



City of Chicago
Richard M. Daley, Mayor

Department of Planning and
Development

Arnold L. Randall
Commissioner

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April 16, 2008

Streeterville Organization of Active Residents
244 East Pearson Street, Suite 101
Chicago, IL 60611
Attn: Ms. Gail Spreen, President

RE: 465 North Park Drive (319 E Illinois) – Hanover Residential Development

Dear Ms. Spreen:

This letter is in response to your correspondence to Mayor Richard M. Daley received March 24, 2008. The Mayor has asked that I respond on his behalf.

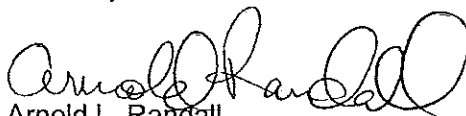
The Department of Planning and Development (DPD) appreciates SOAR's input regarding The Hanover Company's proposed residential development in PD 368. We understand the community preference for below-grade parking and have heard, and responded to, a number of similar concerns about the overall design of the proposed structure.

DPD agreed with the community from the start that a maximum effort be made by The Hanover Company to provide parking in a below-grade structure. After meeting with the development team on several occasions to encourage underground parking, including a meeting that took place after the petitions were delivered, we received the cost calculations for the below grade parking structure and were satisfied that this option was not feasible due to its extreme expense. The project revenues could not support this expense.

As you know, having discussed the proposed development with my staff, The Hanover Company submitted revised plans in early April with materials and design elements that have a more consistent appearance with the residential tower. PD 368 allows above ground parking when the finish and materials are similar to that of the habitable space above. To their credit, the development team also reduced the height of the parking garage by thirteen feet to 114'2" compared to their earliest plans (127'-2") and incorporated habitable space concealing the parking garage on the west side of the building. Because these revised designs meet the standards set forth in PD 368, DPD has agreed to proceed with approving the project.

If you have any additional questions, please contact the Near North Project Manager, Paul Zalmezak, at (312) 742-1807.

Sincerely,


Arnold L. Randall
Commissioner

cc: David Daskal
Ref. No. 08-00551712

