Application Number: 68

Project Title: Plainfield Subarea Plan

Applicant: Village of Plainfield

Project Description:

Between 2000 and 2010, Plainfield experienced major growth and created multiple planning documents that covered a wide range of topics including the Downtown TENG Plan, a Riverfront Area Master Plan, the Comprehensive Plan, a Village Transportation Plan, a Complete Streets Policy, and a Village Business Plan.

The Village believes it is the appropriate time to unify the vision of Plainfield’s multiple plans as it relates to this sub-area and create a sustainable master plan that will guide the future growth of this area in a responsible and effective manner. This sub-area plan will focus on the following:

- Further analyze the needs for the 143rd Street extension, the reroute of IL-126, and the mobility opportunities this will create once complete and other road improvements that will mitigate congestion and enhance accessibility in the study area.
- Determine complete streets opportunities for the local/collector streets and intersections in the study area to prioritize multimodal transportation. Specifically, as it relates to the new PACE commuter station and any connectivity or accessibility deficiencies that may exist.
- Identify and explore options for multi-purpose path disconnects including the regional DuPage River Trail System and the potential need to reconvene the regional committee previously established pre-recession.
- Pursue expansion of the Village’s transit opportunities through increasing route options, frequency and extending service hours.
- Update the Riverfront Master Plan in the study area to integrate climate impacts and vulnerability that will provide flood mitigation strategies through the development of the Riverfront as a naturalized recreation area.
- Analyze Plainfield’s overall existing housing stock that includes different types of residential housing.
- Seek recommendations for sustainable diversity of housing in the study area that will provide scalable housing for all walks and stages of life in the Village.
- Explore the potential of workforce, mixed-income housing near the Pace Bus station that provides both transit options and a commercial corridor both with pedestrian accessibility.
- Seek expansion of senior housing in the downtown area near commercial amenities.
- Analyze the feasibility of commercial and industrial new development in the study area as it relates to both quantity and users.
- Create a compact neighborhood through the infill of open lots in the historic downtown area with mixed-use developments to introduce more job opportunities and housing options for the region.
- Explore opportunities and/or the need for future business districts and incentive programs in the study area.
- Analyze downtown trends and explore opportunities on how to capitalize on its growing success.
- Attract higher education/college campus in the study area.
- Research and plan a regional recreation opportunity through the utilization of a Vulcan strip mine which is at 99% reclamation.
- Provide recommendations for development guidelines that are specific to this area.
- Implement strategies of stormwater best management practices in the DuPage Watershed area.
- Explore the character of each neighborhood area that is both unique and cohesive.

Project Location: The Central Area Plan project area is bounded by 143rd Street (to the north), Indian Oaks Estates and Liberty Grove (to the west), Renwick Road (to the south), US Route 30, Lake Renwick, and Lake Plainfield (to the east). It encompasses the entire historic downtown as well as the proposed downtown expansion along Lockport Street west of DuPage River to create a vibrant downtown featuring New Urbanist characteristics while preserving Village’s rich historic fabric. To promote a more cohesive built environment, the Plan also includes the adjacent IL Route 59 business corridor, 143rd Street industrial corridor, DuPage River regional trail and Vulcan Quarry site.