



# City of Chicago



SO2021-5717

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	12/15/2021
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 13-H at 5435 N Wolcott Ave - App No. 20890
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

#20890

INTRO DATE

ORDINANCE DEC 15, 2021

*BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:*

*SECTION 1.* Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the M2-2 Light Industry District symbols and indications as shown on Map No. 13-H in the area bounded by

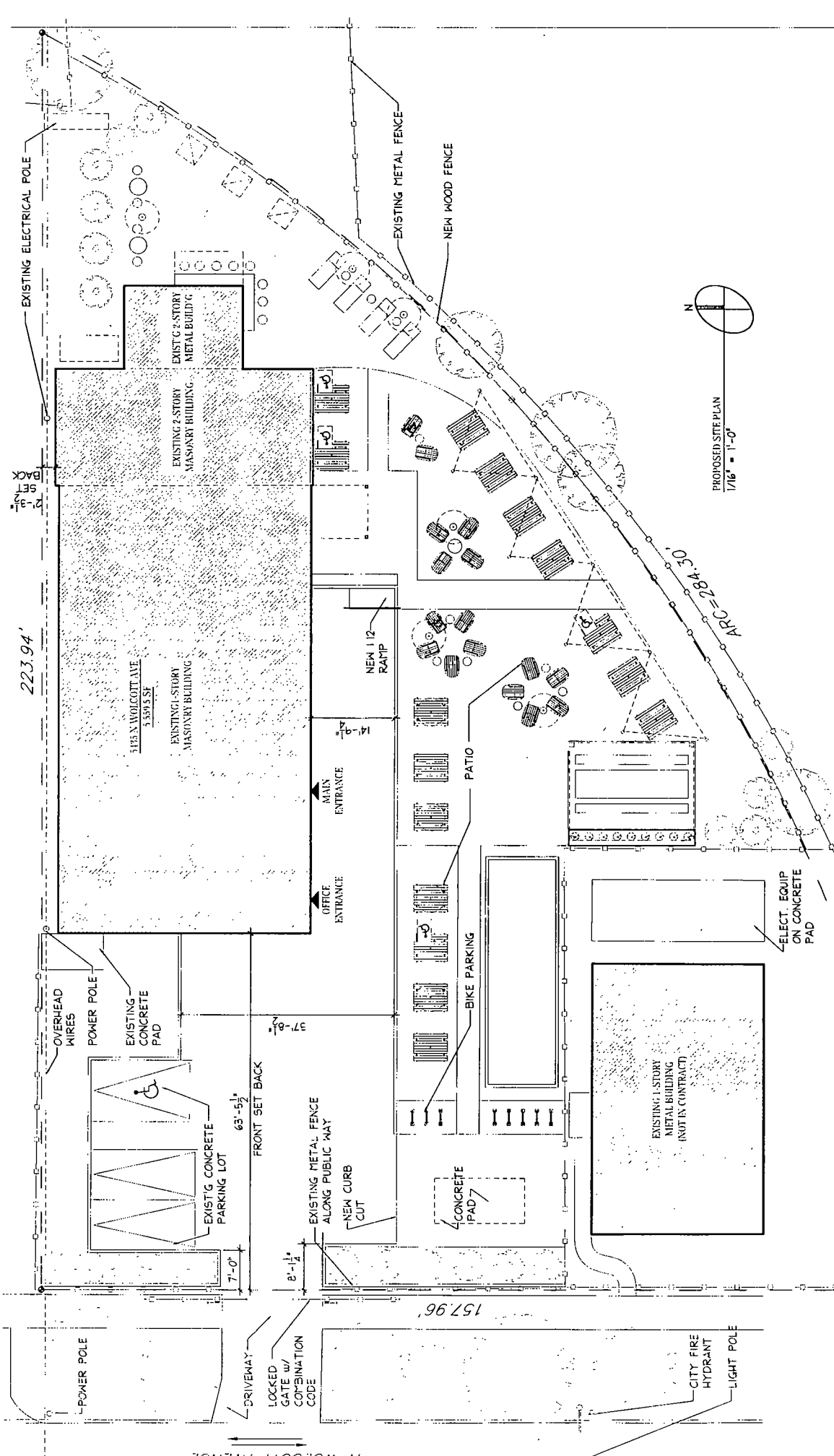
Beginning at a line 781.80 feet south of and parallel to West Bryn Mawr Avenue; a curved line beginning from a point 781.80 feet south of West Bryn Mawr Avenue and 223.94 feet east of North Wolcott Avenue to a point 297.92 feet North of West Balmoral Avenue and the east line of North Wolcott Avenue (said curved line has an arc length of 284.30 feet running to the southwest, with a radius of 305.27 feet, and a chord length of 274.14 feet, bearing North 54 degrees, 45 minutes, 28 sec.); and North Wolcott Avenue (TOB),

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to those of a C3-3 Commercial, Manufacturing and Employment District.

