



# City of Chicago



SO2020-6219

Office of the City Clerk

## Document Tracking Sheet

**Meeting Date:** 12/16/2020

**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. 20585T1

**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 M1-3 Limited Manufacturing/Business Park District symbols and indications as shown on Map. No. 6-E in the area bounded by:

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

to those of a B1-1 Neighborhood 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 26<sup>th</sup> Street

**Type 1 Zoning Amendment  
Smash INTERACTIVE LLC  
2601-25 South Wabash Avenue/43-63 East 26<sup>th</sup> Street  
Substitute Narrative**

The Applicant, Smash INTERACTIVE LLC, is seeking to rezone the property located at 2601-25 South Wabash Avenue/43-63 East 26<sup>th</sup> Street ("Subject Property") in order to establish retail uses and off-site accessory parking at the Subject Property which will serve Applicant's proposed Esports stadium at 2500-48 South Wabash Avenue.

The Subject Property consists of 48,135 sq. ft., and is improved with an existing 1-story brick building ("Existing Building") and a surface parking lot in which Chicago Carriage Cab Company, a taxi repair company, currently operates.

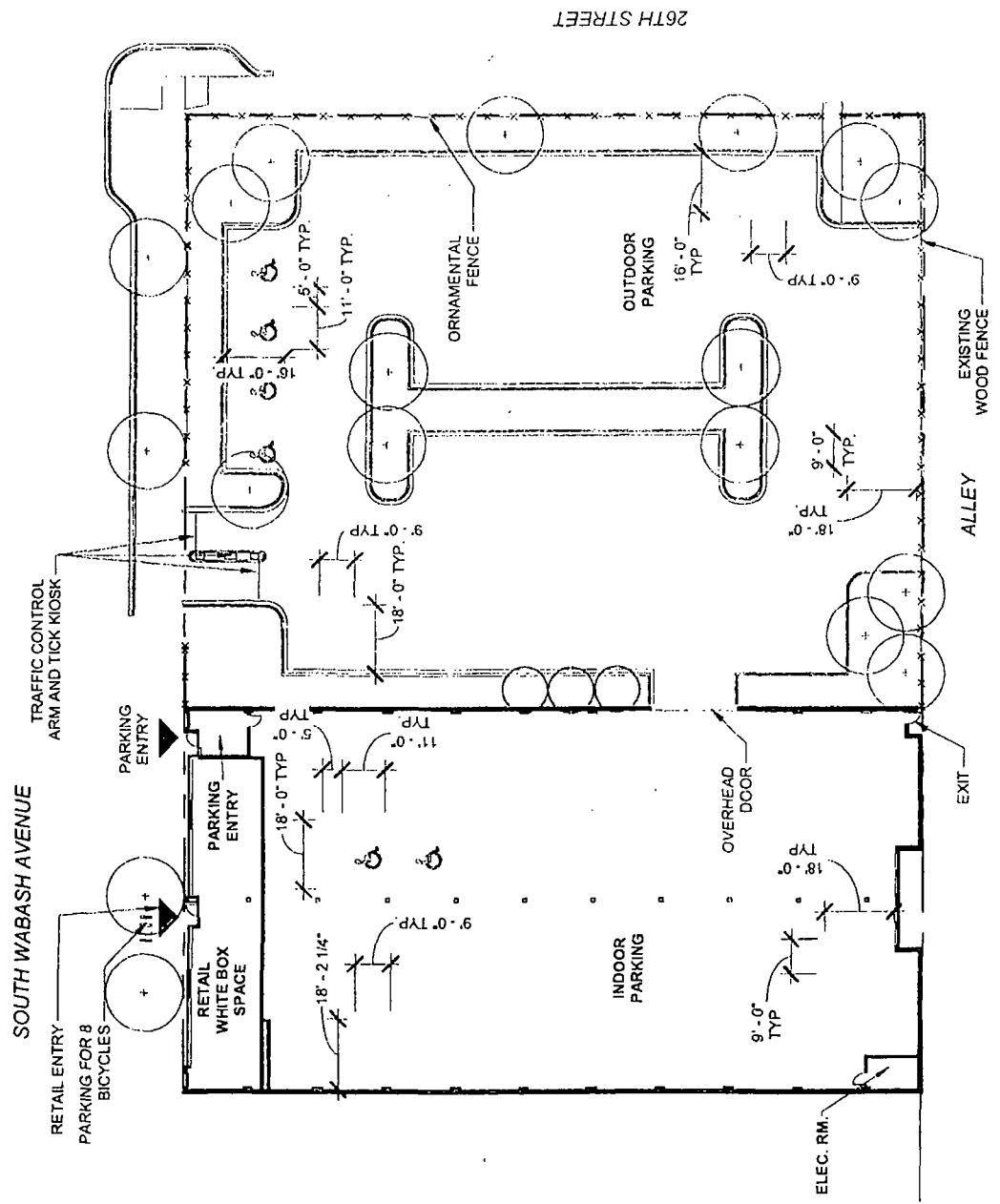
The Applicant seeks to renovate the Existing Building with a) retail space, consisting of 1,700 square feet and thirty (30) interior parking spaces and b) sixty (60) exterior parking spaces for a total of ninety (90) parking spaces, which Applicant plans to utilize as off-site, accessory parking spaces for Applicant's proposed Esports stadium located at 2500-48 South Wabash Avenue ("Proposed Off-Site Parking"). In order to move forward with establishing retail use within the Existing Building and the Proposed Off-Site Parking, the Applicant is seeking a Type 1 zoning amendment from the Subject Property's existing M1-3 Limited Manufacturing/Business Park District to a B1-1 Neighborhood Shopping District.

