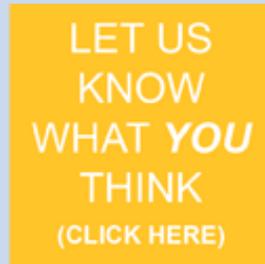


VISION FOR DIVISION



Through the process of crowd sourcing the Village of Plainfield and Civic Artworks partnered in the creation of a new vision for the Route 59 corridor. The “Public Square” was launched in September 2012 and over 300 people participated through a series of ideas and thoughts over several months on how the corridor should develop in the future. Over 1,000 comments were submitted.

The following were the top four ideas that were posed by the public:

- 1. Build on Plainfield’s pleasant hometown atmosphere.**
- 2. Retain the Business Transition atmosphere.**
- 3. Enhance Division Street and protect existing residential areas.**
- 4. Lets not kick the can down the road.**

Based on the input of the public, there appeared to be a consensus that even with the drastic changes in character to the corridor, that “Business Transition” still made more sense and was more consistent with the character of Downtown Plainfield than future strip development.

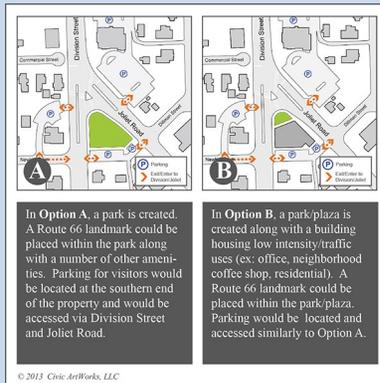


One of the biggest challenges to the visioning process was how to restore a sense of place and downtown character to a corridor that has changed dramatically over the past several years. The recent IDOT widening of Route 59 transformed the corridor by removing much of the existing tree canopy and increasing the traffic volume through downtown.

Historically, the Village Board supported “Business Transition” uses along the corridor which calls for the adaptive re-use of the existing housing stock and discourages demolitions. However, with the development of the Walgreen’s site and demolition of the Quinn House, there was some discussion about allowing for more intense strip retail along the corridor. Based on input from the public, there appears to be a consensus of the Village’s historical position of supporting “Business Transition.” However, as the following illustration shows, there continues to be a number of commercial infill opportunities (red buildings) along Division Street.

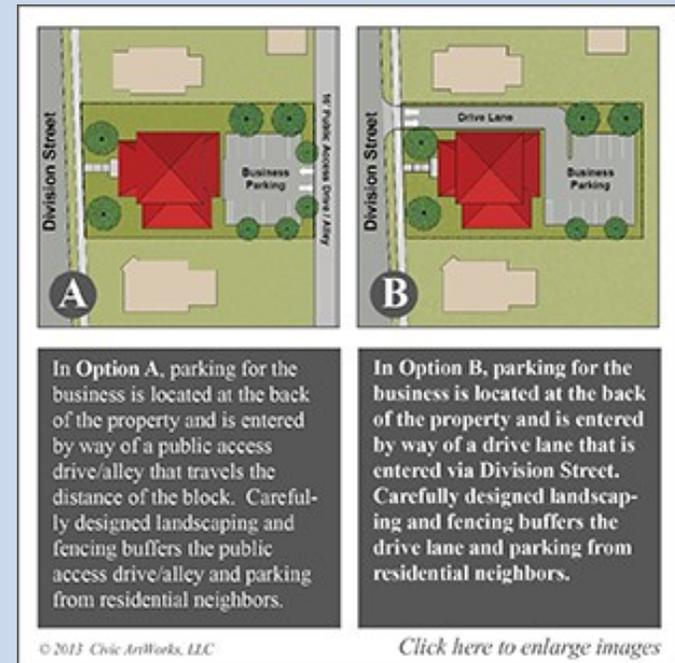
Another theme that arose from the visioning process is the general dissatisfaction with the existing development patterns at the corner of Main Street and Route 59 and the desire for a more urban feel. The long term redevelopment of the southwest corner of Main Street and Route 59 calls for the buildings to be brought forward, thus holding the corner and providing a real sense of place for those entering the downtown.





With respect to Business Transition, the majority of participants in the visioning process supported the creation of a new alley or motor court behind the future businesses along Division Street versus preserving the individual curb-cuts along Division Street. This new design approach is similar to the existing alley system that is located between Ottawa Street and Union Street which works quite effectively along the southern portion of the corridor. The eventual development of this new alley system will address some of the existing access challenges for the conversion of the existing housing stock into Business Transition uses.

The use of the “Katrina Cottage” as small business incubator offices along the Route 59 corridor is a cutting edge concept that received a substantial amount of support from the public in this visioning process. As envisioned, these cottages would be placed on lots that might not be ready for immediate development as a temporary interim use to for small businesses looking for affordable rents. The design of these cottages can be designed with a Midwestern vernacular to fit into the architectural fabric of Downtown Plainfield. There was substantial support to line the expanded municipal/library parking lot on Division Street with these cottages.