*SECTION 2.* This ordinance shall be in force and effect from and after its passage and due publication.

Common address of property: 5435 North Wolcott Avenue



PROPOSED SITE PLAN  
1/16" = 1'-0"

FINAL FOR PUBLICATION

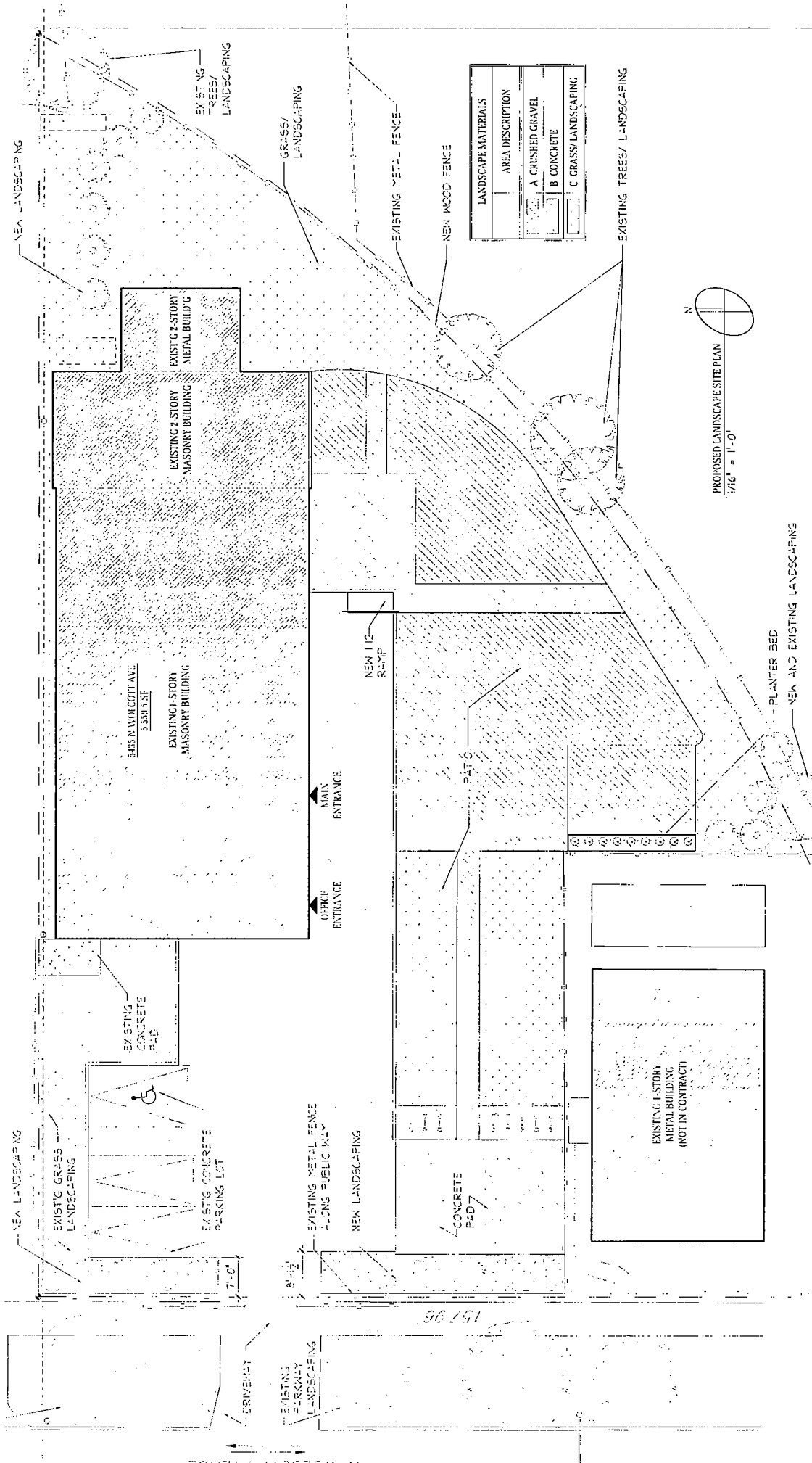
**jsa**  
 jonathan splitt architects ltd.  
 1000 W. WASHINGTON ST. SUITE 200  
 CHICAGO, ILLINOIS 60607  
 TEL: 312.467.1017 FAX: 312.883.1081