The Applicant is not seeking to expand the footprint or increase the height of the Existing Building. As the Subject Property is bounded by manufacturing and commercial zoned properties, and the Subject Property's existing and proposed uses are non-residential, there are no required property setbacks. In accordance with 17-13-0303(C), please note specific details regarding proposed redevelopment of property located at 2601-25 South Wabash Avenue/43-63 East 26<sup>th</sup> Street.

- a) Lot area: 48,135 sq. ft.
- b) Floor Area Ratio: .36
- c) Proposed commercial square footage: 1,700 s.f.
- d) Minimum Lot Area: 0 (Not applicable)
- e) Parking:
  - Interior parking spaces: 30
  - Exterior parking spaces: 60
- f) Property setbacks: Existing (2617 South Wabash Avenue)
- g) Height: 20'-8" (existing)

Upon securing approval of its Zoning Amendment, Applicant's Proposed Off-Site Parking described above which will serve the proposed Esports stadium at 2500-48 South Wabash Avenue, will be incorporated and approved as part of Smash INTERACTIVE LLC's Planned Development. The proposed Off-Site Parking is located within 600 feet (approx., 240 feet) of the entrance of Applicant's proposed Esports stadium and Applicant will comply with all requirements for off-site accessory parking.

PLAN FOR PUBLICATION

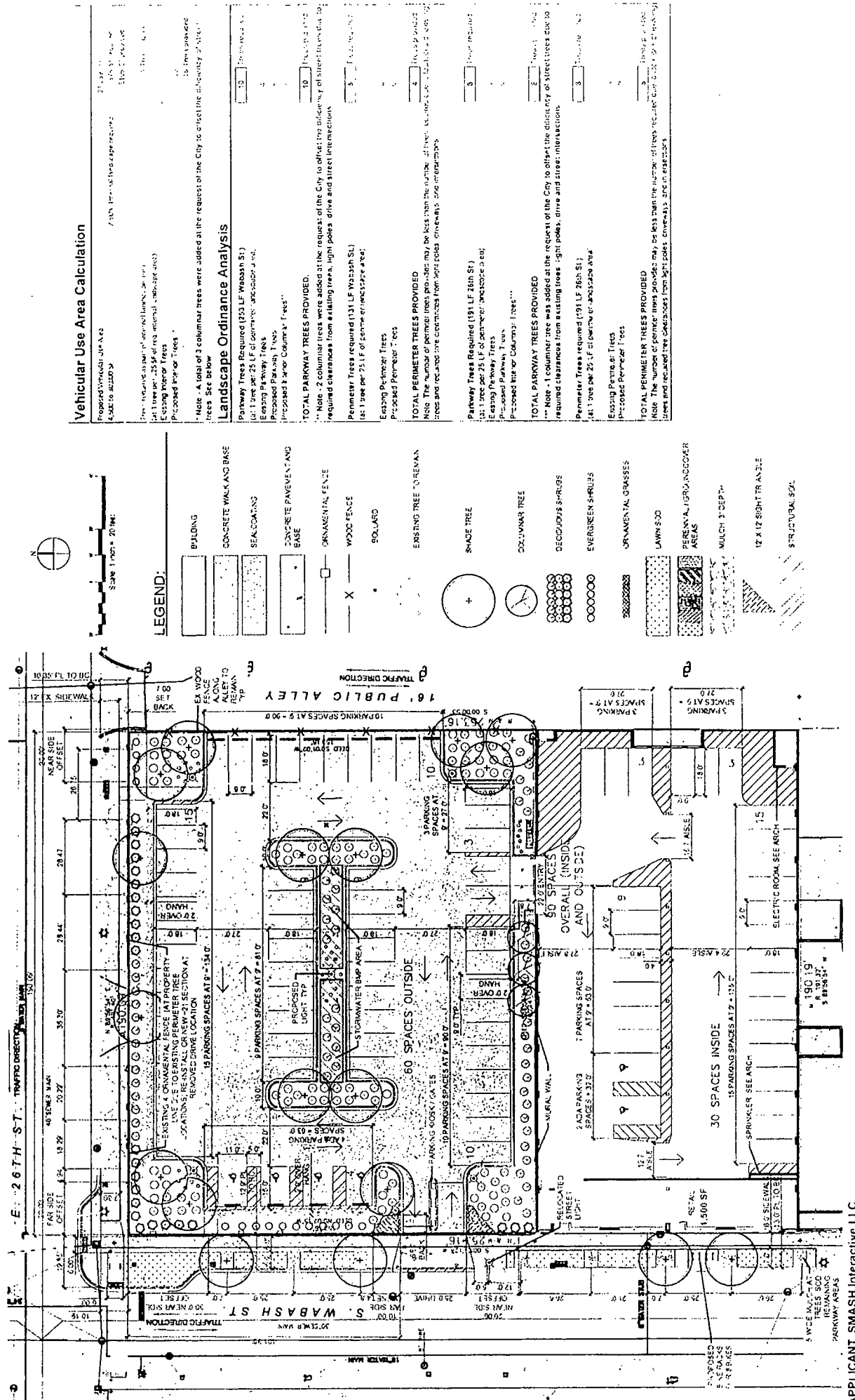


APPLICANT: SMASH Interactive LLC  
