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# Type 1 Zoning Map Amendment
## Substitute 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.

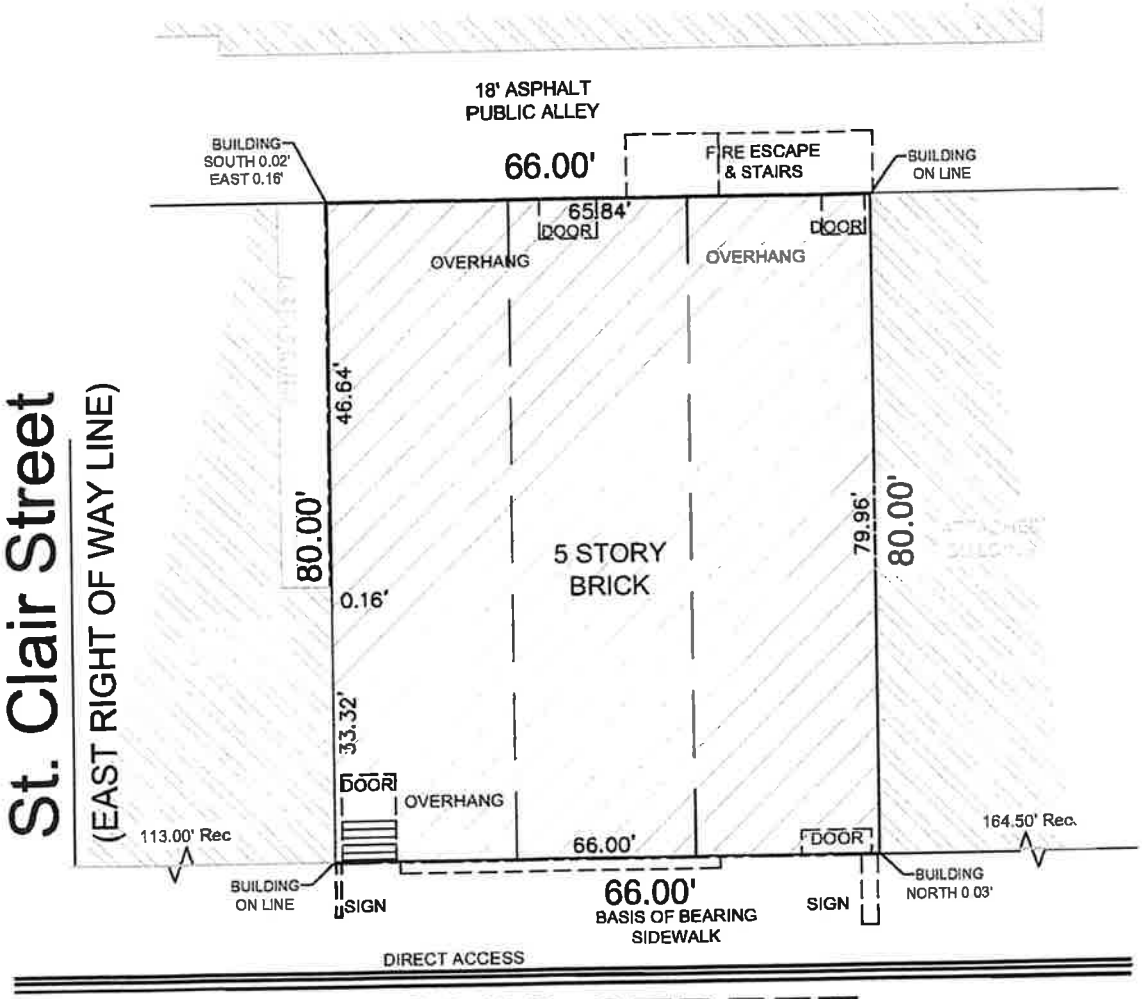
The site is bounded by an 18-foot public alley to the north, residential property to the east, East Ohio Street to the south, and commercial property to the west. The subject property consists of approximately 5,280 square feet of site area and is improved with a commercial building which occupies substantially 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 |
| **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 to reduce the minimum required on-site open space from 1,008 square feet to zero square feet; and (2) a variation to reduce the required off-street loading from one space to zero spaces.*

