

PD 1496

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**DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO**

February 5, 2026

VIA EMAIL

Andrew P. Scott
Dykema Gossett PLLC
10 S. Wacker Drive
Suite 2300
Chicago, IL 60606

Re: Business Entertainment Planned Development No. 1496; Request for Minor Change to Reduce Loading Berths

Dear Mr. Scott:

Please be advised that your request for a minor change to Business Entertainment Planned Development No. 1496 (PD 1496) has been considered by the Department of Planning and Development pursuant to section 17-13-0611 of the Chicago Zoning Ordinance and statement 13 of PD 1496.

The City of Chicago Department of Planning and Development (DPD) has reviewed the minor change request submitted for the project identified above. The Department of Planning and Development previously issued a minor change to the Planned Development on May 21, 2025 to allow the development of a data center in lieu of an originally proposed entertainment venue with an Esports stadium, food and beverage operations and commercial office space. The Applicant is now seeking an additional minor change to reduce the required number of loading berths from two down to one. All loading spaces shall be designed in accordance with the provisions of Chicago Zoning Ordinance section 17-10-1100.

The request for approval includes the following attached documents:

- Revised bulk table dated January 28, 2026
- Overall Site Plan
- Overall Landscape Plan
- Landscape Calculations and Planting Schedule
- Landscape Details

Regarding your request, the Department of Planning and Development has determined that allowing the proposed modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density,

121 NORTH LASALLE STREET, ROOM 1101, CHICAGO ILLINOIS 60602

and will not change the character of the development, and therefore, would constitute a minor change. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1496, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,



Noah Szafraniec

Assistance Commissioner, Planned Developments and Plan Commission

cc: Michael Marmo, Stephen Nutt, Omar Smailbegovic, Janice Hill, Teresa McLaughlin, Main File

121 NORTH LASALLE STREET, ROOM 1101, CHICAGO ILLINOIS 60602

CHICAGO SI, LLC
2500-48 South Wabash Avenue

BUSINESS ENTERTAINMENT PLANNED DEVELOPMENT
BULK REGULATIONS AND DATA TABLE

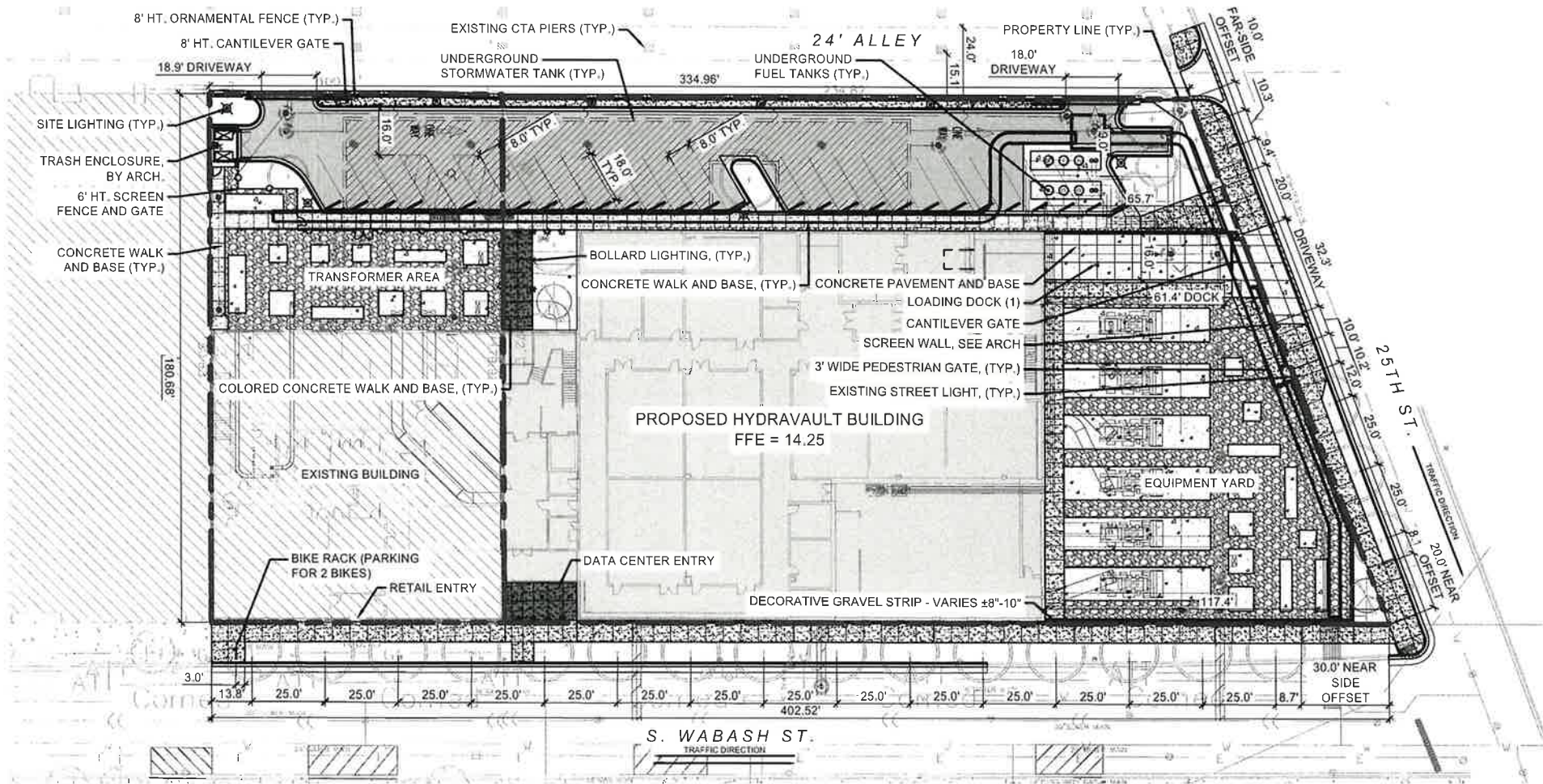
Gross Site Area (sq. ft.):	87,450 sq. ft.
Area of Public Right of Way (sq. ft.):	21,012 sq. ft.
Net Site Area (sq. ft.):	66,438 sq. ft.
Permitted Floor Area Ratio:	1.64
Allowed Uses:	All uses identified in Statement Number 5
Maximum Occupancy	1,040 (E-Sports Stadium only)
No. of required Off-street Parking Spaces:	5*
No. of Bicycle Parking Spaces:	2
No. of Off-Street Loading Berths:	1
Maximum Building Height:	48' (as defined in Section 17-17-0311 of CZO) 70'-6" (Overall building height)
Setbacks from Property Lines:	In accordance with Site Plan

* Five parking spaces are required for a data center with a maximum of 20 employees. If the use of the subject property changes to a use other than a data center, the Applicant must provide parking in accordance with Section 17-10-0200 of the Chicago Zoning Ordinance.

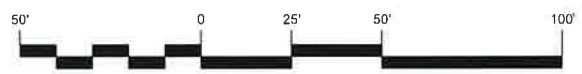
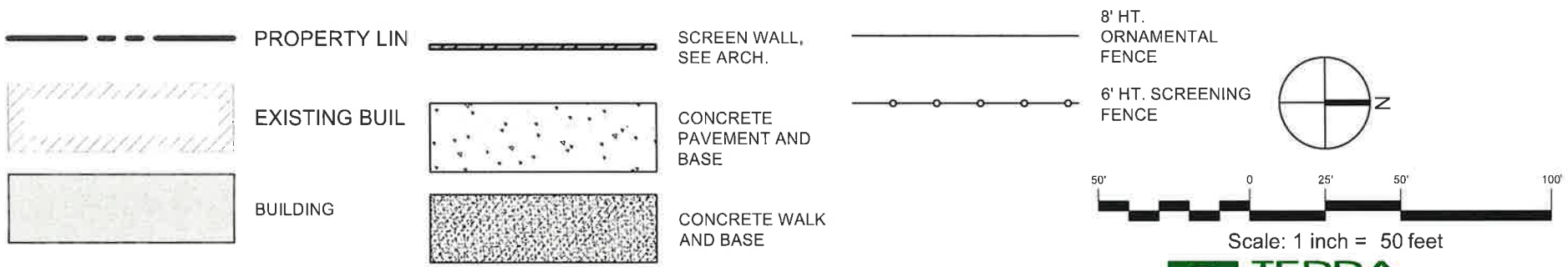
126395.000001 4933-9428-5874.3

Applicant: Smash INTERACTIVE LLC
Address: 2500-48 South Wabash Avenue
Introduced: December 16, 2020
Plan Commission: March 18, 2020
Minor Change: January 28, 2026

28331515v6



LEGEND:



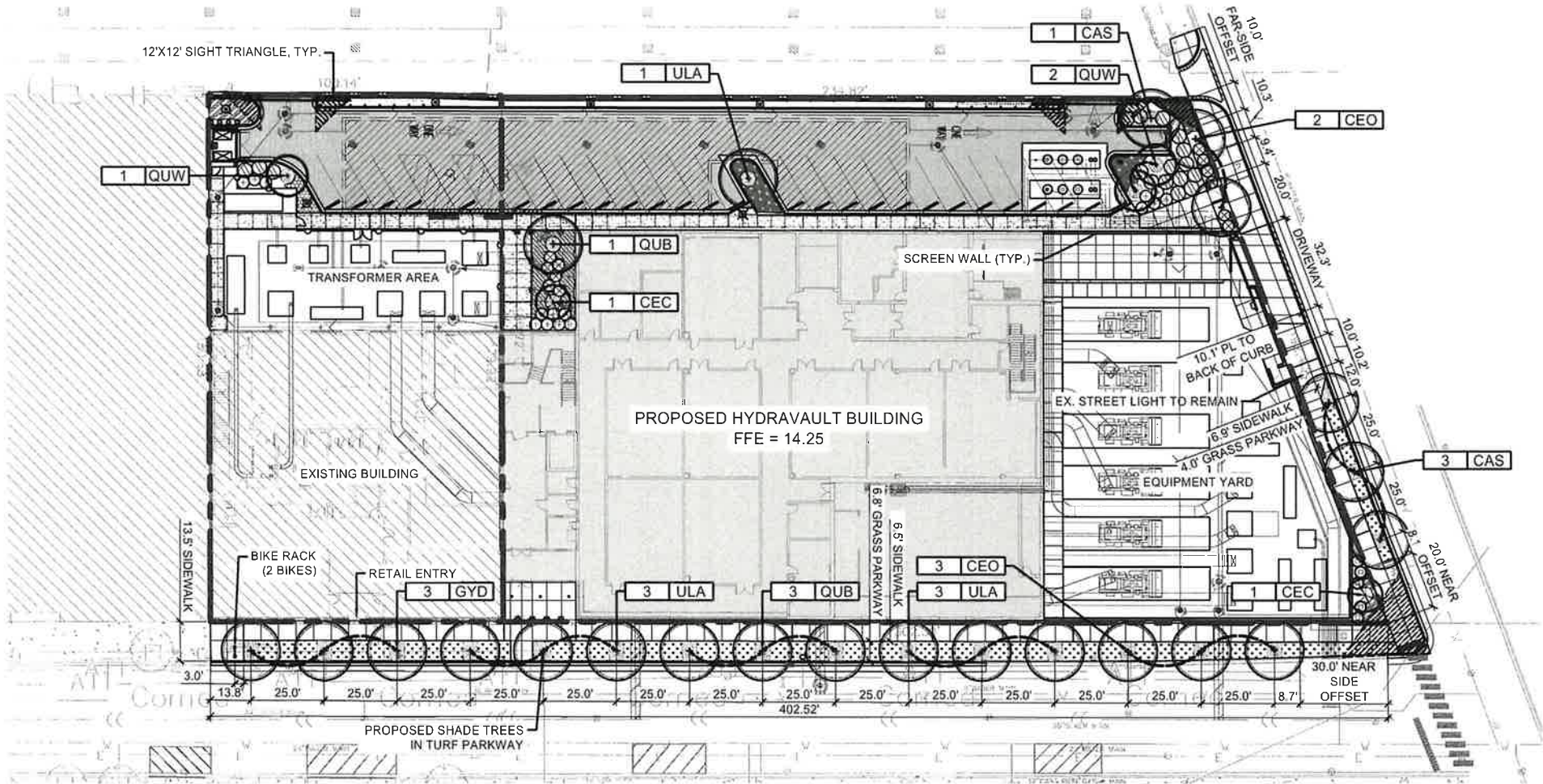
Scale: 1 inch = 50 feet



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225 W Ohio Street - Suite 400, Chicago, IL 60654
(T) 312-467-0123 | (F) 312-467-0220

Overall Site Plan



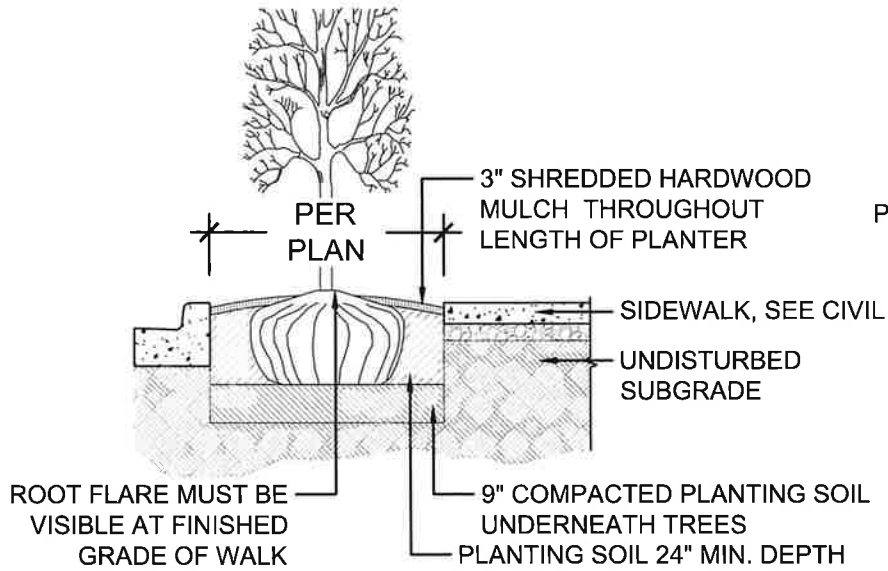
LEGEND:



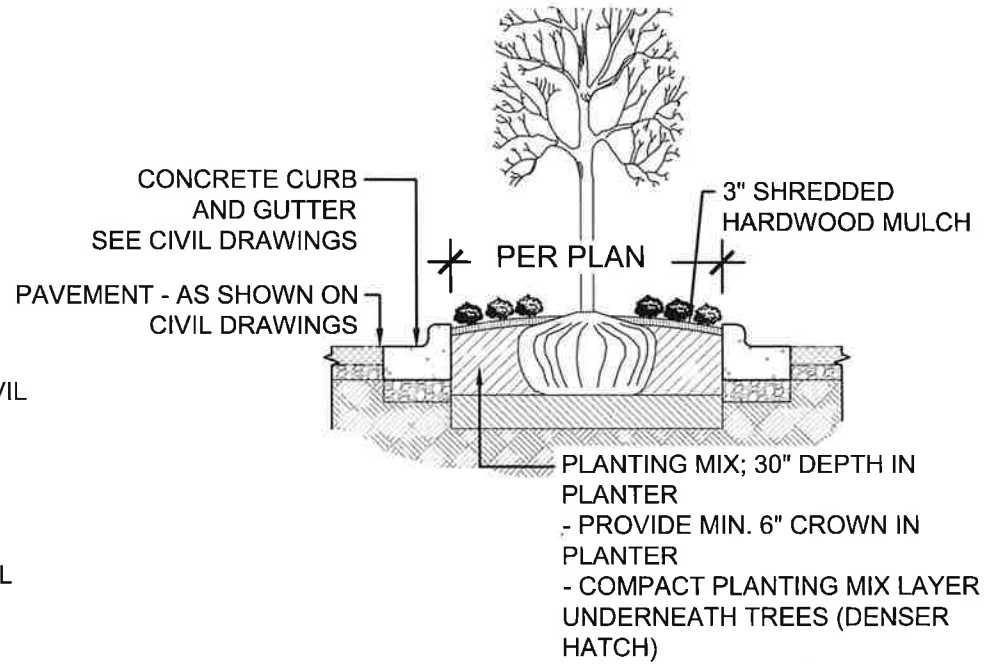
Scale: 1 inch = 50 feet

INTERNAL PLANTING VEHICULAR USE AREA	
Proposed Vehicular Use Area:	10,525 SF
Internal Landscape Required (7.5%):	789 SF required
TOTAL INTERNAL LANDSCAPE AREA PROVIDED:	1,232 SF
Internal Trees required as part of internal landscape area: (at 1 tree per 125 SF of req. internal landscape area)	6 Trees required
Existing Internal Trees:	0
Proposed Internal Trees:	6
TOTAL INTERNAL TREES PROVIDED:	6 Trees provided
PARKWAY PLANTING	
Parkway Trees Required (402.52 LF along Wabash St.): (at 1 tree per 25 LF)	16 Trees required
Existing Parkway Trees:	0
Proposed Parkway Trees:	15
TOTAL PARKWAY TREES PROVIDED:	15 Trees provided
Parkway Trees Required (192.40 LF along 25th St.): (at 1 tree per 25 LF)	8 Trees required
Existing Parkway Trees:	0
Proposed Parkway Trees:	3
TOTAL PARKWAY TREES PROVIDED:	3 Trees provided
<i>Note: The number of parkway trees provided may be less than the number of trees required due to required tree clearances from light poles, driveways, and intersections.</i>	
PERIMETER PLANTING	
Perimeter Trees Required (42.58 LF along 25th St.): (at 1 tree per 25 LF)	2 Trees required
Existing Perimeter Trees:	0
Proposed Perimeter Trees:	2
TOTAL PERIMETER TREES PROVIDED:	2 Trees provided

Plant Schedule						
HydraVault						
Qty.	Key	Botanical name	Common name	Size	Notes	Native
SHADE TREES						
4	CAS	Catalpa speciosa	Northern Catalpa	2.5" B&B	Central Leader	Yes
5	CEO	Celtis occidentalis 'Chicagoland'	Chicagoland Common Hackberry	2.5" B&B	Central Leader	Yes
3	GYD	Gymnocladus dioica 'Espresso'	Espresso Kentucky Coffeetree	2.5" B&B	Central Leader	Yes
4	QUB	Quercus bicolor	Swamp White Oak	2.5" B&B	Central Leader	Yes
3	QUW	Quercus x warei 'Long' PP 12673	Regal Prince Columnar Oak	2.5" B&B	Central Leader	
7	ULA	Ulmus americana 'Princeton'	Princeton American Elm	2.5" B&B	Central Leader	Yes
ORNAMENTAL TREES						
2	CEC	Cercis canadensis	Eastern Redbud	6" B&B	Multi-stem	Yes
DECIDUOUS SHRUBS						
12	ARM	Aronia melanocarpa 'Morton'	Iroquois Beauty Chokeberry	24" B&B	4' o.c.	Yes
17	COH	Cotoneaster 'Hesse'	Hesse Cotoneaster	#5 Cont.	5' o.c.	
15	DIL	Diervilla lonicera	Dwarf Bush-honeysuckle	#5 Cont.	4' o.c.	Yes
5	HYA	Hydrangea arborescens	Smooth Hydrangea	#5 Cont.	4' o.c.	Yes
PERENNIALS						
25	HEA	Heuchera americana 'Dale's Strain'	Dale's Strain Coralbells	#1 Cont.	18" o.c.	Yes
78	HER	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily	#1 Cont.	18" o.c.	
122	NEF	Nepeta x faassenii 'Kit Cat'	Kit Cat Catmint	#1 Cont.	36" o.c.	
ORNAMENTAL GRASSES						
117	SEC	Sesleria 'Greenlee Hybrid'	Greenlee's Moor Grass	#1 Cont.	18" o.c.	
VINES						
4	PAT	Parthenocissus tricuspidata	Boston Ivy	#1 Cont.	Per plan.	



1 OPEN PIT PARKWAY TREE DETAIL
SCALE: NTS



2 SHADE TREE PLANTING - PARKING LOT ISLAND
SCALE: NTS



**DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO**

May 21, 2025

VIA EMAIL

Andrew P. Scott
Dykema Gossett PLLC
10 S. Wacker Dr.
Suite 2300
Chicago, IL 60606

Re: Minor Change Request for Planned Development #1496 at 2540 S. Wabash Avenue

Dear Mr. Scott:

Please be advised that your request for a minor change to Business Entertainment Planned Development No. 1496 (PD 1496) has been considered by the Department of Planning and Development pursuant to section 17-13-0611 of the Chicago Zoning Ordinance and statement 13 of PD 1496.

The City of Chicago Department of Planning and Development (DPD) has reviewed the minor change request submitted for the project identified above. The minor change request consists of a change from the previously contemplated e-sports stadium use to an approximately 76,000 square foot small scale data center with a small retail component at the ground level. The proposed data center is categorized as an "Electronic Data Storage Center" under the Chicago Zoning Ordinance and is a permitted use under the office category as contained within statement 5 of the approved planned development as are retail sales and eating and drinking establishments. The minor change will incorporate a revised bulk table and associated exhibits that contain proposed changes from the original exhibits as shown in the current planned development documentation.

Pursuant to the revised bulk table and site plan, all required parking will be provided on sit for this proposal, and the off-site parking contemplated to satisfy the previous proposed use as stated in statement 9 of PD 1496 will not be required for the current data center proposal, should any other use changes be proposed in the future additional parking obligations would be calculated pursuant to 17-10-0200 (this is also reflected on the revised bulk table).

The request for approval includes the following attached documents prepared by Gensler:

- Revised Bulk Table
- Overall Site Plan
- Overall Landscape Plan
- Landscape Calculations and Planting Schedule
- Landscape Details
- Building Elevations (North, East and West [South Elevation is entirely unseen due to existing building adjacent])

121 NORTH LASALLE STREET, ROOM 1101, CHICAGO ILLINOIS 60602

Regarding your request, the Department of Planning and Development has determined that allowing the proposed modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1496, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,



Noah Szafranec
Assistant Commissioner, Planned Developments and Plan Commission

CC: Michael Marmo, Stephen Nutt, Omar Smailbegovic, Janice Hill, Teresa Mc Laughlin, Main File

121 NORTH LASALLE STREET, ROOM 1101, CHICAGO ILLINOIS 60602

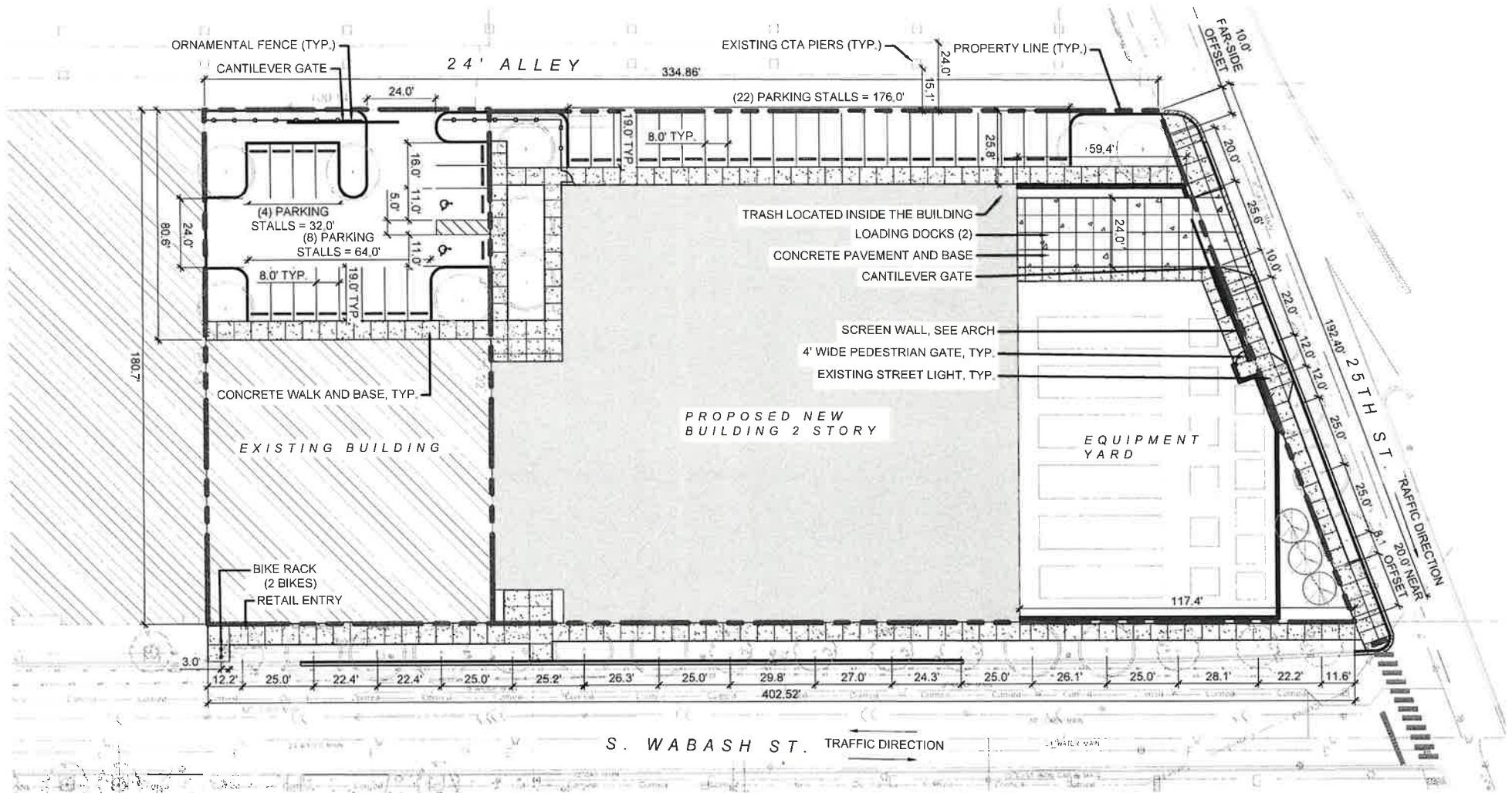
CHICAGO SI, LLC
2500-48 South Wabash Avenue

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 (E-Sports Stadium only)
No. of required Off-street Parking Spaces:	5*
No. of Bicycle Parking Spaces:	2
No. of Off-Street Loading Berths:	2
Maximum Building Height:	48' (as defined in Section 17-17-0311 of CZO) 70'-6" (Overall building height)
Setbacks from Property Lines:	In accordance with Site Plan

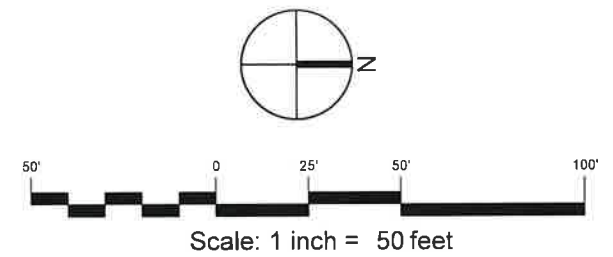
* Five parking spaces are required for a data center with a maximum of 20 employees. If the use of the subject property changes to a use other than a data center, the Applicant must provide parking in accordance with Section 17-10-0200 of the Chicago Zoning Ordinance.

