

**Village Of Oak Park**  
**Transportation Commission Agenda Item**

<b>Item Title:</b> <b>Recommendation to Add Y7 Overnight On-Street Permit Parking and Remove Daytime Restrictions at 511 - 531 S Cuyler Avenue.</b>
Review Date: <u>October 12, 2021</u>
Prepared By: <u>Cintha Redkva, Parking Restrictions Coordinator</u>
<b>Abstract:</b>  Village Parking Lot 44, located at 301 Madison Street, will close effective January 1, 2022, pursuant to the Intergovernmental Agreement between the Park District and the Village. Lot 44 consists of 19 permitted parking spaces. 52% of current Lot 44 permit holders live in the 500 block of South Cuyler.  To mitigate this future parking loss, staff is requesting the Transportation Commission review the attached recommendation to add overnight on-street permit parking, as part of the Y7 Zone, on the west side of the 500 block of South Cuyler Avenue, between 511 and 531 S. Cuyler Avenue. This street frontage amounts to approximately eleven (11) parking spaces.  Furthermore, staff recommends removing the daytime restriction (2 hr parking, 9 a.m. – 5 p.m., Monday through Friday) on the west side of the 500 block of South Cuyler Avenue, between 511 and 531 S. Cuyler Avenue. This would allow permit holders to continue to park on the street during the day. Street cleaning restrictions would remain.
<b>Staff Recommendation(s):</b>  Approve the recommendations.
Supporting documentation attached.

Current Parking Restrictions

1021-1  
5.2  
1/1



## R-7 Zoning Near 500 Block of South Cuyler Avenue



<span style="color: red;">■</span>	DT-1: Downtown Central Sub-District
<span style="color: red;">■</span>	DT-2: Hemingway Sub-District
<span style="color: red;">■</span>	DT-3: Pleasant Sub-District
<span style="color: pink;">■</span>	GC: General Commercial District
<span style="color: blue;">■</span>	H: Hospital Zoning District
<span style="color: purple;">■</span>	HS: Harrison Street Zoning District
<span style="color: lightblue;">■</span>	I: Institutional Zoning District
<span style="color: brown;">■</span>	MS: Madison Street Zoning District
<span style="color: darkblue;">■</span>	NA: North Avenue Zoning District
<span style="color: pink;">■</span>	NC: Neighborhood Commercial Zoning District
<span style="color: green;">■</span>	OS: Open Space Zoning District

<span style="color: white;">■</span>	P-R: Right-Of-Way
<span style="color: yellow;">■</span>	R-1: Single-Family Residential District
<span style="color: orange;">■</span>	R-2: Single-Family Residential District
<span style="color: orange;">■</span>	R-3-35: Single-Family Residential District
<span style="color: brown;">■</span>	R-3-50: Single-Family Residential District
<span style="color: lightgreen;">■</span>	R-4: Single-Family Residential District
<span style="color: green;">■</span>	R-5: Two-Family Residential District
<span style="color: brown;">■</span>	R-6: Multi-Family Residential District
<span style="color: brown;">■</span>	R-7: Multi-Family Residential District
<span style="color: red;">■</span>	RR: Roosevelt Road Form-Based

## Multi - Family Buildings Zoned R-5 Near 500 Block of South Cuyler.



### **Two Multi-Family Buildings**

**504 - 508 = 30 Units.**

**511 - 521 = 43 Units.**

Current On-street and Lot Permits Near 500 Block of South Cuyler Avenue



**Current On-street and Lot Permit Availability Near 500 Block of South Cuyler Avenue**

Permit Name	Capacity	Active	Available		
Y7 - On Street	150	148	2		
104: Night + 24HR	6	6	0		
97: Night	4	1	3		
46G: Night	11	11	0		
46F: Night	3	2	1		
46E: 24HR	20	19	1		
46D: 24HR	18	18	0		
46C:Night	20	9	11		
107: Night	8	5	3		
45: Night	9	7	2		
48W:24 HR	8	6	2		
48E: Night	4	4	0		
44: 24HR	19	18	1		
5-Oct-21					
Total Parking Spaces:	280				
Available:	26				





The Village of Oak Park  
708.383.6400  
Village Hall  
Fax 708.383.6692  
123 Madison Street  
[www.oak-park.us](http://www.oak-park.us)  
Oak Park, Illinois 60302-4272  
[village@oak-park.us](mailto:village@oak-park.us)

October 1, 2021

**Re: Petition to Add Overnight Permit Parking, 511 – 531 S. Cuyler Avenue**

Dear Business Owner or Resident:

The Village of Oak Park is proposing to add permitted overnight parking on the west side of the 500 block of South Cuyler Avenue. Based upon an evaluation of the area and current Village policies governing the establishment of overnight on-street permit parking, the proposed area is eligible for overnight permit parking. If approved by the Transportation Commission and Village Board, approximately eleven (11) permit parking spaces will be added to the Y7 overnight on-street parking zone.

