



CHICAGO PLAN COMMISSION

Department of Planning and Development

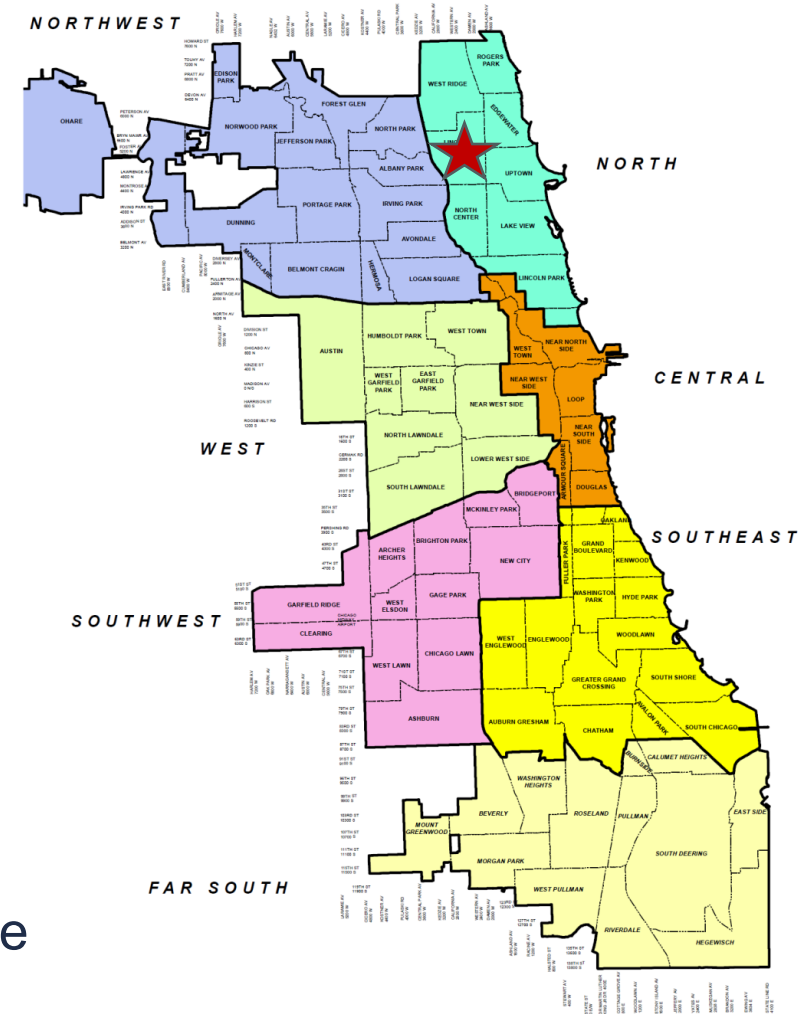
SMYLIE BROTHERS BREWING CO.
5435 N WOLCOTT AVE. (WARD 40)
MICHAEL SMYLIE

06/15/2022

★ Community Area Snapshot

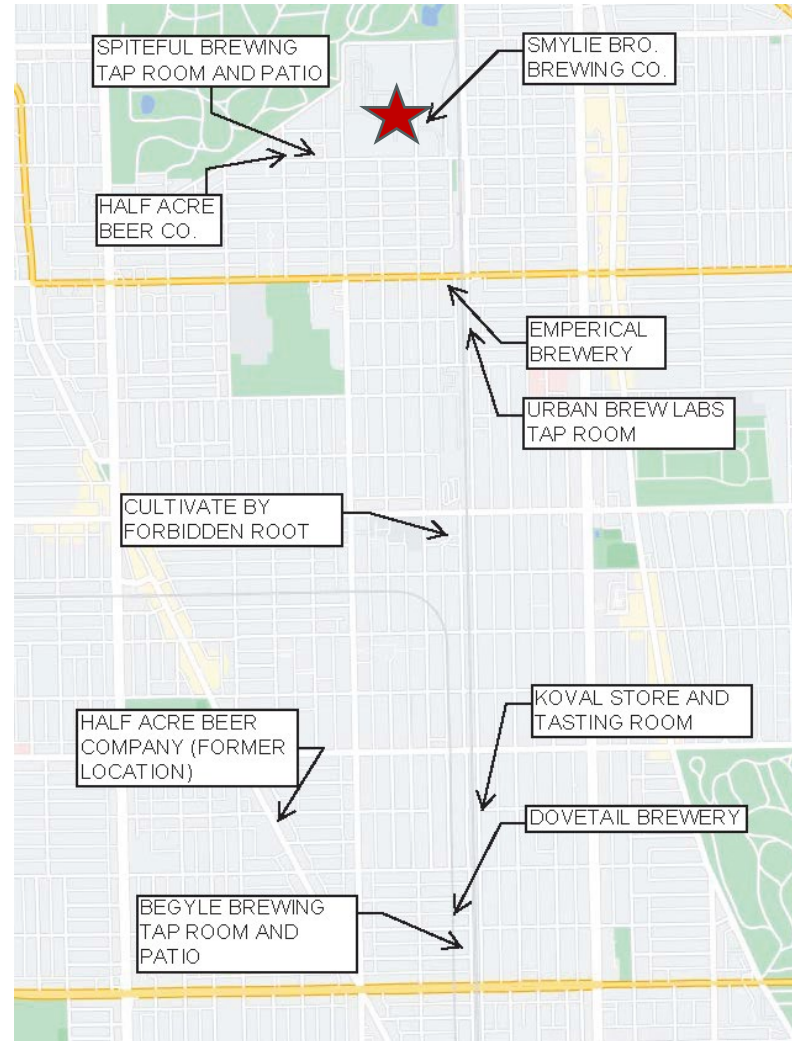
COMMUNITY AREA INFORMATION:

- Lincoln Square Community Area
- Part of Ravenswood Industrial Corridor
- Average Household Size: 2.1
- 64.5% of population is white non-Hispanic
- 18.1% of population is Hispanic or Latino
- 66.1% of residents speak only English at home
- 33.9% of residents speak a language other than English at home
- 39.4% of occupied housing units are owner occupied
- 60.6% of occupied housing units are renter-occupied
- 42.9% of residents drive to work
- 35.7% of residents take public transit to work



★ Community Area Snapshot

**SIMILAR USE IN RAVENSWOOD
INDUSTRIAL CORRIDOR:**





N. WOLCOTT AVE.
(STREET PARKING)

PARKING LOT

105' FROM PROPOERTY LINE
TO SCHOOL PROPERTY LINE

EXISTING
BREWERY

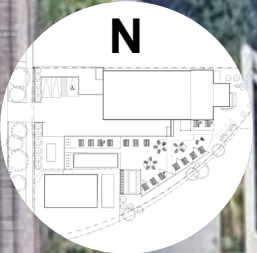
EXIST'G DRIVEWAY/
PARKING LOT

EXISTING UNUSED GREENSPACE

RAILROAD TRACKS AND LANDSCAPED BERM

PARKING LOT (OWNED BY CHICAGO AND
NORTHWESTERN RAILROAD COMPANY)

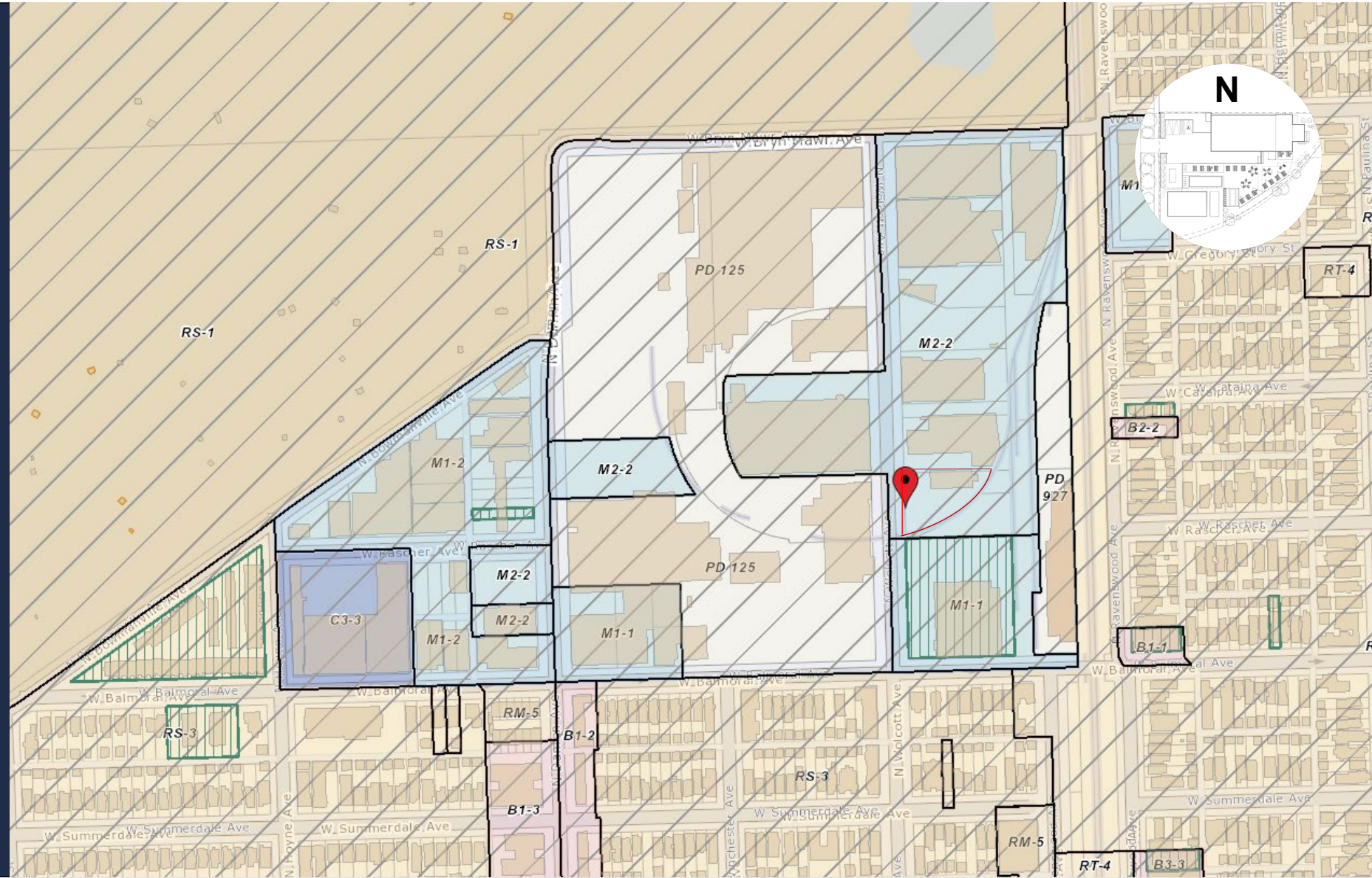
PARKING LOT (SAME OWNER
AS 5435 N WOLCOTT)