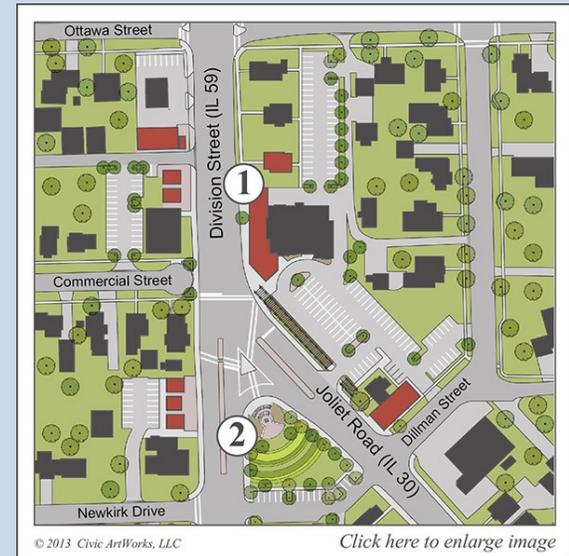
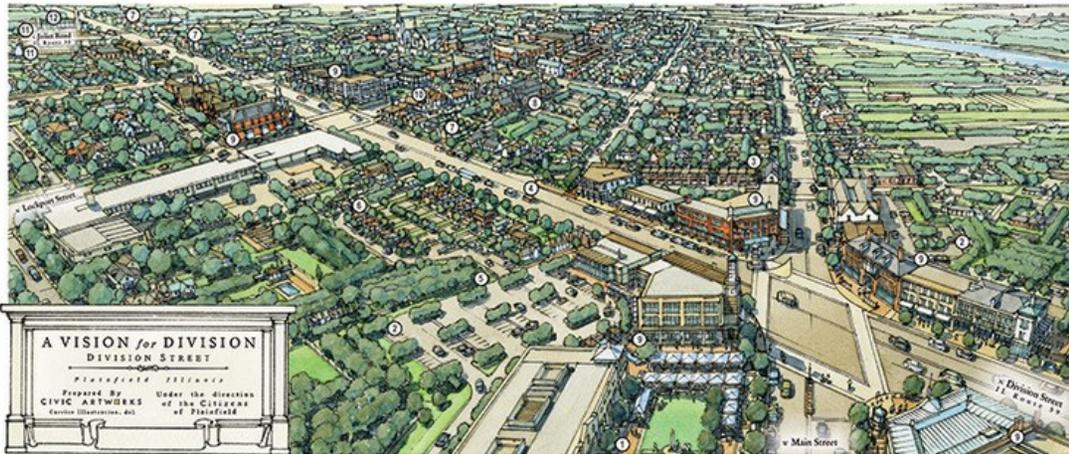


The inspiration for more urban orientations are reflected in two examples above, buildings that hold the corner of Main Street and Route 59 and distinguish Downtown Plainfield from other areas of the Village. Parking is located in a secondary position behind the structures and a new public space is created through the vacation of Oak Street.



The concept for the corner of Lockport and Division Street relates to creating a new commercial gateway into the downtown by creating a new urban wall of development consistent with a downtown fabric. Now the area is largely defined by parking and vacant lots. The majority of the participants in this study supported providing some type of urban edge along Division Street (Katrina Cottages). In addition, the Vision calls for a building that will hold the corner at the southwest corner of Division Street and Lockport.





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342 COMMUNITY MEMBERS PARTICIPATED
1,227 VOTES CAST
58 Registered Users
39 NEW IDEAS

139 COMMENTS
157% MEN 143% WOMEN
 49.7% AVERAGE YEARS OF AGE

0-18	50%
19-26	33%
27-34	15%
35-42	13.5%
43-50	22.5%
51-58	22.5%
59-66	15%
67-74	15%
75-82	50%
83+	50%

55% WANT ACCESS LANES BEHIND THE HISTORIC HOMES ON DIVISION
 work with home & business owners to create a detailed plan

79% SUPPORT A REDEVELOPED MAIN STREET INTERSECTION
CHANGE ZONING from B3 HIGHWAY BUSINESS DISTRICT to B5 TRADITIONAL BUSINESS DISTRICT

55% WANT OPEN SPACE AT THE CORNER OF DIVISION + JOLIET
 ROUTE 66 HISTORIC SITE AHEAD

88% agree that **COURTYARDS** can help enhance the atmosphere along division

55% BELIEVE INFILL COTTAGES CAN STRENGTHEN DIVISION - INCUBATE NEW BUSINESSES
 study small / temporary infill commercial solutions revise the zoning code

81% WANT TO CLOSE THE END OF OAK STREET & CREATE A WAR MEMORIAL PLAZA
 Work with IDOT to develop an action plan

90% believe a reconfigured library parking lot **ENHANCES** this portion of division
 create a detailed parking plan that allows for infill development along division

68% AGREE that live/work coach houses would serve as a successful buffer between business parking + nearby Bartlett Residences
 MAKE NEW COACH HOUSES A PART OF THE PLAN FOR THE NEW LANE BEHIND BUSINESSES ON DIVISION
YES, future expansion/redevelopment should involve building up to the street:

- 63% east corner of lockport + division
- 61% east corner of joliet + division

LEGEND

- Community Event Lane
- Parking
- New Residences (attached)
- War Memorial Plaza
- New Lots with Landscape Buffer
- Live/Work Coach Houses
- Commercial Infill Cottages
- Library Expansion
- New Mixed-Use Buildings
- Courtyard
- Pergola
- Route 66 Landmark Park

CIVIC ARTWORKS

1. Obtain Ownership of the Property
 2. Work with Community to Develop Detailed Designs & Action Plan



The Vision for Division received two major awards:

The Illinois Chapter of the American Planning Association (APA) selected *A Vision for Division* as the 2013 Community Outreach Award winner.

A Vision for Division also received a 2013 Charter Award for the Best Corridor Plan from the Illinois Chapter of the Congress for the New Urbanism (CNU-IL).



VISION FOR DIVISION