

The Comprehensive Plan outlines a vision for how the community should develop based on current and projected conditions. It provides a statement of policy for land use and growth management decisions. This 2002 Village of Plainfield Comprehensive Plan update is the culmination of efforts by the Village to reexamine issues related to changes in the community that have occurred since the adoption of the previous 1995 Comprehensive Plan.

According to the Illinois State Statutes, a Comprehensive Plan is an advisory document “..and itself shall not be construed to regulate or control the use of private property in any way, except as...has been implemented by ordinance duly enacted...” The Comprehensive Plan should provide the rationale that supports municipal ordinances, and be used in conjunction with such ordinances. Courts increasingly look to a community’s Comprehensive Plan to evaluate the relative merits of a zoning change or to justify the costs that compliance with a zoning ordinance may require. With completion of this Plan, the Village should review and revise as appropriate existing zoning regulations to insure that the objectives outlined in the plan can be implemented, and that consistency is maintained between these key planning documents.

Due to the unpredictable nature of future economic and development patterns, the Comprehensive Plan itself should be reviewed annually and confirmed or updated at least once every five years. Timing of future growth illustrated within the plan will be highly dependent on economic and market conditions. For example, much of the land within the planning area will likely remain agricultural for some time. However, when market conditions suggest that new development can be supported, this plan suggests appropriate future uses which would fit with the overall development of the community. In a similar fashion, new roadway connections outlined in this plan will likely only occur in connection with development of adjacent parcels.

The 2002 Comprehensive Plan covers all land within the Village’s corporate limits and its 1½-mile planning jurisdiction, except for property that is already within the boundaries of other municipalities or subject to existing boundary agreements. This area is referred to as the “Planning Area”.

