



The Village of Plainfield, the oldest community in Will County, was established in the early 1800s in the verdant prairie and lush forest surrounding the Dupage River. During its first 150 years, the community remained a small but thriving Village on the very edge of the greater Chicago metropolitan area. However, over the last decade, Plainfield has seen a surge in population. Since 1990 the number of residents has increased 186% from 4,557 to 13,038. With an abundance of land available for development and the burgeoning interest of developers in Plainfield, these growth trends are expected to continue. Estimates indicate that Plainfield may grow as much as 8% per year for the next 20 years.

This surge in population created a need for strategies to address this future growth as well as an opportunity to create a quality community in which to live and work. Recognizing both the necessity and opportunity, the Village undertook the process of updating the Comprehensive Plan. To accomplish this, and to ensure public input in the process, the Village appointed an Advisory Committee to guide the development of the plan. This document is the result of that process.

Mission Statement

The following is the community mission statement developed through a facilitated workshop with community leaders and citizens:

The Village of Plainfield promotes a friendly, safe and diverse community; offering a variety of cultural opportunities and a high quality of living. Plainfield will maintain its commitment to strengthening community spirit and embrace its historic character while improving transportation options, increasing access to services, and enhancing open space.

Elements of the Comprehensive Plan

The Comprehensive Plan contains a wide range of recommendations with a primary focus on addressing transportation and land use issues.

The Village of Plainfield **Future Land Use Plan** establishes a land use policy direction for the Village and surrounding planning area. The Plan provides a framework for public and private decisions about how particular sites should develop. The purpose of the Future Land Use Plan is to provide guidelines for controlling the character of the community, insure that municipal services and facilities will not be overburdened, and establish a sound tax base. The principal aim of the Plan is to maintain the traditional form, natural environmental characteristics, and quality of life found in Plainfield, while promoting balance by encouraging new commercial and employment opportunities. Key land use issues include:

- The Plainfield planning area represents nearly 60 square miles. The Land Use Plan for this area can accommodate a population at build out of approximately 155,000.
- A significant portion of the land use (13.5 %) is reserved for agriculture. This was done to discourage sprawling developments in areas beyond the reach of utilities.
- Residential use within the community has been divided into five categories to accommodate and encourage a wide range of densities and housing types. Low and Medium Density Residential, which reflect current residential densities, represent the bulk of land proposed for future residential use.
- A large light industrial/business park has been proposed at the intersection of 119th Street and the proposed WIKADUKE Trail. This business park is planned to create more employment opportunities and diversify the Village's tax base.
- Commercial land uses are concentrated at major roadway intersections in an effort to prevent strip development.
- Significant land has been preserved as open space. This category is intended to protect natural resources and areas with unique environmental characteristics.



Subdivision

The **Transportation Plan** is designed to ensure convenient access into and through Plainfield as the Village grows. This will require improvement to existing facilities and the addition of new facilities. An improved arterial network will relieve congested areas, the downtown core in particular, of some through traffic. An expanded collector street network will ensure that local traffic can move throughout the community without having to use arterials for all trips. Priority roadways include Route 59, Route 30, Route 126, WIKADUKE Trail, Renwick Road, 119th Street, and 143rd Street.

The **Community Facilities Plan** sets forth a number of policies regarding public utilities, public safety (police and fire), parks and recreation, education, and municipal facilities. Maintaining the quality of public education is an important Plan objective. The Plan also recommends an increased focus on the preservation and enhancement of quality natural areas, open space, and greenways. New and existing bikeways are shown on the Park and Trail Plan.



Trail

During the development of the Plainfield Comprehensive Plan, four areas emerged as neighborhoods or corridors which would benefit from special, focused planning efforts. These areas are the **Route 30 Corridor**, the **Route 59 Corridor North**, the **Route 59 Corridor South**, and the **Village Center East** neighborhood. For each of these special focus areas, issues, opportunities and recommendations have been identified to guide future land use and development policies.