

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 an Alley Vacation 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 an alley vacation 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 vacation of a 16-foot-wide Village alley bisecting 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 – Alley Vacation.

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 an alley vacation to vacate a 16-foot-wide Village alley bisecting the Property (“**Alley Vacation**”).

7. The Commission heard testimony regarding the Applicant’s request for the Alley Vacation at the Property.

Authority.

8. Pursuant to Section 22-11-1 of the Code of the Village of Oak Park, as amended, Section 11-91-1 et seq. of the Illinois Municipal Code, *65 ILCS 5/11-91-1 et seq.*, and the Village’s

home rule powers, the Alley Vacation may be approved if doing so serves the public's interest.

9. The Commission finds that allowing the Alley Vacation at the Property does serve the public interest.

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 APPROVED.

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