

# APPROVED MINUTES

MINUTES  
OF A WORKSHOP DISCUSSION  
WITH THE STRATEGIC PLANNING COMMITTEE  
OF THE ECONOMIC DEVELOPMENT COMMISSION AND  
MEMBERS OF THE PLAN COMMISSION  
ON  
APRIL 28, 2003  
AT THE VILLAGE HALL, COMMITTEE ROOM  
IN THE VILLAGE OF DOWNERS GROVE

On behalf of the members of the Plan Commission [PC], Chairman Jirik, and on behalf of the Economic Development Commission [EDC] Strategic Planning Committee [Committee], EDC Chair Riordan began the discussions at 7:15 p.m.

**ROLL CALL:** As this meeting was a workshop discussion, attendance was voluntary.

**PRESENT:** Members of the Plan Commission: Commission Chair Jirik, Commissioner Griesbaum, Commissioner Matejczyk, Commissioner Reynolds, Commissioner Waechtler  
Members of the Strategic Planning Committee: Committee Chair Riordan, Commissioner Ryan

## STAFF

**PRESENT:** Brian Pabst, Deputy Village Manager, Operations  
Kenneth Rathje, Director of Planning Services  
Steve Rockwell, Director, Economic Development  
Joseph Skach, Director, Redevelopment  
Amanda Brown, Planning Services  
Lori Skotterud, Redevelopment Specialist/Planner  
Ginny Mindo, Economic Development Staff

## APPROVAL OF MINUTES FROM APRIL 7, 2003

Commissioner Waechtler noted that his name was missing from the attendance list. Also noted was a quote that he wanted amended about the Village requesting that landlords “knock down” walls to create larger space. He also noted that comments regarding making the Village more pedestrian-friendly, specifically shuttle buses connecting shopping areas that he made needed to be added.

PC and EDC Chairs Jirik and Riordan requested if there was concurrence on the minutes, with the proposed revisions, from the workshop on April 7, 2003. The members of both commissions concurred.

EDC Chair Riordan suggested that instead of the topic of discussion being 31<sup>st</sup> and Highland, he would like to discuss Ogden instead given recent concerns raised by the Council and staff. The members of both commissions concurred.

Commissioner Waechtler requested clarification regarding mixed-use, and suggested this group refine its meaning. He also wanted to know if there have been communities that have faced the challenge of setting up zoning with the mixed-use categories. Mr. Skach reiterated that at the last meeting, there was general concern that there probably are some things that we might do in terms of looking at combining aspects of certain zoning districts that we currently have to focus specifically on mixed-use as other localities have done in one form or another, for example, with respect to parking standards that contemplate mixed-use and share trips and non-mutually exclusive land arrangements and the like. Redevelopment staff has been researching mixed-use arrangements from other areas.

Ogden Avenue

Mr. Rockwell provided some background on the EDC's Ogden Avenue Subcommittee stating that it is their desire to have Ogden Avenue become a more upscale area and that they are working on a power point presentation and will present it to the EDC Board at the next meeting. He then invited the members of the Plan Commission to attend. Mr. Skach added that much discussion has and will continue with respect to Ogden Avenue and what direction it wants to go in and it seems to be oriented toward an automobile services type district that from a land use standpoint, becomes an automobile retail services corridor (versus a general B3 designation or a general commercial designation). Mr. Skach also brought up the recent outdoor storage zoning petition that prompted Commissions some discussion about the right thing to do in light of the Master Plan, and the feeling on the Council's part that since this group is discussing these issues, that it may be appropriate to go ahead and start discussing it in this forum.

