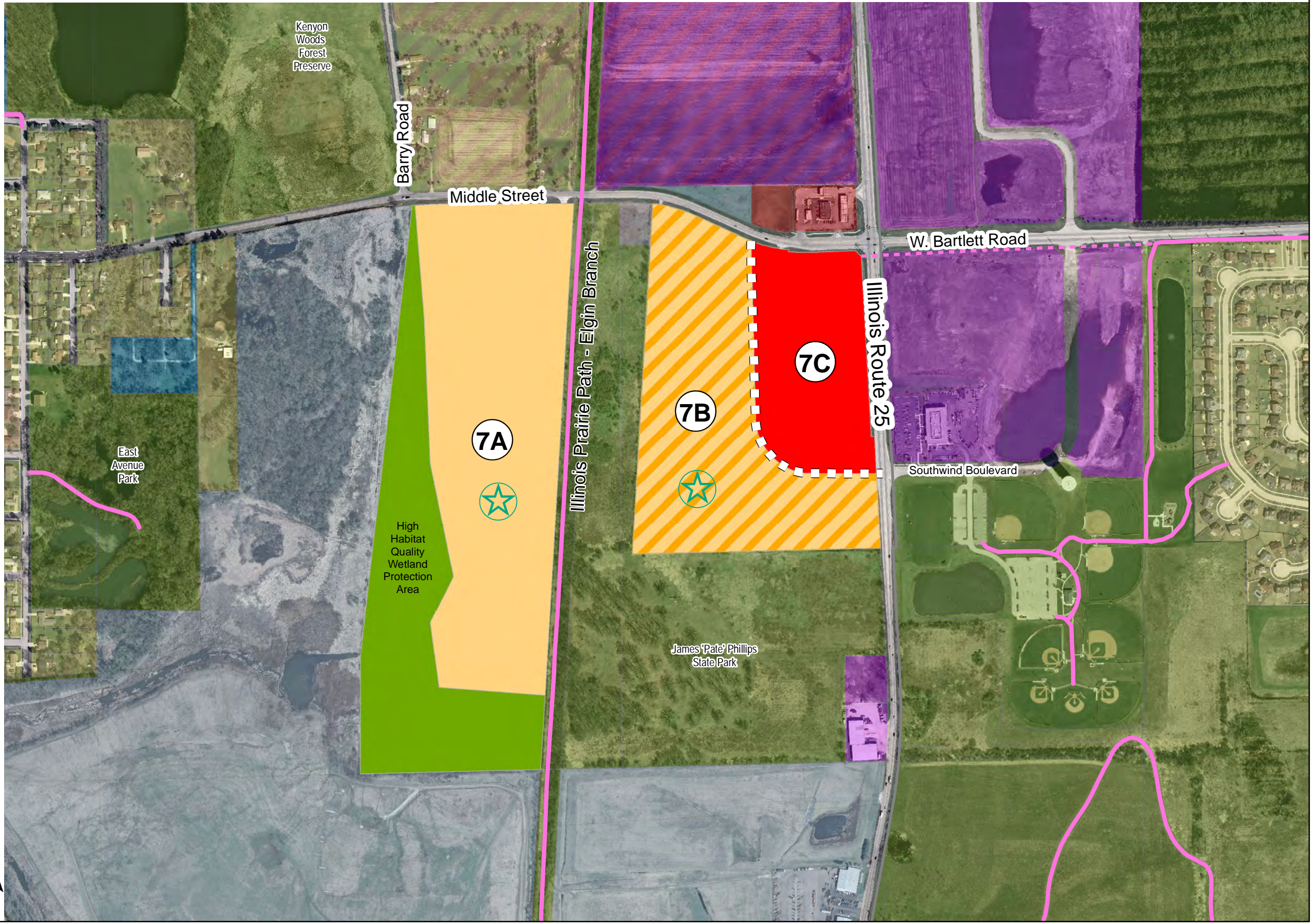


South Elgin 2030 Comprehensive Plan - Exhibit 6.9

2030 Land Use Plan - Planning Area 7

- 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 7

Planning Area 7 includes three Subareas located on the far east side of the Village, near the intersection of Middle Street and Illinois Route 25. These areas are located within 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 varying unique features.

Subarea 7A
<i>Subarea Description</i>
<p>Location: West of Illinois Route 25, south of Middle Street. Acreage: 37 acres. Surrounding Land Uses: Parks and Open Space and Infrastructure. Unique Features: This Subarea has an unbuildable wetland on the southwest side and an old landfill property to the south. The property has also previously been mined. Proximity to South Elgin: Within the Village.</p>
<i>Future Requirements/Recommendations</i>
<p>Land Use: Medium Density Residential. Mobility Connections: A bicycle/pedestrian connection will need to be made through this property from the neighborhoods to the west to James "Pate" Phillips State Park and the Illinois Prairie Path. Improvements are necessary on Middle Street, directly north of the property to establish it as a complete major collector. Special Facilities: This property has lakes/ponds remaining from past mining that should be utilized as parks and/or open space in combination with a cluster residential development. Environmental Considerations: To the southwest of the Subarea is an unbuildable wetland. This area has been shaded Parks and Open Space and not Medium Density Residential, as this area is undevelopable.</p>

Subarea 7B
<i>Subarea Description</i>
<p>Location: West of Illinois Route 25, south of Middle Street. Acreage: 28 acres. Surrounding Land Uses: Commercial and Parks and Open Space. Unique Features: This property contains aquifer sensitivity areas, wetlands and has previously been mined. Proximity to South Elgin: Within the Village.</p>
<i>Future Requirements/Recommendations</i>
<p>Land Use: Medium/High Density Residential. Mobility Connections: A local connection is needed at the eastern/northern edge of this property to connect to Middle Street and Illinois Route 25. Improvements are necessary on Middle Street, directly north of the property to establish it as a complete major collector. When development occurs, a bicycle/pedestrian connection is needed to connect this area to the South Elgin's near east side and to Subarea 7C. Special Facilities: This property is also considered a good location for a nursing home or assisted living facility. Environmental Considerations: Due to existing wetlands, portions of this Subarea should be preserved as open space. Any development should minimize impacts on aquifer sensitivity areas.</p>

Subarea 7C
<i>Subarea Description</i>
<p>Location: West of Illinois Route 25, south of Middle Street. Acreage: 14.5 acres. Surrounding Land Uses: Industrial, Commercial and Parks and Open Space. Unique Features: This property contains aquifer sensitivity areas and has previously been mined. Proximity to South Elgin: Within the Village.</p>
<i>Future Requirements/Recommendations</i>
<p>Land Use: Commercial. Mobility Connections: A local connection is needed at the western/southern edge of this property to connect to Middle Street and Illinois Route 25. Improvements are necessary on Middle Street, directly north of the property to establish it as a complete major collector. When development occurs, a bicycle/pedestrian connection is needed to connect this area to the Village's near east side and to Subarea 7B. Special Facilities: None identified. Environmental Considerations: Any development should minimize impacts on aquifer sensitivity areas.</p>

