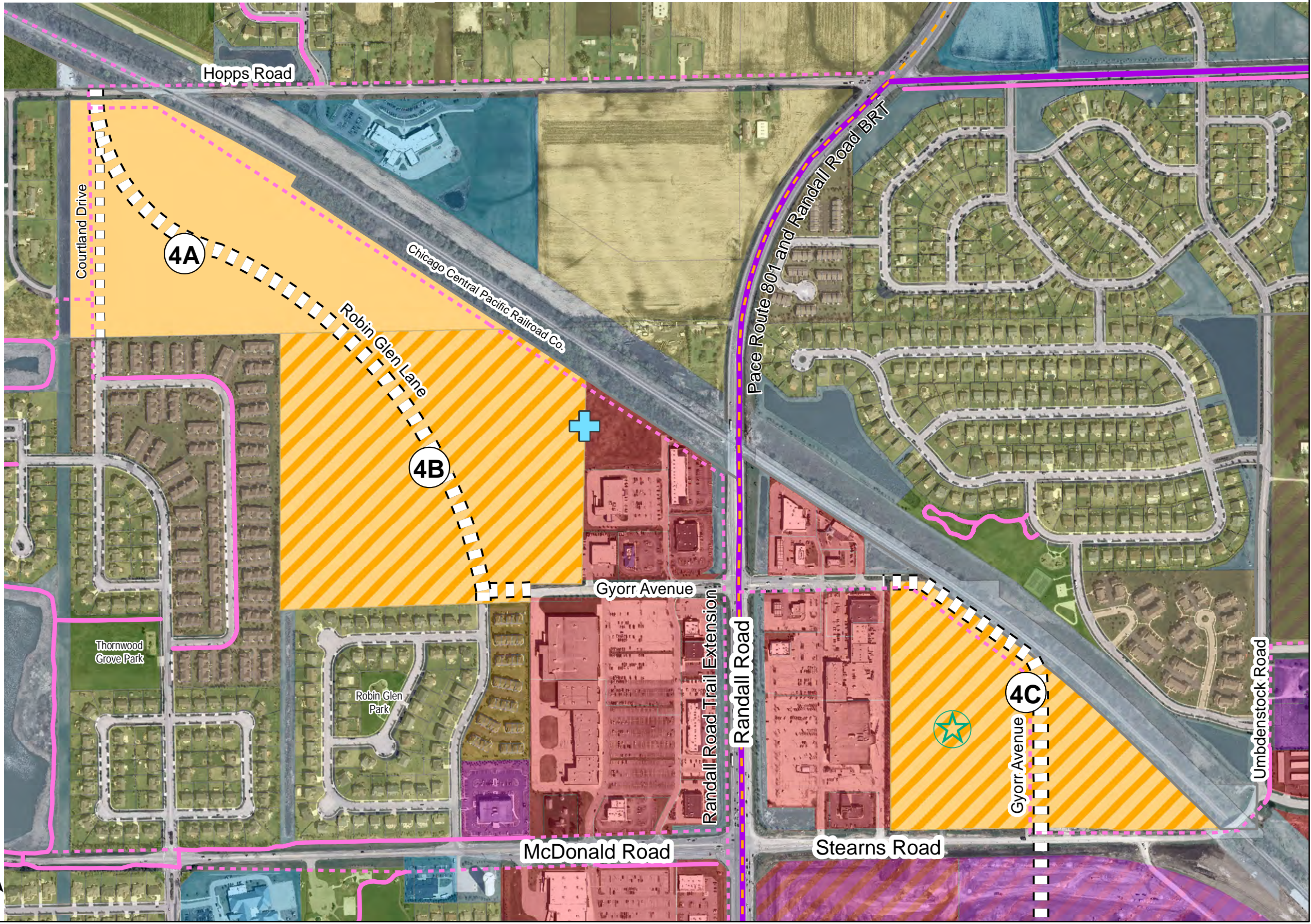
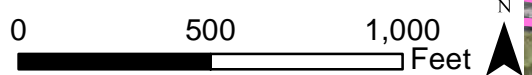


# South Elgin 2030 Comprehensive Plan - Exhibit 6.6

## 2030 Land Use Plan - Planning Area 4

- 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
  - + Amtrak Proposed Station



mwm, July 2012 source: KaneGIS, VoSE GIS

## Planning Area 4

Planning Area 4 includes three Subareas located on the northern edge of the Village's Planning Area, near Randall Road. These areas are located within and outside the Village limits. 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. These properties have some unique features and specific connectivity concerns.

### Subarea 4A

#### Subarea Description

**Location:** West of Randall Road, south of Hopps Road.

**Acreage:** 37 acres.

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

**Unique Features:** This Subarea is adjacent to railroad tracks.

**Proximity to South Elgin:** Contiguous.

#### Future Requirements/Recommendations

**Land Use:** Medium Density Residential.

**Mobility Connections:** A minimum of two road connections are needed for this area. A local road, with a bike path, is planned to connect Courtland Drive to Hopps Road near the western edge of this property. Due to the location of the railroad tracks, there are limited connection points to Hopps Road. A collector road is planned to connect the new local road, Hopps Road, and Robin Glen Lane. Bike path connections are also planned along the railroad tracks and to the existing path just east of this Subarea.

**Special Facilities:** None identified.

**Environmental Considerations:** None identified.



### Subarea 4B

#### Subarea Description

**Location:** West of Randall Road, south of Hopps Road.

**Acreage:** 47 acres.

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

**Unique Features:** This Subarea is adjacent to railroad tracks and is also a possible location for an Amtrak Station. In addition, minor aquifer sensitivity is associated with this property.

**Proximity to South Elgin:** Contiguous.

#### Future Requirements/Recommendations

**Land Use:** Medium/High Density Residential

**Mobility Connections:** Two collector connections are planned for this parcel. One will connect Robin Glen Lane to Hopps Road through Subarea 4A. The other will extend Gyor Avenue to Robin Glen Lane. Pedestrian connections to the commercial areas to the east, as well as, to the Pace Bus Route 801 and the planned Randall Road Bus Rapid Transit are critical for a high density residential development of the Subarea. A bike path connection is also planned along the railroad tracks.

**Special Facilities:** None identified.

**Environmental Considerations:** Any development should minimize impacts on aquifer sensitivity areas.



### Subarea 4C

#### Subarea Description

**Location:** East of Randall Road, north of Stearns Road.

**Acreage:** 28 acres.

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

**Unique Features:** Portions of this property have aquifer sensitivity concerns. This Subarea is also adjacent to railroad tracks.

**Proximity to South Elgin:** Within the Village.

#### Future Requirements/Recommendations

**Land Use:** Medium/High Density Residential with an Entertainment Facility.

**Mobility Connections:** A local/minor collector road connection, with a bike path, is needed to connect Gyor Avenue to Stearns Road. A bike path connection is also planned along portions of Stearns Road, south of this Subarea.

**Special Facilities:** This area is seen as a good location for Medium/High Density Residential and an Entertainment Facility along the Stearns Road corridor. It is located at the intersection of two significant arterial roadways and immediately adjacent to a significant commercial shopping area that would complement the entertainment use. A preferred Entertainment Facility would be an indoor, family oriented facility, such as a bowling alley/arcade.

**Environmental Considerations:** Any development should minimize impacts on aquifer sensitivity areas.