Commissioner Matejczyk addressed the issue of how significantly Ogden Avenue impacts the residential areas to the north and south of it and the difficulty in crossing it. Mr. Skach noted that this was an area of discussion and concern between Redevelopment and the EDC Strategic Planning Committee as they discussed the user-friendliness of Ogden Avenue. Commissioner Griesbaum noted a physical and psychological connection is needed between north and south and safe crossings such as overpasses. Mr. Rockwell noted that the Ogden Committee has been working on making Ogden more pedestrian-friendly, slowing down of traffic, as well as discussions on overpasses. He also reported that the Village received a \$50,000 grant from the State, sponsored by EDC, for work on Ogden Avenue and EDC has not completed the Scope of Work yet, and maybe some of the issues brought up by this group can be incorporated in to it. Mr. Skach noted that the traffic component has certainly impacted the land use. EDC Chair Riordan questioned the pedestrian orientation from a practical standpoint and stated that he felt that Ogden Avenue is an auto oriented commercial destination and might it be better to just acknowledge that. Commissioner Matejczyk brought up the issue of an overpass again, and Commissioner Waechtler suggested having two overpasses. Mr. Skach noted something like that could be innovative and beneficial and would be the result of a land use and something that's going in a particular spot that it makes sense for it to happen. There was concurrence. Mr. Rockwell asked the group if they were comfortable with the two land use designations that we have on Ogden Avenue.

Mr. Rathje reviewed this history of the area from Walnut to Grainger Industries stating that some of it is undeveloped with wetland problems. This area was downgraded and instead of being manufacturing, the emphasis moved toward office. He noted that a whole continuation that was built around the armature of the tollway before the tollway had been built, and it was built, and there some modifications during the various updates and reviews of future land use.

Mr. Rockwell then asked if there are issues in the manufacturing district at that particular location from 355 back to Finley and that we no longer would like to have come in there by right or otherwise and the land values have changed. Mr. Rathje noted that the area where Service Master is general office, to the east is some general office and manufacturing, and then more to the east, some general office or manufacturing, that could work. The area between Warrenville and Ogden, starting on the west end, is the Tollway Authority's high-end office and Alter's facility high-end office. He added that there is a hotel, and on Warrenville and Cross Street, there is the Arboretum View Animal Hospital and several automobile sellers and servers, which are convenient for the dealerships. Then he stated that there are a couple of businesses west of the tollway. Mr. Rathje added that these are all very valid and desirable businesses. Mr. Rockwell noted that only a few of them would need manufacturing zoning or land use. Mr. Rathje responded stating that as long as they have a commercial designation, they could all function in a business environment. Mr. Rockwell suggested removing the Manufacturing destination for that location. There was some interest in the idea. Mr. Rathje responded that as long as you maintain an office element, retail in terms of automobile repair and then service whether by permitted use of by special use. Mr. Rockwell suggested the group to consider a special automobile related designation. Mr. Rathje replied that most businesses from Lacey back to Finley can operate in the B districts. Mr. Rockwell then suggested the area on Warrenville stay purple [ORM] and not be included in the automobile corridor.

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Mr. Skach referenced an Ogden exhibit that showed the B3 zoning along with the Commercial land use designation and added that there is a tax increment finance district as well. He also noted, noting different zoning districts, the Aldi site noting it is currently designated Commercial land use on the Future Land Use Plan with B3 zoning, but that on the Pugi/Wannemakers site, is designated M1 while other dealers have B3, thus granting different rights to the same land use. He stated that the designation should be consistent along this area Mr. Rathje suggested having OR around the Alter sites and the Tollway's building because they should remain Class A Office. Mr. Rockwell noted that if they decided to put a restaurant on that site, OR would exclude them. Mr. Rathje agreed noting ORM would not. Mr. Rockwell responded stating that it accomplishes what Mr. Rathje has suggested, designating the area near I-355 ORM. Mr. Rathje added that ORM zoning would also be appropriate west of Cross Street between Ogden Avenue and Warrentville Road and the north side of Warrentville, because it is consistent with the land use. Mr. Skach expressed concern that the ORM zoning and land use designation allow uses that may be inappropriate for that area in the long term.

