# Village of Westchester Comprehensive Plan • Draft Recommendations Future Land Use Map • Land Use Recommendations

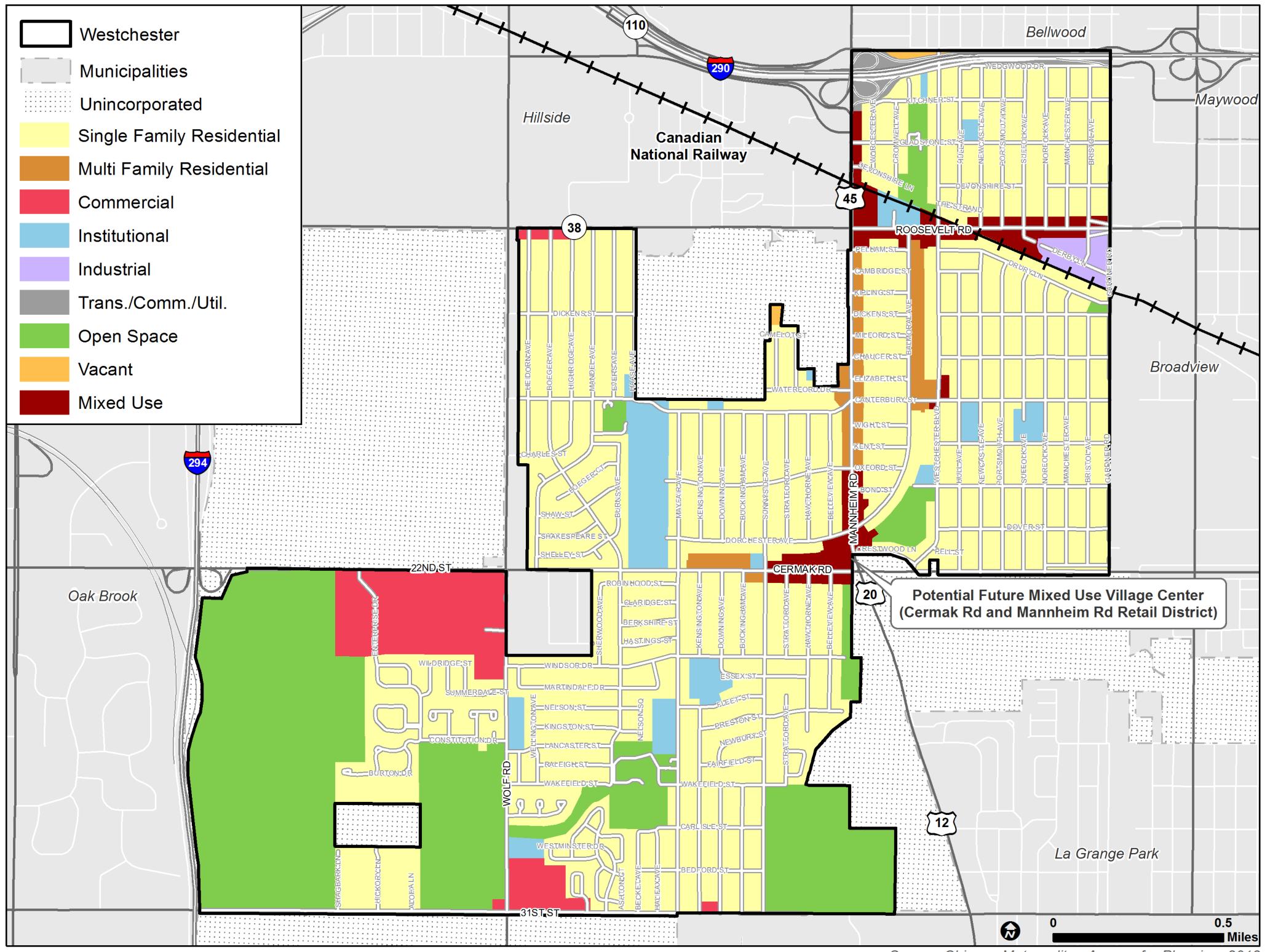




The Future Land Use Plan serves as the foundation of the Comprehensive Plan upon which all other elements are based. It translates the community's vision into physical terms by providing a general pattern for the location, distribution, and characteristics of future land uses in Westchester.

The future land use map (below) will help the Village achieve the following land use and development goals:

- Preserve the character of established and historic residential neighborhoods.
- Explore pedestrian-friendly, mixed-use redevelopment along major arterials and in the proposed Village Center.
- Preserve open space and continue to provide community residents with recreational amenities that improve community health.



Source: Chicago Metropolitan Agency for Planning, 2013

# Definitions of Land Use Classifications

## Commercial

Includes retail, office, personal service, and business service establishments. The following areas should serve the community's commercial demands:

- Roosevelt Road, between High Ridge Parkway and Wolf Road;
- The Westbrook Shopping Center Area at 31st Street and Wolf Road;
- Kensington Avenue/Downing Avenue commercial area along 31st Street; and
- The Westbrook Corporate Center area including the strip mall at the corner of 22nd Street and Wolf Road
  as well as the conference center and hotel to the west.

## Institutional

Includes educational, government, medical and religious uses.

#### Industrial

Primarily bordered by Roosevelt Road on the north and Gardner Road to the east, and the Illinois Central (IC) railroad to the south.

#### Mixed-Use

Allows for various housing types and densities; reduces distances between housing, workplaces, retail businesses, and other destinations; encourages more compact development; strengthens neighborhood character; and promotes pedestrian and bicycle friendly environments. The intent of the new classification is to provide current property owners and future developers with greater flexibility in establishing future use types. The proposed mixed-use locations include:

- Future Village Center: The Mixed-Use Village Center is proposed for the area at Cermak and Mannheim roads. This future development would accommodate retail, office, multi-family, public amenities and community facilities as proposed for the site.
- Roosevelt Road Corridor: This classification would allow for a mix of uses along Roosevelt Road, between Mannheim Road on the west and Gardner Avenue on the east.
- Westchester Boulevard corridor: This small area, a part of the historic fabric of the Nixon residential neighborhood, currently features two-story buildings with commercial uses on the first level and residential on the second floor.

# Multi-Family Residential

Primarily located in the northeastern section of the Village along Mannheim Road, the east side of Balmoral Avenue, the west side of Westchester Boulevard and along Cermak Road. Multi- family residential units are also proposed in the mixed-use districts including the future Village Center site, Roosevelt Road corridor, and Westchester Boulevard corridor.

# Single-Family Residential

The primary land use that makes up the community's residential neighborhoods.

# Open Space

Accommodates approximately 530 acres of open space in the Village, including the Chicago Highlands Golf Course spanning between Cermak Road and 31st Street; an additional 80 acres dedicated to the Wolf Road Prairie Nature Preserve located at Wolf Road and 31st Street; and school playgrounds, community parks, and the Forest Preserve District of Cook County lands, located in the southeastern section of Westchester. All of this land should be preserved as open space.

For more details about draft recommendations, visit www.cmap.illinois.gov/Westchester