The Transportation Commission is scheduled to meet remotely at **7:00 PM on Tuesday, October 12, 2021** to review this matter. The meeting will be streamed live and archived online for on-demand viewing at [www.oak-park.us/commissiontv](http://www.oak-park.us/commissiontv) as well as cablecast on VOP-TV, which is available to Comcast subscribers on channel 6 and ATT Uverse subscribers on channel 99.

Oak Park Citizen Commissions welcome your statement to be read into the public record at a meeting. If you wish to provide any comments regarding the petition, you may submit your comments in writing to the undersigned by U.S. mail, by fax to (708) 434-1600, or by email at [transportation@oak-park.us](mailto:transportation@oak-park.us). All comments must be received by Friday, October 8, 2021 at 12:00 noon for inclusion in the Commission's agenda.

A copy of the Transportation Commission's agenda will be posted on the Village of Oak Park's website ([www.oak-park.us](http://www.oak-park.us)) on Tuesday, October 12 after 5:00PM for public review and inspection.

Respectfully,

**VILLAGE OF OAK PARK**  
Parking & Mobility Services Division

**From:** [REDACTED]  
**To:** [Redkva, Cinthya](#)  
**Subject:** Parking Area Designation  
**Date:** Wednesday, October 6, 2021 9:11:29 AM

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**From:** Efraín Dorado [REDACTED]  
**Sent:** Thursday, September 2, 2021 11:32 AM  
**To:** Parking Services <ParkingServices@oak-park.us>  
**Subject:** FW: Parking Area Designation

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Good Morning

I am writing this email as suggested by Doris in the Parking Department after our phone conversation yesterday morning.

This past month our 3 college age children moved in with us and they have their own vehicles but prior to them moving in I attempted to obtain permits and/or redesignate our block to allow for overnight parking. There were no available spots in any of the lots near my home back then and there still no availability, we are multiple waiting list. They have been utilizing the Passport App for overnight parking, but they are only allowed to purchase so many passes and then they are ticketed, relentlessly, every night they are not able to purchase an overnight pass. Between our three children they must have close to 20 tickets in the last two weeks which is simply ridiculous. There must be a better solution instead of simply just being told get an overnight pass or get a permit when that is not reality of what we are allowed to do. More options need to be made available in areas where there is increase number of apartment complexes.

A few months ago, when we moved into Oak Park, I sent the email below along with making several phone requests that went unanswered. I have since done a little more research and have complied the following information:

- Out of the 31 addresses listed on 500 S Cuyler Ave and South of the Madison Ave alley
  - 16 (51.61%) are multi-family
  - 15 (48.39%) are single family
- Out of the 72 living units on 500 S Cuyler Ave and South of the Madison Ave alley
  - 56 (77.78%) are apartment units
  - 12 (16.67%) are single family homes
- The East side of the block is Zoned as R-4: Single-Family Residential District
- The West side of the block is Zoned as R-5: Two-Family Residential District

I feel that based on the above information that over 50% of the housing is designated in a R-5 zone already we should be allowed to obtain parking permits for overnight parking on the West side of the block.



Thank You,  
Efrain Dorado



Sent from [Mail](#) for Windows

**From:** [Wendy Chancellor](#)  
**To:** [Transportation](#)  
**Subject:** Parking 511-531 S Cuyler  
**Date:** Thursday, October 7, 2021 8:11:20 PM

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<p><span style="background-color: #ffff00;"><strong><span style="font-family: 'Calibri',sans-serif; color: red;">WARNING</span></strong>- <span class="x-hidden-focus"><strong><span style="color: red;">EXTERNAL EMAIL:</span></strong></span> If unknown sender, <span style="color: red;">do not</span> click links/attachments. <span style="color: red;">Never</span> give out your user ID or password.</span></p>

Dear Oak Park Citizen commission,

I am the owner of [REDACTED] S Cuyler. I am opposed to permitted overnight parking. Currently and over the past few years we have watched our street become very congested with cars that are parked both throughout the day and overnight for extended periods of time. As it stands, we can no longer park in front of our own homes and our guests can not park in front of our home due to the congestion.

