

# Memo

## Development Customer Services *Building a Better Community*

**To:** Michael Bruce, Zoning Administrator, Planning Division

**CC:** Tammie Grossman, Director, Development Customer Services  
Cam Davis, Assistant Director, Development Customer Services  
Paul Sturdivant, Supervisor, Parking & Mobility Services Division

**From:** Sean Keane, Manager, Parking & Mobility Services Division

**Date:** November 30, 2021

**Re:** **Parking Capacity at Holley Court Parking Structure**

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Pursuant to your inquiry regarding the proposed hotel use at 1140 Lake Street, I have reviewed the parking demand in Downtown Oak Park. As you are aware, the applicant intends to use the existing Holley Court parking structure for the proposed hotel, including employee and guest parking. Guests will be able to access the second floor of the proposed hotel via the existing pedestrian bridge accessed via the third floor of the parking structure.

The Holley Court parking structure has a total capacity of approximately 1,200 vehicles. The Village sells day, night and 24-hour permits for the parking structure to both residents and non-residents. The chart below summarizes the number of Holley Court permit holders for Q4 2021 compared to the same period in 2019 (pre-pandemic). The Village realized an approximate 25% decrease in permit sales between these two periods.

Holley Court Permits		
	Q4 2019	Q4 2021
Day Permit Holders	378	133
Night Permit Holders	20	10
24 Hour Permit Holders	368	434
<b>Total</b>	<b>766</b>	<b>577</b>

Daily (transient) parking at Holley Court is down 38% through 10/31/21, compared to the same period in 2019 (pre-pandemic). Attached to this memo is an analysis of daily parking revenue collections at the Holley Court parking structure between 2019 and present. Even prior to the pandemic, the garage was not at capacity. Generally, the garage has more vehicles parked in the daytime than in the evening. Furthermore, the Lake & Forest parking structure and a portion of the garages at The Emerson and Eleven33 are available for daily parking.

It is my understanding that the 68-unit hotel would require approximately 46 parking spaces. The Holley Court parking structure would be able to accommodate these additional vehicles and continue to have available spaces.

Please contact me at [skeane@oak-park.us](mailto:skeane@oak-park.us) or 708-358-5752 if you have any additional questions.

	2019	2020	2021
January	\$51,171	\$51,117	\$21,954
February	\$46,428	\$45,765	\$27,236
March	\$48,974	\$27,643	\$27,736
April	\$48,021	\$9,240	\$27,459
May	\$49,095	\$11,150	\$28,345
June	\$41,244	\$16,267	\$30,268
July	\$47,096	\$22,160	\$32,972
August	\$48,181	\$21,738	\$31,013
September	\$42,787	\$22,375	\$30,064
October	\$46,230	\$23,871	\$32,817
November	\$44,004	\$21,518	
December	\$40,638	\$22,703	
Total	\$553,869	\$295,547	\$289,864

2019 - 2020 Percentage Change

**-47%**

2019-2021 Percentage Change  
Through 10/31

**-38%**

2020 - 2021 Percentage Change  
Through 10/31

**15%**

### Holley Court Daily Parking Revenue 2019 - 2021 (Jan - Oct)