SITE CONTEXT PLAN

ZONING ANALYSIS:

- CURRENTLY ZONED M-2-2.
- PROPOSED ZONING CHANGE TO C3-3.



Pedestrian Context





VIEW OF EXISTING BUILDING FROM SOUTHWEST DIRECTION/ PROPOSED PATIO



VIEW OF SITE FROM ADJACENT PROPERTY TO EAST



WEST ELEVATION OF EXISTING BREWERY BUILDING



SOUTH ELEVATION OF EXISTING BREWERY BUILDING

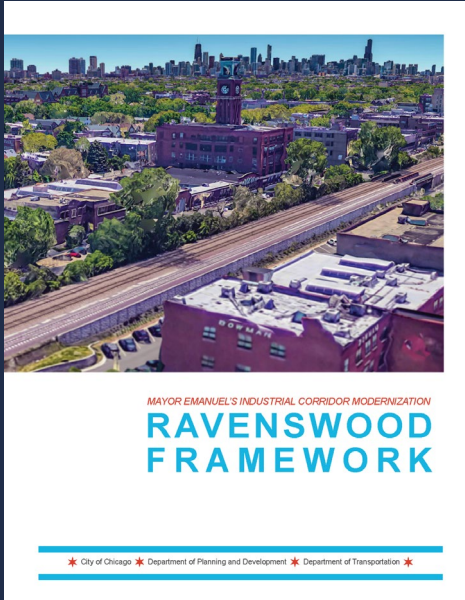


EAST ELEVATION OF EXISTING BREWERY BUILDING



NORTH ELEVATION OF EXISTING BREWERY BUILDING

Planning Context



PLANNING DOCUMENTS RELATED TO SITE:

RAVENSWOOD INDUSTRIAL CORRIDOR FRAMEWORK PLAN

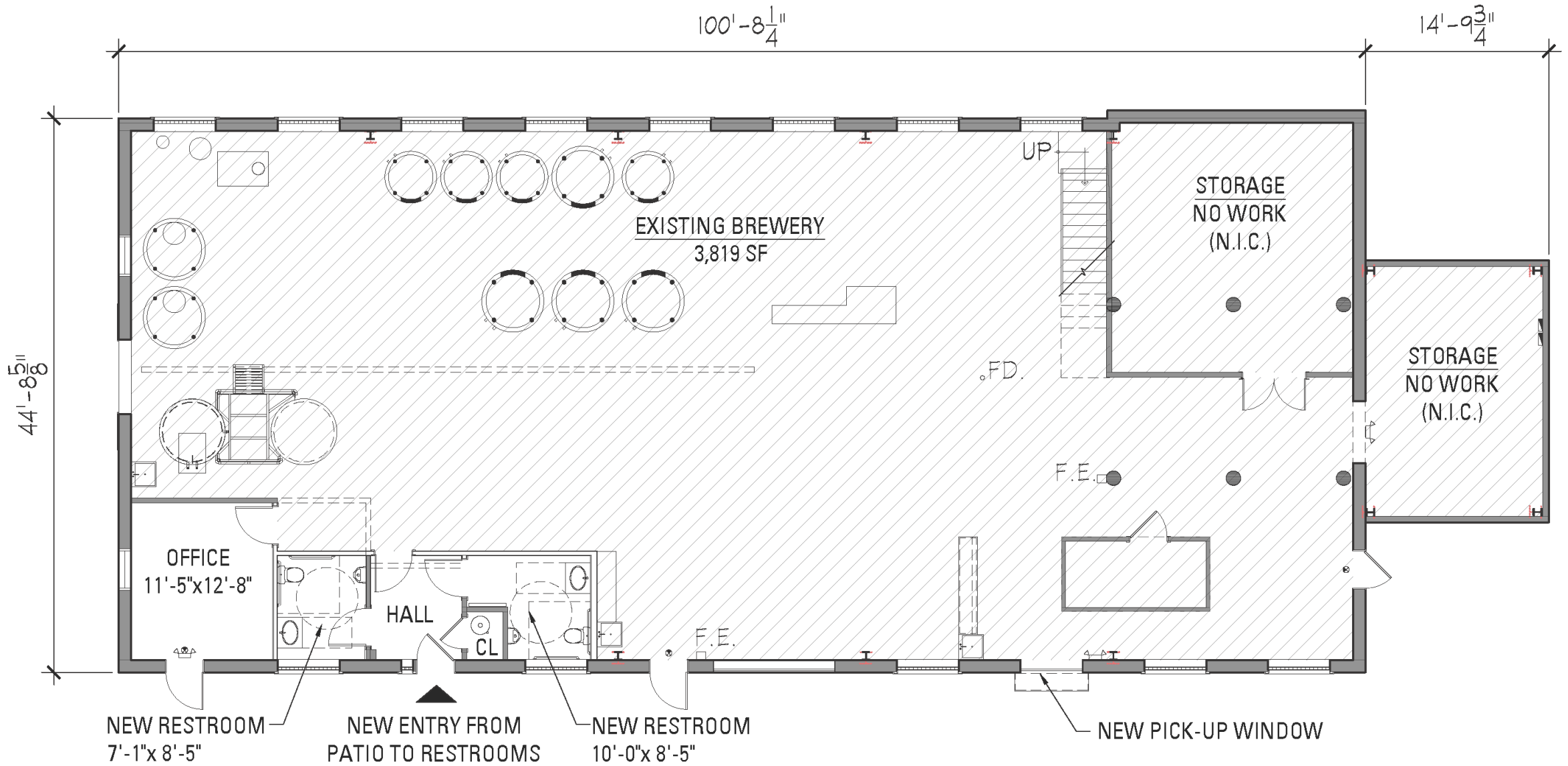
- ADOPTED BY CPC ON FEB. 21, 2019
- PROVIDED BY MAYOR EMANUEL'S INDUSTRIAL CORRIDOR MODERNIZATION
- PLAN GOALS INCLUDE:
 - CONTINUED GROWTH AND INVESTMENT IN THE INDUSTRIAL CORRIDOR.
 - SUPPORT THE AREA'S STANDING AS AN IMPORTANT JOB CENTER.
 - SUPPORT THE CHANGING NEEDS OF NEW AND EXISTING BUSINESSES.
 - PRESERVE DISTINCTIVE ARCHITECTURAL CHARACTERISTICS, AND ENCOURAGE ADAPTIVE REUSE OF EXISTING BUILDINGS.
 - ENCOURAGE SUSTAINABLE DEVELOPMENT PRACTICES.