We are opposed to permit parking bc that will further impact clean up after we have raked our leaves and shoveled our snow. As it is, due to an overnight parked car in front of our house, we have issues with the inability of the village to clear our streets of that debris.

While we understand the need for permitted parking, this is not the solution. In our opinion, you will begin with 11 spots, then eventually you will add more. It's not a sustainable solution. Perhaps some of the empty buildings in the area could become a parking garage or a parking lot.

In addition, the parking congestion on our street can only hurt our home values and quality of life.

Sincerely,

Roger and Wendy Chancellor

[REDACTED] S Cuyler Ave.

Sent from my iPhone

**From:** [Ann Collins](#)  
**To:** [Transportation](#)  
**Subject:** Parking permits 511-531 S Cuyler Ave  
**Date:** Friday, October 8, 2021 9:22:28 AM

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Dear Oak Park Citizen Commission,

I live and own the property at [REDACTED] S Cuyler Ave. I have lived here since 1991. I am opposed to permitted overnight parking on the west side of Cuyler. In the last few years our street has been congested with, many times, up to 45 cars parking on the 500 block of Cuyler overnight. The village parking rules are rarely enforced. Some cars are parked for up to a week without being moved. And for some reason, probably non-enforcement, the weekends are parking free for all.

As residents, we do not receive Village services such as having regular street cleaning, having leaves pushed during the fall, and having the snow plowed curb to curb during the winter because of the number of cars parked on the streets overnight. We are also rarely able to park near our homes on the street.

Although there have been parking issues in Oak Park for years, I do not believe that the 11 overnight permitted parking spaces will solve the problems on the block. There will still be other cars parked on the street in addition to the permitted parking spots unless the village seriously enforces their own parking regulations both overnight AND on weekends. Perhaps any permitted parking spaces should be on the non-residential west side of the 600 block of Cuyler or the south side of Adams Street by Longfellow Park. Additionally, I feel the lack of services we receive and the congested parking on our block will have a negative impact on our property values.

Sincerely,  
Ann Collins  
[REDACTED] S Cuyler  
Oak Park

**From:** [kathleen blevins](#)  
**To:** [Transportation](#)  
**Subject:** Petition to Add Overnight Permit Parking, 511-531 S. Cuyler Ave  
**Date:** Thursday, October 7, 2021 9:38:44 PM

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We are Virgil and Kathleen Blevins at [REDACTED] S Cuyler Ave . We are the property owners of the 2 flat next door to the 36 unit on the left hand side of the building. Going South the rest of the building are 2flats and part of the Gunderson Historic District . We have tenants as well that need parking spaces for our renters along with our own convience of parking in front of our homes . We do have many visitors that complain of the parking situation now . Our street is already overcrowded and not serviced properly by the village . We lack in street cleaning , snow removal and maintenance. Our block is very crowded and chaotic with many people using our block for Madison St business CVS Pharmacy Julian Middle school and Longfellow on the other end . The alley behind CVS is a hazard and very unsafe with numerous parking and speeding violations . Please do not add to the big problems we endure as tax paying citizens that seem to always get ignored or dumped on for the convenience of those that do not live on the block . We do not want to give up that many spaces for permit parking . This is unfair to the property owners

**From:** [Abdulqadir Sutarwala](#)  
**To:** [Transportation](#)  
**Cc:** [Fowziah Shahmalak](#)  
**Subject:** Support for Y7 overnight parking zone expansion  
**Date:** Wednesday, October 6, 2021 8:13:16 AM

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Hello,

I am a resident of [REDACTED] Culyer Ave, Oak Park, and show my full support to expand the Y7 parking zone area to cover the West side of S Culyer Ave.

Parking is very restrictive in Oak Park and it only gets worse in the winters. In addition to this annoyance is the closure of Lot 44 which will leave a lot of residence in the area scrambling to find an Overnight parking spot.

Ideally, parking for any individual would be right below their apartment and not waking 5 mins to the nearest parking lot. Having such restrictive and scarcely available parking space forces many young working people like me out of Oak Park, which is not something I look forward to.

I look forward to quick approval of the parking zone.

