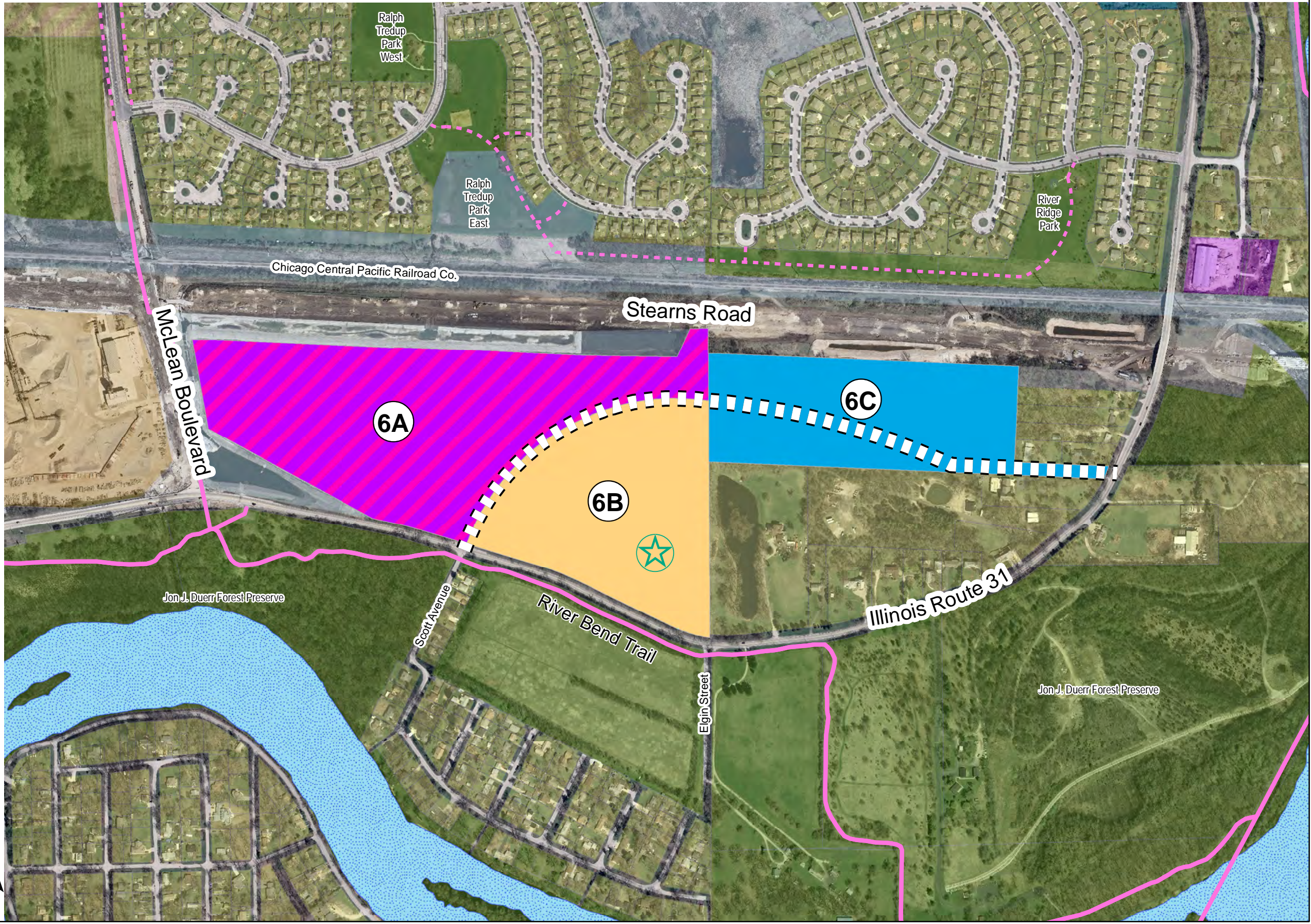


South Elgin 2030 Comprehensive Plan - Exhibit 6.8

2030 Land Use Plan - Planning Area 6

- 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 6

Planning Area 6 includes three Subareas located near Stearns Road and McLean Boulevard. These areas are located within 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 limited connections.

Subarea 6A
<i>Subarea Description</i>
<p>Location: East of McLean Boulevard, south of Stearns Road, north of Illinois Route 31. Acreage: 35 acres. Surrounding Land Uses: Mining, Infrastructure and Parks and Open Space. Unique Features: This Subarea has past surface mining and ongoing deep tunnel mining. Direct connections from this Subarea to Stearns Road are prohibited and McLean Boulevard access may be prohibited or limited depending on the future use. Proximity to South Elgin: Within the Village.</p>
<i>Future Requirements/Recommendations</i>
<p>Land Use: Office/Industrial. Mobility Connections: A collector road connection is needed to provide an alternate connection for Subarea 6C to Illinois Route 31. Special Facilities: This Subarea is surrounded by areas of Infrastructure related to stormwater management of the Stearns Road Corridor. These areas will need to be maintained as stormwater management areas. Environmental Considerations: None identified.</p>



Subarea 6B
<i>Subarea Description</i>
<p>Location: East of McLean Boulevard, south of Stearns Road, North of Illinois Route 31. Acreage: 22 acres. Surrounding Land Uses: Low Density Residential, Infrastructure and Parks and Open Space. Unique Features: This Subarea has a mature tree stand. A direct connection to Stearns Road from this property is not possible. Proximity to South Elgin: Within the Village.</p>
<i>Future Requirements/Recommendations</i>
<p>Land Use: Medium Density Residential. Mobility Connections: A collector road connection is needed to provide an alternate connection for Subarea 6C to Route 31. Special Facilities: This area has a mature tree stand at the southeast that should be preserved or protected. Because of this, a cluster development pattern is recommended to protect the existing tree stand. Environmental Considerations: None identified.</p>
Subarea 6C
<i>Subarea Description</i>
<p>Location: North and west of Illinois Route 31, south of Stearns Road. Acreage: 20 acres. Surrounding Land Uses: Low Density Residential. Unique Features: A direct connection to Stearns Road is prohibited for this Subarea. In addition, this property has aquifer sensitivity concerns. Proximity to South Elgin: Within the Village.</p>
<i>Future Requirements/Recommendations</i>
<p>Land Use: Institutional. Mobility Connections: A collector road connection is needed through Subareas 6A and 6B to provide an alternate connection for Subarea 6C to Illinois Route 31. Special Facilities: None identified. Environmental Considerations: Any development should minimize impacts on aquifer sensitivity areas.</p>