2500-48 S. Wabash Ave.  
Date of Introduction: December 16, 2020  
Plan Commission

2617 S. WABASH SITE CONTEXT PLAN  
PD SUBMISSION

12/16/2020 © KOC LLC

# VUA VUA CALCULATION



## Vehicular Use Area Calculation

Proposed Vehicular Use Area: 7,100 sq ft (including driveway)  
 Existing Vehicular Use Area: 10,000 sq ft (including driveway)  
 Net Change: -2,900 sq ft

Note: A total of 3 columnar trees were added at the request of the City to offset the deficiency of street trees.

## Landscape Ordinance Analysis

**Perimeter Trees Required (131 LF Wabash St)**  
 (at 1 tree per 25 LF of perimeter, including a 10' offset)  
 Existing Perimeter Trees: 4  
 Proposed Perimeter Trees: 10  
**TOTAL PERIMETER TREES PROVIDED: 14**

**Perimeter Trees Required (131 LF Wabash St)**  
 (at 1 tree per 25 LF of perimeter, including a 10' offset)  
 Existing Perimeter Trees: 4  
 Proposed Perimeter Trees: 10  
**TOTAL PERIMETER TREES PROVIDED: 14**

**Perimeter Trees Required (191 LF 26th St)**  
 (at 1 tree per 25 LF of perimeter, including a 10' offset)  
 Existing Perimeter Trees: 0  
 Proposed Perimeter Trees: 8  
**TOTAL PERIMETER TREES PROVIDED: 8**

**Perimeter Trees Required (191 LF 26th St)**  
 (at 1 tree per 25 LF of perimeter, including a 10' offset)  
 Existing Perimeter Trees: 0  
 Proposed Perimeter Trees: 8  
**TOTAL PERIMETER TREES PROVIDED: 8**