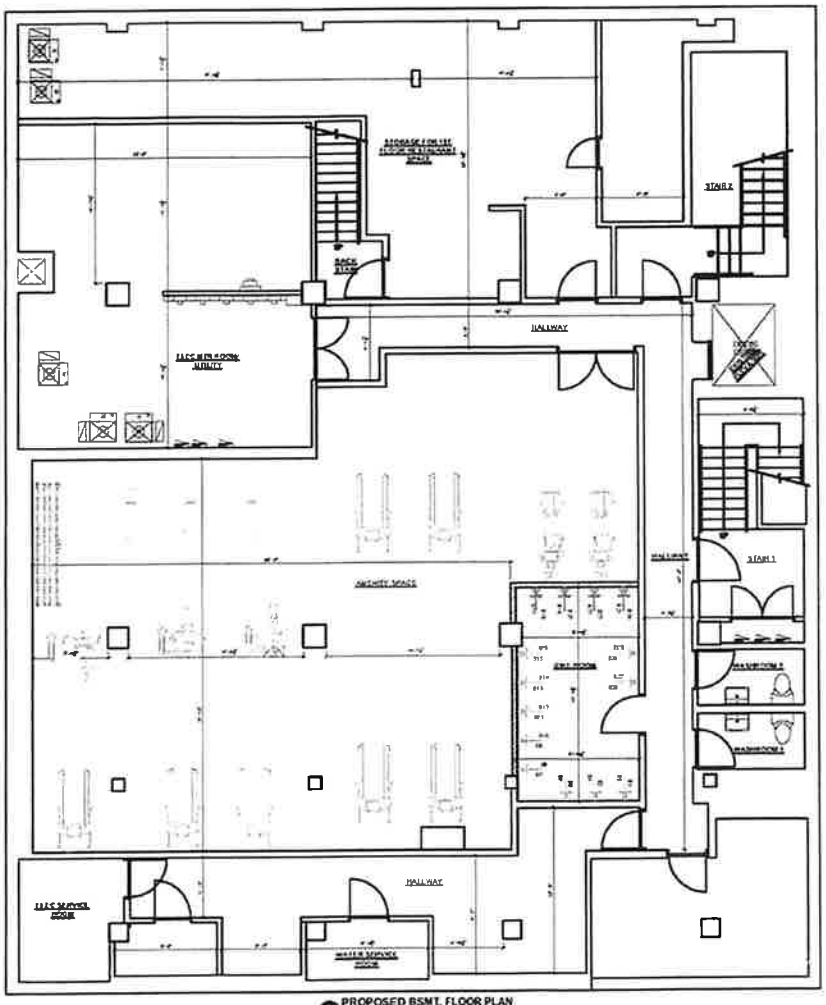
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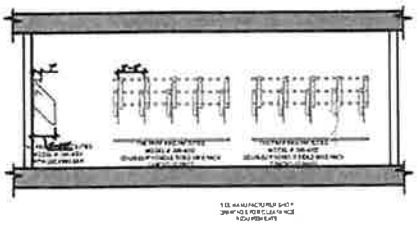

SITE PLAN
1/16" = 1'-0"

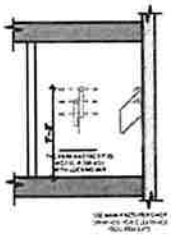
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| SITE PLAN | |

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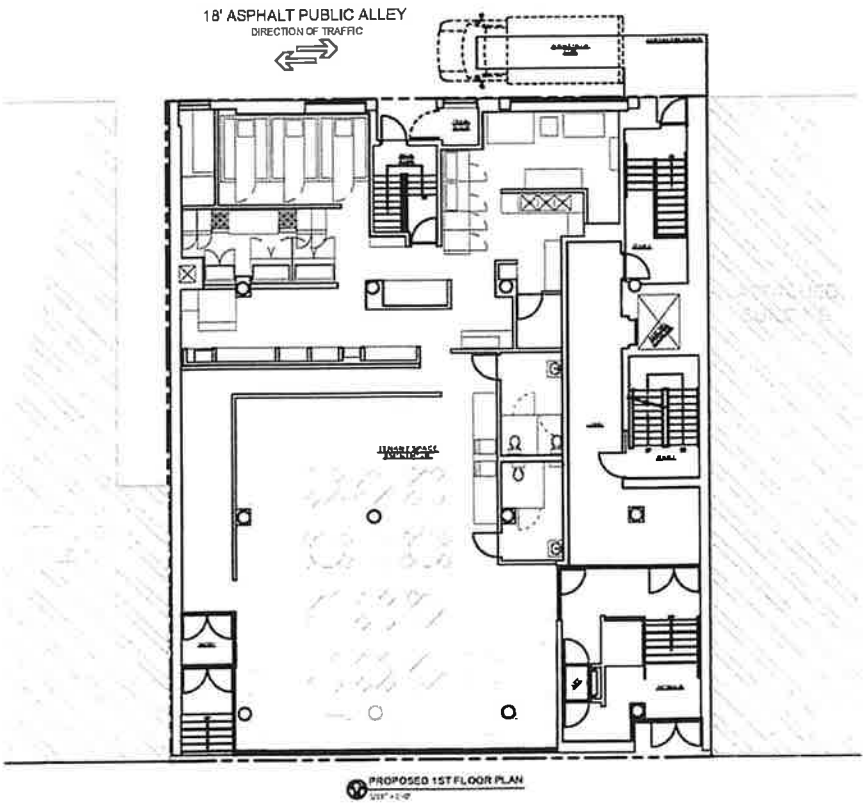

