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**ACTION: Sept 11 Plan Commission — Stop QuikTrip at the Mohr Site (Action Kit Inside)**

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From Miran Baric <miranbaric@gmail.com>

Date Wed 9/3/2025 3:17 PM

To Alicia Kubista <ak@akubista.com>; Larocca, Mike <mike.larocca@amwins.com>; ckmopil <ckmopil@aol.com>; kapaluabob <kapaluabob@aol.com>; angele k <angele\_k@comcast.net>; Big DonG <big\_dong@comcast.net>; Diane Marston <cookiecamelot@comcast.net>; Diane Marston <dreamyjo@comcast.net>; Gill, Lisa <gill.l@comcast.net>; gmarston2@comcast.net <gmarston2@comcast.net>; SHELLEY D <lopsters@comcast.net>; M. Larocca <mlarocca1@comcast.net>; Richard Vignocchi <rvignocchi@comcast.net>; JOAN BURKHART <sanye@comcast.net>; Mary Larocca <mlarocca@compsych.com>; Clissold, Anna <avaughn@depaul.edu>; abaileye@gmail.com <abaileye@gmail.com>; Abby Barić <abbyw9@gmail.com>; Andrew Freer <andrew.s.freer@gmail.com>; Antonio.ramirez314@gmail.com <antonio.ramirez314@gmail.com>

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What's happening, key dates, what we learned from QuikTrip's open house, and how to show up and win on Sept 11.

\*\*Share this email\*\*

Neighbors,

There have been well over 100 emails on the thread. Good. **Now we need action. A lot of it.**

I am doing my best to consolidate, summarize and to provide an **action-ready digest** that you can **forward as-is** to friends, block clubs, friend lists, faith groups etc etc. It compiles all recent emails, news, and guidance into one place, **so we're coordinated** for Thu, Sept 11 @ 7:00 pm.

*(Forgive me if anything has been missed... there is a lot, and I am trying to give us all a way forward)(This is a long email but I believe a valuable one)*

### **1) What's happening (why this matters)**

QuikTrip (national gas/convenience chain) is seeking a **special use** to build a **16-pump** station with a **6,609-sq-ft** store and **48 parking spaces** on the long-vacant **Mohr Concrete** block. The **Plan Commission** hearing on **Thu, Sept 11, 7:00 pm (Village Hall, Room 201)** is the first decision point. The Commission applies **four approval standards**; it **recommends** to the Village Board, which makes the **final** decision.

### **2) Where we are now — timeline & milestones (August → today)**

- **Aug:** Neighbors begin organizing; questions compiled (crime/safety, traffic, environment, fit with Climate Ready OP; parking; contamination; need for another station).
- **Aug 26:** Village Planner (Michael Bruce) confirms **the public hearing will be before the Plan Commission**; QuikTrip runs a legal notice; neighbors start prepping testimony and outreach.
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- **Sep 3 (midday): Antonio’s guidance (critical):**
  - Plan Commission is a **recommending** body applying **four “special use” approval standards** only; the **Village Board** may consider broader factors.
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  - Testimony should **mirror the ordinance’s exact language** and the **Comprehensive Plan**.

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- **Hearing: Thu, Sept 11 @ 7:00 pm** (council chambers, Village Hall).
- **Scale: 16 fueling stations**, a **6,609 sq ft store**, and **48 parking spaces** across the full block (Mohr site).
- **Process note:** This is a **special use** request; Plan Commission acts “as zoning commission” initially; the **Village Board has final say**. Petition signatures are already mounting.
- **Background on site:** Long-vacant, foreclosure, prior concepts (retail, apartments, hotel) fizzled.
- **Editorial context:** Local editorial highlights QuikTrip’s “humongous gas stations” and what’s at stake next week.

#### **Related reading:**

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Editorial: <https://www.oakpark.com/2025/09/02/quiktrips-moment/>

### **4) Key neighborhood facts**

- **Proximity to children: Kiddie Academy** sits literally across the street from the proposed site. Additionally, **children commute** that route around the Mohr site to go to Brooks school
- **Comparable safety risk nearby:** Thorntons at 601 S Harlem (Forest Park) has had serious incidents (including a viral SUV rollover after an altercation; multiple charges).
- **Redundancy of supply:** There are multiple stations already on/near Harlem, including a BP just south of the site—supporting the “no unmet need” argument.

### **5) How to testify using the four approval standards**

When speaking at the Public Hearing quote each standard and tie it to one or two local facts.

#### **Standard 1 — No “substantial or unduly adverse” impacts on health, safety, welfare**

- **Youth exposure & sensitive uses:** Daycare (Kiddie Academy), Maple Park, and middle-school walkers are directly adjacent; a high-volume, **16-pump** station increases crash risk and late-night loitering.
- **Comparable facility issues:** Local Thorntons incidents prove the risk profile isn’t hypothetical.

## Standard 2 — Compatibility with adjacent land uses

- **Incompatibility evidence:** Daycare + park across from **16 fueling stations** and a convenience superstore is a land-use mismatch

## Standard 3 — Consistency with the Ordinance/Comprehensive Plan

- **Climate Ready Oak Park:** Deep GHG-reduction goals (2030/2050) conflict with adding a new fossil-fuel hub.
- **Traffic & neighborhood character:** 16 pumps + 48 spaces = continuous in-and-out flow at a constrained, crash-prone node (Harlem/I-290 ramps, Garfield, Maple).

## Standard 4 — Meets all special-use requirements

- **Need & saturation:** Multiple existing stations nearby; QuickTrip must show why a block-long travel-center scale is necessary.
- **Operations:** Press for details on overnight hours, on-site security, truck volumes, delivery staging, staff parking, and spillover onto residential streets.

## 6) What we do next — a resident roadmap to Sept 11 (and beyond)

### A) Before Sept 11 (now through Sept 10)

- **One voice, many speakers:** Pick **one lead spokesperson**; then 6–10 neighbors each cover **one standard-aligned topic** (traffic, safety, daycare/park proximity, climate conflict, operations/noise, redundancy, construction impacts).
- **Outreach & coalition:** Personally invite **Kiddie Academy** leadership/parents and Maple Park users to speak or submit letters.
- **Petition & letters:** Keep growing the **Change.org** petition; submit **written comments** and exhibits (photos, maps, videos) to **Village Planner Michael Bruce** for the record.
- **Evidence pack (bring/attach):**
  - Map of existing stations on/near Harlem; photo of BP south of site.
  - **ABC7 video & any police press releases** on the Thorntons incident (QR codes on handouts).
  - Kiddie Academy location confirmation & traffic counts around Garfield/Harlem/I-290.
- **Messaging discipline:** Use the exact ordinance language and tie each point to one of the four standards.

