#23020-T1
INTRO DATE
MARCH 18, 2026

CITY OF CHICAGO
APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:

   212 East Ohio Street, Chicago, Illinois 60654

2. Ward Number that property is located in: 2nd Ward

3. APPLICANT Cubed Investments LLC

   ADDRESS 357 West Chicago Avenue CITY Chicago

   STATE IL ZIP CODE 60654 PHONE 312-504-4513

   EMAIL eric@cubedre.com CONTACT PERSON Eric Weber

4. Is the applicant the owner of the property? YES ☐ NO ☒

   If the applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the application to proceed.

   OWNER James Estates LLC

   ADDRESS [redacted] CITY [redacted]

   STATE [redacted] ZIP CODE [redacted] PHONE [redacted]

   EMAIL [redacted] CONTACT PERSON Lissa Sebatu

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for therezoning, please provide the following information:

   ATTORNEY Liz Butler / Janet Stengle – Taft Stettinius & Hollister LLP

   ADDRESS 111 East Wacker Drive, Ste. 2600

   CITY Chicago STATE IL ZIP CODE 60601

   PHONE (312) 836-4121/(312) 836-4165 FAX

   EMAIL LButler@taftlaw.com/JStengle@taftlaw.com

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed on the Economic Disclosure statements: See attached Economic Disclosure Statements

7. On what date did the owner acquire legal title to the subject property? December 2022

8. Has the present owner previously rezoned this property? If yes, when? No

9. Present Zoning District: DX-12 Downtown Mixed-Use District

   Proposed Zoning District: DX-12 Downtown Mixed-Use District (Type 1)

10. Lot size in square feet (or dimensions): 5,280 square feet

11. Current Use of the Property: The property is improved with an existing 5-story building containing ground floor commercial and office space above.

12. Reason for rezoning the property: To comply with the use table and standards of the DX-12 Downtown Mixed-Use District and to allow the adaptive reuse of the existing 5-story building for multi-unit residential use.

13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC): The Applicant requests a rezoning of the property from the DX-12 Downtown Mixed-Use District to the DX-12 Downtown Mixed-Use District (Type 1) to allow the conversion of a 5-story commercial building to include residential units above the ground floor. The building will contain 28 dwelling units, 28 bicycle parking spaces, no vehicular parking spaces, and 3,481 square feet of ground floor commercial space. The existing structure measures 55 feet in height. No changes are proposed to the building footprint.

14. If filing a required or an elective Type 1 map amendment pursuant to Section 17-13-0300, applications may include relief available pursuant to Section 17-13-1000 or 17-13-1100; in such instances, City Council approval of a Type-1 application containing said elements shall preclude subsequent review otherwise required pursuant to Sections 17-13-1000 or 17-13-1100, provided that no Type 1 application permits issued may be in violation of Section 17-13-0310.

Please apply the specific code sections the applicant is seeking relief for (BE SPECIFIC) Administrative Adjustment Section(s) 17-13-1000 or Variation Section(s) 17-13-1100. (Note: more detail noted within the Type 1 narrative)

☒ **Administrative Adjustment 17-13-1003:** 17-13-1003-EE – The Applicant requests an administrative adjustment to reduce the number of required off-street vehicular parking spaces required for a transit-served location from 15 parking spaces required to 0 parking spaces provided.
17-13-1003-W – The Applicant seeks an administrative adjustment to reduce the minimum required on-site open space from 1,008 square feet to 0 square feet. Seeking all relief necessary, as allowed by the Chicago Zoning Ordinance, for the attached plans.

☒ **Variation 17-13-1101: When seeking a use involving a Public Place of Amusement (PPA) & Liquor License please provide an acknowledgement document from The Department of Business Affairs and Consumer Protection Office (BACP) indicating the city acknowledges your business license request.**
17-13-1101-D – The Applicant seeks a variation to reduce the off-street loading requirement from 1 to 0 spaces. Seeking all relief necessary, as allowed by the Chicago Zoning Ordinance, for the attached plans.

15. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, increases the number of units (see attached fact sheet or visit www.cityofchicago.org/ARO for more information). Is this project subject to the ARO? YES ☐ NO ☒

COUNTY OF COOK
STATE OF ILLINOIS

Eric Weber, Manager of Cubed Investments LLC, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

Signature of Applicant

Subscribed and Sworn to before me this
23rd day of 02, 2026.

Notary Public

NINWE GILYANA
Official Seal
Notary Public - State of Illinois
My Commission Expires Aug 5, 2026

**For Office Use Only**

Date of Introduction:_____

File Number:_____

Ward:_____

# PROPERTY OWNER AUTHORIZATION

The undersigned, on behalf of James Estates LLC, the legal titleholder of the property commonly known as 212 East Ohio Street, Chicago, IL (the "**Property**") hereby authorizes Cubed Investments LLC and any affiliate or designee thereof and its attorneys, Taft Stettinius & Hollister LLP, to file one or more applications for zoning approvals and related permits with the City of Chicago with respect to the development of the Property.

**IN WITNESS WHEREOF,** the undersigned has executed this Property Owner Authorization as of this 2nd day of March, 2026.

**James Estates LLC,**
an Illinois limited liability company

By: _____
Name: Lissa Sebatu
Its: Manager and Sole Member

Taft/

111 East Wacker Drive, Suite 2600
Chicago, IL 60601-4208
Tel: 312.527.4000 | Fax: 312.527.4011
taftlaw.com

**Janet Stengle**
312.836.4067
JStengle@taftlaw.com

March 18, 2026

Acting Chairman
City of Chicago Committee on Zoning
121 North LaSalle Street, Room 300
Chicago, Illinois 60602

**Re: Application for Amendment to the Chicago Zoning Ordinance**
**212 East Ohio Street, Chicago, Illinois**

The undersigned, Janet Stengle, an attorney with the law firm of Taft Stettinius & Hollister LLP, which firm represents Cubed Investments LLC, the applicant for a proposal to rezone 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, being first duly sworn on oath deposes and states the following:

The undersigned certifies that she has complied with the requirements of Section 17-13-0107 of the Chicago Zoning Ordinance by sending the written notice to such property owners who appear to be the owners of the property within the subject area not solely owned by the applicant, and to the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of public roads, streets, alleys and other public ways, or a total distance limited to 400 feet. Said written notice was sent by First Class U.S. Mail, no more than 30 days before filing the application.

The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the names and address of the owner; a statement that the applicant intends to file the application for a change in zoning on approximately March 18, 2026; and a source for additional information on the application.

The undersigned certifies that she has made a bona fide effort to determine the address of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of the surrounding property owners within 250 feet of the subject site is a complete list containing the names and address of the people required to be served.

Sincerely,

Taft Stettinius & Hollister LLP

Janet Stengle

Subscribed and Sworn to before me this
3rd day of March, 2026

Andrea Grace Horvath
Notary Public

"OFFICIAL SEAL"
ANDREA GRACE HORVATH
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 987055
MY COMMISSION EXPIRES 2/14/2028

Taft/

**Liz Butler**
312.836.4121
LButler@taftlaw.com

111 East Wacker Drive, Suite 2600
Chicago, IL 60601-4208
Tel: 312.527.4000 | Fax: 312.527.4011
taftlaw.com

March 18, 2026

*FIRST CLASS MAIL*

To Whom It May Concern:

In accordance with Section 17-13-0107 of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, please be informed that on or about March 18, 2026, the undersigned, on behalf of Cubed Investments LLC (the "**Applicant**"), intends to file an application for a zoning change for the property located at 212 East Ohio Street, Chicago, Illinois 60654 (the "**Property**") from the DX-12 Downtown Mixed-Use District to the DX-12 Downtown Mixed-Use District (Type 1). A map indicating the location of the Property is printed on the reverse side of this letter.

The Property is improved with an existing 5-story building measuring approximately 55 feet in height and containing commercial space on the ground floor and office space above. The Applicant requests a rezoning of the Property to adaptively reuse the existing building and allow a change in use on the 2nd through 5th floors from office use to residential use. The Applicant proposes to add 28 dwelling units. There will be no changes to the building footprint or height. The existing ground floor restaurant/commercial use will remain. No vehicular parking spaces are located on site.