Applicant:	Smash INTERACTIVE LLC
Address:	2500-48 South Wabash Avenue
Introduced:	December 16, 2020
Plan Commission:	March 18, 2020
Minor Change:	May 21, 2025

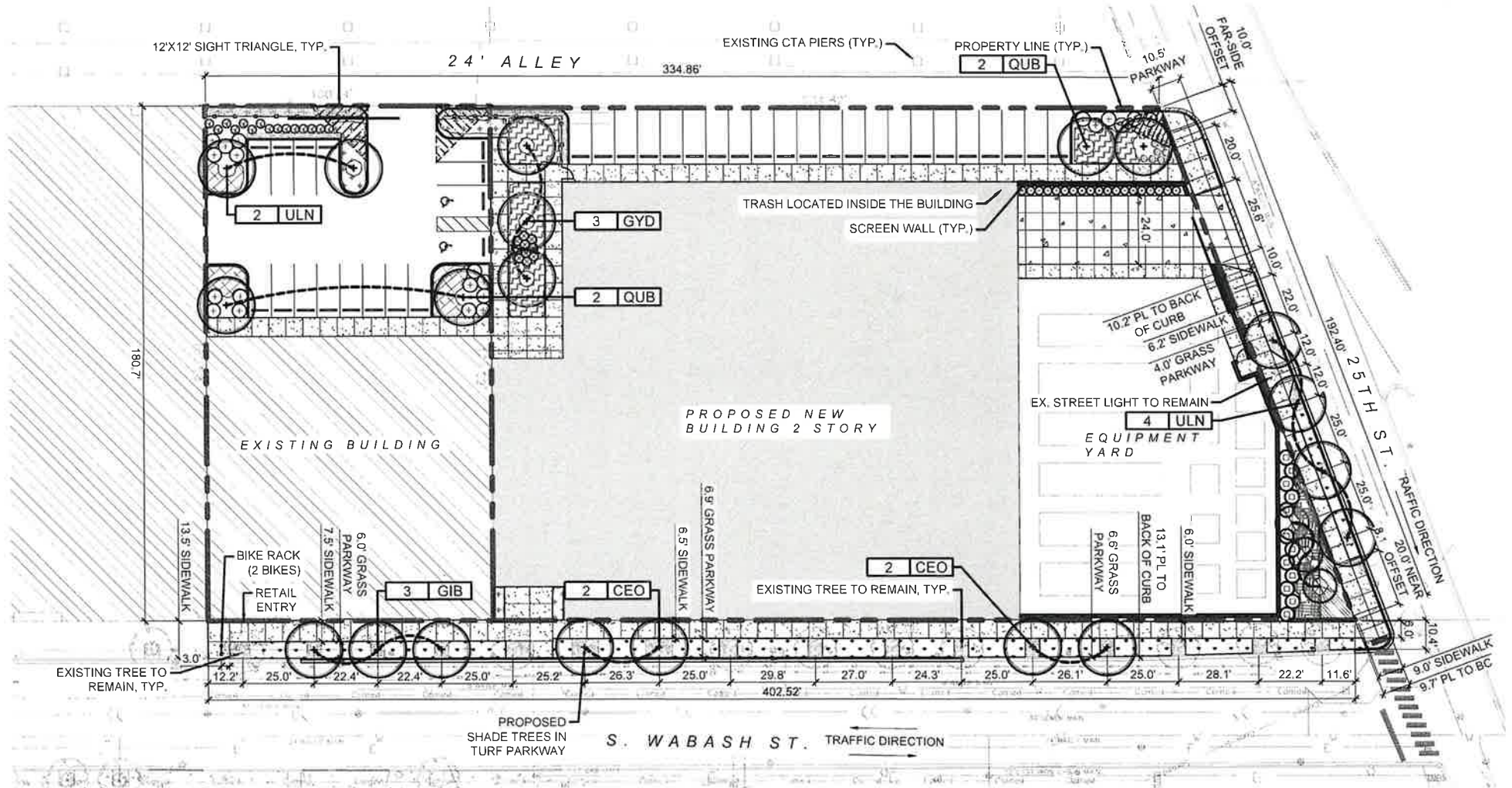


LEGEND:

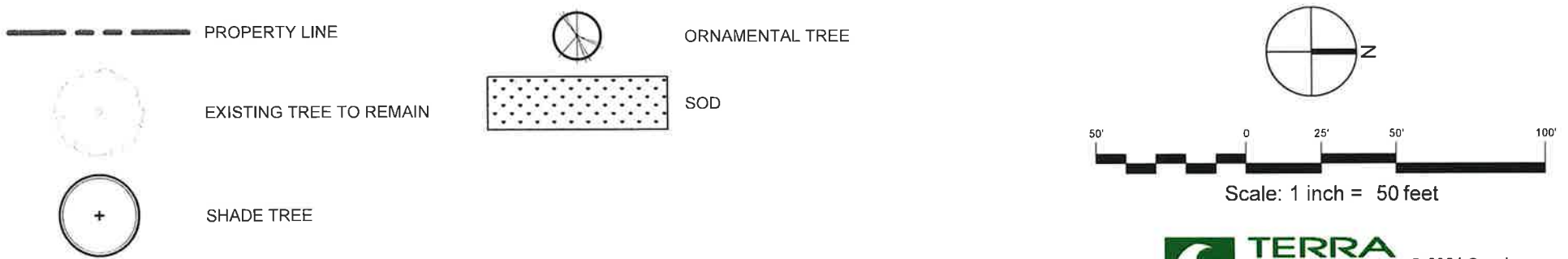
-  PROPERTY LINE
-  EXISTING BUILDING
-  BUILDING
-  CONCRETE WALK AND BASE
-  SCREEN WALL, SEE ARCH.
-  CONCRETE PAVEMENT AND BASE
-  ORNAMENTAL FENCE
-  BIKE RACKS



Overall Site Plan



LEGEND:



INTERNAL PLANTING VEHICULAR USE AREA

Proposed Vehicular Use Area:	10,448	SF
Internal Landscape Required (7.5%):	784	SF required
TOTAL INTERNAL LANDSCAPE AREA PROVIDED:	1,755	SF
Internal Trees required as part of internal landscape area: <i>(at 1 tree per 125 SF of req. internal landscape area)</i>	6	Trees required
Existing Internal Trees:	0	
Proposed Internal Trees:	6	
TOTAL INTERNAL TREES PROVIDED:	6	Trees provided

PARKWAY PLANTING

Parkway Trees Required (403 LF along Wabash St.): <i>(at 1 tree per 25 LF)</i>	16	Trees required
Existing Parkway Trees:	9	
Proposed Parkway Trees:	7	
TOTAL PARKWAY TREES PROVIDED:	16	Trees provided
Parkway Trees Required (192 LF 25th St.): <i>(at 1 tree per 25 LF)</i>	8	Trees required
Existing Parkway Trees:	0	
Proposed Parkway Trees:	4	
TOTAL PARKWAY TREES PROVIDED:	4	Trees provided

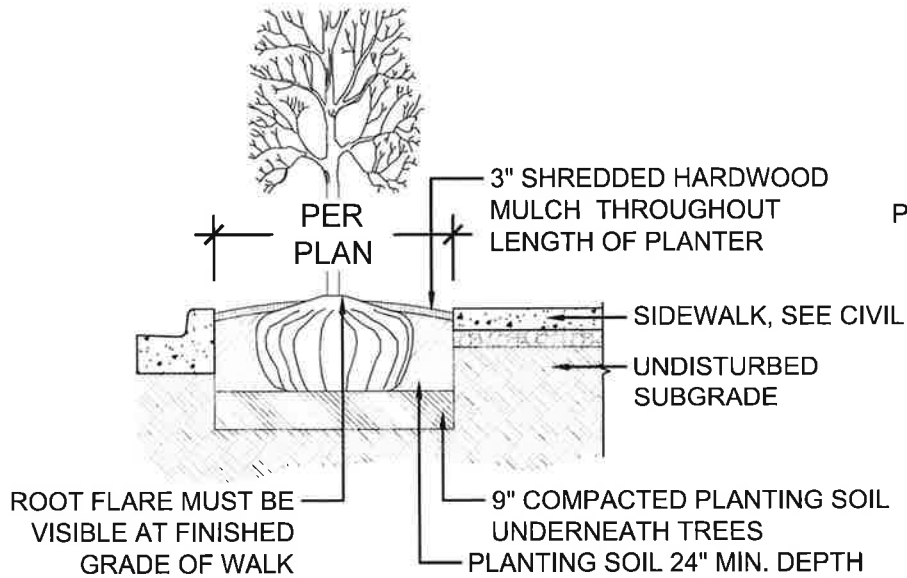
Note: The number of parkway trees provided may be less than the number of trees required due to required tree clearances from light poles, driveways, and intersections.

Parkway Tree Schedule

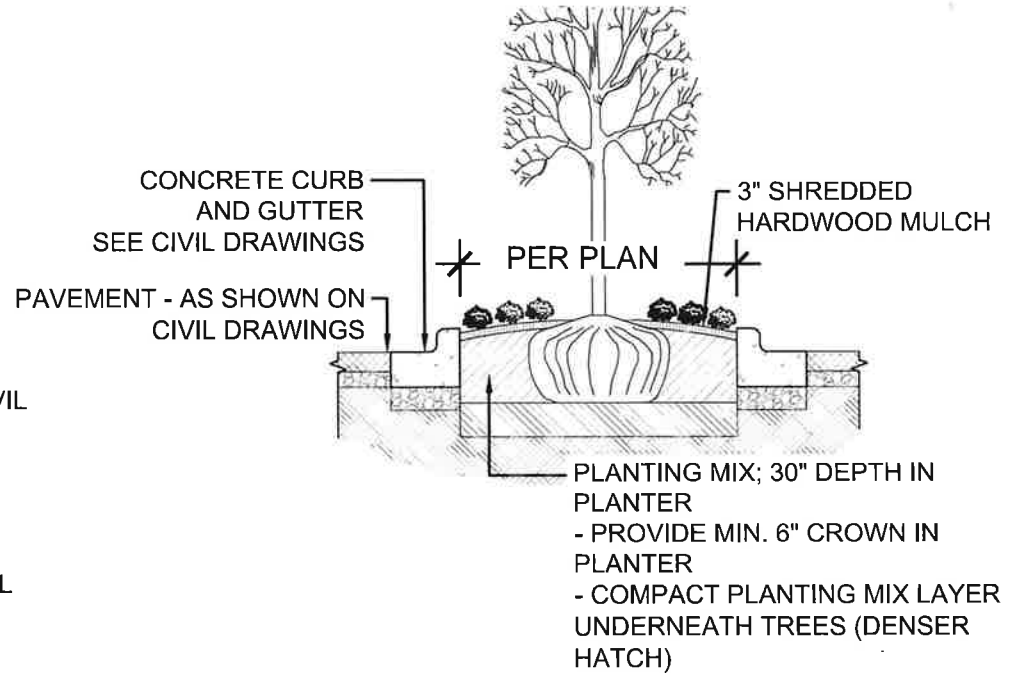
Qty.	Key	Botanical name	Common name	Size	Notes	Street / Interior
SHADE TREES						
4	CEO	Celtis occidentalis 'Chicagoland'	Chicagoland Common Hackberry	2.5" B&B	Central Leader	Street
3	GIB	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	2.5" B&B	Central Leader	Street
4	ULN	Ulmus 'New Horizon'	New Horizon Elm	2.5" B&B	Central Leader	Street

Interior Landscape Schedule / Palette

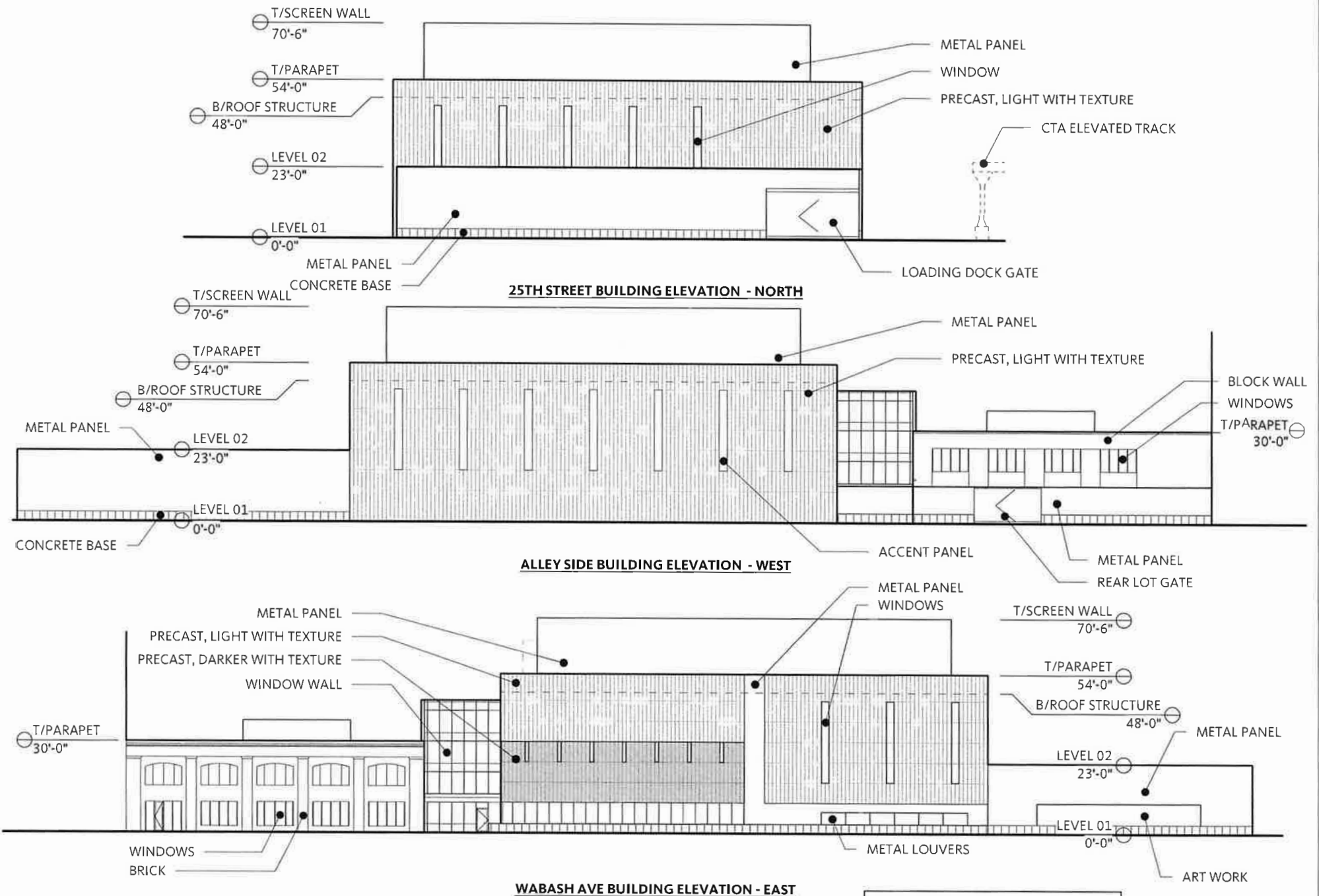
Qty.	Key	Botanical name	Common name	Size	Notes	Street / Interior
SHADE TREES						
3	GYD	Gymnocladus dioica 'Espresso'	Espresso Kentucky Coffeetree	2.5" B&B	Central Leader	Interior
4	QUB	Quercus bicolor	Swamp White Oak	2.5" B&B	Central Leader	Interior
2	ULN	Ulmus 'New Horizon'	New Horizon Elm	2.5" B&B	Central Leader	Interior
ORNAMENTAL TREES						
3	AMG	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	6" B&B	Multi-stem	
DECIDUOUS SHRUBS						
TBD	HYA	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	#5 Cont	4' o.c.	
TBD	RHA	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	#5 Cont	5' o.c.	
TBD	VID	Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrowwood Viburnum	36" B&B	5' o.c.	
EVERGREEN SHRUBS						
TBD	JCH	Juniperus chinensis 'Hetzii Columnaris'	Hetzii Columnar Juniper	5' B&B	5' o.c.	
PERENNIALS						
TBD	AAF	Astilbe arendsii 'Fanal'	Fanal Astilbe	#1 Cont	18" o.c.	
TBD	AMD	Astilbe Chinensis 'Maggie Daley'	Maggie Daley Astilbe	#1 Cont	18" o.c.	
TBD	HER	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily	#1 Cont	18" o.c.	
TBD	HAM	Hosta 'August Moon'	August Moon Hosta	#1 Cont	36" o.c.	
TBD	HBD	Hosta 'Big Daddy'	Big Daddy Hosta	#1 Cont	36" o.c.	
ORNAMENTAL GRASSES						
TBD	CHL	Chasmanthium latifolium	Northern Sea Oats	#1 Cont	24" o.c.	



