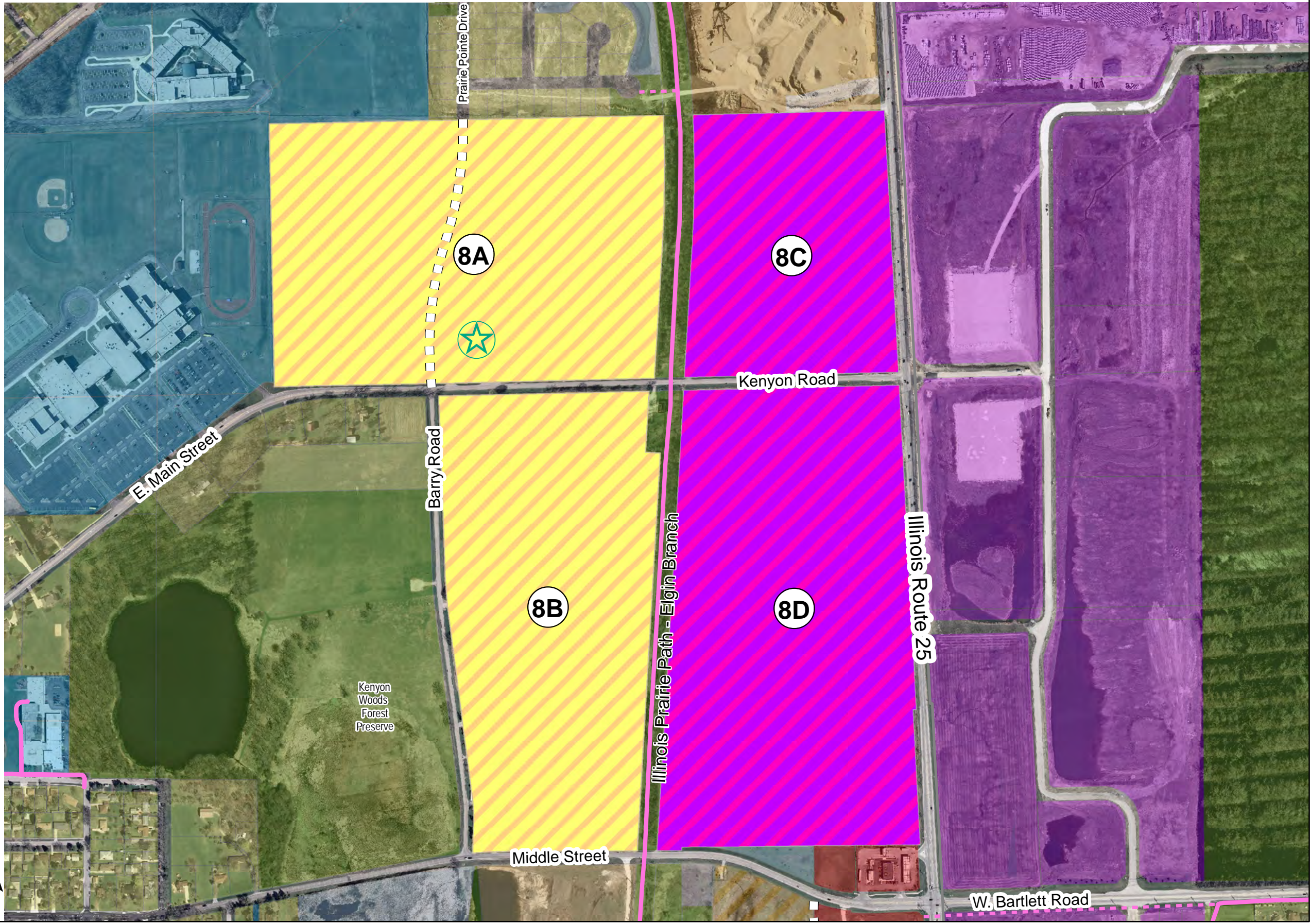


South Elgin 2030 Comprehensive Plan - Exhibit 6.10

2030 Land Use Plan - Planning Area 8

- 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 8

Planning Area 8 includes four Subareas located on the far east side near Illinois Route 25, to the north and south of Kenyon Road. Most of these areas are located 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 connection needs.

Subarea 8A
<i>Subarea Description</i>
<p>Location: West of Illinois Route 25, north of Kenyon Road. Acreage: 60 acres. Surrounding Land Uses: Institutional and Low Density Residential. Unique Features: This Subarea has aquifer sensitivity areas and is home to the Kenyon Farmstead. Proximity to South Elgin: Contiguous.</p>
<i>Future Requirements/Recommendations</i>
<p>Land Use: Low/Medium Density Residential. Mobility Connections: A local road connection is needed to connect Prairie Pointe Drive across Kenyon Road to Barry Road. Improvements are necessary on Kenyon Road, directly south of the property to establish it as a complete major collector. Local bicycle connections should also be made to the Illinois Prairie Path to the east of this Subarea. Special Facilities: A farmstead park is planned for the site of the Kenyon Farmstead, at the south central portion of the property. Environmental Considerations: Any development should minimize impacts on aquifer sensitivity areas.</p>

Subarea 8B
<i>Subarea Description</i>
<p>Location: West of Illinois Route 25, south of Kenyon Road, east of Barry Road. Acreage: 52 acres. Surrounding Land Uses: Parks and Open Space. Unique Features: This Subarea has aquifer sensitivity areas. Proximity to South Elgin: The majority is contiguous; a small area is within the Village.</p>
<i>Future Requirements/Recommendations</i>
<p>Land Use: Low/Medium Density Residential. Mobility Connections: Improvements are necessary on Middle Street, directly south of the property, and on Kenyon Road, directly north of the property, to establish each as a complete major collector. Local bicycle connections should also be made to the Illinois Prairie Path to the east of this Subarea. Special Facilities: None identified. Environmental Considerations: Any development should minimize impacts on aquifer sensitivity areas.</p>
Subarea 8C
<i>Subarea Description</i>
<p>Location: West of Illinois Route 25, north of Kenyon Road. Acreage: 31 acres. Surrounding Land Uses: Industrial, Mining and Institutional (existing). Unique Features: None identified. Proximity to South Elgin: Contiguous.</p>
<i>Future Requirements/Recommendations</i>
<p>Land Use: Office/Industrial. Mobility Connections: Improvements are necessary on Kenyon Road, directly south of the property to establish it as a complete major collector. Special Facilities: None identified. Environmental Considerations: None identified.</p>

Subarea 8D
<i>Subarea Description</i>
<p>Location: West of Illinois Route 25, south of Kenyon Road. Acreage: 65 acres. Surrounding Land Uses: Industrial and Commercial. Unique Features: This Subarea has aquifer sensitivity areas. Proximity to South Elgin: Contiguous.</p>
<i>Future Requirements/Recommendations</i>
<p>Land Use: Office/Industrial. Mobility Connections: Improvements are necessary on Middle Street, directly south of the property, and on Kenyon Road, directly north of the property, to establish each as a complete major collector. Special Facilities: None identified. Environmental Considerations: Any development should minimize impacts on aquifer sensitivity areas.</p>



Kenyon Farmstead