



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

COPY

**SPECIAL USE APPLICATION**  
(Application must be typed)

"Special Uses" are uses that because of their widely varying land use and operational characteristics require case-by-case review by the Zoning Board of Appeals (ZBA) to determine whether they will be compatible with surrounding uses and development patterns. Case-by-case review ensures consideration of the special use's anticipated land use, site design and operational impacts.

**Property Address:** 800 W Buena Avenue

**Zoning District:** RS-1

**Ward:** 46

**Description of Case** (Include all language stated in the denial of zoning certification notice)

The applicant seeks a special use to allow for a community center in an existing 3 story building in a RS-1 Residential Single-Unit (Detached House) District.

**Applicant:** Name: Center for Economic Research & Social Change  
Address: 4015 N Rockwell  
City, State, Zip Code: Chicago, IL 60618  
Phone Number: 773-583-7884  
Email: behzad@haymarketbooks.org

**Owner:** Name: The Menomonee Club  
Address: 1535 North Dayton  
City, State, Zip Code: Chicago, IL 60642  
Phone Number: 312-664-4631  
Email: neal@menomoneeclub.org

**Attorney:** Name: Tyler Manic  
Address: 70 W. Madison St., Ste. 5300  
City, State, Zip Code: Chicago, IL 60602  
Phone Number: (312) 345-5700  
Email: tmanic@schainbanks.com



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**Approval Criteria**

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 approval criteria, in accordance with Section 17-13-0905 of the Zoning Ordinance. To advise the ZBA, please thoroughly explain how the proposed special use addresses the following criteria:

1. **Complies with all applicable standards of the zoning ordinance:**  
The project complies with all applicable standards of the zoning ordinance once the use can be granted as a special use.
  
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:**  
There will not be an adverse impact on the general welfare of the neighborhood community, the building is existing and is an orange rated building.
  
3. **Is compatible with the character of the surrounding area in terms of site planning and building scale and project design:**  
The proposed community center will fit within the character of the surrounding area because the site was previously a community center.
  
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:**  
the hours of operation and noise and traffic will be comparable to the character of the neighborhood.
  
5. **Is designed to promote pedestrian safety and comfort:**  
The design of the project promotes pedestrian safety and comfort.



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**Necessary Attachments**


- A copy of the original 'Official Denial of Zoning Certification' signed by the applicant and the Bureau of Planning and Zoning.
- If the applicant is not the owner, written authorization of the property owner to file the application.
- Economic Disclosure Statement. Pursuant to Chapter 2-154 of the Municipal Code of Chicago, an Economic Disclosure Statement and Affidavit are required to be filed. If the applicant is not the owner of the property, disclosure statements must be filed by both the applicant and the owner. Copies of Economic Disclosure Statement forms are available online at: [http://www.cityofchicago.org/city/en/depts/dps/provdrs/comp/svcs/economic\\_disclosurestatementseds.html](http://www.cityofchicago.org/city/en/depts/dps/provdrs/comp/svcs/economic_disclosurestatementseds.html)
- A copy of the letter sent to property owners within 250 feet of the subject property notifying them of the application filing. The notice must provide a detailed description of the detail of the proposed special use. An Affidavit verifying the letters have been sent and a sample letter must be submitted.
- Adhesive mailing labels for all property owners within 250 feet (Condominium Association address is required for a building of 26 units or more).
- Public notice sign requirement. Please provide photographs of the sign on the building and of the subject site and an affidavit confirming the sign has been posted at the location (to be submitted after the application is accepted and the sign is issued).
- Check in the amount of \$1,025.00 payable to 'City of Chicago, Department of Revenue'.
- Photographs depicting the front, rear and sides of the subject property, as well as photographs of subject property in relation to abutting properties.
- Three sets of 11" X 17" drawings including, where applicable: site plan, floor plans, landscape plan, building elevations and sections, and a plat survey (do not include electric, plumbing, ventilation and mechanical plans). Note: four sets, including elevations, are required for parking lot applications.
- Project Narrative – Written summary of proposed project – Including but not limited to – current land uses on the site, surrounding/adjacent buildings and land uses, size of building and/or site, hours of operation, estimated project costs, number of proposed construction and permanent jobs, and evidence of community support for the proposed project.
- If applicable, a certified copy of the zoning map amendment published in the Chicago City Council *Journal of Proceedings*.

An application will not be considered complete – and a public hearing will not be scheduled – until all of the required materials are completed and submitted.



