

To achieve the type and character of development outlined in the Comprehensive Plan, the Village will need to modify some existing regulations and develop several new tools. The following types of implementation tools shall be developed or revised in order to implement the objectives and policies outlined in the Comprehensive Plan:

### **ZONING ORDINANCE UPDATE**

A number of modifications are needed to the Village's zoning ordinance to implement the Comprehensive Plan. Specific areas to address include, but are not limited to, the following items:

- Refine the review process and standards for Planned Unit Developments.
- Rework and streamline the Zoning Districts to reflect the Future Land Use Categories outlined in the Comprehensive Plan including:
- Creating a low density residential district which matches the Countryside Residential category should be added.
- Combine and rework existing commercial districts to reflect the commercial categories in the Comprehensive Plan.
- Update the Zoning Map to reflect changes to Zoning Districts and Future Land Use designations contained in the Comprehensive Plan.

### **ANNEXATION POLICIES**

Over 82% of respondents to the community survey somewhat or strongly agreed that the Village of Plainfield should actively pursue annexation of properties to control development. While State Statutes provide municipalities with some control over subdivision standards within 1½ miles of a municipal boundary, a Village only has control of land use decisions for property that is annexed or can be annexed. The process of annexing land in Illinois is also a critical step in the land development process, as the Village and the private property owner often enter into an annexation agreement which outlines a number of development controls which may go beyond what is in the Village's zoning ordinance. Annexation agreements often outline who will be responsible for extension of roads and utilities, and the timing of these improvements.

The Village should explore incentives to encourage infill development to facilitate easier extension of utilities and services. For example, developments east of Steiner Road and south of 127th Street might be encouraged to develop first since it is closest to the traditional core of the community.

### **COMPREHENSIVE PLAN UPDATES**

As Heraclitus put it, "there is nothing permanent except change." This Comprehensive Plan is based on currently available information regarding community desires, development trends, and understanding of environmental issues. Over time, most if not all of these assumptions will change.

The Plan Commission, with staff assistance, should conduct an annual review of development activity in the Village. This activity should be compared with the Comprehensive Plan for consistency. When development has been approved that is inconsistent with the Comprehensive Plan, then it is clear that the plan needs to be updated to reflect current community thoughts regarding growth management. The action plan contained in this implementation chapter should also be reviewed annually and updated as appropriate.

For a municipal Comprehensive Plan to remain as an effective tool in guiding development, it must be kept current. Given the rate of development anticipated in the near future, it is recommended that the Village review and update the Future Land Use and Transportation.

## **DOWNTOWN DESIGN GUIDELINES/HISTORIC DISTRICT**

Plainfield is known for its downtown character. To maintain this character, design guidelines should be followed to allow for new development or renovation consistent with the historic character of the area. These guidelines should be expanded to include the train station site, the surrounding area, and promote pedestrian and bike access. To implement these guidelines, the Village should carefully define a district where these standards are applied and a development review process to monitor conformance with the guidelines.

## **RESIDENTIAL DESIGN GUIDELINES**

To meet the goals for residential neighborhoods established in this Comprehensive Plan, creative and environmentally sensitive land planning is essential. Illustrated residential design guidelines should be developed through updates to the Design Guidelines and a Pattern Book to clearly communicate the importance of design to the development community, while providing flexibility for creative design solutions. Proposed developments should submit concepts of architectural plans along a streetscape with a listing of additional options for more variety. High quality materials are expected on facades and should also be submitted by the applicant. These requirements should be clearly identified in PUD, plats and annexation agreements applications.

Architecture and the quality of development in the village is a key element in achieving the character that is envisioned for the Village. The design guidelines for the Village will be updated to include elements on what is envisioned by the Village for a streetscape, streetscape submittals by the developer, landscaping requirements for individual lots, and exterior facade materials. These requirements should pertain to all facades—front, rear and sides.

The Design Guidelines should be updated to include areas where bonuses would be given for doing more than the minimum standards or ordinance. These areas will be utilized to allow applicants to move above the base or minimum density for the appropriate category.

## **COMMERCIAL DESIGN GUIDELINES**

Commercial development is typically located at high-profile locations such as at major intersections or along highly traveled roadways within Plainfield. These locations warrant attention to design details to ensure that the quality of development is reflective of the community. These projects should project a positive image for the Village, and should be designed with appropriate buffers from surrounding residential development. As with the residential design guidelines, these commercial guidelines will provide a means to clearly indicate to the development community what type of standards the Village expects in new development.

## **INTERGOVERNMENTAL COOPERATION**

Plainfield has a history of intergovernmental cooperation. This plan promotes intergovernmental cooperation through joint planning for roads, parks, schools, and land use. The Advisory Committee used to develop this plan, and the Village's tradition of including school and park district representation on the Plan Commission are two examples of this cooperation. Additional recommended intergovernmental cooperation is needed, particularly in the following areas.

