



# City of Chicago



SO2020-6224

## Office of the City Clerk Document Tracking Sheet

<b>Meeting Date:</b>	12/16/2020
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 6-E at 2500-2548 S Wabash Ave - App No. 20573
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

FINAL FOR  
PUBLICATION

#20573  
INTRO DATE  
DEC 16, 2020

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 C1-5 Neighborhood Commercial District and M1-3 Limited Manufacturing/Business Park District symbols and indications as shown on Map. No. 6-E in the area bounded by:

East 25<sup>th</sup> Street; South Wabash Avenue; a line 402.52 feet south of East 25<sup>th</sup> Street; the alley next west of and parallel to South Wabash Avenue

to those of a C2-3 Motor Vehicle-Related Commercial District.

**SECTION 2.** That the Chicago Zoning Ordinance be amended by changing all of the C2-3 Motor Vehicle-Related Commercial District symbols and indications as shown on Map. No. 6-E in the area bounded by:

East 25<sup>th</sup> Street; South Wabash Avenue; a line 402.52 feet south of East 25<sup>th</sup> Street; the alley next west of and parallel to South Wabash Avenue

to those of a Business Entertainment Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

**SECTION 3.** This ordinance shall be in force and effect from and after its passage and due publication.

**Address of Property:** 2500-48 South Wabash Avenue

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## PLANNED DEVELOPMENT STATEMENTS

Smash INTERACTIVE LLC  
2500-48 South Wabash Avenue

1. The area delineated herein as Planned Development Number TBD, (Planned Development) consists of approximately 66,438 net site area square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (Property) and is owned or controlled by the Applicant, Smash INTERACTIVE LLC.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assignees or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings

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- Sidewalks
- ADA crosswalk ramps
- Parkway & landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This Plan of Development consists of 17 Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Overall Site Plan; Existing Site Plan; Proposed 2500 S. Wabash Site Plan; 2500 S. Wabash – Site Context Plan; 2500 S. Wabash Civil Site Plan; 2500 S. Wabash Streetscape Site Plan; 2500 S. Wabash – Landscape Site Plan; 2500 S. Wabash – Planting Schedule; Proposed Loading Plan; Floor Plans (Levels 1 and 2); Esports Capacity Plan; Spectator Areas Plan; Roof Plan;; Building Elevations (North, South, East and West), Streetscape Elevation, 2617 S. Wabash Site Context Plan; 2617 S. Wabash Site Plan and VUA Calculations Plan and 2617 S. Wabash Building Elevation (West) prepared by KOO LLC and dated March 18, 2021, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses are permitted in the area delineated herein as a Planned Development: Eating and Drinking Establishments including Restaurant, General; Entertainment and Spectator Sports, Large Venue (maximum occupancy of 1,040 people); Indoor Special Event including incidental liquor sales; Office; Retail Sales, General; Sports and Recreation, Participant (Indoor), Amusement Arcades, Children's Play Center.
6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-Premise signs are prohibited within the boundary of the Planned Development. Applicant's Plan of Development includes two (2) video display signs (as defined in 17-12-0711 and limited in size pursuant to 17-12-1003-E), whose specifications are reflected in the enclosed PD Exhibits and will be used to only advertise Esports stadium events.

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7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 66,438 square feet and a base FAR of 1.64.
9. The Applicant will redevelop the existing 1-story building and surface parking lot located at 2601-25 S. Wabash Avenue ("Off-Site Parking Area") to include thirty (30) interior parking spaces within the existing building and sixty (60) exterior parking spaces, for a total of ninety (90) parking spaces which will serve as required parking for the Applicant's proposed development. Applicant's Proposed Off-Site Parking Area is subject to Applicant securing approval of a Zoning Amendment application to amend the Off-Site Parking Area from its current M1-3 Limited Manufacturing/Business Park District to a B1-1 Neighborhood Shopping District ("Proposed Zoning Amendment"). All proposed parking is to be compliance with any applicable standards of the Chicago Zoning Ordinance.
10. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review Fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
11. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
12. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
13. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and

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approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

15. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.
16. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of (i) 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

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17. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a Zoning Map Amendment to rezone the property to a C2-3 Motor Vehicle-Related Commercial District.

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**Smash INTERACTIVE LLC  
2500-48 South Wabash Avenue**

**BUSINESS ENTERTAINMENT PLANNED DEVELOPMENT  
BULK REGULATIONS AND DATA TABLE**

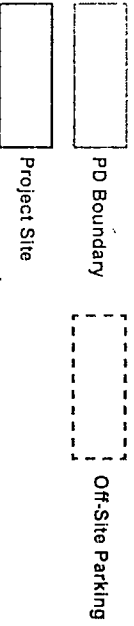
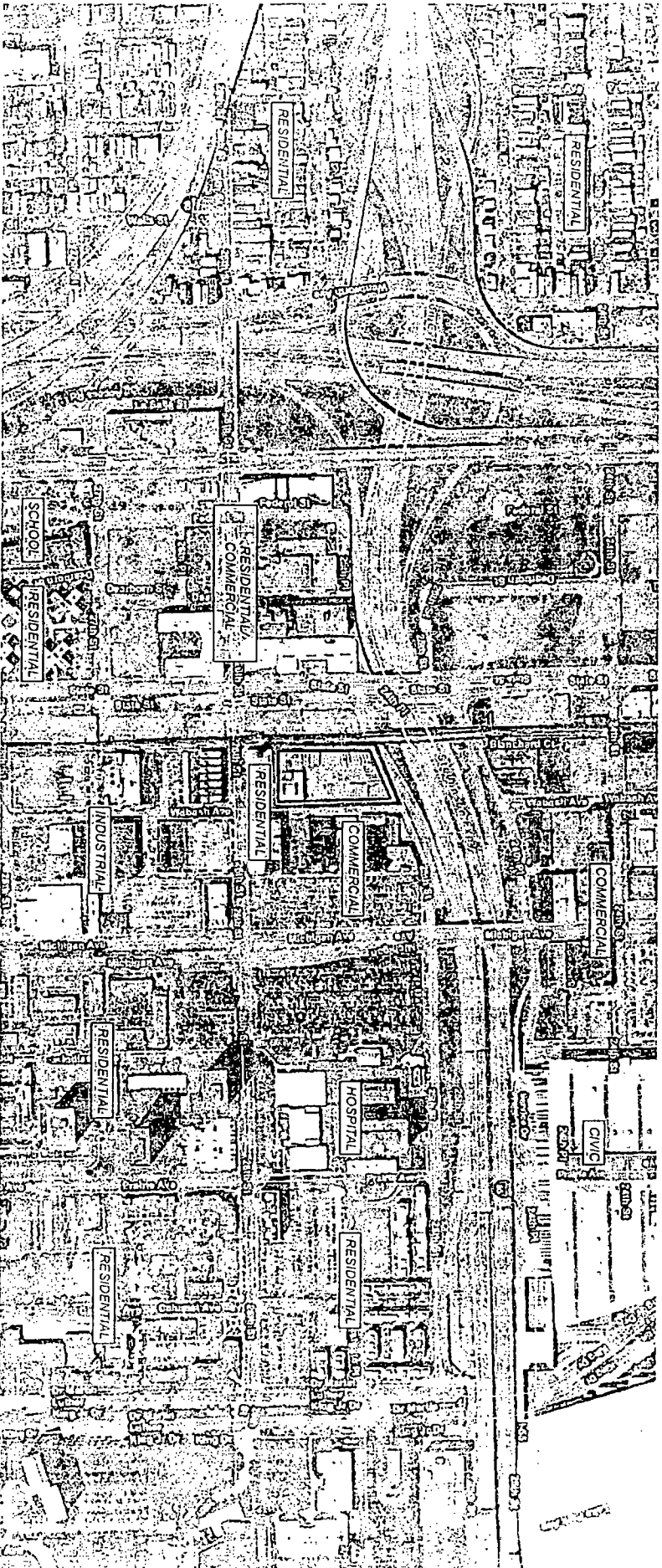
Gross Site Area (sq. ft.):	87,450 sq. ft.
Area of Public Right of Way (sq. ft.):	21,012 sq. ft.
Net Site Area (sq. ft.):	66,438 sq. ft.
Permitted Floor Area Ratio:	1.64
Allowed Uses:	All uses identified in Statement Number 5
Maximum Occupancy:	1,040 people
No. of required Off-street Parking Spaces:	Ninety (90) off-site parking spaces to be located at 2601-25 S. Wabash Ave.* <ul style="list-style-type: none"><li>• Thirty (30) interior parking spaces</li><li>• Sixty (60) exterior parking spaces</li></ul> <p>* Accessory, off-site parking spaces to be provided pursuant to statement 9</p>
No. of Bicycle Parking Spaces:	46
No. of Off-Street Loading Berths:	2
Maximum Building Height:	62' (as defined in Section 17-17-0311 of CZO) 69'-6" (Overall building height)
Setbacks from Property Lines:	In accordance with Site Plan

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
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LAND USE MAP  
PD SUBMISSION

S STATE ST.