Project Timeline + Community Outreach

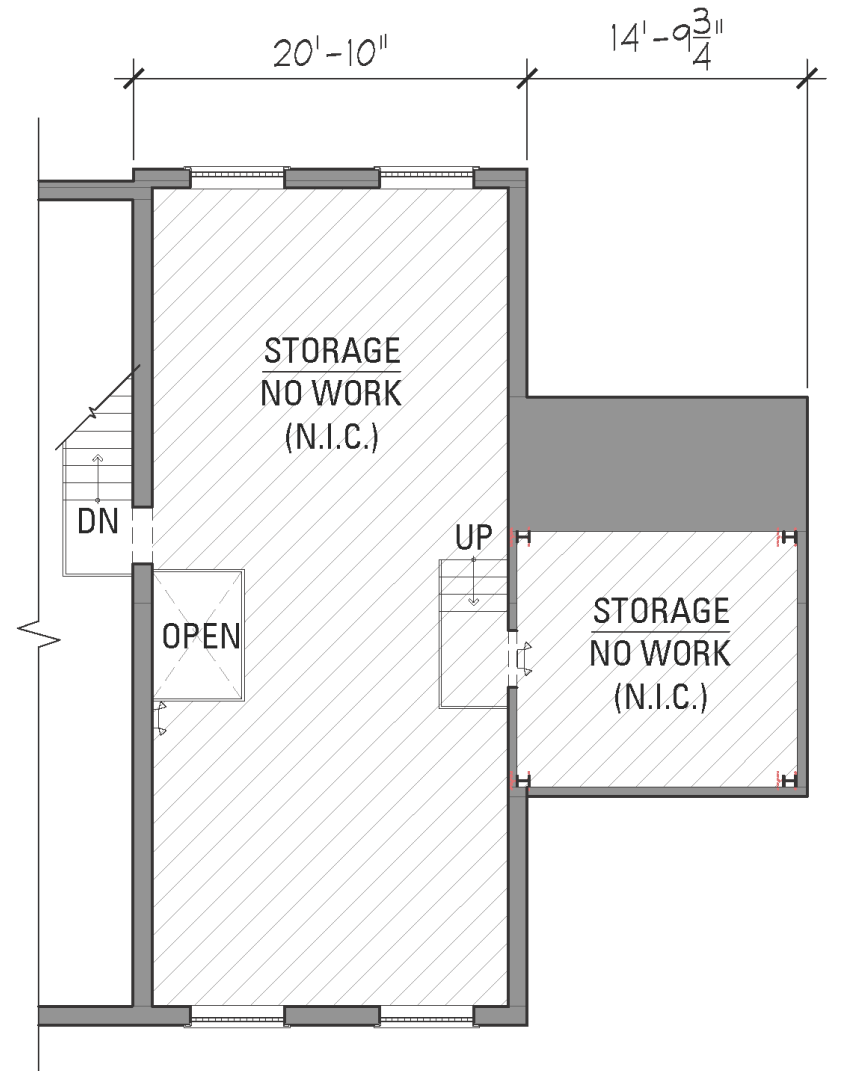
- A public meeting was held by Alderman Vasquez on July 29, 2021.
- After consideration of resident feedback, the ward office issued a notice of intent stating they had no objection to the proposed zoning change from M2-2 to C3-3.
- An initial intake review with the planning commission occurred on March 8, 2022
- Following this meeting the project had initial reviews by CDOT, MOPD, Stormwater management, landscaping, and Fire. All departments stated they had no objections to the project proceeding to the Planning Commission for review and zoning change.



