



City of Chicago



SO2022-364

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	1/26/2022
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 6-E at 2601-2625 S Wabash Ave/43-63 E 26th St - App No. 20933T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the B1-1 Neighborhood Shopping District symbols and indications as shown on Map. No. 6-E in the area bounded by:

East 26th Street; the alley next east of and parallel to South Wabash Avenue; a line 253.16 feet south of and parallel to East 26th Street; South Wabash Avenue.

to those of a B3-1 Community Shopping District

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

Address of Property: 2601-25 South Wabash Avenue/43-63 East 26th Street

**Type 1 Substitute Narrative and Plans
Zoning Map Amendment
Smash INTERACTIVE LLC
2601-25 South Wabash Avenue/43-63 East 26th Street
from B1-1 District to B3-1 District**

The Applicant, Smash INTERACTIVE LLC, is seeking to rezone the property located at 2601-25 South Wabash Avenue/43-63 East 26th Street (“Subject Property”) in order to establish a video production studio (classified as Communication Service Establishments use per 17-17-0104-I of the CZO) on an interim basis within Applicant’s existing 1-story building located at the Subject Property. As a matter of background, the Subject Property was rezoned to a B1-1 Neighborhood Shopping District on March 24, 2021, in order to permit retail uses and provide off-site accessory parking which will serve Applicant’s proposed SURGE Esports stadium to be located at 2500-48 South Wabash Avenue.

The Subject Property consists of 48,135 sq. ft., and remains improved with an existing vacant 1-story brick building (18,930 sq. ft.) (“Existing Building”) and vacant surface parking lot.

While Applicant’s proposed Esports stadium is being constructed, Applicant will temporarily operate a video production studio within the Existing Building for a period of 18 months. Once construction of its Esports stadium nears completion and prior to occupancy, Applicant shall cease operation of its video production studio in the Existing Building and renovate the Existing Building with a) retail space, consisting of 1,700 square feet and thirty (30) indoor parking spaces and b) improve the existing surface parking area with sixty (60) outdoor parking spaces and associated landscaping. Upon completion, a total of ninety (90) parking spaces will serve as off-site, accessory parking spaces for Applicant’s proposed Esports stadium (“Proposed Off-Site Parking Spaces”), incorporated and approved as part of Business Entertainment Planned Development #1496 (“PD #1496”).

In order to permit Applicant’s proposed interim Communication Service Establishments use on the Subject Property, the Applicant is seeking a Type 1 zoning amendment from the Subject Property’s existing B1-1 Neighborhood Shopping District to a B3-1 Community Shopping District.

The Applicant is not seeking to expand the footprint or increase the height of the Existing Building. In accordance with 17-13-0303(C) of the Chicago Zoning Ordinance, please refer to the specific details regarding Applicant’s proposed interim video production studio use below:

- a) Lot area: 48,135 sq. ft.
- b) Floor Area Ratio: .39
- c) Proposed square footage for interim video production studio: 18,930 sq. ft.
- e) Minimum Lot Area: 0 (Not applicable)
- f) Parking: 30 spaces (required for Communication Service Establishments (video production studio))
- g) Property setbacks: Existing
- h) Height: 20’8 (existing)

Affidavit of Scott D. Greenberg

I, Scott D. Greenberg, as Manager of Smash INTERACTIVE LLC, being first duly sworn on oath, deposes and states that he has personal knowledge of facts set forth in this Affidavit and attests that the following facts are true and correct:

1. Smash INTERACTIVE LLC is the beneficial owner of the properties located at 2601-25 Wabash Ave. and 2500-48 S. Wabash Ave., Chicago, Illinois.
2. Smash INTERACTIVE LLC, in its role as Applicant, obtained approval of Planned Development No. 1496, from Chicago City Council, as adopted on March 24, 2021, to construct an Esports Stadium and related uses at the property located at 2500-48 S. Wabash Ave., Chicago, Illinois ("2500 Property").
3. Smash INTERACTIVE LLC, in its role as Applicant, obtained a Type 1 zoning map amendment, adopted by Chicago City Council on March 24, 2021 for the property located at 2601-25 S. Wabash Avenue/43-63 East 26th Street ("2617 Property") which, in addition to other uses, permits Applicant to establish i) thirty (30) parking spaces within the interior of the existing 1-story building ("Existing Building") and ii) sixty (60) exterior surface parking spaces, for a total of ninety (90) parking spaces at the 2617 Property ("Off-Site Parking").
4. Off-Site Parking at the 2617 Property will serve as required accessory parking for Applicant's Esports Stadium at the 2500 Property.
5. The 2617 Property is currently vacant.
6. Smash INTERACTIVE LLC seeks to establish, on a temporary and interim basis, a video production studio within the vacant Existing Building located at the 2617 Property.
7. Smash INTERACTIVE LLC proposes to rezone the 2617 Property from its current zoning designation of B1-1 Neighborhood Shopping District to B3-1 Community Shopping District in order to temporarily allow the proposed video production studio.
8. Smash INTERACTIVE LLC shall terminate and remove the video production studio from the 2617 Property and replace it with the Off-Site Parking upon the earlier of the following in which to occur: a) completion of construction of the Esports Stadium at the 2500 Property in accordance with PD No. 1496 or b) lapse of PD No. 1496 in accordance with the terms set forth in Statement 17 of PD No. 1496.
9. Smash INTERACTIVE LLC proposes at that time to rezone the 2617 Property back to its B1-1 Neighborhood Shopping District in order to comply with required Off-Site Parking stipulated in the above-referenced Type1 zoning map amendment adopted on March 24, 2021.

Therefore be it resolved, that Smash INTERACTIVE LLC agrees:

1. That Smash INTERACTIVE LLC shall remove the video production studio facilities currently contemplated to be temporarily established within the Existing Building at the 2617 Property upon the earlier of the following in which to occur a) completion of construction of the Esports Stadium at the 2500 Property in accordance with PD No. 1496 or b) lapse of PD No. 1496 in accordance with the terms set forth in Statement 17 of PD No. 1496.
and
2. That it will not object to the City of Chicago withholding the Certificate of Occupancy for the Esports Stadium to be constructed at the 2500 Property until such time as the above-referenced video production studio has been removed from the Existing Building located at 2617 Property; and further,

3. That it will not object to the City of Chicago withholding business licenses for the operation of the Esports Stadium to be located at the 2500 Property if such withholding is based on the inability to use the 2617 Property and the Off-Site Parking as required by the above-referenced Planned Development No. 1496.

Further Affiant Sayeth Naught.



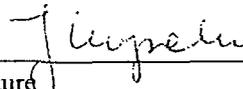
Scott D. Greenberg
As Manager,
Smash INTERACTIVE LLC

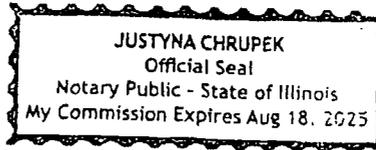
Jan 5, 2022
Date

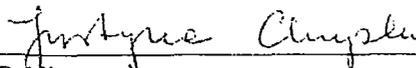
NOTARY ACKNOWLEDGMENT

State of Illinois)
)
County of Laine)

