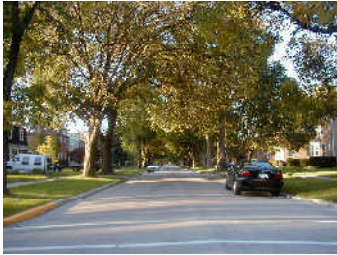


Village Center East



The Village Center East area is the extension of the Village of Plainfield downtown plan. It is designed to complement this plan while addressing the issues specific to this area. This area includes Route 126, the major entry to Plainfield from Interstate 55.

Existing Land Use

This area is home to several incompatible land use relationships. It functions as a transition between the residential uses east of the Village Center and the commercial and civic uses within the downtown. Although primarily built out, several redevelopment opportunities exist.

The following details the specific existing land use pattern:

- The dominant land use type in this area is residential. Densities move from village (3.0 - 7.0 dwelling units per acre) in the older core community to low and medium further from the core.
- The Elgin, Joliet and Eastern (EJ&E) Railroad tracks traverse the Village Center East area.
- Several industrial uses are located along the EJ&E Railroad. These industrial uses lie in the center of the residential neighborhood.
- Two schools, Indian Trail Middle School and Central Elementary School are located within this area.
- Commercial uses, including a day care center and a convenience store are located at the corner of Route 126 and Route 59.
- Many residential structures exist along the Route 59 frontage .

Goals

Address Incompatible Land Use Relationships - As noted, several incompatible land use relationships currently exist within this area. This should be rectified by facilitating the relocation of these incompatible uses to alternate locations.

Improve Safety and Availability of Pedestrian Alternatives - Sidewalks, bike routes and other pedestrian alternatives should be encouraged. Particular attention needs to be given to providing safe access to the two schools.

Transportation Issues

Route 126 is designated as a minor arterial roadway as it approaches downtown Plainfield. This classification, along with 1999 Average Daily Traffic Volumes of 10,900 vehicles per day, indicate a future need to improve this roadway. The shoulders of Route 126 should also be widened.

Plainfield-Naperville Road has been designated a major collector. Based on this classification, current lane configurations are likely adequate. However, the local fire district has indicated that the roadway width immediately around the intersection with Mill Street is narrow and may require widening.

The intersection of Plainfield-Naperville Road and Route 59 is extremely close to the intersection between Route 126 and Route 59 and creates a potential safety hazard. Alternative street alignments and methods for directing traffic from Plainfield-Naperville Road to Route 126 prior to the Route 59 intersection should be pursued.

Recommendations include:

- Widen lanes and shoulders of Naperville-Plainfield Road immediately around its intersection with Mill Street to improve access for large vehicles such as fire engines.
- Divert traffic away from the Plainfield-Naperville Road/Route 59 intersection. This should be accomplished by reconfiguring Mill Street to intersect Route 126 opposite Center Street and to intersect Plainfield Naperville Road at a 90 degree angle. The new intersection of Mill Street, Center Street and Route 126 would then be signalized. Signs should direct automobile traffic along this realigned roadway to Route 126. The extension of 143rd Street from Route 59 to Route 126 should be pursued as a long term alternative. Heavy commercial traffic could then be directed along 143rd Street to either Route 126 or Route 59, further alleviating safety concerns.
- Sidewalks and bike routes should be extended through this area to provide a more convenient and safe method for pedestrians and cyclists to access the downtown and schools.

Appearance and Function Issues

The Village Center East area is a part of the existing center of the community and an extension of the reinvigorated core. It also functions as a primary entryway into the community. 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.



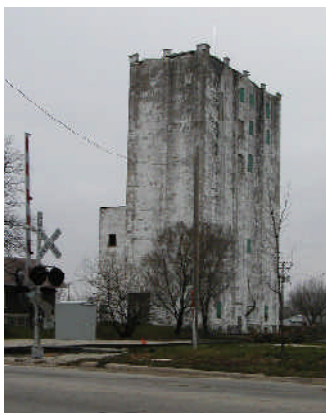
- Shrubs, evergreen trees and other landscape features should be planted to improve the appearance of properties throughout the area.



- Adaptive reuse of existing and historic structures should be encouraged.



- Infill development should be built on a smaller scale congruent with the existing pattern of development.



- If the abandoned grain elevator is not removed and replaced efforts to improve its appearance should be undertaken.

Development and Redevelopment Sites

As the Village Center East area is primarily built out, the four sites identified here are redevelopment opportunities. These sites provide opportunities for commercial and residential projects and address existing incompatible land use relationships. The four sites can be located on the map which accompanies this section and specific information concerning recommendations for these sites is summarized below:

AREA	EXISTING USE	SITE SIZE (ACRES)	NUMBER OF PARCELS	POTENTIAL USES
1	Grain Elevator	1.2	1	General Commercial, Office
2	Industrial	2.3	3	Village Residential
3	Industrial	6.8	1	Village Residential, Multiple Family Residential
3	Industrial	2.8	1	Village Residential