DATE: 06/25/22  
 SCALE: AS SHOWN  
 SHEET NO.: 01  
 06/25/22

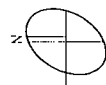
PILOT  
 06/25/22  
 06/25/22

DESCRIPTION  
 06/25/22  
 06/25/22

ISSUED FOR REVIEW



LANDSCAPE MATERIALS	AREA DESCRIPTION
A	CRUSHED GRAVEL
B	CONCRETE
C	GRASS/LANDSCAPING



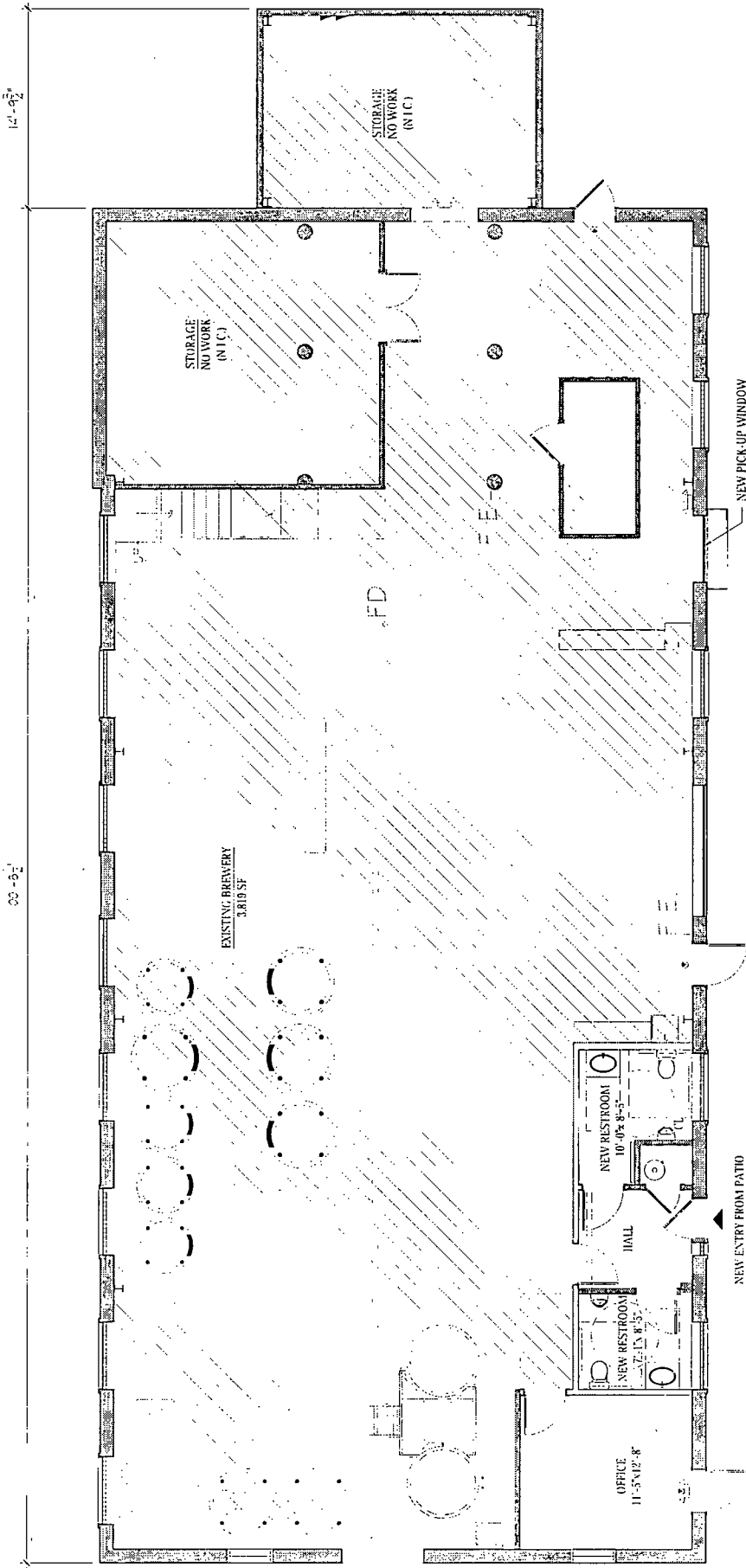
PROPOSED LANDSCAPE SITE PLAN  
1/8" = 1'-0"

