

Exhibit 4.5: Future Land Use and Development Plan Categories, General Land Use Mix

Development Category	Total Acreage for Category	General Land Use Mix
Low Density Residential	1,103	80% Low Density Residential 20% ROW
Single Family Residential	506	70 % Single Family Residential 30% ROW
Central Elgin Neighborhoods	793	55% Single Family Residential 5% Parks 5% Commercial 5% Institutional 30% ROW
Traditional Neighborhood Residential	4,536	40% Single Family Residential 10% Medium Density Residential 5% Commercial 5% Institutional 10% Parks 30% ROW
Main Street	97	40% Commercial 10% Single Family Residential 10% Medium Density Residential 5% Institutional 5% Parks 30% ROW
Mixed Use	492	40% Medium Density Residential 15% Commercial 5% Institutional 10% Parks 30% ROW
Commercial	659	80% Commercial 20% ROW
Light Industrial	461	80% Light Industrial 20% ROW
Institutional	324	80% Institutional 20% ROW
<p>Source: Wilbur Smith Associates * ROW percentages were estimated based on a GIS analysis of the ratio of streets to developed land uses in Elgin’s existing neighborhoods. This analysis was supported by the article, “Residential Street Pattern Design for Healthy Livable Communities,” Grammenos, Fanis and Julie Tasker-Brown.</p>		