

## 46<sup>th</sup> Ward Zoning and Development Application

ALL APPLICABLE SECTIONS OF THIS FORM SHOULD BE COMPLETED AND SUBMITTED BEFORE A MEETING IS SCHEDULED WITH THE ALDERMAN'S OFFICE. IF INFO IS NOT IMMEDIATELY AVAILABLE BUT IS RELEVANT TO THE PROJECT WRITE, "FUTURE". ANY INFO NOT RELEVANT CAN BE MARKED, "N/A" OR BLANK.

Completed forms can be mailed or emailed to the 46<sup>th</sup> Ward office: 4544 N. Broadway Ave., Chicago IL, 60640 [Email: james@james46.org](mailto:james@james46.org) (Subject: Development Application)

46th Ward Zoning and Development process summary for developers:

1. Fill out Application (below)
2. Meet with Alderman Cappleman
3. Present proposal at open public meeting
4. If necessary, attend meetings with neighborhood groups to address specific concerns
5. For large developments, meet with 46th Ward Zoning & Development committee to present proposal
6. Meet with the Zoning and Development committee for final review (if changes are requested)
7. Decision announced by Alderman Cappleman the next business day
8. This process will conclude prior to any City of Chicago approvals from Alderman Cappleman
9. If a proposal is rejected, the developer may re-present the project with significant changes at the discretion of the Alderman

For more information about the 46th Ward Zoning and Development process, please refer to the [Developer and Committee Procedure Guidelines](#)



Questions? Please call the 46th Ward Service office at 773-878-4646 or email [tressa@james46.org](mailto:tressa@james46.org)

**[SECTION A] – PLEASE COMPLETE ALL RELEVANT CONTACT INFORMATION**

**General Information**

Project Name: 3 STORY 6 DWELLING UNIT BUILDING

Date Submitted: 10-22-2019

Property Owner's Name: TG HOMES LLC

Property Owner's Address: 200 LAKEWOOD HIGHLAND PARK IL 60035

Property Owner's Phone Number: 773-875-6684

Property Owner's Email: tomekgn@aol.com

Developer's Name: TOM GNIEDZIEJKO

Developer's Address: 200 LAKEWOOD HIGHLAND PARK IL 60035

Developer's Phone Number: 773-875-6684

Developer's Email: tomekgn@aol.com

Developer's Website: \_\_\_\_\_

Architect's Name: PETER STERNIUK

Contact: TOM GNIEDZIEJKO

Architect's Address: 5201 N HARLEM AVE #201 CHICAGO IL 60656

Architect's Phone Number: 773-802-9937

Architect's Email: design773@yahoo.com

General Contractor's Name (if known): TOM GNIEDZIEJKO

Contact: TOM GNIEDZIEJKO

Have you met with the Department of Housing and Economic Development regarding the project? Yes \_\_\_ No X

Who is the DHED contact?: \_\_\_\_\_

Contact's Phone Number: \_\_\_\_\_

**Project Information**

Type of Construction: Rehab\_\_\_ New Construction X Both\_\_\_ None/Existing\_\_\_

Project Location/Address: 4649 N BEACON

Brief description of project: NEW 6 DWELLING UNIT 3 STORY BUILDING

IF THE PROJECT IS AN EXISTING STRUCTURE WITH NO NEW CONSTRUCTION OR REHAB PLEASE FORGO THE REMAINDER OF SECTION A AND CONTINUE TO SECTION B

Name of current owner of property: TG HOMES LLC

If the applicant is not the owner, please describe agreement with owner: \_\_\_\_\_

If owned by land trust, name of beneficiary: \_\_\_\_\_

Does the project include an Orange, Red, Landmark or National Register Historic Structure?

If so, which? N/A

Current Zoning Designation:

Do you plan to maintain the current zoning designation? Yes\_\_\_ No X

If, so please complete **SECTION B**.

