

**Special Use (Waste-Related Use within PMD) (v.1 2021)**

PROPOSED FINDINGS OF FACT  
SUBMITTED TO THE ZONING BOARD OF APPEALS

In the Matter of a Special Use Application

for Address: \_\_\_\_\_

Submitted by: \_\_\_\_\_,

[*check one*]  Applicant or  Applicant's Attorney

**Special Use (Waste-Related Use within PMD) (v.1 2021)**

ZONING BOARD OF APPEALS OF THE CITY OF CHICAGO

FINDINGS OF THE ZONING BOARD OF APPEALS OF THE CITY OF CHICAGO

IN THE MATTER OF A SPECIAL USE APPLICATION

FOR ADDRESS: \_\_\_\_\_

BY APPLICANT \_\_\_\_\_

I. THE APPLICANT

The Applicant is a(n) [check one]  individual  limited liability company  corporation  trust  other (*please specify:* \_\_\_\_\_).

[*If the Applicant is a legal entity, please fill out this section. Otherwise skip to Section II.*]  
The Applicant's [*insert title*] \_\_\_\_\_, [*insert name*] \_\_\_\_\_ (the "Applicant's Representative") was present at the hearing.

[*NOTE: The Applicant or (if applicable) the Applicant's Representative **MUST** be present at the hearing.*]

II. BRIEF SUMMARY OF REQUEST

The Applicant seeks a special use to \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

III. BACKGROUND OF THE SUBJECT PROPERTY

The subject property is currently zoned \_\_\_\_\_ and is [*check one*]  vacant  improved. Additionally [*provide any additional pertinent facts about the property*],  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

IV. PUBLIC HEARING

A. The Hearing

The ZONING BOARD OF APPEALS held a public hearing on the Applicant's special use application at its regular meeting held on \_\_\_\_\_, 20\_\_, after due notice thereof as provided

**Special Use (Waste-Related Use within PMD) (v.1 2021)**

under Sections 17-13-0107-A(9) and 17-13-0107-B of the Chicago Zoning Ordinance and by publication in the *Chicago Tribune*.

The [*check one*]  Applicant  Applicant's Representative was present at the hearing. The Applicant/Applicant's Representative (as applicable) testified that their testimony was consistent with the affidavit attached to these proposed Findings of Fact as Exhibit A.

The Applicant's expert witness(es) [*insert name(s)*] \_\_\_\_\_ was present at the hearing. The Applicant's expert witness(es) testified that their testimony was consistent with the Report(s) on the subject property attached these proposed Findings of Fact as Exhibit B. A copy of their CV(s) is attached to the aforementioned Report(s).

*[If additional witnesses are necessary to explain the Applicant's application, please attach their affidavits to these proposed Findings of Fact as Exhibit C. The affiant of any affidavit submitted as part of Exhibit C must be present at the hearing on the application.]*

***[All affidavits submitted as part of Exhibits A through C must be: (1) notarized; (2) fact-based; (3) based solely on an affiant's personal knowledge; (4) non-conclusory; and (5) made on the form attached to these proposed Findings of Fact. Please note that these requirements do not and are not intended to provide legal advice. If you have questions regarding the drafting of affidavits, please consult an attorney. The ZONING BOARD OF APPEALS and its staff cannot provide legal advice.]***

The Applicant also submitted into the record the following documents: [*List all documents the Applicant intends to submit; add additional sheets as necessary*]

---

\_\_\_\_\_. Copies of these submitted documents are attached to these proposed Findings of Fact as Exhibit D. [*Note: **Plans must be attached.***]

**B. Criteria for a Special Use for Waste-Related Uses within Planned Manufacturing Districts**

Pursuant to Section 17-13-0905-A of the Chicago Zoning Ordinance, no special use application may be approved unless the ZONING BOARD OF APPEALS finds that the proposed use in its proposed location meets all of the following: (1) complies with all applicable standards of the Chicago Zoning Ordinance; (2) is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of the neighborhood or community; (3) is compatible with the character of the surrounding area in terms of site planning and building scale and project design; (4) is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise and traffic generation; and (5) is designed to promote pedestrian safety and comfort.

Pursuant to Section 17-13-0905-B(1) of the Chicago Zoning Ordinance, no special use application for a waste-related use may be approved unless the ZONING BOARD OF APPEALS finds that the special use meets the general criteria of Section 17-13-0905 of the

**Special Use (Waste-Related Use within PMD) (v.1 2021)**

Chicago Zoning Ordinance and all of the following specific criteria: (a) is necessary to accommodate the waste removal needs of the area it is intended to serve; (b) is located outside the boundary of the 100-year flood plain as determined by the Illinois Department of Transportation, or the site is flood-proofed to meet the standards and requirements of the Department of Transportation and is approved as flood-proofed by said Department; (c) is designed to minimize the danger to the surrounding area from fires, spills or other operational accidents; (d) is so designed and located as to minimize the impact on existing traffic flow in the surrounding area; (e) is designed and proposed to be operated so as to minimize adverse impacts on air, land and water quality by using the best commercially available pollution control technology; (f) is located and operated so as to minimize adverse effects on the economic development potential of the area, and on the value of surrounding property; and (g) is so designed, located and proposed to be operated that the public health, safety and welfare will be protected.

Pursuant to Section 17-13-0905-C of the Chicago Zoning Ordinance, in acting on any special use application within a planned manufacturing district, the ZONING BOARD OF APPEALS must apply the general criteria of Section 17-13-0905-A and make specific findings on the probable effects of the proposed use on: (1) existing manufacturing activities, including the potential for land use conflicts and nuisance complaints; and (2) efforts to market other property within the planned manufacturing district for industrial use.