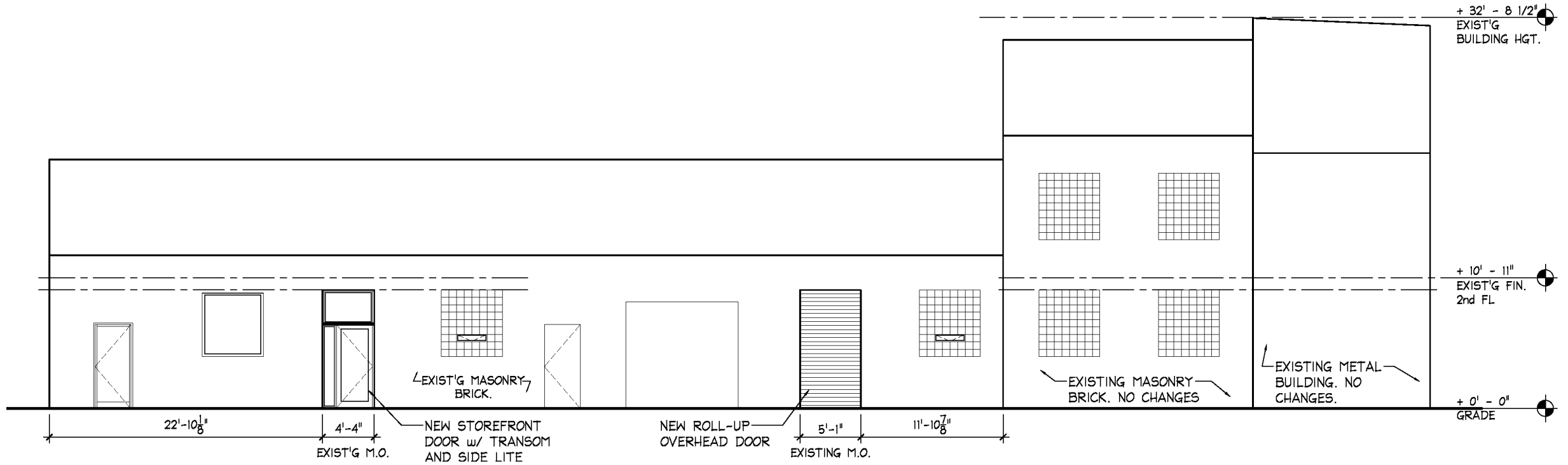
PROPOSED SITE PLAN



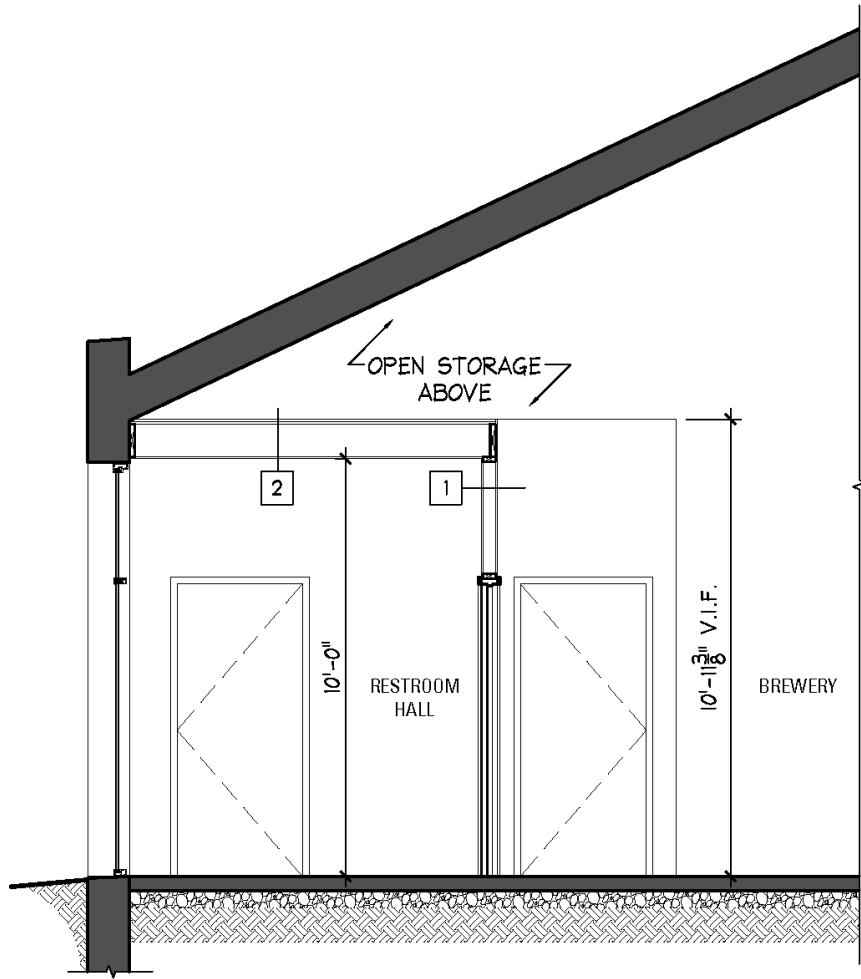
PROPOSED GROUND FLOOR PLAN (N.T.S.)