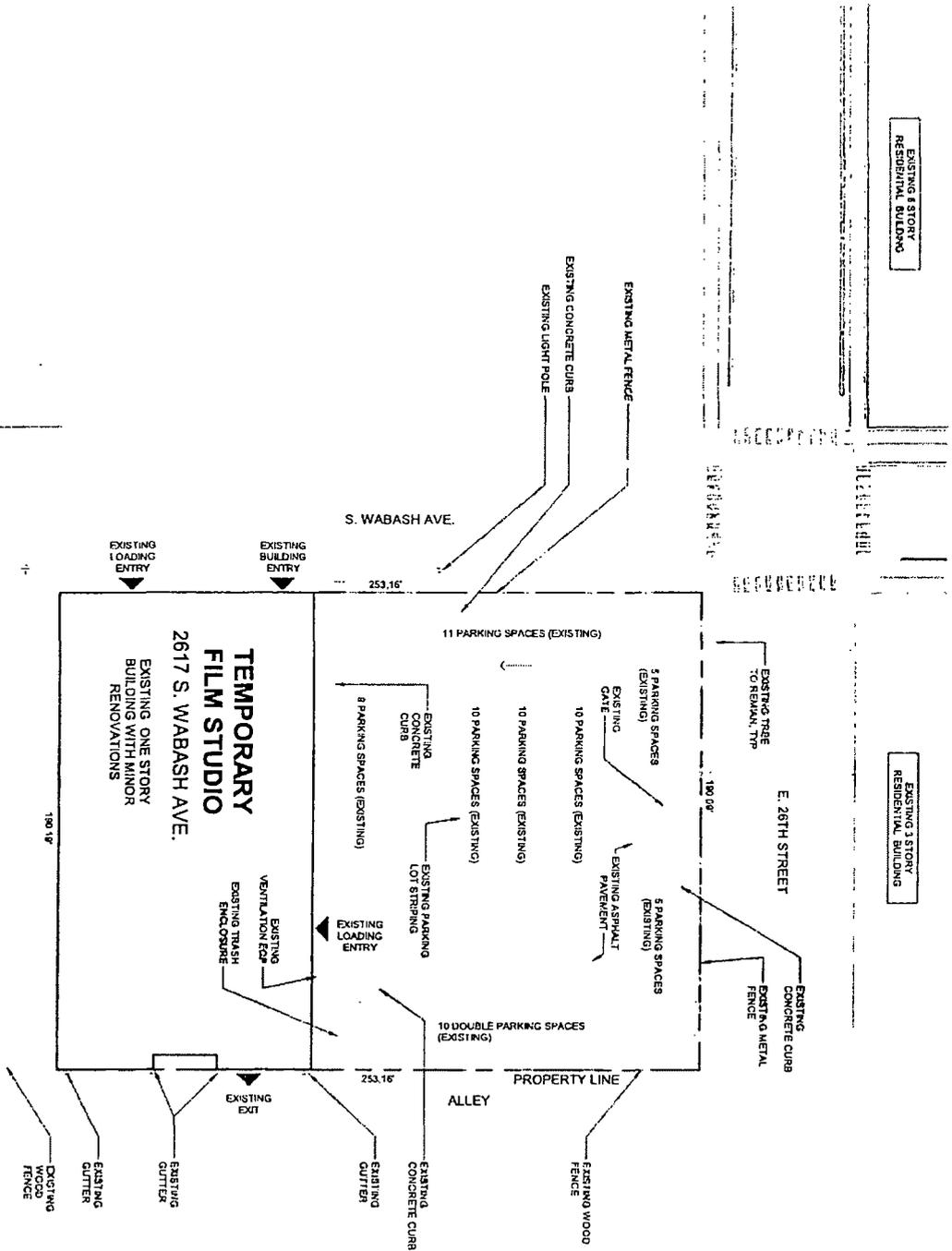
The foregoing instrument was acknowledged before me this 5th day of January, 2022, by Scott D. Greenberg, who is personally known to me or satisfactorily proven to me to be the person whose name is subscribed to the within instrument.


Signature




Notary Public

My Commission Expires: August 18, 2025



**2617 S. WABASH
TEMPORARY USE -
EXISTING SITE PLAN**

SCALE: 1" = 30'-0"

0' 15' 30' 60'