## LEGEND:

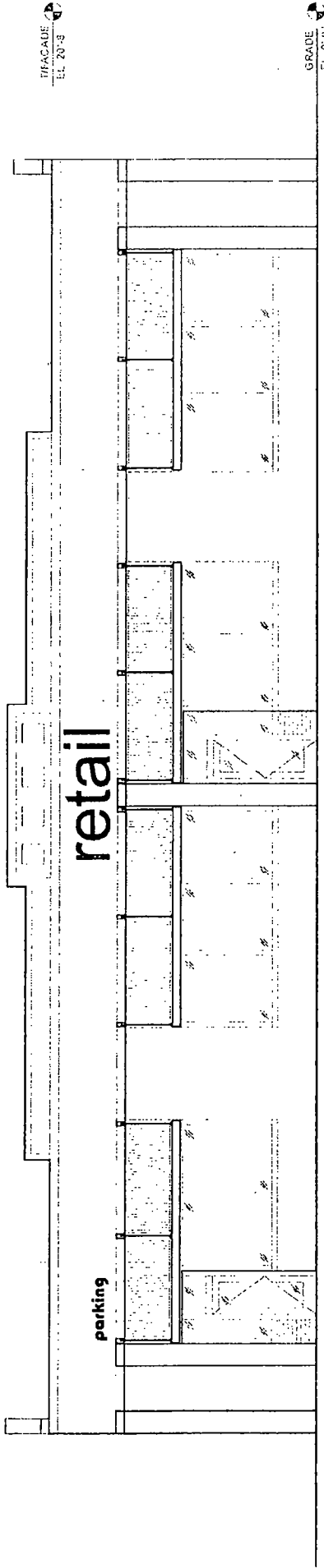
- BUILDING
- CONCRETE WALK AND BASE
- SEALCOATING
- CONCRETE PAVEMENT AND BASE
- ORNAMENTAL FENCE
- WOOD FENCE
- BOLLARDS
- EXISTING TREE TO REMAIN
- SHADE TREE
- COLUMNAR TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- LAWN SOD
- PERENNIAL/GROUND COVER AREAS
- MULCH 3" DEPT
- 12" X 12" SIGHT TRIANGLE
- STRUCTURAL SOIL

## 2617 LANDSCAPE SITE PLAN AND VUA CALCULATIONS

### ZONING MAP AMENDMENT

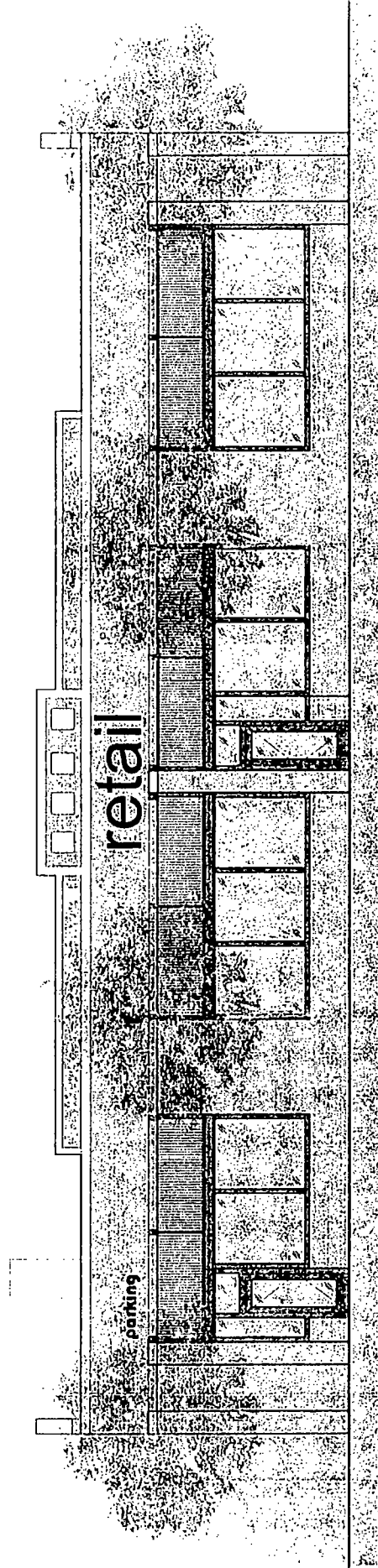
APPLICANT SMASH Interactive LLC  
 2500-48 S Wabash Ave.  
 Date of Introduction December 16, 2020

