

The Village of Plainfield Future Land Use Plan identifies locations within the Village and surrounding planning area for a variety of land uses that will help make the community a vital, growing and attractive place to live and work. The Plan provides a framework for public and private decisions about how particular sites should develop. It also forms the basis for community facilities and utilities planning. The Future Land Use element of the Comprehensive Plan is a long-range guide for determining the uses to which the land should ultimately be put, rather than a direct, immediate indication of the appropriate zoning regulations to apply to a specific parcel of land. The purpose of the Future Land Use Plan is to provide guidelines for controlling the character of the community, insuring that municipal services and facilities will not be overburdened, and establishing a sound tax base.

The principal aim of the Plan is to maintain the traditional form, natural environmental characteristics (ie. waterways, prairies, etc.), and quality of life found in Plainfield, while promoting balance by encouraging new commercial and employment opportunities.

When reviewing the plan, it is important to understand the generalized nature of a land use plan. Given the scale at which municipal comprehensive planning occurs, only broad areas of land use are indicated. On specific parcels of land, certain exceptions may be appropriate. A more detailed evaluation and land use recommendation is found in the special area plans for Route 30, the Village Center East area, and Route 59 North and South.

This section provides a general description of uses anticipated in each of the Village's twelve land use categories and a brief summary of the rationale used in constructing the Future Land Use Plan. Many of the descriptions refer to a density range for a particular land use category. All recommended residential densities described below are based upon the "gross buildable acreage" of a site. The following is a description of gross buildable acreage and how it is calculated.

There are two basic approaches to regulating the intensity of residential development. The traditional zoning approach is to establish a minimum lot size, which in Plainfield is generally between 10,000 to 12,000 square feet. This approach produces individual neighborhoods



that can be very attractive, with homes that are scaled in proportion to their lot. Unfortunately, applying this standard to every development tends to create subdivisions which all begin to look alike with little variety, creativity, or identity. This is inconsistent with the goals of this plan.

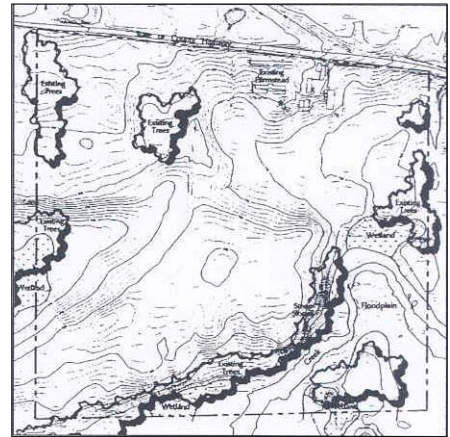
A second alternative is to regulate development based on density. This approach provides more flexibility and potentially more creativity in the design of new residential developments. The following example should help to illustrate the benefits of a density-based approach to regulating the number of new homes that can be developed on an individual parcel of land.

In the traditional example, the minimum lot size requirement encourages the developer to utilize every available square foot of the property for private lots. In the cluster approach, over half the site is preserved in public open space. In addition, the cluster concept provides these additional benefits:

1. Reduced road right-of-way means reduced development cost and reduced maintenance cost for the Village.
2. Development can be set back from the main access roadways, providing a more attractive view from the road.
3. Open space areas can be connected between adjacent developments to form an integrated regional system.
4. The entire community benefits from the open space rather than just the individual lot owner.
5. The layout can be more interesting, responding to site characteristics than the dictates of a minimum lot size.

CALCULATION OF DENSITY

For residential development, density generally refers to the number of dwelling units per acre. While the basic concept of density is simple enough (total number of dwelling units divided by the site acreage), determining what site acreage to use can be an issue. Historically, Plainfield has measured density based on the total residential site acreage (gross acres). Traditionally, this is the method used to calculate density. However, there is a flaw in this approach in that it ignores the basic environmental characteristics of a site. Some portions of a site, such as flood plains and wetlands, are not appropriate for development. Preservation of these environmental features can provide a nice amenity to both the development and the community. This plan recommends that a developer of a property should be aware of these features prior



Existing Conditions



Traditional Development

Minimum Lot Size	20,000 sq ft
Lot Yield	68
Area in Lots	40.5 acres
Area in Road (ROW)	5.0 acres
Open Space (detention)	4.5 acres
Total Site Area	50 acres

to purchasing the property and should not be given full density credit for the acreage containing these features. Residential densities should be based on the gross buildable area of a site. The following example will help clarify the issue.

