



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2020-6219
Type: Ordinance **Status:** Passed
File created: 12/16/2020 **In control:** City Council
Final action: 3/24/2021
Title: Zoning Reclassification Map No. 6-E at 2601-2625 S Wabash Ave/43-63 E 26th St - App No. 20585T1
Sponsors: Misc. Transmittal
Indexes: Map No. 6-E
Attachments: 1. O2020-6219.pdf, 2. SO2020-6219.pdf

Date	Ver.	Action By	Action	Result
3/24/2021	1	City Council	Passed as Substitute	Pass
3/23/2021	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
12/16/2020	1	City Council	Referred	

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 MI-3 Limited Manufacturing/Business Park 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 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 26th Street

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

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 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 26th Street.

- i 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
- 0 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 E-sport stadium and Applicant will comply with all requirements for off-site accessory parking.

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