



1406 – 1408 W Cuyler Avenue Graceland West, Chicago, IL

A request to change the zoning on 2 lots at 1406 and 1408 W. Cuyler Ave., Chicago, IL from RS3 to RM4.5 to bring the existing 4 unit building at 1408 into compliance and allow for a new family friendly three flat on the vacant lot at 1406.

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ATTORNEYS AND COUNSELORS SINCE 1886

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THOMAS S. MOORE, PARTNER
TMOORE@MCCARTHYDUFFY.COM

March 17, 2023

Graceland West Community Association

RE: Rezoning 1406-1408 W. Cuyler


Dear Sir or Madam:

Peter Wasik whom you know as a long-time member asked me to explain why he needs to rezone both 1406 and 1408 W. Cuyler to be able to build a new family friendly three flat on the 1406 vacant lot. Even though they are separate lots of record and have separate PINs, because they have had common ownership and have been used together, the City Zoning Department considers them one zoning lot. So 1406 is not buildable until 1408 can be compliant with all zoning requirements by itself. 1408 is a standard 25 x 125 lot and has 4 legal units; the building is under gut-rehab remodeling construction and will be completed in spring 2023. To be compliant it would need to be zoned RM4.5 which requires 700 ground square feet per unit and since $25 \times 125 = 3125$ and $4 \times 700 = 2800$, 1408 can be compliant with the minimum lot area per unit with a RM4.5 zoning district.

There are no external changes at 1408 needed for it to be brought into compliance. The owners are proud of their restoration work inside this 100+ year old beautiful Greystone. I have done this many times and it is just a matter of jumping through all of the hoops necessary to bring the existing non compliant building into compliance. Finally, for your convenience, we have attached a draft letter of support to Alderman Martin.

Thank you for your consideration in this matter.

Sincerely,



Thomas S. Moore

PROFESSIONALS ASSOCIATED - MM SURVEY CO.

BOUNDARY * ALTA * TOPOGRAPHIC * CONDOMINIUM SURVEYS
7100 NORTH TRIPP AVENUE, LINCOLNWOOD, ILLINOIS
PROFESSIONAL DESIGN FIRM NO. 184-003023

PROFESSIONALS ASSOCIATED
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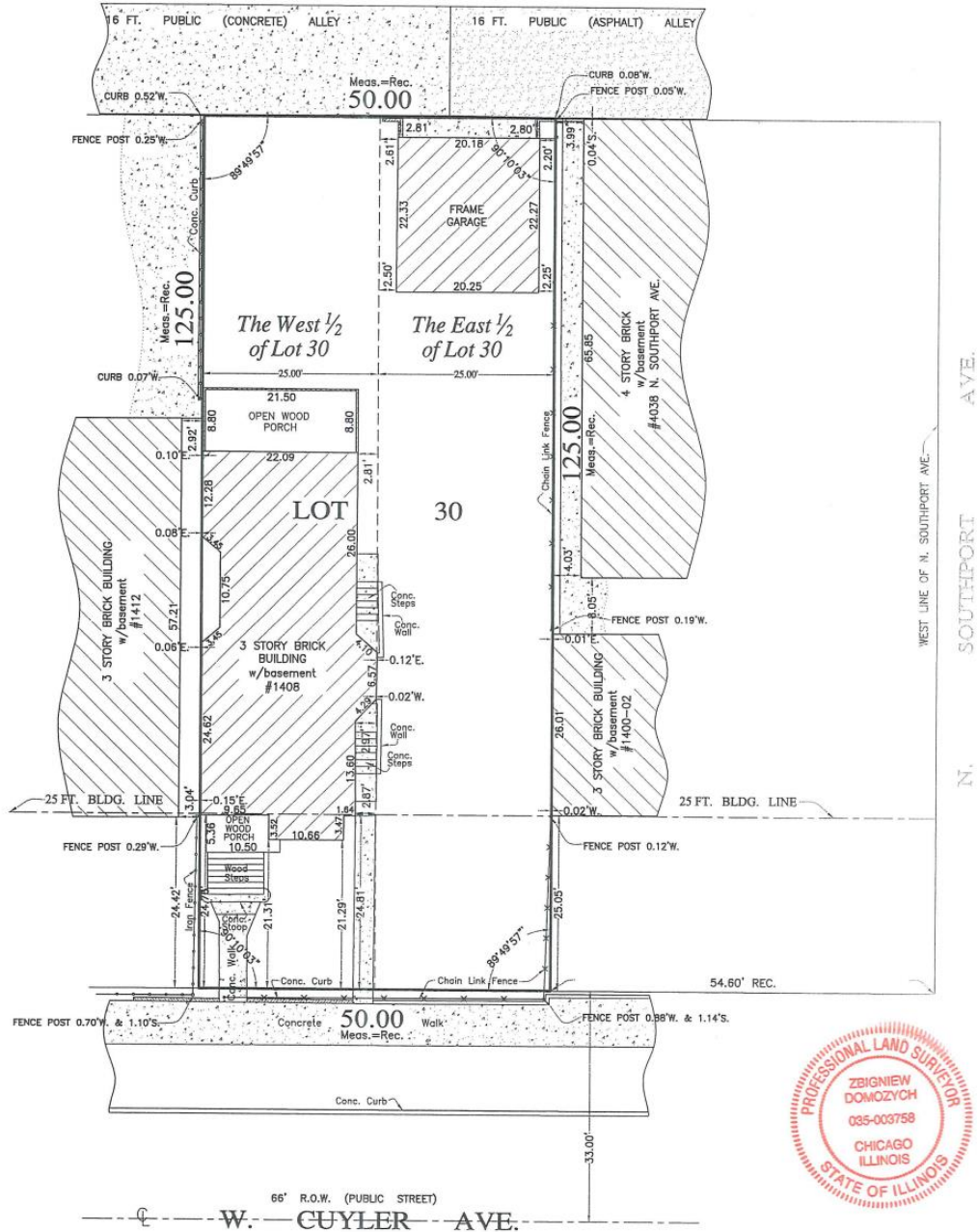
MM SURVEY
PHONE: (773) 282-5900
FAX: (773) 282-9424
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PLAT OF SURVEY