Mr. Skach then discussed the land use designation on the west end of Ogden Avenue noting the predominance of M1, and asked whether M1 zoning, given the Commercial land use designation, is appropriate in context of the longer term. Mr. Rockwell asked Mr. Rathje if a special use was needed on a B3 District to do automobile repairs. Mr. Rathje responded that it is, but not in M1 zoning. Mr. Rockwell noted that, as Mr. Skach said, there are uses in M1 zoning that are not appropriate for Ogden Avenue. He added that the zoning in this particular area has to be to this specific area, which would not be Manufacturing land use designations or Manufacturing zoning. Mr. Rathje said this could be done without changing the zoning district, and with Ogden Avenue being a major arterial roadway being oriented towards highway service activities, you can have a set of statements with reasonable standards showing why you are going to treat that area somewhat differently and be able to defend it. He also suggested doing an Ogden Avenue overlay.

Mr. Skach asked the group if there was a feeling that Ogden Avenue is primarily a commercial mercantile orientation versus a manufacturing orientation. There was concurrence on Commercial. He added that with this concurrence, that level allows us to begin to say something about what we think this ORM land use tract on the east ought to be, and whether it should stay ORM with ORM and M1 zoning. Commissioner Waechtler asked if Bill Stillwell Buick was ORM land use designation. Mr. Rathje responded that it was, and that it is zone M1.

PC Chair Jirik questioned why it is not B3. Mr. Rathje responded that nobody wanted to take it on, excluding Alter and the Tollway Authority. Based on discussion thus far, there appears to be concurrence that Ogden would have an Automobile-Commercial focus and consequently some type of commensurate zoning that is consistent along Ogden. PC Chair Jirik said that when he looks at this area, which is designated ORM land use and Commercial land use, he sees it should all be Commercial, supporting diverse commercial uses; but that it also important to recognize that there is a special use flourishing here. He noted that more importantly there is the car component, which there could be pros and cons. PC Chair Jirik stated that if Ogden Avenue is going to become an auto-oriented corridor, that might work, but it would require diligent management and support. PC Chair Jirik added that it might require some creativity, citing Detroit's unique response using turn-arounds. Mr. Skach stated the PC Chair Jirik made a good point and added that with use of the TIF, curb-cuts can be minimized, high-speed traffic calmed, and smaller tracts can be consolidated.

Mr. Rathje brought up the concept of running driveways in between businesses, which helps with the parking space issue, and businesses are not tied to one another. PC Chair Jirik suggested adding greenspace; and that possibly all curb-cuts can be right-in-right which will provide a symmetry of motion and help keep traffic moving productively. Commissioner Matejczyk asked Mr. Skach how the Village could encourage consolidation. Mr. Skach replied that using certain expenses are TIF eligible including certain infrastructure and acquisition costs. This forum is important to allow the Village to craft the land use and zoning mechanics to allow purposeful and beneficial consolidation. Commissioner Matejczyk added the we should to do everything we can to encourage the consolidation of some of the small parcels and also eliminate as many curb cuts as possible to make the parcels more desirable for developers. Mr. Skach agreed and added that that is an important statement to make to the Council in light of the Ogden Plan. He also noted that we have the tax incentive tool as well. Mr. Rockwell mentioned greenspace requirements might be able to better be accommodated if alleys were punched in for an entire block with parking behind the facility were to be encouraged which leaves the front open. He added that the Village could make market value offers on houses

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when they become available and use this extra lot depth to provide for a buffer while it would also encourage uses consistent with Ogden Commercial. Mr. Rathje stated that it could work. Mr. Rockwell stated that having the parking in the back of the buildings is better because people do not need to use the front door and that side and back door entries are more convenient, for example at McDonalds. Mr. Rathje disagreed stating that retailers want the cars to be visible to show that they are busy and successful. Commissioner Waechtler stated he did not necessarily agree with Mr. Rathje and that the main point is to cut down curb cuts. Mr. Rockwell noted that they would need the retailers' cooperation and that it does not have to be on every block.