PROPOSED BSMT. FLOOR PLAN





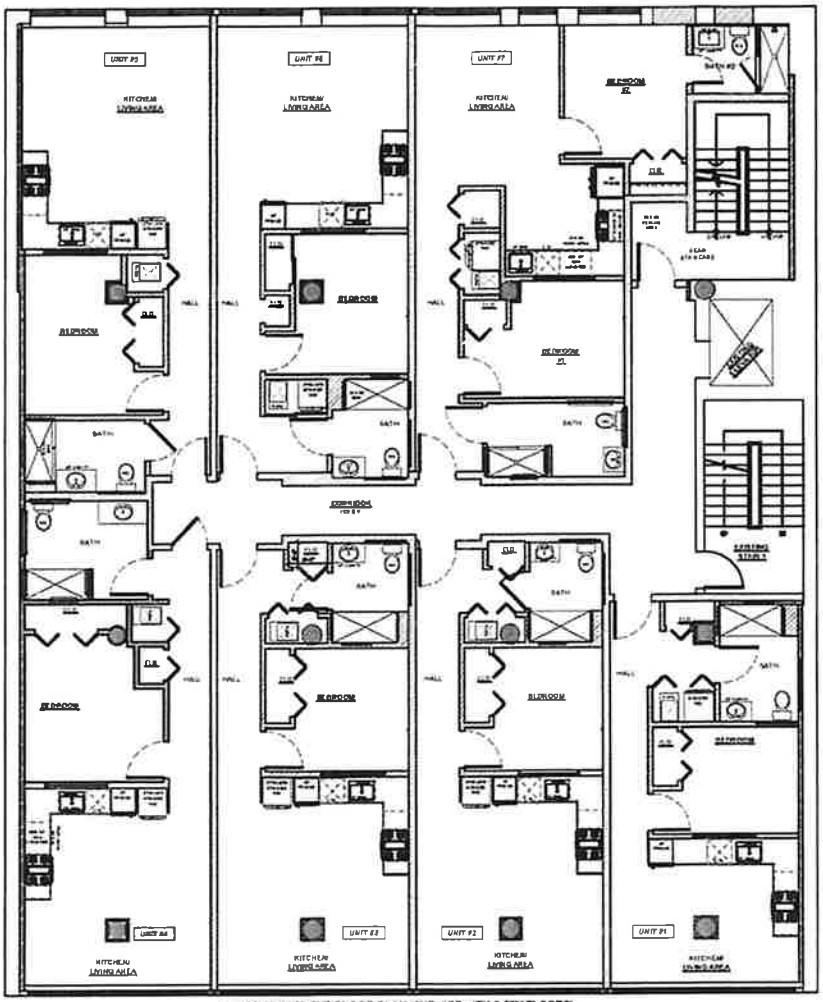
| 212 E OHIO ST<br>PROPOSED BSMT PLAN | A-4 |
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| PROPOSED 1ST FL PLAN | |