OF

LOT 30 IN BLOCK 3 IN ASHLAND ADDITION TO RAVENSWOOD IN THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA = 6,250 sq.ft. (0.14 acres)
COMMONLY KNOWN AS: 1408 W. CUYLER AVE., CHICAGO, IL. 60613



NO CORNERS WERE MONUMENTED PER CUSTOMER REQUEST

THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

Order No. 105611
Scale: 1 inch = 16 feet.
Date of Field Work: SEPTEMBER 01, 2022
Ordered by: DOROTA MOSKAL

RE: #100390

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS. THIS IS NOT AN ALTA SURVEY.

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois s.s.
County of Cook

We, PROFESSIONALS ASSOCIATED - MM SURVEY CO, do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

Date: SEPTEMBER 13-2022

Zbigniew Domozych LIC. NO. 035-3758
IL PROF. LAND SURVEYOR - LICENSE EXP. DATE NOV. 30, 2022
DRAWN BY: A.B.

Location:

1 building, 50 feet, West of Southport Ave

On North side of Cuyler Ave

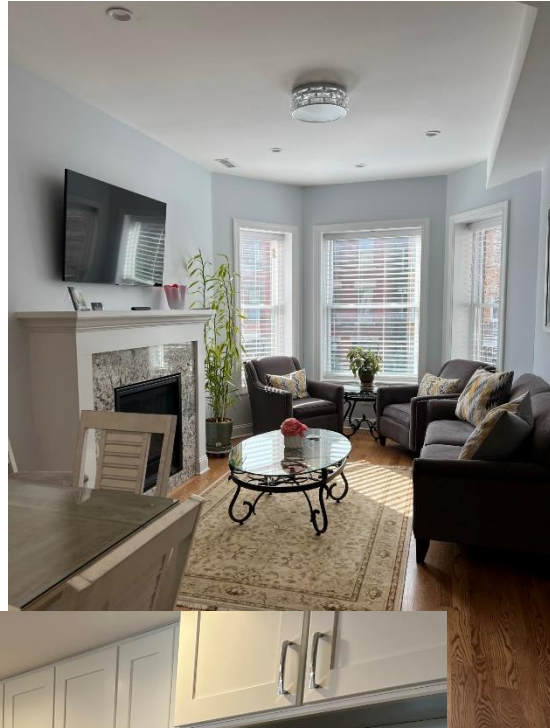
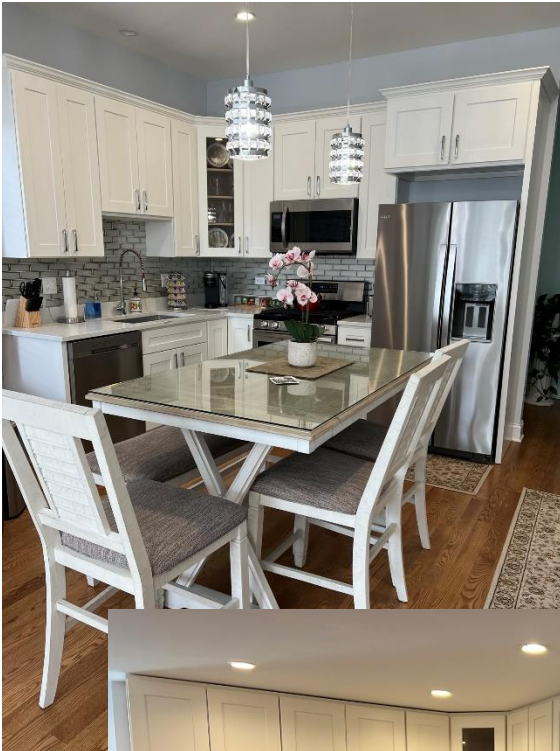