1 **OPEN PIT PARKWAY TREE DETAIL**
SCALE: NTS



2 **SHADE TREE PLANTING - PARKING LOT ISLAND**
SCALE: NTS



*PER ZONING ORDINANCE: BUILDING HEIGHT WILL BE MEASURED FROM UNDERSIDE OF ROOF STRUCTURE TO ADJACENT GRADE.

May 4, 2021

Graham C. Grady
Taft Law
111 E. Wacker, Suite 2800
Chicago, IL 60601

**Re: Minor change for PD 1496
Signage at 2500-2548 S. Wabash Ave.**

Dear Mr. Grady:

Please be advised that your request for a minor change to Planned Development No. 1496 ("PD 1496") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 13 of the PD.

Smash INTERACTIVE LLC, the sole property owner of PD 1496 is seeking a minor change to incorporate the attached Sign Matrix and Sign Plan as PD exhibits. Pursuant to Statement 6 of the PD, the development includes two video display signs as defined in Section 17-12-0711 of the Chicago Zoning Ordinance ("Ordinance") and limited in size pursuant to Section 17-12-1003-E of the Ordinance. The specifications for these signs are indicated on the attached PD exhibits. Furthermore, the PD prohibits off-premise signs and restricts the use of the video display signs to the advertisement of Esports stadium events only. As identified on the attached PD exhibits, the proposed signs include:

- A 950 sq. ft. video display sign attached to the north elevation and facing northwest.
- A 1,700 sq. ft. video display sign attached to the east elevation and facing northeast.
- A 50 sq. ft. static, on-premise sign attached to the east elevation and facing east.
- The total sign area is 2,700 SF.

If there are any changes to these exhibits (e.g., modifications to sign area, location or type) a new minor change will be required.

Regarding your request, the Department has determined that allowing the incorporation of the Sign Matrix and Sign Plan exhibits will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. Please note that even with a minor change, all applicable permits, orders, and internal reviews are still required by the Department along with any other city departments or agencies which are deemed necessary. Additionally, all applicable signs regulations of Chapter 17-12 of the Zoning Ordinance will be applied to their fullest extent.

Minor Change
PD 1496 – Signage
May 4, 2021
Page 2

Pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1496, the Department approves the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

A handwritten signature in black ink, appearing to read 'SACQ', with a long horizontal line extending to the right.

Steven Valenziano
Assistant Zoning Administrator

SV:tm

C: Mike Marmo, Erik Glass, Noah Szafraniec, Main file

SIGNAGE MATRIX		
Sign Type and Description	Area (SF)	Comments
Sign A - Video Display A Dynamic Video Display	950	One Sided rectangular Dynamic Video Display Sign, facing north west. Electronic signage is limited to advertise venue events.
Sign B - Video Display B Dynamic Video Display	1700	One Sided rectangular Dynamic Video Display Sign, facing north east. Electronic signage is limited to advertise venue events.
Sign C - Static Display Static, Illuminated	50	Static Illuminated Letter Sign above Main Entry, facing east.
TOTAL SF OF SIGNAGE	2700	
NOTES		
1. Refer to the Keyed Plan for Signage Locations		
2. The following signage types are permitted and are excluded from the calculations of the maximum signage area: directional public informational, accessibility signage, interior signage, incidental, seasonal, temporary and portable signage, etc. and signage required by law.		

Signage Calculations:

- The code allows 5x street frontage or 1800 SF, whichever is less, per street frontage (17-12-1003-E)
- The code prohibits wall signs from exceeding 33% of the building wall area (17-12-1003-E)

Maximum SF allowed per street front:

- **Wabash Ave:**
5 x 402.52 = 2,013 SF or 1800 SF (whichever is less) = so 1800 SF maximum
- **25th St:**
5 x 192.40 = 962 SF or 1800 SF (whichever is less) = so 962 SF maximum

Wall Area Calculations:

- **Wabash Ave wall area = 21,166 SF. Maximum allowed 1800 SF sign area is 9% of the wall area.**
- **25th St wall area = 9,641 SF. Maximum allowed 962 SF sign area is 10% of the wall area.**

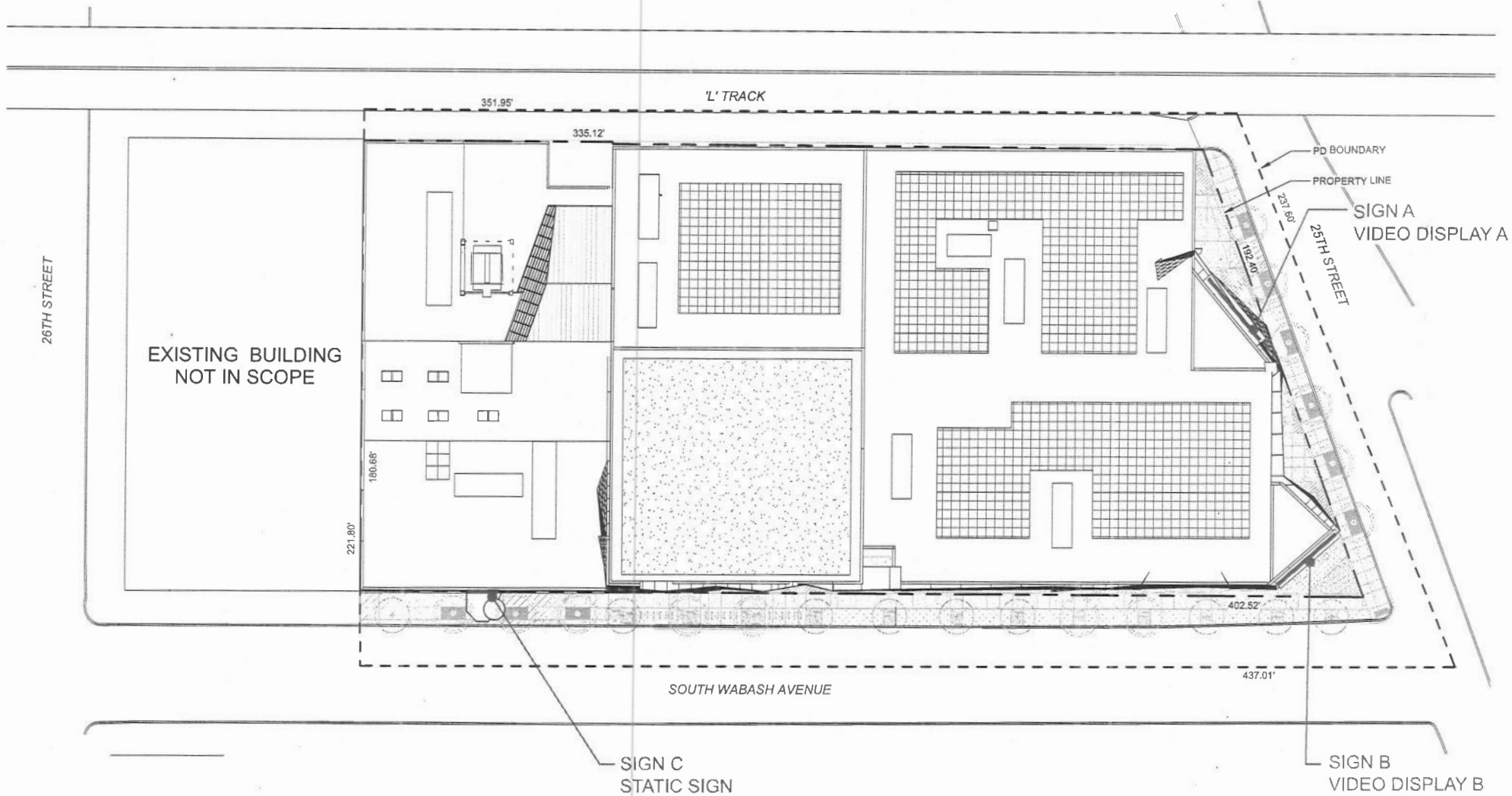
Actual sign SF:

- **Wabash Ave:**
Sign C Above Entrance = 50 SF
Sign B Video Display B = 1700 SF
Total = 1750 SF
- **25th St:**
Sign A Video Display A = 950 SF

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

SIGNAGE MATRIX

PD SUBMISSION

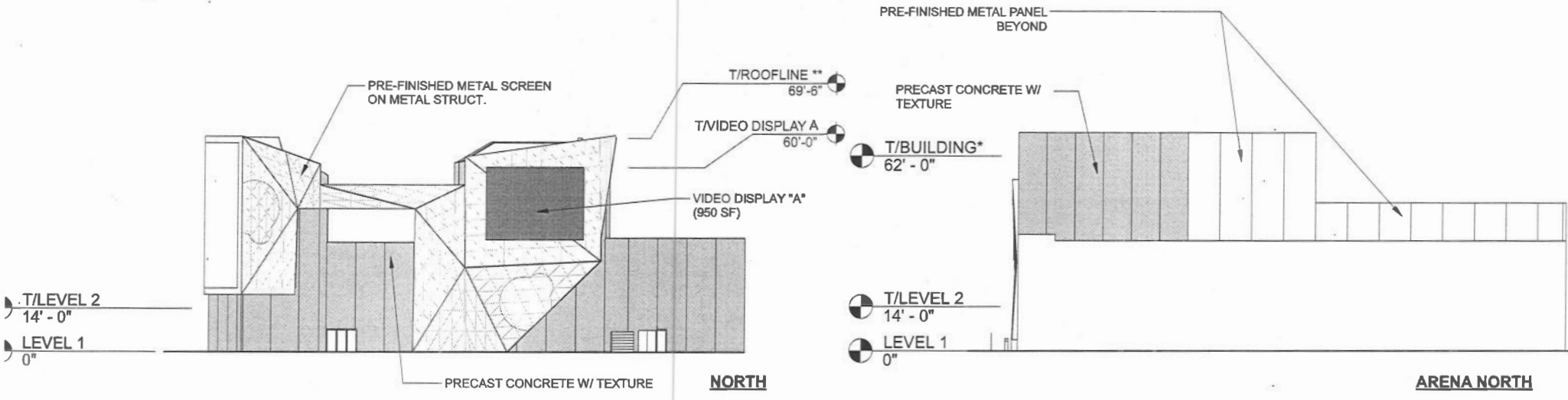
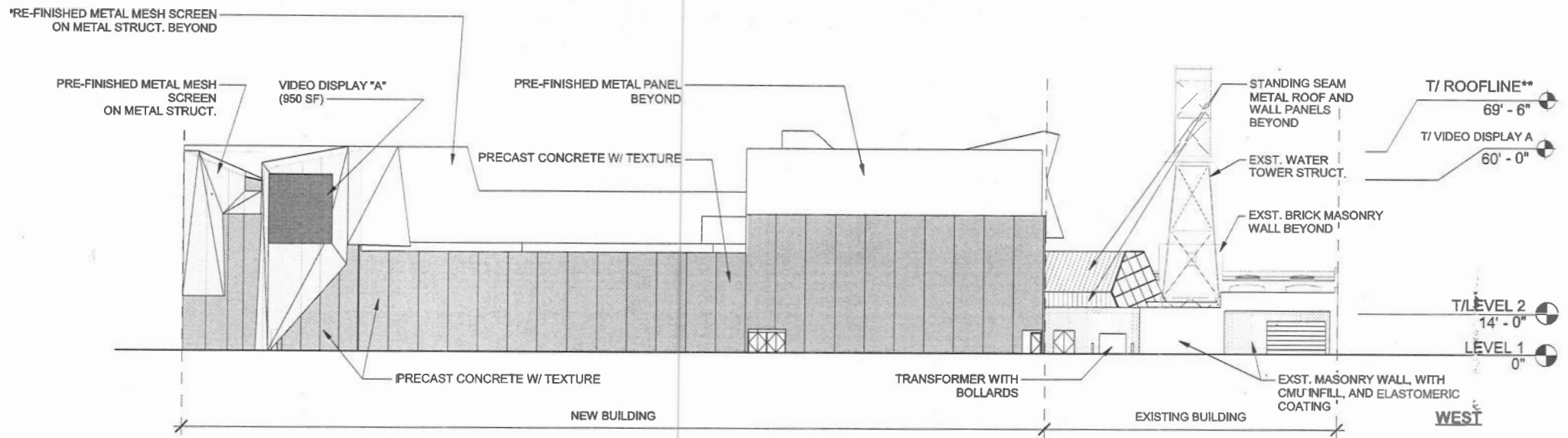


APPLICANT: SMASH Interactive LLC
 2500-48 S. Wabash Ave.
 Date of Introduction: December 16, 2020
 Plan Commission Hearing: March 18, 2021

SIGNAGE SITE PLAN
 PD SUBMISSION

12/16/2020 © KOO LLC





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

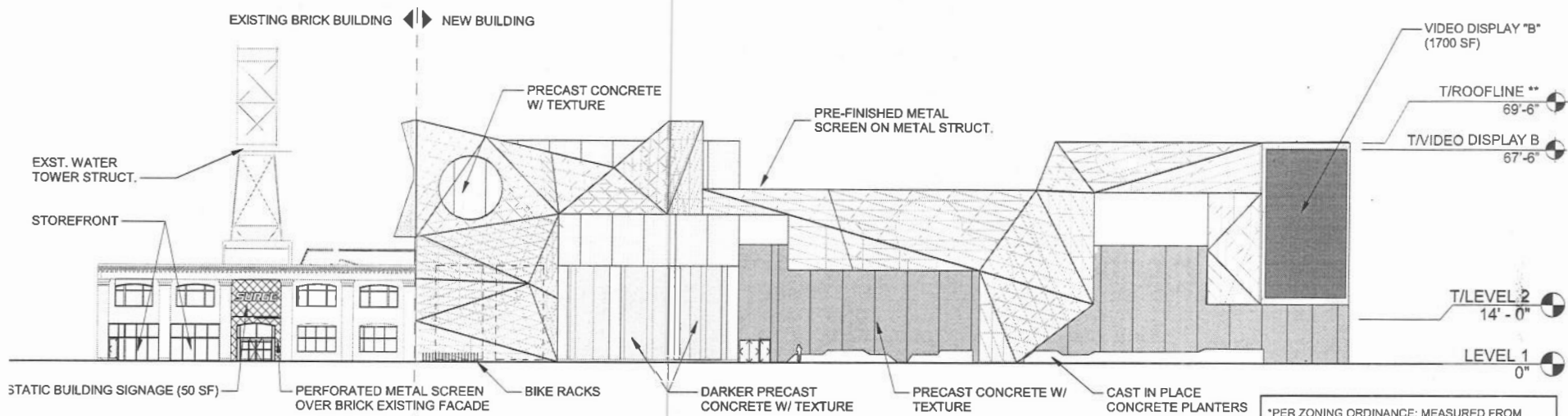


APPLICANT: SMASH Interactive LLC
 2500-48 S. Wabash Ave.
 Date of Introduction: December 16, 2020
 Plan Commission Hearing: March 18, 2021

