

Reclassification Of Area Shown On Map No. 2-G.
(Application No. 20245)
(Common Address: 1057 -- 1059 W. Taylor St.)

[O2019-8478]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B1-2 Neighborhood Shopping District symbols as shown on Map Number 2-G in the area bounded by:

West Taylor Street; South Carpenter Street; the public alley next south of and parallel to West Taylor Street; and a line 53.59 feet west of and parallel to South Carpenter Street,

to those of a B3-3 Community Shopping District.

SECTION 2. This ordinance takes effect after its passage and due publication.

Reclassification Of Area Shown On Map No. 3-F.
(As Amended)
(Application No. 20177)
(Common Address: 213 W. Schiller St.)

RBPD301,99

[SO2019-6839]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing all the Residential-Business Planned Development Number 301 District symbols and indications as shown on Map Number 3-F in the area bounded by:

West Schiller Street; North Wells Street; West Evergreen Avenue; and North Park Avenue,

to the designation of Residential-Business Planned Development Number 301, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development attached and made a part thereto and to no others.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

Residential-Business Planned Development No. 301, As Amended.

Plan Of Development Statements.

1. The area referred to herein as Residential-Business Planned Development Number 301, as amended, consists of property commonly known as 213 West Schiller Street, Chicago, Illinois (the "Property"). The Property consists of 137,969 square feet of net site area and is bounded on the north by West Schiller Street; on the east by North Wells Street; on the south by West Evergreen Avenue; and on the west by North North Park Avenue. The Applicant -- The Catherine Cook School, an Illinois not-for-profit corporation, has filed this application on its own behalf and with the consent of the Property Owners, Cobblestone Place Associates Limited Partnership, an Illinois limited partnership and Cobblestone Place Associates II Limited Partnership, an Illinois limited partnership.
2. The Applicant and his successors, assignees or grantees shall obtain all official reviews, approvals and permits required for the Property.
3. Any dedication or vacation of streets or alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the Applicant or his successors, assignees, or grantees, and approval by the City Council.
4. Within the area delineated herein as Residential-Business Planned Development, the following uses shall be permitted: dwelling units, accessory health and swimming pool facilities, accessory off-street parking, business, commercial, retail, school (classrooms, offices, studios), incidental and accessory uses, related service and other uses permitted in a B3 Community Shopping District (except that otherwise applicable restrictions marked by an asterisk in the Zoning Ordinance shall not apply). There will be a maximum of three hundred and fifteen dwelling units permitted. There will be a maximum of 71,000 square feet of commercial space permitted. Dwelling units may be located on the first floor.
5. Business and business identification signs may be permitted within the area delineated herein as Residential-Business Planned Development, subject to the review and approval of the Commissioners of the Department of Planning and of the Department of Inspectional Services.
6. Off-street parking and loading for the Property will be provided in conformity with this plan of development.
7. The information in the attached plan of development sets forth data concerning the generalized land-use plan of the area delineated herein as Residential-Business Planned Development, and illustrates that the rehabilitation of the existing improvements and any additional improvements will be in accordance with the intent and purposes of this plan of development.
8. The plan of development attached hereto shall be subject to the *Rules, Regulations and Procedures in Relation to Planned Developments as promulgated by the Commissioner of the Department of Planning.

- 9. This planned development shall be governed by Section 17-13-0612. Should this planned development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to that of the original Residential-Business Planned Development Number 301 (dated July 27, 1983).

[Existing Land-Use Map; Boundary and Property Line Map; Mixed Occupancy Plan Detail; North and East Building Elevations; Existing Demolition Plan; First Floor Plan; and First Floor Reflected Ceiling Plan referred to in these Plan of Development Statements printed on pages 12400 through 12407 of this *Journal*.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Residential-Business Planned Development No. 301, As Amended.

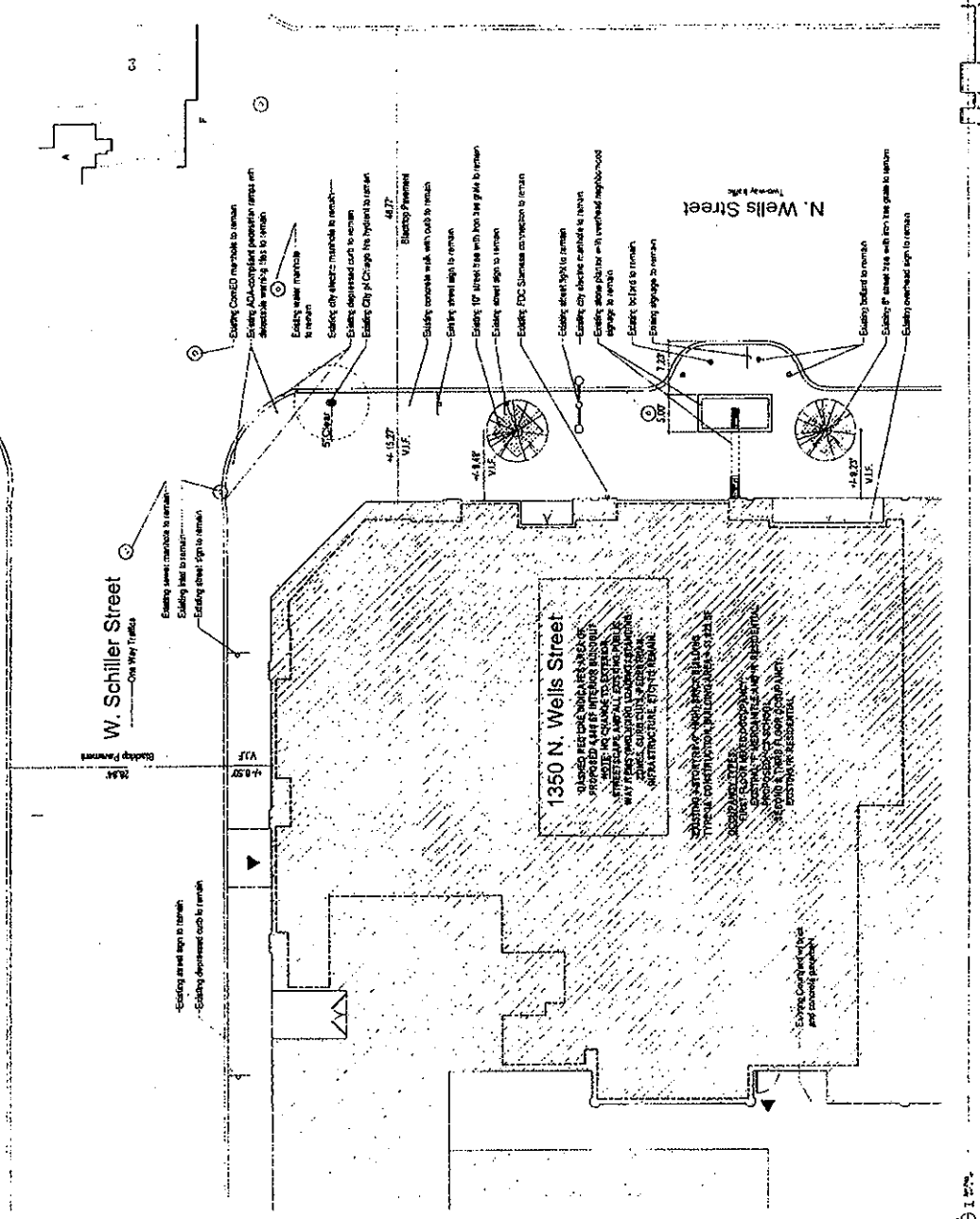
Bulk Regulations And Data Table.