Consider a 100-acre property, of which 50 acres is within the 100-year floodplain. At a maximum density of 2 dwelling units per acre, 200 homes could be developed under a standard gross density formula. However, since only half of the property can actually be developed, homes will have to be placed closer together on smaller lots than on a comparable parcel without the flood plain. Under a gross buildable area formula, the flood plain area would be subtracted before calculating the number of permitted dwelling units. Therefore, with 50 “buildable” acres and a maximum density of 2 dwelling units per acre, only 100 dwelling units would be permitted.

Therefore, for the purpose of determining the number of dwellings on a property, suggested by the Comprehensive Plan, the following definition shall apply. All information needed to perform these calculations should be readily available on a property survey or from review of published maps from FEMA or the National Wetlands Inventory.

BUILDABLE ACREAGE.

The total acreage of the property minus the following:

1. Wetlands and land that is generally inundated by water (under ponds, lakes, creeks, etc.). Only those wetlands which fall under current regulation by the Army Corps of Engineers shall be considered in this calculation.
2. All of the floodway within the 100-year floodplain, as shown on official FEMA maps or approved by the Army Corps of Engineers. Where a defined floodway is not known, an area 75 feet on both sides of the creek or river centerline shall be used for this calculation until additional engineering studies detail the actual floodway;
3. Land within the right-of-way or easement of an existing roadway;
4. Land within an existing permanent easement prohibiting development (including utilities, drainage, access and pipelines).
5. Land identified in the comprehensive plan for exclusive business use such as commercial or industrial areas.

The common argument against this gross buildable approach to de-



Preferred Cluster Development

Minimum Lot Size	10,000 sq ft
Lot Yield	85
Area in Lots	23.75 acres
Area in Road (ROW)	4.25 acres
Open Space (detention)	22 acres
Total Site Area	50 acres

termining density is that it does not recognize the community benefit provided by preserving stands of mature trees or providing public access to useable park space. However, the community benefit depends on the degree of protection and public access provided to these features in the development proposal. Since these factors can only be determined based on a specific site plan, the Comprehensive Plan suggests that the best way to address this issue is by providing a density bonus above the gross buildable density calculation based on the degree of public benefit.

The range is identified to allow movement from the base or bottom of the range based on the degree of public benefit. The Village will identify areas of public benefit in the design guidelines and/or zoning ordinance.

COMMUNITY CHARACTER

Community character is an important element in Plainfield's planning; it is a unifying concept that combines land use, economics, and lifestyle. Such elements shape decisions to move or stay in a community. In addition, community character is frequently an issue in zoning decisions.

Downtown

Given its location within the Chicagoland region, Plainfield will always have a suburban character. Fortunately, the Village's long history and distinct downtown give the community a sense of place and identity that many growing suburbs lack. One of the fundamental land use and community character components of this Comprehensive Plan is a strong and expanded downtown. A specific downtown expansion plan was formally adopted by the Village in the 2000. This plan, developed by TENG and included at the end of this section, is incorporated and expanded upon by the Comprehensive Plan. This core walkable area of the community should also be expanded north to include the future transit station on the EJ&E line. Special emphasis should be given to pedestrian access across the DuPage River and the EJ&E tracks. Bike access to the core should also be encouraged.

Strong/Distinct Residential Neighborhoods

The Village should encourage creative land planning which provides for a mixture of housing types, integrates open space within the development and to adjacent properties, and includes compatible related uses such as neighborhood shopping and civic uses such as churches and schools. The residential design guidelines recommended in the Implementation chapter are needed to provide clear direction on these desired neighborhood features and architectural details. Developments to be annexed or requesting a PUD will require the minimum

The Village has adopted Residential Design & Planning Guidelines for Planned Unit Developments and Annexations. These guidelines outline Village expectations for the design of new subdivisions, and detail a density bonus system that promotes creative development. The guidelines address both land planning issues and design issues including architecture and landscaping.

requirements outlined in the design guidelines. These requirements will include architecture, reducing the impact of garages, and improved landscape architecture.

The Village should encourage outstanding architecture consistent with the Village historic character and quality of materials. Developers should be required to submit proposed elevations to ensure diversity and character issues are achieved.

Entrances

The majority of people enter Plainfield along relatively few roads: Illinois Route 126, U.S. Route 30, and Illinois Route 59. Some barriers exist that affect creating Village entrances. The DuPage River limits the Village's southern side. To the east, I-55 and the mined area are the obstructions. However, no natural boundary exists to the north and west. For the near-term, the dominance of agricultural uses in Kendall County provides a transition into Plainfield. However, growing development pressure is likely to blur lines between communities. As noted in another section of the plan, it is recommended that the Village support a possible effort in Kendall County to purchase development rights to preserve farmland on the far western edges of Plainfield's planning jurisdiction.