Ms. Skotterud then displayed the current Land Use Map on screen. Mr. Skach pointed out the current zoning stating that the focus should be on the land use designations and that we have a mix of different underlying zonings with the question "Do we want to stick with ORM versus Commercial land uses on Ogden Avenue and then do we make the extra step to encourage consolidation of parcels into larger tracts. EDC Chair Riordan said that he believed we do have consensus on this and PC Chair Jirik said that they had not yet reached a consensus.

Mr. Rockwell suggested redesignating areas east of Cross Street towards and past Finley Road to a Commercial land use designation and that the zoning should be changed from B3 to B2 to prevent inappropriate uses from coming in. Mr. Rathje noted that it's important to make sure a businesses such as Wannemakers are not so nonconforming that they cannot do their garden and outdoor supplies. Mr. Skach agreed, but added that we do not want some ORM uses either.

PC Chair Jirik stated that he thought the general concept of an arterial auto related center and the appropriate kinds of uses seem to work. He also stated that the issues of parking in the front or the rear merits review and study due to concern by the residents regarding enroachment. Mr. Rockwell mentioned that the problem might be that there are too many surprises causing accidents rather than too many cars. PC Chair Jirik reiterated that it is important to take a comprehensive look at all of the issues. Commissioner Reynolds added that there is a need to assess the implications and not just the inadequacies. Mr. Skach stated that he believes that the Ogden Master Plan needs to be reevaluated sooner rather than later to look at how land uses are addressed and the economics of that issue, traffic calming, and ultimately incorporate it as an appendix to a Village comprehensive plan.

Mr. Skach then discussed the possibility of moving toward an automobile services type district and the changes that could happen economically as well as how Ogden and the land uses function by purposefully moving to that type of land use and the consolidation of those tracts. Commissioner Griesbaum inquired whether there was the landmass for major auto dealerships to come in and expand. Commissioner Matejczyk cited that the village east on Ogden is becoming a major auto dealership destination and if we can encourage auto dealerships in Downers Grove, maybe the two can support each other. Mr. Rathje noted the depth of the land is significantly less and Commissioner Matejczyk responded that there would have to be consolidation of some of these properties.

Mr. Rockwell reported that there seems to have been a reversal from the auto mall by the automobile manufacturers. Using PUGI as an example, he reported that they have been interested in doing everything with their property and getting expansions, but Volkswagen will give him a million dollars to take that nameplate away from the other two nameplates that currently share the same property. He concluded that we could not entirely rely on them. Mr. Skach noted that even Gartner desires additional land and that it is a case where the market may be responding; as an adjacent landowner has expressed interest in talking with that dealership.

Commissioner Waechtler, referring to the Ogden Master Plan, and noting that he read it from cover to cover and that the Plan Commission should have received it from Planning staff sooner, noted that there are very good ideas about gateways, signage, and landscaping, and if we could incorporate this kind of idea/image to all of our gateways then we would look different from all the other villages around.

EDC Chair Riordan wanted clarification on whether everyone was in agreement regarding the Commercial land use designation change from ORM to Commercial on the west end and suggested moving on to a discussion of whether the land use should be B2 or B3, which might be more desirable. Mr. Skach noted that it is currently predominant B3 zoning with M1 and ORM underlying mainly on the north side of Ogden and west of Finley. Mr. Rathje suggested consistency with the rest of the area east on Ogden Avenue. He added that to go from a

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manufacturing where they have a lot of flexibility, essentially the same flexibility as you have in B3, then down zoning is unnecessary. He also suggested the same for the area on Warrenville Road and the area between Cross and the Tollway and also color the area west of Authority Drive because if that property is ever sold by the highway authority, they may come back to Downers Grove. Mr. Rockwell noted that some people do not understand why we don't go to the appropriate officials and annex it. He added that we don't want to find out that they sold it to a tax paying entity and it is not our property. Mr. Rathje clarified that it cannot go to anybody else. Mr. Rockwell inquired what if another company purchases it and they choose not to come into the Village. Mr. Rathje replied that they would not have Village fire or police protection because the Tollway Authority refused to abide by the safety codes. Mr. Waechtler noted that the building was purchased with bond funds and State does not own it, so how can they sell it?