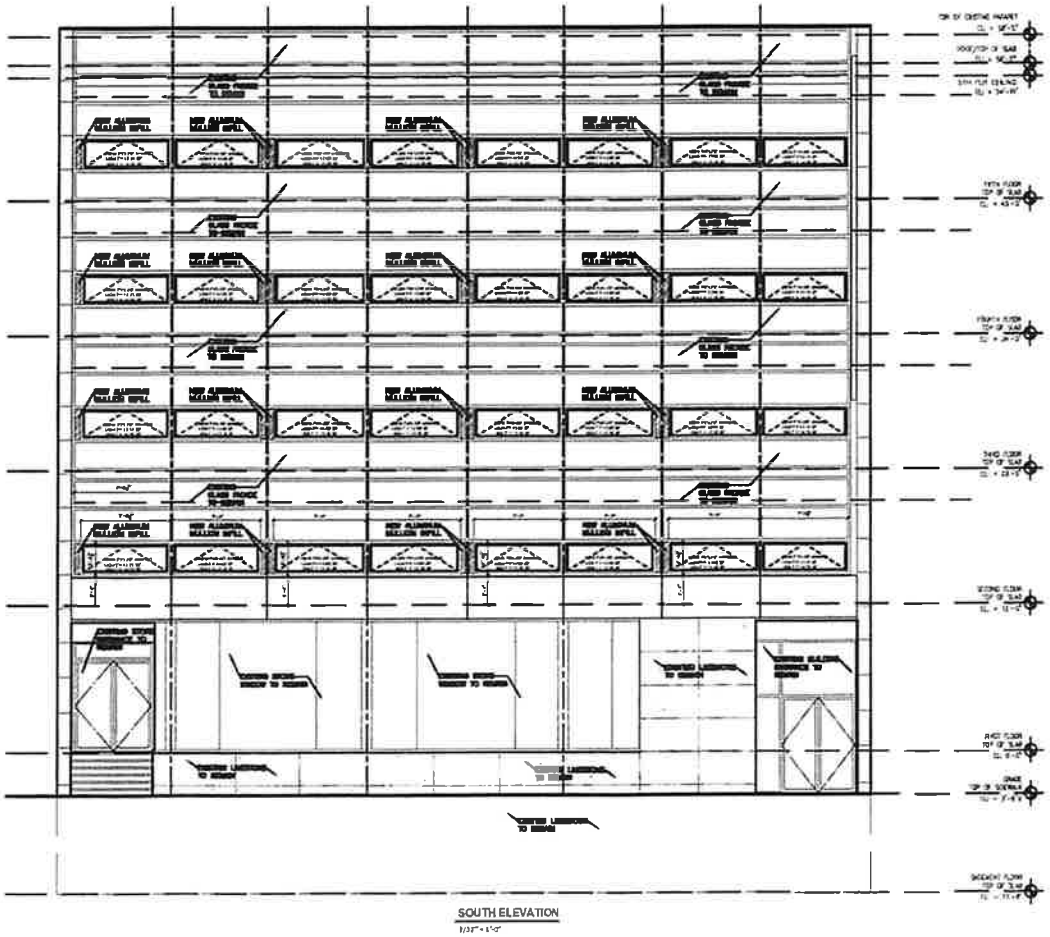
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PROPOSED TYP FLOOR PLAN (2ND, 3RD, 4TH & 5TH FLOORS)

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| PROPOSED TYP FL (2ND-5TH) | |

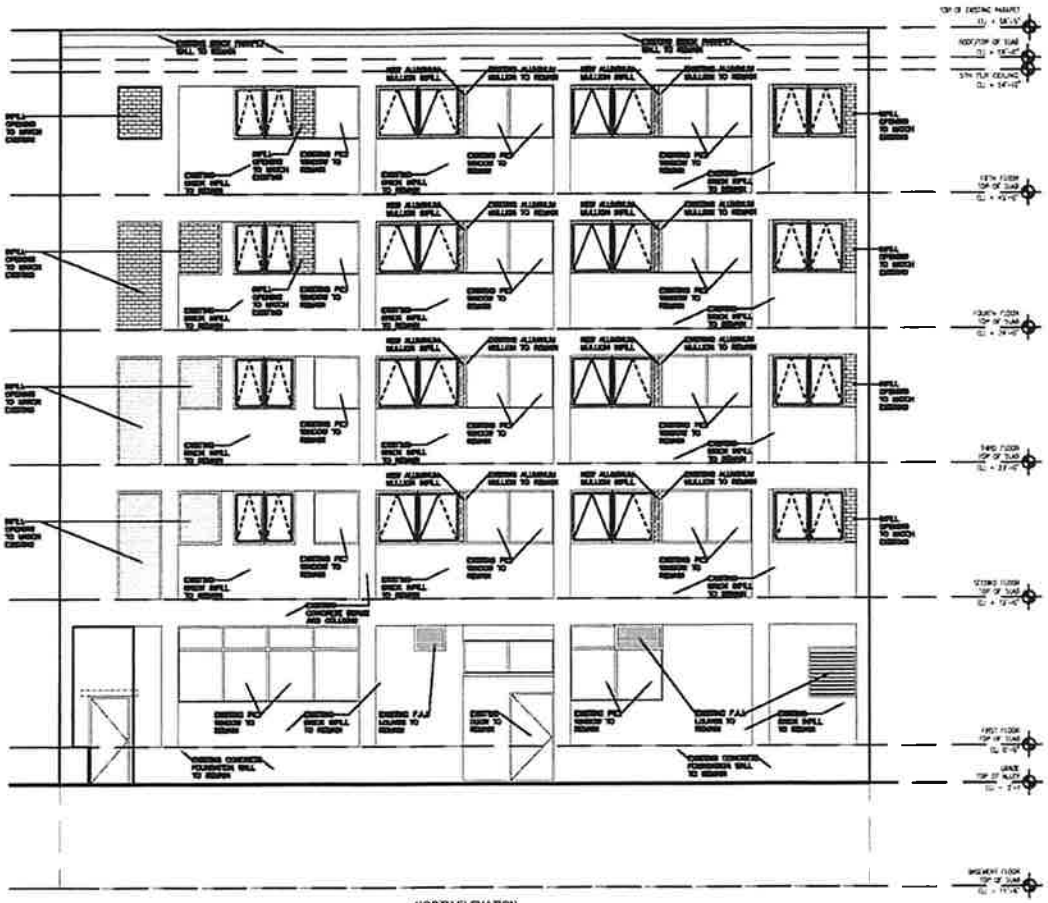
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SOUTH ELEVATION

