

Bruce, Michael

From: Kirstin Wells <kirstin_wells@yahoo.com>
Sent: Monday, November 29, 2021 6:38 PM
To: Zoning
Subject: Dec. 1 Hearing on 1140 Lake Street

Follow Up Flag: Follow up
Flag Status: Flagged

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To the zoning board,

Thank you for considering my comment. As a resident of a building on Lake Street (condo owner) I fully support business development in our corridor and this development seems promising. However, development should be effective and responsible. The proposal as currently stated could negatively impact traffic flow on Lake near Harlem, which is already an issue. I would suggest requiring the hotel to have alternate plans for drop-off, so that hotel guest cars do not clog up Lake Street or pull into the alley north of Chipotle, which impacts residents of 1124 Lake. Also, a requirement that deliveries be made in an area that does not block Lake or the alley behind the building would be needed. In addition, it would be so nice if the Holiday Inn signage would be done with a Frank Lloyd Wright style (such as his signature lettering) to be in keeping with other signage around the area.

Sincerely,
Kirstin Wells
1124 Lake Street Unit 510
210-289-5060

Bruce, Michael

From: Todd Hewell <todd@toddhewell.com>
Sent: Wednesday, December 1, 2021 4:33 PM
To: Zoning
Subject: December 1 Zoning Meeting Regarding Holiday Inn Express: 17-07-119-014-0000

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Dear Zoning Board,

I am a residential owner of Unit 405 at 1124 Lake Street, Oak Park, IL 60301 in close proximity to the planned Holiday Inn Express.

As a residential condo building, we have had several ongoing issues related to traffic and traffic flow even before the addition of a hotel property. Below, please find concerns and possible remediation steps that can be taken to help mitigate issues.

- We have been having ongoing issues with people blocking/double parking in our private alley between 1120 Club and Chipotle building, this seems like it will become worse with individuals accessing the hotel lobby from Lake Street. The curb cutout in front of hotel building seems to be inadequate.
- Lake Street traffic, especially around Harlem is very congested, the hotel situation will make things worse.
- Require that the hotel have a 24/7 valet service to ensure no double parking on Lake Street or in our private drive.
- Ensure that Oak Park parking enforcement patrol and enforce no parking restrictions in the private alley and West/East alley between hotel building and parking garage.
- Limit times for deliveries to the hotel, including the ally entrances. Perhaps deliveries can be constrained to before 7:00 am and then 12:00-4:00, when people are not coming to and from work and the Fitness Formula Club is less trafficked. While a Holiday Inn Express will not have a full-service restaurant, there will certainly be many deliveries related to running the hotel (supplies, laundry, etc.).

Sincerely,

Todd Hewell IV
todd@toddhewell.com
1124 Lake Stret, Unit 405
Oak Park, IL 60301