Common Address:	213 West Schiller Street
Gross Site Area:	188,985 square feet
Area in Public Right-of-Way:	51,016 square feet
Net Site Area:	137,969 square feet
Maximum Floor Area Ratio:	2.5 FAR
Maximum Number of Dwelling Units:	315 dwelling units
Minimum Vehicular Off-Street Parking:	182 spaces
Minimum Bicycle Parking:	Not applicable
Minimum Off-Street Loading:	2 spaces (10 feet by 25 feet)
Setbacks from Property Line:	In substantial compliance with the attached Site Plan/Survey
Maximum Building Height:	82 feet, 0 inches

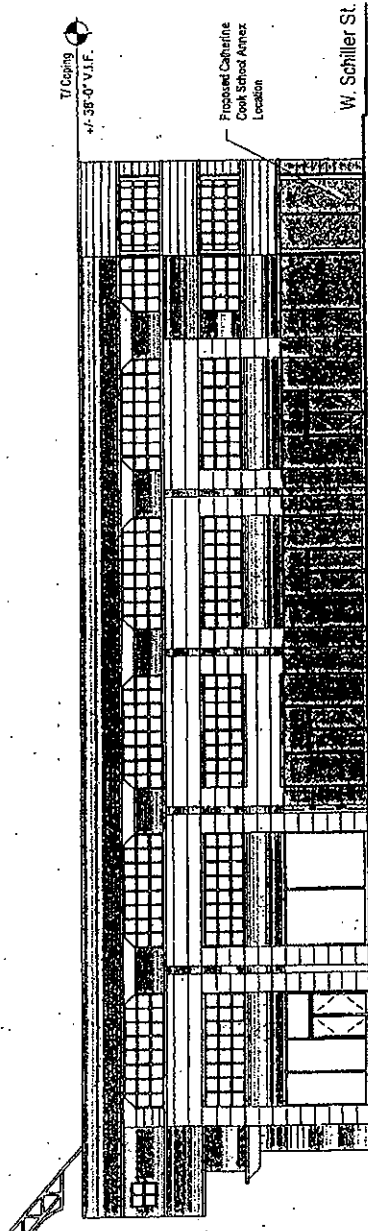
Final for Publication

PRELIMINARY NOT FOR CONSTRUCTION

MIXED OCCUPANCY PLAN DETAIL



Final for Publication



1 East (Wells Street) Building Elevation
1/16" = 1'-0"

SHEET NO
A03

PRINT DATE
6/22/2019 11:58:23 AM

SHEET NAME
Building Elevation, East

PROJECT NAME
CCS Annex - Cobble Square
Chicago, IL

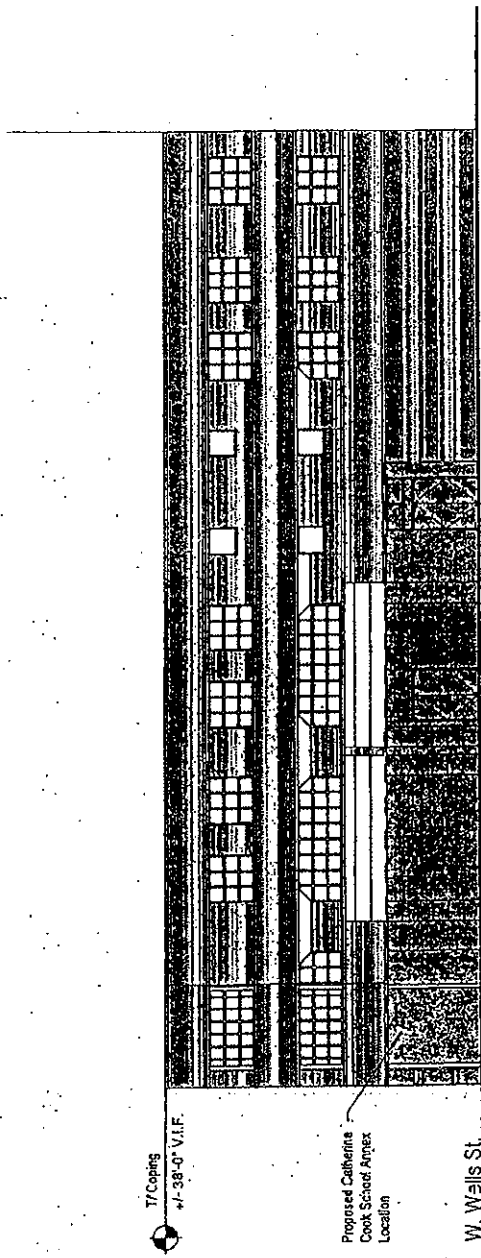
OWNER
Catherine Cook School

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FILORAMO TALSMA
ARCHITECTURE