**V. FINDINGS OF FACT**

*[Any statement set forth below shall only refer to facts and opinions expressed in Exhibits A, B, C and D attached to these proposed Findings of Fact and must use those references to explain why or how the proposed special use meets the standards set forth. In other words, what is written below must be explanatory and must be supported by an exhibit. Add additional sheets as necessary.]*

After careful consideration of the evidence, testimony and the entire record, the ZONING BOARD OF APPEALS hereby makes the following findings with reference to the Applicant's application for a special use pursuant to Section 17-13-0905-A of the Chicago Zoning Ordinance:

1. The proposed special use complies with all applicable standards of the Chicago Zoning Ordinance because:

---

---

---

---

**Special Use (Waste-Related Use within PMD) (v.1 2021)**

2. The proposed special use is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of the neighborhood or community because:

---

---

---

3. The proposed special use is compatible with the character of the surrounding area in terms of site planning and building scale and project design because:

---

---

---

4. The proposed special use is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise and traffic generation because:

---

---

---

5. The proposed special use is designed to promote pedestrian safety and comfort because:

---

---

---

After careful consideration of the evidence, testimony and the entire record, the ZONING BOARD OF APPEALS hereby makes the following findings with reference to the Applicant's application for a special use pursuant to Section 17-13-0905-B(1) of the Chicago Zoning Ordinance:

1. The proposed special use is necessary to accommodate the waste removal needs of the area it is intended to serve because:

**Special Use (Waste-Related Use within PMD) (v.1 2021)**

---

---

---

---

2. The proposed special use is located outside the boundary of the 100-year flood plain as determined by the Illinois Department of Transportation, or the site is flood-proofed to meet the standards and requirements of the Department of Transportation and is approved as flood-proofed by said Department as evidenced by the following documents attached as Exhibit D:

---

---

---

---

3. The proposed special use is designed to minimize the danger to the surrounding area from fires, spills or other operational accidents because:

---

---

---

---

4. The proposed special use is so designed and located as to minimize the impact on existing traffic flow in the surrounding area because:

---

---

---

---

5. The proposed special use is designed and proposed to be operated so as to minimize adverse impacts on air, land and water quality by using the best commercially available pollution control technology because:

---

---

---

---

**Special Use (Waste-Related Use within PMD) (v.1 2021)**

6. The proposed special use is located and operated so as to minimize adverse effects on the economic development potential of the area, and on the value of surrounding property because:

---

---

---

---

7. The proposed special use is so designed, located and proposed to be operated that the public health, safety and welfare will be protected because:

---

---

---

---

After careful consideration of the evidence, testimony and the entire record, the ZONING BOARD OF APPEALS hereby makes the following findings with reference to the Applicant's application for a special use pursuant to Section 17-13-0905-C of the Chicago Zoning Ordinance:

1. The proposed special use will have the following effects on existing manufacturing activities, including the potential for land use conflicts and nuisance complaints:

---

---

---

2. The proposed special use will have the following effects on efforts to market other property within the planned manufacturing district for industrial use:

---

---

---

**VI. CONCLUSION**

For all of these reasons, the ZONING BOARD OF APPEALS finds that the Applicant has proved their/its case by evidence, testimony and the entire record covering the specific criteria for a special use pursuant to Sections 17-13-0905-A, 17-13-0905-B and 17-13-0905-C of the Chicago Zoning Ordinance.

**Special Use (Waste-Related Use within PMD) (v.1 2021)**

The ZONING BOARD OF APPEALS hereby approves the Applicant's application for a special use, and the Zoning Administrator is authorized to permit said special use.

This is a final decision subject to review under the Illinois Administrative Review Law, 735 ILCS 5/3-101 *et seq.*



**Special Use (Waste-Related Use within PMD) (v.1 2021)**

**EXHIBIT A**

*[ATTACH APPLICANT'S/APPLICANT'S REPRESENTATIVE'S AFFIDAVIT]*

**Special Use (Waste-Related Use within PMD) (v.1 2021)**

**EXHIBIT B**

*[ATTACH ALL EXPERT REPORTS]*

**Special Use (Waste-Related Use within PMD) (v.1 2021)**

**EXHIBIT C**

*[ATTACH ALL ADDITIONAL AFFIDAVITS NECESSARY TO SUPPORT STATEMENTS MADE IN THESE FINDINGS OF FACT]*

**Special Use (Waste-Related Use within PMD) (v.1 2021)**

**EXHIBIT D**

*[ATTACH ALL OTHER DOCUMENTS NECESSARY TO SUPPORT STATEMENTS MADE IN THESE PROPOSED FINDINGS OF FACT]*

*[NOTE: AN ALDERMANIC SUPPORT LETTER IS **NOT** REQUIRED]*

*[NOTE: PLANS **MUST** BE ATTACHED]*

**Special Use (Waste-Related Use within PMD) (v.1 2021)**

IN THE ZONING BOARD OF APPEALS OF THE CITY OF CHICAGO

for Address: \_\_\_\_\_

**AFFIDAVIT**

[*Insert name*]\_\_\_\_\_, AN INDIVIDUAL, after being first duly sworn on oath, deposes and states that they have personal knowledge of facts set forth in this Affidavit and if called to testify in this matter, they would swear the following facts are true and correct:

- 1.
- 2.
- 3.
4. [*add additional pages to continue*]

Signature: \_\_\_\_\_  
Name: [*INSERT NAME*] \_\_\_\_\_

Signed and sworn to before me on [*insert date*]\_\_\_\_\_ by [*insert name of affiant*]\_\_\_\_\_, at [*insert county name*] \_\_\_\_\_County, [*insert state*] \_\_\_\_\_.

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

Commission expires: \_\_\_\_\_