

Unified Development Ordinance

Village of Plainfield
Joint Session

December 2, 2025



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About the Team

Spectrum of expertise

Locally-based

Modern solutions

Legally sound

teska



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Why do we need a new zoning code?

Address community land use goals

Respond to changes in the community

Create a user-friendly code



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What it's not

vs

What it is

Not a planning document

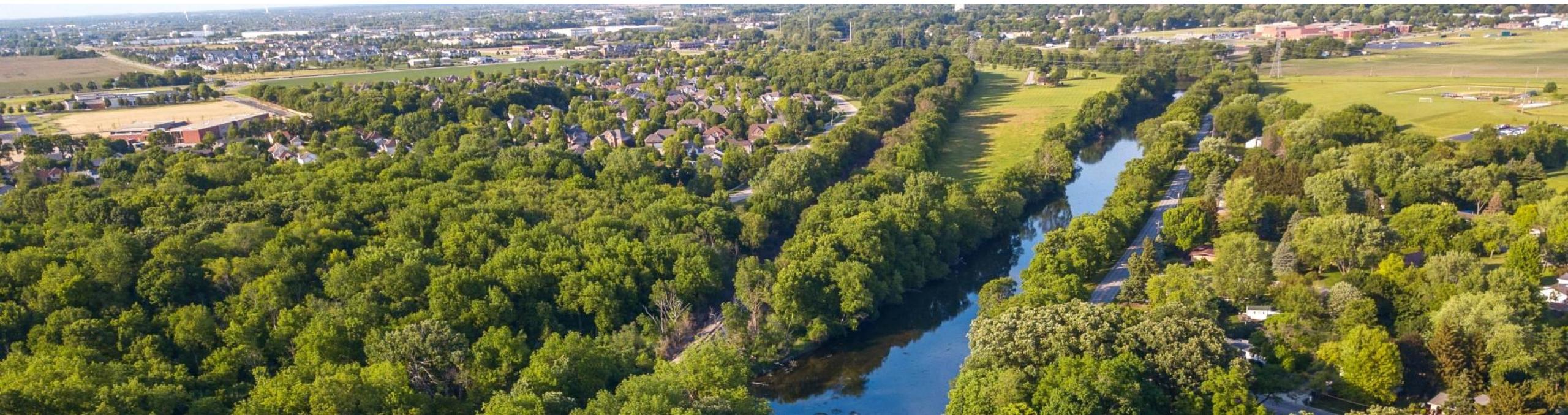


Implements existing plans

Not frozen in time



Must be regularly updated



Project Timeline

Four Phases: 18 months

1. Review and analysis
2. Recommendations report
3. Draft the UDO
4. Public review and adoption

Role of Plan Commission

Robust public engagement



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What will the UDO look like?

Updated charts

Improved illustrations

Easier to read

Legally sound



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Your Goals and Recommendations

What are the major issues with the existing regulations?

What concerns have you heard from residents and business owners?

Are there process related issues, i.e site plan review, SUPs, PUDs, etc?



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Administration

Administrative Bodies

Administrative Procedures

Zoning Applications

Planned Developments

Nonconformities



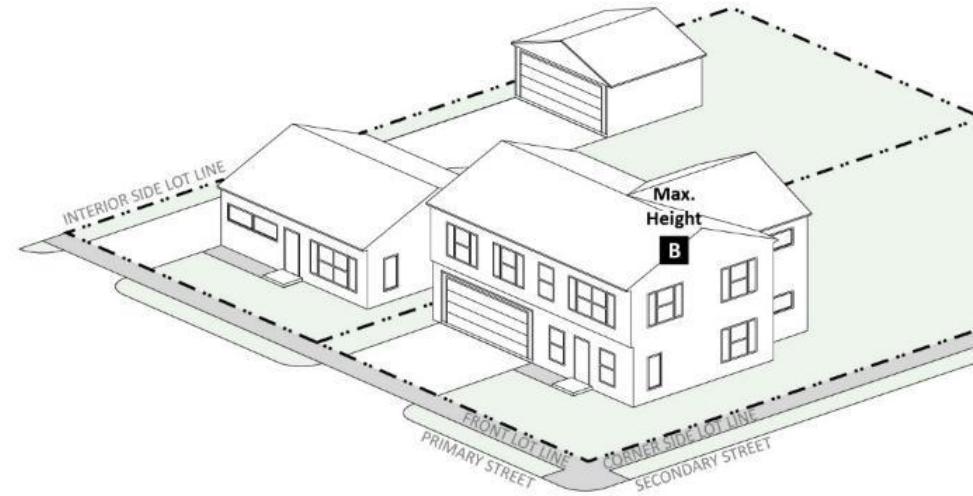
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Zoning Districts