170 N ELSTON AVE #208
CHICAGO ILLINOIS 60642
NORT@TALSMA.COM

Final for Publication



1 North (Schiller Street) Building Elevation
1/16" = 1'-0"

SHEET NO
A04

PROJECT DATE
8/29/2019 11:58:25 AM

SHEET NAME
Building Elevation, North

PROJECT NAME
CCS Annex - Cobbler Square
Chicago, IL

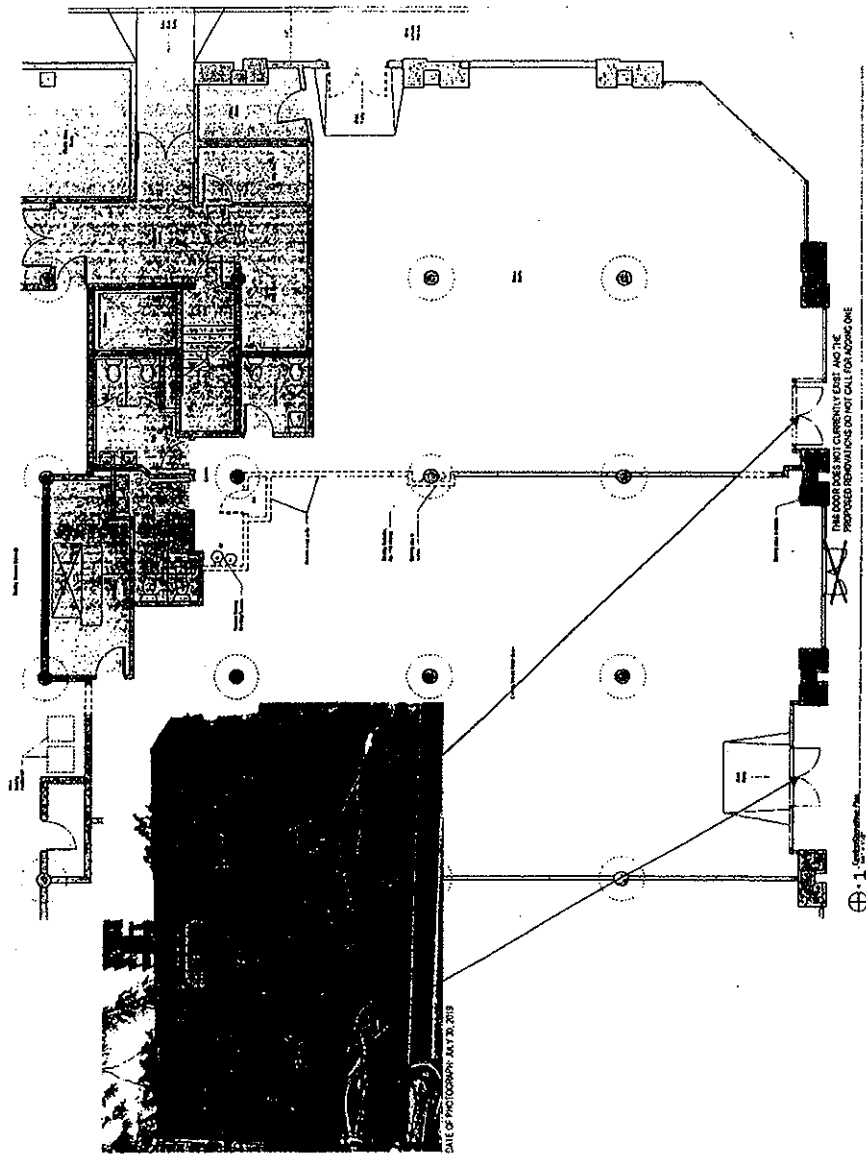
OWNER
Catherine Cook School

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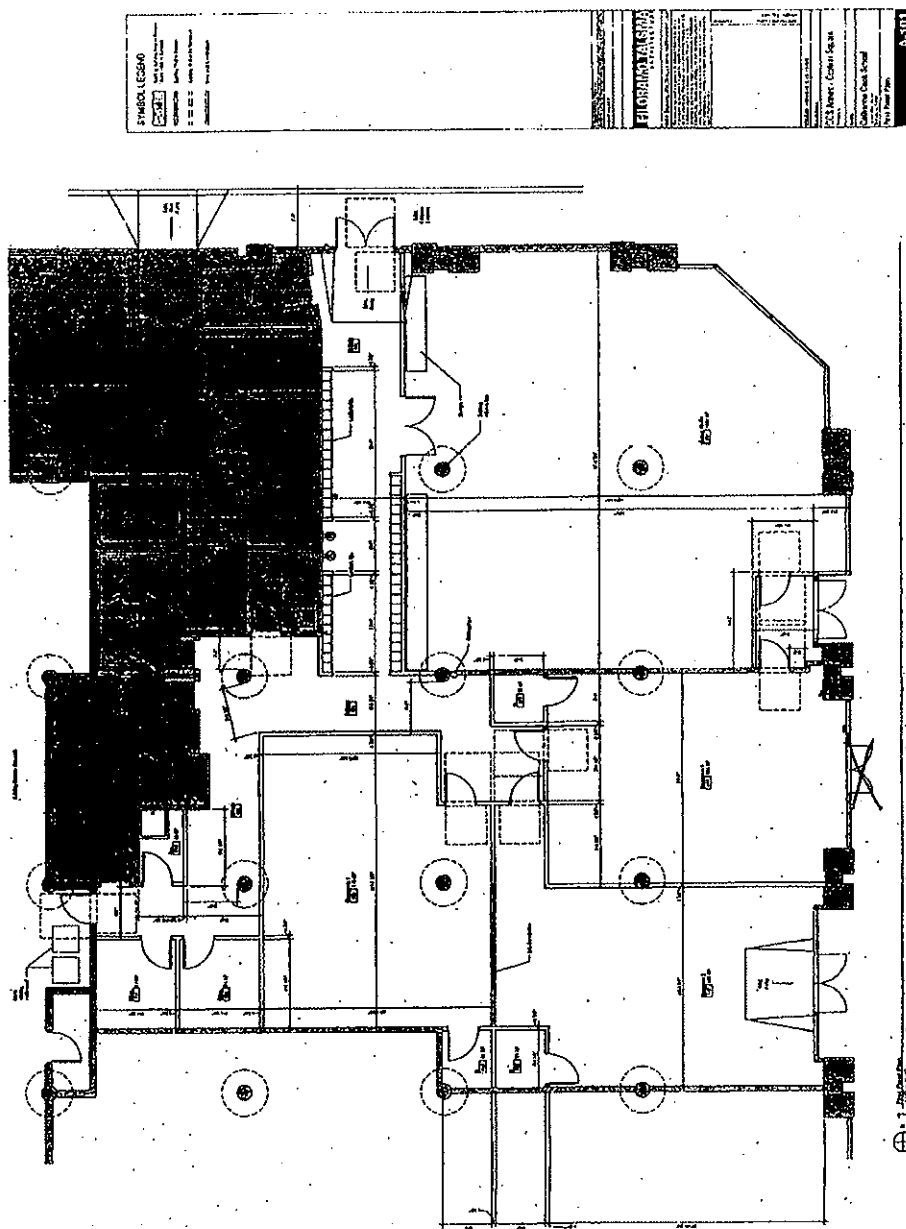
FILORAMO TALSMA
ARCHITECTURE

1765 N GUSTAV AVE #225
CHICAGO ILLINOIS 60642
PH: 312.467.1000

SYNOPSIS
Final for Publication
REVISION HISTORY
DATE OF PHOTOGRAPH: JAN 18, 2019
AD-103



Final for Publication



Reclassification Of Area Shown On Map No. 4-F.
(Application No. 20255T1)
(Common Address: 2117 -- 2119 S. Halsted St.)