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I hereby affirm that all of the statements on this application and those in the attachments submitted herewith are true, under penalty of law.

  
Applicant signature

Behzad Raghian  
Applicant name

Sworn to me, this 4<sup>th</sup> day of May of 2017

  
Notary Public



DEPARTMENT OF PLANNING AND DEVELOPMENT  
OFFICE OF THE ZONING ADMINISTRATOR  
BUREAU OF ZONING AND LAND USE  
CITY OF CHICAGO  
ROOM 905 - CITY HALL

Rahm Emanuel  
Mayor

Patricia Scudiero  
Zoning Administrator

OFFICIAL DENIAL OF ZONING CERTIFICATION

ADDRESS OF PREMISES 800 West Buena

PROPOSED USE: Community Center MAP NO. 11-G

BUILDING AREA Existing 3 story building ZONING DISTRICT RS-1

LOT AREA 19,609 square feet DATE 5-22-17 

DESCRIPTIVE STATEMENT:

The applicant seeks a special use to allow for a Community Center in an existing 3 story building in a RS-1 Residential Single-Unit (Detached House) District.

APPLICATION NOT APPROVED

Request certification does not conform with section(s) 17-2-0207-H(1) of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago.

ADMINISTRATIVE REMEDY SOUGHT  
(As per section(s), specify)

APPLICANT CONTACT INFORMATION

APPEAL \_\_\_\_\_

NAME

C/O Schain Banks  
70 W Madison

VARIATION \_\_\_\_\_

ADDRESS

Chicago, IL 60604

SPECIAL USE 17-13-0901

PHONE

312-345-5730

EXAMINER 

Prepared by representing attorney, reviewed by zoning for content only

\_\_\_\_\_  
Zoning Administrator  
(for appeals only)

  
Signature of Applicant

Please go to the below website to obtain a Zoning Board of Appeals application  
[http://www.cityofchicago.org/city/en/depts/dcd/supp\\_info/zoning\\_board\\_of\\_appeals.html](http://www.cityofchicago.org/city/en/depts/dcd/supp_info/zoning_board_of_appeals.html)

May 22, 2017

Dear Property Owner:

In accordance with Section 17-13-0107-A of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, please be informed that on or about May 22, 2017, I, the undersigned, will file an application for a special use with the Zoning Board of Appeals of the City of Chicago for a variation under the zoning ordinance for the property located 800 West Buena Avenue, Chicago, Illinois.

The purpose of the Special Use is to allow for a community center in an existing 3 story building in a RS-1 Residential Single-Unit (Detached House) District.

The owner of the property is The Menomonee Club located at 1535 North Dayton, Chicago, IL 60642.

The applicant of the special use is Center for Economic Research & Social Change located at 4015 North Rockwell, Chicago, IL 60618.

PLEASE NOTE THAT THE APPLICANT IS NOT SEEKING TO PURCHASE YOUR PROPERTY, NOR IS THIS APPLICATION SEEKING A ZONING VARIATION OR SPECIAL USE FOR YOUR PROPERTY. THE APPLICANT IS REQUIRED BY LAW TO SEND YOU THIS NOTICE BECAUSE YOU OWN PROPERTY LOCATED WITHIN 250 FEET OF THE SUBJECT PROPERTY.

I am the duly-authorized attorney for the applicant. My address is 70 West Madison, Suite 5300, Chicago, Illinois 60602. My telephone number is 312-345-5700.

Sincerely,



William J.P. Banks  
Attorney for Applicant


May 22, 2017

Zoning Board of Appeals  
Room 905 City Hall  
Chicago, Illinois

Board Members:

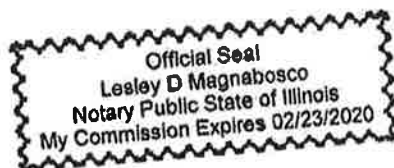
The undersigned, William J.P. Banks , being first duly sworn on oath, deposes and says the following:

That the undersigned certifies that he has complied with the requirements of Section 17-13-0107-A of the Chicago Zoning Ordinance, by serving written notice via United States Postal Service first class mail on the owners of all property within 250 feet in each direction of the lot lines of the subject property located at 800 West Buena, that the notice contained the address of the location for which the special use is requested, a brief statement of the nature of the requested special use, the name and address of the legal and beneficial owner of the property for which the special use is requested, a statement that the applicant intends to file an application for a special use on approximately May 22, 2017; that the applicant has made a bona fide effort to determine the addresses of parties to be notified under the above ordinance; that the applicant certifies that the accompanying list of names and addresses of surrounding property owners within 250 feet is a complete list containing the names and last known addresses of the owners of the property required to be served and that the applicant has furnished in addition to a list of the last known owners and addresses, a list of the method of service (United States Postal Service first class mail).



