



Office of the City Clerk

City Hall
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Chicago, IL 60602
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Legislation Details (With Text)

File #: SO2020-6224
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 2500-2548 S Wabash Ave - App No. 20573
Sponsors: Misc. Transmittal
Indexes: Map No. 6-E
Attachments: 1. O2020-6224.pdf, 2. SO2020-6224.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	

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ORDINANCE

BE IT OK DA J NED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION I. 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 25th Street; South Wabash Avenue; a line 402.52 feet south of East 25th 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 25th Street; South Wabash Avenue; a line 402.52 feet south of East 25th 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							
Pave m e n l m a r k i n g s							

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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 11 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 17-12-071 1 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.

Applicant: Snusli IN IT.KACTIVT. LLC
Address: 2500-lfi Sonih Wabash Avenue
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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 17-13-061 1-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

Applicant Address.
Snusli INTr.RACI Ivrr LLC 25H0-4S South Wabash Avenue

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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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Plan Commitment

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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.

Applicant SmaMi INTT.RACTIVI; LLC
Address 2500-1S Souli Wabash Aven
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Plan Commission March IS. 2021

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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. it.):

Area of Public Right of Way (sq. ft.): 21,012 sq. ft.

Net Site Area (sq. ft.):

Pennitted Floor Area Ratio:

All uses identified in Statement Number 5

Maximum Occupancy:

No. of required Off-street Parking Spaces: Ninety (90) off-site parking spaces to be located at 2601-25 S. Wabash Ave.*

- Thirty (30) interior parking spaces
- Sixty (60) exterior parking spaces

* Accessory, off-site parking spaces to be provided pursuant to statement 9

No. of Bicycle Parking Spaces:

No. of Off-Street Loading Berths:

62' (as defined in Section 17-17-0311 ofCZO) 69'-6" (Overall building height)

Setbacks from Property Lines:

Applicant-Address Introduced Plan Commission
Smash INTERACTIVE LLC 2500-48 South Wabash Avenue December 16, 2020 March 18, 2020

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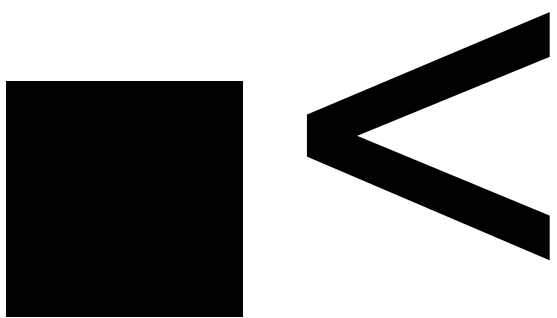
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Application: 20573

To: Clerk

DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF CHICAGO

MEMORANDUM

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.)

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)

121 NORTH LASALLE STREET, ROOM 1000, CHICAGO, ILLINOIS 60602