### B) Day of Hearing — Thu, Sept 11 (arrive by 6:15–6:30 pm)

- **Location:** Village Hall, **Room 201**; hearing starts **7:00 pm**. Sign in early to speak; stack speakers in a logical order; keep to **~2 minutes** each.
- **Open with the standards:** Lead speaker shows how the application fails Standards #1–#3 (health/safety, compatibility, plan consistency) and raises doubts on #4 (requirements unmet).
- **Hand the baton:** Each speaker covers one topic with a single, anchored fact (e.g., "Kiddie Academy is 1117 Garfield—directly across; 16 pumps create a safety/conflict zone for toddlers and school walkers.").
- **File exhibits:** Give the clerk printed copies/QRs of evidence (petition link, video, maps, photos) for the public record.

### C) After the Commission vote

- If they **recommend approval**, the fight shifts to the **Village Board**, where **4 of 6 trustees must vote NO** to stop it. Begin trustee outreach immediately with standard-based and community-impact arguments (plus an

equity frame for South Oak Park).

### 7) Core talking points (You can use these verbatim or add color as needed)

- **Health & Safety (Std #1):** “Placing a 16-pump, high-volume filling station across from a **daycare** and adjacent to a **neighborhood park** creates foreseeable risks—traffic conflicts, loitering, late-night incidents—**contrary** to public health, safety, and welfare.”
- **Compatibility (Std #2):** “This block-long convenience/gas super-site is **incompatible** with nearby residential streets, a daycare, and parkland; residents already flagged diesel/truck concerns on the existing roads (Garfield, Maple, Harlem) and car-wash noise across the street is a known quality-of-life issue.”
- **Plan Consistency (Std #3):** “**Climate Ready Oak Park** commits us to deep GHG cuts; approving a new fossil-fuel hub **undercuts the plan’s spirit and intent.**”
- **Requirements (Std #4):** “Applicant hasn’t demonstrated **need** given multiple nearby stations, including **BP, Shell & Citgo just south**; operational questions (security, deliveries, staff parking, construction impacts) remain open.”

### 8) South Oak Park equity lens

“South Oak Park—especially south of I-290—has been **neglected** in investment and quality-of-life amenities. We deserve **family-serving development**, not a block-long fuel depot that adds risk, noise, and traffic to our side of town. The special-use test asks for **no adverse impact** and **compatibility**. This proposal **fails both**. Please **vote NO.**”

### 9) Helpful reference

- **Process/standards:** From **Antonio’s Sept 3 email** (four standards; Board override requires **4 of 6 trustees**)

The Plan Commission is a recommending body, which means its job is to decide whether or not the QuikTrip application fits approved standards for special use. They can’t consider other factors. The Village Board, though, can make a political decision and consider other factors that are within the law. If the Plan Commission makes a positive recommendation to the Village Board, the Board has to vote the recommendation down by a 2/3s vote. Which means 4 of 6 Trustees would have to vote against it, otherwise it passes.

The approved standards the Plan Commission will use to decide yes or no on this application are in YELLOW below. I found this in [Section 14.2 of the Zoning Ordinance](#) and the Zoning Administrator confirmed.

**This is all to say that when we testify in front of the Plan Commission, we should try to emphasize why QuikTrip does NOT meet these standards. In my opinion, it's good to use the EXACT LANGUAGE in the Zoning Ordinance or the Comprehensive Plan when testifying. The [Comprehensive Plan is here](#), and has lots of rules about Land Use and Environmental Impact.**

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E. **Approval Standards** The listing of a use as a special use within a zoning district does not constitute an assurance or presumption that such special use will be approved. Rather, each special use must be evaluated on an individual basis, in relation to all applicable standards of this Ordinance. Such evaluation will determine whether approval of the special use is appropriate at the particular location and in

the particular manner proposed. The recommendation of the Zoning Board of Appeals\* and decision of the Village Board must make findings to support each of the following conclusions:

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.

\*(The reason this says "Zoning Board" is because that is the body that usually hears these application; if Zoning doesn't have a meeting to hear the application, it goes to the Plan Commission)

#### Quick send checklist

- ✔ Forward this email to your block/parent networks
- ✔ Add **calendar invite** for Sept 11, 6:15 pm arrival (sign-in, seat-save, coordinate). If you cannot attend Sept 11 -- TELL EVERYONE :)
- ✔ Bring **one printed page** with your remarks + **one exhibit** (map/photo/link QR).
- ✔ Share the **petition link** today and again the morning of the hearing.

See you **Thu, Sept 11 at 6:15 pm** at Village Hall, Room 201. Bring friends - we'll organize speakers at the door.

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Miran Barić



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**Re: ACTION: Sept 11 Plan Commission — Stop QuikTrip at the Mohr Site (Action Kit Inside)**

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From Catie Walsh Headtke <walsh.catie@gmail.com>

Date Wed 9/3/2025 6:01 PM

To Miran Baric <miranbaric@gmail.com>

Cc Alicia Kubista <ak@akubista.com>; Larocca, Mike <mike.larocca@amwins.com>; ckmopil <ckmopil@aol.com>; kapaluabob <kapaluabob@aol.com>; angele k <angele\_k@comcast.net>; Big DonG <big\_dong@comcast.net>; Diane Marston <cookiecamelot@comcast.net>; Diane Marston <dreamyjo@comcast.net>; Gill, Lisa <gill.l@comcast.net>; gmarston2@comcast.net <gmarston2@comcast.net>; SHELLEY D <lopsters@comcast.net>; M. Larocca <mlarocca1@comcast.net>; Richard Vignocchi <rvignocchi@comcast.net>; JOAN BURKHART <sanye@comcast.net>; Mary Larocca <mlarocca@compsych.com>; Clissold, Anna <avaughn@depaul.edu>; abaileye@gmail.com <abaileye@gmail.com>; Abby Barić <abbyw9@gmail.com>; Andrew Freer <andrew.s.freer@gmail.com>; Antonio.ramirez314@gmail.com <antonio.ramirez314@gmail.com>

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Miran this is amazing. It is so great to see everyone come together to protect our awesome community. Below is a Facebook post I created to try and consolidate this as much as possible to share across socials. I just posted in the block FB group as well, feel free to copy/paste or tweak as needed. Let's spread the word!!