FINAL PUBLICATION



TYPICAL  
EL. 20'-3"

GRADE  
EL. 0'-0"

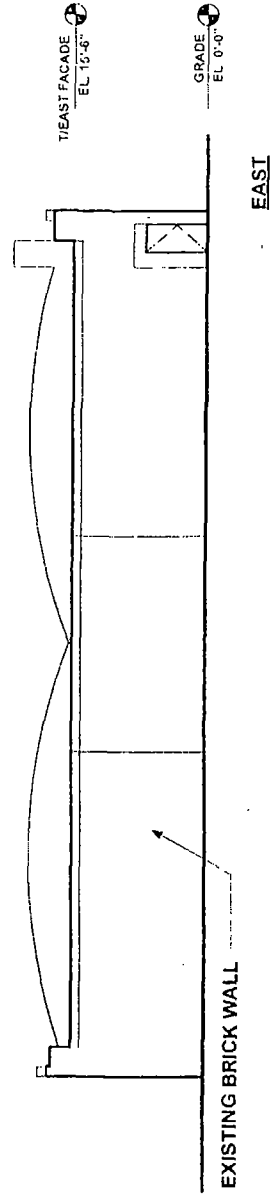
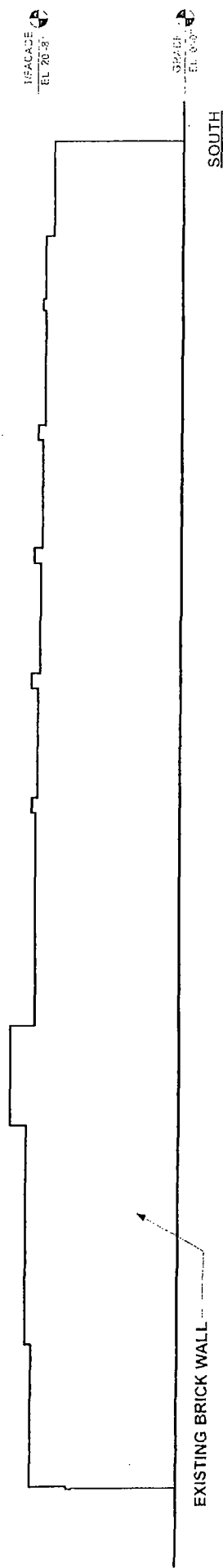
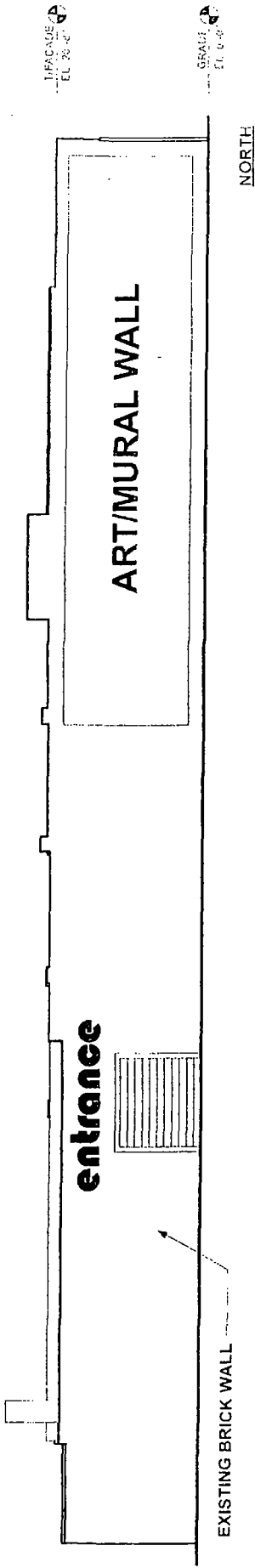


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 2500-48 S. Wabash Ave  
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2617 S. WABASH WEST ELEVATION  
 ZONING MAP AMENDMENT

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PLAN FOR PUBLICATION



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2500-48 S. Wabash Ave.

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2617 S. WABASH ELEVATIONS

ZONING MAP AMENDMENT

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