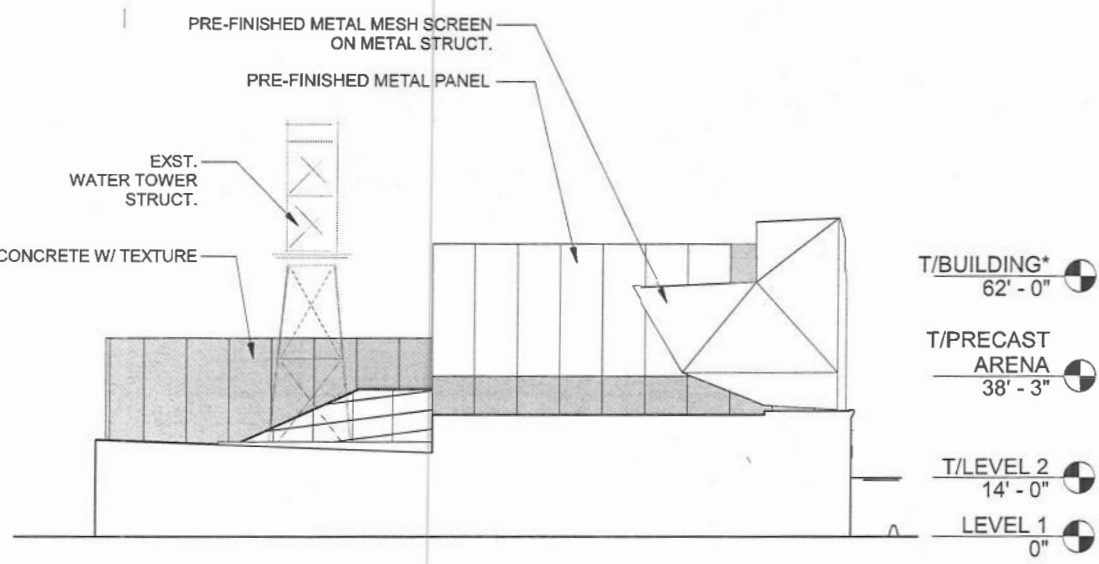
BUILDING ELEVATIONS

PD SUBMISSION

12/16/2020 © KOO LLC



*PER ZONING ORDINANCE: MEASURED FROM UNDERSIDE OF ROOF STRUCTURE TO ADJACENT GRADE
 **ROOF LINE IS TO THE TOP EDGE OF ROOF OR PARAPET, WHICHEVER IS HIGHER



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

EAST

SOUTH



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

BUILDING ELEVATIONS
 PD SUBMISSION

12/16/2020 © KOO LLC

Reclassification Of Area Shown On Map No. 5-G.
(Application No. 20620)
(Common Address: 2014 N. Dayton St.)

[O2021-607]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the current RM4.5 Residential Multi-Unit District symbols and indications as shown on Map Number 5-G in the area bounded by:

a line 172.00 feet north of West Armitage Avenue; North Dayton Street; the public alley next north of and parallel to West Armitage Avenue; and the public alley next west of and parallel to North Dayton Street,

to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District.

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

Reclassification Of Area Shown On Map No. 6-E.
(As Amended)
(Application No. 20573)
(Common Address: 2500 -- 2548 S. Wabash Ave.)

BEPD1496

[SO2020-6224]

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 Number 6-E in the area bounded by:

East 25th Street; South Wabash Avenue; a line 402.52 feet south of East 25th Street; and 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 Number 6-E in the area bounded by:

East 25th Street; South Wabash Avenue; a line 402.52 feet south of East 25th Street; and 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.

Plan of Development Statements referred to in this ordinance read as follows:

Planned Development Statements.

1. The area delineated herein as Planned Development Number (to be determined) ("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 titleholders 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 titleholder 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, assigns 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
- Sidewalks
- ADA crosswalk ramps
- Parkway and 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 South Wabash Avenue Site Plan; 2500 South Wabash Avenue -- Site Context Plan; 2500 South Wabash Avenue Civil Site Plan; 2500 South Wabash Avenue Streetscape Site Plan; 2500 South Wabash Avenue -- Landscape Site Plan; 2500 South Wabash Avenue -- 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 South Wabash Avenue Site Context Plan; 2617 South Wabash Avenue Site Plan and VUA Calculations Plan, and 2617 South Wabash Avenue 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-premises 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-premises signs are prohibited within the boundary of the Planned Development. Applicant's Plan of Development includes two (2) video display signs (as defined in Section 17-12-0711 and limited in size pursuant to Section 17-12-1003-E), whose specifications are reflected in the enclosed P.D. Exhibits and will be used to only advertise Esports stadium events.
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 one-story building and surface parking lot located at 2601 -- 2625 South 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 in 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 titleholders 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 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 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50 percent 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.

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.

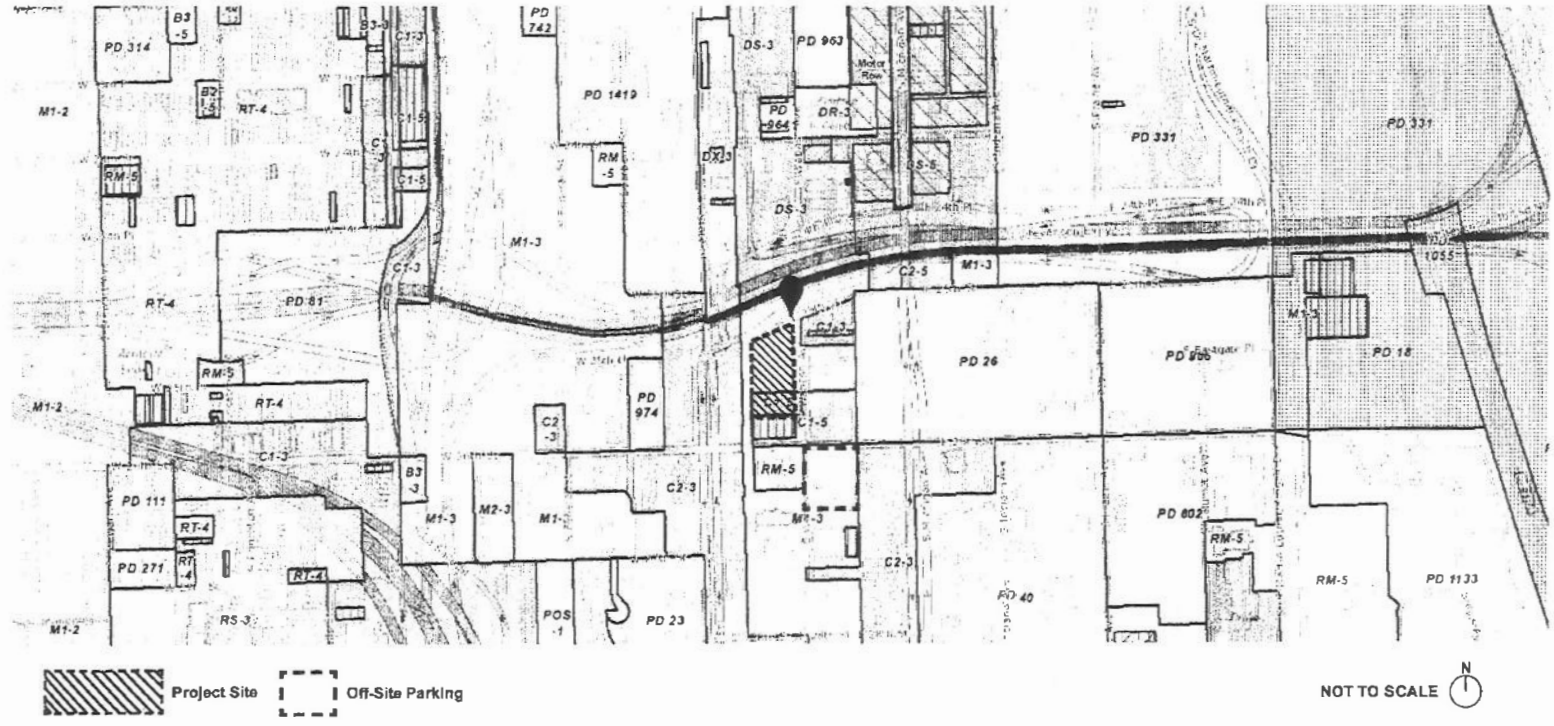
[Existing Zoning Map; Land-Use Map; Boundary and Property and Line Map; Existing Site Plans; Overall Site Plan; Site Context Plans; Civil, Streetscape and Landscape Site Plans; Planting Schedule; Proposed Loading Plan; Levels 1 and 2 Floor Plans; ESPORTS Capacity; Spectator Areas; Roof Plan; Building Elevations; Streetscape Elevation; and Site Plan and VUA Calculations referred to in these Plan of Development Statements printed on pages 29175 through 29198 of this *Journal*.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements read as follows:

*Business-Entertainment Planned Development.**Bulk Regulations And Data Table.*

Gross Site Area (square feet):	87,450 square feet
Area of Public Right-of-Way (square feet):	21,012 square feet
Net Site Area (square feet):	66,438 square feet
Permitted Floor Area Ratio:	1.64
Allowed Uses:	All uses identified in Statement Number 5
Maximum Occupancy:	1,040 people
Number of required Off-Street Parking Spaces:	Ninety (90) off-site parking spaces to be located at 2601 -- 2925 South Wabash Avenue.* -- Thirty (30) interior parking spaces -- Sixty (60) exterior parking spaces *Accessory, off-site parking spaces to be provided pursuant to Statement 9
Number of Bicycle Parking Spaces:	46
Number of Off-Street Loading Berths:	2
Maximum Building Height:	62 feet (as defined in Section 17-17-0311 of CZO) 69 feet and 6 inches (Overall building height)
Setbacks from Property Lines:	In accordance with Site Plan

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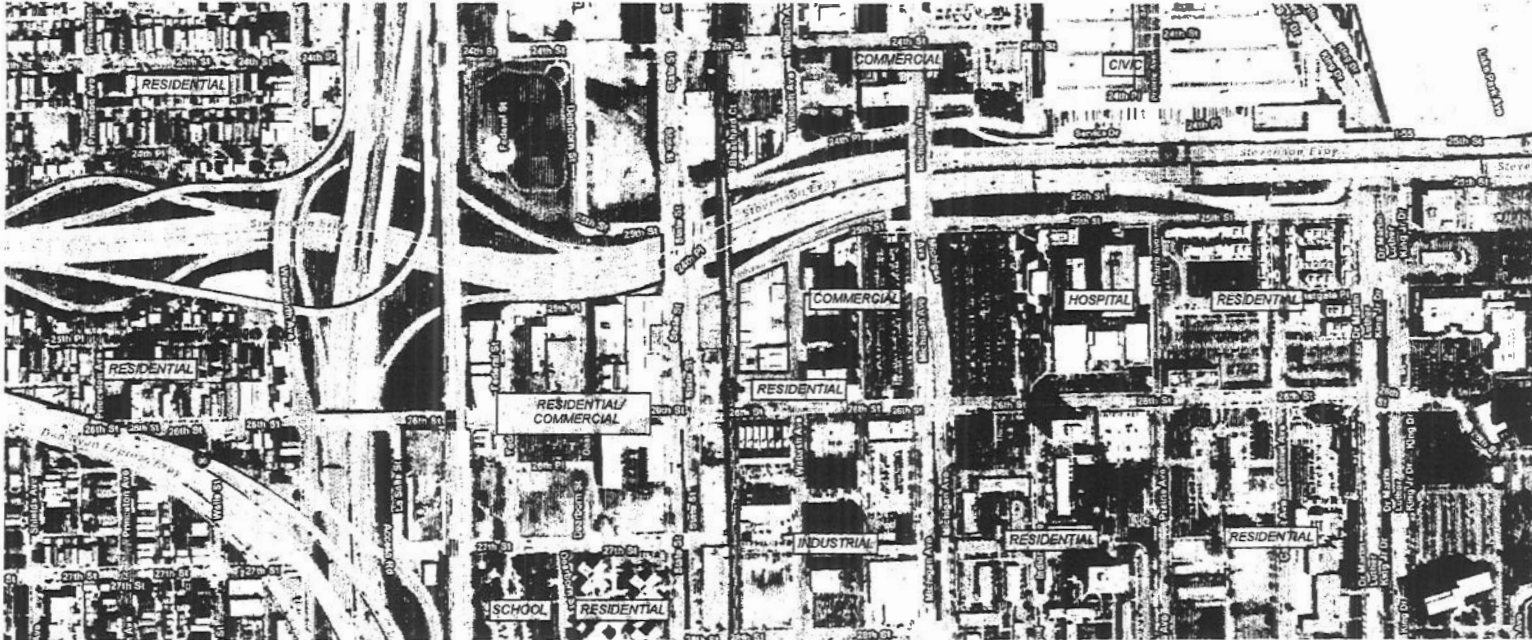


APPLICANT: SMASH Interactive LLC
 2500-48 S. Wabash Ave.
 Date of Introduction: December 16, 2020
 Plan Commission Hearing: March 18, 2021

