Type 1 Zoning Map Amendment
Narrative, Analysis and Plans
212 East Ohio Street
DX-12 District to DX-12 District (Type 1)

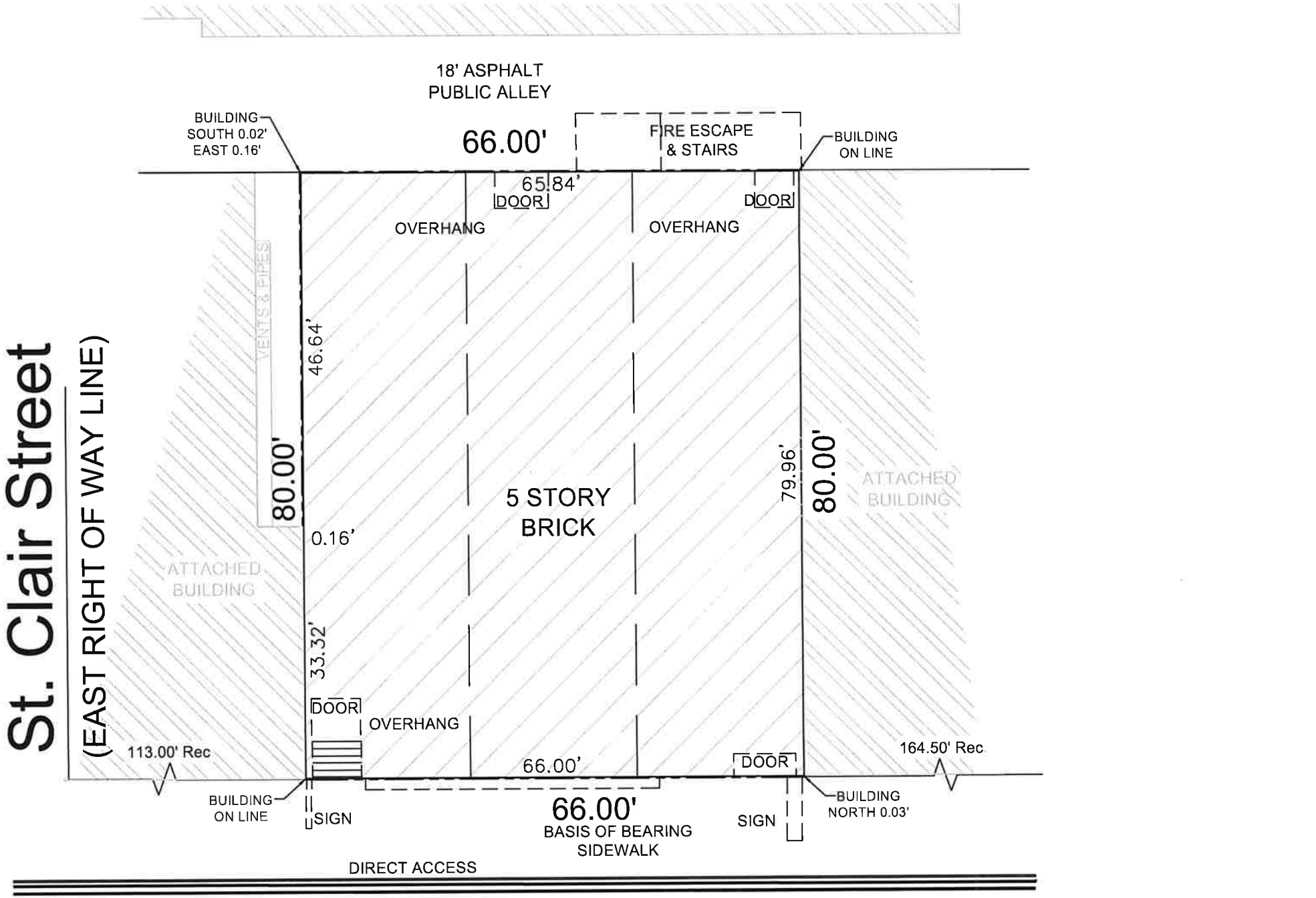
Cubed Investments LLC is the "Applicant" for a Type 1 Zoning Map Amendment for the subject property located at 212 East Ohio Street from the DX-12 Downtown Mixed-Use District to the DX-12 Downtown Mixed-Use District (Type 1) to redevelop the existing 5-story building and allow a change of use from ground floor commercial and office use above to ground floor commercial and residential use above.

