

OGDEN AVENUE REDEVELOPMENT RESULTS

Physical Improvements

Recommendations	Rank	1st Priority	2nd Priority	3rd Priority	Total
Improve aesthetic appearance of businesses	1	11	4	7	48
Include more property into TIF boundary (include golf course to the east)	2	9	3	3	36
Use buffers to protect residences from annoyances of businesses	2	7	7	1	36
Close off Woodstock Avenue	4	3	6	6	27
Develop businesses with good streetscape design	5	0	4	5	13
Keep the traffic on Ogden Ave. and control this traffic	6	3	0	2	11
Control lights, noise and traffic associated with a future car dealership development	7	1	3	0	9
Minimize and control number of curb cuts, driveways, etc.	8	1	1	3	8
Incorporate green space and trees in Ogden Avenue redevelopment	9	0	1	3	5
Increase safety by improving traffic flow on Ogden Avenue	10	0	2	0	4
Improve access and flow on Ogden Avenue	11	0	1	1	3
Put a stoplight at the intersection of Woodstock and Ogden	12	0	0	2	2
Develop architecture to mitigate environmental concerns	13	0	0	0	0
Keep the character of Ogden consistent with the character of Village (signage/setbacks)	13	0	0	0	0
Restructure businesses for aesthetic purposes	13	0	0	0	0

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Land Use and Businesses

Recommendations	Rank	1st Priority	2nd Priority	3rd Priority	Total
No city involvement in Ogden Ave. redevelopment/ private-driven development	1	11	3	5	44
Minimize the impact on existing businesses	2	8	4	5	37
Encourage the development of high-tax generating businesses	3	9	2	4	35
Do not redevelop Ogden Avenue	4	3	8	6	31
Develop a car dealership with restrictions on lighting, noise, and parking	5	4	3	4	22
Minimize the impact that redevelopment will have on the property values of residences	6	3	4	1	18
Develop a better use for the Mayflower Motel	7	0	4	2	10
Prohibit non-sales tax generating businesses on the first floor of developments	8	1	3	0	9
Encourage the development of businesses that are similar in nature to each other	9	1	2	1	8
Prohibit the development of a car dealership	9	1	1	3	8
Redevelop with mixed-use, medium and small size businesses and residences	9	0	4	0	8
Allow Ogden redevelopment to be controlled by the market and not by the Village	12	1	1	2	7
Relocate and consolidate current businesses and allow them to own the property	13	1	0	2	5
Develop retail-oriented shops	14	0	2	0	4
Develop an appliance superstore (e.g. Best Buy)	15	1	0	0	3
Redevelop downtown instead of Ogden Ave.	15	0	1	1	3
Develop a boat dealership	17	0	1	0	2
Develop a gas station	17	0	1	0	2
Develop a shopping center/strip mall	17	0	0	2	2
Village should provide incentives to improve current businesses	17	0	0	2	2
Develop a clothing store	21	0	0	1	1
Develop a business that would provide an activity for teenagers	22	0	0	0	0
Develop a furniture store, gourmet food store, jewelry store, a restaurant, a bank*	22	0	0	0	0
Develop a smaller, upscale exercise center or sports shop*	22	0	0	0	0
Maintain local business ownership in newly developed businesses	22	0	0	0	0
Optimize the Village's return on investment	22	0	0	0	0
Prohibit the development of a large hotel/motel	22	0	0	0	0
Prohibit the development of a tattoo parlor	22	0	0	0	0