**JSA**  
 jonathan SPLITT architects ltd  
 4053 50th Ave NW, Suite 200  
 Seattle, WA 98147  
 206.488.1017 fax 206.488.1081

**FINAL FOR PUBLICATION**

PILOT 1  
 DATE: 08/20/22  
 ISSUE: 08/20/22  
 DESCRIPTION: 5455 WOLCOTT, ISSUED FOR REVIEW





14'-9 1/2"

33'-9 1/2"

STORAGE  
NO WORK  
(NIC)

STORAGE  
NO WORK  
(NIC)

EXISTING BREWERY  
3,810 SF

FD

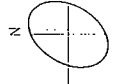
OFFICE  
11'-5\"/>

NEW RESTROOM  
7'-11\"/>

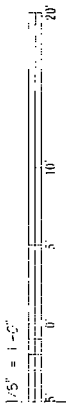
NEW RESTROOM  
10'-0\"/>

NEW ENTRY FROM PATIO  
TO RESTROOMS

NEW PICK-UP WINDOW



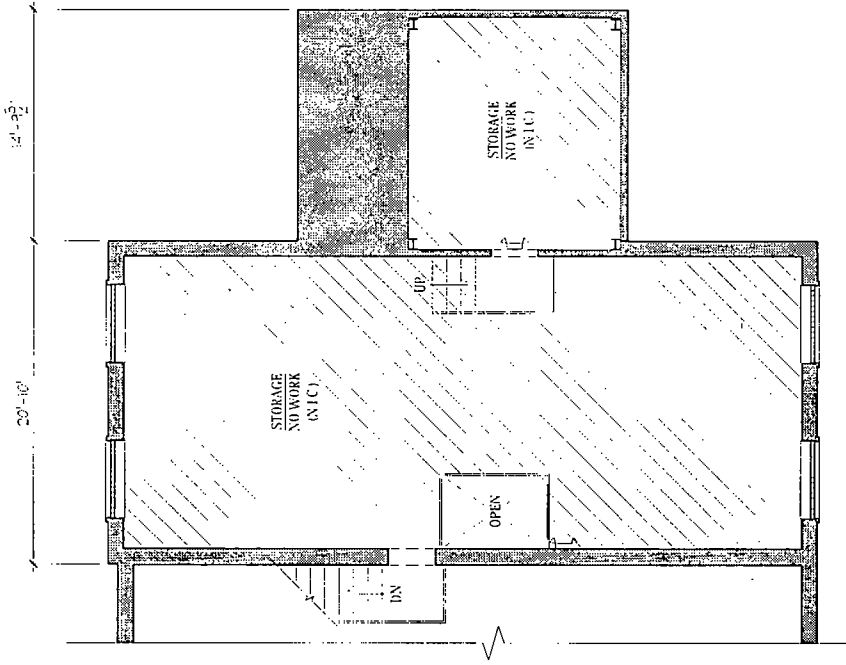
FIRST FLOOR PLAN



FINAL FOR PUBLICATION

DATE	DESCRIPTION
06/20/20	ISSUED FOR REVIEW

**JS&A**  
 Jonathan SPLITT architects ltd  
 500 N. Dearborn St. Suite 200  
 Chicago, Illinois 60610  
 Tel: 312.467.1000 Fax: 312.467.1001



SECOND FLOOR PLAN (NO CHANGES)



**JSa**  
 JOURNAL OF ARCHITECTURE  
 1000 SOUTH DEARBORN AVENUE  
 SUITE 501  
 CHICAGO, ILLINOIS 60611  
 773.863.1011 FAX 773.863.1061