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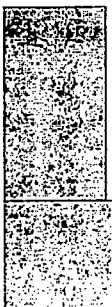
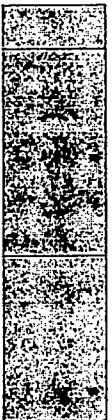
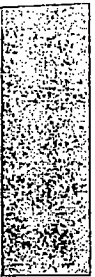
NET SITE AREA: 66,438 SF

ALLEY

26th ST.

25th ST.

GROSS SITE AREA: 87,450 SF



S. WABASH AVE.

221.8'  
180.68'

351.95'

335.12'

237.60'  
192.40'

402.52'

APPLICANT SMASH Interactive LLC  
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PLANNED DEVELOPMENT BOUNDARY AND  
PROPERTY LINE MAP  
PD SUBMISSION

PROPERTY LINE  
PD BOUNDARY  
N  
0' 25' 50'  
12/16/2020 © KOO LLC

S STATE ST.

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NET SITE AREA: 66,438 SF

ALLEY

26th ST.

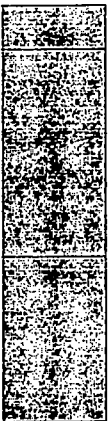
EXISTING 2  
STORY  
BLDG. TO BE  
RENOVATED

EXISTING  
LOT

EXISTING CURB CUT

GROSS SITE AREA: 87,450 SF

S. WABASH AVE. 437.01'



APPLICANT: SMASH Interactive LLC  
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EXISTING SITE PLAN  
PD SUBMISSION

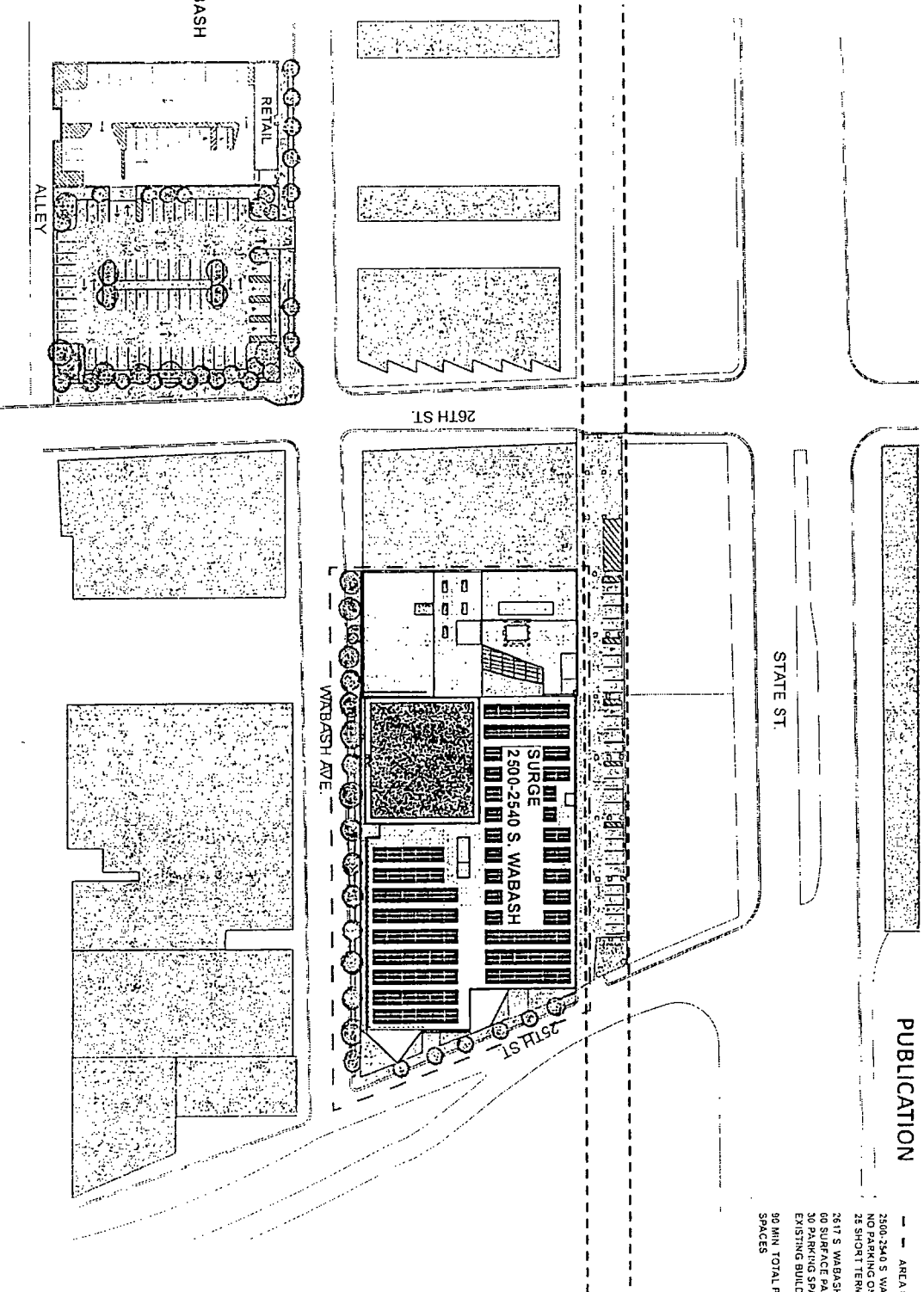
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PROPERTY LINE  
PD BOUNDARY

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- KEY
- AREA OF PLANNED DEVELOPMENT
  - 2500-2540 S. WABASH - SURGE
  - NO PARKING ON SITE
  - 28 SHORT TERM PARKING SPACE UNDER U
  - 2617 S. WABASH
  - 60 SURFACE PARKING SPACES
  - 30 PARKING SPACES INSIDE
  - EXISTING BUILDING
  - 99 MIN TOTAL PERMANENT PARKING SPACES

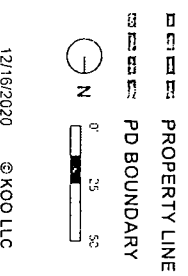


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OVERALL SITE PLAN  
PD SUBMISSION