Thank you,

**-Abdulqadir Z. Sutarwala**

**From:** [Wendy Chancellor](#)  
**To:** [Transportation](#)  
**Subject:** Board meeting 10/12/21  
**Date:** Tuesday, October 12, 2021 9:05:42 PM

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To whom it may concern,

With respect to your need to find parking spots for 19 cars on 500 block of S Cuyler, I'm disappointed that you did not share all public comment provided by the long term neighbors of the block. My letter was not read....

As predicted in my letter, the plan would begin with 11 spots and would proceed to the rest of the block. In providing permit parking to the entire west side, you have now moved every car that has been parking on both sides of the block over to the east side only. Not sure where they other cars will go. This plan essentially has resulted in even more spill over parking in the neighborhood. When my children and family visit and can not park in front of my home and probably not even on my block- you will hear from me. Please keep a tally.

I will be raking my leaves to the middle of the block when I am not able to form a pile in front of my home near the curb due to the cars parked there. I will send you an email each time so a tally can be kept on that impact too.

When I can't shovel my walk way to the street and when my home is not plowed due to a car-we will tally that as well.

Please pay attention to the impact this parking decision will make to our block and I urge you to work to find a long term permanent solution for rental property, that does not impede on the homeowners quality of life on their own block.

As one of many long term residents on this block-I speak for all of us when I say how disappointed we are in the discussion tonight with the board and the poor and hasty decision they made tonight. It was painful to listen to the uninformed and misinformed discussion that took place.

Wendy Chancellor



S Cuyler. Owner since 1996.

Sent from my iPhone



**From:** [Pedraza, Art \(MMA\)](#)  
**To:** [Transportation](#)  
**Subject:** Comment to be read aloud re: Petition to Add Overnight Permit Parking 511-531 S. Cuyler Ave  
**Date:** Saturday, October 9, 2021 12:32:21 AM

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Dear Transportation Committee.

My wife & I and three sons have been residents of this block for almost 25 years. We and many neighbors vehemently oppose adding overnight parking. Reasons why we oppose monthly permit parking on West side of 500 Cuyler Avenue are as follows:

- 11 spots will take up virtually the entire West side of the street from Madison to Adams (note the fire hydrant on the West side).
- Right now parking on the North of our street is extremely difficult to obtain.
  - As an alternative perhaps offer 5 spots but restrict it to the South side of the Street.
  - An even better alternative is to offer spots on Adams between Highland & Ridgeland.
  - Another great option offer permit parking around Longfellow Park.
- Snow removal is horrible on the North side of 500 Cuyler and will be much much worse. Seldom if ever has our has the North side of the street (both sides) ever been snowplowed. So often it is just a disaster especially after the 3<sup>rd</sup> or 4<sup>th</sup> snowfall.
- Same goes for leaf pickups. So often winter comes and we still have batches of frozen leaves on the North side of the street because cars were parked overnight when leaves were picked up. And incidentally on those nights when street cleaning or leaf pickup will occur where will all the cars park?
  
- 11 permits will raise additional revenue for the Village of Oak Park while it deeply harms the homeowners' property values. Our taxes are high enough please don't harm the value of our homes.
- 11 permits will benefit the owner of the apartment building by enabling him to charge more for rent. This is to the disadvantage of all homeowners on both sides of the street.
- 11 permits do not consider the interests of homeowners on both sides of the street.
  - Residents and temporary, non-monthly parkers will suffer
  - When you account for the 11 permits as well as the visitors, our block will be full 7 days/week.
  - Overnight permit parking should be enough
  
- When did we lift the overnight parking ban and make even half of 500 Cuyler eligible for monthly parking permit? I thought there was a ban on overnight parking? When did that change?

We have been here since 1997 and the overnight parking ban brings value to our block. Permitting even on one side of the street will completely destroy our ability to park. Parking on one side will reap the same harsh reality of parking on both sides. This will ruin our block!

- On a random night like tonight we have 14 cars parked on the North side of the street between 510 and 526 S. Cuyler (both sides). The half of the block South of 526 has only 2 cars. This is with no permits, imagine the congestion on both sides when you add 11 permitted cars.

I can tell you without a doubt the ability for residents to park near our homes and much less to have snow plowed, leaves picked up or streets cleaned will go away forever. Incidentally street cleaning is important to us just as it is to all residents of Oak Park. Trust me I know as I pick up garbage from the CVS or from fast food restaurants on Madison every week. Often I see visitors to our block emptying garbage from their cars or most recently an oil filter and container of used oil. Masks, CVS price tags, wrappers, bags, you name it.