### **URGENT: Stop the QuikTrip Gas Station Proposal**

QuikTrip wants to build a **16-pump gas station + 6,600 sq ft store + 48 parking spaces** on Mohr Concrete block (Harlem/Garfield). This is directly across from **Kiddie Academy daycare, Maple Park** and Brooks school routes.

Why it matters:

- **Health & Safety:** 16 pumps across from a daycare + park = crash risk, loitering, late-night activity.
- **Compatibility:** A super-station is NOT a fit with residential streets, childcare, and parkland.
- **Climate Conflict:** Oak Park's Climate Ready plan commits us to reduce emissions — a fossil fuel hub undermines that.
- **No Need:** BP, Shell & Citgo already serve Harlem Ave.

**Take Action Now:**

- **Sign & share the [petition](#)**
- **Show up & testify:** Quote the 4 approval standards (health/safety, compatibility, plan consistency, unmet need).

-  **Public Hearing:**

**Thursday, Sept 11 @ 7:00 pm**

Village Hall, Room 201 — arrive by 6:30 pm to sign in & speak.

- **Spread the word:** Share this with neighbors, block clubs, schools, and faith groups.

South Oak Park deserves family-serving investment — **not another mega-gas station.** Join us Thursday, 9/11 and help protect our neighborhood.

#OakPark #SouthOP #NoQuikTrip

[Petition · Oppose Zoning for QuikTrip Gas Station in Oak Park, IL - Oak Park, United States · Change.org](#)

On Wed, Sep 3, 2025 at 3:16 PM Miran Baric <[miranbaric@gmail.com](mailto:miranbaric@gmail.com)> wrote:

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Miran Barić



## Opposing the proposed gas station at Mohr Cement

From Tim Granholm <tgranholm@gmail.com>  
Date Wed 9/3/2025 9:28 PM  
To Bruce, Michael <mbruce@oak-park.us>

Caution! This message was sent from outside your organization.

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Hi, Michael.

I'd like to lend my voice to the many Oak Parkers lining up to oppose a gas station at 1141 Garfield Street / the Mohr Cement site. I support the sentiments outlined in the below letter.

Thank you,  
Tim Granholm

---

**Oak Park Plan Commission**  
123 Madison Street  
Oak Park, IL 60302

**RE: Opposition to PC 04-25 Special Use Permit for Proposed Gas Station at 1141 Garfield Street.**

Dear Members of the Oak Park Plan Commission,

I am writing to express my opposition to the proposed special use permit request to allow for the development of a gas station at 1141 Garfield Street. The development of a gas station at this location would not only negatively impact the surrounding residential community but also contradicts multiple goals, objectives, and guiding principles outlined in the Village's adopted planning policy — *Envision Oak Park*, the 2014 Comprehensive Plan.

### Conflict with the 2014 Master Plan

The site at Garfield and Harlem is identified in the 2014 Master Plan as *Housing Development Opportunity Site No. 19 (pg.62)*, with the vision for future redevelopment as *mixed-use and multi-family*, including ground-floor commercial uses near Harlem Avenue and residential development near Wisconsin Avenue. This plan explicitly notes the site's potential, dependent on a large-scale cleanup, to support higher-density, pedestrian-friendly redevelopment — not car-centric infrastructure like a gas station.

A gas station is wholly incompatible with the long-term vision for this site as adopted by the Village.

### Contradiction of Guiding Principles and Goals

The Village's adopted principles in the 2014 Master Plan prioritize *urban sustainability*, aiming to minimize the environmental impact of development and promote active, healthy lifestyles. The proposed gas station directly undermines these values.

Specific goals and objectives the project contradicts include:

- **Goal 4.4.1:** *Promote mixed-use development... to foster more compact, walkable, and vibrant neighborhoods. (pg. 53)*
  - A gas station is inherently car-centric and detracts from efforts to create a walkable, mixed-use environment.
- **Goal 4.1.2:** *Strengthen the community's urban fabric through context-sensitive infill development that is complementary to the scale and character of the surrounding residential neighborhoods. (pg. 47)*
  - A gas station at this location would fail to strengthen the community's fabric and character with the nearby residential neighborhoods.
- **Goal 4.1.4:** *Ensure adequate buffering from incompatible land uses. (pg. 48)*
  - Placing a gas station adjacent to homes and a daycare is a textbook example of incompatible land use, exposing residents to noise, pollution, and traffic.
- **Goal 4.3.1 & Goal 4.3.4:** *Promote a mix of local commercial land uses and encourage transit-oriented development (TOD). (pg. 51 & pg. 52)*

- The site is adjacent to multi-modal public transit options and therefore presents an ideal location for TOD. Introducing a gas station fails to leverage this transit asset and instead promotes additional vehicular dependency.
- **Goal 7.3.6: Encourage TOD with appropriate housing types and densities...** (pg. 106)
  - A gas station not only squanders the TOD opportunity but undermines housing potential on a designated opportunity site.
- **Goal 12.1.4: Ensure commercial area plans reflect the needs of both residents and businesses.** (pg. 174)
  - A commercial study for Harlem Avenue would demonstrate that an additional gas station would be unnecessary and redundant.

**Inconsistency with Climate Ready Oak Park**

In 2022, Oak Park adopted *Climate Ready Oak Park*, a comprehensive climate and sustainability plan that was adopted by the Village states that more than a quarter of Oak Park’s greenhouse gas emissions is due to conventional cars and trucks, making this the second largest driver of climate change in our community. A goal of the community is to reduce dependency on conventional car travel and to encourage community members to enjoy choosing public transportation or active options, like cycling, for local trips and daily commutes.

The construction of a new gas station fundamentally contradicts this commitment.

This would not just be a missed opportunity — it would be a step backward. Allowing new fossil fuel infrastructure on a designated opportunity site undermines Oak Park’s commitment to meeting its own climate goals.