1. **WIKADUKE TRAIL** – The transportation chapter highlights the need for this proposed north-south arterial road. By its very name, this roadway has been conceived through intergovernmental cooperation. Such cooperation will be essential to obtaining the right-of-way and funding roadway construction. An example of such cooperation is the grant recently obtained by the Village and Kendall County to evaluate appropriate land use and access controls within the corridor and to develop appropriate design guidelines for consistency throughout the corridor.
2. **Other Roadway Improvements** – The Village must work closely with IDOT and the Will and Kendall County Highway Departments on improvements to regional roadways that pass through the Village.
3. **Trail, Greenway and Open Space Planning** – The Village must work closely with the Forest Preserve Districts and the Park Districts to develop an integrated trail system to meet resident's needs. Close cooperation is also needed with these agencies to plan and develop regional open space that will meet the needs of Plainfield residents and the respective Counties.
4. **School Planning** – The Village must work closely with both School District 202 and District 308 to plan new school locations to serve Plainfield residents. This effort should include review of new development proposals for possible land or cash donations, along with general planning for other site acquisitions.
5. **Regional Stormwater Management** – The Village should work closely with the Army Corps of Engineers on stormwater management issues such as flood control and wetlands protection. Concepts such as regional detention within old quarries should be explored at a regional scale.

6. Boundary Agreements – The Village should adopt and maintain boundary agreements with all neighboring communities. Such agreements will allow each community to plan for their ultimate growth, avoid competition for the right to annex individual parcels of land, and provide some understanding to each community of what is planned for the “other side of the line.”
7. Library District - Work closely with the Plainfield Library District to plan the expansion of the main library.
8. Fire Protection District - Work with the Plainfield Fire Protection District to site additional satellite fire stations to ensure adequate fire protection is provided to the entire community.
9. Metra and Surrounding Communities- Work closely to encourage quiet zones for train horns and a well integrated transit line and stations.

## **TRANSIT-ORIENTED DEVELOPMENT**

Metra is currently undertaking Phase 2 feasibility studies of commuter rail service on the EJ&E rail line through Plainfield. If this study suggests that transit service is feasible, the Village should develop a detailed plan for the station area similar to the plan developed for the Village’s expanded downtown west of the river. Particular attention should be given to architecture, pedestrian access, and integration with the downtown. This plan should emphasize a walkable scale, a mixture of uses including higher density residential, and appropriate commuter parking.

## **ACTION PLAN**

The following table provides a summary of the key implementation tasks outlined within the Comprehensive Plan. This table is designed to provide a starting point for prioritization and budgeting of actions needed to implement the community vision. Further refinement of this table will be needed as details of cost and staff resources become available.

# Implementation

Classification	Action Step	Purpose	Timeframe	Responsibility	Participants
Community Character	Pursue expansion of Village Center west of the DuPage River.	To create a sense of community and a strong civic identity.	Near Term	VB, VA, CD	Plainfield, IDOT
Community Character	Develop a hierarchy of entry treatments.	To announce arrival to Plainfield and develop a sense of community.	Continuing	CD	Plainfield, IDOT
Community Character	Create clear separation from surrounding communities.	To create a sense of community.	Long Term	VB, CD	Plainfield
Community Character	Promote the use of landscaping that reflects a rural character on the perimeter of the community.	To create a sense of community and a strong civic identity.	Continuing	CD	
Community Character	Work with local organizations to operate successful events.	To bring residents together and create a sense of community.	Near Term Continuing	VA, CD	Plainfield, Main Street, Chamber of Commerce, Downtown Partnership
Community Character	Develop a Riverwalk.	Bring residents together, promote the downtown and to create a sense of community.	Medium Term	CD	Plainfield
Community Character	Develop an open space plan and evaluate potential sites and acquisition strategies.	Create a greenway system to promote pedestrian and bike access, natural resource protection.	Near Term	CD	Plainfield, Park District, Forest Preserve Districts, Conservation Foundation
Community Character/ Transportation	Create map of existing and future open space and multi-purpose trail system.	To provide sense of community through improved multi-modal accessibility.	Near Term	CD	Plainfield
Economic Development	Develop a business park along the WIKADUKE Trail.	Diversify the tax base, provide employment and take advantage of economic opportunities.	Medium Term	VB, VA, CD	Plainfield
Economic Development	Develop commercial nodes along the WIKADUKE Trail as identified in the WIKADUKE Land Use and Access Management Plan.	Diversify the tax base, provide employment and take advantage of economic opportunities.	Medium Term	VB, CD	Plainfield
Economic Development	Build a relationship among the EDC, Village Board, Chamber of Commerce, School District, Main Street, Downtown Partnership, and Plainfield area businesses.	To encourage the sharing of information and promotion of economic development.	Near Term	VA, CD	EDC, Village Board, Chamber of Commerce, School District, Main Street, Downtown Partnership, Plainfield

