

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 Plat of Subdivision 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 plat of subdivision 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 grant the plat of subdivision for the Property to consolidate and subdivide Lots 1 through 12 of the Property, and the vacated alley into two lots of record associated with the Applicant’s proposed development.

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 – Plat of Subdivision.

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. To support the proposed Gas Station, the Applicant requests that the Village grant it a plat of subdivision to consolidate and subdivide Lots 1 through 12 of the Property, and the vacated alley into two lots of record associated with the Gas Station (“**Plat of Subdivision**”).

7. The Commission heard testimony regarding the Applicant’s request for the Plat of Subdivision at the Property.

Standards and Authority.

8. The following are standards and authority for approval of a Plat of Subdivision pursuant to Sections 23-1-1, 23-1-2(b), and 23-1-3 of the Code of the Village of Oak Park, as amended (**"Village Code"**):

1. Section 23-1-1: Certified Map or Plat to Be Recorded: Any person subdividing lands, blocks, lots or sublots, or any part thereof, located in the Village, shall make a map or plat of such subdivision, and before recording the same in the Recorder's office of Cook County, as provided by law, shall submit the same to the Director of Public Works and the Director of Community Development for their examination who, if they shall approve the same, shall so certify. The map or plat shall not be valid or effective as far as the interests of the Village are concerned until it shall have been approved by the Board of Trustees.
2. Section 23-1-2(b): Rules, Regulations, and Conditions: Any person subdividing lands, blocks, lots, sublots or parcels of land, or any part thereof, shall, in the plat thereof, comply with the following rules, regulations and conditions:
 - (a) Lots and Blocks. Lots and blocks shall be shown on the plat submitted and the required width of each lot for the respective use district shall be as set forth in the Zoning Ordinance of the Village.
3. Section 23-1-3: Prerequisites to Approval of Map or Plat: No plat, map or subdivision of any block, lot, subplot or part thereof, or any piece or parcel of land shall be approved by the Board of Trustees until the same shall be properly certified by a surveyor and acknowledged by the owner as provided by the general laws of this State; and until the owner shall make oath that he believes he is the owner in fee of the property described in the plat; and until the same shall have been approved by the Plan Commission, the Director of Community Development, and the Director of Public Works.

9. The Commission finds that that allowing the Plat of Subdivision at the Property does not satisfy the standards and authority pursuant to Sections 23-1-1, 23-1-2(b), and 23-1-3 of the Village Code.

10. The Commission finds that allowing the Plat of Subdivision at the Property is not appropriate and is inconsistent with the spirit and intent of the Village Code.

RECOMMENDATION

Pursuant to the authority vested in it by the statues 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.