**Oversaturation of Gas Stations**

There are six gas stations within a one-mile trip from the site on Harlem Avenue alone. This level of saturation raises the question: what community need is this project addressing that isn’t already met? Instead of redundant, environmentally regressive infrastructure, the site should be positioned to meet evolving community needs — including affordable housing, mixed-use retail, and transit-supportive development.

**Conclusion**

Approving a gas station at this site sends a message that Oak Park’s plans and policies are symbolic rather than actionable. It undermines community trust in planning processes and dismisses the aspirations laid out in the Village’s own Master Plan. I urge the Plan Commission to recommend denial of this special use permit request and instead advocate for redevelopment that aligns with Oak Park’s long-standing goals of sustainability, equity, and smart growth.

Thank you for your service to our community and your consideration.

Sincerely,

**Tim Granholm**

**732 S Euclid Ave., Oak Park, IL 60304**

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**FW: QuikTrip Permit Request for Mohr Site**

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**From** Failor, Craig <cfailor@oak-park.us>  
**Date** Wed 9/3/2025 8:35 AM  
**To** Bruce, Michael <mbruce@oak-park.us>

**From:** Catie Walsh <[walsh.catie@gmail.com](mailto:walsh.catie@gmail.com)>  
**Date:** September 2, 2025 at 5:46:11 PM CDT  
**To:** [board@xn--oakpark-706c.us](mailto:board@xn--oakpark-706c.us), [presidentscaman@xn--oakpark-706c.us](mailto:presidentscaman@xn--oakpark-706c.us), [clerkwaters@xn--oakpark-706c.us](mailto:clerkwaters@xn--oakpark-706c.us), President Scaman <[PresidentScaman@oak-park.us](mailto:PresidentScaman@oak-park.us)>, VOP Board <[board@oak-park.us](mailto:board@oak-park.us)>, Clerk Waters <[clerkwaters@oak-park.us](mailto:clerkwaters@oak-park.us)>  
**Subject: Re: QuikTrip Permit Request for Mohr Site**

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Ensuring everyone received this. We are all very concerned and frustrated that this is even an option in our community.

On Jul 29, 2025, at 8:58 AM, Catie Walsh Headtke <[walsh.catie@gmail.com](mailto:walsh.catie@gmail.com)> wrote:

Dear PresidentScaman and Members of the Board,

I am writing today to express my thoughts on the current application being considered by QuikTrip to create a large gas station at the Mohr property site. I am not sure I can express well enough in writing what a bad idea this is, but urge to you to deny this request as it does not align with our village values, will cause many safety and security issues for our residents. As a resident living steps from the proposed facility, I feel as though my families health and safety are being completely dismissed by considering this facility. It has always appeared that the Village favors the North side of 290 for development, but this seems like a slap in the face to put residents in our neighborhood in danger.

- Human Health Safety Concern- This would be located adjacent to a large daycare facility, public park and dog park. A 24 hour travel scale gas station would pose air exposure issues to many visiting the area, but certainly many living and working within blocks of the facility.
- Public Safety Concerns – We have plenty of examples of incidents that have occurred as gas facilities in the area close to the offramp of the

expressway. We already struggle with crime activity coming from 290 through our neighborhood, this would certainly not assist with continuing to improve that, it only welcomes more traffic into the area.

- Addition of Gas Stations – There is a station at Harlem on the North side of 290, with multiple at nearby expressway exits as well showing there is not a need for additional offerings.
- Oak Park Mission Alignment – This would not align with Climate Ready Oak Park plan to target a 60 % greenhouse-gas reduction by 2030 and net-zero by 2050.
- Home Value - studies show home values drop when sited near large gas stations
- Potential – What is the Village doing to court opportunities that align with our missions, do not negatively impact our living experience, and support generating more tax revenue? There are plenty of options for this site that would support this.

I urge you to reconsider and commit to growing our community the right, safe way so that residents of Oak Park can enjoy living in this area while feeling safe.

Catherine Headtke  
1019 Wisconsin Avenue, Oak Park  
773-558-9312

## Gas Station on old Mohr Site

From Melissa Reisor <mreisor@gmail.com>  
Date Tue 9/2/2025 2:08 PM  
To Bruce, Michael <mbruce@oak-park.us>

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### Oak Park Plan Commission

123 Madison Street  
Oak Park, IL 60302

### RE: Opposition to PC 04-25 Special Use Permit for Proposed Gas Station at 1141 Garfield Street.

Dear Members of the Oak Park Plan Commission,

I am writing to express my opposition to the proposed special use permit request to allow for the development of a gas station at 1141 Garfield Street. The development of a gas station at this location would not only negatively impact the surrounding residential community but also contradicts multiple goals, objectives, and guiding principles outlined in the Village's adopted planning policy —*Envision Oak Park*, the 2014 Comprehensive Plan.

#### Conflict with the 2014 Master Plan

The site at Garfield and Harlem is identified in the 2014 Master Plan as *Housing Development Opportunity Site No. 19* (pg.62), with the vision for future redevelopment as *mixed-use and multi-family*, including ground-floor commercial uses near Harlem Avenue and residential development near Wisconsin Avenue. This plan explicitly notes the site's potential, dependent on a large-scale cleanup, to support higher-density, pedestrian-friendly redevelopment — not car-centric infrastructure like a gas station.

A gas station is wholly incompatible with the long-term vision for this site as adopted by the Village.

#### Contradiction of Guiding Principles and Goals

The Village's adopted principles in the 2014 Master Plan prioritize *urban sustainability*, aiming to minimize the environmental impact of development and promote active, healthy lifestyles. The proposed gas station directly undermines these values.

Specific goals and objectives the project contradicts include:

- **Goal 4.4.1: Promote mixed-use development... to foster more compact, walkable, and vibrant neighborhoods.** (pg. 53)
  - A gas station is inherently car-centric and detracts from efforts to create a walkable, mixed-use environment.
- **Goal 4.1.2: Strengthen the community's urban fabric through context-sensitive infill development that is complementary to the scale and character of the surrounding residential neighborhoods.**
  - A gas station at this location would fail to strengthen the community's fabric and character with the nearby residential neighborhoods.
- **Goal 4.1.4: Ensure adequate buffering from incompatible land uses.** (pg. 48)
  - Placing a gas station adjacent to homes and a daycare is a textbook example of incompatible land use, exposing residents to noise, pollution, and traffic.
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  - A commercial study for Harlem Avenue would demonstrate that an additional gas station would be unnecessary and redundant.

