LASALLE HOTEL PROPERTIES
3 BETHESDA METRO CENTER, SUITE 1200
BETHESDA, MD 20814
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LASALLE HOTEL PROPERTIES

FAX

TO:	DAVID A. GANTT	FROM:	MICHAEL BARNELLO
FAX:	312-644-1831	PAGES:	(IC) 3
CC:	STEVEN SCHIFF, 214-572-8008 BOB DEMARKE, 312-329-0801 IAN GAUM	DATE:	10/25/2007
RE:	PROPOSED TENANCY – MARINA CITY		

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

PLEASE SEE THE ATTACHED LETTER.

LA SALLE HOTEL
PROPERTIES

October 25, 2007

Via Facsimile and Regular Mail

David A. Gantt
Property Manager
Marina Towers Condominium Association
300 North State Street
Chicago, IL 60610

Re: Proposed Tenancy – Marina City

Dear David,

We have discussed the concerns raised in your letter dated October 12, 2007 with Steve Schiff, President of Dick's Last Resort, ("DLR") and prepared the following response:

1. Noise:

The issue raised is noise in general and specifically as it concerns the garage doors with windows, which are not sound proof. We do not believe noise will be an issue. DLR intends to weather proof the doors in order to temper the outdoor temperature and this weather treatment will help buffer the sound emanating through the doors. The proximity of concrete walls and water at Marina City is similar to those at Ogden slip (though not exactly the same), where DLR has happily coexisted with neighbors directly across from their front door for years. DLR is obligated to meet all city codes and ordinances, including noise ordinances and conform to the standard of 55 decibels at the property line.

2. Security:

The concern is the restaurant entrance door is located next to the Concourse entrance on Dearborn Street, the common entrance for the residents and the Concourse Mall retailers, and this will create an unsafe situation for residents. While there is no other available location or option for the entrance to DLR due to the physical constraints of the space, we do not believe it will create an unsafe situation for residents. DLR has agreed to have security monitor the door, the residential lobbies are manned with security guards on a 24x7 basis, and the Concourse doors are locked (exit only) at 11:00 pm daily.

DLR has proposed an entrance to the restaurant from within the Concourse area as a convenience to its patrons that use valet parking, but also as a convenience to the tower residents. DLR is willing to eliminate this entrance, and make the door an "exit only" door, which is required by fire code,
assuming sufficient signage is permitted to direct customers to the Dearborn Street entrance. There may, however, be special occasions when the second entrance would be used as an entrance.

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3. Pollution:

The concern expressed has to do with how existing odors will impact DLR's guests. DLR does not believe this is an issue. DLR management will ensure that the outdoor dining area is both inviting and clean.

4. Architectural Integrity:

DLR agrees that the red brick on the façade is inconsistent with the building and a more suitable surface, in keeping with the current palate of materials and colors, is being considered. The Chicago Architectural Foundation has agreed to provide feedback once the design elements have been selected.

The proposed Dearborn Street sign is a standard vertical blade sign and is not expected to detract from the building appearance. Additionally, the size of the sign has been reduced from 29 feet to 16 feet in length.

The storefront that currently exists at Dearborn Street was installed by the prior Owner about six (6) years ago, replacing the boarded up façade left by the former occupant, also a restaurant. The existing storefront was never a part of Goldberg's original design. Moreover, DLR does not intend to materially alter the existing storefront.

We hope this adequately addresses all of your concerns. Please contact me with any questions.

Sincerely,

Michael Barnello
Chief Operating Officer
LaSalle Hotel Properties

cc: Steven Schiff, President, Dick's Last Resort
Bob DeMarke, Vice President, TransWestern
Ian Gaum, Vice President, LaSalle Hotel Properties