[O2019-8488]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map Number 4-F in the area bounded by:

a line 50 feet north of and parallel to West 21st Place; the alley next east of and parallel to South Halsted Street; West 21st Place; and South Halsted Street,

to those of a B3-3 Community Shopping District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

FINAL FOR PUBLICATION

**NARRATIVE AND PLANS
FOR THE PROPOSED TYPE 1 REZONING**

AT
2119 S. Halsted, Chicago, IL
11th Ward

The Applicant intends to change the zoning from the existing M1-2 to B3-3 to maintain and legalize the use of the property, to continue the operation of the existing business/restaurant with accessory liquor and with 8 dwelling units. This establishment is described as:

ZONING: B3-3

LOT AREA: 5000 square feet

MINIMUM LOT AREA PER DWELLING UNIT: 625 Square Feet

FLOOR AREA RATIO: 3.0

BUILDING AREA: 9804 square feet

OFF-STREET PARKING: 3 parking spots

FRONT SETBACK: 0 feet 0 inches

REAR SETBACK: 0 feet 0 inches

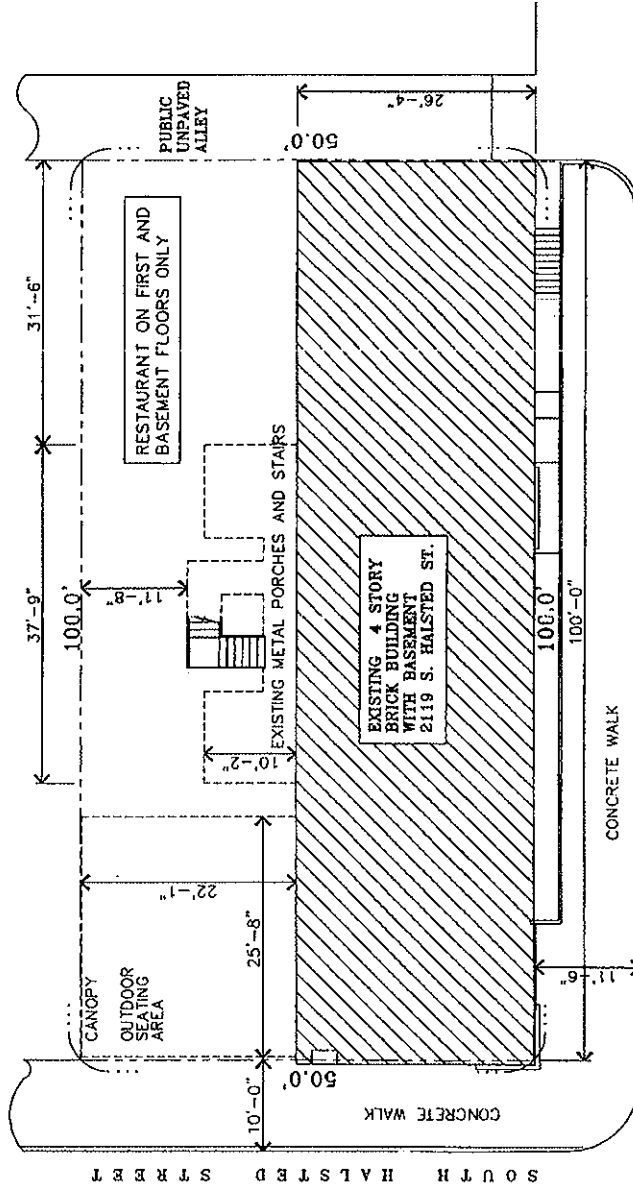
SIDE SETBACK: 0 feet 0 feet on each side

BUILDING HEIGHT: 40 feet

Attachments included.

[Site Plan; North, South, East and West Building Elevations; and First Floor
Occupancy Plan referred to in this Proposed Type 1 Rezoning
Analysis printed on pages 12410 through
12412 of this *Journal*.]

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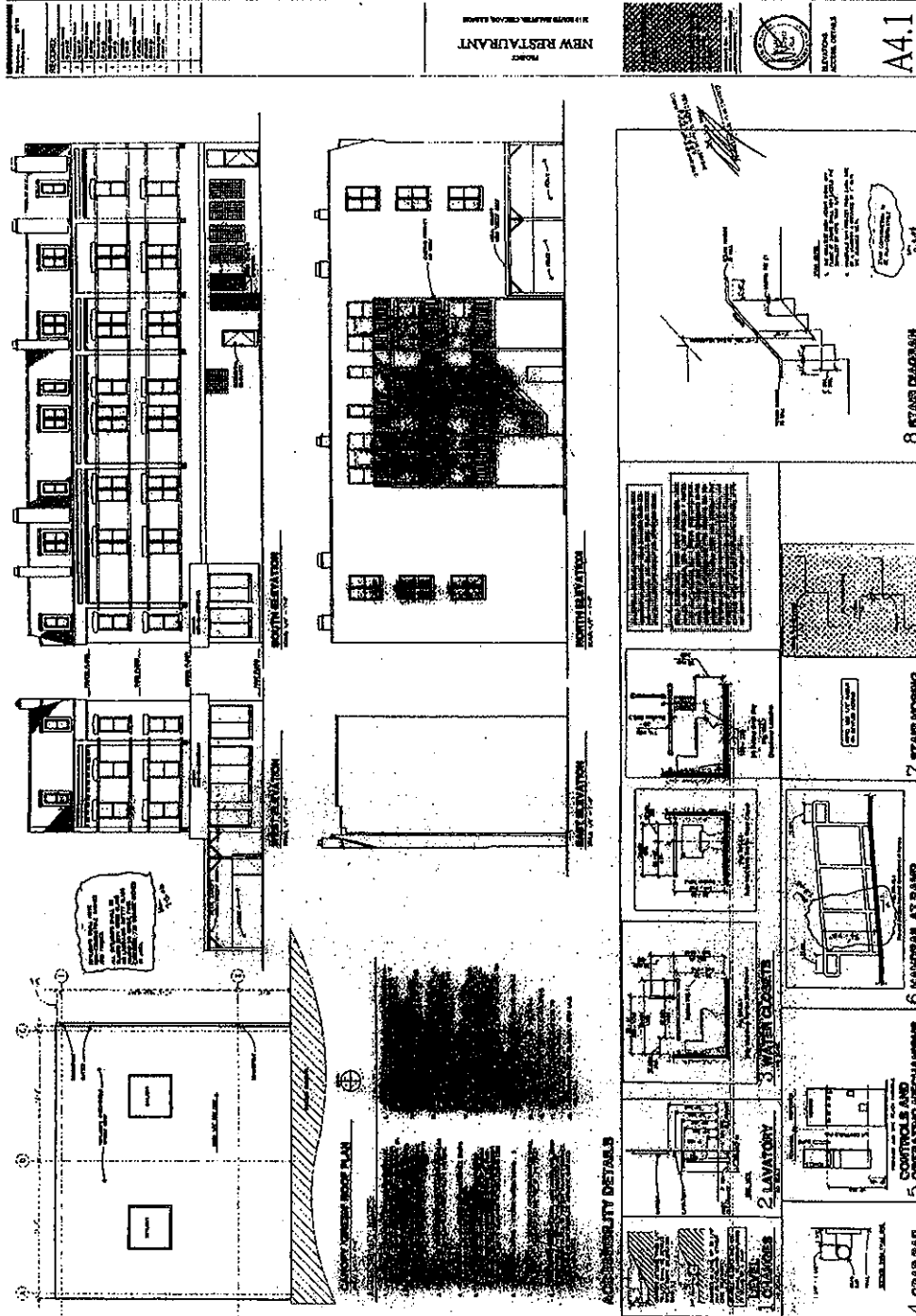


WEST 21st PLACE

SITE PLAN

SCALE: 1/16" = 1'-0"

FINAL FOR PUBLICATION



PROJECT: NEW RESTAURANT
DATE: 12/18/2019



A4.1

[Planned Development printed on pages 1005 through 1013 of this Journal.]

