



City of Chicago



SO2021-5717

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	12/15/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 13-H at 5435 N Wolcott Ave - App No. 20890
Committee(s) Assignment:	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:

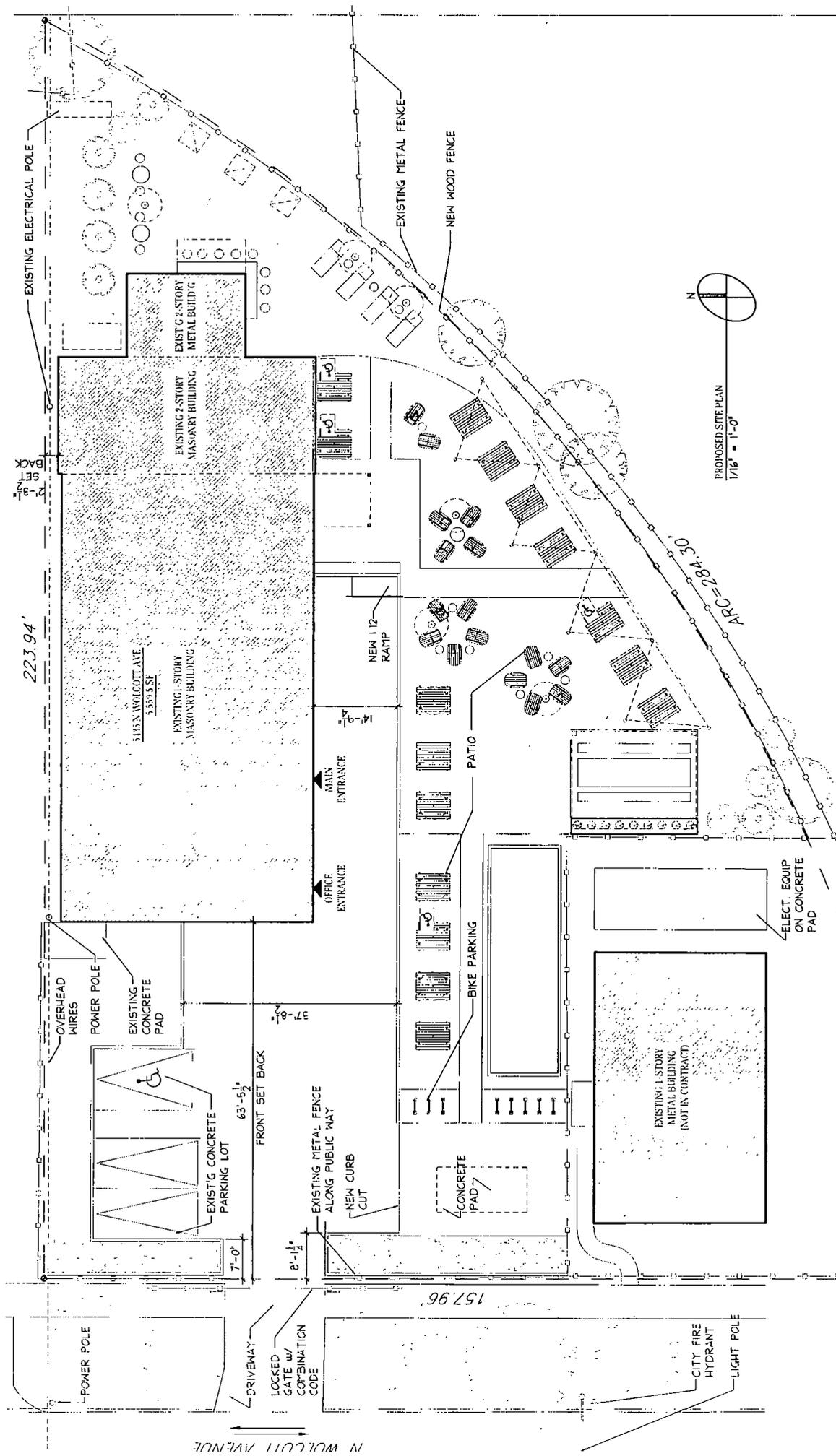
SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the M2-2 Light Industry District symbols and indications as shown on Map No. 13-H in the area bounded by

