46th 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 46th Ward office: 4544 N. Broadway Ave., Chicago IL, 60640 Email: 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
**[SECTION A] – PLEASE COMPLETE ALL RELEVANT CONTACT INFORMATION**

**General Information**

<table>
<thead>
<tr>
<th>Information</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Name:</td>
<td>3 STORY 6 DWELLING UNIT BUILDING</td>
</tr>
<tr>
<td>Date Submitted:</td>
<td>10-22-2019</td>
</tr>
<tr>
<td>Property Owner’s Name:</td>
<td>TG HOMES LLC</td>
</tr>
<tr>
<td>Property Owner’s Address:</td>
<td>200 LAKEWOOD HIGHLAND PARK IL 60035</td>
</tr>
<tr>
<td>Property Owner’s Phone Number:</td>
<td>773-875-6684</td>
</tr>
<tr>
<td>Property Owner’s Email:</td>
<td><a href="mailto:tomekgn@aol.com">tomekgn@aol.com</a></td>
</tr>
<tr>
<td>Developer's Name:</td>
<td>TOM GNIEDZIEJKO</td>
</tr>
<tr>
<td>Developer's Address:</td>
<td>200 LAKEWOOD HIGHLAND PARK IL 60035</td>
</tr>
<tr>
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<tr>
<td>Developer's Website:</td>
<td></td>
</tr>
<tr>
<td>Architect’s Name:</td>
<td>PETER STERNIUK</td>
</tr>
<tr>
<td>Contact:</td>
<td>TOM GNIEDZIEJKO</td>
</tr>
<tr>
<td>Architect’s Address:</td>
<td>5201 N HARLEM AVE #201 CHICAGO IL 60656</td>
</tr>
<tr>
<td>Architect’s Phone Number:</td>
<td>773-802-9937</td>
</tr>
<tr>
<td>Architect’s Email:</td>
<td><a href="mailto:design773@yahoo.com">design773@yahoo.com</a></td>
</tr>
<tr>
<td>General Contractor’s Name (if known):</td>
<td>TOM GNIEDZIEJKO</td>
</tr>
<tr>
<td>Contact:</td>
<td>TOM GNIEDZIEJKO</td>
</tr>
</tbody>
</table>

Have you met with the Department of Housing and Economic Development regarding the project? Yes___ No ____

Who is the DHED contact?: 

Contact’s Phone Number: 

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Project Information

Type of Construction: Rehab ___ New Construction ___ 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 ___

If, so please complete SECTION B.

Building Use(s): Single Family ___ Apartment ___ 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 ___
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:

________________________________________________________________________________________________
________________________________________________________________________________________________
________________________________________________________________________________________________

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 __
If so, please explain the circumstances of the legal action:

_________________________________________________________________________________________________

Has a traffic study been completed: Yes ___ No __
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 ___ 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 ___ 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:

____________________________________________________________________________________
____________________________________________________________________________________
____________________________________________________________________________________
____________________________________________________________________________________

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.