William J.P. Banks  
Attorney for Applicant

Subscribed and sworn to before me  
this 22nd day of May, 2017

  
Notary Public

April 26, 2017

Chairman, Zoning Board of Appeals  
121 North LaSalle, Room 905  
Chicago, IL 60602

Dear Chairman and Board Members:

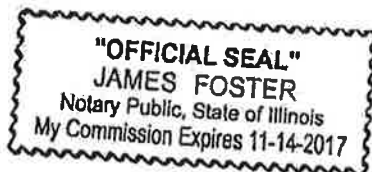
I, Neal Bader, Executive Director of The Menomonee Club, an Illinois not-for-profit corporation, state that The Menomonee Club, an Illinois not-for-profit corporation is the legal title holder of the property located at 800 West Buena Avenue.

I understand that William Banks of Schain Banks has filed a sworn affidavit identifying Center for Economic Research and Social Change, an Illinois not-for-profit corporation as the applicant of a proposed Special Use Application to establish a Community Center.



Neal Bader, Executive Director  
The Menomonee Club, an Illinois not-for-profit corporation

SUBSCRIBED AND SWORN to before  
me this 15<sup>th</sup> day of MAY, 2017

  
\_\_\_\_\_  
NOTARY PUBLIC



# MM SURVEYING CO., INC.

PROFESSIONAL DESIGN FIRM No. 184-003233

## PLAT OF SURVEY OF

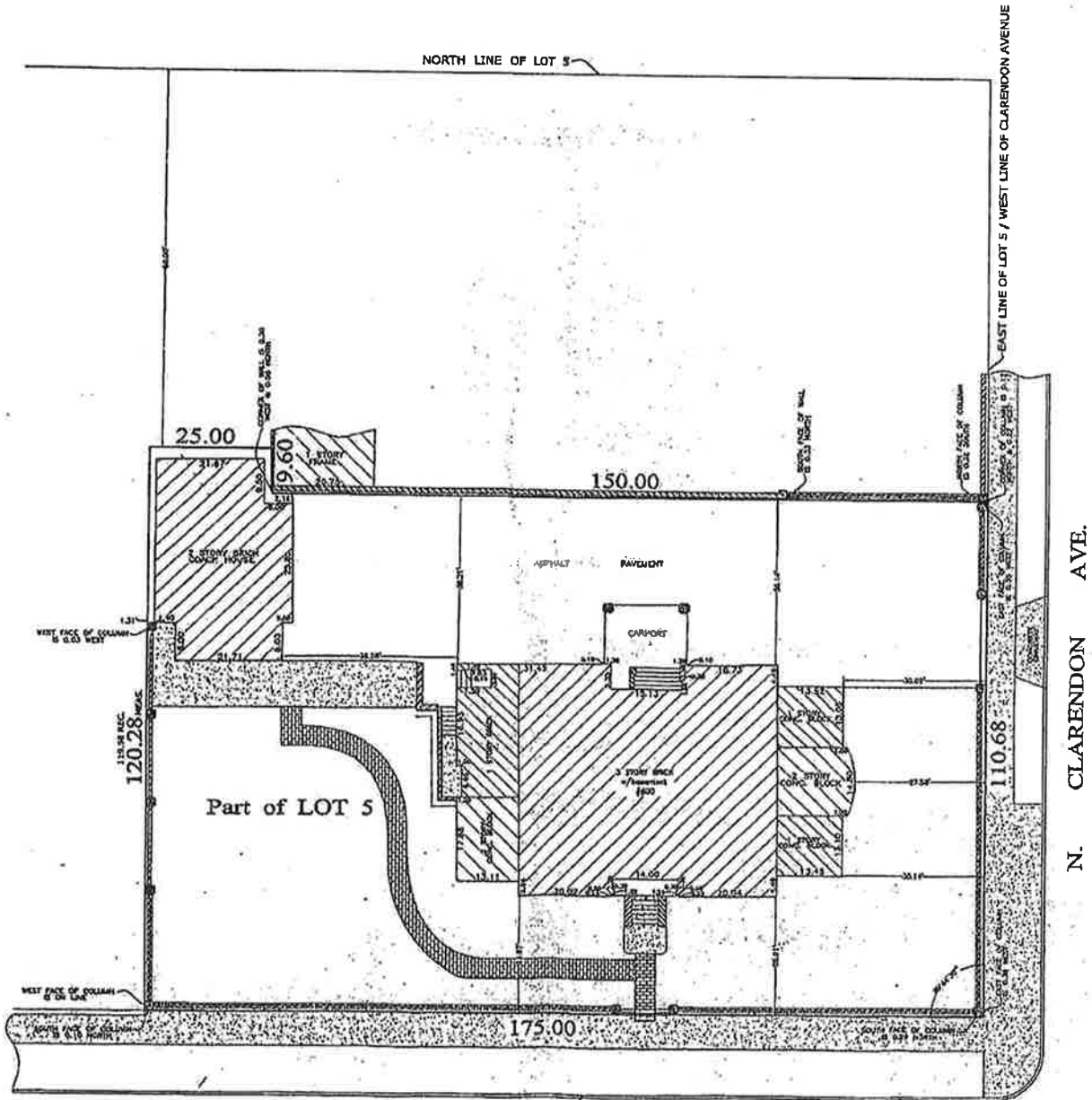
PHONE: (773) 282-6900  
FAX: (773) 282-9424