The site is bounded by an 18-foot public alley to the north, residential property to the east, East Ohio Street to the south, and commercial property to the west. The subject property consists of approximately 5,280 square feet of site area and is improved with a commercial building which occupies substantially all of the site. The existing building contains approximately 31,680 square feet of floor area and currently operates with a restaurant on the ground floor and office space above. There are no off-street vehicular parking spaces on site. The property is a transit-served location based on its proximity to the CTA Red Line station entrance at Grand Avenue and the Grand Avenue bus corridor.

The Applicant proposes to complete a rehabilitation of the existing building to upgrade aged and substandard components of the structure and convert the 2nd through 5th floors to residential use. The building will contain a total of 28 dwelling units and the existing restaurant will continue operating in the ground floor commercial space. The Applicant proposes to add 28 bicycle parking spaces within the existing building. The building footprint will remain unchanged. The Applicant is seeking all relief necessary, as allowed by the Chicago Zoning Ordinance, for the attached plans.

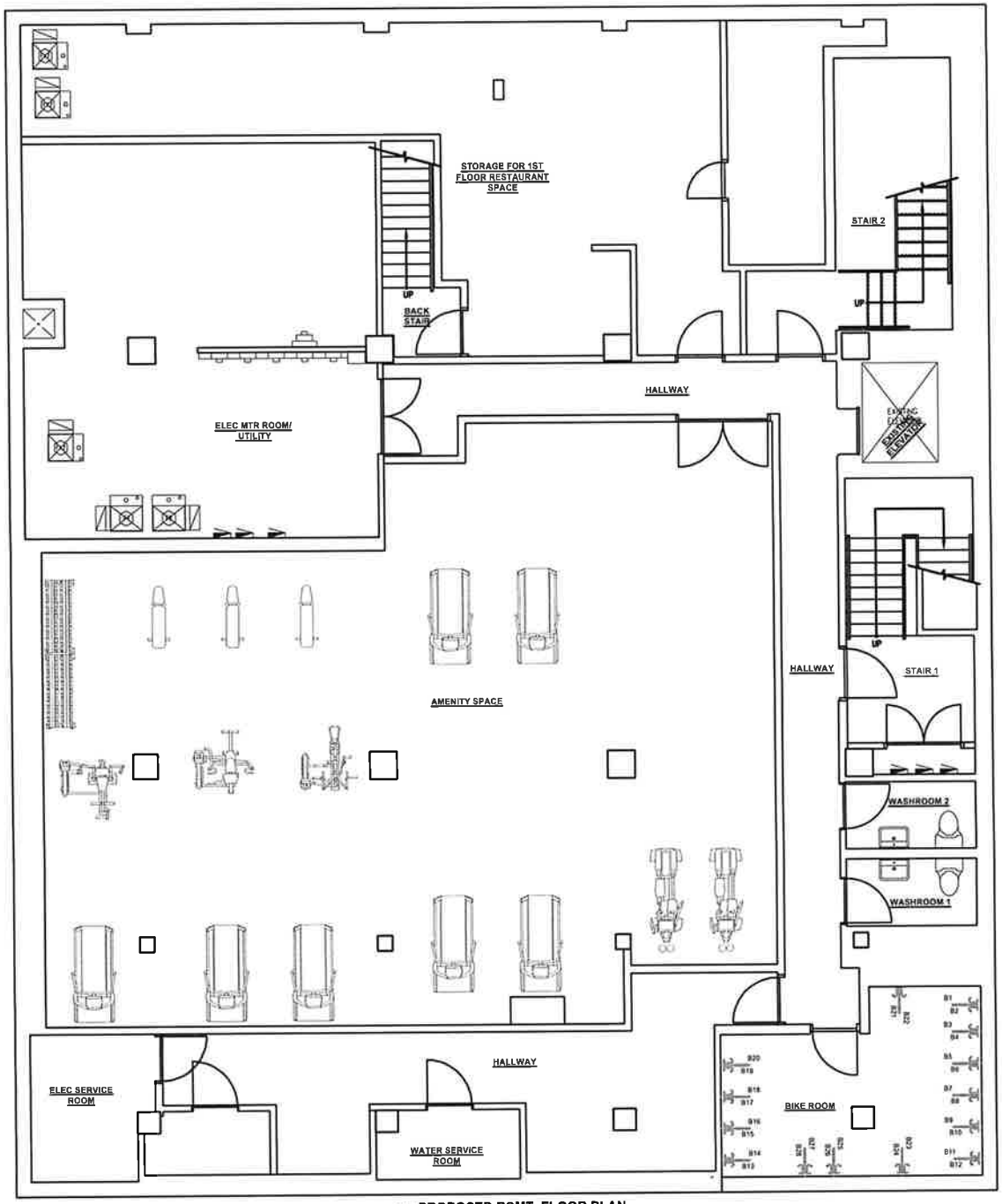
Floor Area and Floor Area Ratio	
Lot Area:	5,280 square feet
Total Building Area:	31,680 square feet
FAR:	6.0
Number of Residential Units	
Dwelling Units:	28
Efficiency Units:	0
Density (Lot Area Per Unit):	188.57 square feet
Parking and Loading	
Vehicular Parking:	0 spaces* *Transit-served location parking reduction requested*
Bicycle Parking:	28 spaces
Loading:	0 spaces* *Variation requested*
Setbacks	
Front (South):	0 feet
Rear (North):	0 feet
Side (East):	0 feet
Side (West):	0 feet
Building Height:	55 feet