EXISTING ZONING MAP
 PD SUBMISSION

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NOT TO SCALE

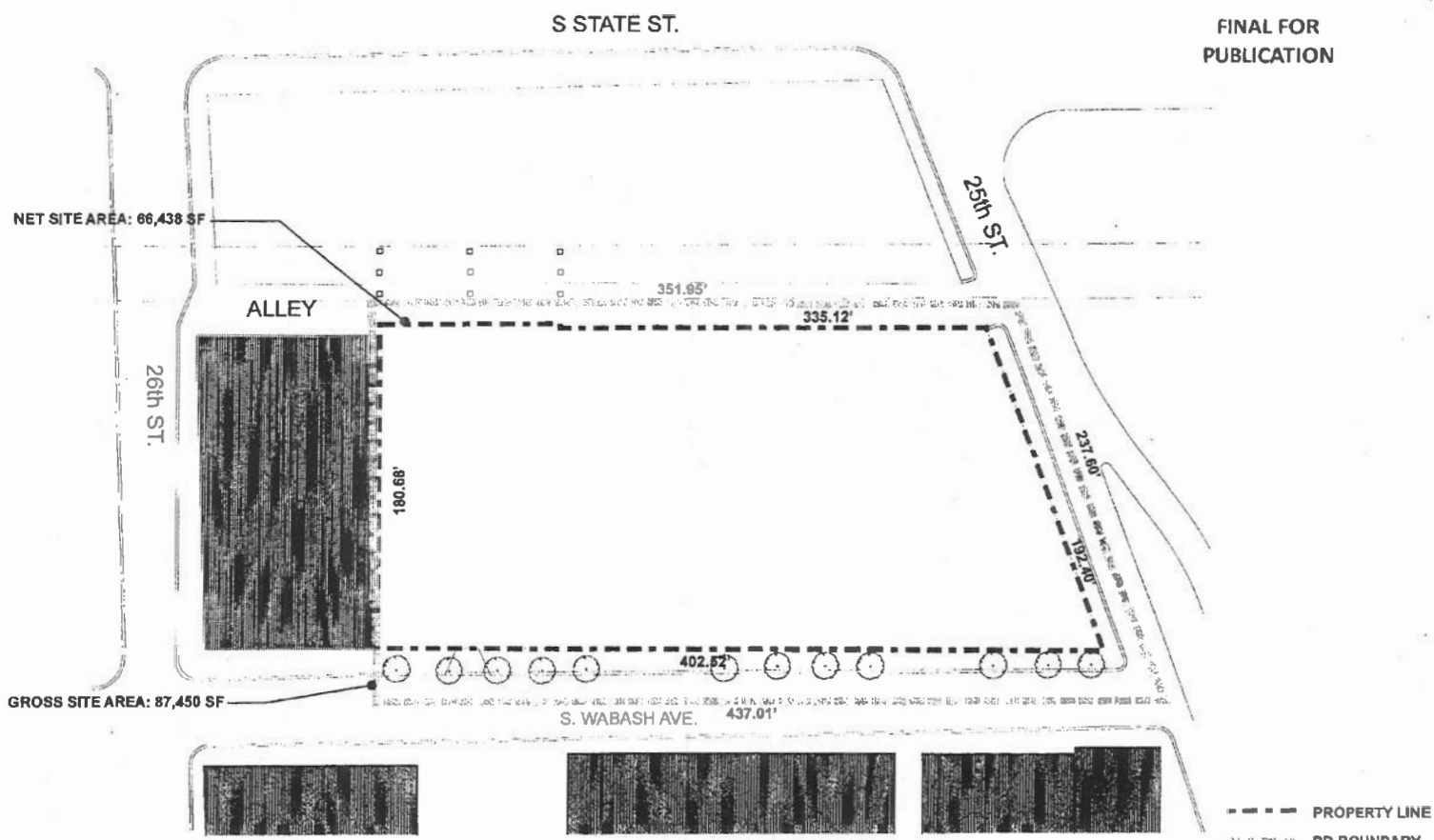


APPLICANT: SMASH Interactive LLC
 2500-48 S. Wabash Ave.
 Date of introduction: December 16, 2020
 Plan Commission Hearing: March 18, 2021

LAND USE MAP
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NET SITE AREA: 66,438 SF

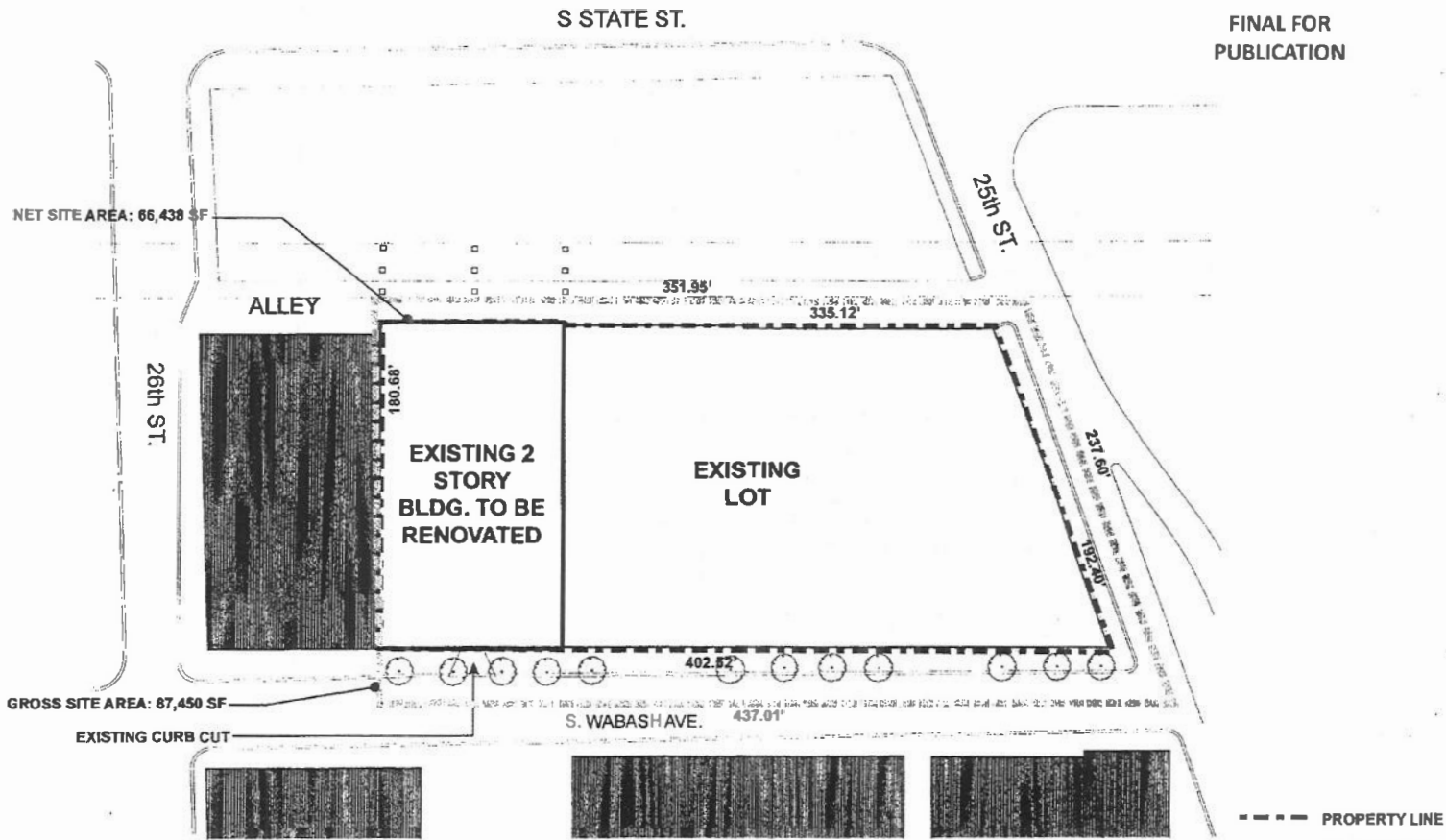
GROSS SITE AREA: 87,450 SF

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

PLANNED DEVELOPMENT BOUNDARY AND
 PROPERTY LINE MAP
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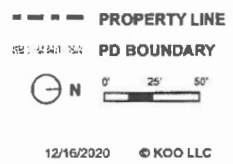
--- PROPERTY LINE
 --- PD BOUNDARY
 N
 0' 25' 50'
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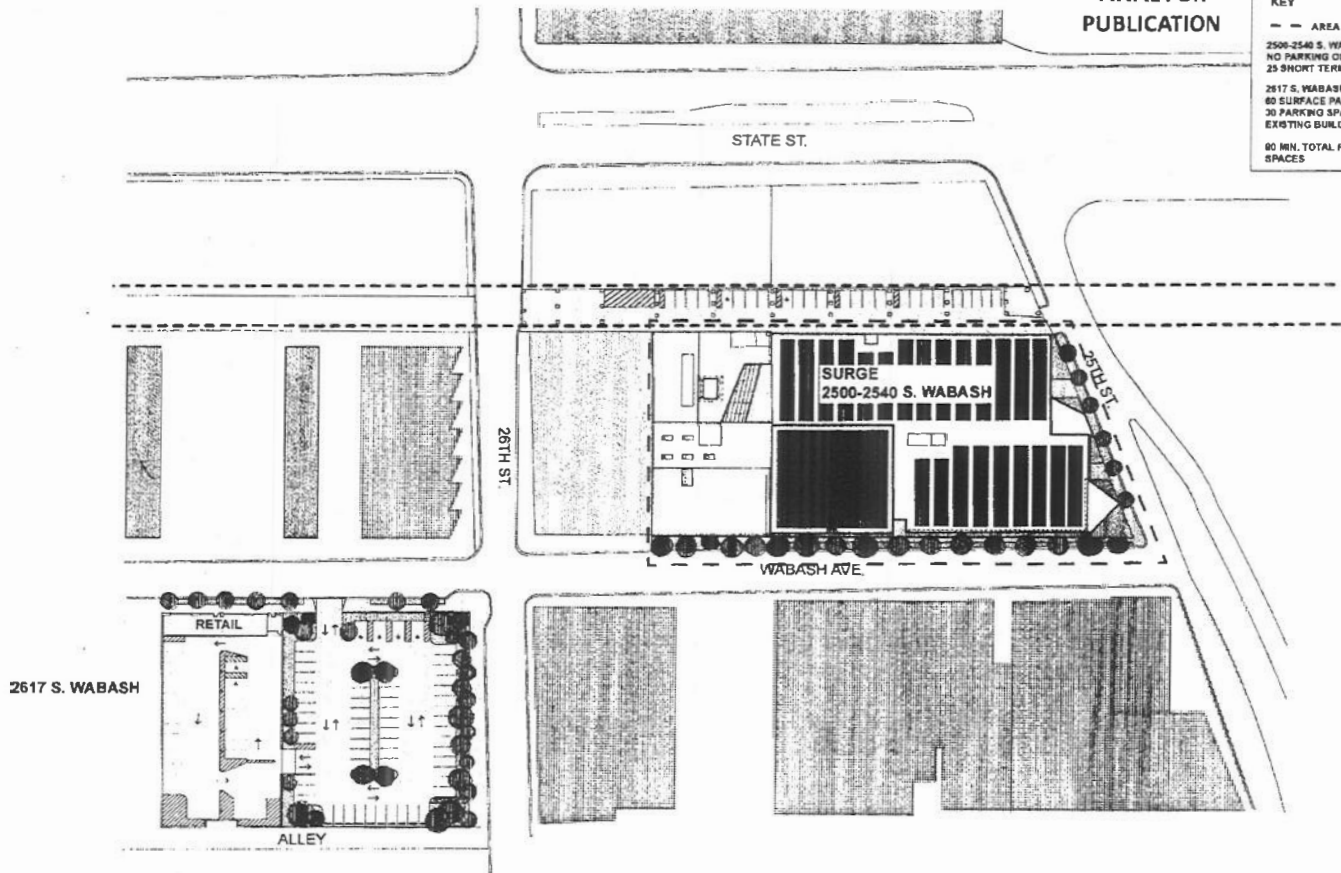
APPLICANT: SMASH Interactive LLC
 2500-48 S. Wabash Ave.
 Date of Introduction: December 18, 2020
 Plan Commission Hearing: March 18, 2021

EXISTING SITE PLAN
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KEY	
---	AREA OF PLANNED DEVELOPMENT
2500-2540 S. WABASH - SURGE	
	NO PARKING ON SITE
	25 SHORT TERM PARKING SPACE UNDER 'L'
2617 S. WABASH:	
	80 SURFACE PARKING SPACES
	30 PARKING SPACES INSIDE EXISTING BUILDING
	80 MIN. TOTAL PERMANENT PARKING SPACES

