



City of Chicago



R2023-799

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	6/20/2023
Sponsor(s):	Dept./Agency
Type:	Resolution
Title:	Zoning exception and administrative adjustment for change of licensee and continued operation of tavern at 6124 W Gunnison St
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

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

May 23, 2023

APPLICANT: FRIENDLY TAVERN, LLC

PREMISES AFFECTED: 6124 W GUNNISON ST

FILE NUMBER: 23-133-AA

Zoning Administrator's Action: APPLICATION APPROVED

THE RESOLUTION:

WHEREAS, FRIENDLY TAVERN, LLC filed on April 24, 2023, an application for an Administrative Adjustment pursuant to Article 17-13-1003-Z of the Chicago Zoning Ordinance for the approval to allow a nonconforming use tavern to be substituted to a new business operator. Current business "Albert Rusin – DBA Friendly Tavern" ACCT#35739 1470-LIC#45256 EXP 12/15/2023 to "Friendly Tavern, LLC DBA – Friendly Tavern" online APP#1098180, applying for a tavern license located in a RS-3 Residential Single-Unit (Detached House) district, on premises at 6124 W GUNNISON ST.

WHEREAS, the decision of the Office of the Zoning Administrator rendered April 13, 2023, reads:

"Application not approved. Requested certification does not conform with section(s) 17-2-0102, 17-13-1003-Z of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago."

WHEREAS, the district maps show that the premises is located in an RS-3 Residential Single-Unit (Detached House) district.

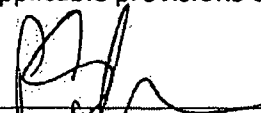
WHEREAS, the Zoning Administrator, having fully reviewed all information and being fully advised of the premises, hereby makes the following findings of fact; the said use is located in an RS-3 Residential Single-Unit (Detached House) District; that on July 12, 1990, the City Council passed an ordinance requiring an exception for the approval of the change of license of an existing tavern located in a residence district; that the existing tavern is to be operated under a new license; that the continued operation of the tavern at this location eliminates an unnecessary inconvenience to the applicant; that the applicant, as the new licensee, proposes to operate the tavern in such

a manner to ensure that the public health, safety and welfare will be adequately protected and that the continued operation of the existing 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 license and continued operation of an existing tavern in a two-story mix-use brick building, on premises at 6124 W Gunnison St., and that all applicable ordinance 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, FRIENDLY TAVERN, LLC DBA – FRIENDY TAVERN, as licensee, and that a change of licensed 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 Chapter 17-15 of the Chicago Zoning Ordinance.



Patrick Murphey
Zoning Administrator

5-23-23

Date

Approved by Committee on Zoning:

Date

Approved by City Council

Date