

#22361-T1  
INTRO DATE  
FEB 16, 2024

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

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

1406-08 W Cuyler Ave, Chicago, IL 60613

2. Ward Number that property is located in: 47

3. APPLICANT 2020 15th Ave LLC

ADDRESS [REDACTED] CITY [REDACTED]

STATE [REDACTED] ZIP CODE [REDACTED] PHONE [REDACTED]

EMAIL [REDACTED] CONTACT PERSON Peter Wasik

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 \_\_\_\_\_

ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_

STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_ PHONE \_\_\_\_\_

EMAIL \_\_\_\_\_ CONTACT PERSON \_\_\_\_\_

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

ATTORNEY Thomas S. Moore

ADDRESS 180 N LaSalle St, Ste 3120

CITY Chicago STATE IL ZIP CODE 60601

PHONE 312-726-0358 FAX \_\_\_\_\_ EMAIL Tmoore@mccarthyduffy.com

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed in the Economic Disclosure statements: Peter Wasik
- 
7. On what date did the owner acquire legal title to the subject property? 12/13/2021
8. Has the present owner previously rezoned this property? If yes, when? No
9. Present Zoning District: RS-3 Proposed Zoning District: RM-4.5
10. Lot size in square feet (or dimensions): 50.00' x 125.00' = 6,250 sq. ft.
11. Current Use of the Property: 1406 W Cuyler is currently a vacant lot while 1408 W Cuyler is a 4 dwelling-unit multi-family residential building.
12. Reason for rezoning the property: To meet the bulk and density of the RM-4.5 to allow the subdivision of the improved zoning lot to allow construction of 3-story 3 DU building on 1406 lot; 3-story 4 DU building to remain unchanged at 1408 W Cuyler.
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 proposed building. (BE SPECIFIC): 1408 W Cuyler: existing 4-DU residential building will remain with 3 parking spaces, 0 square feet of commercial space, and an existing height of 38.00 feet. 1406 W Cuyler: proposed 3-DU residential building with 3 parking spaces and a proposed height of 45.00 feet.
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:** \_\_\_\_\_

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**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-B side setback relief

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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](http://www.cityofchicago.org/ARO) for more information). Is this project subject to the ARO? YES  NO

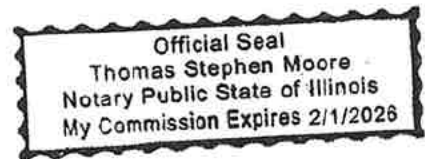
COUNTY OF COOK  
STATE OF ILLINOIS

Peter Wasik, 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  
15<sup>th</sup> day of February, 20 24.

  
\_\_\_\_\_  
Notary Public



**For Office Use Only**

Date of Introduction: \_\_\_\_\_

File Number: \_\_\_\_\_

Ward: \_\_\_\_\_

# PROFESSIONALS ASSOCIATED - MM SURVEY CO.

PROFESSIONALS ASSOCIATED  
 PHONE: (847) 675-3000  
 FAX: (847) 675-2167  
 E-MAIL: [pa@professionals-associated.com](mailto:pa@professionals-associated.com)  
[www.professionals-associated.com](http://www.professionals-associated.com)

BOUNDARY \* ALTA \* TOPOGRAPHIC \* CONDOMINIUM SURVEYS  
 7100 NORTH TRIPP AVENUE, LINCOLNWOOD, ILLINOIS  
 PROFESSIONAL DESIGN FIRM NO. 184-003021