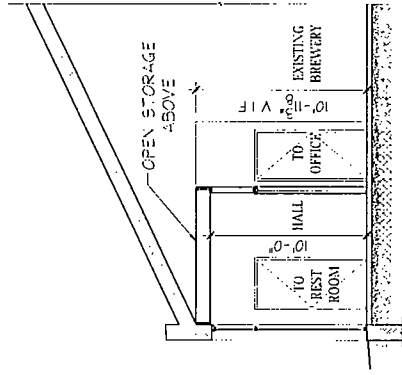
**FINAL FOR PUBLICATION**

PROJECT  
 PROJECT

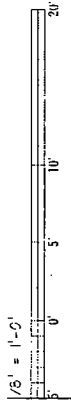
STYLE BROTHERS  
 5435 N. ROOSEVELT  
 CHICAGO, IL 60640

DESCRIPTION

06/20/21 ISSUED FOR REVIEW



PARTIAL SECTION THROUGH HALL AT NEW RESTROOMS



**JSa**  
 Jonathan Splitt Architects Ltd  
 1001 North Ravenswood Avenue  
 Suite 500  
 Chicago, Illinois 60613  
 773.853.0117 FAX 773.853.1051

FINAL FOR PUBLICATION

PROJ #  
 1101

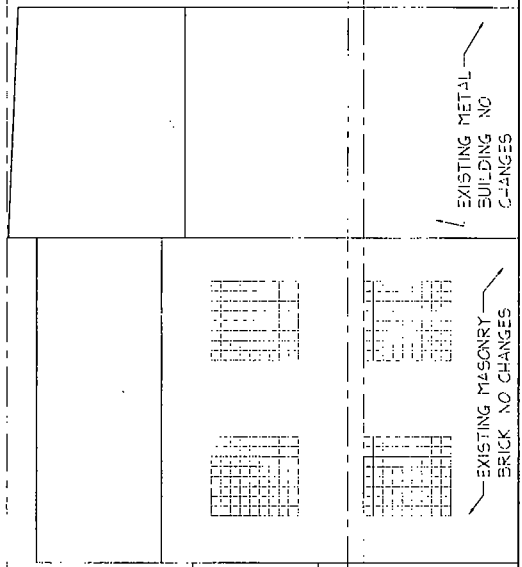
SPYGLASS ARCHITECTS  
 5435 N. WISCONSIN  
 CHICAGO, IL 60640

Description 66/29/22. ISSUED FOR REVIEW





32' - 6 1/2" EXIST'G BUILDING HGT  
 10' - 11" EXIST'G FIN 2nd FL.  
 0' - 0" GRADE



11'-0 1/2"  
 5'-1"  
 EXISTING M.O.  
 EXISTING M.O.

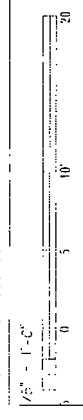
NEW ROLL-UP OVERHEAD DOOR

EXISTING MASONRY BRICK  
 NEW STOREFRONT DOOR w/ TRANSOM AND SIDE LITE

4'-8"  
 EXIST'G M.O.

22'-10 1/2"

SOUTH ELEVATION



**jsa**  
 jordan splitt architects llc  
 1001 north avonwood street  
 suite 600 chicago, illinois 60613  
 773.483.0117 fax 773.483.3081

FINAL FOR PUBLICATION

DATE: 11/10  
 DESCRIPTION: 24/20/22, ISSUED FOR REVIEW

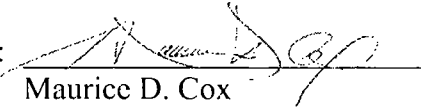
STYLIE BROTHERS  
 5405 N. KASSAULT  
 CHICAGO, IL 60646



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

**MEMORANDUM**

To: Alderman Tom Tunney  
Chairman, City Council Committee on Zoning

From:   
Maurice D. Cox  
Chicago Plan Commission

Date: June 16, 2022

Re: Proposed Industrial Corridor Map Amendment – 5435 N Wolcott Avenue

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On June 16, 2022, the Chicago Plan Commission recommended approval of the proposed Industrial Corridor Map Amendment within the Ravenswood Industrial Corridor, submitted by Smylie Brothers Brewing Company, LLC, for the property generally located at 5435 N Wolcott Avenue. The applicant proposes to rezone the site from M2-2 (Light Industry District) and the Applicant proposes to rezone the site to C3-3 (Commercial, Manufacturing and Employment District) to allow for outdoor patio. A copy of the proposed ordinance is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact Paul Reise at 312-744-2379.

Cc: PD Master File (Original PD, copy of memo)