

Proposed 40 W Oak

Amy Viellieu <amy.viellieu@gmail.com>

Mon 11/16/2020 5:23 PM

To: Ward02 <Ward02@cityofchicago.org>

Cc: CPC <CPC@cityofchicago.org>

[Warning: External email]

Alderman Hopkins,

It is unclear why you have decided to ignore the concerns of the neighborhood residents around the 40 W Oak area and are moving ahead with an attempt to push through a zoning change. You present yourself as someone who considers the facts and in this instance you have ignored all of the following issues concerning the proposed development at 40 W Oak St.

- Inordinate amounts of traffic turning on 2-lane neighborhood streets.
- Added traffic congestion at the intersection of Oak St. and Dearborn St.
- Conflict with the Warren Barr ambulances continually double parked **and dropping off patients along Oak Street**
- Lack of consideration for the safety of the school children coming and going
- Concern over the oversized, bulk and height of the building which is out of scale with the neighborhood. The proposed building is 466' tall. The average height of a building in this neighborhood is approximately 280".

All of these items lead to NOT supporting this development. While I am not opposed to a significantly smaller density project, this is an unsafe project which will cause major traffic issues and potential accidents as well as be completely out of character for the neighborhood. I personally witness the double parked vehicles, the traffic issues when school is in session which is normally most of the calendar year as well as numerous neighborhood pedestrians walking their dogs to the park and/or school who already have to skirt heavy traffic at times of the day. Please do not move ahead with this attempt to change the zoning. This is not a sound plan from the developer.

Thank you,

Amy Viellieu

amy.viellieu@gmail.com

40 W. Oak

csam114326@aol.com <csam114326@aol.com>

Mon 11/16/2020 5:26 PM

To: CPC <CPC@cityofchicago.org>

[Warning: External email]

Dear Zoning Commission:

I am writing to express my opposition to the rezoning of the development proposed for 40 W. Oak Street. I believe that the building is out of scale with the rest of the neighborhood.

In addition, I feel the number of units and parking spaces will mean more congestion at what is already a very busy intersection (Oak and Dearborn). This intersection experiences gridlock during drop-off and pickup at the Ogden School. It is exacerbated by double parked ambulances and cars at Warren Barr Pavilion.

I urge you to have the developer scale back the proposed development to address these concerns.

Craig Samuels
30 W. Oak St., Apt. 4C
Chicago, IL 60610

CPC Application Number 20517 40 W Oak Street rezoning

David Woodhouse <d.woodhouse@woodtinarch.com>

Mon 11/16/2020 5:30 PM

To: CPC <CPC@cityofchicago.org>

[Warning: External email]

My wife and I are residents of 30 W Oak Street, across Dearborn Street from the proposed high-rise at 40 W Oak Street (CPC Application Number 20517). We are writing this message to express our opposition to the proposed rezoning of the property for the residential high-rise as currently designed. (We are not opposed to any further development of the property, only to the currently designed development.)

Our primary concerns are:

Inordinate amounts of traffic turning on 2-lane neighborhood streets,
Added traffic congestion at the intersection of Oak Street and Dearborn Street,
Conflict with the Warren Barr ambulances continually double parked and dropping off patients along Oak Street,
Lack of consideration for the safety of the school children coming and going,
Concern over the oversized bulk and height of the building which is out of scale with the neighborhood. The proposed building is 466' tall. The average height of a building in this neighborhood is approximately 280".

Our hope is that you will require the applicant to re-examine these critical issues and revise the current design to alleviate these problems. Thank you for your consideration of our concerns.

Marsha and David Woodhouse
30 W Oak Street 17A
Chicago, Illinois 60610
d.woodhouse@woodtinarch.com

40 West Oak

Jeffrey Glazer <jglazer@sdsu.edu>

Mon 11/16/2020 4:45 PM

To: CPC <CPC@cityofchicago.org>

[Warning: External email]

We are very concerned about the increased traffic and safety associated with the development of 40 West Oak. Have you talked to the parents and administrators of our beloved neighborhood school? The traffic is bad enough now during pick up and drop times (pre-Covid), please don't risk the lives of our children by allowing the current plan to go forward.

You've been doing a fantastic job managing the growth and development of the city. Don't blow this decision.

Jeff Glazer

Continuance of Nov 19 hearing 47 Oak Street.

outlook_9FAA4DDE4D8085AE@outlook.com <outlook_9FAA4DDE4D8085AE@outlook.com>

Fri 11/13/2020 6:15 PM

To: CPC <CPC@cityofchicago.org>

[Warning: External email]

The condo association at 30 W. Oak seeks a first time continuance to allow for their architect and planner to study the revised plan. They would like the matter continued to the following month. Please advise.

Ron Cope

Sent from [Mail](#) for Windows 10