** Pursuant to Section 17-13-0303-D of the Chicago Zoning Ordinance, as part of this Type 1 Zoning Map Amendment, the Applicant seeks (1) an administrative adjustment for a parking reduction in a transit-served location to reduce the required automobile parking from 15 spaces to zero spaces; (2) an administrative adjustment to reduce the minimum required on-site open space from 1,008 square feet to zero square feet; and (3) a variation to reduce the required off-street loading from one space to zero spaces.*

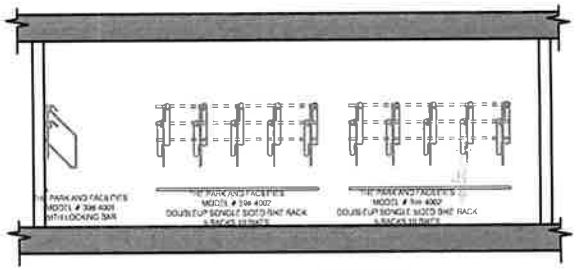


SITE PLAN
1/16" = 1'-0"

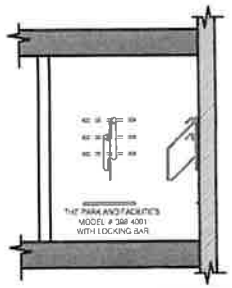
212 E OHIOI ST SITE PLAN	T-0



PROPOSED BSMT. FLOOR PLAN
3/32" = 1'-0"