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**6. JUDGE**

1

**1. Introduction**

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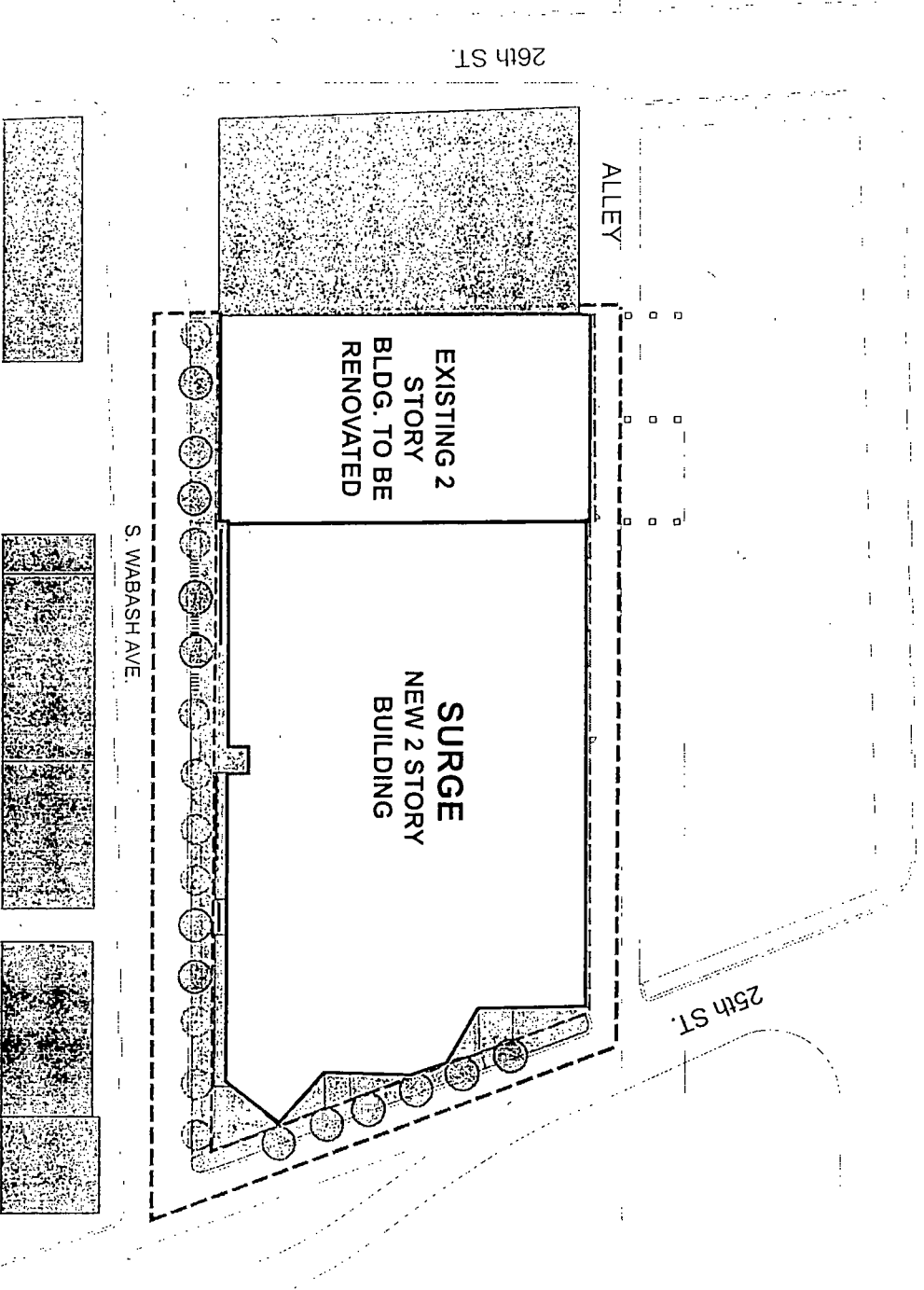
### Math

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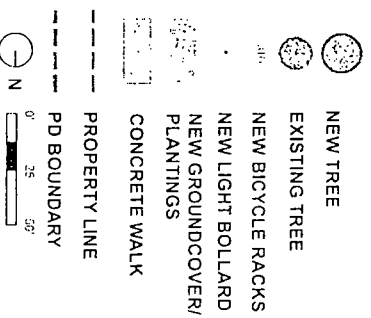
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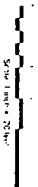
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2500 S. WABASH STREETScape SITE PLAN  
PD SUBMISSION





1

- EXISTING TREE TO REMAIN

- CHANDLER, JAMES

- 8149774.13

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### Tree Schedule

Qty	Botanical name	Common name	Size	Notes	Street / Interior
1	SHADE TREES				
4	CEC	Cercis occidentalis Chicagoand	2 5"	B&B	Central Leader Street
5	GB	Ginkgo biloba Princeton Sentry	2 5"	B&B	Central Leader Street
3	ULN	Ulmus 'New Horizon'	2 5"	B&B	Central Leader Street

### Interior Plant Palette

Qty	Botanical name	Common name	Size	Notes
0	DECIDUOUS SHRUBS			
0	IRN1	Aronia melanocarpa	36"	B&B 5'0 c
0	CLA	Celastrus scandens Hummingbird	24"	B&B 4'5 0 c
0	HYA	Hydrangea arborescens Annabelle	18"	#5 Cont. 4'0 c
0	RA	Ribes alpinum Green Mound	24"	B&B 5'0 c
0	VYD	Viburnum dentatum Sympetact	36"	B&B 5'0 c
0	EVERGREEN SHRUBS			
0	YD	Taxus media Desfordm	24"	B&B 5'0 c
0	PERENNIALS			
0	ECM	Echinacea purpurea Magnus	#1	Cont. 18" o c
0	GER	Geranium Rozanne	#1	Cont. 18" o c
0	IES	Hebe x exoniensis Lady Reburns	#1	Cont. 18" o c
0	IEF	Hebe x exoniensis Walter's Low	#1	Cont. 12" o c
0	IFG	Flaccidifolia lundii Goldsboro	#1	Cont. 18" o c
0	ORNAMENTAL GRASSES			
0	PAV	Panicum virgatum Northwind	#1	Cont. 3'0 c

### NOTE

1. ALL NEW AT GRADE PARKWAY AREAS SHALL RECEIVE THROUGHOUT THE FULLEST DIMENSIONS 2'-6" DEPTH OF PLANTING SOIL MIX. AVOID AND PRESERVE ALL EXISTING PARKWAY TREES. ALL CONSTRUCTION DEBRIS, GARBAGE, BARRICADES, PAVEMENT, BLACKTOP, LIMESTONE AND ALL NON-TOPSOIL ITEMS MUST BE REMOVED FROM EACH PLANTER PRIOR TO SOIL INSTALLATION
2. ALL REQUIRED LANDSCAPING WITHIN THE PUBLIC R.O.W. TO BE REPLACED, IF NEEDED FOR A MINIMUM OF 5 YEARS BY THE ORIGINAL APPLICANT AND ANY SUBSEQUENT OWNERS.

APPLICANT: SMASH Interactive LLC

2500-48 S. Wabash Ave

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2500 S. WABASH - PLANTING SCHEDULE

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### Landscape Ordinance Analysis

Parkway Trees Required (403 LF Wabash St.):  Trees required  
(at 1 tree per 25 LF of permeable landscape area)

Existing Parkway Trees:

Proposed Parkway Trees:

### TOTAL PARKWAY TREES PROVIDED:

Note: The number of parkway trees provided may be less than the number of trees required due to locations of existing trees and required tree clearances from light poles, driveways, and intersections

Parkway Trees Required (192 LF 25th St.):  Trees required  
(at 1 tree per 25 LF of permeable landscape area)

Existing Parkway Trees:

Proposed Parkway Trees:

### TOTAL PARKWAY TREES PROVIDED:

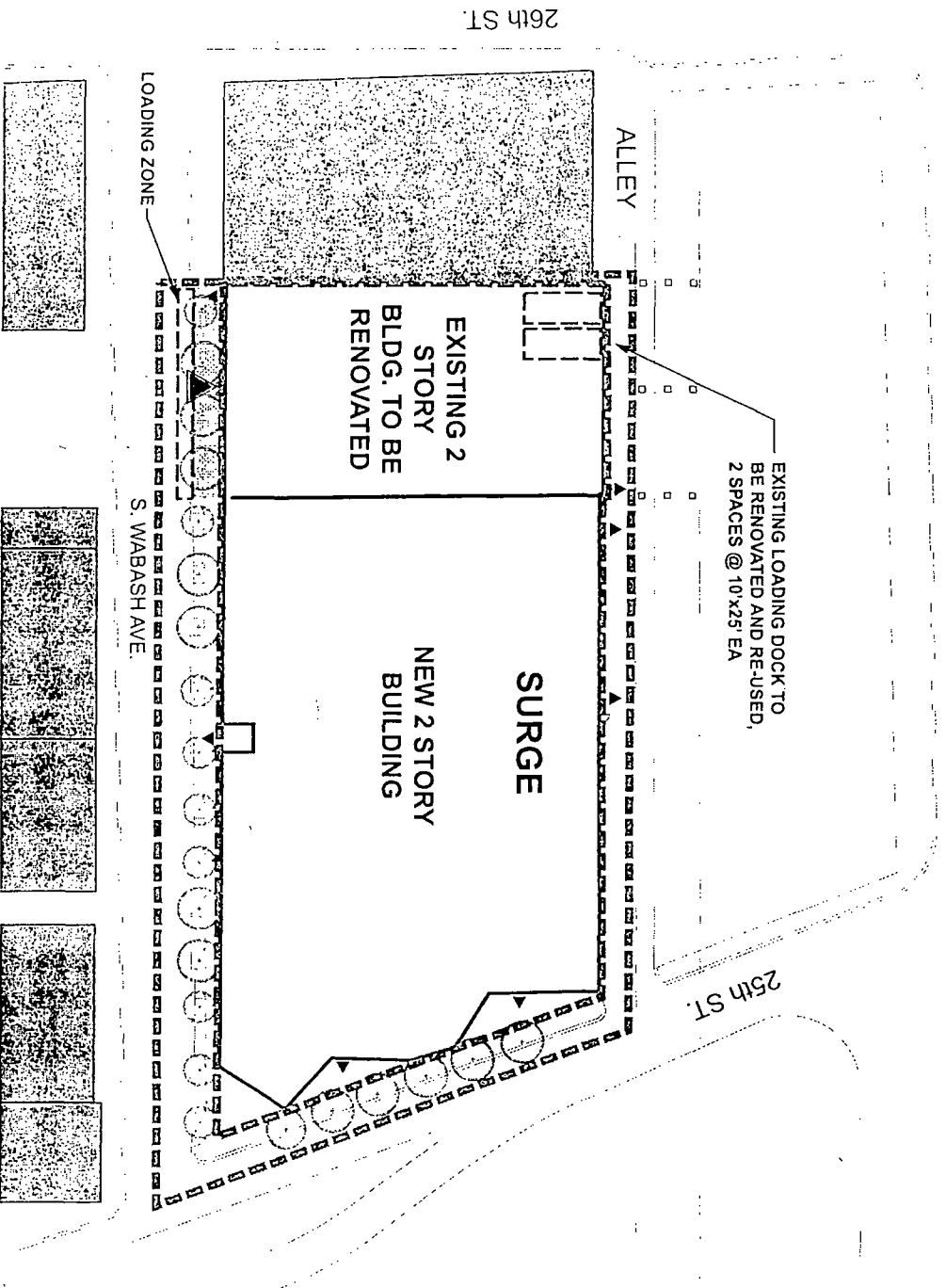
Note: The number of parkway trees provided may be less than the number of trees required due to locations of existing trees and required tree clearances from light poles, driveways, and intersections

