

Route 59 Corridor North



The Route 59 Corridor North is the major entrance into the Village of Plainfield from the north. This corridor extends south 4 ½ miles from the Plainfield - Naperville border to the Elgin, Joliet and Eastern Railroad overpass.

Existing Land Use

This portion of the Route 59 Corridor is currently undergoing considerable growth. Overall, the corridor is developing as the major commercial center of the community, with clear pockets of residential and industrial development.

The specific existing land use pattern is as follows:

- Agriculture is still a dominant use along the corridor, however it is being rapidly supplanted by retail and housing.
- The Wolf Creek I and Wolf Creek II light industrial subdivisions occupy the eastern frontage of Route 59 immediately south of 119th Street.
- Big box retailers are beginning to occupy the corners of major intersections; outlots are situated along the Route 59 frontage.
- Several large, new residential developments are being constructed along the western Route 59 frontage including: Champion Creek, Heritage Meadows, Kensington Club, Riviera Estates, Golden Meadow Estates and Quail Run.
- Heavy industrial uses including Chicago Bridge and Iron and Plainfield Molding lie immediately north of the DuPage River and downtown Plainfield.
- The Plainfield Police Station is located at the southwest corner of Route 59 and 143rd Street.

Goals

The following goals have been established to guide future development efforts within the Route 59 corridor:

Improved 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.

Improve Pedestrian Access to Corridor - This corridor is targeted as a primary location for retail development, particularly at the major intersections. Most of this retail will be oriented to, and accessed by,

automobile. However, providing pedestrian access should also be an important component of the corridor.

Develop Vacant Frontage as Retail and Office Uses - 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 should be developed for retail and office uses.

Transportation Issues

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. Average Daily Traffic (ADT) counts for this roadway are between 17,700 and 20,600. This roadway is currently being widened from two to four lanes through this area to accommodate the high traffic load that it carries. Stoplights have recently been installed at all major intersections.

The following recommendations are designed to enhance the overall convenience, capacity and safety of the corridor:

- Align future intersections across Route 59 to reduce the number of intersections and traffic conflicts.
- 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.
- 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.
- The redevelopment or reuse of the remaining residential structures which front on Route 59 should be encouraged.

Appearance and Function Issues

The Route 59 Corridor North is a primary entryway into the community from the City of Naperville to the north. It is also developing as an important commercial and residential 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.



- Industrial uses and outdoor storage should be properly screened from the road and adjacent uses.
- Shrubs, ornamental trees, and other landscaping could be used to improve the appearance of private property. Consider increasing landscaping requirements for private property along the Route 59 corridor.



- Minimal planting has been done in the right-of-way. The additional of trees would greatly enhance the appearance of the corridor. Consider developing a coordinated landscaping theme for the corridor which encourages the use of ornamental grasses.
- Existing land use conflicts should be minimized. Redevelopment sites present an opportunity to create buffers by encouraging transitional uses such as high density residential and office.



- Few pathways exist for pedestrians. Sidewalks should be added to connect retail and residential throughout the corridor.
- Crosswalk improvements should be made at major intersections to provide a safer, more comfortable pedestrian experience.



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



- Large parking lots associated with major commercial uses should be buffered from the roadway and adjacent properties with extensive landscaping.



- Entry features and plantings should be used to emphasize secondary intersections and subdivision entryways to break up long blocks and improve character.
- A unique community entry feature should be created at the north end of the corridor.



- Adequate landscape buffers should be maintained between residential and commercial developments.



- Future intersections should be aligned across Route 59 to reduce traffic conflicts.

Development and Redevelopment Sites

Several large tracts of vacant land exist in the Route 59 Corridor North. Their Route 59 frontage makes them prime development sites, particularly for commercial development. Several sites in the southern portion of the corridor, immediately north of downtown, are in need of redevelopment. Development and redevelopment sites are identified on the Route 59 Corridor North Plan Map. The below table summarizes these sites and provides potential future uses.

AREA	EXISTING USE	SITE SIZE (ACRES)	NUMBER OF PARCELS	POTENTIAL USES
1	Vacant	36.8	1	Retail, Big Box
2	Vacant	9.5	2	Retail
3	Vacant	12.6	8	Retail, Small Shops, Service Businesses, Restaurants
4	Vacant	7.0	1	Retail, Office
5	Vacant	25.4	1	Retail, Big Box
6	Vacant	18.8	1	Office
7	Industrial	1.7	1	Multiple Family Residential
8	Industrial/ Vacant	22.3	1	Office, Mixed Use
9	Vacant	2.4	1	Office, Retail
10	Vacant	9.0	1	Office, Light Industrial, Metra Park and Ride Facility