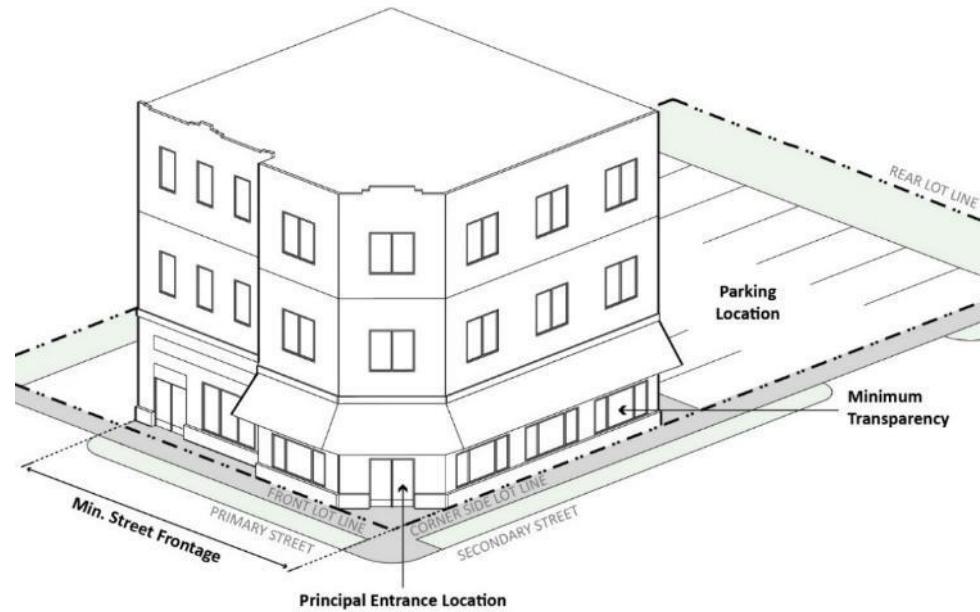
Bulk Standards

- Height
- Setbacks
- Lot coverage



Design Standards

- Residential
- Commercial
- Manufacturing



Subdivision Regulations

Blocks and Lots

Complete streets

Required public improvements

Coordinate with
Engineering and Public Works



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Uses