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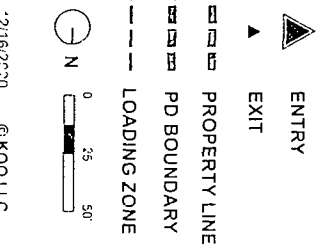
S STATE ST.

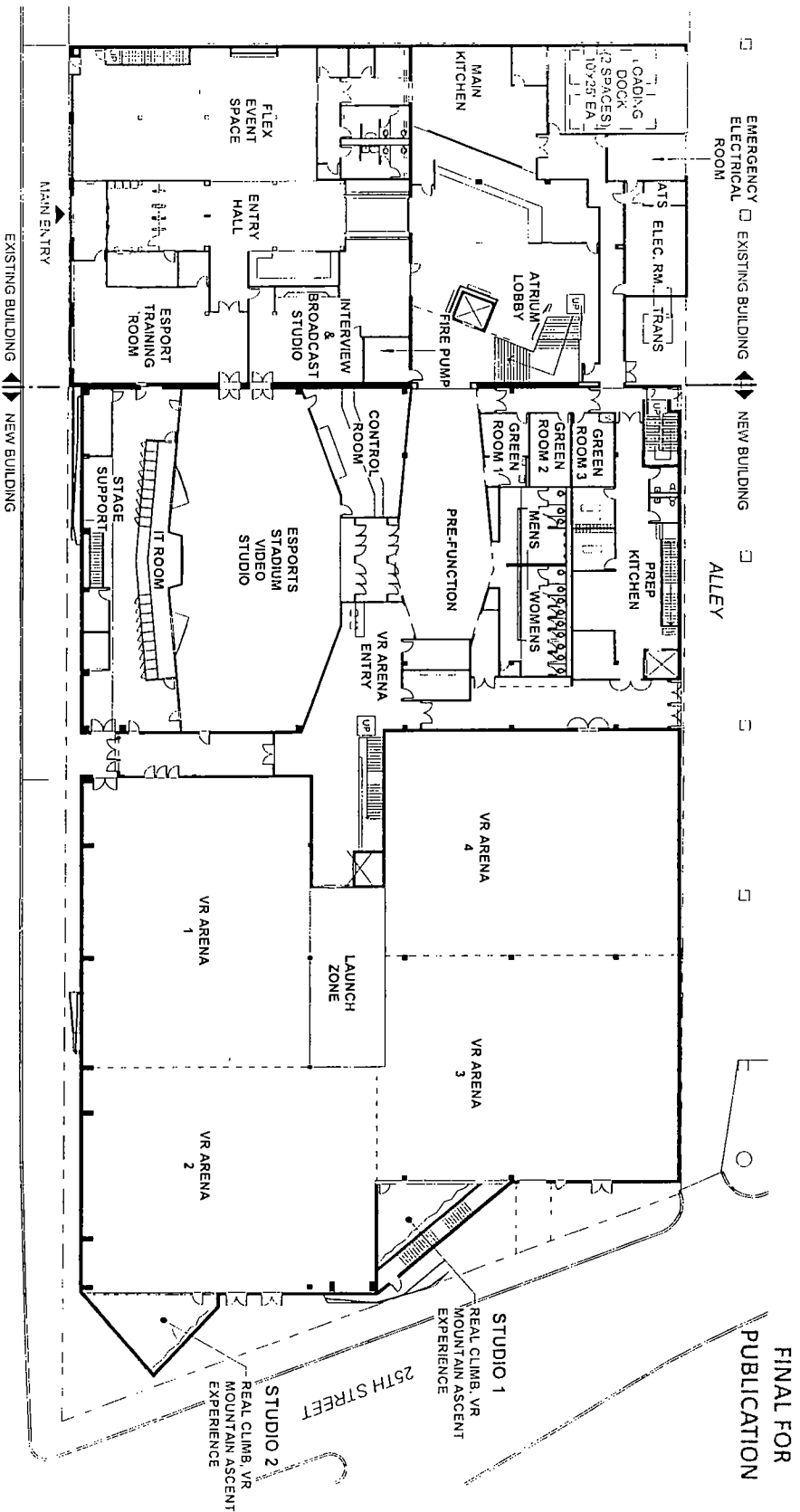
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PROPOSED LOADING PLAN  
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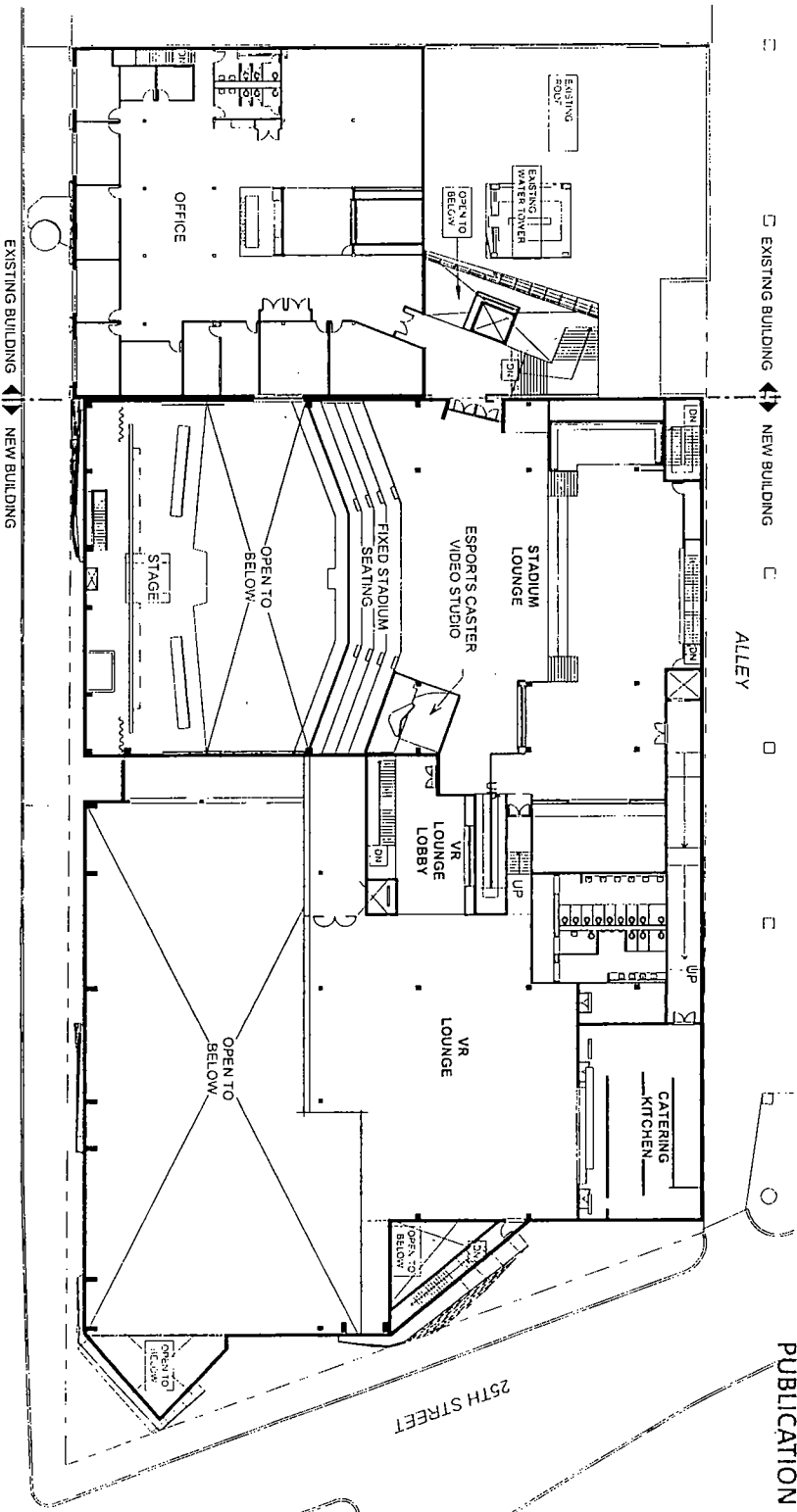
NOTE: These Drawings are in progress and are not Permit-Construction Documents, however they accurately describe the design intent. The Permit-Construction Documents may differ from these Drawings.