2nd FLOOR PLAN (EXISTING, NO CHANGE; N.T.S.)



SOUTH ELEVATION (N.T.S.)



PARTIAL BUILDING SECTION THROUGH HALL AT NEW RESTROOMS (N.T.S.)

N WOLCOTT AVENUE

STREET PARKING
ON N. WOLCOTT AVE.

3 PARKING SPACES
(1 ACCESSIBLE
SPACE INCLUDED)

STORAGE
(EXCLUDED)

AREA 'D'
3819 SF

AREA 'A'
1341 SF

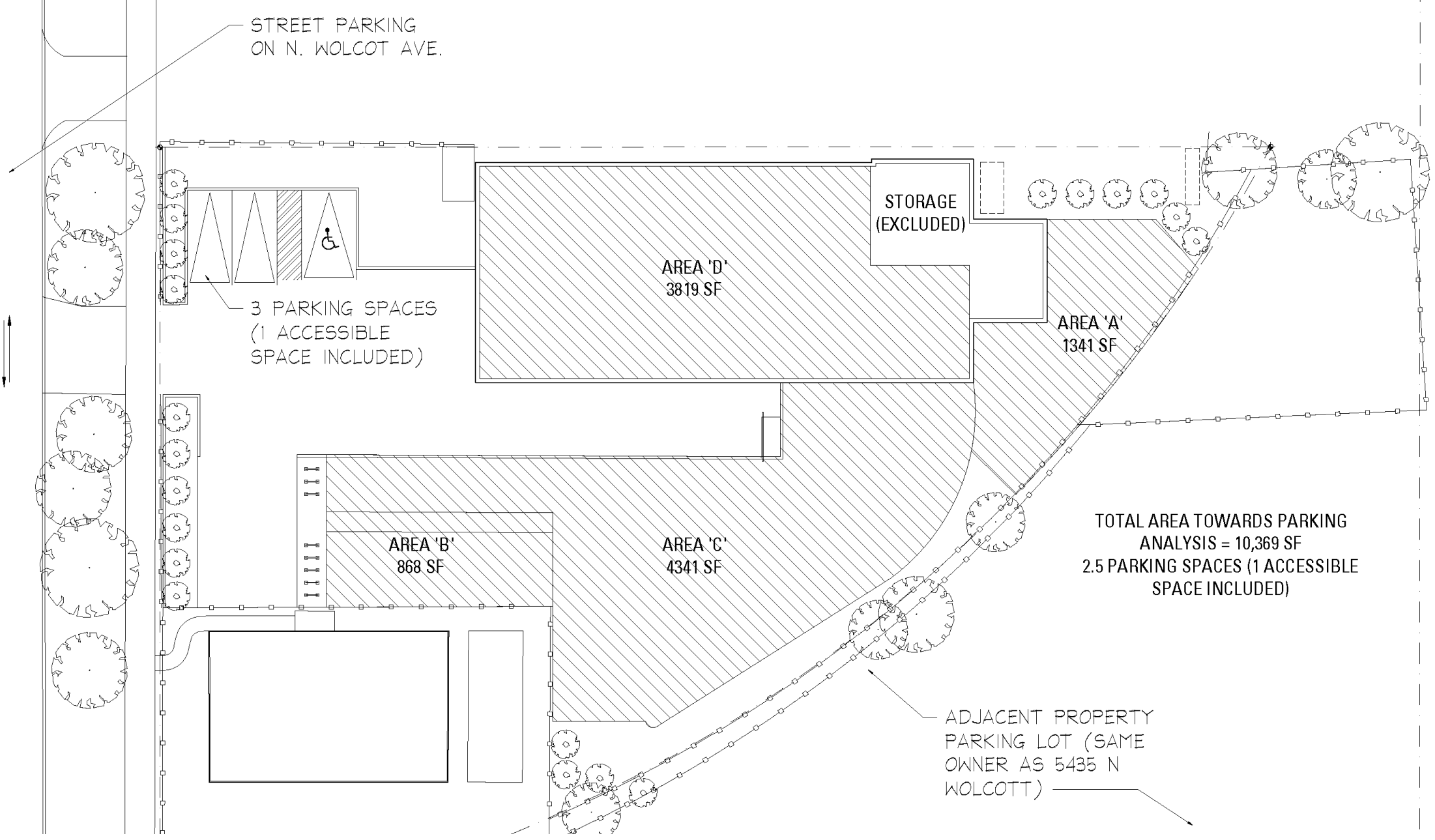
AREA 'B'
868 SF

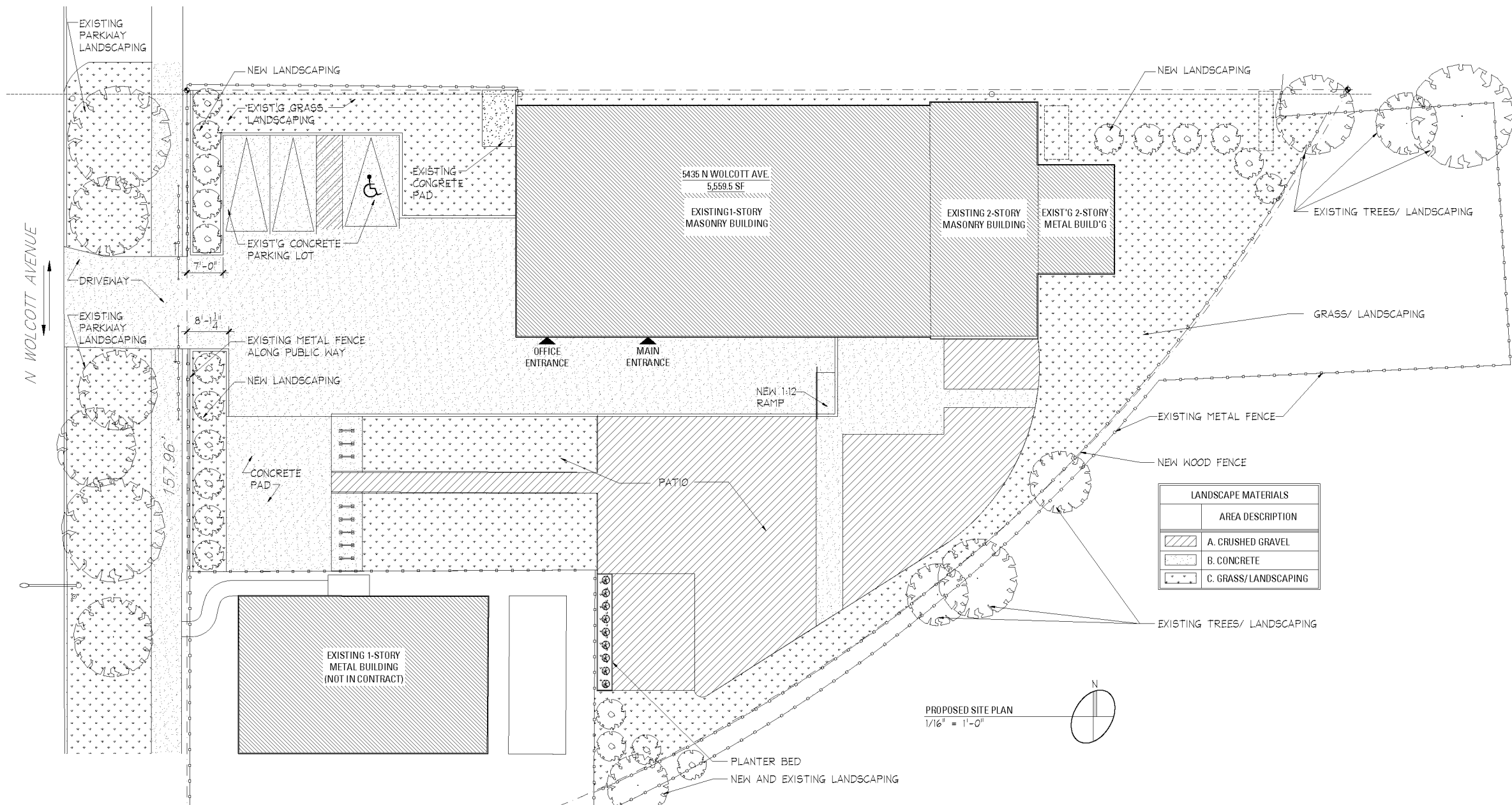
AREA 'C'
4341 SF

TOTAL AREA TOWARDS PARKING
ANALYSIS = 10,369 SF
2.5 PARKING SPACES (1 ACCESSIBLE
SPACE INCLUDED)

ADJACENT PROPERTY
PARKING LOT (SAME
OWNER AS 5435 N
WOLCOTT)