# Implementation

Classification	Action Step	Purpose	Timeframe	Responsibility	Participants
Economic Development	Establish a Business Recruitment Plan.	To promote and market Plainfield to businesses and developers	Near Term	CD	Plainfield
Economic Development	Create a business retention program.	To promote Plainfield and retain current tax base.	Continuing	CD, EDC	Plainfield
Economic Development	Maintain current demographic information, a land and building inventory and financing and grant opportunities available for businesses investigating downtown expansion.	To promote and market Plainfield to businesses and developers.	Continuing	CD	Plainfield
Economic Development	Assist in the development of a public/private Economic Corporation.	Promotion of economic development recruitment of businesses and retention of current business.	Near Term/ Continuing	VB, VA, CD	Plainfield companies, mainstreet, Chamber of Commerce, public agencies, others
Historic Downtown	Work with local property owners to maintain and enhance existing downtown buildings.	To maintain and expand the downtown as the core of the community.	Continuing	CD	Plainfield
Historic Downtown	Improve the DuPage River Bridge by adding a pedestrian crossing and enhancing the bridge's appearance.	To maintain and expand the downtown as the core of the community.	Near Term	VA	Plainfield
Historic Downtown	Identify and evaluate the establishment of one or more historic districts and a Historic Preservation Commission.	Encourage the preservation of existing neighborhoods and the community character.	Near Term	VB, CD	Plainfield
Public Facilities & Services	Work with residents to improve sidewalks and street lighting throughout the community.	Promote a quality, safe and healthy living environment for citizens.	Continuing	PW	Plainfield
Public Facilities & Services	Construct a new police administration facility.	To aid in achieving the Village's goals and meet expected growth needs.	Medium Term	VA	Plainfield
Public Facilities & Services	Develop, adopt, and maintain a long-term (five-year) and current year capital improvement program.	To aid in achieving the Village's goals and meet expected growth needs.	Near Term	PW	Plainfield

# Implementation

Public Facilities & Services	Improve access to health care by actively pursuing a hospital	Promote a quality safe and healthy living environment for citizens.	Medium Term	VB, VA, CD	Plainfield, County, State
Transportation	I-55 mainline widening.	To increase capacity and reduce congestion between Naperville Road and I-80.	Near Term	VA	IDOT
Transportation	Upgrade I-55/IL 126 interchange.	To provide access to/ from south on I-55.	Long Term	VA	Bolingbrook, IDOT, Plainfield
Transportation	New I-55/Caton Farm Road interchange.	To improve access to the high growth areas of southern Plainfield and western Joliet.	Long Term	VA	Will County, Joliet, IDOT
Transportation	US Route 30 widening.	To maintain adequate road capacity to serve current and future traffic volumes at efficient levels of service.	Near Term	VB, VE	Plainfield, IDOT
Transportation	Reassignment of state route designation for US 30.	To divert through traffic away from Lockport Street.	Near Term	VB, PW	Plainfield, IDOT
Transportation	IL 59 widening south of Lockport.	To improve road capacity and traffic flows.	Near Term	VE	Plainfield, IDOT
Transportation	IL 126 intersection improvements.	To improve channelization and road capacity.	Near Term	VE	Plainfield, IDOT
Transportation	WIKADUKE Trail construction.	New major arterial to serve traffic demand in high growth areas along Will/Kendall County line.	Medium Term	VB, VA, CD, VE	Plainfield, Joliet, IDOT, Will County, Kendall County
Transportation	Caton Farm Road widening.	To increase capacity to serve residential growth in western Joliet.	Near Term	VA	Will County, Kendall County, Joliet
Transportation	111 <sup>th</sup> Street widening	To increase capacity and improve intersection operations.	Near Term	VA	Will County, Naperville, Bolingbrook
Transportation	119 <sup>th</sup> Street widening.	To increase capacity of this SRA.	Long Term	VB, VE	IDOT, Plainfield, Naperville, Bolingbrook

# Implementation

---

Transportation	127 <sup>th</sup> Street intersection improvements.	To maintain traffic operation at satisfactory levels of service.	Long Term	VE	Plainfield
Transportation	143 <sup>rd</sup> Street widening and extensions	To increase capacity and efficiency of major truck route and divert truck traffic away from Lockport Street.	Near Term, Long Term	VB, VE, CD	Will County, Plainfield
Transportation	STAR Line Site	Secure site for future Train Station	Near Term	CD	Plainfield

VB = Village Board VA = Village Administration	CD = Community Development Department PW = Public Works	EDC = Economic Development Commission VE = Village Engineer
---	--	--