#### Inconsistency with *Climate Ready Oak Park*

In 2022, Oak Park adopted *Climate Ready Oak Park*, a comprehensive climate and sustainability plan that was adopted by the Village states that more than a quarter of Oak Park's greenhouse gas emissions is due to conventional cars and trucks, making this the second largest driver of climate change in our community. A goal of the community is to reduce dependency on conventional car travel and to encourage community members to enjoy choosing public transportation or active options, like cycling, for local trips and daily commutes.

The construction of a new gas station fundamentally contradicts this commitment.

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#### Oversaturation of Gas Stations

There are six gas stations within a one-mile trip from the site on Harlem Avenue alone. This level of saturation raises the question: what community need is this project addressing that isn't already met? Instead of redundant, environmentally regressive infrastructure, the site should be positioned to meet evolving community needs — including affordable housing, mixed-use retail, and transit-supportive development.

#### Conclusion

Approving a gas station at this site sends a message that Oak Park's plans and policies are symbolic rather than actionable. It undermines community trust in planning processes and dismisses the aspirations laid out in the Village's own Master Plan. I urge the Plan Commission to recommend denial of this special use permit request and instead advocate for redevelopment that aligns with Oak Park's long-standing goals of sustainability, equity, and smart growth.

Thank you for your service to our community and your consideration.

Sincerely,  
Melissa Reisor

1030 S. Kenilworth, Oak Park, IL 60304

input on old Mohr site redevelopment

From Allison Lipsman <allison.lipsman@gmail.com>  
Date Tue 9/2/2025 11:47 AM  
To Bruce, Michael <mbruce@oak-park.us>

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Hi Mike,

I am a southwest Oak Park resident and want to share my opposition to the proposed gas station to be built at the old Mohr site at Garfield and Harlem.

I am writing in advance of the 9/11/2025 public hearing and hope this input will be considered and shared with the Commission members.

I am writing to express my **opposition to the proposed special use permit request to allow for the development of a gas station at 1141 Garfield Street**. The development of a gas station at this location would not only negatively impact the surrounding residential community but also contradicts multiple goals, objectives, and guiding principles outlined in the Village's adopted planning policy — *Envision Oak Park*, the 2014 Comprehensive Plan.

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Thank you for your time and consideration.

Best,  
Allison Lipsman  
1126 Clinton Ave., Oak Park

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**Opposition to PC 04-25 Special Use Permit for Proposed Gas Station at 1141 Garfield Street.**

---

**From** Matthew Bogue <matthew.bogue@gmail.com>

**Date** Tue 9/2/2025 9:37 AM

**To** Bruce, Michael <mbruce@oak-park.us>

 1 attachment (23 KB)

PC 04-25 - QT SUP-Opposition Letter (1).docx;

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Michael,

Our neighbor graciously put together the attached document demonstrating ample reasons the residents of south Oak Park are against a gas station on the old Mohr site. We appreciate it is an eye sore in the area but there are better solutions that serve the community instead of another gas station when multiple gas stations are located near by both south and north of 290.

Please consider the feedback of the residents and seek an alternative plan.

Thank you - Matt

--

Matt Bogue  
630-740-5008



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## Opposition to PC 04-25 Special Use Permit for Proposed Gas Station at 1141 Garfield Street

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From Megan Harper <meganaharper1@gmail.com>

Date Fri 8/29/2025 2:52 PM

To Bruce, Michael <mbruce@oak-park.us>

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### **Oak Park Plan Commission**

123 Madison Street  
Oak Park, IL 60302

### **RE: Opposition to PC 04-25 Special Use Permit for Proposed Gas Station at 1141 Garfield Street.**

Dear Members of the Oak Park Plan Commission,

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  - A gas station is inherently car-centric and detracts from efforts to create a walkable, mixed-use environment.

- **Goal 4.1.2:** *Strengthen the community’s urban fabric through context-sensitive infill development that is complementary to the scale and character of the surrounding residential neighborhoods. (pg. 47)*
  - A gas station at this location would fail to strengthen the community’s fabric and character with the nearby residential neighborhoods.
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### **Oversaturation of Gas Stations**

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### **Conclusion**

Approving a gas station at this site sends a message that Oak Park’s plans and policies are symbolic rather than actionable. It undermines community trust in planning processes and dismisses the aspirations laid out in the Village’s own Master Plan. I urge the Plan Commission to recommend denial of this special use permit request and instead advocate for

redevelopment that aligns with Oak Park's long-standing goals of sustainability, equity, and smart growth.

Thank you for your service to our community and your consideration.

Sincerely,

Megan Harper  
1021 S Kenilworth Ave





## QuikTrip

**From** Penny Murad <penpals1953@yahoo.com>  
**Date** Mon 9/1/2025 7:22 PM  
**To** Bruce, Michael <mbruce@oak-park.us>

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Dear Mr. Bruce,

We are writing to strongly object to the petition from QuikTrip for the space occupied by the now shuttered Mohr Concrete.

The reasons for this objection should be clear. There are three gas stations within 1/2 mile of the proposed site, including Thornton's, also 24 hours and the site of drug deals and an incident in 2023 involving the police. There is a day care facility directly across the street. There is the concern that trucks, etc. will clog the intersection. Last, but not least, the pollution of both air and noise would be unwelcome.

We are seriously hoping that the petition is turned down. There would be other venues that would be more acceptable.

Sincerely,

Penny and Sohail Murad  
1030 Wisconsin Avenue

Sent from my iPhone



---

**Fw: Ouik Trip Special Use Permit**

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**From** Bruce, Michael <mbruce@oak-park.us>

**Date** Wed 7/30/2025 9:25 AM

**To** Bruce, Michael <mbruce@oak-park.us>

**From:** Penelope Murad <penpals1953@yahoo.com>

**Sent:** Tuesday, July 29, 2025 4:43 PM

**To:** VOP Board <board@oak-park.us>; Clerk Waters <clerkwaters@oak-park.us>; President Scaman <PresidentScaman@oak-park.us>

**Subject:** Ouik Trip Special Use Permit

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Dear President Scaman and Members of the Board,

We have been residents on Wisconsin Avenue since 1986. We are writing to express **strong opposition to the special use permit for a large format gas station and convenience store at this site.**

First, there are three gas stations on Harlem Avenue within driving distance, including Thornton's, which is open 24 hours, and has been the site of safety hazards, including the incident on April 16, 2023, where an SUV flipped and nearly struck several pedestrians.

