

September 11, 2025

President and Board of Trustees
Village of Oak Park
123 Madison Street
Oak Park, Illinois 60302

Re: Application of QuikTrip Corporation for Consideration of a Special Use Permit to Permit the Construction and Operation of a Gas Station within the General Commercial Zoning District for the property located at 1141 Garfield Street, Oak Park, Illinois – PC 04-25

Dear President and Board of Trustees:

In August of 2025, QuikTrip Corporation, 50 South Main Street Suite 200, Naperville, Illinois 60540 (**“Applicant”**), submitted an application for consideration of a special use permit with the Plan Commission (**“Commission”**). The Applicant is the contract purchaser of the property located at 1137-1155 Garfield Street and 915 S. Maple Avenue Oak Park, IL 60304 (**“Property”**), which is located in the GC General Commercial Zoning District (**“General Commercial District”**). The Applicant requests that the Village issue a special use permit to allow the construction and operation of a Gas Station (hereinafter defined) at the Property which is located in the General Commercial District.

Notice and Hearing.

On August 27 2025, legal notice of the public hearing was published in *The Wednesday Journal*, a newspaper of general circulation within the Village of Oak Park.

Pursuant to legal notice, the Commission conducted a public hearing on the application on September 11, 2025, at which time and place a quorum of the members of the Commission was present. A notice of the public hearing was posted at the Property and certified letters were also mailed by the Applicant to taxpayers of record for property within 300’ of the Property, advising them of the proposal and the public hearing to be held.

Having heard and considered the testimony and evidence at the public hearing, the Commission makes the following findings of fact:

FINDINGS OF FACT

Property.

1. The Property is located north of Garfield Street, south of Lexington Street, east of Maple Street, and west of Harlem Avenue. The Property is located in the General Commercial District and is improved with a single-story building with commercial spaces.

2. To the north of the Property is a car dealership, zoned in the General Commercial District, to the south of the Property is Maple Park, zoned in the OS Open Space Zoning District, to the east of the Property are single-family residences, zoned in the R-3-50 Single-Family Zoning District, and to the west of the Property are three commercial businesses, located in Forest Park, Illinois.

The Applicant.

3. The Applicant is the contract purchaser of the Property.

Requested Approval – Special Use Permit.

4. The Property is improved with a single-story building that includes commercial spaces.

5. The Applicant proposes to demolish all current improvements on the Property and construct a QuikTrip gas station and an approximately 6,600 square foot convenience store with eight (8) fueling dispensers (16 fueling stations), along with 48 parking spaces (including 2 handicapped parking stalls) located along the north, east, and south sides of the Property (“**Gas Station**”).

6. The Applicant requests that the Village grant it a special use permit to construct and operate the Gas Station at the Property (“**Special Use**”).

7. The Commission heard testimony regarding the Applicant’s request for a Special Use to permit the operation of the Gas Station at the Property.

Standards.

8. The following are standards for approval of a special use permit, in Subsection 14.2(E) of the Village's Zoning Ordinance ("**Zoning Ordinance**"):

1. The establishment, maintenance, and operation of the proposed special use will not have a substantial or unduly adverse impact on the neighborhood or endanger the public health, safety, or welfare.

2. The proposed special use is compatible with the general land use of adjacent properties and other property within the immediate vicinity.

3. The special use in the specific location proposed is consistent with the spirit and intent of this Ordinance, adopted land use policies and the Comprehensive Plan.

4. The special use meets the requirements for such classification in this Ordinance.

9. The following are standards for approval of a special use permit for gas stations, in Subsection 8.4(J) of the Zoning Ordinance:

1. All gas station driveways must be located and designed to ensure that they will not adversely affect the safety and efficiency of traffic circulation on adjoining streets. Gas stations are limited to two curb cuts.

2. Gas stations may offer convenience items for sale.

3. All sides of a building that is part of a gas station must express consistent architectural detail and character. All site walls, screen walls, and pump island canopies and other outdoor covered areas must be architecturally integrated with the building by using similar material, color, and detailing.

4. Gas stations may also include an automatic car wash with one bay.

5. The volume on any audio component must be maintained at a level so as not to be audible in adjoining properties. The volume on any audio component must comply with all local noise regulations. Audio components are permitted only on the gas station pump. Audio components are prohibited as part of any other structure, including canopies and buildings.

10. The Commission finds that permitting the operation of the Gas Station at the Property as a Special Use does not satisfy the standards set forth in Subsections 14.2(E) and 8.4(J).

11. Specifically, the Commission finds that the operation of the Gas Station at the Property is inconsistent with the spirit and intent of the Zoning Ordinance, the adopted land use policies,

and the Comprehensive Plan, and its operation will have a substantial adverse impact on the neighborhood.

12. Further, the Commission finds that allowing the operation of the Gas Station at the Property pursuant to a special use permit will adversely affect the safety and efficiency of traffic circulation on adjoining streets, architectural elements of the Gas Station do not express consistency and integration, and the volume and audio components are not appropriate.

13. The Commission finds that allowing the Special Use at the Property is not appropriate and is inconsistent with the spirit and intent of the Zoning Ordinance.

RECOMMENDATION

Pursuant to the authority vested in it by the statutes of the State of Illinois and the ordinances of the Village of Oak Park, and based on the above findings, the testimony and the evidence presented at the public hearing, this Commission, sitting as a Plan Commission, hereby recommends to the Village President and Board of Trustees that the application be DENIED.

This report adopted by a __ to __ vote of
the Plan Commission, sitting as a Zoning
Commission, this 11th day of September, 2025.