

From: b
Sent: Monday, April 18, 2016 10:47 AM
To: kenopin; Parks, Timothy; Beth Godfrey
Cc: Hall, Amanda; Demarb, Denise
Subject: Opposition to Kwik Trip Proposal

We are writing to add our voices to those in opposition to the proposed Kwik Trip at 4602 Cottage Grove Road. We have resided in Heritage Heights since 1981.

There are already four established gas stations along the two mile stretch of Cottage Grove Road from the East District Police Station west to Pinney Library. One of these is directly across the street from the proposed Kwik Trip. Our neighborhoods do not need yet another auto-centric business adding traffic to an already congested corner.

The 1.9 acre site of the former Sentry Grocery Store is adjacent to the Rolling Meadows Shopping Center, a strip mall already designated as blighted by the city. Creative redevelopment of the RMSC within the next several years is essential to the health of the surrounding neighborhoods. This corner is a signature entryway into the Rolling Meadows, Heritage Heights, and Elvehjem neighborhoods and should be reserved for the highest quality redevelopment.

A gas station with an uber convenience store will primarily serve commuters and Kwik Trip devotees travelling along Cottage Grove Road and off of Highway 51. Our neighborhoods require a land use on this site that will primarily support residents, create place-making, and facilitate future redevelopment of the strip mall. A small 2 or 3 story mixed use with a restaurant and/or coffee shop could serve as a vibrant gathering spot for neighbors.

These neighborhoods were developed in the 1960s-1970s in the suburban style reflective of those times. As our homes pass the 50 year mark, please consider that approval of a Kwik Trip on this corner will set the tone for the next half-century. A single-story Kwik Trip is not within the vocabulary of creative new urbanism design that would allow us to transition and thrive.

Sincerely,
Elizabeth and Richard Godfrey
■ Bromley Circle