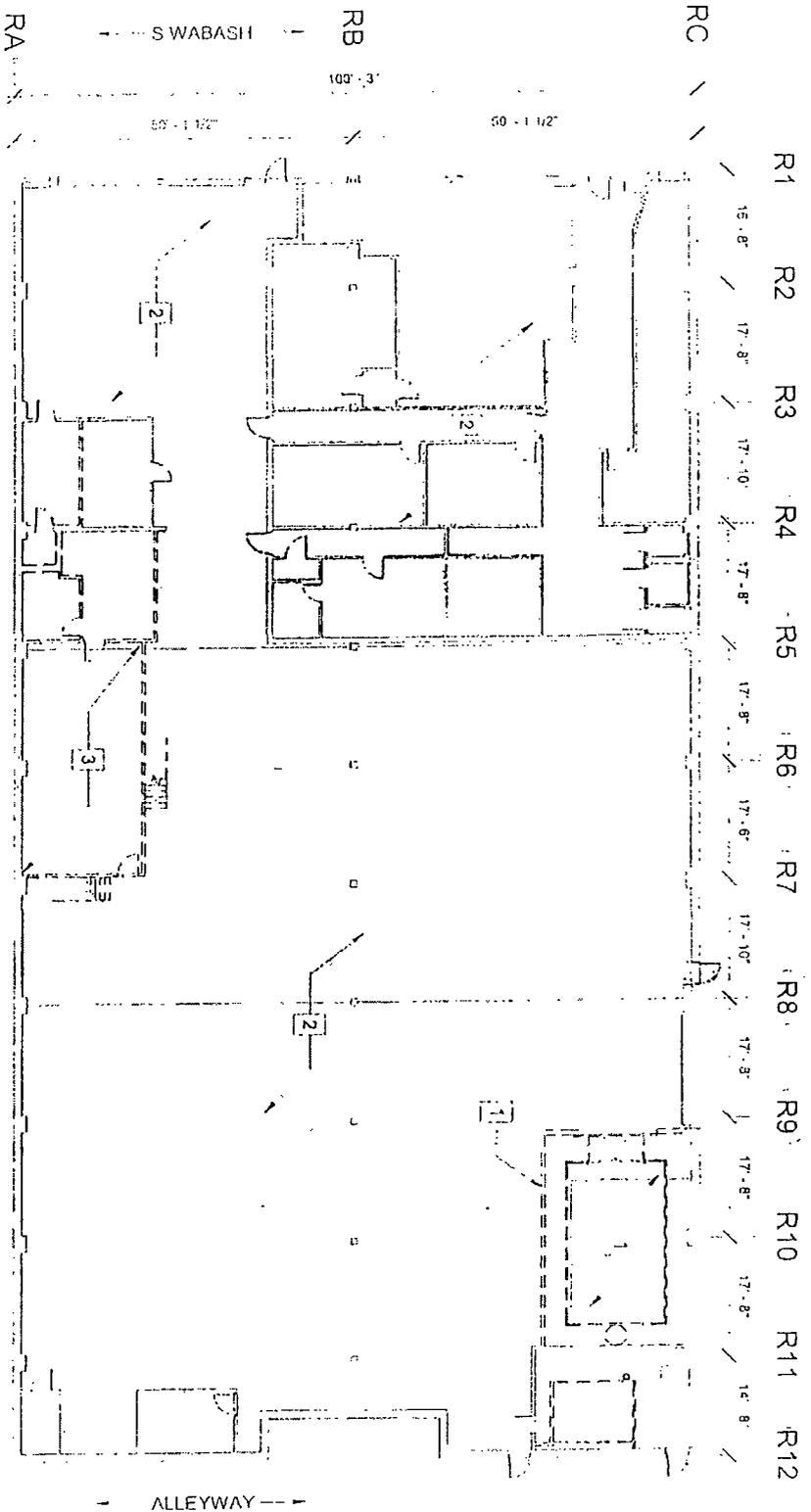
**SURGE Esports Stadium
and VR Arenas**

2500 S WABASH

SSURD 02/21/22
DRAWN BY: ACP/J
SCALE: 1" = 30'-0"

2617 S WABASH
EXISTING SITE
PLAN

ASK-42



**SURGE Esports Stadium
and VR Arenas**

2500 S WABASH

KEY PLAN



ISSUED: 12/11/21
DRAWN BY: ALPBY
SCALE: AS INDICATED

KEYED NOTES

- 1 REMOVE ALL INTERIOR NON-STRUCTURAL COMPONENTS INCLUDING BUT NOT LIMITED TO WALLS, CEILING, FIXTURES, DOORS, STAIRS, EQUIPMENT AND THE LIKE. BUILDING TO BE LEFT IN GUTTED CONDITION IN ORDER TO RECEIVE NEW PARKING LOT AND RETAIL.
- 2 REMOVE SPRAY BOOTH INCLUDING ALL EQUIPMENT, WALLS, DOORS AND RELATED ITEMS
- 3 REMOVE ALL WALLS, DOORS AND FLOORS ASSOCIATED WITH MEZZANINE LEVEL ABOVE TO EXTENTS SHOWN