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LEVEL 1 PLAN  
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NOTE: These Drawings are in progress and are not Permit-Construction Documents, however they accurately describe the design intent. The Permit-Construction Documents may differ from these Drawings.

SOUTH WABASH AVENUE

APPLICANT SMASH Interactive LLC

2500-48 S. Wabash Ave.

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LEVEL 2 PLAN

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12/16/2020

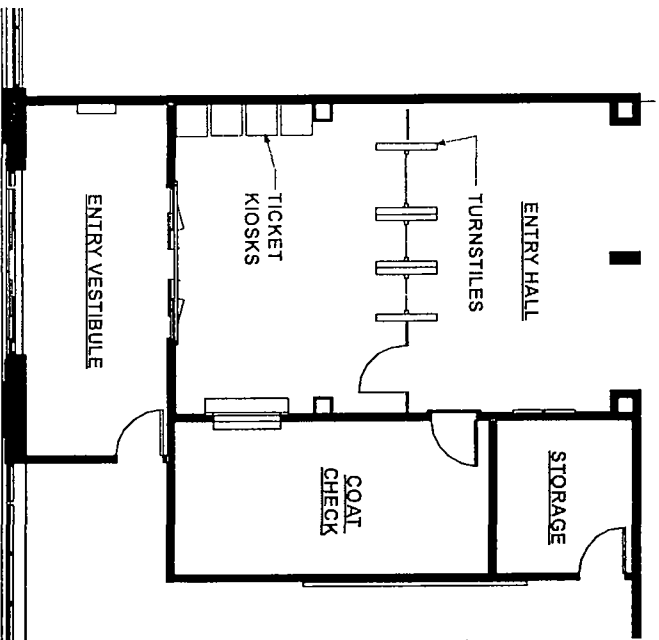
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**TOTAL TICKETED CAPACITY: 1,040 PEOPLE**

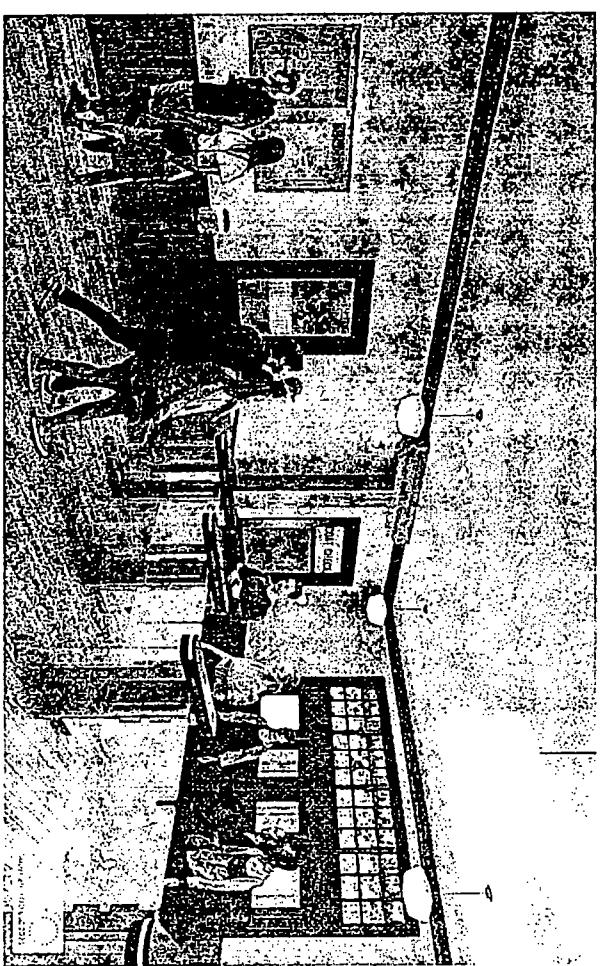
**SURGE Esports stadium will operate with a ticketed spectator capacity of 1,040 people maximum.**

This is monitored by electronic turnstile entry. Access to the SURGE Esports stadium building will be limited to employees and ticketed spectators, similar to events at the United Center, Win-trust Arena and Wrigley Field. The VR Arenas and VR Lounge are included in 1,040 ticket count.

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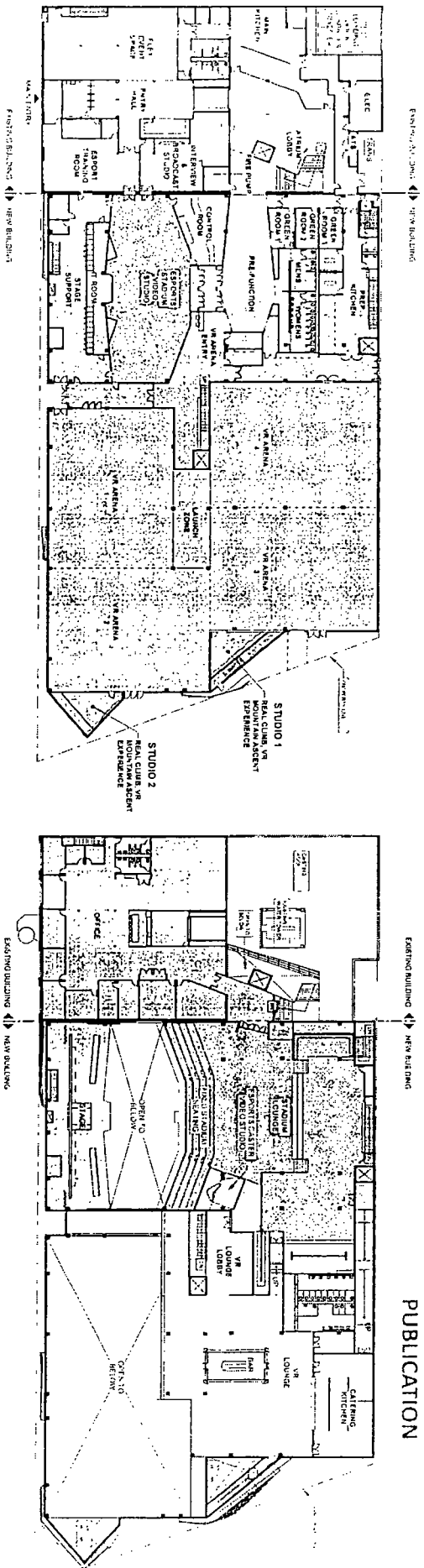
**ENTRY PLAN**



**ENTRY RENDERING**

APPLICANT: SMASH Interactive LLC  
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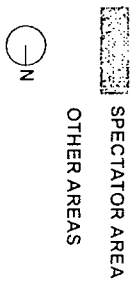
ESPORTS CAPACITY  
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SPECTATOR AREAS ONLY - CALCULATED OCCUPANCY PER CHICAGO BUILDING CODE					
FLOOR	TYPE	ROOM NAME	AREA S.F.	FLOOR AREA/PERSON	OCCUPANCY CONTENT
1	SPECTATOR AREAS	ESPORTS STADIUM VIDEO STUDIO	3824	7	547
		FIXED STADIUM SEATING	N/A	N/A	216
2	SPECTATOR AREAS	STADIUM LOUNGE	7346	15	490
TOTAL					1253

NOTE: These Drawings are in progress and are not Permit-Construction Documents, however they accurately describe the design intent. The Permit-Construction Documents may differ from these Drawings.