5812 W. HIGGINS AVENUE  
CHICAGO, ILLINOIS 60630



THE SOUTH 110.68 FEET OF THE EAST 125 FEET OF LOT 5; ALSO THE WEST 25 FEET OF THE EAST 150 FEET OF THE SOUTH 110.68 FEET OF THAT PART OF SAID LOT 5 LYING WEST OF CLARENDON AVENUE; ALSO (EXCEPT THE NORTH) 80 FEET THEREOF THE WEST 25 FEET OF THE EAST 175 FEET OF THAT PART OF LOT 5 LYING WEST OF CLARENDON AVENUE, ALL IN ELSHA K. HANDELY'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 43 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA = 19,609 sq.ft.



- LEGEND:**
- CHAIN LINK FENCE
  - WOOD FENCE
  - CONCRETE PAVEMENT
  - ENCLOSED FRAME PORCH
  - OPEN FRAME PORCH
  - OPEN BRICK PORCH
  - OPEN CONG. PORCH
  - EDGE OF CONCRETE

W. BUENA AVE.

N. CLARENDON AVE.

Order No. 75973  
Scale: 1 inch = 16 FEET  
Field Completion Date: 07 DECEMBER 2009  
Ordered by: THE MEMORABLE CLUB  
RE: 87891

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.  
FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR DEED, TITLE POLICY AND LOCAL ZONING ORDINANCE, ETC.  
LEGAL DESCRIPTION NOTED ON THIS PLAT WAS PROVIDED BY THE CLIENT AND MUST BE COMPARED WITH DEED AND/OR TITLE POLICY.  
ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.  
NO CORNERS WERE MONUMENTED PER CUSTOMER REQUEST.



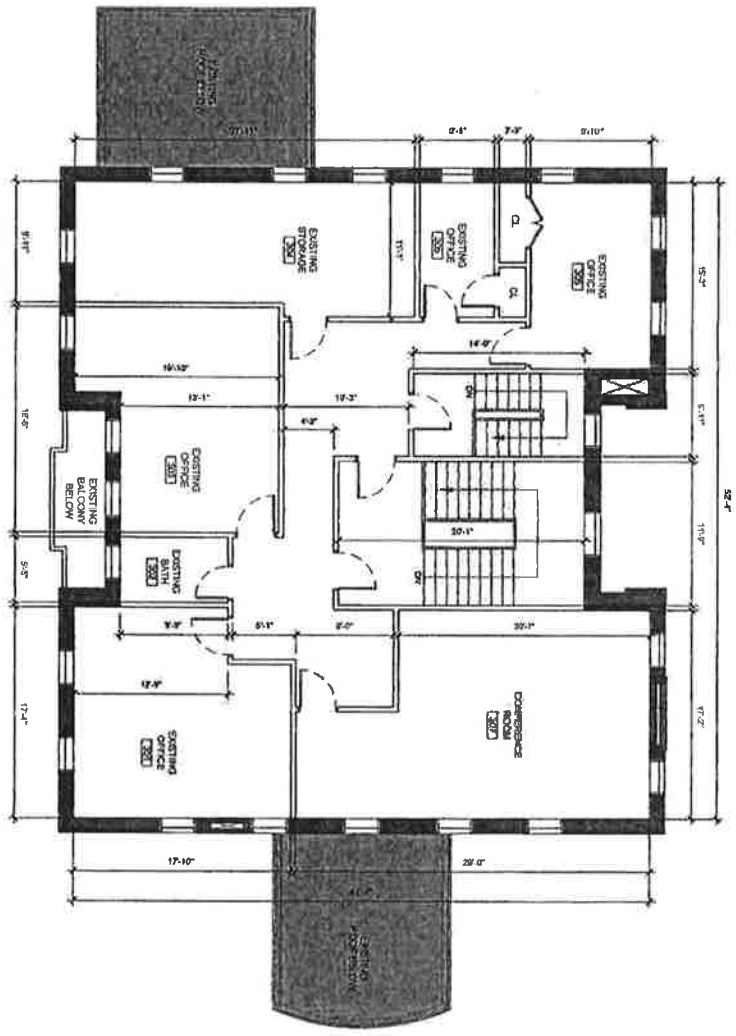
State of Illinois  
County of Cook  
We, M M Surveying Co., Inc., do hereby certify that we have surveyed the above described property and that the plat hereon drawn is a correct representation of said survey.  
Signature: M. Sukapone  
Date: 12-10-2009  
REG. ILL. Land Surveyor No. 35-2622  
LIC. EXP. NOVEMBER 30, 2010









