

Meijer details emerge

By **Clint Wolf** cwolf@beloitdailynews.com | **Posted: Tuesday, May 20, 2014 4:00 pm**

Additional details for a proposed Meijer store on Willowbrook Road were shared with the South Beloit City Council Monday.

Michael Klingl, with GreenbergFarrow, a consulting firm with Meijer, said the store is planned to be about 192,000 square feet with a drive-through for the pharmacy and it will include a garden center.

Klingl said the store will be comprised of about 60 percent grocery items and 40 percent home goods. A gas station/convenience store also is planned for the Meijer portion of the development. There will be four spaces inside the store for small businesses to lease spaces. Potential businesses for these spaces include a bank branch or a sandwich shop.

It is estimated the Meijer store will employ about 250 full-time and part-time people.

The city council on Monday approved splitting the proposed development property on Willowbrook Road south of Route 75, into two lots. The property is being called Ironworks on Willowbrook by Hendricks Commercial Properties, the owner of the property.

Klingl said the plan is for Meijer to purchase the first lot, where the superstore and gas station will be located. The second lot is planned for other retail and possibly residential developments. Hendricks Commercial Properties will be responsible for business development at the site at 15635 Willowbrook Road.

Klingl said there has been a lot of interest in the adjacent lot since the announcement that Meijer is interested in locating there. Some potential businesses mentioned by Klingl included a possible movie theater, a restaurant, a medical office and smaller retail businesses.

The layout of the second lot has gone through several versions because there have been a variety of potential businesses approaching the developer.

Klingl said there are plans for a traffic signal at the main entrance to the Meijer property. At this time there are no plans for sidewalks in the area.

Mayor Michael Duffy said the two lots together encompass nearly 500,000 square feet.

The city council approved a resolution to split the property into two lots.

The council also approved a sales tax rebate agreement with Richardson Development, LLC for the Ironworks at Willowbrook project. As an incentive for the developer to pursue bringing this

business development to reality, the agreement offers a portion of sales tax revenue to the developer. Duffy said since the sales tax rebate agreement has not been finalized by both sides, he can't reveal the details of the agreement, but he expected to have the agreement finalized in about a week.

Meijer, based in Grand Rapids, Mich., operates 205 supercenters and grocery stores in Michigan, Ohio, Indiana, Illinois and Kentucky.