

## Route 59 Corridor South



The south section of the Route 59 Corridor is one of the two major entry points into Plainfield from the City of Joliet. The corridor extends from the DuPage River in the south approximately 2 miles north to the entrance into downtown Plainfield.

### *Existing Land Use Pattern*

As with most areas of the community, the South Route 59 Corridor is experiencing considerable growth. However, the dominant existing land use is still vacant or undeveloped land. The existing and ongoing development projects show an emerging character for the corridor of retail, office and residential.

The following describes the specific existing land use pattern:

- The northern portion of the corridor is comprised of older residential structures fronting on the roadway, a retail strip center, and the Plainfield Township Cemetery.
- Saint Mary's Church is a major use which occupies the middle of the eastern block between Fort Beggs Drive and Renwick Road. Several residential structures, which front on Route 59, and a few small retail establishments also occupy this block. Opposite is a minor retail cluster which includes a McDonald's and an auto repair establishment.
- A major commercial and office cluster exists at the southeast corner of Renwick Road and Route 59. This cluster includes medical offices, fast food restaurants, and a car wash.
- Between Feeney Road and the ComEd high tension power lines is also primarily undeveloped. There is one existing medium density subdivision. On the east side of Route 59, construction is in progress on the Parkview Meadows residential development.
- Immediately north of the DuPage River is a considerable amount of undeveloped land, including several large tracts which lie within the Dupage River floodplain. Plainsman's Terrace, a low density subdivision is the dominant development within this area. The ComEd high tension power lines create a clear northern boundary for this portion of the corridor.

### *Goals*

The following goals have been established to guide future development and redevelopment within this portion of the Route 59 Corridor:

**Enhanced Corridor Appearance** - The Route 59 corridor is a primary entryway into the Village and an important method by which to experience the community. Both public and private improvements need to be made to enhance the appearance of the corridor.

**Improved Traffic Flow and Roadway Capacity** - Traffic is very heavy along portions of this corridor. Congestion is particularly bad entering and leaving downtown Plainfield.

**Develop Vacant Frontage** - The Route 59 Corridor is currently home to sizable tracts of undeveloped property. As the population of Plainfield continues to grow and demand for retail increases, this undeveloped land could be developed for retail and office uses. Several properties along the corridor should also be developed for residential use.

**Insure Pedestrian Access to Corridor** - This corridor is targeted as a primary location for both retail and residential development. Providing pedestrian access should be an important component of the corridor, connecting future retail and residential developments.

**Transportation Improvements**

Route 59 is designated as a Strategic Regional Arterial (SRA) by the Illinois Department of Transportation (IDOT). It is classified by the Village and by Will County as a major arterial roadway. Currently, Route 59 handles Average Daily Traffic (ADT) levels of greater than 20,000 vehicles. Congestion levels on the roadway are high, particularly entering and leaving downtown Plainfield.

The following recommendations are designed to enhance capacity and safety:

- Work with IDOT to expand Route 59 immediately south of its intersection with Route 30.
- Work with IDOT to reduce the number of curbcuts associated with new developments.
- Discourage residential structures with direct access to Route 59. The redevelopment or reuse of existing structures should be encouraged.
- Continue to promote interconnections and cross-access between businesses to help minimize curb cuts and to permit movements between sites without having to go back out onto Route 59.
- Align future intersections across Route 59 to reduce the number of intersections and traffic conflicts.



Route 59 Right-of-Way



Home with Route 59 Frontage

- Promote internal connectivity between existing and future residential neighborhoods to provide alternative connections for vehicles and pedestrians.
- To assist motorists in accessing commercial properties and residential subdivisions along Route 59, additional stoplights may be necessary. The status of this road as an SRA may limit the number and location of future stoplights. Two specific locations, at the intersection of Route 59 with Dayfield Drive and with Feeny Drive, are proposed.

***Appearance and Function Issues***

The Route 59 Corridor South is a primary entryway into the community from the south. It is also developing as an important commercial, residential and office corridor. Therefore, this area should provide a positive visual perception of the community. The following recommendations outline strategies for enhancing the overall appearance and function of the area.

Photographs and accompanying commentary suggest potential improvements. These improvements are applicable throughout the corridor and are not specific to the location illustrated in the photograph.



- Improve the appearance of the community entry feature at the south end of the Route 59 Corridor.
- Work with utility providers during future road improvement projects to relocate overhead utility lines underground.



- No pathways exist for pedestrians. Sidewalks should be added to connect the retail and residential throughout the corridor.
- Crosswalk improvements should be made at major intersections to provide a safer, more comfortable pedestrian experience.



- Shrubs, street trees, and other landscaping could be used to improve the appearance of private property and public right-of-way. Consider increasing landscaping requirements for public and private property along the Route 59 corridor.
- Enhancements to landscaping are needed to screen parking areas.



- Cross-access between parking lots should continue to be encouraged to minimize curb cuts and improve traffic flow throughout the corridor.



- Commercial design guidelines should be developed for commercial developments along the corridor.
- Facade improvements would enhance the appearance of many existing businesses.



- Improved interior circulation, including better pedestrian circulation, should be encouraged in planned commercial developments.

***Development and Redevelopment Sites***

A total of 16 development and redevelopment sites have been identified in the South Route 59 Corridor area. These sites are highlighted on the accompanying map, and their development or redevelopment potential is summarized in the table which follows:

AREA	EXISTING USE	SITE SIZE (ACRES)	NUMBER OF PARCELS	POTENTIAL USES
1	Home	1.1	1	Retail, Office
2	Vacant	13.4	2	Retail, Office, Institutional Mid-Block
3	Vacant	17.4	1	Medium Density Residential
4	Vacant	3.1	1	Service Businesses, Offices
5	Home/ Agriculture	18.1	1	Retail
6	Vacant	18.2	1	Medium Density Residential
7	Vacant	40.2	1	Office, Village Residential
8	Vacant	8.5	1	Retail
9	Home/ Agriculture	5.7	1	Office, Village Residential
10	Vacant	15.6	1	Medium Density Residential
11	Vacant	27.7	2	Low Density Residential
12	Vacant	38.8	1	Village Residential
13	Vacant	6.2	1	Service Businesses, Offices
14	Vacant	13.0	1	Retail, Service Businesses, Offices
15	Home/ Agriculture	34.7	1	Low Density Residential
16	Home/ Agriculture	44.0	1	Low Density Residential