301

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 3-J.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B3-2 General Retail District symbols and indications as shown on Map No. 3-J in the area bounded by

W. North Avenue; N. Springfield Avenue; the alley next south of W. North Avenue; and a line 96 feet west of N. Springfield Avenue,

to those of an R4 General Residence District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and publication.

Reclassification of Area Shown on Map No. 3-J.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications as shown on Map No. 3-J in the area bounded by,

W. Evergreen Avenue; N. Spaulding Avenue; the alley next south of W. Evergreen Avenue; and a line 25.45 feet west of S. Spaulding Avenue,

to those of a B2-2 Restricted Retail District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification of Area Shown on Map No. 5-H
(As Amended).*

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District symbols and indications as shown on Map No. 5-H in the area bounded by;

the alley next south of the south line of the C.M.St.P. & P. R.R. right-of-way; N. Paulina Avenue; a line 250.53 feet south of the alley next south of the south line of the C.M. St.P. & P. R.R. right-of-way; and the alley next west of N. Paulina Avenue,

to the designation of a Residential Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

(Continued on page 1014)

COOK COUNTY LAW LIBRARY

9555

PD # 301

PLAN OF DEVELOPMENT
RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT

STATEMENTS

1. The area referred to herein as Residential-Business Planned Development consists of property commonly known as 213 West Schiller Street, Chicago, Illinois (the "Property"). The Property consists of 137,969 square feet of net site area, and is bounded on the north by West Schiller Street; on the east by North Wells Street; on the south by West Evergreen Avenue; and on the west by North North Park Avenue. The Applicant is a beneficial owner of the Property.

2. The Applicant and his successors, assignees or grantees shall obtain all official reviews, approvals and permits required for the Property.

APPLICANT: Cobble Square Investors
Two North Riverside Plaza
Chicago, Illinois

DATED: January 27, 1983

3. Any dedication or vacation of streets or alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the Applicant or his successors, assignees, or grantees, and approval by the City Council.

4. Within the area delineated herein as Residential-Business Planned Development, the following uses shall be permitted: dwelling units, accessory health and swimming pool facilities, accessory off-street parking, business, commercial, retail, related service and other uses permitted in a B4 Restricted Service District (except that otherwise applicable restrictions marked by an asterisk in the Zoning Ordinance shall not apply). There will be a maximum of three hundred and fifteen dwelling units permitted. There will be a maximum of 71,000 square feet of commercial space permitted. Dwelling units may be located on the first floor.

5. Business and business identification signs may be permitted within the area delineated herein as Residential-Business Planned Development, subject to the review and approval of the Commissioners of the Department of Planning and of the Department of Inspectional Services.

APPLICANT: Cobble Square Investors
Two North Riverside Plaza
Chicago, Illinois

DATED: January 27, 1983

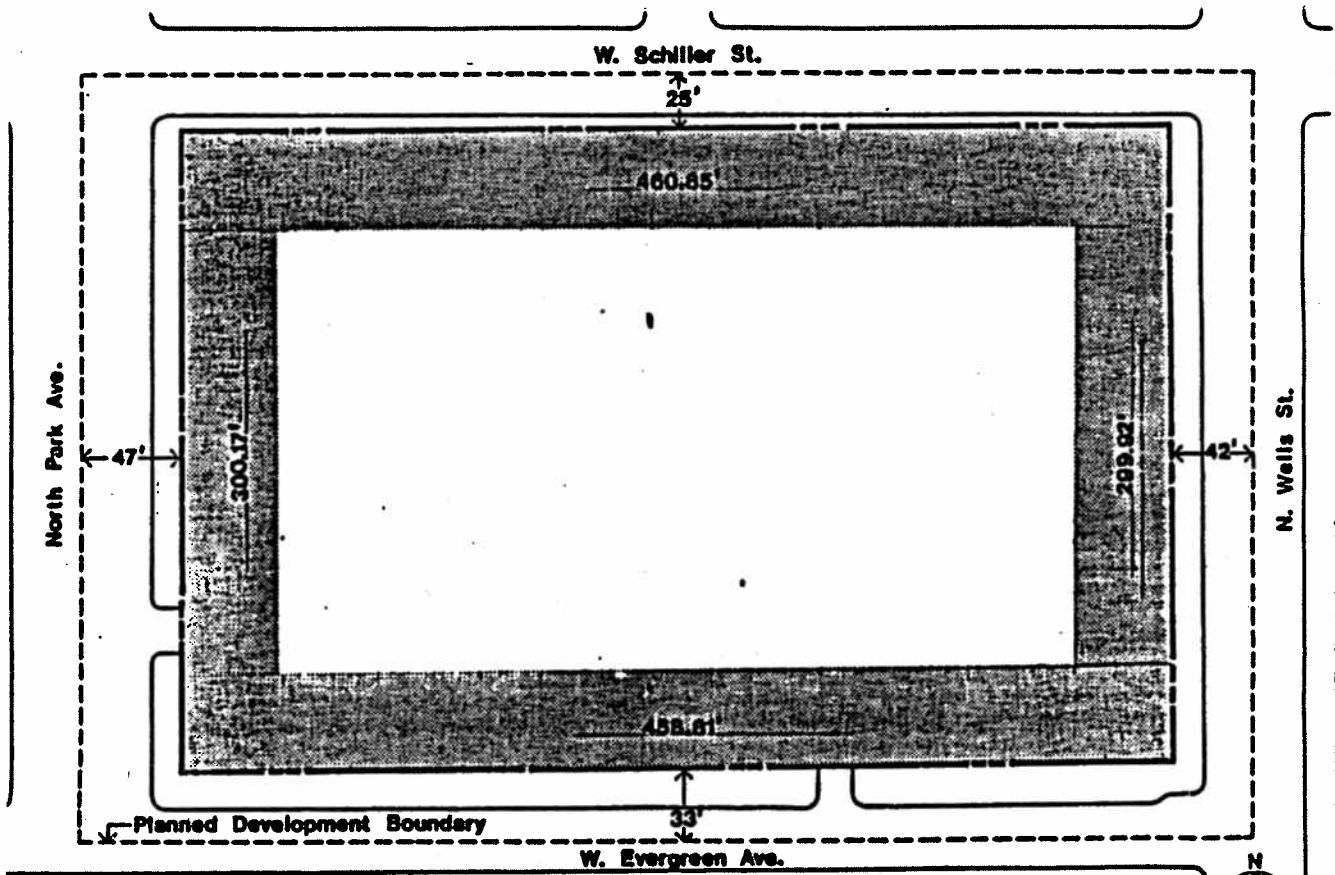
6. Off-street parking and loading for the Property will be provided in conformity with this Plan of Development.