Building Use(s): Single Family\_\_\_ Apartment X Condominium\_\_\_ Townhouse\_\_\_ Commercial\_\_\_ Mixed Use\_\_\_

Office\_\_\_ Institutional\_\_\_ Other\_\_\_\_\_

Lot dimensions: 40 X 156.42

Site Square Footage: 6,250 SF

Building Footprint: 2,604 SF

Building Height (from grade at curb to highest point of building): 38 FEET TO MEDIAN OF HIP ROOF

Type of construction material to be used on all sides of the exterior: BRICK

Is the cost of this project above \$10 Million? Yes\_\_\_ No X

If yes, what is the total estimated cost of this project? \$2 MILLION

**[SECTION B] – COMPLETE SECTION IF PROJECT IS REQUESTING FINANCIAL SUPPORT FROM THE CITY OF CHICAGO AND/OR AN ALDERMANIC APPROVAL REQUEST SUCH AS REQUESTS FOR:**

- 1. ZONING CHANGE**
- 2. ZONING VARIANCE**
- 3. CURB CUTS**

Do you plan to maintain the current zoning designation? Yes\_\_\_ No X

If No, what would the proposed change be? Please list intended zoning designation and a brief description:

WOULD LIKE TO REZONE FROM RS-3 TO RT-4 TO BUILD A 6 UNIT BUILDING.

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Will there be a request for curb cuts? Yes\_\_\_ No X

If Yes, Number:\_\_\_ Size:\_\_\_\_\_ Location:\_\_\_\_\_

Are you seeking any financial assistance from the City of Chicago? Yes\_\_\_ No X

If yes, please select all that apply:

TIF Assistance Requested amount: \_\_\_\_\_

Land write down or negotiated sale amount: \_\_\_\_\_

Tax Class L: Yes\_\_\_ No\_\_\_

County Tax Abatement Program (e.g., Class 6- Industrial or 7- Commercial): Yes\_\_\_ No\_\_\_

FOR ANY REQUESTS PLEASE INCLUDE ALL RELEVANT DOCUMENTATION

**[SECTION C] – COMPLETE SECTION IF PROJECT INCLUDES NEW CONSTRUCTION**

Please list addresses of all current and recent development projects (feel free to attach): \_\_\_\_\_

Has the developer’s property(ies) been subject to legal action? Yes \_\_\_ No X

If so, please explain the circumstances of the legal action: \_\_\_\_\_

Has a traffic study been completed: Yes \_\_\_ No X

If yes, please attach document.

How many on-site parking spaces will be provided? 6

How will they be accessed? ALLEY

Will the project include bike parking and storage? Yes X No \_\_\_

If yes, how will they be accessed? YARD

Where will the garbage dumpsters/cans for the property be located? TRASH ENCLOSURE

Will the proposed project include any sustainable or “green” features such as a green roof, permeable pavement, car sharing, etc.? If so, please describe: PERMEABLE PAVEMENT

Will this project create any jobs? Yes X No \_\_\_

If yes, please describe: CONSTRUCTION JOBS, MAINTENANCE JOBS IN THE FUTURE,

FOR ANY REQUESTS PLEASE INCLUDE ALL RELEVANT DOCUMENTATION

**[SECTION D] – SECTION MUST BE COMPLETED IF THE PROJECT FITS ANY OF THE FOLLOWING CRITERIA.  
BUILDINGS FITTING THESE CRITERIA MUST HAVE ALSO COMPLETED ALL PREVIOUS SECTIONS.**

- 1. PROJECT IS A PLANNED DEVELOPMENT**
- 2. PROJECT COST IS GREATER THAN \$10 MILLION**
- 3. PROJECT INCLUDES AFFORDABLE HOUSING UNITS**
- 4. TIF FUNDING IS REQUESTED**

Has financing been secured for this project? Yes  No

If yes, please briefly describe the nature of the financing, and attach any appropriate additional description and documentation: PRIVATE FUNDS AND CONSTRUCTION LOAN

If TIF assistance is requested, state which TIF district and briefly describe the amount and nature of the request:

Is the proposed project a planned development? Yes  No

If the project is a planned development, briefly describe and attach appropriate documentation: \_\_\_\_\_

Is this project subject to the Affordable Requirements Ordinance (ARO)? Yes  No

If yes, how does the developer plan to satisfy the requirements? \_\_\_\_\_

If there is a plan for affordable units beyond the ARO requirement, please describe the affordable housing component and attach any appropriate additional description and documentation.