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),

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

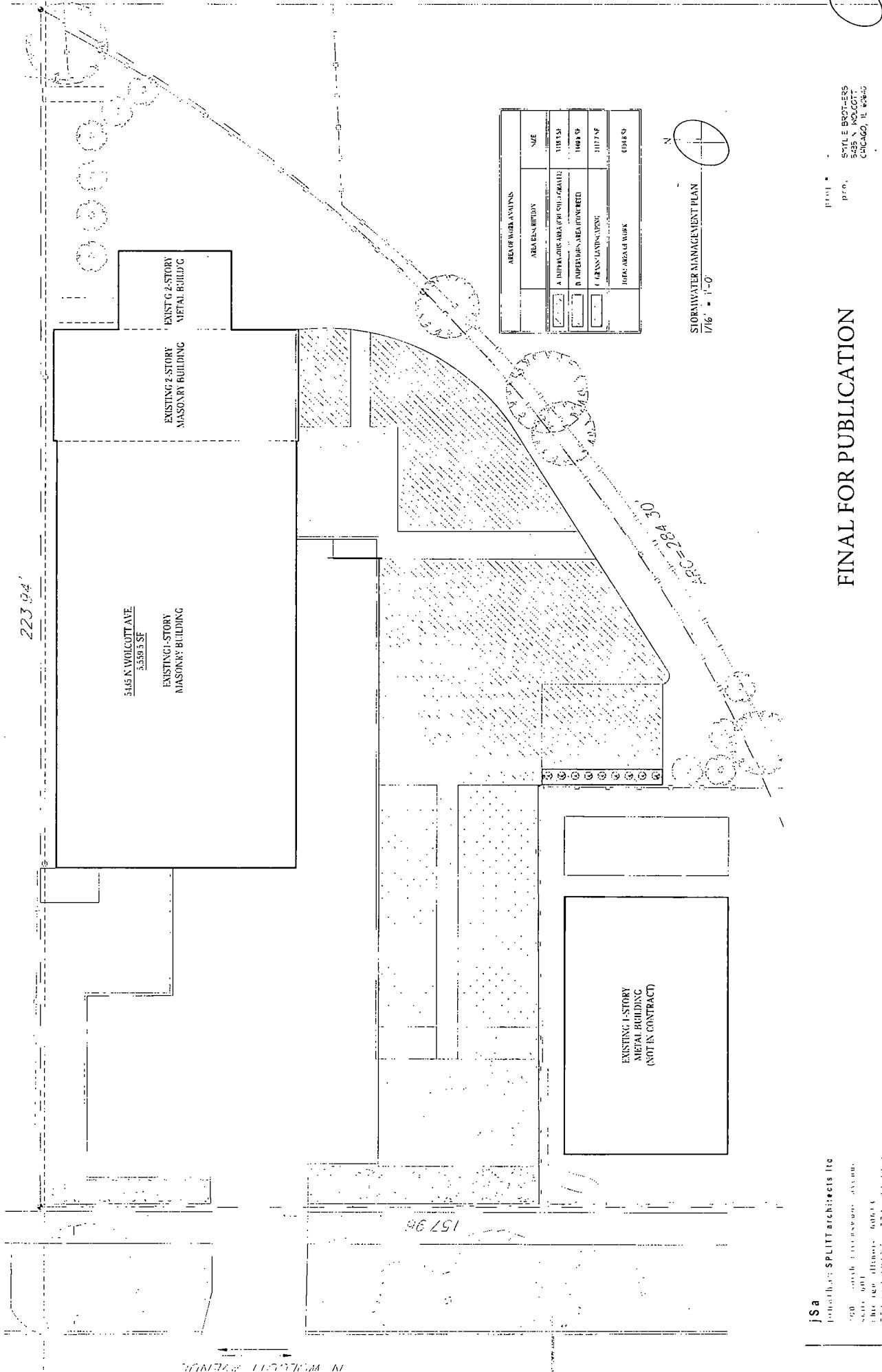
jsa
 jonathan splitt architects ltd.
 1000 W. WASHINGTON ST. SUITE 200
 CHICAGO, ILLINOIS 60601
 TEL: 312.467.1017 FAX: 312.883.1081

DATE: 06/25/22
 PROJECT: 22-001
 SHEET: 02

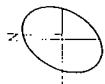
PILOT
 06/25/22

SYDNEY BROTHERS
 ARCHITECTS
 2400 N. LAUREL ST. SUITE 200
 CHICAGO, IL 60640

ISSUED FOR REVIEW



AREA OF WORK ANALYSIS		SIZE
AREA 1: SITE	A. IMPROVED AREA FOR SOIL GRADU	10187 SF
AREA 2: SITE	B. IMPROVED AREA FOR RETO	1000 SF
AREA 3: SITE	C. GRASS PLANTING/SP	10177 SF
TOTAL AREA OF WORK		6048 SF



STORMWATER MANAGEMENT PLAN
1/16" = 1'-0"