Pursuant to Section 17-13-0303-D of the Chicago Zoning Ordinance (Optional Administrative Adjustment and Variation), and Sections 17-13-1003-EE, 17-13-1003-W, and 17-13-1101-D, the Applicant is also seeking (1) an administrative adjustment to reduce the number of required off-street vehicular parking spaces for a transit-served location from 15 spaces to 0 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 number of off-street loading spaces from one to zero spaces.

***PLEASE NOTE THAT THE APPLICANT IS NOT SEEKING TO PURCHASE OR REZONE YOUR PROPERTY. THE APPLICANT IS REQUIRED BY LAW TO SEND YOU THIS NOTICE BECAUSE YOU OWN PROPERTY LOCATED WITHIN 250 FEET OF THE SUBJECT PROPERTY.***

I am an authorized representative of the Applicant and my address is 111 East Wacker Drive, Suite 2600, Chicago, Illinois 60601. The Applicant is Cubed Investments LLC and its business address is 357 West Chicago Avenue, Chicago, Illinois 60654. The owner of the Property is James Estates LLC and its business address is [redacted] Please feel free to contact me at (312) 836-4121 or LButler@taftlaw.com with questions or to obtain additional information.

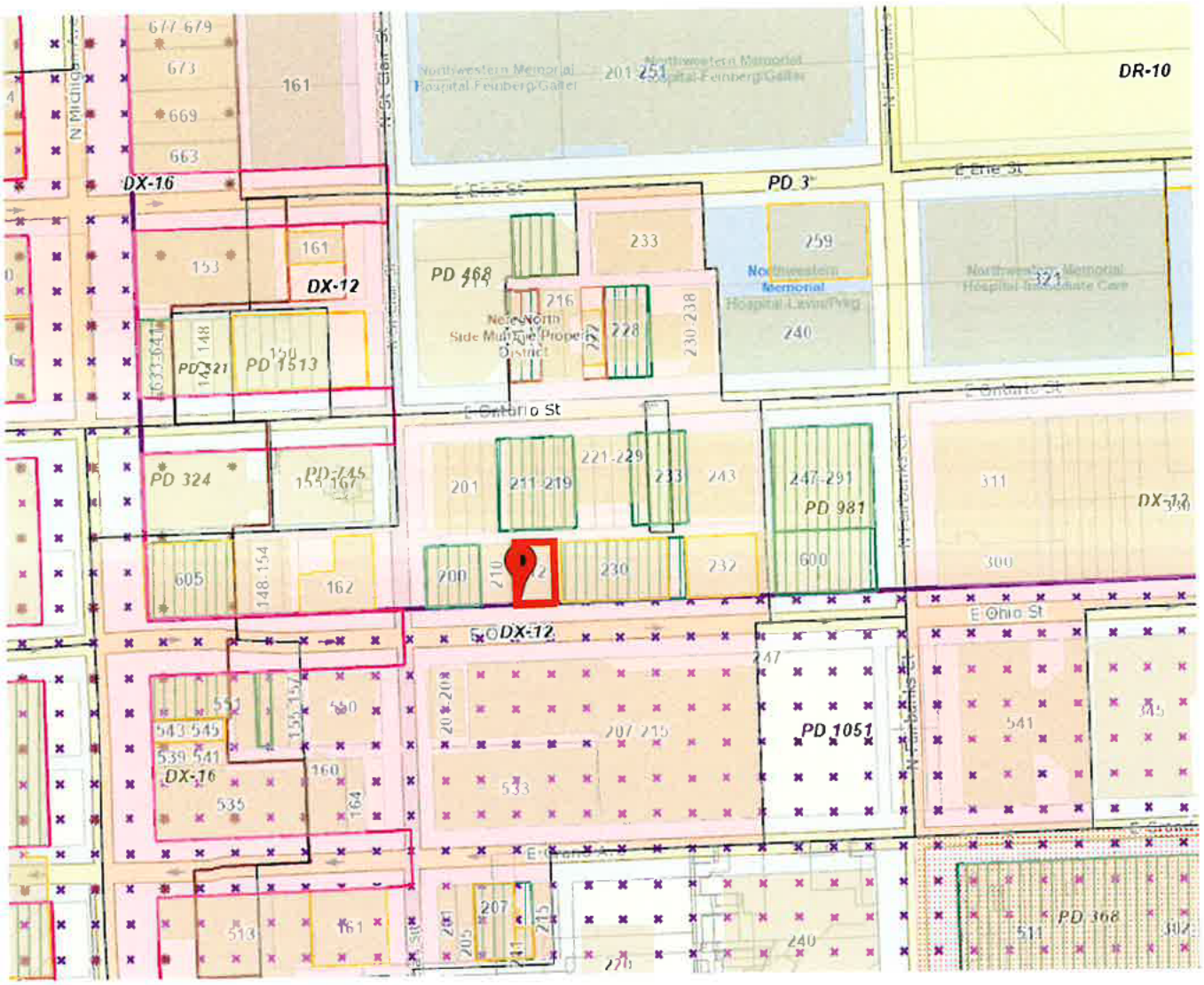
Sincerely,

Taft Stettinius & Hollister LLP

Liz Butler

Liz Butler
Attorney for the Applicant

## Property Location Map




**Property Address:**
212 East Ohio Street, Chicago, Illinois 60654

**PIN:**
17-10-206-029-0000

CDS
COMMERCIAL
DUE DILIGENCE SERVICES

## 1 TITLE DESCRIPTION

LOTS 38 AND 41 IN BLOCK 1 IN SUBDIVISION OF BLOCK 21 IN RANDEL'S ADDITION TO CHICAGO IN THE NORTH FRACTIONAL SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

The land shown on this survey is the same as that described in Proper Title, LLC Commitment Number CP122-68734 with an effective date of November 9, 2022

