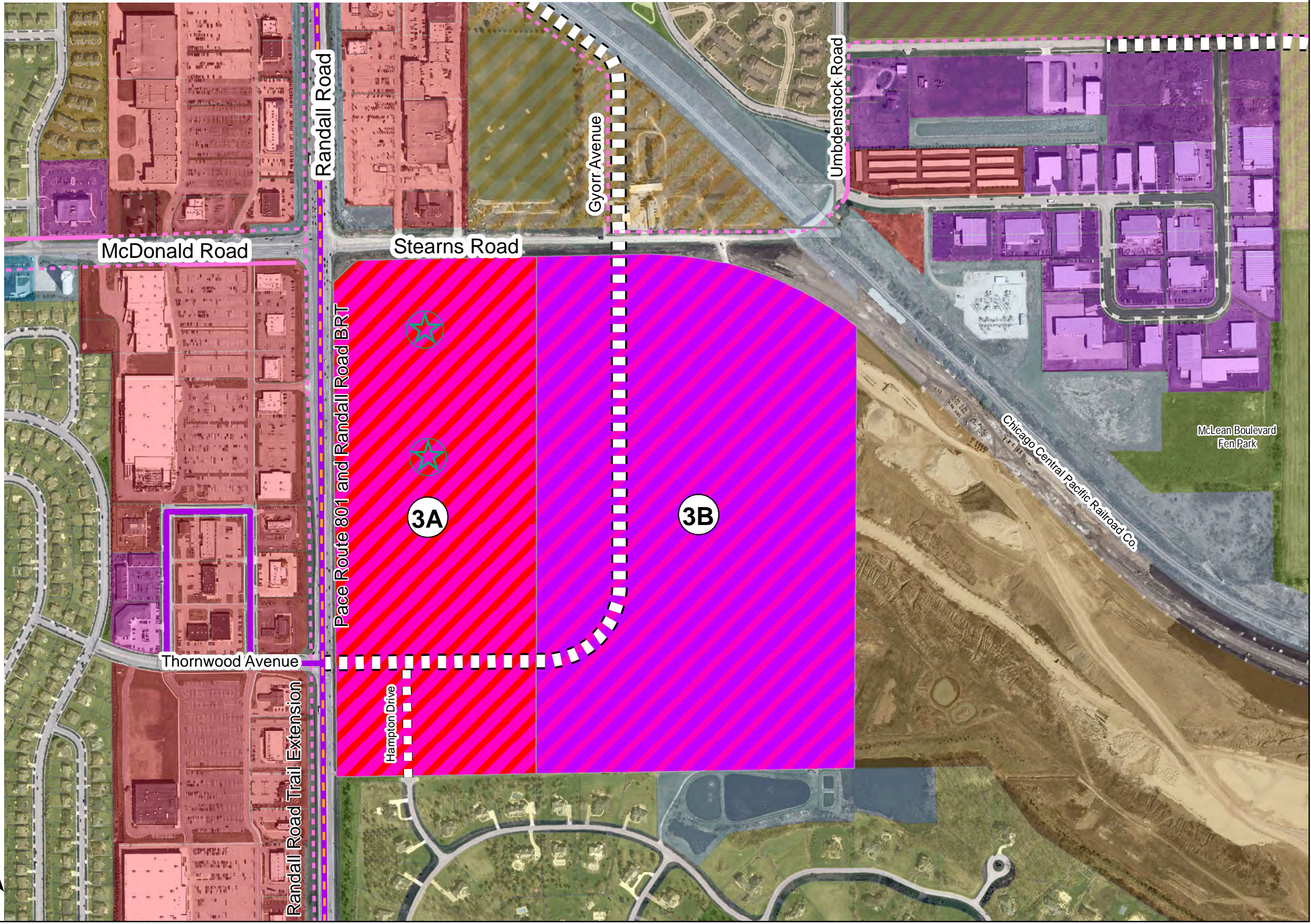


South Elgin 2030 Comprehensive Plan - Exhibit 6.5

2030 Land Use Plan - Planning Area 3

- 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



mwm, July 2012 source: KaneGIS, VoSE GIS

Planning Area 3

Planning Area 3 includes two Subareas located at the southeast quadrant of Randall Road and Stearns Road. Both Subareas are within the Village. These properties share unique features, as they have been surface mined and will continue to be subsurface mined. One of these areas has 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 varying proximity to Randall Road the two Subareas have been designated with different land uses.



Hotel



Car Dealership

Subarea 3A
Subarea Description
<p>Location: East of Randall Road, south of Stearns Road. Acreage: 61 acres. Surrounding Land Uses: Commercial and Low Density Residential. Unique Features: The property has been mined, with significant topographic changes. Once the property has been reclaimed, it is anticipated that the land immediately adjacent to Randall Road will be at the same grade as Randall Road, but then will significantly slope down, east of Randall Road. The property also has aquifer sensitivity areas. Deep tunnel mining continues below the site. Proximity to South Elgin: Within the Village.</p>
Future Requirements/Recommendations
<p>Land Use: Commercial/Office. Mobility Connections: Collector roads are planned to connect across Randall Road to Thornwood Avenue, and to connect through the property to the east (Subarea 3B) across Stearns Road to Gyorr Avenue. A local road connection to Hampton Drive is also planned. This property is located along the Pace Route 801 and the proposed Randall Road Bus Rapid Transit. A bike path connection is planned along Randall Road, west of this Subarea. Special Facilities: Due to the grade changes associated with the property, a unique combination of commercial and/or office space is recommended for this area. This plan also recommends a hotel and/or car dealership to be located at this property. It is anticipated that these uses would significantly benefit from the location of the property along two busy corridors, but could also be designed within the site grade limitations. Environmental Considerations: Any development should minimize impacts on aquifer sensitivity areas.</p>

Subarea 3B
Subarea Description
<p>Location: East of Randall Road, south of Stearns Road. Acreage: 94 acres. Surrounding Land Uses: Low Density Residential, Industrial, and Mining. Unique Features: This property was formerly surfaced mined and will continue to be subsurface mined. Proximity to South Elgin: Within the Village.</p>
Future Requirements/Recommendations
<p>Land Use: Office/Industrial. Mobility Connections: Collector roads are planned to connect through the property to the west (Subarea 3A) across Randall Road to Thornwood Avenue and to connect across Stearns Road to Gyorr Avenue. A bike path is planned along Stearns Road, north of this property. Special Facilities: None identified. Environmental Considerations: None identified.</p>



Office Use