7. The information in the attached Plan of Development sets forth data concerning the generalized land use plan of the area delineated herein as Residential-Business Planned Development, and illustrates that the rehabilitation of the existing improvements and any additional improvements will be in accordance with the intent and purposes of this Plan of Development.

8. The Plan of Development attached hereto shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments" as promulgated by the Commissioner of the Department of Planning.

APPLICANT: Cobble Square Investors
Two North Riverside Plaza
Chicago, Illinois

DATED: January 27, 1983



PLANNED DEVELOPMENT - COBBLESQUARE PLACE

PROPERTY LINE MAP

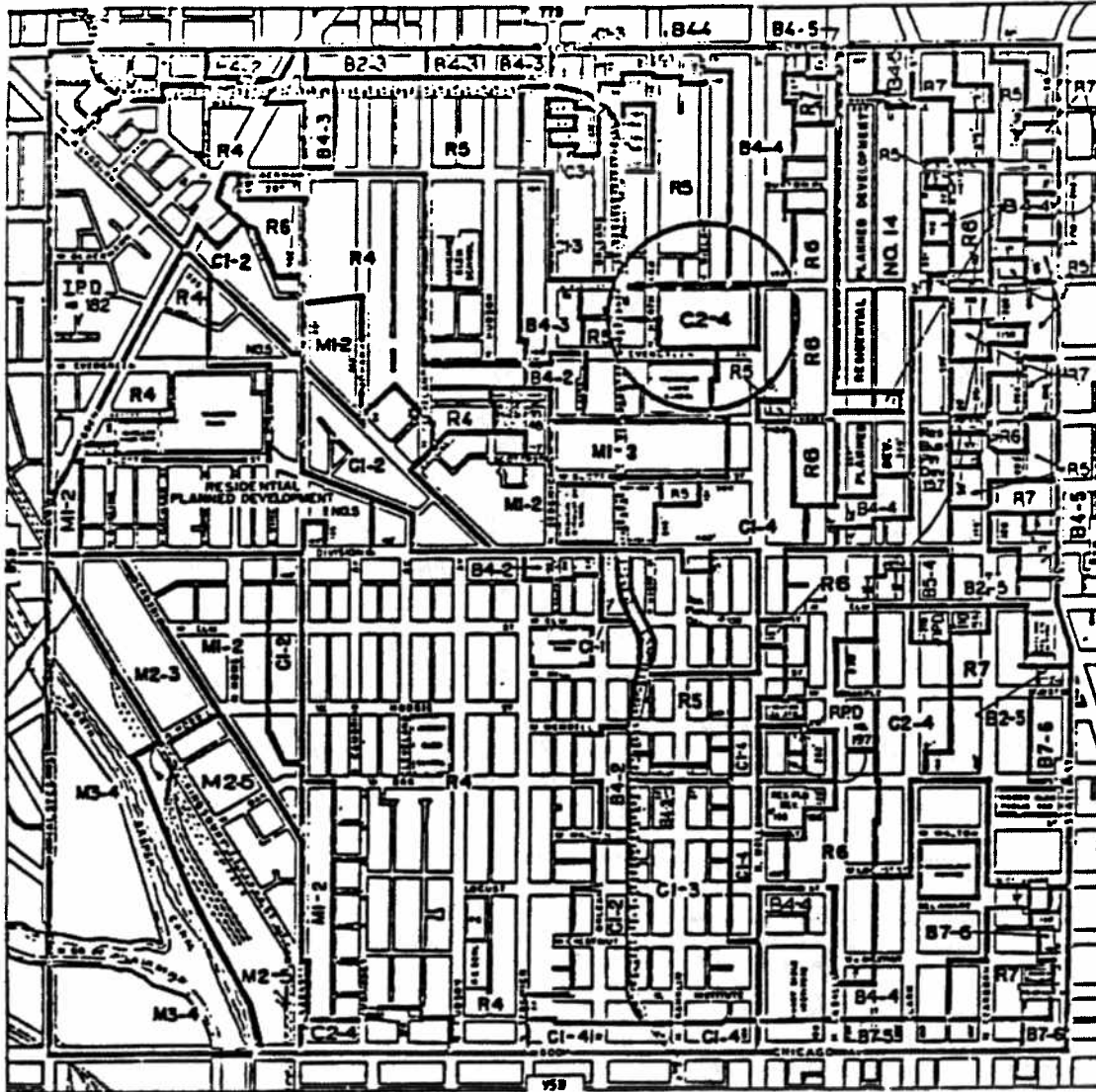
APPLICANT: COBBLESQUARE TRUSTEES - TWO NORTH BEECHER - CHICAGO, IL 60610 - DATED: 1/27/83

PLANNED DEVELOPMENT - COBBLESQUARE PLACE

CHICAGO ZONING ORDINANCE

SEC. 1700.0140

MAP 3



RESIDENCE DISTRICTS

- R1 SINGLE-FAMILY RESIDENCE DISTRICT
- R2 SINGLE-FAMILY RESIDENCE DISTRICT
- R3 GENERAL RESIDENCE DISTRICT
- R4 GENERAL RESIDENCE DISTRICT
- R5 GENERAL RESIDENCE DISTRICT
- R6 GENERAL RESIDENCE DISTRICT
- R7 GENERAL RESIDENCE DISTRICT
- R8 GENERAL RESIDENCE DISTRICT

BUSINESS DISTRICTS

- B1-1 TO B1-3 LOCAL RETAIL DISTRICTS
- B2-1 TO B2-5 RESTRICTED RETAIL DISTRICTS
- B3-1 TO B3-5 GENERAL RETAIL DISTRICTS
- B4-1 TO B4-5 RESTRICTED SERVICE DISTRICTS
- B5-1 TO B5-5 GENERAL SERVICE DISTRICTS
- B6-6 AND B6-7 RESTRICTED CENTRAL BUSINESS DISTRICTS
- B7-5 TO B7-7 GENERAL CENTRAL BUSINESS DISTRICTS

COMMERCIAL DISTRICTS

- C1-1 TO C1-5 RESTRICTED COMMERCIAL DISTRICTS
- C2-1 TO C2-5 GENERAL COMMERCIAL DISTRICTS
- C3-5 TO C3-7 COMMERCIAL-MANUFACTURING DISTRICTS
- C4 MOTOR FREIGHT TERMINAL DISTRICT