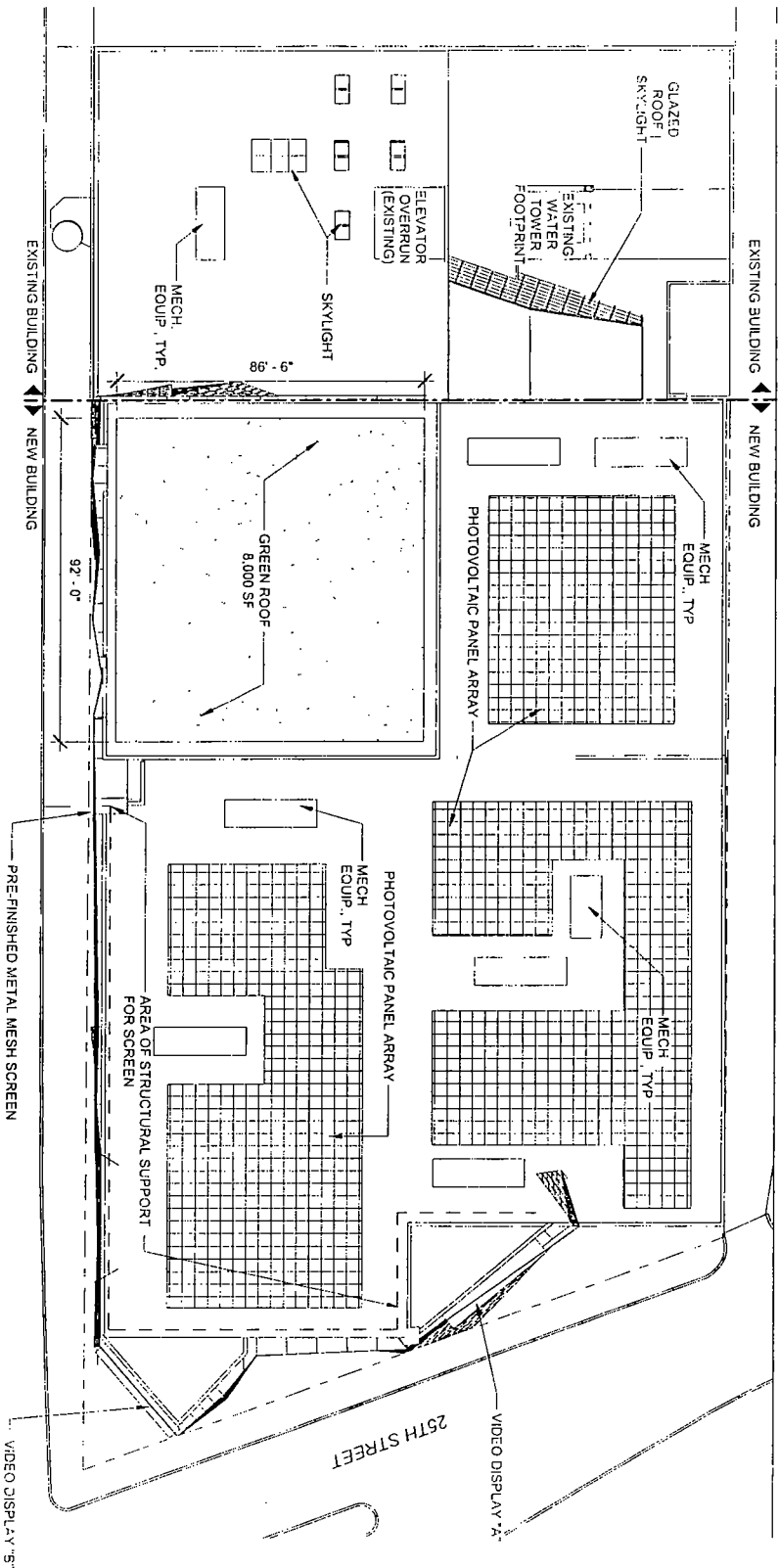


APPLICANT: SMASH Interactive LLC  
2500-48 S. Wabash Ave.  
Date of Introduction: December 16, 2020  
Plan Commission Hearing: March 18, 2021

SPECTATOR AREAS  
PD SUBMISSION

L TRACK

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SOUTH WABASH AVENUE



APPLICANT: SMASH Interactive LLC  
2500-48 S Wabash Ave.  
Date of Introduction: December 16, 2020  
Plan Commission Hearing: March 18, 2021

ROOF PLAN  
PD SUBMISSION

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EXISTING BRICK BUILDING ◀ NEW BUILDING

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VIDEO DISPLAY "B"  
(1700 SF)

PRECAST CONCRETE  
W/ TEXTURE

PRE-FINISHED METAL  
SCREEN ON METAL STRUCT.

T/ROOFLINE "A"  
68'-6"  
T/VIDEO DISPLAY B  
57'-6"

EXST WATER  
TOWER STRUCT

STOREFRONT

T/LEVEL 2  
14'-0"

LEVEL 1  
0"

STATIC BUILDING SIGNAGE (50 SF)

PERFORATED METAL SCREEN  
OVER BRICK EXISTING FACADE

BIKE RACKS

DARKER PRECAST  
CONCRETE W/ TEXTURE

PRECAST CONCRETE W/  
TEXTURE

CAST IN PLACE  
CONCRETE PLANTERS

\*PER ZONING ORDINANCE MEASURED FROM  
GRADE  
\*\*ROOF LINE IS TO THE TOP EDGE OF ROOF OR  
PARAPET WHICHEVER IS HIGHER

PRE-FINISHED METAL MESH SCREEN  
ON METAL STRUCT

PRE-FINISHED METAL PANEL

EXST  
WATER  
TOWER  
STRUCT

PRECAST CONCRETE W/ TEXTURE

T/BUILDING\*  
62'-0"

T/PRECAST  
ARENA  
38'-3"

T/LEVEL 2  
14'-0"

LEVEL 1  
0"

\*PER ZONING ORDINANCE MEASURED  
FROM UNDERSIDE OF ROOF STRUCTURE  
TO ADJACENT GRADE

SOUTH



APPLICANT: SMASH Interactive LLC  
2500-45 S Wabash Ave.  
Date of Introduction: December 16, 2020  
Plan Commission Hearing: March 18, 2021

BUILDING ELEVATIONS  
PD SUBMISSION

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PRE-FINISHED METAL MESH SCREEN  
ON METAL STRUCT BEYOND

PRE-FINISHED METAL MESH  
SCREEN  
ON METAL STRUCT

VIDEO DISPLAY "A"  
(950 SF)

PRE-FINISHED METAL PANEL  
BEYOND

PRECAST CONCRETE W/ TEXTURE

PRECAST CONCRETE W/ TEXTURE

NEW BUILDING

TRANSFORMER WITH  
BOLLARDS

EXISTING BUILDING

EXIST. MASONRY WALL WITH  
GROUT FILL AND ELASTOMERIC  
COATING

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STANDING SEAM  
METAL ROOF AND  
WALL PANELS  
BEYOND

EXIST. WATER  
TOWER STRUCT

EXIST. BRICK MASONRY  
WALL BEYOND

T/ ROOFLINE\*\*  
69'-6"

T/ VIDEO DISPLAY "A"  
60'-0"

T/ LEVEL 2  
14'-0"

LEVEL 1  
0"

WEST

PRE-FINISHED METAL PANEL  
BEYOND

PRECAST CONCRETE W/  
TEXTURE

T/ BUILDING\*  
62'-0"

T/ VIDEO DISPLAY "A"  
60'-0"

VIDEO DISPLAY "A"  
(950 SF)

PRE-FINISHED METAL SCREEN  
ON METAL STRUCT

PRECAST CONCRETE W/ TEXTURE

NORTH

T/ LEVEL 2  
14'-0"

LEVEL 1  
0"

