



City of Chicago



R2017-457

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 5/9/2017

Sponsor(s): Dept./Agency

Type: Resolution

Title: Zoning exception and administrative adjustment for change of licensee and continued operation of tavern at 4644 N Central Ave

Committee(s) Assignment: Committee on Zoning, Landmarks and Building Standards



*Review completed
5-9-17*

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

NOTICE OF DECISION
REGARDING AN APPLICATION FOR AN
ADMINISTRATIVE ADJUSTMENT
TO THE CHICAGO ZONING ORDINANCE

April 17, 2017

APPLICANT: Twilight Lounge; Owner 4644, Inc.; President, Secretary and Treasurer Halina Sedelmaier

PREMISES AFFECTED: 4644 North Central Avenue

FILE NUMBER: 16-243-AA

Zoning Administrator's Action: APPLICATION APPROVED

THE RESOLUTION:

WHEREAS, Twilight Lounge; Owner 4644, Inc.; President, Secretary and Treasurer Halina Sedelmaier; filed on September 22, 2016, an application for an Administrative Adjustment pursuant to Article 17-13-1003-Z(1) of the Chicago Zoning Ordinance for the approval of the change of licensee and operation of a tavern in a 2-story building, in an RS3 Residential Single-Unit (Detached House) District, on premises at 4644 North Central Avenue.

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 13, 2016 reads:
"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Article 17-2-0102."

WHEREAS, the district maps show that the premises is located in an RS3 Residential Single-Unit (Detached House) District.

WHEREAS, the Zoning Administrator, having fully reviewed all information and being fully advised of the premises, hereby makes the following findings of fact; the said use is located in an RS3 Residential Single-Unit (Detached House) District; that the subject site is improved with a 2-story building containing an existing tavern; that on July 12, 1990, the City Council passed an ordinance requiring an exception for the approval of the change of license to a tavern located in a residence district; that the existing tavern is to be operated under a new license; that the majority of the patrons come from the local neighborhood and that the continued operation of a tavern at this location is necessary for the public convenience; that the applicant, as the new licensee, proposes to operate the tavern in such a manner to insure that the public health, safety and



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

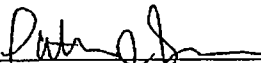
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welfare will be adequately protected; and that the operation of the tavern will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for an Administrative Adjustment is approved for the change of licensee and operation of a tavern in a 2-story building, on premises at 4644 North Central Avenue, and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued; and be it further

RESOLVED, that the granting of this Administrative Adjustment shall run only with the applicant, Twilight Lounge; Owner 4644, Inc.; President, Secretary and Treasurer Halina Sedelmaier, as licensee, and that a change of licensee shall terminate the Administrative Adjustment granted herein; and be it further

RESOLVED, that the tavern in the subject building is, and shall continue to be, subject to all applicable provisions of Article 6 of the Zoning Ordinance.



Patricia A. Scudiero
Zoning Administrator

4-17-17

Date

Approved by Committee on Zoning:

Date

Approved by City Council:

Date