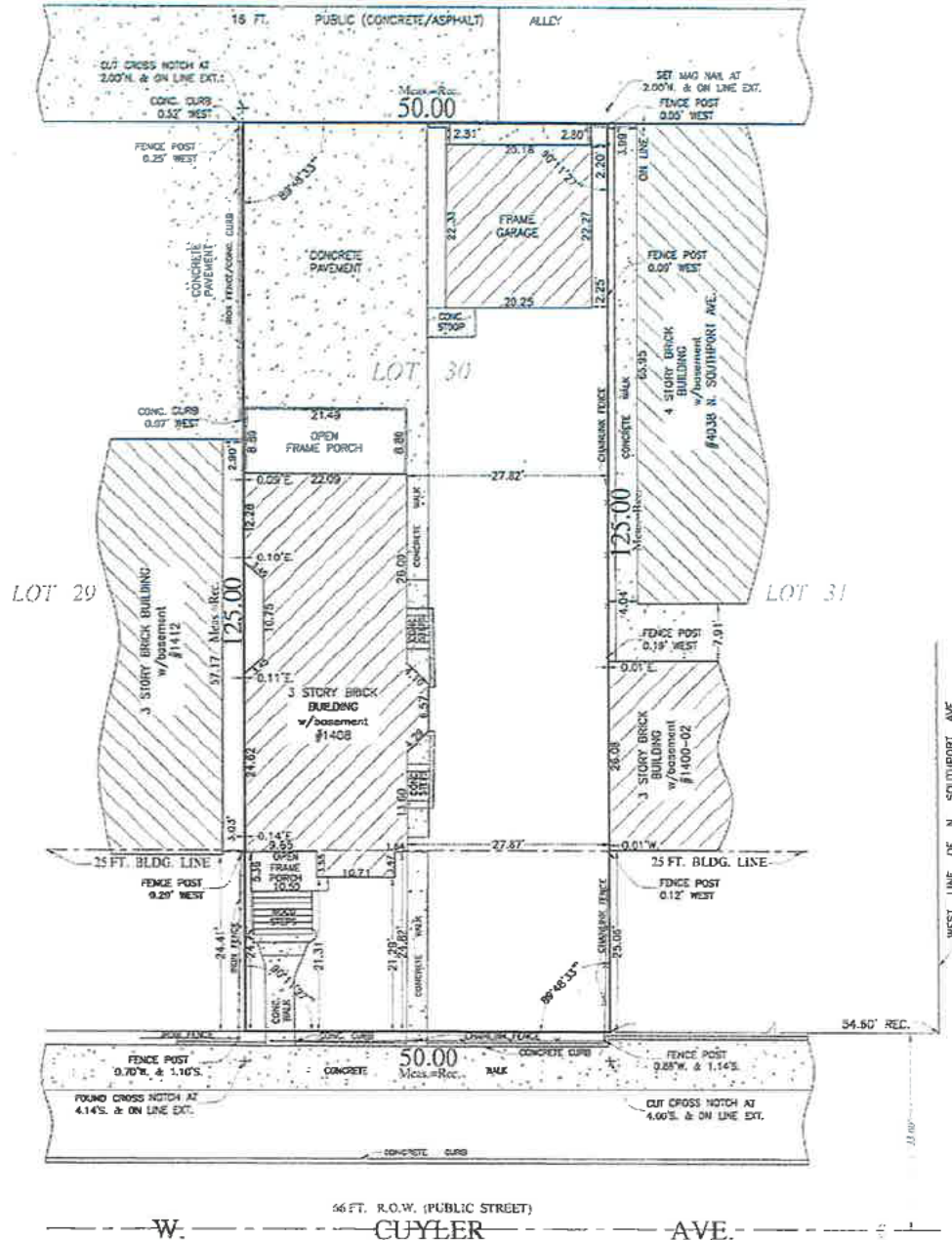
MM SURVEY  
 PHONE: 1773-283-5900  
 FAX: 1773-283-9474  
 E-MAIL: [info@MMSurveyingChicago.com](mailto:info@MMSurveyingChicago.com)  
[www.mmsurveyingchicago.com](http://www.mmsurveyingchicago.com)



## PLAT OF SURVEY OF

LOT 30 IN BLOCK 3 IN ASHLAND ADDITION TO RAVENSWOOD IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 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. = 0.143 acres, more or less  
 COMMONLY KNOWN AS: 1408 W. CUYLER AVE., CHICAGO, IL. 60613



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.

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 SAMS AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois  
 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.