An entrance should be more than a sign welcoming a visitor to Plainfield. To create a real entrance or gateway, special landscape treatments, buffers, and/or public improvements are needed along arterials. While communities often talk about such a project, few examples exist. Developers do a far better job than municipalities. Plainfield must establish special landscaping guidelines along all roads that are considered entrances. Entrance treatment should include more intensive tree plantings and the introduction of flowers, flowering trees, or plantings that provide a distinctive character. For example, the use of prairie grasses is recommended in the Route 59 section of this plan as a unifying element in landscaping along the roadway. In built-up areas (such as Route 30 near I-55), the Village will have to work with landowners to achieve the type of desired statement.

Greenways and Paths

The Village of Plainfield has an opportunity to utilize greenways to link various areas of the community together into a unified open space system. With the DuPage River immediately adjacent to downtown, the core of this system is already centrally located within the community. Tributaries that feed into the river, such as Lily Cache Creek and (name some other creeks) provide natural connections into this central open space feature. This system will also allow connection



Bicyclists

to major parks and open spaces in the community such as the Renwick Preserve and via bike paths to major shopping and employment centers such as downtown and the planned business park along the WIKADUKE Trail.

Greenways have also been designed to connect to surrounding communities and the region through an extensive bikeway system. For example, Kendall County has planned for preservation of an existing greenway along the Aux Able Creek. The Village of Plainfield's plan also shows this greenway, with connections along roadways and around existing subdivisions to connect with the planned open space corridors in the Grande Park subdivision and continuing east through the Nature's Crossing subdivision and eventually into downtown.

LAND USE CATEGORIES

Developments to be annexed or requesting a PUD will require the minimum requirements outlined in the design guidelines. The base densities for each residential area are those identified here and on the Future Land Use Map. Density is calculated using buildable acreage as defined in this section. A developer may request a bonus as identified on Page 3-3 but will be required to identify the specific elements added to meet a bonus category.



New Residential Subdivision

Agricultural - The Agricultural land use category is intended to encourage the preservation and protection of economically viable agricultural land. This category discourages the premature development of vacant or agricultural lands.

Countryside Residential - The Estate Residential land use category is designed to provide opportunities for very low intensity, single family residences with an overall density of one dwelling unit per acre or less. This category provides a semi-rural or countryside character, and preserves the land's natural features and open space. Governmental, educational, religious and recreational uses which are compatible with this form of development may also be permitted. Residential densities are typically below 1 dwelling unit per acre.

Low Density Residential - This land use category provides for low density residences at a density of between 1.4 and 2.0 dwelling units per acre or less. While primarily designed to accommodate single family detached housing, some attached housing units may also be appropriate. Compatible government, education, religious, and recreation uses may also be permitted.

Medium Density Residential - The Medium Density Residential land use category is intended to provide a mix of low density single and two family dwelling units at a density of between 2.1 and 3.0 dwelling units per acre. Compatible government, education, religious, and recreation uses may also be permitted.

Village Residential - The Village Residential land use category allows for a mix of single family detached residences and attached residences of up to four units per building at an overall density between 4.0 and 6.0 dwelling units per acre. This category may also act as a transition between low density residential and higher intensity developments such as high density residential or commercial. Compatible government, education, religious, and recreation uses may also be permitted.

Multiple Family Residential - This category is intended to include all forms of attached housing, including duplexes, townhomes, condominiums and apartments with an overall density between 10.0 and 15.0 dwelling units per acre.

Mixed Use - This category is designed to provide opportunities for a variety of potential uses, including mixtures of retail, office, institutional and limited residential development. This category may also provide for small scale retail clusters or individual businesses necessary to satisfy basic shopping needs of residents of adjacent residential developments.

General Commercial - The General Commercial category is intended to provide for retail establishments which offer a wide range of goods and services in locations which abut or front, and have access to, either directly or through frontage roads, heavily traveled major arterial roadways. This category includes commercial complexes and roadside commercial establishments.

Transitional Commercial - The Transitional Commercial category allows for the conversion of residential structures to professional and commercial use, while maintaining the historic and residential character of the structures. This category may be used as a buffer along roadways and immediately adjacent to the downtown or other business districts.

Public Parks - The Public Parks category includes publicly owned open spaces and recreational facilities.

Greenways - This category is intended to protect natural resources and areas with unique environmental characteristics such as wetlands, floodplains, woodlands and prairies. In addition to their sensitive nature, these areas provide the Village with natural functions such as flood storage and conveyance, pollution control, and wildlife habitat. Ownership of open space areas may be public or private.