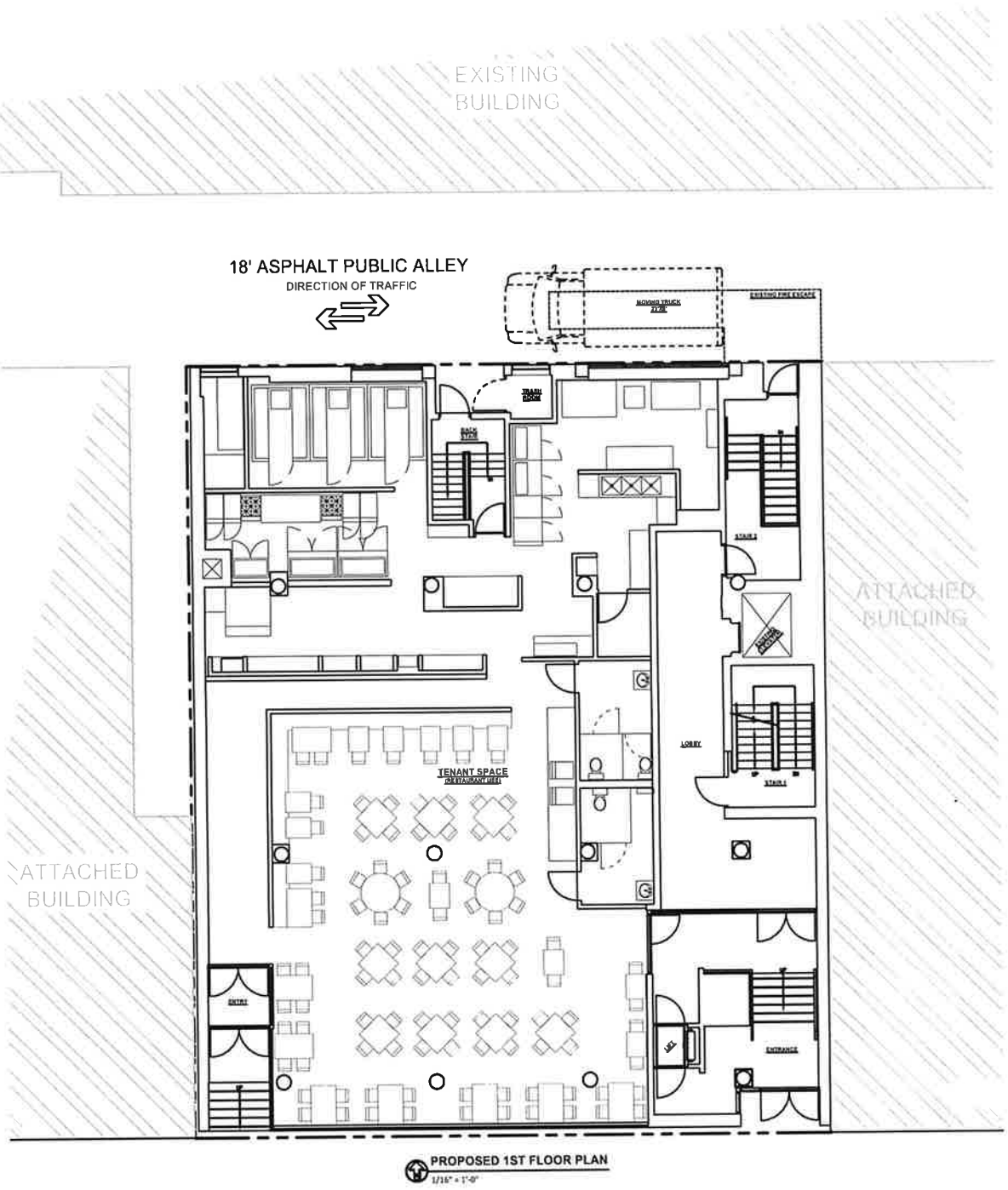


SEE MANUFACTURER SHOP DRAWINGS FOR CLEARANCE REQUIREMENTS



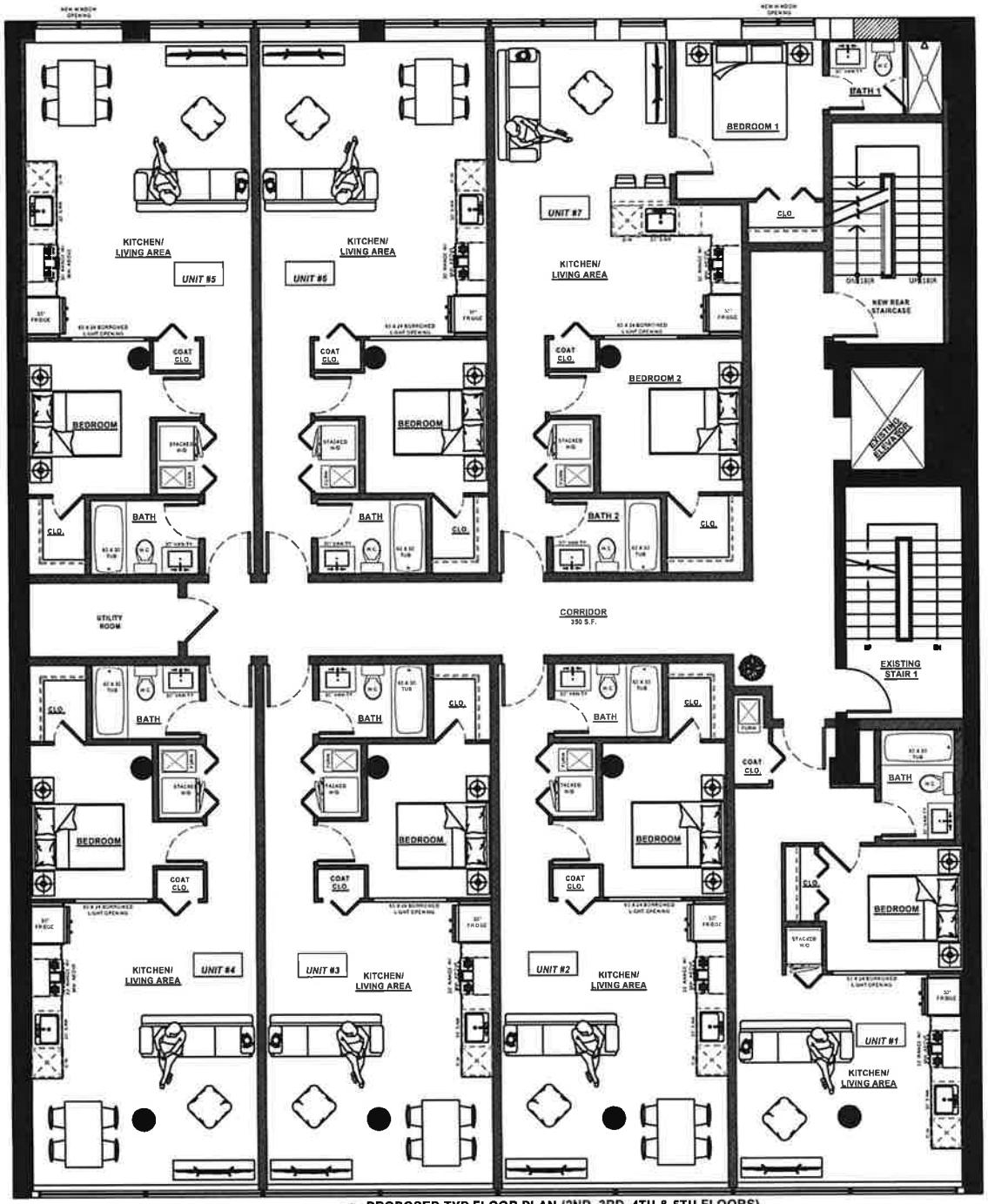
SEE MANUFACTURER SHOP DRAWINGS FOR CLEARANCE REQUIREMENTS

212 E OHIO ST	A-4
PROPOSED BSMT PLAN	



PROPOSED 1ST FLOOR PLAN
1/16" = 1'-0"