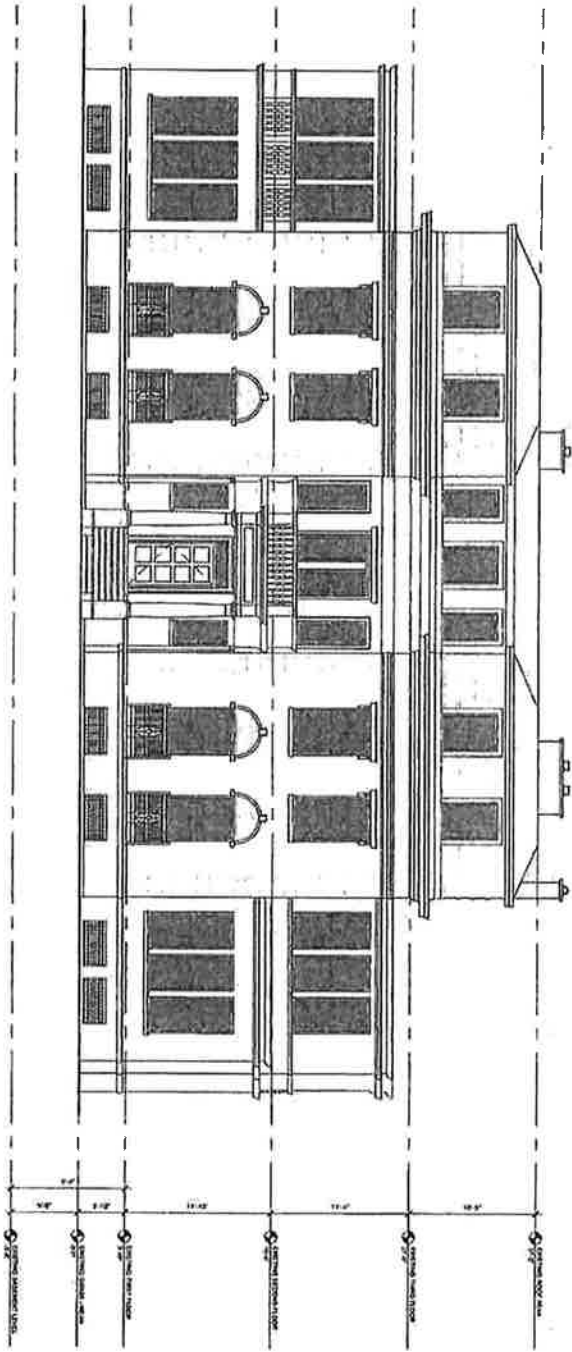


34-TEN, LLC  
 34-TEN.COM  
 1100 S 34-TEN.COM  
 872.988.0288  
 ©2017 34-TEN, LLC - ALL RIGHTS RESERVED

800 W BUENA AVE  
 AS-BUILT THIRD FLOOR PLAN



04/19/17  
 5 OF 6



34  
TEN

ARCHITECTS

34-TEN, LLC  
34-TEN.COM  
INFO@34-TEN.COM  
877 906 0286  
2507 34-TEN, LLC - ALL RIGHTS RESERVED

800 W BUENA AVE  
EXISTING SOUTH ELEVATION



04/19/17

6 OF 6