ARENA NORTH



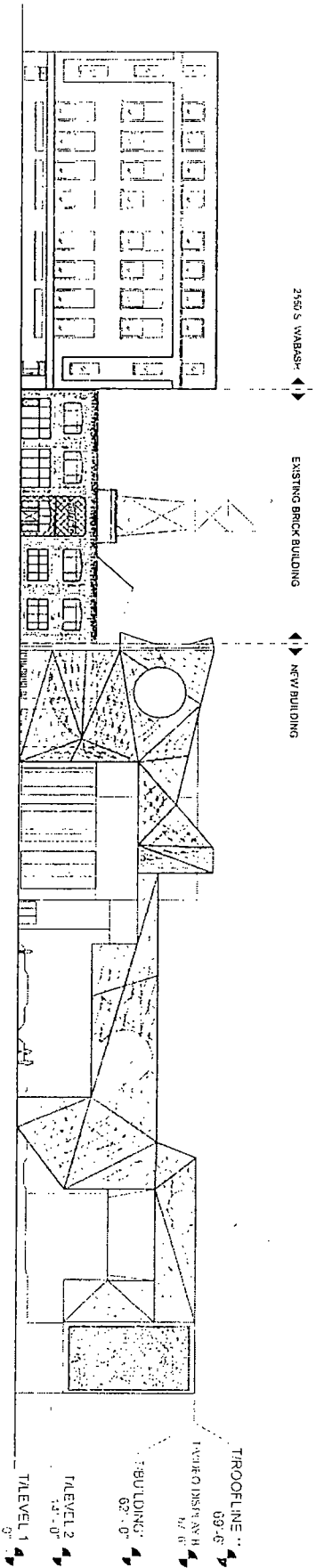
\*ROOF LINE IS TO THE TOP EDGE OF ROOF OR  
PARAPET, WHICHEVER IS HIGHER

APPLICANT: SMASH Interactive LLC  
2500-48 S. Wabash Ave  
Date of Introduction: December 16, 2020  
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BUILDING ELEVATIONS  
PD SUBMISSION

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APPLICANT: SMASH Interactive LLC  
2500-48 S. Wabash Ave.  
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STREETSCAPE ELEVATION  
PD SUBMISSION

12/16/2020 @ KOO LLC

SOUTH WABASH AVENUE

TRAFFIC CONTROL  
ARM AND TICK KIOSK

RETAIL ENTRY  
PARKING FOR 8  
BICYCLES

PARKING  
ENTRY

RETAIL  
WHITE BOX  
SPACE

PARKING  
ENTRY

18'-2 1/4"  
9'-0" TYP  
18'-0" TYP  
11'-0" TYP  
5'-0" TYP

INDOOR  
PARKING

OVERHEAD  
DOOR

ELEC. RM.

EXIT

ALLEY

EXISTING  
WOOD FENCE

ORNAMENTAL  
FENCE

OUTDOOR  
PARKING

26TH STREET

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PUBLICATION

APPLICANT: SMASH Interactive LLC  
2500-48 S. Wabash Ave.  
Date of Introduction: December 16, 2020  
Plan Commission Hearing: March 18, 2021

2617 S. WABASH SITE CONTEXT PLAN

PD SUBMISSION

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## Vehicular Use Area Calculation

Proposed Vehicular Use Area: 7,500 sq ft (net) (exclusive of trees)

2,500 sq ft (net) (exclusive of trees)

1:1000 scale

Notes: 1. This is required as part of the final landscape plan. 2. All trees are 1.5" DBH at 4' height (minimum 1" DBH at 4' height). 3. Existing trees are shown in green. 4. Proposed trees are shown in blue. 5. Note: A total of 3 columnar trees were added at the request of the City to offset the deficiency of street trees. See below.

1. Existing trees: 10 trees (net) (exclusive of trees)

2. Proposed trees: 10 trees (net) (exclusive of trees)

## Landscape Ordinance Analysis

Pathway Trees Required (1231 LP Wabash St.)

Existing Pathway Trees: 4 trees (net) (exclusive of trees)

Proposed Pathway Trees: 4 trees (net) (exclusive of trees)

Proposed Interior Columnar Trees\*\*

Existing Interior Columnar Trees: 0 trees (net) (exclusive of trees)

Proposed Interior Columnar Trees: 0 trees (net) (exclusive of trees)

Pathway Trees Required (1231 LP Wabash St.)

Existing Pathway Trees: 4 trees (net) (exclusive of trees)

Proposed Pathway Trees: 4 trees (net) (exclusive of trees)

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Proposed Interior Columnar Trees\*\*

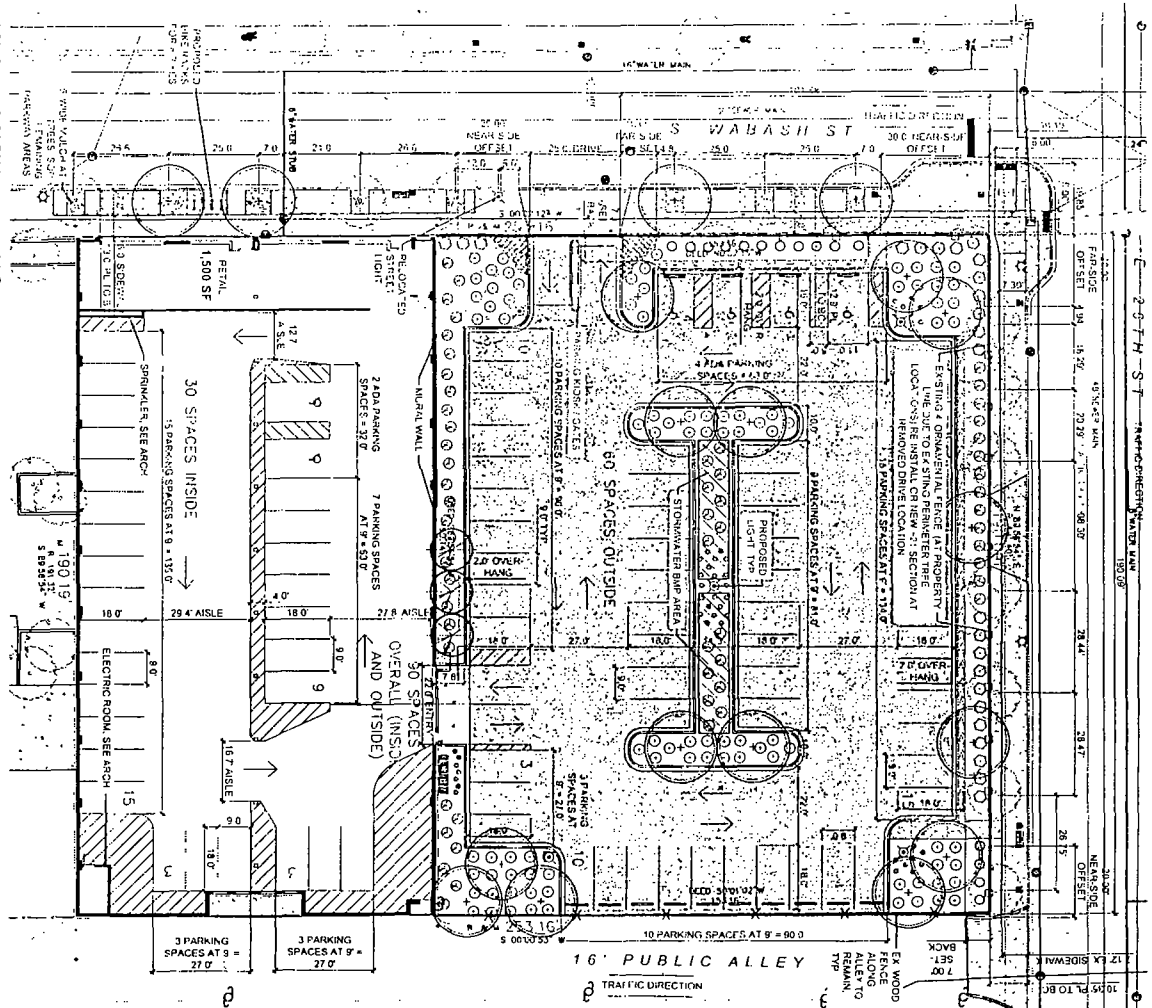
Existing Interior Columnar Trees: 0 trees (net) (exclusive of trees)

Proposed Interior Columnar Trees: 0 trees (net) (exclusive of trees)

Pathway Trees Required (1231 LP Wabash St.)

