

Village Council Meeting

February 18, 2025

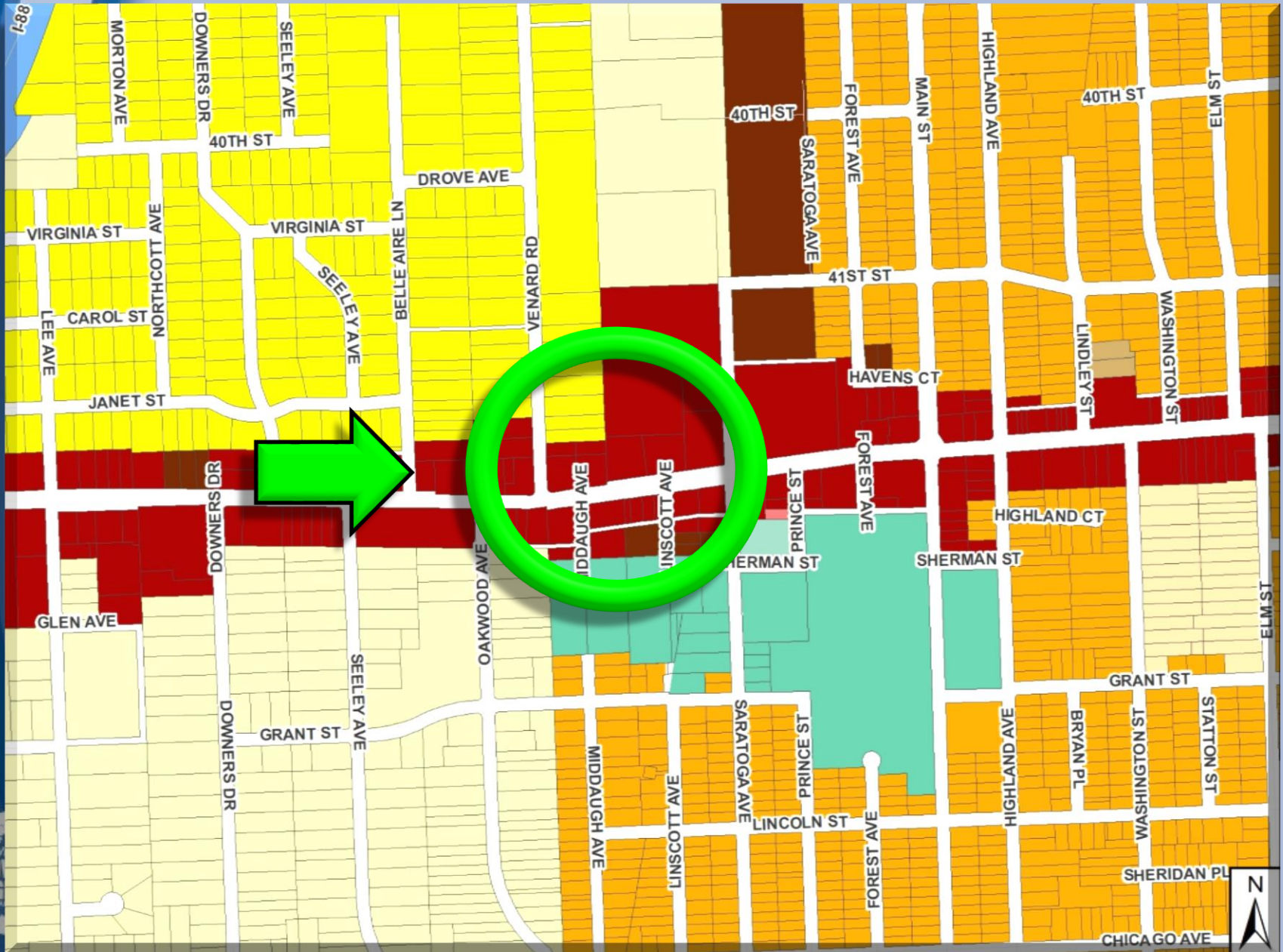


**Special Use
&
Redevelopment Agreement**

1250-1254 Ogden Avenue



1250 - 1254 Ogden Avenue



1250 – 1254 Ogden Avenue



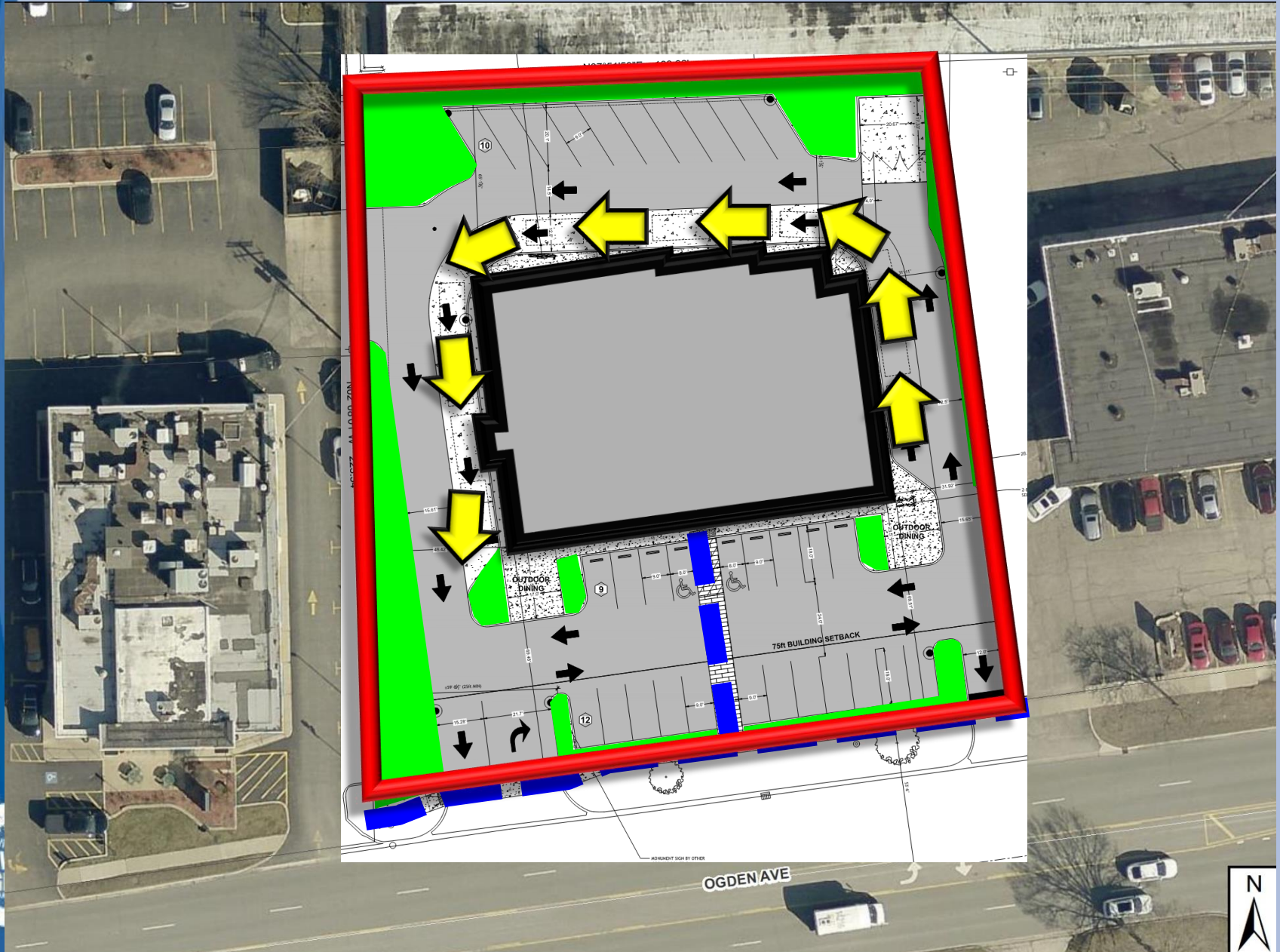
1250 – 1254 Ogden Avenue



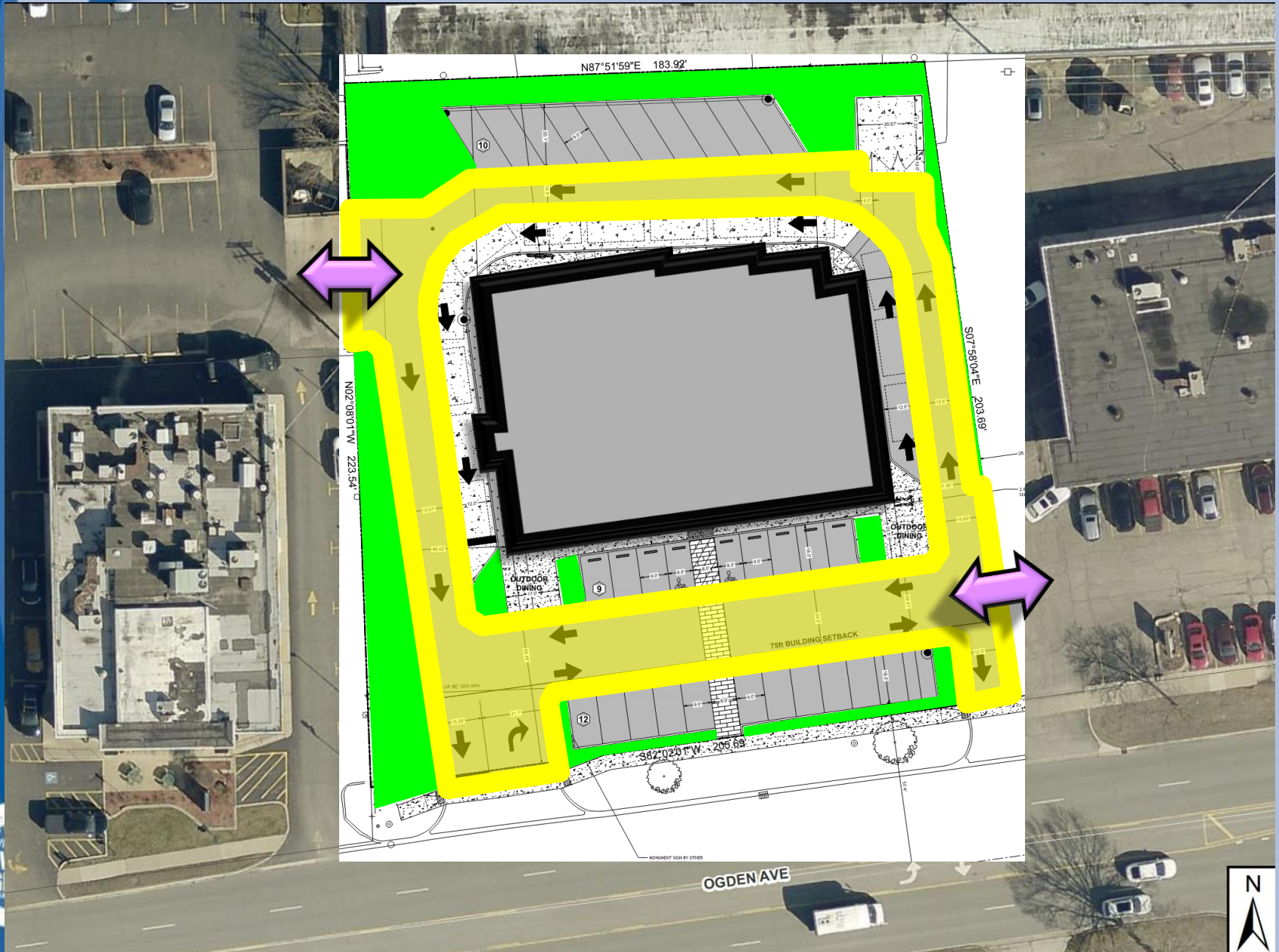
Redevelopment Agreement



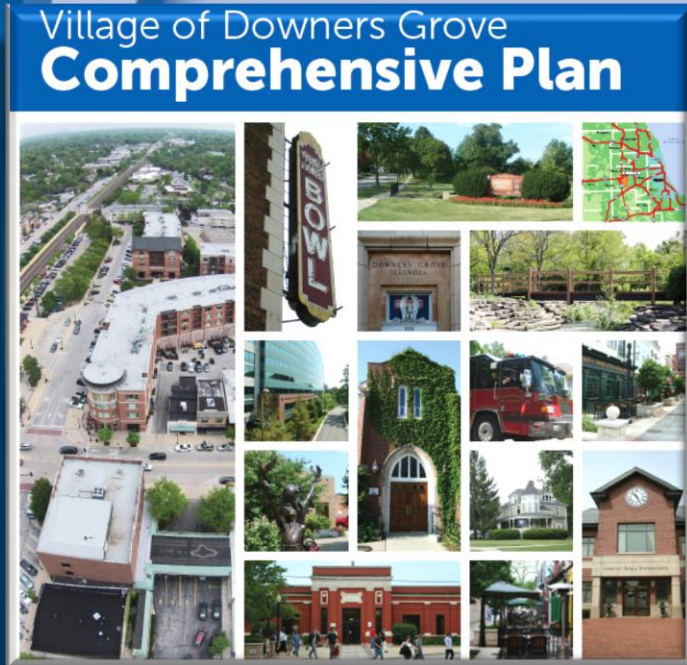
1250 – 1254 Ogden Avenue



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- **Corridor Commercial**
- **Neighborhood & Regional Services**
- **Improved Landscaping**
- **Pedestrian Connection**
- **Cross-Access Connections**



1250 – 1254 Ogden Avenue

Chapter 28 Zoning Ordinance

- **Special Use**
 - **Section 28.12.050**



Redevelopment Agreement

1250 Ogden LLC Obligations

- **Acquire Property & Demolish Existing Building**
- **Construct 9,600 sq ft building**
- **Two Restaurant Leases**
 - 3,200 sq ft minimum (combined size)
 - 10 yr initial lease terms
- **Open & Operate Two Restaurants**
- **Schedule**
 - Acquire Property – June 30, 2025
 - Commence Construction – April 30, 2026
 - Complete Construction – December 30, 2026
- **Submit Proof of Paid Invoices**

Village Obligations

- **Review and Approve Restaurant Tenants**
- **Upon Completion**
 - Review Paid Invoices
 - Reimburse TIF Eligible Expenses
 - \$1,200,000 or 50% of the total development cost, whichever is less

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