Mr. Skach returned to the issue of whether this site should be designated Commercial. Mr. Rathje replied that it should be the same as the Alter and Hamilton Partners property, light blue (OR). Mr. Rockwell asked of that was ORM. Mr. Rathje responded that it is zoned ORM, the land use plan designation shows it as OR. EDC Chair Riordan suggested that maybe it should be Commercial based on previous discussion and apparent patterns of development. Mr. Rathje did not agree, stating that it is important to maintain the high-end office proximity of the intersection as opposed to the traffic a shopping center would generate. He added that there is a lot of property tax associated with those buildings and if it is rezoned Commercial, the buildings could not be replaced with the type of FAR [floor area ratio] that exists in the B districts compared to the M districts. Mr. Skach responded that this goes to the heart of the issue we are here to discuss in that a Manufacturing land use and zoning that also allows, for example on the subject tract, *casket and casket supplies*, provides for more flexibility and a Commercial land use designation and business zoning. PC Chair Jirik noted that it is adding the critical mass to the right place to designate this area as Commercial with Business zoning.

Mr. Rathje stated that the Tollway Authority building is on the west side of Authority Drive and the two Alter buildings are on the east side with a 1 ½ acre site on the corner across and also there is an extended stay motel with a vacant piece of land on the northwest corner. He noted that Alter would never do anything that might compromise their buildings. Mr. Skach asked the group if there was a feeling that leaving it ORM versus continuing the Commercial as an extension of what the rest of Ogden Avenue is in the best interest of the Village. Mr. Rathje clarified that the Commercial would be extended, but leave the zoning as it is. Mr. Skach responded that ultimately it could go forward to B3 or other appropriate zoning consistent with the Commercial land use. Mr. Rathje noted that Alter has always been very open because of the nature of that corridor between Ogden and the Tollway depending on which way the market was going and because of the similarity between Ogden Avenue M1 and the B3 being very flexible, very open so is the Council of going where the market wanted to go. Mr. Rockwell agreed that downzoning Alter would be very anti-business, but if you indicate that the underlying zoning would be left ORM, that is altogether different. Mr. Rathje stated that the Tollway Authority building and the Alter buildings will most likely stay in place for at least the next 30 years and should be supported. Mr. Skach stated that there is a current problem of the glut of office space now. Commissioner Matejczyk stated that if there is an auto park, it would only work on Ogden Avenue, and that he does not see it on Warrenville Road. Mr. Skach asked if it should become OR or stay the way it is as far as land use. Mr. Rockwell asked if there was concern that it could become a warehousing district. Mr. Rathje stated that it is an excellent proximity and does not have visibility and access for retail. PC Chair Jirik responded that it is working, so why not leave it as it is. Mr. Skach agreed and the site was left designated ORM land use with ORM zoning underneath. Mr. Rathje said the Tollway Authority's property and the area west of Authority Drive would remain ORM.

Mr. Rathje discussed the fact that sometimes buyers of buildings want to know what the underlying zoning is. The problem comes in when the next owner uses a land use opportunity that could be in conflict with the value or best interest of that property. He noted that is something that the lenders and the buyers really look into so there is no good reason to create any sense of doubt for prospective owners. He concluded that this does happen and sometimes the owners have a hard time getting refinancing or lose value of the property; so, with these big office buildings, you do not want to do something in the area. Mr. Skach questioned if that means that, in terms of ORM, you have to buy into inappropriate uses such as *electroplating*. Mr. Rathje clarified that the discussion was on the Land Use Plan. Mr. Skach stated that the discussion also is about zoning when it is about protecting an existing use and how it is facilitated. He added that with a Commercial zoning, you should be allowed to

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have the desired office uses without the inappropriate uses found in ORM zoning. Commissioner Reynolds asked if those uses could be prohibited under the current zoning. Mr. Rathje responded that changes in the zoning ordinance would need to be changed.