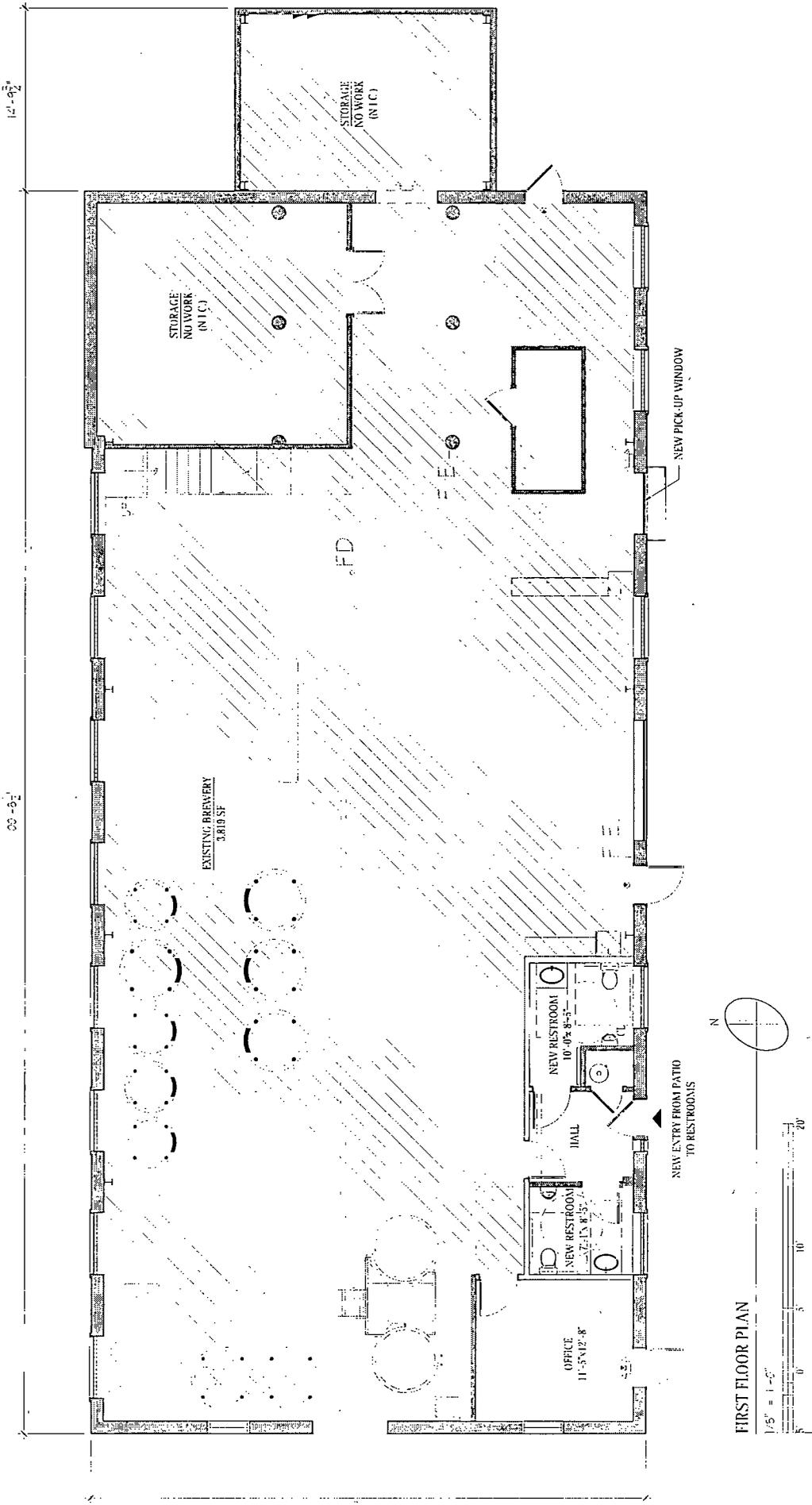
jsa
 JEFFREY S. ANTHONY ARCHITECTS INC
 100 SOUTH FRANKLIN STREET, SUITE 100
 CHICAGO, ILLINOIS 60606
 TEL: 312.884.1013 FAX: 312.884.0051