Municipal/Institutional - The Municipal/Institutional land use category encompasses those lands owned and operated by federal, state, or local governments as well as public and private educational facilities, cemeteries, churches, hospitals, nursing homes, or other non-profit facilities.



Greenway

Light Industrial/Business Park - This land use category provides opportunities for nuisance-free offices and light industry, preferably in well-designed, attractive buildings in a heavily landscaped campus-like atmosphere. These uses should have access to arterial roads, to avoid increasing traffic in residential neighborhoods. High tech, engineering, office and research uses are particularly appropriate for this category.

Industrial - This land use category provides for higher intensity industrial and compatible warehouse uses. These uses are primarily located near arterial routes. It is envisioned that most new industrial development will occur within planned business parks in a campus setting.

Heavy Industrial - This category is intended to provide for the continuation of moderate to heavy industrial facilities and related uses. These uses should have access to arterial roads, to avoid increasing traffic in residential neighborhoods. These uses should be well buffered from adjacent uses.

LAND USE PLAN

The transportation system provides the framework upon which the future land use recommendations are based. In many locations, the land uses proposed are dependent upon proposed transportation accessibility. Therefore, the Functional Classification of existing and future roadways is shown on the Future Land Use Map. There are several key concepts used in the creation of the Future Land Use Plan. A brief summary of these concepts follows:

Agriculture - After considering its distance from the core community, the existing Kendall County Resource Management Plan for the area, and the difficulty of serving this area with sewers, it was determined that nearly all of the land west of Schlapp Road should remain in agricultural use.

Residential - The predominant existing land use in Plainfield is residential. Residential use within the community has been divided into five categories to accommodate a wide range of densities and housing types. Countryside Residential accommodates very low densities and is used to preserve natural features and to provide a transition between higher density residential uses and the area designated for agricultural use. The Low Density and Medium Density Residential reflect the current residential development patterns within Plainfield. These make up the bulk of the proposed future residential development. Village Residential represents much of the older residential development within the community, including the original residential neighborhoods. New Village Residential development is shown in



Agricultural Land



Future Subdivision Site

Future Land Use

areas that have good access to transportation corridors and in proximity to the proposed Village Center expansion. Multiple Family Residential accommodates high density projects including apartments and condominiums. Multiple Family Residential is shown as part of the planned Village Center expansion, and as part of the Grande Park development.

Commercial - The General Commercial land uses are anticipated along the major transportation routes including: Route 30, Route 59, and the Wikaduke Trail. General Commercial land uses are concentrated at major roadway intersections in an effort to prevent strip development and reduce the number of automobile trips generated. Transitional Commercial is shown along Route 30, Route 59, and Main Street through the Village Center. This reflects the desire to maintain an historic, residential character along these roadways, while realizing that these properties are best suited for commercial use.

Industrial/Office - Several large areas are shown as Light Industrial/Business Park. This has been done to increase the opportunities for local jobs and economic development, as well as to diversify the tax base. The Light Industrial/Business Park land use is shown along primary transportation corridors to afford truck access. The Heavy Industrial land use reflects several existing heavy industrial uses. No new Heavy Industrial areas are shown.

Mixed Use - The Mixed Use land use category is used in the planned Village Center expansion to reflect the proposed character of this development. It is also used in areas where a mix of uses may present an improved opportunity for unique future development. One such location is around the conceptual commuter rail station. The Mixed Use designation provides an opportunity to take advantage of any future station and create a Transit Oriented Development.

Municipal/Institutional - Only existing or planned public and institutional facilities are specifically shown on the Future Land Use Map. Future park and school sites are outlined in the Community Facilities Section of this report. Other municipal and institutional facilities should be located where they are necessary and compatible with surrounding uses.

Open Space - As part of this plan, floodplains along the DuPage River and its tributaries have been preserved as open space. This reflects their unsuitability for development and the desire to create greenway and pedestrian connections throughout the community.

FUTURE LAND USE TABLE

The following table provides a summary of the Future Land Use Plan.

Future Land Use		
Land Use	Acres	Percentage
Countryside Residential	3,793.88	11.9%
Low Density Residential	6,205.81	19.5%
Medium Density Residential	8,809.12	27.7%
Village Residential	1,975.90	6.2%
Multiple Family Residential	142.18	0.4%
Mixed Use	319.64	1.0%
Transitional Commercial	27.38	0.1%
General Commercial	1,714.37	5.4%
Light Industrial	1,031.56	3.2%
Heavy Industrial	156.97	0.5%
Municipal/Institutional	725.34	2.3%
Parks/Open Space	1,722.38	5.4%
Greenways	5,235.96	16.4%
Total	31,860.49	100.0%

