

# Introduction

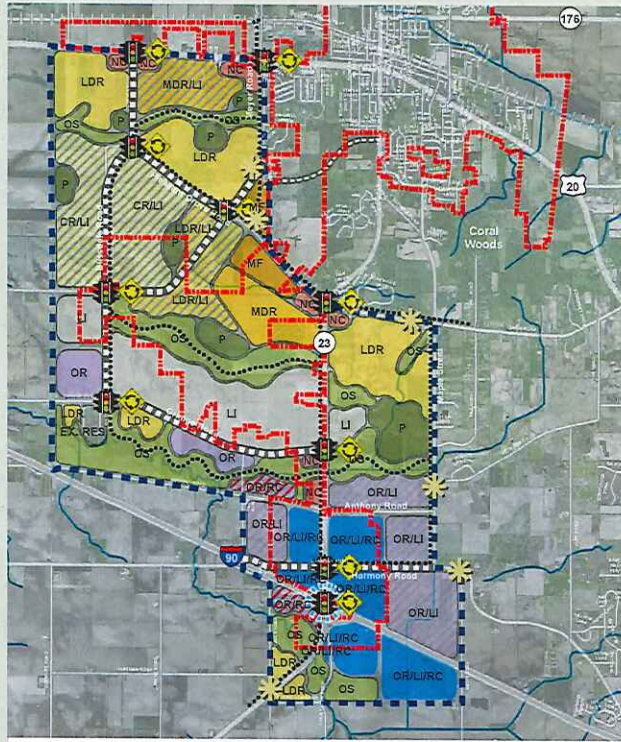
The Southern Sub-Area Plan is a continuation of the planning process formalized in the 2004 Comprehensive Plan for the City of Marengo and has been adopted as the official City policy for future growth within the sub-area boundary. The purpose of the sub-area plan is to carry forward the general policies of the Comprehensive Plan and to further refine the planning policy of the sub-area by illustrating specific land uses and transportation networks that will be used to guide future development along the IL Route 23 corridor and areas west of the Marengo municipal boundary.

The study area included the Highway 23 corridor south of Pleasant Grove Road and extends west to include the major roadway networks that access the land south and west of the municipal boundary. The area is bounded by Route 20 to the north and extends south past Interstate 90 to include land at the potential interchange. The plan was adopted in February 2013.

- Exit 77 O'Hare Airport / Tri-State Tollway
- Exit 68 Schaumburg (I-290 / Illinois 53)
- Exit 54 Elgin (Illinois 31)
- Exit 36 Marengo (Illinois 23)-NEW 2020**
- Exit 15 Rockford (U.S. Business 20)



# Development Plan



Legend	
	Sub Area Boundary
	Proposed Interchange
	Topographic High Point
	Potential Traffic Signal or Roundabout
	Potential Bike Trails
	Potential Collector Roads
	Potential Road Connections
	Local Road
	U.S. Interstate HWY
	U.S. Route HWY
	State Route HWY
	County Route HWY
	Railroad Centerlines
	Water Features
	Creeks & Streams
	Light Industrial
	OR/RC
	OR/LI
	OR
	OR/LI/RC
	Regional Commercial
	Neighborhood Commercial
	Multi-Family Residential
	Medium Density SF Residential
	MDR/LI
	Low Density SF Residential
	Low Density SF Residential/Light Industrial
	Countryside SF Residential/Light Industrial
	Parks
	Open Space Conservation
	Existing Residential

# Benefits

## Highway 23/Interstate 90 Interchange Benefits

- Strategically positioned with close proximity to important transportation links throughout Northeastern Illinois (See Regional Map on back).
- Provides access to regional transportation and shipping facilities including multimodal rail shipping centers and O'Hare Int'l Airport and Chicago.
- Will provide the only direct Interstate access to McHenry County and improves highway access. Currently, McHenry County is one of the largest counties in the country without direct Interstate access.
- Provides Interstate access between the current Hampshire Interchange and the Genoa Interchange, a distance of 17 miles.
- Relieves traffic pressure on current east-west surface arterials such as Route 20 and Harmony Road, from regional truck traffic.



## Regional Information

### Demographics/ Facts

- McHenry County is one of 102 counties in Illinois. It has 603.5 sq. miles in land area and a population density of 511.9 per square mile.
- The population of McHenry County is 315,830, making it the 6th largest county in Illinois.
- Total labor force is 175,545 with 32.2% holding a bachelor's degree or higher.
- In 2014 manufacturing was the largest of 20 major sectors. It had an average wage per job of \$76,148.

### Educational Institutions in Close Proximity

There are 48 colleges within 50 miles of Marengo such as:

- McHenry County College
- Rock Valley College
- Rockford College
- Judson University
- Elgin Community College
- Northern Illinois University
- Northern Illinois University satellite campuses (in Rockford and Hoffman Estates)



## City of Marengo

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# City of **M**arengo Southern Sub-Area Plan

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