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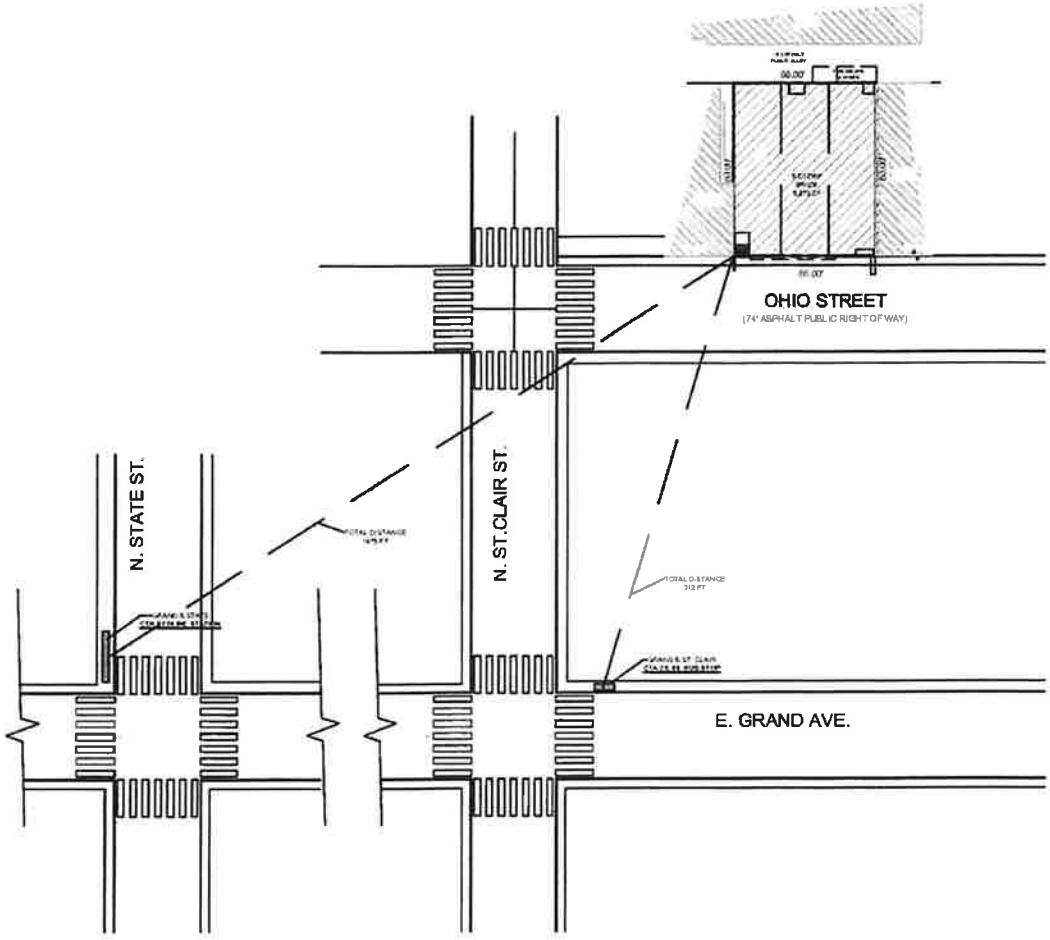
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NORTH ELEVATION

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| 212 E OHIO ST | A-9 |
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| TSL MAP | |