## 2 TITLE INFORMATION

The Title Description and Schedule 'B' items hereon are from Proper Title, LLC Commitment No. CP122-68734 Dated November 9, 2022

## 3 SCHEDULE 'B' ITEMS

NOTES CORRESPONDING TO SCHEDULE 'B'

NO SCHEDULE "B" EXCEPTIONS ARE SURVEY MATTERS

## 4 SURVEYOR CERTIFICATION

To: Miden Property Holdings, LLC
Theus Property Holdings, LLC
Proper Title, LLC
Gabriel Lissa
Commercial Due Diligence Services
James Estates, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 13 and 19 of Table A thereof. The field work was completed on December 7, 2022

Date of Plat or Map: December 7, 2022

Glenn Jason Koler 061-003525
jkoler@landsurveyingservices.com

## 5 FLOOD INFORMATION

By graphic plotting only the property is located in Zone 'X' of the Flood Insurance Rate Map, Community Panel No. 17031C0435E, which bears an effective date of September 29, 2021 and is NOT located in a special flood hazard area. No field surveying was performed to determine this Zone and an elevation certificate may be required to verify this determination or apply for a variance from the Federal Emergency Management Agency.

Zone 'X' = no depths or base flood elevations are shown within these zones.

Approved CDS Surveyor
Surveyors Name: Glenn Jason Koler
Land Surveying Services, Inc.
1421 Harlan Drive Yukon, Texas 73099
Ph: (405)601-4436 Fx: (405)601-4439
Oklahoma Certificate of Authorization No. 7041
email: jkoler@landsurveyingservices.com

## 19 SURVEY DRAWING




## 6 CEMETERY

There is no visible evidence of cemeteries on the subject property at the time of survey

## 7 POSSIBLE ENCROACHMENTS

(A) – BRICK VENEER ENCROACHMENT ONTO PUBLIC ALLEY NORTH AT OVER NORTH PROPERTY LINE

(B) – BRICK VENEER ENCROACHMENT ONTO PUBLIC ALLEY NORTH AT 0.1' OVER NORTH PROPERTY LINE AND ONTO ADJOINING PROPERTY WEST 0.13' OVER EAST PROPERTY LINE