Mr. Jirik brought up the designation concept of "Mixed-Use", which would be a compromise that covers the base but leaves the ability open to go higher in terms of highest and best use. Mr. Skach responded that Mixed-Use was discussed at the last meeting in terms of a mixed use defined as consolidating two existing districts. He then expressed concern about the use of the word "down zoning" when referring to changing an M1 land use to a B2 land use. He cited that it is something that really depends on an individual's particular viewpoint of a particular land use. He suggested the use of the word "allow" instead of "downzone" citing the Tollway Authority building in addition to some of the other properties in a B2 designation and going more toward the idea of a mixed use where there might have higher FARs, building heights etc. than you might normally have. Mr. Rockwell asked if this would prohibit the uses that we do not want. Mr. Skach replied that would be crafted into the zoning district change commensurate with the Commercial land use designation.

Mr. Rockwell requested clarification. Mr. Skach replied that this area on Ogden Avenue could have a mixed-use that allow highest and best use aspects of B2 or B3 and potentially OR. PC Chair Jirik noted that this is maybe getting ahead because the zoning will be the zoning and the Land Use Plan will suggest if there is a change and only the owner can come forward and request a change in the zoning. Mr. Skach added that the Village could initiate a change in the zoning; however, it is true that it sometimes may be best coming from the owner. He added that if you designate something in the land use plan, there is a certain and implied responsibility that you take steps to have the zoning consistent with that land use designation, whether it happened through a petitioner or on the Village's part. Commissioner Jirik noted that if we were to create a Mixed-Use land use designation for the Future Land Use Plan, were someone to pursue it, what would the underlying zoning look like and should they apply for that. He added that it would take zoning mechanics to get through. Mr. Rockwell stated that he agreed with the Mixed-Use designation for other discussed districts, but with the Village coming forward and asking us to rezone the property and we have a change to make it have it needs to be, a Mixed-Use designation might not be the response we would want to give them. Mr. Skach agreed stating that it should not be designated Mixed-Use just because it is unclear where we want to go on this. EDC Chair Riordan added that there could be the possibility that Commercial could be a possibility in the future and we should not exclude it. Mr. Rathje stated that this area has been treated very liberally in terms of what ORM would foster. He added that the property is too expensive for an undesirable business to come in and that we should respect the market and what it is going to do. He also noted that these are good properties and good decisions were made by good people and this is demonstrated by the land values. Mr. Rathje did note that there are areas that could be redeveloped including some areas southeast of Cross Street; but the areas west should be given respect for the fact that they are Class A tenants and will become concerned if we say retail/commercial. EDC Chair Riordan added that if this property were designated Mixed-Use, it's likely that the only businesses that could afford to move in there would be auto dealerships; which would benefit the community. Mr. Skach stated that in that case, there seems little value in the zoning remaining at ORM given ORMs currently allowed range of uses, many of which are highly questionable on Ogden Avenue. Mr. Rathje disagreed stating it would disrupt the building owners and by rezoning them to the point where they could not have the same building height, and if they burned down, they would not be able to rebuild and have the same FAR. Mr. Skach responded that that is precisely the point, that the land use designations and commensurate zoning should be modified to allow this to happen in a Commercial context versus a Manufacturing or Industrial one. Mr. Rathje disagreed.

Mr. Rathje suggested looking at the vacant parcel at the northwest corner of Cross and Ogden, the extended stay motel, the Alter Building, and the Arboretum View. PC Chair Jirik suggested Commercial stating it will lift up to that higher value, that it doesn't have to be just offices, but a mixed-use with the right boundaries and definition. He added that this would take very purposeful drafting and very careful bounding. Mr. Rathje suggested taking the OR zoning for uses such as hotels, restaurants, offices and adjust the FAR in an appropriate manner so it's consistent with ORM now and let some of the more M uses fall away.