PLAN LEGEND

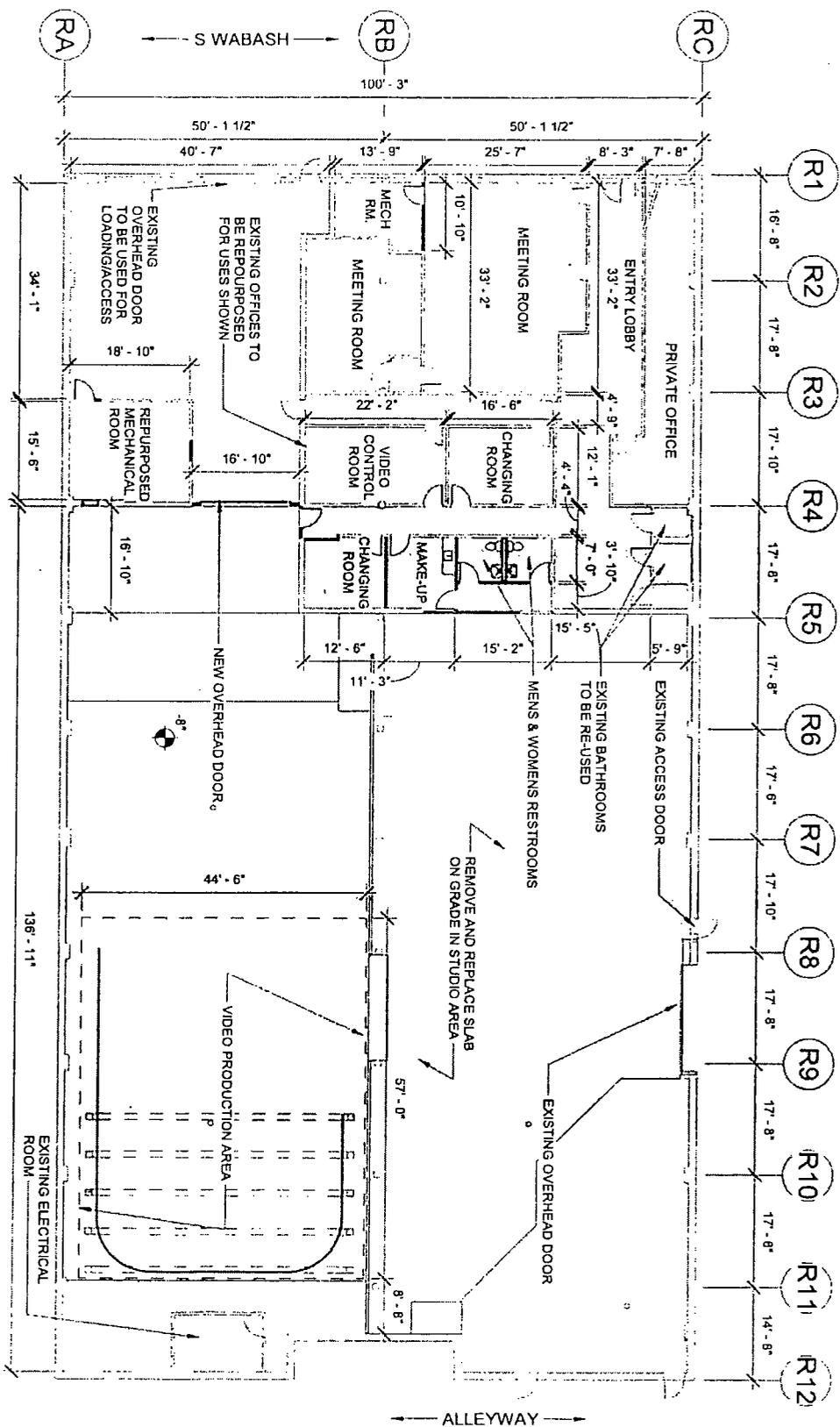
- WALL TO BE REMOVED, INCLUDING FRAMING, WALL FINISHES, RECEPTACLES, FIXTURES, CONCEALED CONDUIT, PLUMBING, MECHANICAL, FIRE PROTECTION AND ELECTRICAL SYSTEMS
- EXISTING WALL TO REMAIN
- DOOR TO BE REMOVED (INCLUDING FRAME, HARDWARE, PANELS, THRESHOLDS, AND RELATED ITEMS)

**1
DEMOLITION PLAN -
2617 TEMPORARY USE**

SCALE: 1/16" = 1'-0"

DEMO PLAN

ASK-035.4



1
FLOOR PLAN - 2617
TEMPORARY USE
 SCALE: 1/16" = 1'-0"

SURGE Esports Stadium and VR Arenas

2500 S WABASH

ASK-035.5R

ISSUED 01/27/22
 DRAWN BY Author
 SCALE: 1/16" = 1'-0"

FLOOR PLAN

KEY PLAN

DATE: 01/27/22

PROJECT: SURGE Esports Stadium and VR Arenas

SCALE: 1/16" = 1'-0"

ASK-035.5R