Existing Pathway Trees: 4 trees (net) (exclusive of trees)

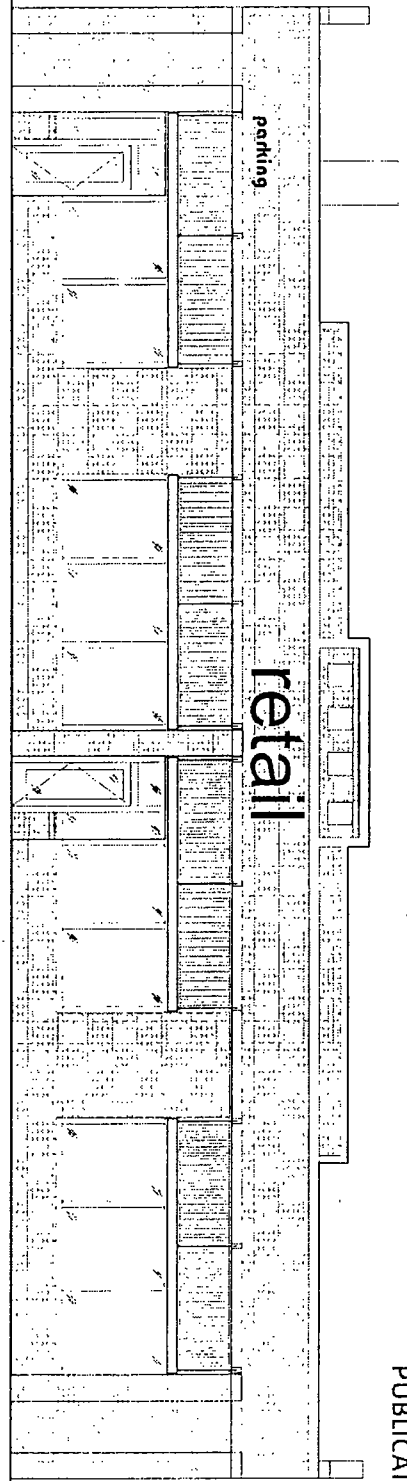
Proposed Pathway Trees: 4 trees (net) (exclusive of trees)



APPLICANT SMASH Interactive LLC  
2500-48 S. Wabash Ave.  
Date of Introduction: December 18, 2020  
Plan Commission Hearing: March 18, 2021

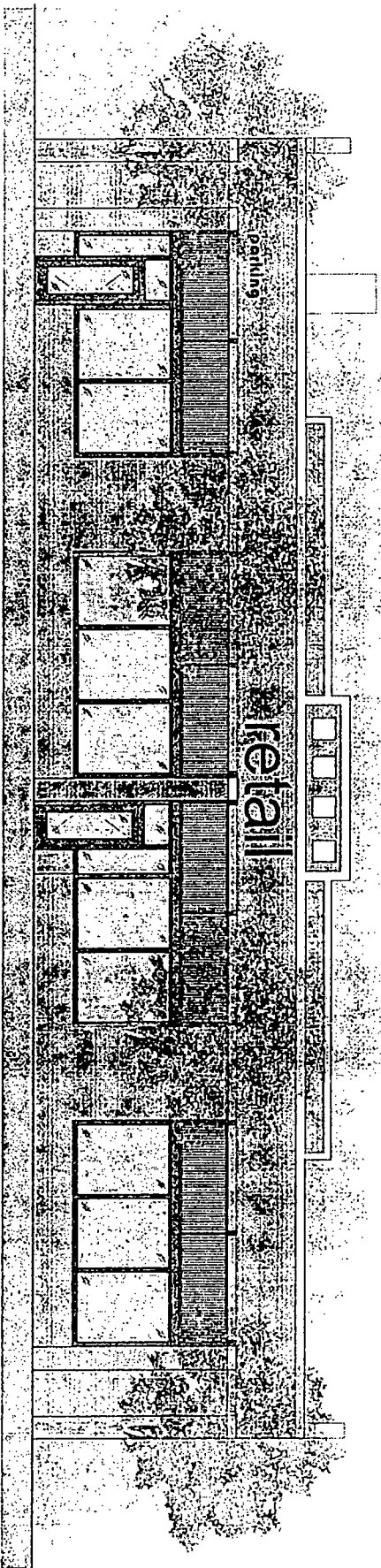
2617 SITE PLAN AND VUA CALCULATIONS  
PD SUBMISSION

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1/FACADE  
EL. 20'-8"

GRADE  
EL. 0'-0"

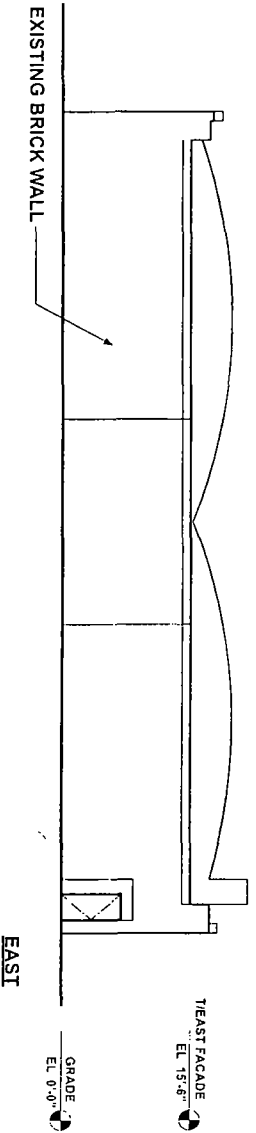
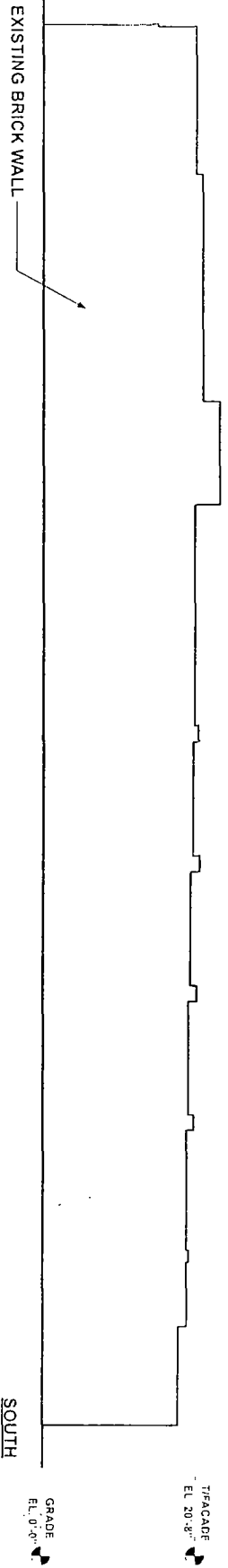
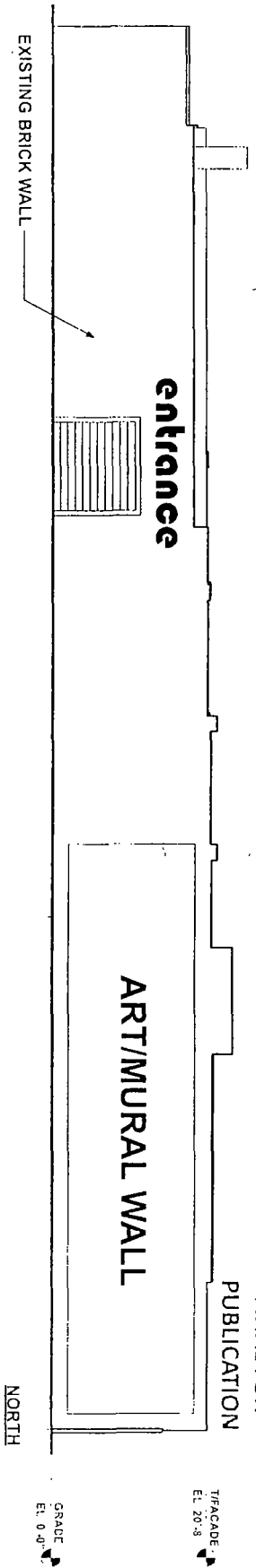


APPLICANT: SMASH Interactive LLC  
2500-48 S. Wabash Ave.  
Date of introduction: December 16, 2020  
Plan Commission Hearing: March 18, 2021

2617 S. WABASH WEST ELEVATION  
PD SUBMISSION

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APPLICANT: SMASH Interactive LLC  
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2617 S. WABASH ELEVATIONS  
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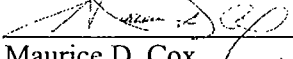
Application: 20573

To: Clerk

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: March 18, 2021

Re: Proposed Business Entertainment Planned Development (2500-48 S. Wabash Ave.)

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On March 18, 2021, the Chicago Plan Commission recommended approval of the proposed Business Entertainment Planned Development, submitted by Smash INTERACTIVE LLC. The applicant proposes to rezone the property from C1-5 (Neighborhood Commercial District) and M1-3 (Limited Manufacturing/Business Park District) to C2-3 (Motor Vehicle-Related Commercial District) prior to establishing a Business Entertainment Planned Development to construct a 62'-tall professional Esports Stadium (large entertainment and spectator sports venue) with a maximum occupancy of 1,040 people that will also include indoor sports and recreation, restaurant, and office uses. Ninety accessory parking spaces will be provided off-site at 2601-25 South Wabash Avenue. A copy of the proposed ordinance, planned development statements, bulk table and exhibits are 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 Emily Thrun at 312-744-0756.

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