Project Description:

The Village of Brookfield is located 13 miles west of downtown Chicago in Cook County, Illinois. It is an established inner ring suburb of Chicago that has an area of approximately 3.1 square miles. The Village of Brookfield is well positioned with convenient access to the City of Chicago and connection to the Chicago region.

The Village of Brookfield adopted the Comprehensive Plan in January 2018. This plan serves as the Village's official land use and development guide. It is a planning framework for the next 10 to 20 years. The Comprehensive Plan is the Village's roadmap, which details a long-term vision and a policy agenda for critical issues including: land use, redevelopment, housing, economic development, infrastructure, transportation, parks and recreation, natural resources, and more. Ultimately, the Plan attempts to answer the question, What should Brookfield look like in 10-20 years and how do we get there? To help answer this question the Comprehensive Plan calls out subareas within the community and provides general recommendations regarding land use, transportation, and urban design. The Ogden Avenue corridor was identified as one of these subareas.

The Ogden Avenue corridor represents the primary auto-oriented commercial/mixed-use corridor within the Village. This area contains a diverse range of land-uses and is among the most heavily developed portions of the community. It is also highly visible to passing motorists and is a primary determinant in how Brookfield is perceived by residents and visitors. Although Ogden Avenue contains a variety of commercial and mixed-use activity, there are opportunities for redevelopment. Sites that should be targeted for redevelopment are generally characterized by functional obsolescence, incompatible uses, vacant buildings, deterioration of structures, deferred maintenance, and under-utilization.

We propose to utilize the Local Technical Assistance and Community Planning Program to build upon the Comprehensive Plan subarea general recommendations and develop a specific Comprehensive Land Use Plan for the Ogden Avenue Corridor in Brookfield. This plan will assist in testing and exploring the development opportunities within the Ogden Avenue Corridor that were outlined within the Comprehensive Plan. These development opportunity plans will provide a better understanding of the development potential of various sites, appropriate uses, necessary roadway and infrastructure improvements and character issues.

The Ogden Avenue Land Use Plan will provide a compelling vision for the future of the sites in terms of the “highest and best use” for each site, including development potential, land use, streetscape and urban design potential. The Ogden Avenue Land Use Plan should provide flexibility to allow the Village to react and adapt to the changing market place and potential opportunities. The Ogden Avenue Land Use Plan should also outline implementation strategies that are both comprehensive and creative.


Project Location: The Ogden Avenue corridor extends from Custer Avenue to East Avenue and incorporates all parcels fronting Ogden Avenue.