Second, if this permit is approved, this gas station/convenience store will be directly next to a new day care center, exposing young children to exhaust and safety concerns.

Third, the additional traffic, including trucks, would create a hazard for the neighborhood.

Surely, there must be some other alternatives to the installation of something that would not provide any clear benefit (but many disadvantages) to the neighborhood.

We implore you to deny this special use permit and consider other alternatives.

Sincerely,

Penny and Sohail Murad  
1030 Wisconsin Avenue, Oak Park



## Bruce, Michael

---

**From:** Megan Spillman <mgnspillmn@gmail.com>  
**Sent:** Friday, August 29, 2025 12:31 PM  
**To:** Bruce, Michael  
**Subject:** Feedback on notice of public hearing

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**Dear Michael,**

**I am a homeowner owner in south Oak Park with feedback on the notice of public hearing for the QuikTrip Corp. application. Please see below. If I should share this email with anyone else, please let me know.**

**Thank you so much.**

**Megan Spillman  
1046 S. Kenilworth, Unit 2**

**Oak Park Plan Commission  
123 Madison Street  
Oak Park, IL 60302**

**RE: Opposition to PC 04-25 Special Use Permit for Proposed Gas Station at 1141 Garfield Street.**

Dear Members of the Oak Park Plan Commission,

I am writing to express my opposition to the proposed special use permit request to allow for the development of a gas station at 1141 Garfield Street. The development of a gas station at this location would not only negatively impact the surrounding residential community but also contradicts multiple goals, objectives, and guiding principles outlined in the Village's adopted planning policy —*Envision Oak Park*, the 2014 Comprehensive Plan.

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A gas station is wholly incompatible with the long-term vision for this site as adopted by the Village.

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**Goal 4.1.2:** *Strengthen the community's urban fabric through context-sensitive infill development that is complementary to the scale and character of the surrounding residential neighborhoods. (pg. 47)*

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Thank you for your service to our community and your consideration.

Sincerely,

**[Your Name]**

**[Your Address]**



## **Oak Park Plan Commission**

123 Madison Street  
Oak Park, IL 60302

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- **Goal 4.3.1 & Goal 4.3.4:** *Promote a mix of local commercial land uses and encourage transit-oriented development (TOD). (pg. 51 & pg. 52)*
  - The site is adjacent to multi-modal public transit options and therefore presents an ideal location for TOD. Introducing a gas station fails to leverage this transit asset and instead promotes additional vehicular dependency.
- **Goal 7.3.6:** *Encourage TOD with appropriate housing types and densities... (pg. 106)*
  - A gas station not only squanders the TOD opportunity but undermines housing potential on a designated opportunity site.
- **Goal 12.1.4:** *Ensure commercial area plans reflect the needs of both residents and businesses. (pg. 174)*



- A commercial study for Harlem Avenue would demonstrate that an additional gas station would be unnecessary and redundant.

### **Inconsistency with *Climate Ready Oak Park***

In 2022, Oak Park adopted *Climate Ready Oak Park*, a comprehensive climate and sustainability plan that was adopted by the Village states that more than a quarter of Oak Park's greenhouse gas emissions is due to conventional cars and trucks, making this the second largest driver of climate change in our community. A goal of the community is to reduce dependency on conventional car travel and to encourage community members to enjoy choosing public transportation or active options, like cycling, for local trips and daily commutes.

The construction of a new gas station fundamentally contradicts this commitment.

This would not just be a missed opportunity — it would be a step backward. Allowing new fossil fuel infrastructure on a designated opportunity site undermines Oak Park's commitment to meeting its own climate goals.

### **Oversaturation of Gas Stations**

There are six gas stations within a one-mile trip from the site on Harlem Avenue alone. This level of saturation raises the question: what community need is this project addressing that isn't already met? Instead of redundant, environmentally regressive infrastructure, the site should be positioned to meet evolving community needs — including affordable housing, mixed-use retail, and transit-supportive development.

### **Conclusion**

Approving a gas station at this site sends a message that Oak Park's plans and policies are symbolic rather than actionable. It undermines community trust in planning processes and dismisses the aspirations laid out in the Village's own Master Plan. I urge the Plan Commission to recommend denial of this special use permit request and instead advocate for redevelopment that aligns with Oak Park's long-standing goals of sustainability, equity, and smart growth.

Thank you for your service to our community and your consideration.

Sincerely,

**Angela Schmeltekopf**

**1045 Garfield**

**Oak Park, IL 60304**





*please resend this message to the sender and delete it from your system without copying it or disclosing its contents to anyone.*

---

**From:** Maggie Brown <maggielbrownlcs@gmail.com>  
**Sent:** Monday, September 8, 2025 3:02 PM  
**To:** Clerk Waters <clerkwaters@oak-park.us>  
**Subject:** Opposition to Quik Trip

**Oak Park Plan Commission**  
123 Madison Street  
Oak Park, IL 60302

**RE: Opposition to PC 04-25 Special Use Permit for Proposed Gas Station at 1141 Garfield Street.**

Dear Members of the Oak Park Plan Commission,

I am writing to express my opposition to the proposed special use permit request to allow for the development of a gas station at 1141 Garfield Street. The development of a gas station at this location would not only negatively impact the surrounding residential community but also contradicts multiple goals, objectives, and guiding principles outlined in the Village's adopted planning policy — *Envision Oak Park*, the 2014 Comprehensive Plan.

#### **Conflict with the 2014 Master Plan**

The site at Garfield and Harlem is identified in the 2014 Master Plan as *Housing Development Opportunity Site No. 19* (pg.62), with the vision for future redevelopment as *mixed-use and multi-family*, including ground-floor commercial uses near Harlem Avenue and residential development near Wisconsin Avenue. This plan explicitly notes the site's potential, dependent on a large-scale cleanup, to support higher-density, pedestrian-friendly redevelopment — not car-centric infrastructure like a gas station.

A gas station is wholly incompatible with the long-term vision for this site as adopted by the Village.