PROJ. #
 PLOT #

FINAL FOR PUBLICATION

STYLE BROTHERS
 5425 N. WOLCOTT
 CHICAGO, IL 60640

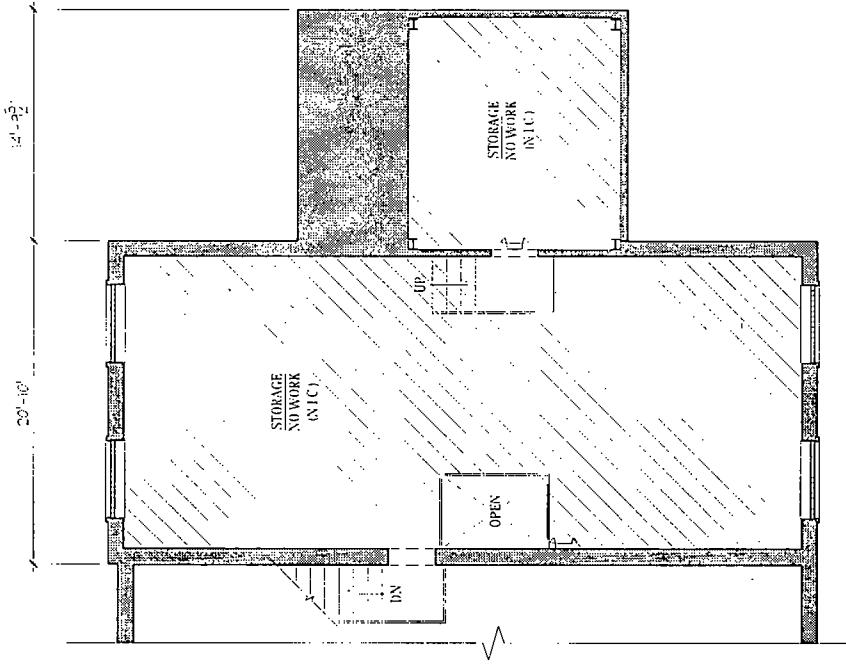
Description: 08/20/22, 150222P, PER REVIEW



FINAL FOR PUBLICATION

JSB
 Jonathan SPLITT architects ltd
 200 B. Exchange Blvd
 2nd Fl
 Chicago, IL 60604
 Tel: 312.467.1011 Fax: 312.467.1011

DATE: 06/20/08
 PROJECT: SOYLE BROTHERS
 5439 N. AUSTIN
 CHICAGO, IL 60640
 DESCRIPTION: REVISIONS FOR REVIEW



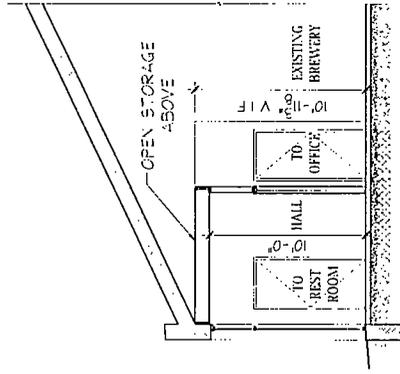
SECOND FLOOR PLAN (NO CHANGES)



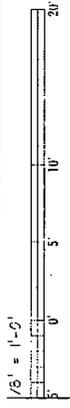
JSA
 JONATHAN SPILTT architects ltd
 1001 SOUTH DEARBORN AVENUE
 SUITE 501
 CHICAGO, ILLINOIS 60611
 773.863.1017 FAX 773.443.1061

FINAL FOR PUBLICATION

PROJECT DESCRIPTION
 PROJECT
 STYLE BROTHERS
 5435 N. ROOSEVELT
 CHICAGO, IL 60640
 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. WACKER
 CHICAGO, IL 60649

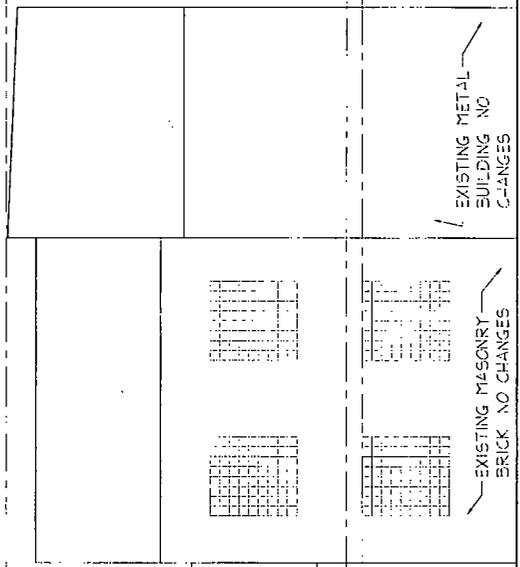
Description 66/29/22. ISSUED FOR REVIEW



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.

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
 JOHNSON SPLITTT ARCHITECTS LTD
 3001 NORTH AVENUE
 SUITE 600
 CHICAGO, ILLINOIS 60613
 773.483.0117 FAX 773.483.3081

FINAL FOR PUBLICATION

DATE: 11/10/11

STYLLIE BROTHERS
 5405 N. LAKEVIEW
 CHICAGO, IL 60640

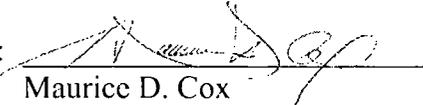
DESCRIPTION: 24/20/22, ISSUED FOR REVIEW



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

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)