Order No. 108051  
 Scale: 1 inch = 16 feet  
 Date of Field Work: 19 DECEMBER 2023  
 Ordered by: DOROTA MOSKAL



Date: DECEMBER 21, 2023

Paul Jards I.L.C. NO. 035-003937  
 I.L. PROF. LAND SURVEYOR - LICENSE EXP. DATE NOV. 30, 2024

"WRITTEN NOTICE"  
FORM OF AFFIDAVIT  
(Section 17-13-0107)

Date: February 6, 2024

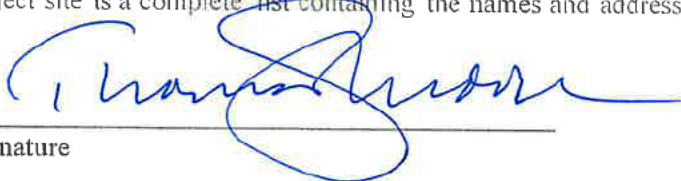
Chairman, Committee on  
Zoning 121 North LaSalle Street  
Room 300, City Hall  
Chicago, Illinois 60602

The undersigned, **Thomas S Moore**  
and states the following: \_\_\_\_\_, being first duly sworn on oath deposes

The undersigned certifies that he has complied with the requirements of Section 17-13-0107 of the Chicago Zoning Ordinance, by sending 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.

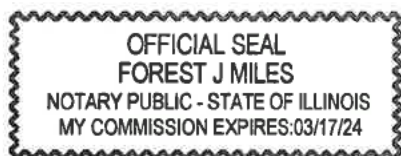
The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately February 16, 2024.

The undersigned certifies that the applicant has made a bona fide effort to determine the addresses 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 surrounding property owners within 250 feet of the subject site is a complete list containing the names and addresses of the people required to be served.

  
\_\_\_\_\_  
Signature

Subscribed and Sworn to before me this  
5<sup>th</sup> day of February, 2024

Forest J. Miles  
\_\_\_\_\_  
Notary Public





# MCCARTHY DUFFY LLP

ATTORNEYS & COUNSELORS SINCE 1886

180 NORTH LA SALLE STREET, SUITE 3150  
CHICAGO, ILLINOIS 60601  
TELEPHONE: (312) 726-0355  
FACSIMILE: (312) 726-6383  
MCCARTHYDUFFY.COM

February 16, 2024

To Property Owner:

In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107, please be informed that on or about, February 16, 2024, the undersigned filed an application for a change in the zoning from RS-3 Residential Single-Unit (Detached House) District to RM-4.5 Residential Multi-Unit District on behalf of the applicant, 2020 15<sup>th</sup> Ave LLC, for the property located at 1406-08 W Cuyler Ave, Chicago, IL 60613.

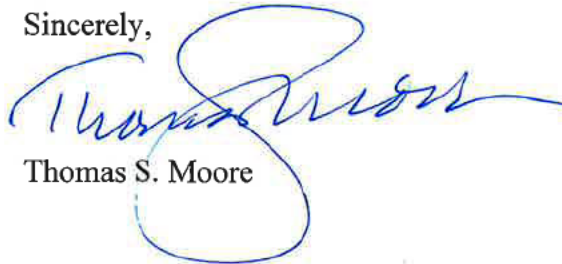
The Applicant seeks a zoning change to subdivide the improved single zoning lot bringing the existing 4-unit building at 1408 W Cuyler Ave into compliance and allow for the construction of a 3-unit building on the vacant 1406 W Cuyler Ave lot. As per Section 17-13-0303-D seeks variation relief included in the Type 1 submission.

2020 15<sup>th</sup> Ave LLC are the applicants and owners of the subject property, their business address is [REDACTED] Peter Wasik is the contact person for the applicant; he can be reached at [REDACTED] if you have any questions.

I am the attorney for the applicant and can be reached at 312-726-0358 if you have any questions.

Please note the applicant is not seeking to rezone or purchase your property. The applicant is required by law to send this notice because you own property within 250 feet of the property to be rezoned.

Sincerely,



Thomas S. Moore