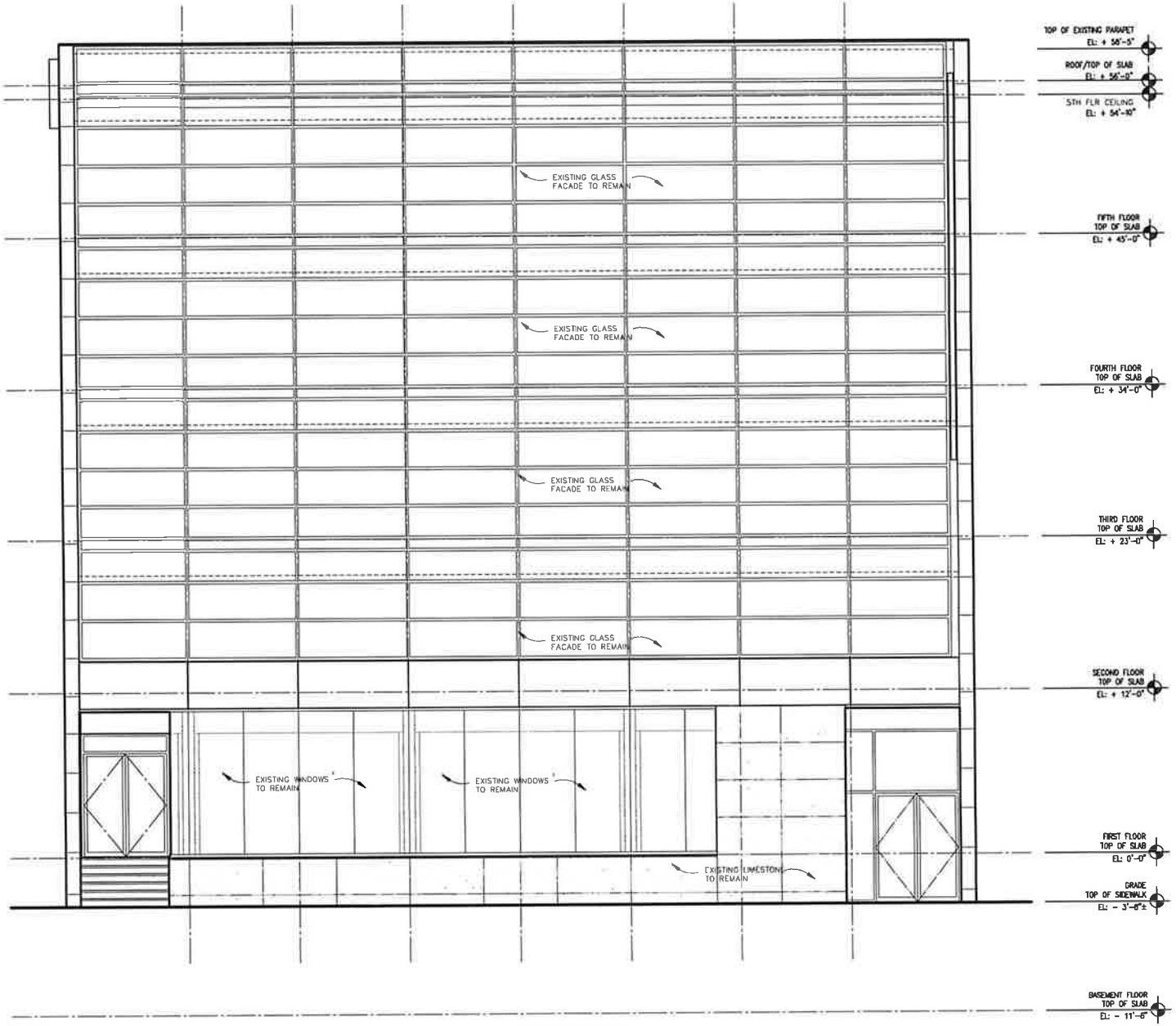
212 E OHIO ST	A-5
PROPOSED 1ST FL PLAN	



PROPOSED TYP FLOOR PLAN (2ND, 3RD, 4TH & 5TH FLOORS)

3/32" = 1'-0"

