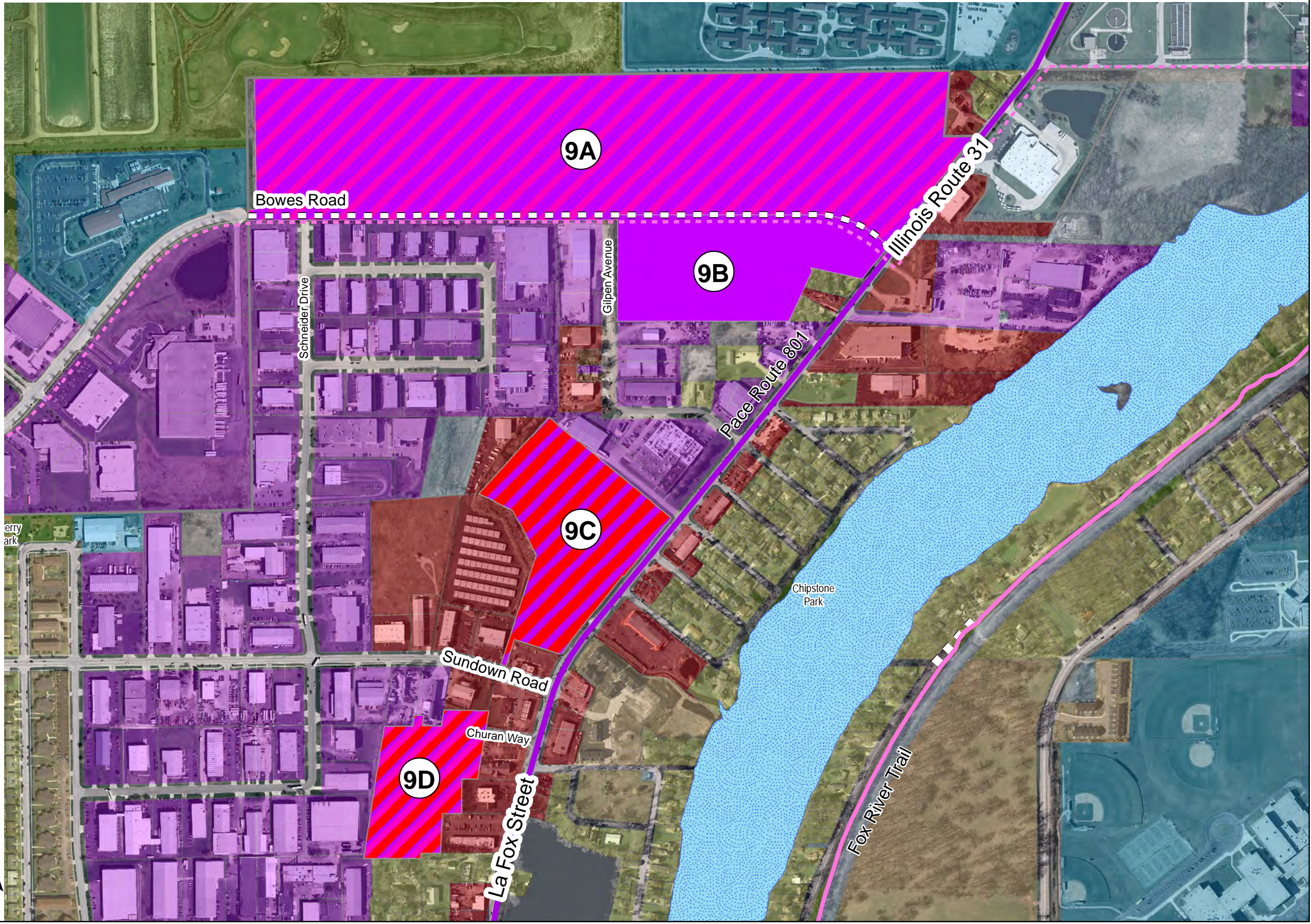


# South Elgin 2030 Comprehensive Plan - Exhibit 6.11

2030 Land Use Plan - Planning Area 9

- 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 9

Planning Area 9 includes five Subareas located along the La Fox Street Corridor (Illinois Route 31). These areas are located within the Village limits. These properties offer various redevelopment opportunities and are all located within a Tax Increment Financing (TIF) District. 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.