Principal uses

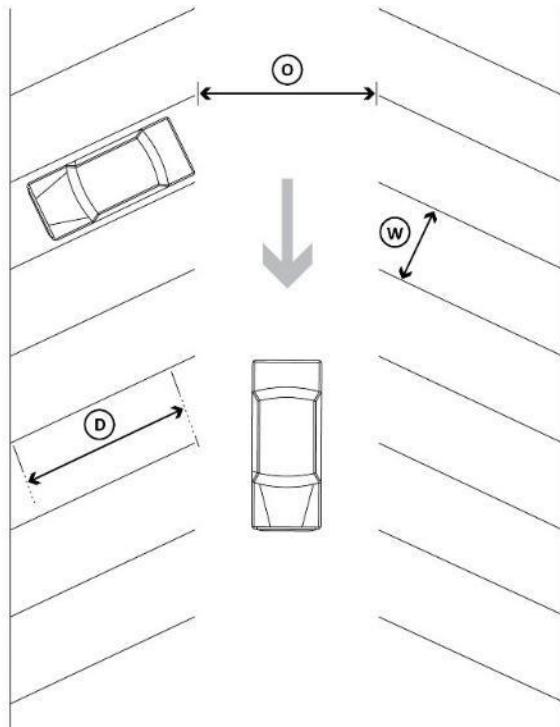


Accessory uses and structures

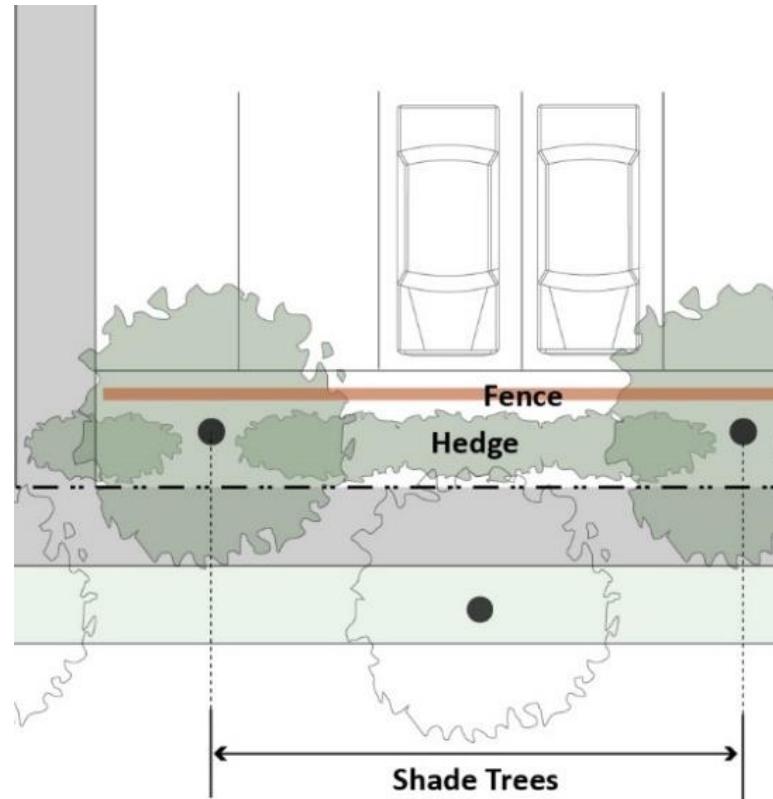


On-Site Development

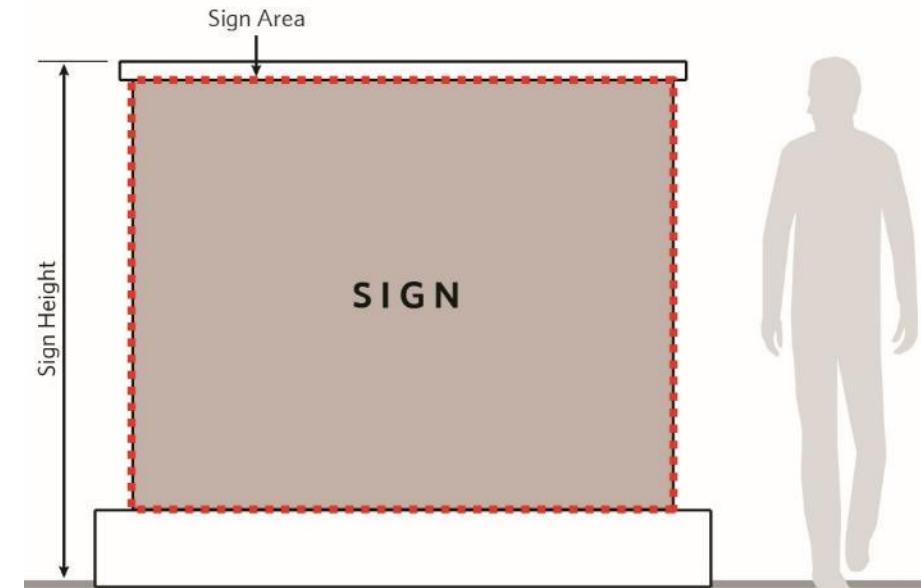
Off-Street Parking



Landscaping



Signs



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Public Outreach