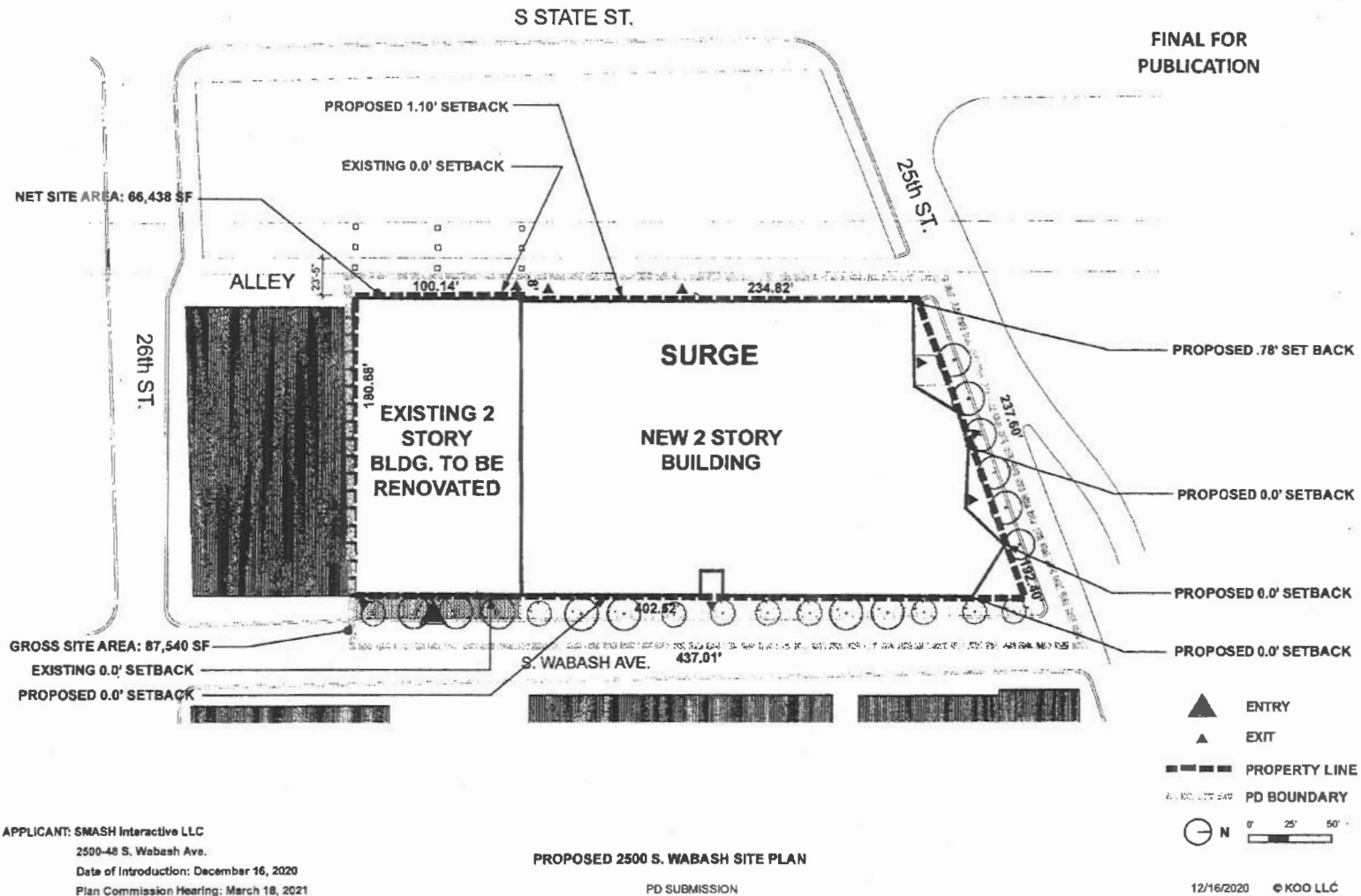


NOT TO SCALE ⊕ N

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

OVERALL SITE PLAN
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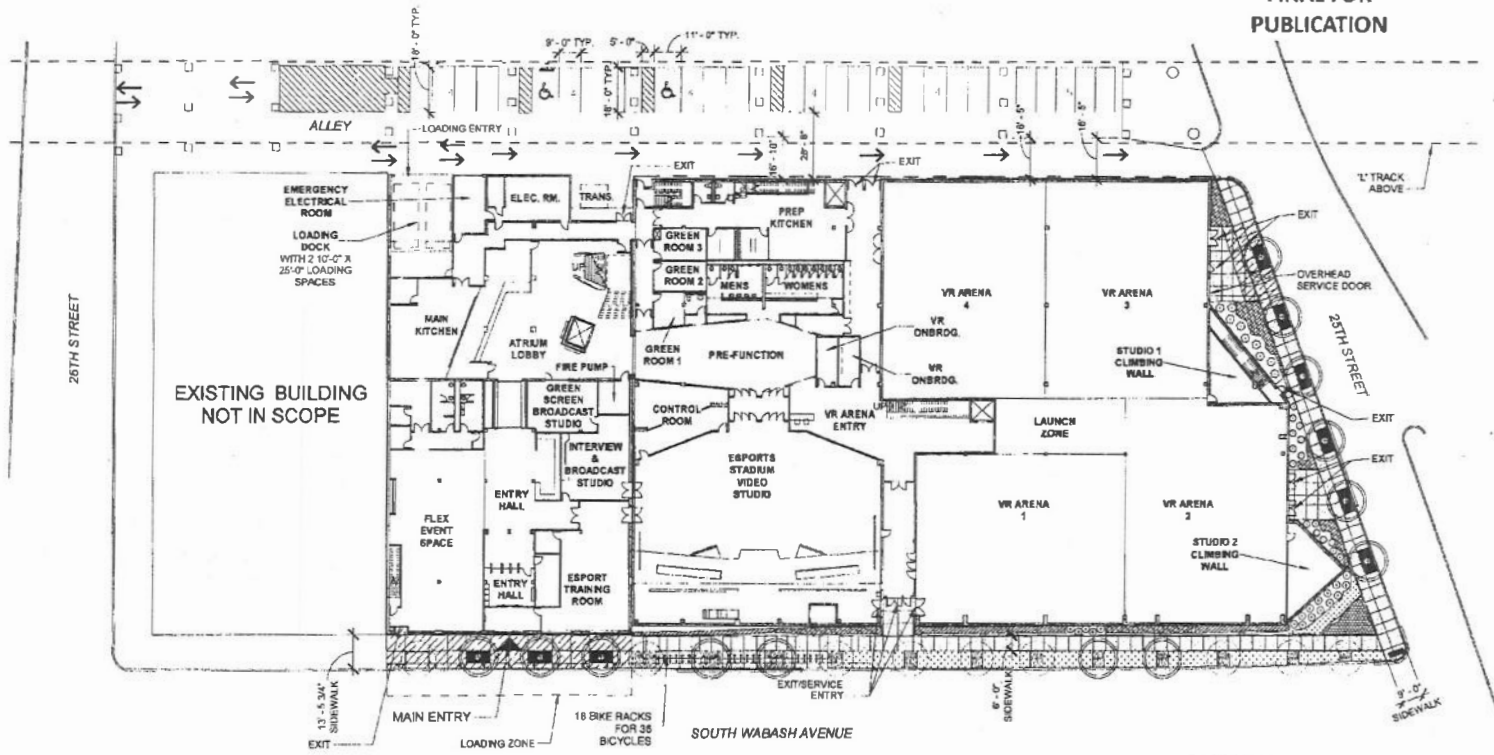
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 2500-48 S. Wabash Ave.
 Date of Introduction: December 16, 2020
 Plan Commission Hearing: March 18, 2021

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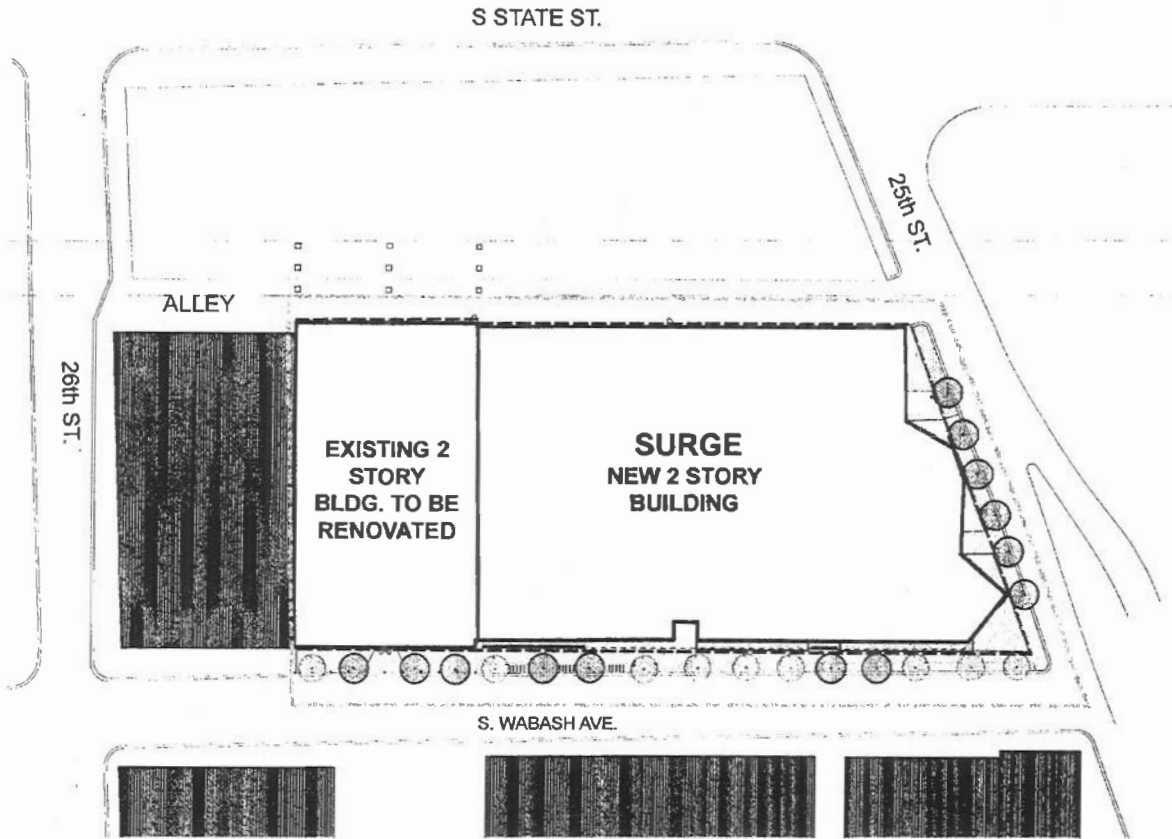
APPLICANT: SMASH Interactive LLC
 2500-48 S. Wabash Ave.
 Date of Introduction: December 16, 2020
 Plan Commission Hearing: March 18, 2021

2500 S. WABASH - SITE CONTEXT PLAN

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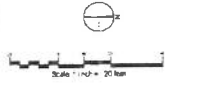
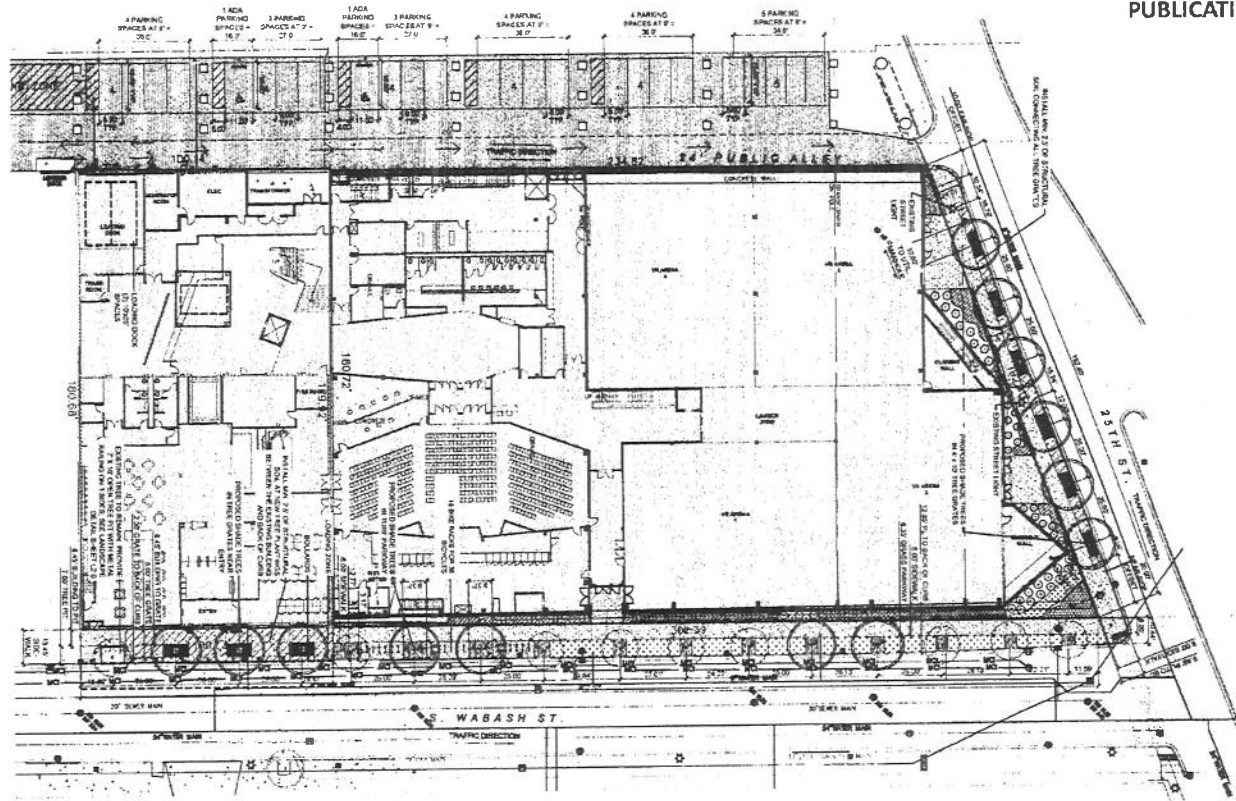
-  NEW TREE
-  EXISTING TREE
-  NEW BICYCLE RACKS
-  NEW LIGHT BOLLARD
-  NEW GROUNDCOVER/ PLANTINGS
-  CONCRETE WALK
-  PROPERTY LINE
-  PD BOUNDARY
-  N 0' 25' 50'

APPLICANT: SMASH Interactive LLC
 2500-48 S. Wabash Ave.
 Date of Introduction: December 16, 2020
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2500 S. WABASH STREETSCAPE SITE PLAN
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LEGEND:

- BUILDING
- CONCRETE WALK AND BASE
- ASPHALT PAVEMENT AND DRIVE
- CONCRETE PAVEMENT AND BASE
- ORNAMENTAL FENCE
- WOOD FENCE
- HOLLARD
- EXISTING TREE TO REMAIN
- SHADE TREE
- DIVERGENT SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- LAWN SOIL
- PERENNIAL / GRASS/COVER AREAS
- MULCH, 3\"/>
- 1/2 x 1/2 BED-11 TRIANGLE
- TREE GRATE
- STRUCTURAL SOIL

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

2500 S. WABASH - LANDSCAPE SITE PLAN
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Tree Schedule

Qty.	Key	Botanical name	Common name	Size	Notes	Street / Interior
SHADE TREES						
4	CEO	Celtis occidentalis 'ChicagoLand'	ChicagoLand Common Hackberry	2.5"	B&B Central Leader	Street
6	GB	Gingko biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	2.5"	B&B Central Leader	Street
3	ULN	Ulmus 'New Horizon'	New Horizon Elm	2.5"	B&B Central Leader	Street

Interior Plant Palette

Landscape Installation Schedule: The estimated time of planting shall be Fall 2021.

Interior plant quantities to be determined at a later date.

Qty.	Key	Botanical name	Common name	Size	Notes
DECIDUOUS SHRUBS					
0	ARM	Aronia melanocarpa	Black Chokeberry	36"	B&B 5' o.c.
0	CLA	Clethra alnifolia 'Hummingbird'	Hummingbird Clethra	24"	B&B 4.5' o.c.
0	HYA	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangeas	15"	#6 Cont. 4' o.c.
0	RIA	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant	24"	B&B 5' o.c.
0	VID	Viburnum dentatum 'Synnaseed'	Chicago Arrowwood Viburnum	36"	B&B 5' o.c.
EVERGREEN SHRUBS					
0	TAD	Taxus media 'Densiformis'	Densiform Yew	24"	B&B 5' o.c.
PERENNIALS					
0	ECM	Echinacea purpurea 'Magnus'	Magnus Purple Coneflower	#1	Cont. 18" o.c.
0	GER	Geranium 'Rozanne'	Rozanne Geranium	#1	Cont. 18" o.c.
0	HES	Hemerocallis 'Happy Returns'	Yellow Daylily	#1	Cont. 18" o.c.
0	NEF	Nepeta racemosa 'Walker's Low'	Fassen's Catmint	#1	Cont. 12" o.c.
0	RFG	Rudbeckia fulgida 'Goldsturm'	Black Eyed Susan	#1	Cont. 18" o.c.
ORNAMENTAL GRASSES					
0	PAV	Panicum virgatum 'Northwind'	Northwind Switch Grass	#1	Cont. 3' o.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.

Landscape Ordinance Analysis

Parkway Trees Required (403 LF Wabash St.): (at 1 tree per 25 LF of perimeter landscape area)	16	Trees required
Existing Parkway Trees:	9	
Proposed Parkway Trees:	7	
TOTAL PARKWAY TREES PROVIDED:	16	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.): (at 1 tree per 25 LF of perimeter landscape area)	8	Trees required
Existing Parkway Trees:	0	
Proposed Parkway Trees:	6	
TOTAL PARKWAY TREES PROVIDED:	6	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.		

