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From: William Schuth

Sent: Monday, April 18, 2016 11:45 AM

To: Parks, Timothy

Subject: Proposed Kwik Trip at 4602 Cottage Grove Rd

Dear Mr. Parks:

I am writing to inform you of my opposition to the proposed Kwik Trip gas station at 4602 Cottage Grove Rd. I oppose this gas station because my neighborhood, Rolling Meadows, has not had an opportunity to engage in a neighborhood, special district, or corridor plan. I believe developing one of these plans is necessary before a precedent-setting development like a gas station is built at the southern entrance to my neighborhood. A gas station does not make the best use of this valuable corner, nor does it fit with the long-established character of the neighborhood. A neighborhood or corridor plan will allow Rolling Meadows the opportunity to shape commercial development that is in harmony with the quality of life and aesthetic standards of the community. A 24/7 gas station in a residential neighborhood meets neither of these necessary criteria.

While Rolling Meadows currently lacks a neighborhood or corridor plan, I believe a gas station proposal is at odds with the City's Comprehensive Plan, which calls for multi-story mixed-use development. This type of development best integrates commercial properties into a residential setting. A 24/7 gas station surrounded by a lake of asphalt, with bright lights & signage, day & night traffic, deliveries, does not integrate itself into the surrounding neighborhood - it stands at odds with residential life. Because a gas station is by nature an automobile-centric commercial operation, it likewise does not conform to the City's Transit Plan, which equally values pedestrian, bicyclist, and public transit.

This proposal does not align with the long-term interests of Rolling Meadows or the other surrounding neighborhoods. At a March 16th neighborhood development discussion at Kennedy Elementary organized by Alder Amanda Hall, residents of these neighborhoods did not identify the desire or need for another gas station or convenience store in Rolling Meadows. Instead, they expressed their desire for developments that align with the multi-story, mixed-use development outlined in the City's Comprehensive Plan. Residents of Rolling Meadows and surrounding neighborhoods are looking for developments that create a sense of place - restaurants, community centers like MSCR, coffee shops, or brewpubs. Redevelopments featuring similar businesses have been successful in revitalizing other properties in the City. Rolling Meadows should be given the same opportunity to create a coherent plan for its portion of the Cottage Grove Road corridor. A gas station thwarts the opportunity to create this plan.

Sincerely,

William Schuth  
Rolling Meadows