Please do not allow permit parking (except limited call in overnight parking) anywhere on Cuyler street.

Thank you.

Art & Arlene Pedraza

██████ Cuyler Ave.

Oak Park, IL 60304

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**From:** [Alex Hatch](#)  
**To:** [Transportation](#)  
**Subject:** Overnight Permit Parking, 511-531 S Cuyler Ave  
**Date:** Sunday, October 10, 2021 4:44:35 PM

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I'm aware these comments are past the cutoff to be read, and give my apologies for that. I am a vehicle owner who lives at [REDACTED] S Cuyler Ave and would like to voice my whole hearted support for overnight parking allotments in this area. I encourage the Village to vote in favor of this proposal.

Sincerely,  
Alex Hatch

**From:** [Ann Collins](#)  
**To:** [Transportation](#)  
**Cc:** [VOP Board](#)  
**Subject:** Transportation Commission Virtual meeting 10/12/2021  
**Date:** Wednesday, October 13, 2021 3:59:39 PM

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To: Oak Park Citizen Commission

Last night I watched the virtual meeting regarding the Petition to Add Permit Parking, 511-531 S Cuyler Avenue. Even though the commission invited written comments, which " MUST be received by noon Friday, October 88, 2021", you allowed someone to appear by way of zoom who was in favor of the proposal. Two letters was read into the record, but my letter was not read nor were the letters of other longterm residents on the 500 block of S Cuyler Avenue. One male member did refer to one part of my letter stating concerns about "street cleaning, leaf pushing and snow plowing on the street from curb to curb." I would have preferred to appear by way of zoom but that was not an option in the mailing I received.

As someone who has lived on the block for 31 years it was frustrating to listen to members make assumptions that were absolutely incorrect. Although there "used to be" an overnight parking ban in Oak Park that is not what happens now. Each car/license plate now may have up to 15 nightly passes each month. Too many cars already park on both sides of Cuyler nightly. Maybe they have nightly passes or not because until the last three weeks or so, parking restrictions were NOT enforced. ( I am NOT talking about the relaxing of restrictions during COVID that was suggested during the meeting.) Now that you have voted to make 18 permitted spots on the west side of Cuyler, instead of the 11 in your letter, those people who do or do not get nightly passes currently will now HAVE to park on the East side of the street. (The side with single family residences.) And FYI parking lot 44 is currently still open. There are already too many cars parked overnight on this block.

Parking issues on the 500 block have been going on for years. And for some reason people think that overnight parking restrictions do not apply on the weekends. Street cleaning usually occurs around 11 to 12 at night on Sundays. The street sweeper just goes around all the parked cars on the street. (West and east sides.) Leaf pushing also happens Sunday night and goes around the parked cars. In the last couple of years, in addition to leaf pushing on Sundays, signs are posted on trees that there is leaf pushing on Tuesdays between certain hours but no tickets are given, the signs are ignored and the pushing just goes around the cars. Then we get to winter and snow issues. Currently many people think that it is ok to park on the street overnight whenever it snows. There are some rules that relate to snow parking on even number days on the even numbered side of the street and odd days on the odd numbered side of the street when snow is present. Now if there are permit parkers on the west side (or odd numbered side) all the other parkers will park on the east side. Again no clearing of snow curb to curb and it's just too bad for the single home owners on the east side of the street.

At the meeting it was stated that of the 19 spots lost when lot 44 closes, 52% of the cars are owned by persons who live on the 500 block of Cuyler. So why does this block have to accept all the burden? Why not just over 50%? Another misconception was that the Aamco business parks cars on Cuyler. Not true!

As far as enforcement goes, it is sporadic. The village makes the rules but the police department has to enforce the restrictions at night. If you call to complain before 2:30 AM, the police say there is not a violation until 2:30. Am I to get up at 2:35 to call the police and complain? You suggest this is temporary fix but I doubt that.

The 2 hour parking at least stops a few cars from parking all day and night in the same spot. In the

evening and on weekends, when there is no 2 hour restrictions, I can rarely even park near my home on either side of the street. I am very disappointed that you decided to go ahead with your plan, but then actually decided to extend the plan to the whole west side of the street.

Thanks for not considering the issues of the long time residents of the 500 S block of Cuyler and the impact on their property values.

Ann Collins

■ S Cuyler Ave