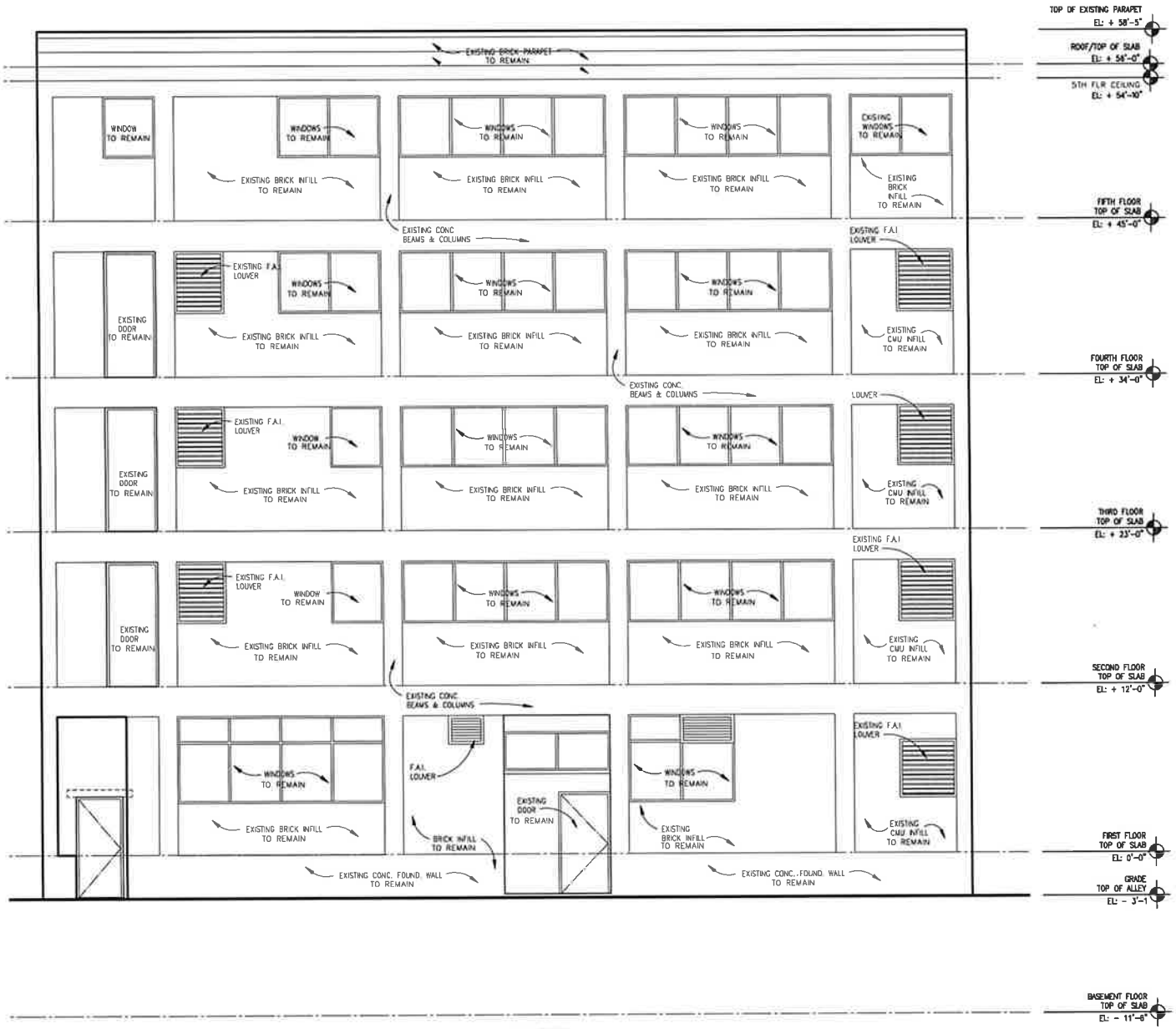
212 E OHIO ST	A-6
PROPOSED TYP FL (2ND-5TH)	



SOUTH ELEVATION

3/32" = 1'-0"