PARKING ANALYSIS





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

OPEN SPACE + LANDSCAPING



BOCCE COURT, LAWN GAMES
LAWN CHAIRS

GRAVEL, GRASS, AND CONCRETE PAVERS

PICNIC TABLES AND UMBRELLAS

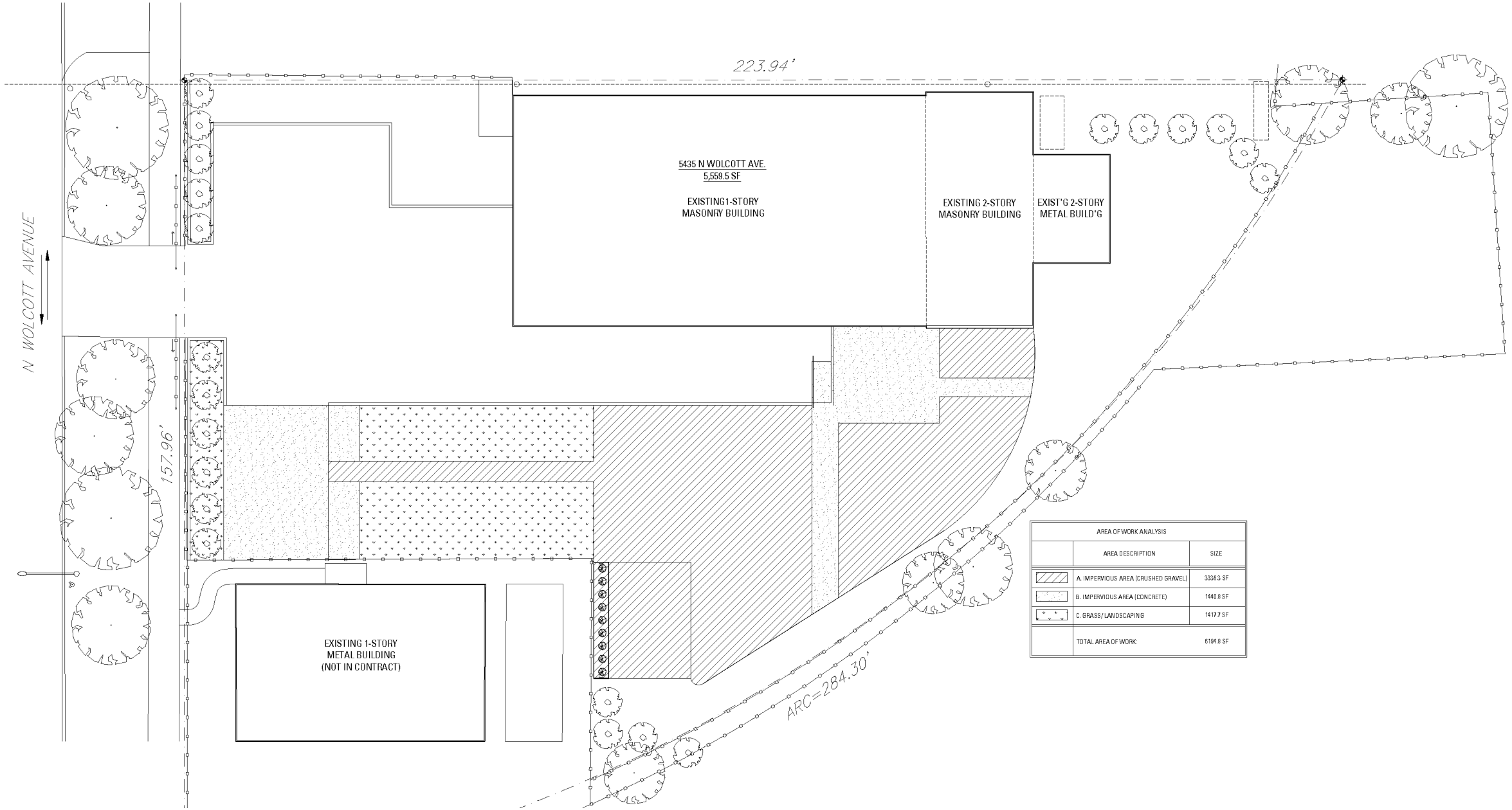





WOODEN FENCE



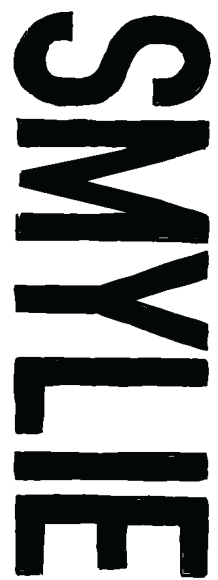
SAIL SHADES





AREA OF WORK ANALYSIS	
AREA DESCRIPTION	SIZE
 A. IMPERVIOUS AREA (CRUSHED GRAVEL)	3336.3 SF
 B. IMPERVIOUS AREA (CONCRETE)	1440.8 SF
 C. GRASS/LANDSCAPING	1417.7 SF
TOTAL AREA OF WORK	6194.8 SF

STORMWATER MANAGEMENT ORDINANCE COMPLIANCE

The logo for Smylie Brothers Brewing Company features the word "SMYLIE" in a large, bold, black, sans-serif font, oriented vertically. To the right of the letters "L" and "I" is a vertical line. Below this line, the words "BROTHERS", "BREWING", and "COMPANY" are stacked in a smaller, bold, black, sans-serif font.

**BROTHERS
BREWING
COMPANY**

SMYLIE BROTHERS BREWING

OPERATIONS AND COMMUNITY BENEFITS

- THE PATIO WILL BE OPEN SEASONALLY (WEATHER PERMITTING) MAY 1st- 2nd WEEK OF NOVEMBER.
- HOURS WILL BE MONDAY-THURSDAY 5-9PM, FRIDAY-SATURDAY 12-10PM, SUNDAY 12-9PM.
- 3-4 JOBS WILL BE CREATED AT THIS LOCATION.
- SMYLIE BROTHERS BREWING COMPANY OPENED IN JUNE OF 2014 IN EVANSTON, IL AND NOW PRODUCES BEER ON-SITE AT THE WOLCOTT LOCATION. THE PROPERTY CURRENTLY HAS UNUSED PRIVATE GREENSPACE THAT WOULD BECOME A WELCOME ADDITION OF OUTDOOR SPACE FOR USE BY THE NEIGHBORHOOD.



DPD Recommendations

The proposal:

- Will not adversely affect the continued industrial viability of the Ravenswood Industrial Corridor (17-13-0403);
- Complies with the Chicago Sustainable Industries plan and is consistent with land use patterns in this portion of the Ravenswood Industrial Corridor (17-8-0903)