(C) – BUILDING IS ON THE NORTH PROPERTY LINE

(D) – OVERHEAD SIGN ENCROACHES ONTO RIGHT OF WAY SOUTH 0.8' OVER SOUTH PROPERTY LINE

(E) – AWNING ENCROACHES ONTO RIGHT OF WAY SOUTH 1.4' OVER SOUTH PROPERTY LINE

(F) – AWNING ENCROACHES ONTO RIGHT OF WAY SOUTH 1.4' OVER SOUTH PROPERTY LINE

(G) – OVERHEAD SIGN ENCROACHES ONTO RIGHT OF WAY SOUTH 2.5' OVER SOUTH PROPERTY LINE

(H) – BUILDING IS ON THE SOUTH PROPERTY LINE

(I) – BRICK VENEER ENCROACHES ONTO PROPERTY 0.4' OVER WEST PROPERTY LINE

## 8 ZONING INFORMATION

NO ZONING REPORT PROVIDED

## 9 LEGEND

PROPERTY LINE
Rec. RECORD
FOUND IRON PIPE
SET CROSS
WATER VALVE
ELECTRIC MANHOLE
AIR CONDITIONER
SANITARY MANHOLE
LIGHT POLE
MISC. LIGHT
SIGN
GAS VALVE
BOLLARD
VENT

## 10 BASIS OF BEARINGS

The bearing S 89°30'00"W being the southerly line of Block 1 in Subdivision of Block 21 in Randel's Addition to Chicago, recorded in County of Cook, State of Illinois, is assumed as the Basis of Bearing for this survey. Said Southerly line of Block 1 in Subdivision of Block 21 in Randel's Addition to Chicago, being shown on said map as S 89°30'00"W - 66.00'

## 12 PARKING INFORMATION

E Standard Spaces
E Handicap spaces

E Total Parking Spaces

## 13 LAND AREA

5,280 square feet or 0.12 Acres

## 14 BUILDING AREA

5,270 square feet

## 15 BUILDING HEIGHT

NOT INCLUDED

SCALE : 1" = 20'

## 17 NORTH ARROW / SCALE

## 16 VICINITY MAP




VICINITY MAP
NO SCALE

## 11 SURVEYOR'S NOTES

1. For No. 17-03-406-029
2. This survey only shows those items which were provided from the current title and the use of the easement is assumed or plat. No search of the records for easements, or ownership was made except as shown on this survey.
3. Compare deed description and site conditions with the data given on the pertinent recorded and dated deeds for the survey of premises.
4. Auto Club Fee will not be assessed under this survey.
5. All building dimensions and ties are to the nearest siding material and not to the foundation.
6. No observable evidence of earth moving work, building construction or building additions within recent months.
7. Property has physical access to Ohio Street, a public street and Public Alley.
8. All easements within the certification, and other references noted elsewhere herein, related to utilities, environmental protection, buildings, party wall, parking, encroachments, and encroachments are based solely on above ground visible evidence, unless another source of information is specifically referenced hereon.

## Key to CDS ALTA Survey

1 TITLE DESCRIPTION
2 TITLE INFORMATION
3 SCHEDULE 'B' ITEMS
4 SURVEYOR CERTIFICATION
5 FLOOD INFORMATION
6 CEMETERY
7 POSSIBLE ENCROACHMENTS
8 ZONING INFORMATION
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10 BASIS OF BEARINGS
11 SURVEYOR'S NOTES
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17 NORTH ARROW / SCALE
18 ALTA/NSPS Land Title Survey
19 SURVEY DRAWING
20 PROJECT ADDRESS

## 18 ALTA/NSPS Land Title Survey

This survey is prepared in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys and has been prepared to the Urban Property A/S class.

This Work Coordinated By:
CDS Commercial Due Diligence Services Co.

CDS
COMMERCIAL
DUE DILIGENCE SERVICES
2530 W. Robinson Street Third Floor
Norman, Oklahoma 73072
Office: 405.253.2444
website: www.firstamerica.com
Toll Free: 800.322.7371

| | | | |
|---|---|---|---|
| Drawn By: | ER | Date: | |
| Surveyor Ref No.: | LAND2022-0414 | Revised: | |
| Approved By: | GJK | Date: | |
| Field Work: | December 7, 2022 | Revised: | |
| Scale: | 1" = 20' | Date: | |
| | | Revised: | |

Prepared For:

Client Ref. No.:

## 20 PROJECT ADDRESS

212 East Ohio Street, Chicago, IL 60611

Project Name:
East Ohio-Chicago IL

CDS Project Number
22-11-0414

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