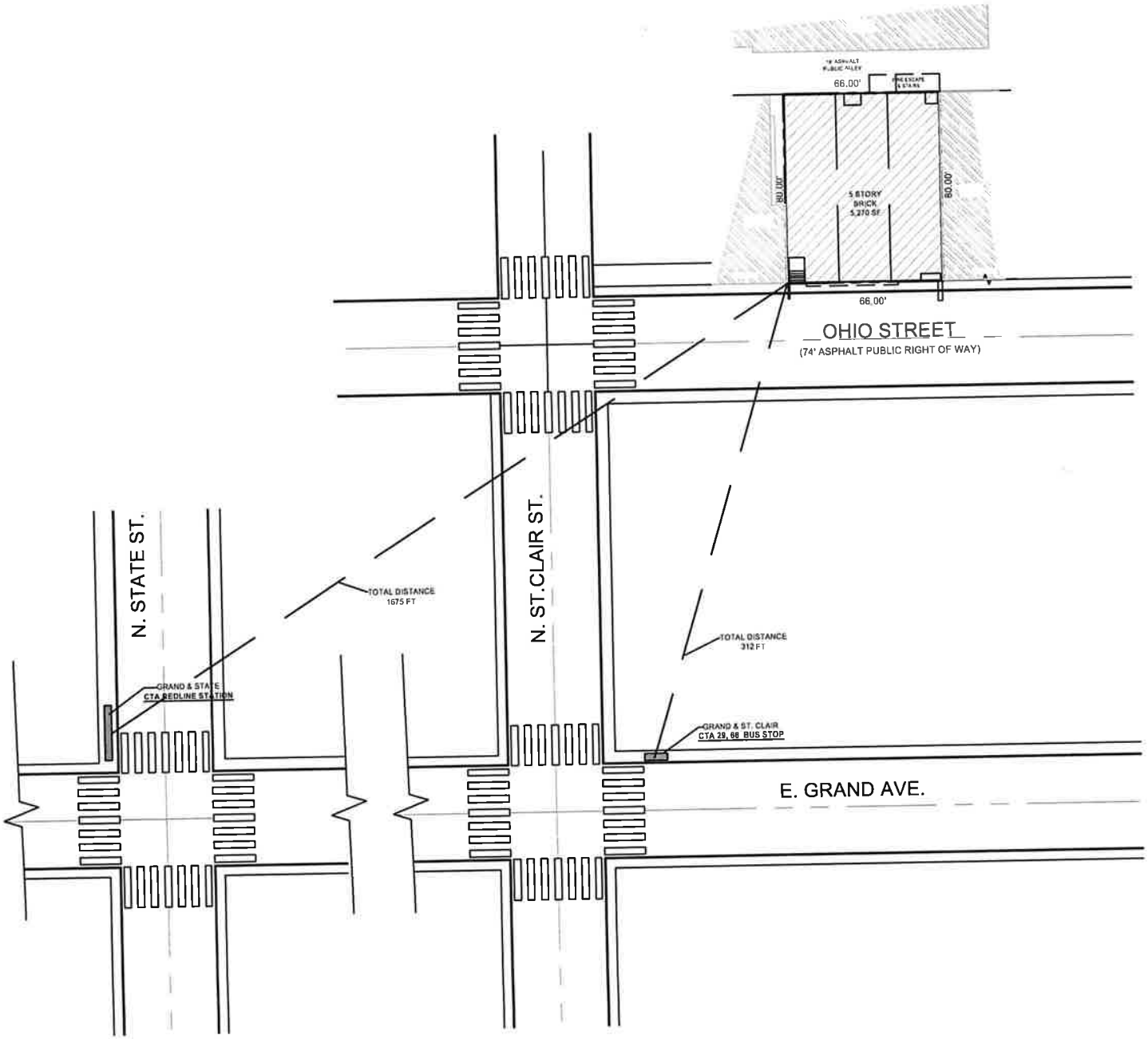
212 E OHIO ST SOUTH ELEVATION	A-7



NORTH ELEVATION

3/32" = 1'-0"

212 E OHIO ST NORTH ELEVATION	A-8



212 E OHIO ST TSL MAP	A-9