#### **Contradiction of Guiding Principles and Goals**

The Village's adopted principles in the 2014 Master Plan prioritize *urban sustainability*, aiming to minimize the environmental impact of development and promote active, healthy lifestyles. The proposed gas station directly undermines these values.

Specific goals and objectives the project contradicts include:

- **Goal 4.4.1:** *Promote mixed-use development... to foster more compact, walkable, and vibrant neighborhoods. (pg. 53)*
  - A gas station is inherently car-centric and detracts from efforts to create a walkable, mixed-use environment.
- **Goal 4.1.2:** *Strengthen the community's urban fabric through context-sensitive infill development that is complementary to the scale and character of the surrounding residential neighborhoods. (pg. 47)*
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#### **Conclusion**

---

Re: PLAN COMMISSION: Opposition to Quik Trip

---

From msturino@gmail.com <msturino@gmail.com>

Date Mon 9/8/2025 10:50 PM

To Clerk Waters <clerkwaters@oak-park.us>

Cc Bruce, Michael <mbruce@oak-park.us>; Failor, Craig <cfailor@oak-park.us>; Bruce, Michael <mbruce@oak-park.us>; Failor, Craig <cfailor@oak-park.us>

Caution! This message was sent from outside your organization.

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Confirming receipt.

On Sep 8, 2025, at 10:36 PM, Clerk Waters <clerkwaters@oak-park.us> wrote:

Good evening,

The correspondence below is addressed to the Plan Commission. Please confirm receipt.

Thank you,

*Clerk Waters*

***Christina M. Waters (she/her/ella)***

***Elected Village Clerk | Office of the Village Clerk***

123 Madison Street Oak Park, IL 60302

C 708.548.2242 | O 708.358.5672 | E [clerkwaters@oak-park.us](mailto:clerkwaters@oak-park.us)

<Outlook-04u4kgsj.png>

*The Village Clerk is an elected office that supports civic engagement and community leadership within a collaborative Oak Park government.*

***OUR PURPOSE*** is to preserve the integrity of, and the public trust in, The Office of the Oak Park Village Clerk.

***OUR BUSINESS*** is to provide meticulous, accurate and professional fiscal and records management, and to facilitate public participation in open government.

***OUR VALUES*** are to provide gracious, diplomatic customer service with equity and accuracy.

*This message is confidential and is intended for the exclusive use of the individual or entity to which it is addressed. This message may also be privileged or protected by work product laws and regulations. If you have received it by mistake,*

Approving a gas station at this site sends a message that Oak Park's plans and policies are symbolic rather than actionable. It undermines community trust in planning processes and dismisses the aspirations laid out in the Village's own Master Plan. I urge the Plan Commission to recommend denial of this special use permit request and instead advocate for redevelopment that aligns with Oak Park's long-standing goals of sustainability, equity, and smart growth.

Thank you for your service to our community and your consideration.

Sincerely,

**Maggie Brown**

**1125 Wisconsin Ave**

**Oak Park, IL 60304**



## **Oak Park Plan Commission**

123 Madison Street  
Oak Park, IL 60302

### **RE: Opposition to PC 04-25 Special Use Permit for Proposed Gas Station at 1141 Garfield Street.**

Dear Members of the Oak Park Plan Commission,

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A gas station is wholly incompatible with the long-term vision for this site as adopted by the Village.

#### **Contradiction of Guiding Principles and Goals**

The Village's adopted principles in the 2014 Master Plan prioritize *urban sustainability*, aiming to minimize the environmental impact of development and promote active, healthy lifestyles. The proposed gas station directly undermines these values.

Specific goals and objectives the project contradicts include:

- **Goal 4.4.1:** *Promote mixed-use development... to foster more compact, walkable, and vibrant neighborhoods. (pg. 53)*
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Thank you for your service to our community and your consideration.

Sincerely,  
**Linda Carlson**

**1017 S. Kenilworth**

---

**Public comment for Sept 11 Oak Park Plan Commission meeting**

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From Alice Geglio <alice.geglio@gmail.com>

Date Wed 9/10/2025 8:50 PM

To Bruce, Michael <mbruce@oak-park.us>

Caution! This message was sent from outside your organization.

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Hello, I am unable to attend Thursday's meeting but would like to submit the following written comments for consideration.

### **Oak Park Plan Commission**

123 Madison Street

Oak Park, IL 60302

### **RE: Opposition to PC 04-25 Special Use Permit for Proposed Gas Station at 1141 Garfield Street.**

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### **Conclusion**

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dismisses the aspirations laid out in the Village's own Master Plan. I urge the Plan Commission to recommend denial of this special use permit request and instead advocate for redevelopment that aligns with Oak Park's long-standing goals of sustainability, equity, and smart growth.

Thank you for your service to our community and your consideration.

Sincerely,

Alice Gaglio

1029 Clinton Ave

Oak Park Il





## Public comment for Sept 11 plan commission meeting

From Nicole Chavas <mcnicole@gmail.com>  
Date Thu 9/4/2025 8:26 AM  
To Planning <Planning@oak-park.us>

Caution! This message was sent from outside your organization.

I'd like to express my opposition to the proposed Kwik Trip project and special use variation. This proposal runs directly counter to two of Oak Park's guiding commitments: Climate Ready Oak Park and Vision Zero.

A truck-stop style gas station with 48 parking spots would move us backward. It would lock in more fossil fuel use at the very moment we need to reduce greenhouse gas emissions, undermine our biodiversity goals, and encourage more car traffic rather than less.

Vision Zero calls for making Oak Park safer for walking and biking. This use would do the opposite: drawing drivers speeding down Harlem, pulling in only to gas up, and creating new risks for pedestrians and bicyclists.

Oak Park needs development that serves residents, strengthens our local economy, and helps address the housing affordability crisis. We should be welcoming homes and community-serving businesses that bring people here to live, work, and enjoy everything Oak Park offers —not a regional fueling station that benefits pass-through traffic.

For these reasons, I respectfully urge you to deny the special use request.

Thank you for your consideration.