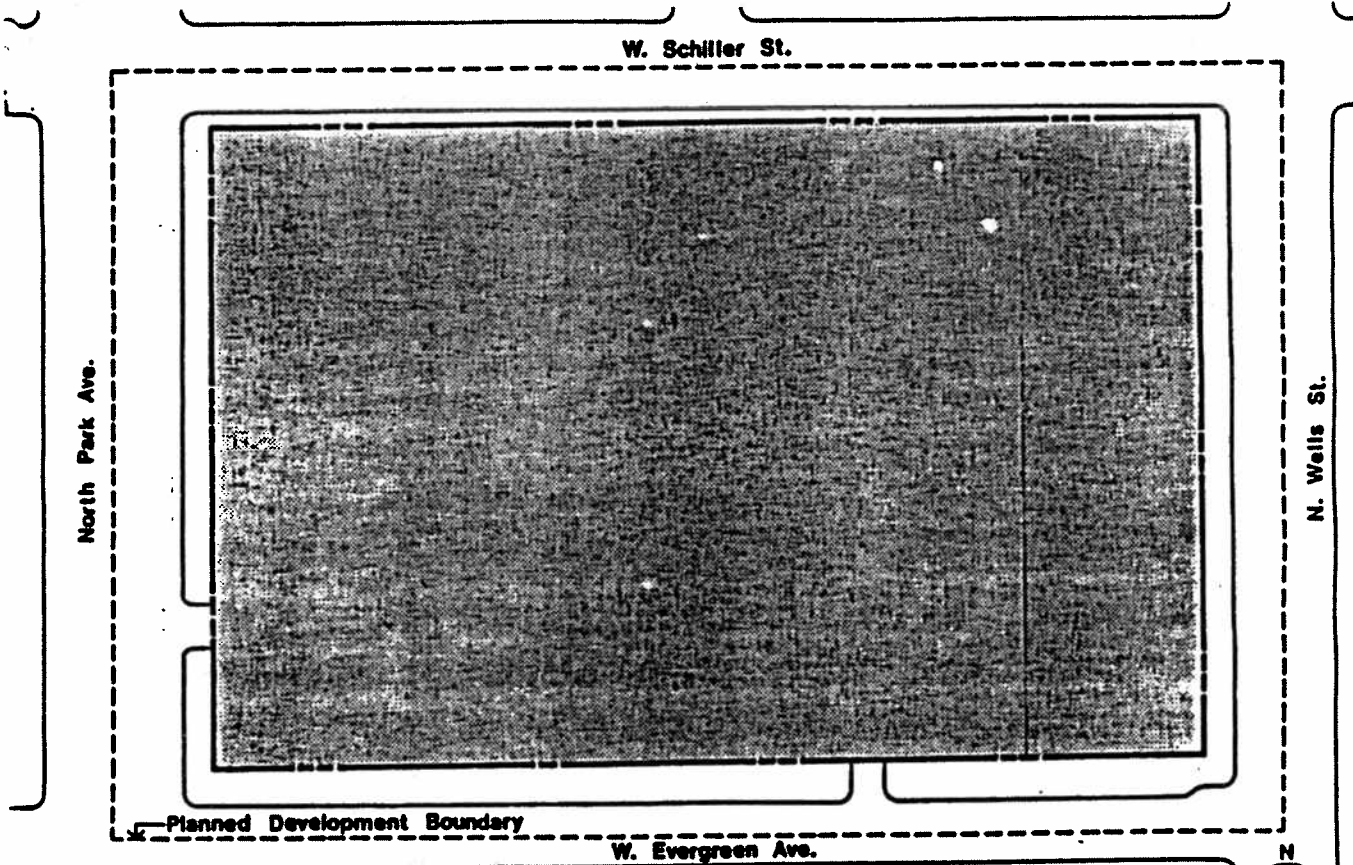
MANUFACTURING DISTRICTS

- M1-1 TO M1-3 RESTRICTED MANUFACTURING DISTRICTS
- M2-1 TO M2-5 GENERAL MANUFACTURING DISTRICTS
- M3-1 TO M3-5 HEAVY MANUFACTURING DISTRICT

FOR USE AND BULK REGULATIONS, RESIDENCE DISTRICTS, SEE ARTICLE 7.
 FOR USE AND BULK REGULATIONS, BUSINESS DISTRICTS, SEE ARTICLE 8.
 FOR USE AND BULK REGULATIONS, COMMERCIAL DISTRICTS, SEE ARTICLE 9.
 FOR USE AND BULK REGULATIONS, MANUFACTURING DISTRICTS, SEE ARTICLE 10.



APPLICANT: Cobble Square Investors - Two North Riverside Plaza - Chicago, IL
 DATED: 1/27/83



 Residential units, accessory swimming pool, business, retail and commercial uses, related service uses, and accessory parking.

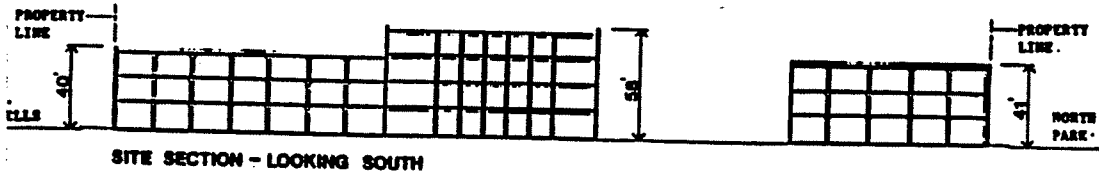
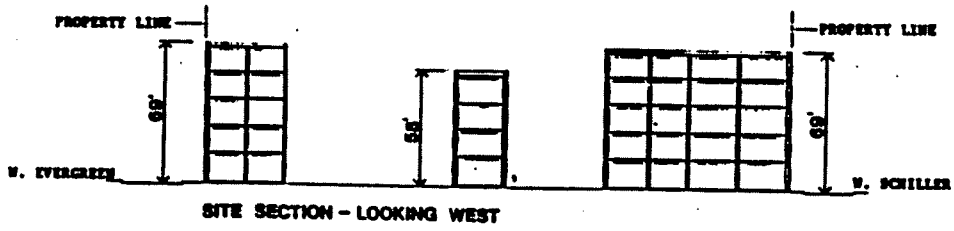


1" = 60'

PLANNED DEVELOPMENT - COBBLESQUARE PLACE

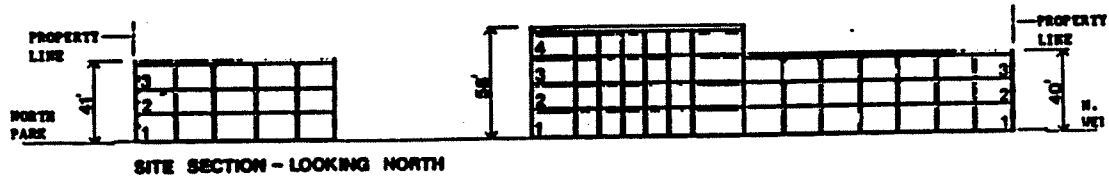
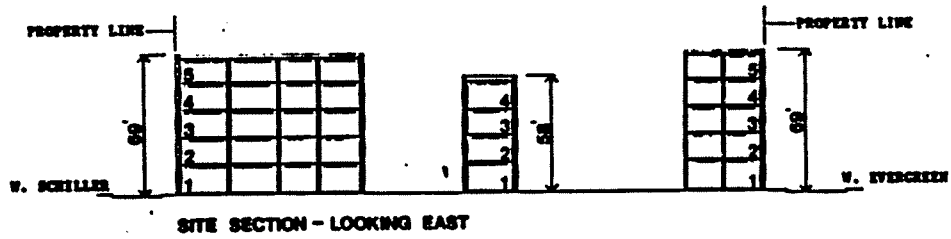
GENERALIZED LAND USE PLAN

