



**Economic Development Committee Meeting
Friday, May 10, 2019 at 9:00 AM
Minutes**

- 1. Called to Order:** At 9:00 A.M. by Chairman Harold Barry

- 2. Present:** Mayor Ron Gunter, Village Clerk Virginia Szynski, Chairman Harold Barry, Village Manager Steve May, Business/Resident Representative Bill Kalafut, Business/Resident Representative Gregg Pill, Citizen Representative Frank Brady, Citizen Representative Nancy Martens, Finance Director Spencer Parker, Building Commissioner Jason Vitell, Community Development Director Bruce Sylvester, Economic Development Partnership Director Larry Forsberg, Trustee Jim Addington, Trustee Linda Liddle, Fire Chief Steve Riley, Deputy Liquor Commissioner Tom Mulhearn, Westmont Park District Executive Director Bob Fleck

- 3. Pledge of Allegiance**

- 4. Public Comment - None**

- 5. Approval of Minutes:** Motion by Frank Brady, Second by Bill Kalafut to approve the minutes of the February 6, 2019 meeting. The motion passed on a voice vote.

- 6. New Business**
 - A. Proposed Fuel Service Station at 140 West 63rd Street.**

Larry Forsberg introduced the representatives for a proposed fuel service station at 140 West 63rd Street, which is in front of Mariano's grocery store: Tim Kratz, an engineer from Sevan, and Brianna Cotton, Kroger's real estate manager. Ms. Cotton explained that Mariano's will be the owner and operator of the proposed fueling station, and that Mariano's is owned by Roundy's which is in turn owned by Kroger. Kroger owns and operates over 1,500 fueling stations nationwide in conjunction with their grocery stores. The proposed fueling station is on Lot 1, an existing platted lot between the Mariano's building and 63rd Street. As part of this application, the property owner is proposing to split this outlot into 2 separate lots via a plat of subdivision, which will be considered at the same time as the other required zoning approvals.

The Property is owned by I.M. Properties and leased to Kroger.

The proposed fueling station will have a small kiosk building for one employee. Customers will not be able to enter this small kiosk building, but it will include bathrooms for customers. The kiosk area will include outdoor vending machines, which will need to be reviewed for compliance with zoning requirements. The fuel station itself will be managed by the Mariano's store manager, who will receive training from Kroger regarding fuel-station management. The proposal is for an employee to be on-site at the fueling station between 6 a.m. and 10 p.m. The applicants are requesting approval for 24-hour operation of the fuel pumps, including unmanned hours between 10 p.m. and 6 a.m. Fire Chief Riley commented that the Fire Department would not support that arrangement and expressed safety concerns regarding fueling when no employee is available.

Kroger's experience with their other fueling station indicates that most traffic to the fueling station will be existing traffic going to Mariano's store. Nonetheless, they are preparing a traffic study for this proposal at the request of Village staff. A driveway that will connect the Mariano's site with the Market Centre site to the east is currently under construction and will help with traffic flow to and from the proposed fueling station, since customers will have access beyond just the signalized entrance to Mariano's site.

The fuel tanks will be double-walled and will feature monitoring systems to detect any leaks.

The proposal includes a modification to the existing ground sign to incorporate fuel pricing information. Community Development Department staff will verify that the proposed sign changes comply with Village requirements.

Stormwater management requirements will be handled with the existing vault system under the Mariano's parking lot. Mechanisms will be installed to insure that no spilled fuel can enter the stormwater management system.

Director of Community Development Bruce Sylvester explained that a final/complete landscape plan will be required with the submittal documents that are provided to the Planning and Zoning Commission, as well as sign details, building material boards, stormwater management details, and a plat of subdivision.

Moved by Frank Brady, Seconded by Bob Fleck to recommend approval of the proposed fueling station at 140 West 63rd Street. Motion passed unanimously on voice-vote.

B. Discussion of Rezoning East Quincy Avenue from current R-5 and M zoning

Village Manager May provided an overview of the history of zoning and land-use on the north side of Quincy Avenue between Cass and the Village limits. There was a general discussion about the various businesses, land-use, and the unrealized goal of having higher-density, transit-oriented-development (TOD) constructed in this area. After discussion, the committee agreed that further research is necessary and directed the Community Development Department to conduct research and develop recommendations for possible zoning map amendments in this area and to report back to this committee.

Moved by Virginia Szynski, seconded by Bill Kalafut to have Community Development research this area and develop recommendations for possible zoning map amendments and to report these items back to this committee.

7. Old Business

- A. Bruce Sylvester reported that the proposed office-medical building at 301-319 West Ogden Avenue had been approved by the Village Board at the previous-night's meeting. The developer will now seek to negotiate with existing tenants as necessary before proceeding with applying for building permits.
- B. Larry Forsberg provided updates on a variety of economic development projects and passed-out a sheet summarizing many of these projects.
- C. Steve May provided an update on efforts to accommodate car-carrier unloading activities on Plaza Drive, including plans to prohibit parking in the recently-created Westmont Drive cul-du-sac to allow car-carriers to use that cul-du-sac to turn-around their tractor-trailers.

8. Miscellaneous - None

9. Adjourn: Moved by Virginia Szynski, seconded by Bob Fleck to adjourn. Motion passed unanimously on voice-vote at 10:55 a.m.