Stakeholder Meetings

Chamber of Commerce

Farmers Market

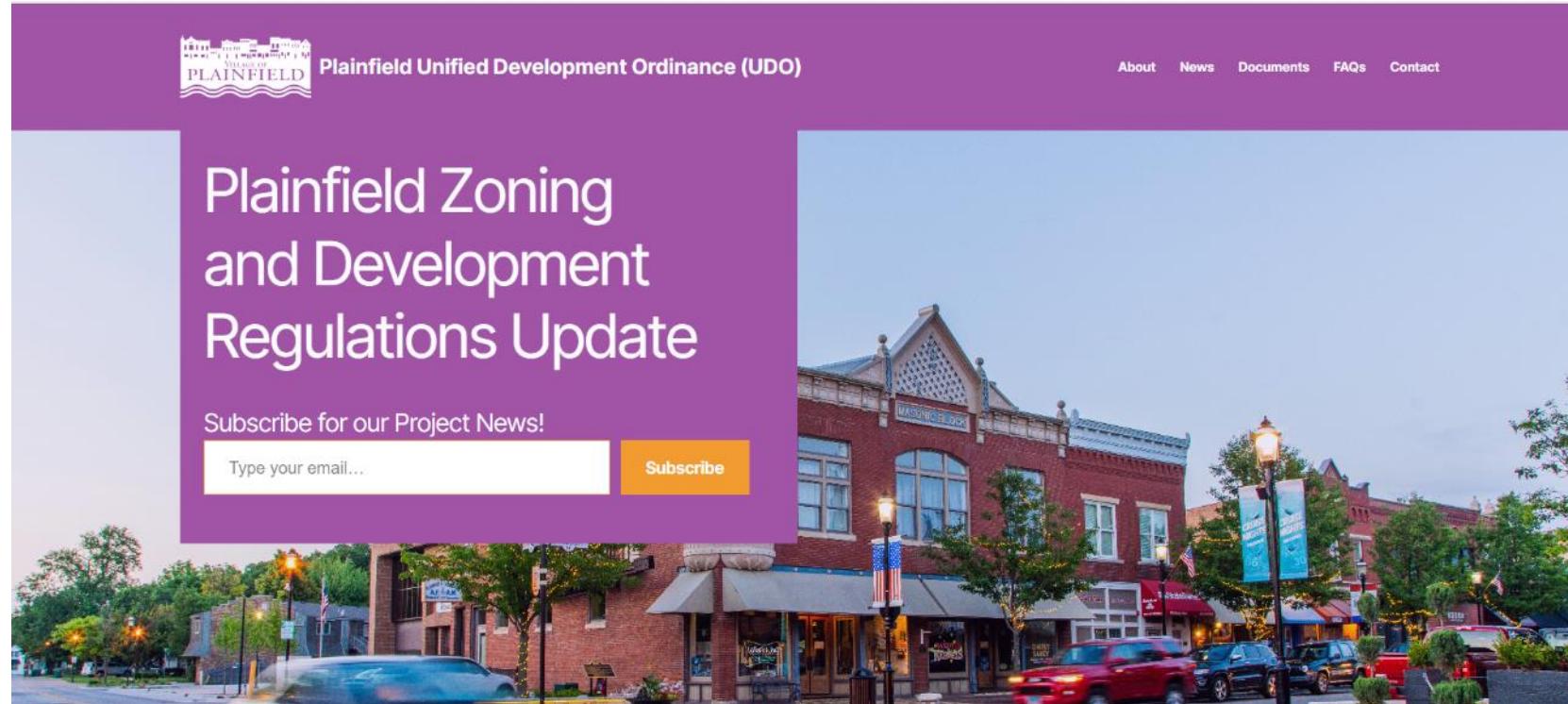
depending on timing

Cruise Night

depending on timing



Public Outreach



Plainfield Unified Development Ordinance (UDO)

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Plainfield Zoning and Development Regulations Update