PC Chair Jirik noted that he heard a variety of people suggest that and also that what we're trying to do is have harmonious growth within certain boundaries to be synergistic to grow this kind of an area, so if that concept

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carries over into the mixed use. PC Chair Jirik expressed that this group may be going deeper into the specifics than it needs to, and it should come back to more conceptual ideas because that's what the report to the Council and Mayor will be, and we can work on the details at a later time. Mr. Skach added that sometimes due to the link between land use designation and zoning, that this group is at the right level because it is very action-planned oriented, and that the group has slipped in to more detailed discussions because they probably felt they need to do that in order to have a comfort level in what it is we're recommending from the land use standpoint. He then suggested that this group look at eliminating the Manufacturing implication from the ORM land use and zoning as it exists, noting the inappropriate allowances it has. Mr. Rathje added that we might have to come up with a zoning that matches it. Mr. Rockwell suggested a new designation, Office, Research and Commercial (ORC). Mr. Rathje added that it should include more offices, hotels, and restaurants; similar to an office campus. PC Chair Jirik exclaimed "everyone is on the same page".

Mr. Rockwell stated that what has been done this evening was recognize what has to be done, and that it is necessary to meet again very soon to start making the changes. PC Chair Jirik added that this has been a very valuable finding, which we will report back to the Mayor and Council with. Mr. Skach suggested that they evaluate this issue on the ORM zoning district as the ORM district has that same dichotomy of it allowing Class A office, but also *electroplating* and *casket supplies*. He added that it is something they will need to visit and take some aspects of B2, B3 and OR. PC Chair noted that the group would also need to look at the rest of Ogden (west) and decide whether it is complementary to an auto related district and do some fine tuning there.

Mr. Skach suggested that the group discuss an issue that is coming up regarding Saab requesting rezoning and how things are consistent with the comprehensive plan. He noted that this particular request would be changing the land use and zoning from Single-Family Residential [yellow] to Commercial [red]. Mr. Skach added that this is also unique because in some cases it may be warranted and consistent with the Village's long-term desires given there is a TIF and also given that it is an automotive services district to redesignate these parcels if they are rezoned. Commissioner Waechtler asked if there was some residential opposition. Mr. Rathje said there was, but that he thought the Council was fine with it. PC Chair stated that it would be fair to the residents if this goes through the complete process, and input from all was given, and the best decision was made. Mr. Skach then reiterated his question, stating if it does get rezoned to B3, should we then as a matter of housekeeping and to try to maintain that move toward consistency to a land use designation and zoning, recommend that the land use designation change. PC Chair Jirik responded that it is highly appropriate if the experts and the elected officials agree there is good justification and good reason for it. Mr. Rathje said then the next move would be to follow along with what the Land Use Plan for Ogden Avenue says now.

As a side note, after discussion Commissioner Waechtler questioned his role as a Plan Commissioner, and maintain objectivity. He stated that with future petitions coming before the Plan Commission, he feels he has to look at them and make a decision on their merits at that point as a Plan Commissioner and not a member of these workshops. Mr. Rathje responded that the Plan Commissioner's charge is to shepherd the Future Land Use Plan and make sure that it is consistent with the goal set forth by the Village. He added that it is only a conflict of interest if you were to rule on a piece of property that you own. PC Chair Jirik added that what the EDC/Plan Commission Workshop is about is developing ideas and concepts based on knowledge, judgment, and good planning. Mr. Waechtler noted that he wanted to remain conscious of this issue and objective discussing upcoming petitions. PC Chair Jirik reiterated that decisions are made on the basis of testimony and that you cannot incorporate anything not at the hearing.

EDC Chair Riordan suggested meeting again on May 12, 2003 at 7:00 p.m. PC Chair Jirik said the next meeting discussion would be on 31<sup>st</sup> Street and then the Downtown. The group concurred.

Members of the Plan Commission and the Strategic Planning Committee concluded discussions at 10:00 p.m.

ALAN JIRIK, COMMISSION CHAIR, PLAN COMMISSION  
AND  
MICHAEL RIORDAN, COMMISSION CHAIR, ECONOMIC DEVELOPMENT COMMISSION