Subarea 9A
<i>Subarea Description</i>
<p><b>Location:</b> West of Illinois Route 31, south of the Village limits.  <b>Acreage:</b> 59 acres.  <b>Surrounding Land Uses:</b> Industrial, Institutional and Parks and Open Space.  <b>Unique Features:</b> This property has been mined and also contains aquifer sensitivity areas, wetlands and some poor soils. This Subarea is also included within the North La Fox Corridor TIF District.  <b>Proximity to South Elgin:</b> Within the Village.</p>
<i>Future Requirements/Recommendations</i>
<p><b>Land Use:</b> Office/Industrial.  <b>Mobility Connections:</b> An arterial roadway connection by extending Bowes Road to Illinois Route 31 just south of the Subarea is needed. This connection is also planned to include a bike/pedestrian path. In addition, improvements are needed to Illinois Route 31, just east of the Subarea, to make the roadway a complete arterial road with bike accommodations. This property is along the existing Pace Bus Route 801.  <b>Special Facilities:</b> Due to location, surrounding land uses, and poor soil conditions, this Subarea has the potential for heavy industrial and/or outdoor storage. Appropriate screening will be necessary.  <b>Environmental Considerations:</b> Any development should minimize impacts on aquifer sensitivity and wetland areas.</p>

Subarea 9B
<i>Subarea Description</i>
<p><b>Location:</b> West of Illinois Route 31, north of Beck Avenue.  <b>Acreage:</b> 14 acres.  <b>Surrounding Land Uses:</b> Industrial.  <b>Unique Features:</b> This property has been mined and also contains aquifer sensitivity areas, wetlands and some poor soils. This Subarea is also included within the North La Fox Corridor TIF District.  <b>Proximity to South Elgin:</b> Within the Village.</p>
<i>Future Requirements/Recommendations</i>
<p><b>Land Use:</b> Industrial.  <b>Mobility Connections:</b> An arterial roadway connection by extending Bowes Road to Illinois Route 31 just north of the Subarea is needed. This connection is also planned to include a bike/pedestrian path. In addition, improvements are needed to Illinois Route 31, just east of the Subarea, to make the roadway a complete arterial road. This property is along the existing Pace Bus Route 801.  <b>Special Facilities:</b> Due to location, surrounding land uses, and poor soil conditions, this Subarea has the potential for heavy industrial and/or outdoor storage. Appropriate screening will be necessary.  <b>Environmental Considerations:</b> Any development should minimize impacts on aquifer sensitivity areas.</p>



Subarea 9C
<i>Subarea Description</i>
<p><b>Location:</b> West of Illinois Route 31, north of Sundown Road.  <b>Acreage:</b> 13 acres.  <b>Surrounding Land Uses:</b> Commercial, Industrial, and Medium Density Residential.  <b>Unique Features:</b> This property has floodplain and limited access. It is also included within the North La Fox Corridor TIF District.  <b>Proximity to South Elgin:</b> Within the Village.</p>
<i>Future Requirements/Recommendations</i>
<p><b>Land Use:</b> Commercial/Industrial.  <b>Mobility Connections:</b> The site is split with a small stream and floodplain, which limits potential connections. In addition, improvements are needed to Illinois Route 31, just east of the Subarea, to make the roadway a complete arterial road. This property is along the existing Pace Bus Route 801.  <b>Special Facilities:</b> None identified.  <b>Environmental Considerations:</b> Any development should minimize impacts on floodplain areas.</p>
Subarea 9D
<i>Subarea Description</i>
<p><b>Location:</b> West of Illinois Route 31, south of Sundown Road.  <b>Acreage:</b> 7 acres.  <b>Surrounding Land Uses:</b> Industrial and Commercial.  <b>Unique Features:</b> This property has limited access and limited visibility which may affect potential uses. This Subarea is located within the Village Center and La Fox Street Corridor TIF District.  <b>Proximity to South Elgin:</b> Within the Village.</p>
<i>Future Requirements/Recommendations</i>
<p><b>Land Use:</b> Commercial/Industrial/Office.  <b>Mobility Connections:</b> None identified.  <b>Special Facilities:</b> None identified.  <b>Environmental Considerations:</b> None identified.</p>