APPLICANT: COBBLESQUARE INVESTORS - TWO NORTH RIVERSIDE - CHICAGO, IL 60610 DATED: 1/27/83



PLANNED DEVELOPMENT - COBBLESQUARE PLACE

APPLICANT: COBBLE SQUARE PARTNERSHIP



PLANNED DEVELOPMENT - COBBLESQUARE PLACE
COBBLE SQUARE INVESTORS - TWO NORTH STUYVESANT - CHICAGO, ILL. 60610 - 1/27/83

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT

PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

Net Site Area

137,969 sq. ft. or 3.17 acres

Generalized Description of Land Use

Dwelling units, including accessory health and swimming pool facilities, accessory off-street parking, and any use permitted in a B4 Restricted Service Zone.

Maximum Building Height

82 feet (El. 96.3 + C.C.D.)

Maximum amount of commercial space to be provided

71,000 square feet

Maximum F.A.R.

2.50

Maximum % of Land Covered

82%

Minimum number of off-street parking spaces to be provided

182

Number of loading spaces provided

2

Maximum Number of dwelling units

315

APPLICANT: Cobble Square Investors
Two North Riverside Plaza
Chicago, Illinois

DATED: January 27, 1983

(Continued from page 1004)

[Planned Development printed on pages 1015
through 1019 of this Journal.]

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 5-I.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-1 Restricted Service District symbols and indications as shown on Map No. 5-I in the area bounded by,

N. Milwaukee Avenue; a line 464 feet southeast of and parallel to W. Francis Place; the alley next southwest of N. Milwaukee Avenue; and W. Francis Place,

to those of a C2-1 General Commercial District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 6-F.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District symbols and indications as shown on Map No. 6-F in area bounded by,

W. 28th Street; the alley next east of S. Emerald Avenue; a line 50 feet south of W. 28th Street; and S. Emerald Avenue,

to those of an R4 General Residence District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 6-G.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C-4 Motor Freight Terminal District symbols and indications as shown on Map No. 6-G in the area bounded by,

a line 1600 feet south of W. Cermak Road; the center line of Stetson's Canal; a line 2000 feet south of W. Cermak Road; and S. Laflin Street,

to those of an M3-4 Heavy Manufacturing District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

(Continued on page 1020)

This recommendation was concurred in by 10 members of the committee, with no dissenting vote.

Respectfully submitted,
(Signed) TERRY M. GABINSKI,
Chairman.

(Signed) EDWARD R. VRDOLYAK,
Vice-Chairman.

On motion of Alderman Gabinski the committee's recommendation was *Concurred In* and each of the said proposed ordinances was *Passed*, by yeas and nays as follows:

Yeas--Aldermen Roti, Rush, Evans, Bloom, Sawyer, Beavers, Humes, Hutchinson, Vrdolyak, Huels, Majerczyk, Madrzyk, Burke, Brady, Langford, Streeter, Kellam, Sheahan, Kelley, Sherman, Stemberk, Krystyniak, Henry, Marzullo, Nardulli, W. Davis, Smith, D. Davis, Hagopian, Santiago, Gabinski, Frost, Banks, Damato, Sullerton, O'Connor, Pucinski, Natarus, Oberman, Hansen, McLaughlin, Orbach, Schullter, Volini, Orr, Stone-46.

Nays--None.

Alderman Natarus moved to *Reconsider* the foregoing vote. The motion was *Lost*.

Said ordinances, as passed, read respectively as follows (the *Italic* heading in each case not being part of the ordinance):

Reclassification of Area Shown on Map No. 2-G.

Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-3 Restricted Manufacturing District symbols and indications as shown on Map No. 2-G in the area bounded by,

S. Laffin Avenue; W. Van Buren Street; the alley next east of S. Ashland Boulevard; and the alley next south of W. Jackson Boulevard,

to those of an R5 General Residence District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 3-F.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C2-4 General Commercial District symbols and indications as shown on Map No. 3-F in the area bounded by,

W. Schiller Street; N. Wells Street; W. Evergreen Avenue; and N. North Park Avenue,

to the designation of a Residential-Business Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

PD 301

[Planned Development printed on pages 1005 through 1013 of this Journal.]

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

—
Reclassification of Area Shown on Map No. 3-J.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B3-2 General Retail District symbols and indications as shown on Map No. 3-J in the area bounded by

W. North Avenue; N. Springfield Avenue; the alley next south of W. North Avenue; and a line 96 feet west of N. Springfield Avenue,

to those of an R4 General Residence District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and publication.

—
Reclassification of Area Shown on Map No. 3-J.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications as shown on Map No. 3-J in the area bounded by,

W. Evergreen Avenue; N. Spaulding Avenue; the alley next south of W. Evergreen Avenue; and a line 25.45 feet west of S. Spaulding Avenue,

to those of a B2-2 Restricted Retail District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

—
*Reclassification of Area Shown on Map No. 5-H
(As Amended).*

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District symbols and indications as shown on Map No. 5-H in the area bounded by;

the alley next south of the south line of the C.M.St.P. & P. R.R. right-of-way; N. Paulina Avenue; a line 250.53 feet south of the alley next south of the south line of the C.M. St.P. & P. R.R. right-of-way; and the alley next west of N. Paulina Avenue,

to the designation of a Residential Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

(Continued on page 1014)

The Lakefront Protection Ordinance was not designed to stop building in Chicago, it was designed to protect the Lakefront for all the citizens of Chicago in an equitable manner. The Planned Development Ordinance was enacted to permit a thorough review of a proposal which could have a substantial or unique impact on a site. In measuring this proposal against these ordinances, in simple language, it's just too big.

I have concern for the future development of every neighborhood in the City. This includes the Streeterville area. I know Alderman Natarus shares that concern for his entire ward, including Streeterville. He has a past record of analyzing density patterns and taking orderly steps to control that density when necessary. I feel that we can work together to prepare a plan for this area which would recognize the rights of developers to pursue their goals and at the same time provide for an orderly growth pattern which would not choke off the area through density and traffic congestion.

I have great fear that permitting this 789 foot high edifice at this location and in this area will set a precedent we will all regret in the future.

Recommendation:

Therefore, based on the foregoing, it is my recommendation that the application submitted by Chandra K. Jha and William A. Alter under provisions of the Lake Michigan and Chicago Lakefront Protection Ordinance for the property located at 600 North Lake Shore Drive be denied by the Chicago Plan Commission and further that the Plan Commission recommendation to the City Council Committee on Zoning for their application for the same property submitted under provisions of the Chicago Zoning Ordinance be, as submitted, Passage Not Recommended.

ELIZABETH L. HOLLANDER
Commissioner