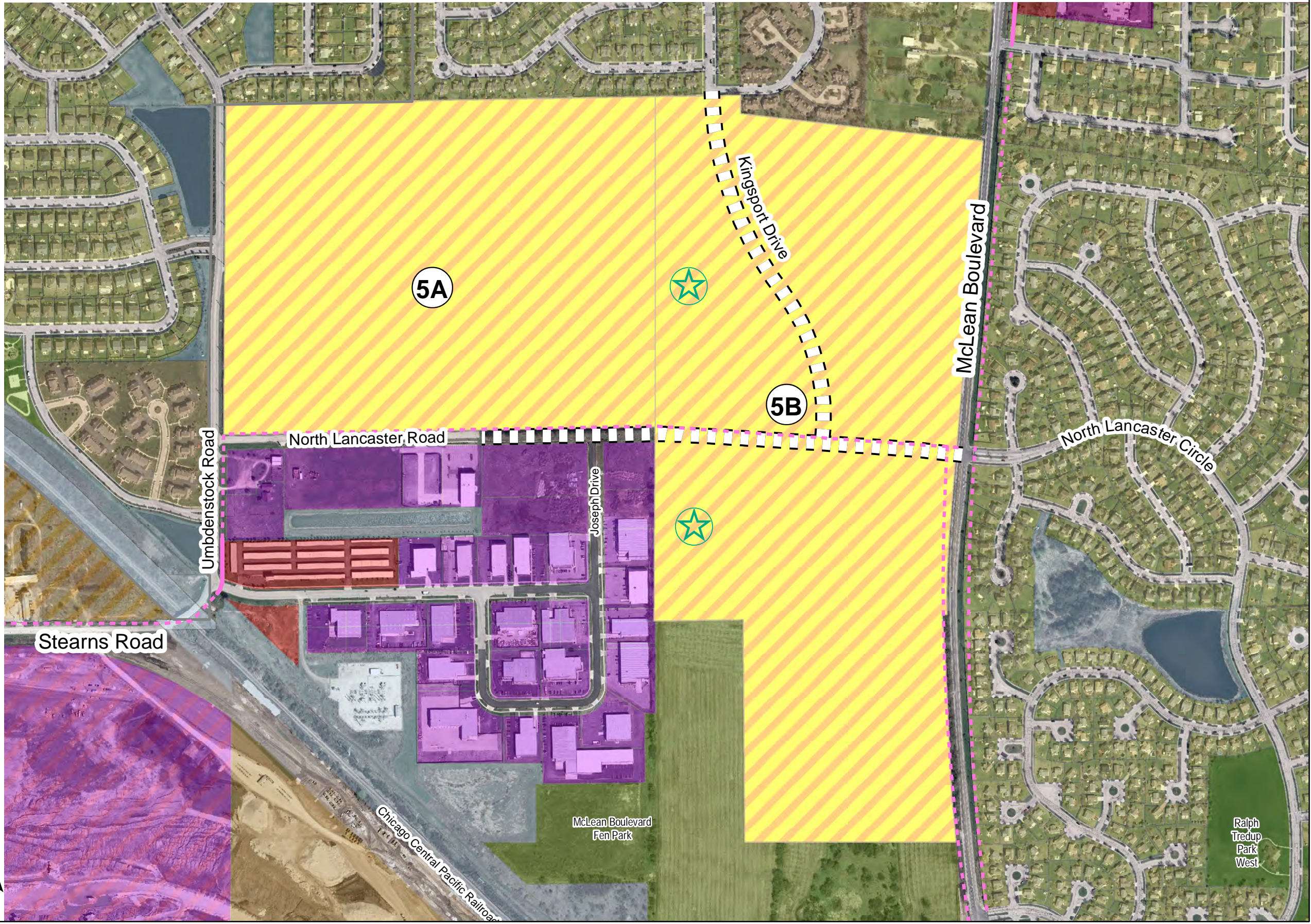


South Elgin 2030 Comprehensive Plan - Exhibit 6.7

2030 Land Use Plan -
Planning Area 5

- 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 5

Planning Area 5 includes two Subareas generally located between Umbdenstock Road and McLean Boulevard, north of Stearns Road. These areas are located within and outside the Village limits. 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. These properties have some unique features and specific Parks and Open Space concerns.

Subarea 5A
<i>Subarea Description</i>
<p>Location: East of Umbdenstock Road, north of North Lancaster Road.</p> <p>Acreage: 83 acres.</p> <p>Surrounding Land Uses: Low Density Residential, Medium Density Residential and Industrial.</p> <p>Unique Features: None identified.</p> <p>Proximity to South Elgin: Within the Village.</p>
<i>Future Requirements/Recommendations</i>
<p>Land Use: Low/Medium Density Residential.</p> <p>Mobility Connections: Development of Subarea 5A will require the completion of North Lancaster Road, as currently platted. This will serve as a minor collector road with a bike path. North Lancaster Road should be developed as a boulevard to allow for proper buffering between the industrial and residential uses.</p> <p>Special Facilities: None identified.</p> <p>Environmental Considerations: None identified.</p>

Active Park



Subarea 5B

Subarea Description

Location: West of McLean Boulevard, north of Stearns Road, south of Spring Street.

Acreage: 118 acres.

Surrounding Land Uses: Low Density Residential, Medium Density Residential, Industrial and Parks and Open Space.

Unique Features: This Subarea has some aquifer sensitivity, a mature tree stand and an active park need to the north.

Proximity to South Elgin: Contiguous.

Future Requirements/Recommendations

Land Use: Low/Medium Density Residential.

Mobility Connections: Two minor collector connections are planned for this area. One is the extension of North Lancaster Road, from McLean Boulevard through Subarea 5A to Umbdenstock Road. The other is the extension of Kingsport Drive to North Lancaster Road. Regional pedestrian and bicycle connections are also planned along North Lancaster Road and McLean Boulevard.

Special Facilities: This area has been designated for parks that exceed the minimum standard for parks within the Village. An active park is needed at the northern portion of the property that will serve the existing neighborhoods to the north. In addition, a greenway on the western edge of the Subarea that connects the new park to the north to the undeveloped park to the south and acts as a buffer to the Industrial to the west is planned. This Subarea would also be a good location for a larger active park with ball fields.

Environmental Considerations: Any development should minimize impacts on aquifer sensitivity areas and preserve as much of the existing mature tree stand as possible along the southern end of the property.

Greenway