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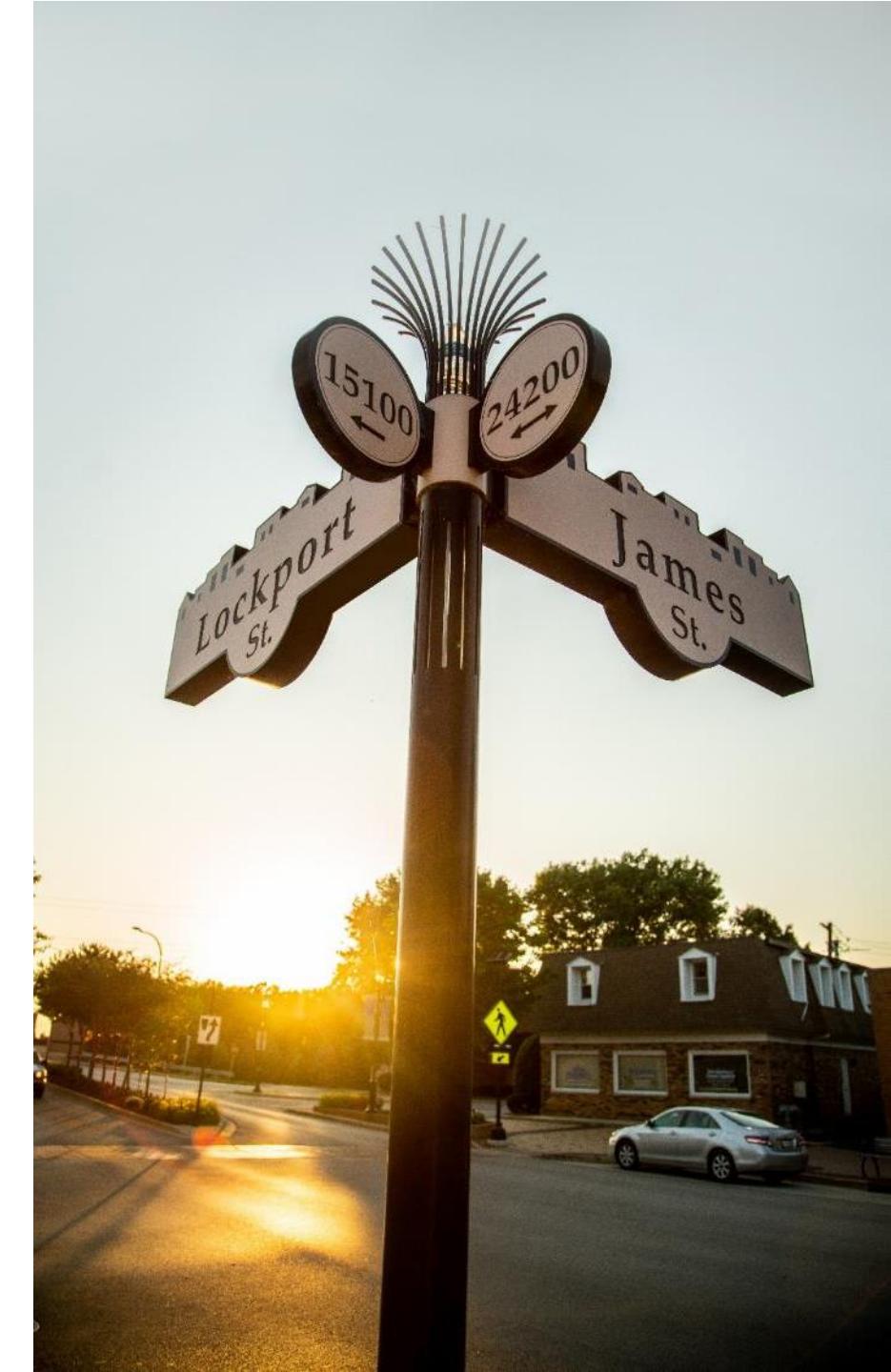


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What We've Heard So Far

- More user-friendly, predictable
- Downtown: Address uses
- Housing: Allow modern housing types
- Lot Size: Min of 12,000 sf does not fit with recent applications / approvals
- Parking: Downtown vs Corridors
- Native species and tree protection



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Next Steps

Recommendations Memo

- November 2025 – February 2026

Community Outreach

- Ongoing

Ordinance Drafting

- February – October 2026



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Thank You !



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