Sincerely,  
Nicole Chavas  
Oak Park resident



Sarah Schaefer  
941 Clinton Avenue  
Oak Park IL 60304

September 8, 2026

### **Special Use Permit Application by QuikTrip**

Dear Village President Vicki Scaman:

As a resident of Oak Park in the South-West corner which contains the location for the proposed QuikTrip Special Use Permit Application (“Application”), I strongly oppose QuikTrip’s application for a Special Use Permit for a gas station at Harlem and Garfield. This proposal does not meet Oak Park’s Special Use zoning approval requirements of Article 14 of the Village of Oak Park Zoning Ordinance.

The Application would have substantial and unduly adverse impact on the neighborhood, endanger the public health, safety and welfare, is not compatible with adjacent properties, does not align with the spirit and intent of the ordinance, adopted land use policies, and the Comprehensive Plan, nor does it meet all applicable requirements for General Commercial zoning:

First, the site would be directly across from a day care and single-family homes on Maple Street. A fueling plaza with 16 pumps will expose children and residents to fumes, traffic hazards, and noise. This is fundamentally incompatible with safe residential and child-centered uses.

Second, the south edge of the property facing Lexington sits across from a public residential park, Maple Park. Our parks should be places of recreation and family safety, not overshadowed by gas station lighting, noise, fumes and traffic. Maple Park is already burdened with a gas station on its South end. Adding a fueling plaza with 16 pumps on the North side of Maple Park is not conform with Oak Park’s Comprehensive Plan and runs afoul of the spirit of the ordinance.

Third, traffic at Harlem and Garfield is already dangerous and congested. Adding 48 parking spaces and constant fueling traffic will make conditions worse, endangering pedestrians and cyclists. Its own Traffic Study in the Application (page 19 pf 50) projects a huge increase in traffic, which given the already congested area during peak traffic hours will likely spill into side streets of this residential neighborhood of Oak Park:

The full buildout of the Site is estimated to generate 122 new trips during the weekday AM peak hour (61 inbound and 61 outbound), 108 new trips during the weekday PM peak hour (54 inbound and 54 outbound), and 118 new trips during the Saturday peak hour (58 inbound and 60 outbound). Pass-by trips were included in the analysis and



account for 384 trips in the weekday AM peak hour (192 inbound and 192 outbound), 322 trips during the weekday PM peak hour (161 inbound and 161 outbound), and 358 trips during the Saturday peak hour (179 inbound and 179 outbound).

Finally, Oak Park's Comprehensive Plan calls for walkable, mixed-use development, not suburban-style gas plazas in sensitive downtown-adjacent areas. There are already multiple gas stations in and around Oak Park to serve drivers.

As demonstrated above, this Application fails the Village's Special Use standards: It is not compatible with adjacent properties (day care, single-residential family houses, residential park), it will have a substantial and unduly adverse impact on the neighborhood and endanger the public health, safety, and welfare (substantial increase in vehicular traffic throughout the neighborhood, increased noise, lights, exhaust fumes), and does not align with the spirit and intent of the ordinance, adopted land use policies, and the Comprehensive Plan by catering solely to the needs of the automotive. It thus fails all applicable requirements for granting a special use classification under the ordinance.

I respectfully urge you to deny the Application.

Thank you,

A handwritten signature in blue ink, appearing to read "Sarah Schaefer". The signature is fluid and cursive, with a long horizontal stroke at the end.

Sarah Schaefer



**CHICAGO OFFICE**  
5500 W. Madison  
CHICAGO, IL 60644  
773.750.0866 OFFICE  
773.786.0256 FAX  
repford@lashawnford.com



**CAPITOL OFFICE**  
239-E STRATTON BUILDING  
SPRINGFIELD, IL 62706  
217.782.5962 OFFICE  
217.557.4502 FAX

**La Shawn K. Ford**  
**State Representative**  
**8<sup>th</sup> District**

September 10, 2025

Oak Park Plan Commission  
123 Madison Street  
Oak Park, IL 60302

RE: Opposition to PC 04-25 – Special Use Permit for Proposed Gas Station at 1141 Garfield Street

Dear Members of the Oak Park Plan Commission,

I strongly oppose the proposed special use permit for a gas station at 1141 Garfield Street. This project directly conflicts with Oak Park's adopted planning policies, climate commitments, and the community's long-term interests.

**Conflict with Adopted Plans**

The 2014 Comprehensive Plan identifies this site as Housing Development Opportunity Site No. 19, intended for mixed-use and multi-family redevelopment. The Plan envisions pedestrian-friendly, transit-supportive uses — not car-centric fossil fuel infrastructure. A gas station is wholly incompatible with that vision.

**Contradiction of Goals and Principles**

The proposed gas station undermines key goals of the 2014 Plan, including:

- Goal 4.4.1: Promote mixed-use, compact, walkable neighborhoods.
- Goal 4.1.2 & 4.1.4: Strengthen community character and buffer incompatible uses.
- Goal 4.3.1 & 4.3.4: Encourage local commercial uses and transit-oriented development.
- Goal 7.3.6: Advance TOD housing opportunities.

Placing a gas station next to homes and a daycare is a textbook example of incompatible land use, exposing residents to noise, traffic, and pollution.

**Inconsistency with Climate Ready Oak Park**

Oak Park's 2022 Climate Plan acknowledges that over a quarter of the Village's greenhouse gas emissions come from cars and trucks. Approving new fossil fuel infrastructure at a prime TOD site would be a step backward — directly contradicting the Village's own climate goals.

**Oversaturation of Gas Stations**

There are already six gas stations within one mile on Harlem Avenue. This project serves no unmet community need. Instead, this site should advance housing, retail, and sustainable

growth opportunities consistent with Oak Park's adopted policies.

**Conclusion**

Approving this request would undermine the Village's credibility, climate commitments, and planning integrity. I urge the Commission to deny this permit and champion redevelopment

Sincerely,

A handwritten signature in black ink, appearing to read 'La Shawn K. Ford', with a stylized flourish at the end.

**La Shawn K. Ford**  
**State Representative-Eighth District**

Dear Village Board,

My name is Ruth and I'm eight years old. I

don't think it's a good idea to put a gas station at Maple Ave. Here are some reasons why:

1. It's bad for our health and it's bad for Mother Earth especially with global warming going on.

2. It's a very good spot in town, we could put a bookstore or plant shop there.

3. There is a park right near there. putting a gas station there would cause more traffic. kids could get hit! That is why I don't think we should put a gas station on Maple Ave.

Signed Ruth Tottleben.