1408 W Cuyler Ave:

- Classic Chicago Greystone 3-flat building with ADU
- No external changes needed to bring into compliance
- Gut rehab restoration work to be completed in Spring
- Replacing grass in front and parkway with absorptive landscape: native plants
 - *(see pictures of similar project at W Newport Ave)*

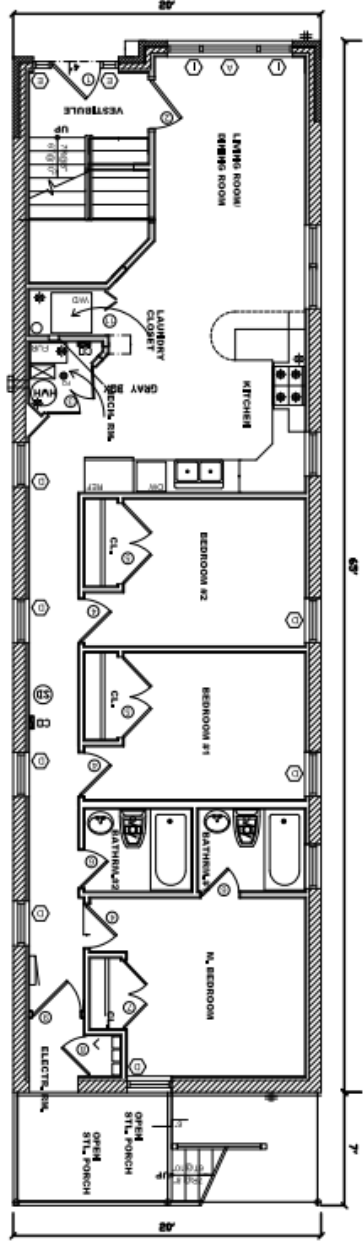


1406 W Cuyler Ave:

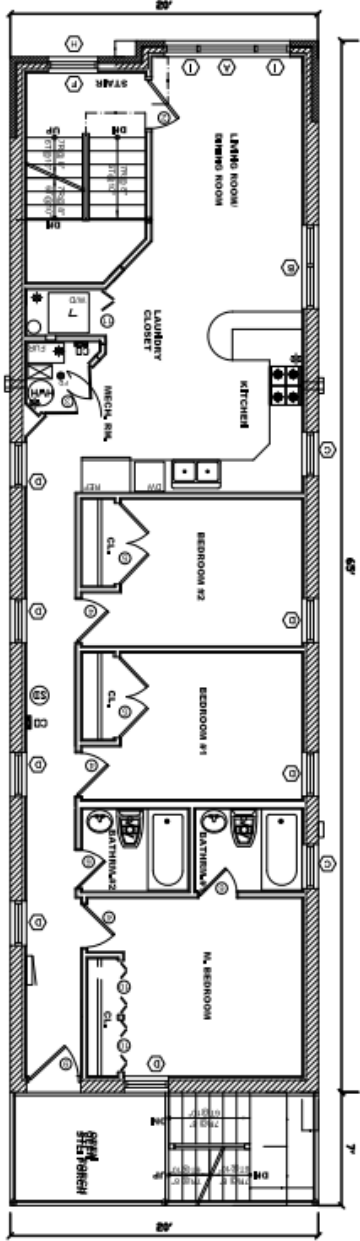
- Proposed new construction, 3-unit family friendly condo building (duplex down, simplex and duplex up)
 - Standard Chicago lot 25 x 125
- Replacing existing 2 car garage, with 3 car parking lot with permeable pavers
- Replace existing landscape with absorptive landscape: native plants
 - Plant native shrubs and pollinator plants
- Retaining (old oak tree in front) habitat for birds, bats, bees, butterflies and beneficial insects.
 - *(see picture of the similar project in Wrigleyville)*



NEW CONSTRUCTION - 3 APARTMENT UNITS



1 FIRST FLOOR PLAN
scale 1/4"=1'-0"



2 SECOND FLOOR PLAN
scale 1/4"=1'-0"