APPLICANT: SMASH Interactive LLC

2500-48 S. Wabash Ave.

Date of Introduction: December 16, 2020

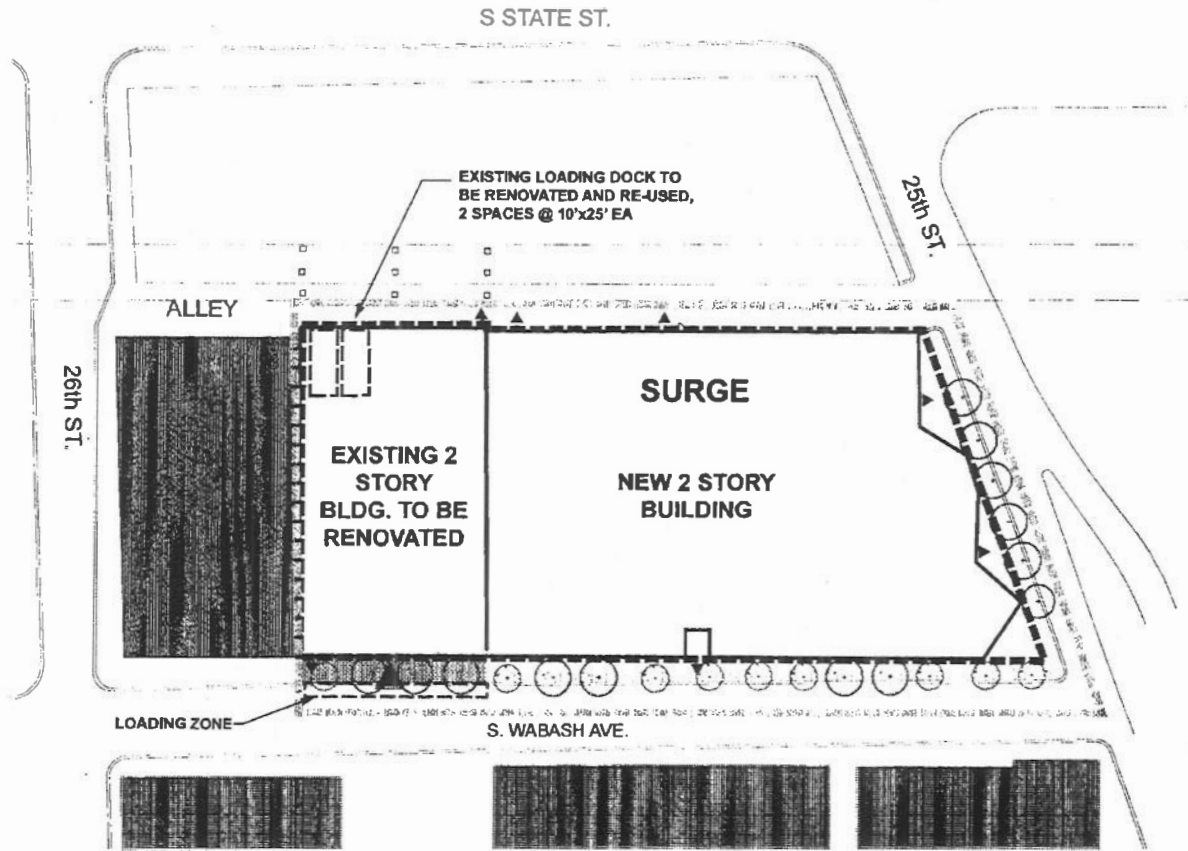
Plan Commission Hearing: March 16, 2021

2500 S. WABASH - PLANTING SCHEDULE

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

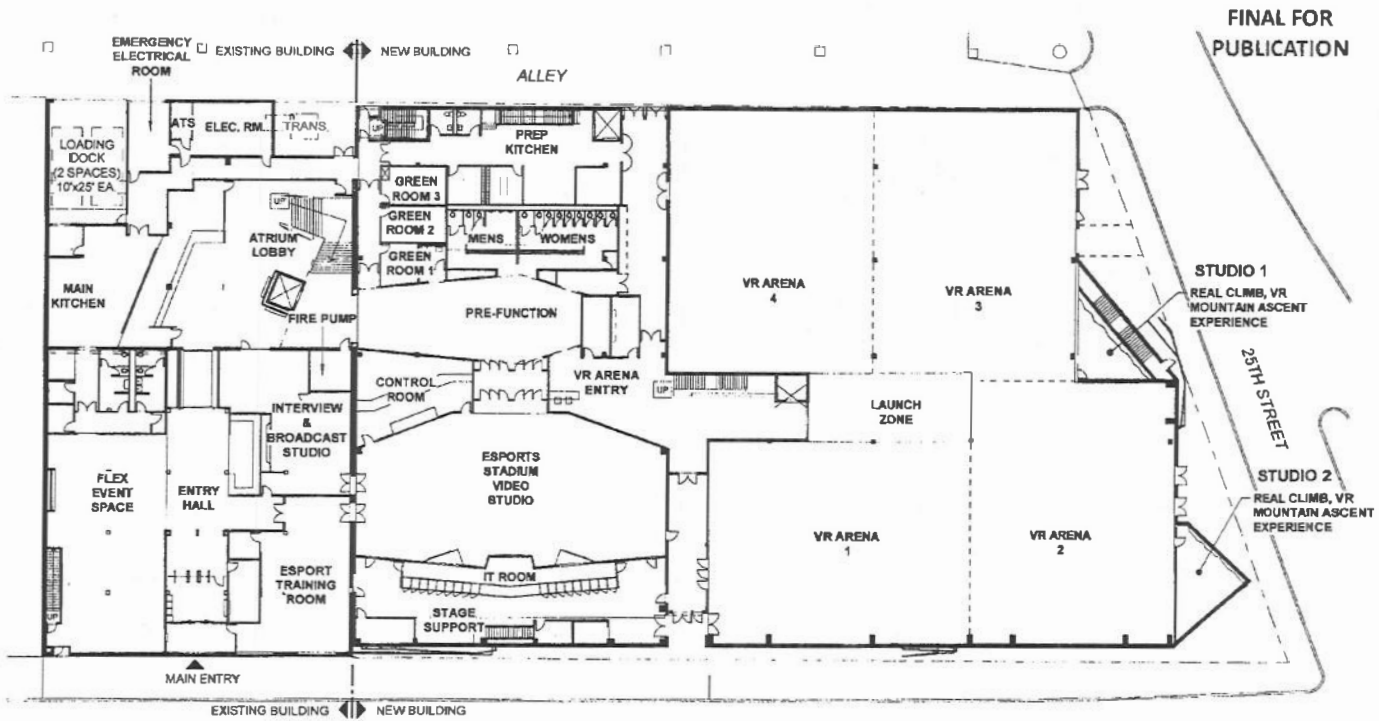
PROPOSED LOADING PLAN
 PD SUBMISSION

▲ ENTRY
 ▲ EXIT
 - - - - - PROPERTY LINE
 - - - - - PD BOUNDARY
 - - - - - LOADING ZONE
 N 0' 25' 50'
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3/24/2021

REPORTS OF COMMITTEES

29187



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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

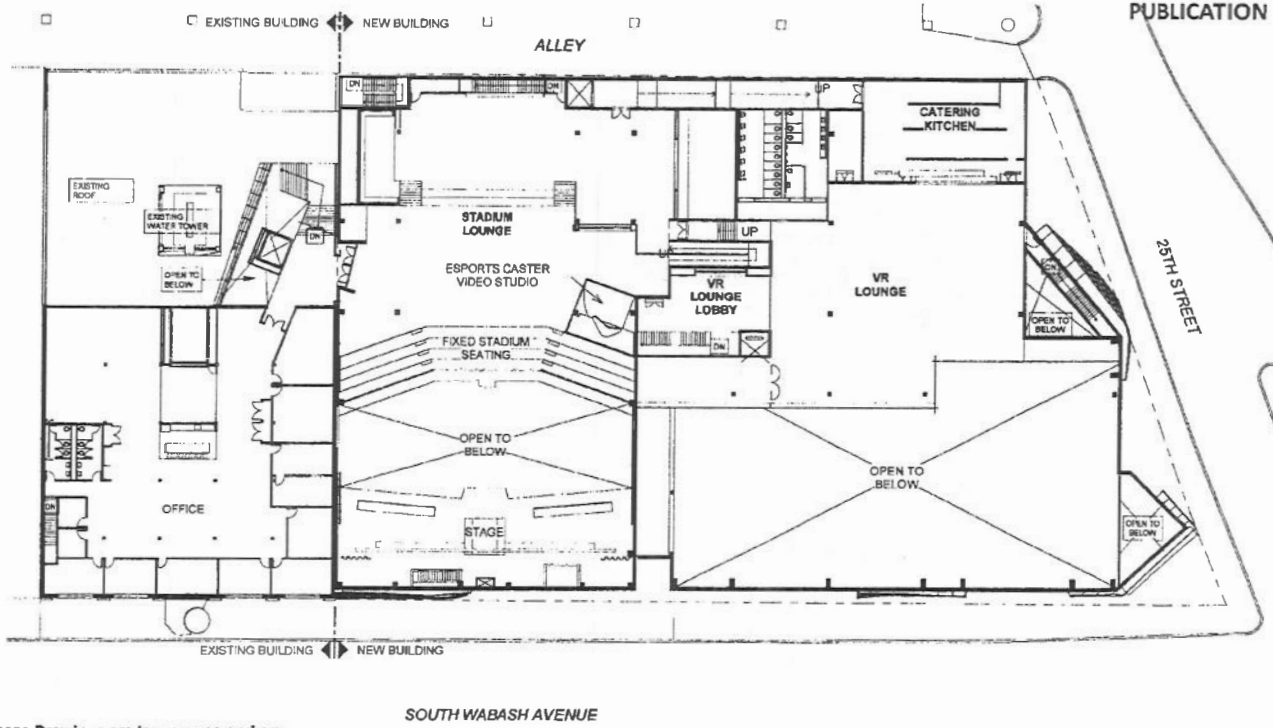


APPLICANT: SMASH Interactive LLC
 2590-48 S. Wabash Ave.
 Date of Introduction: December 16, 2020
 Plan Commission Hearing: March 18, 2021

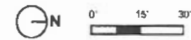
LEVEL 1 PLAN
 PD SUBMISSION

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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.



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

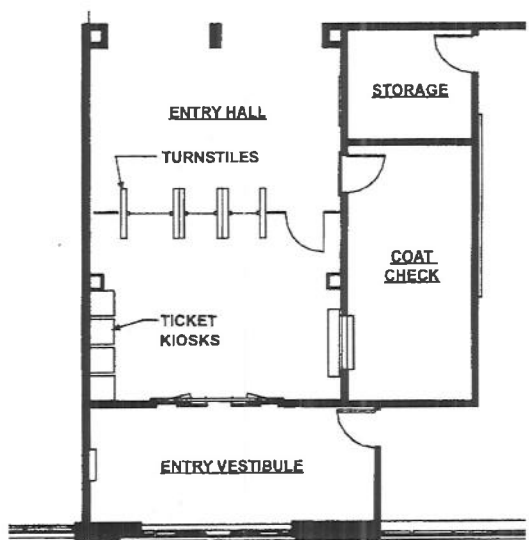
LEVEL 2 PLAN
PD SUBMISSION

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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.



ENTRY PLAN
▲
MAIN ENTRY



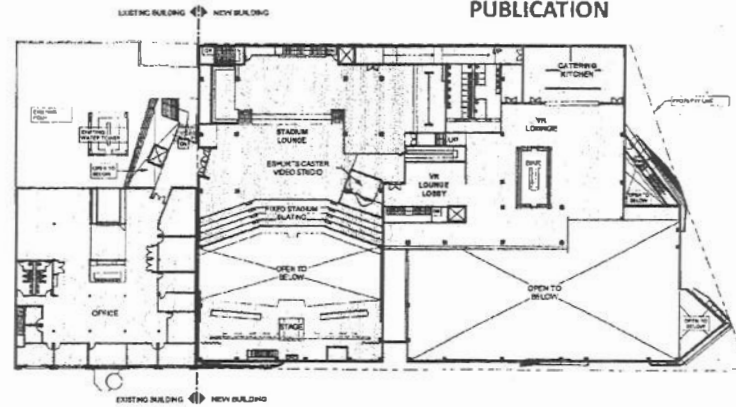
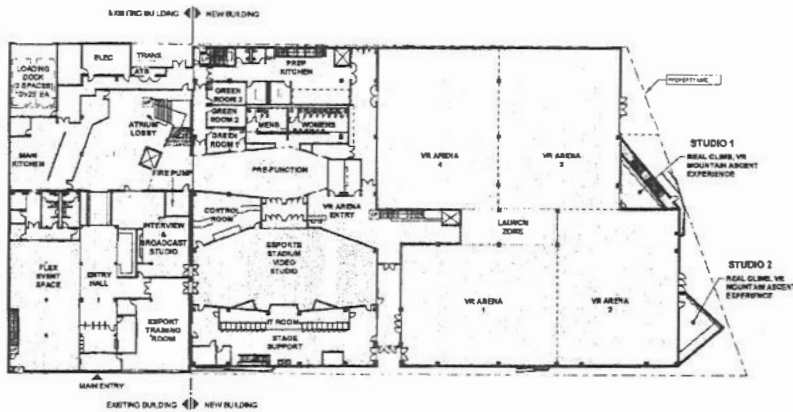
ENTRY RENDERING

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

ESPORTS CAPACITY
PD SUBMISSION

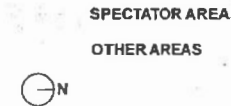
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SPECTATOR AREAS ONLY - CALCULATED OCCUPANCY PER CHICAGO BUILDING CODE						
FLOOR	TYPE	ROOM NAME	AREA S.F.	FLOOR AREA/PERSON	OCCUPANCY CONTENT	NOTES
1	SPECTATOR AREAS	ESPORTS STADIUM VIDEO STUDIO	3824	7	547	PER CODE SECTION 1004.5 - ASSEMBLY OCCUPANCY - CONCENTRATED CALCULATED AT 7 SF PER PERSON
2	SPECTATOR AREAS	FIXED STADIUM SEATING	N/A	N/A	216	PER CODE SECTION 1004.6, OCCUPANCY EQUALS NUMBER OF FIXED SEATS
		STADIUM LOUNGE	7346	15	490	PER CODE SECTION 1004.5, ASSEMBLY OCCUPANCY- UNCONCENTRATED - CALCULATED AT 15 SF PER PERSON
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.

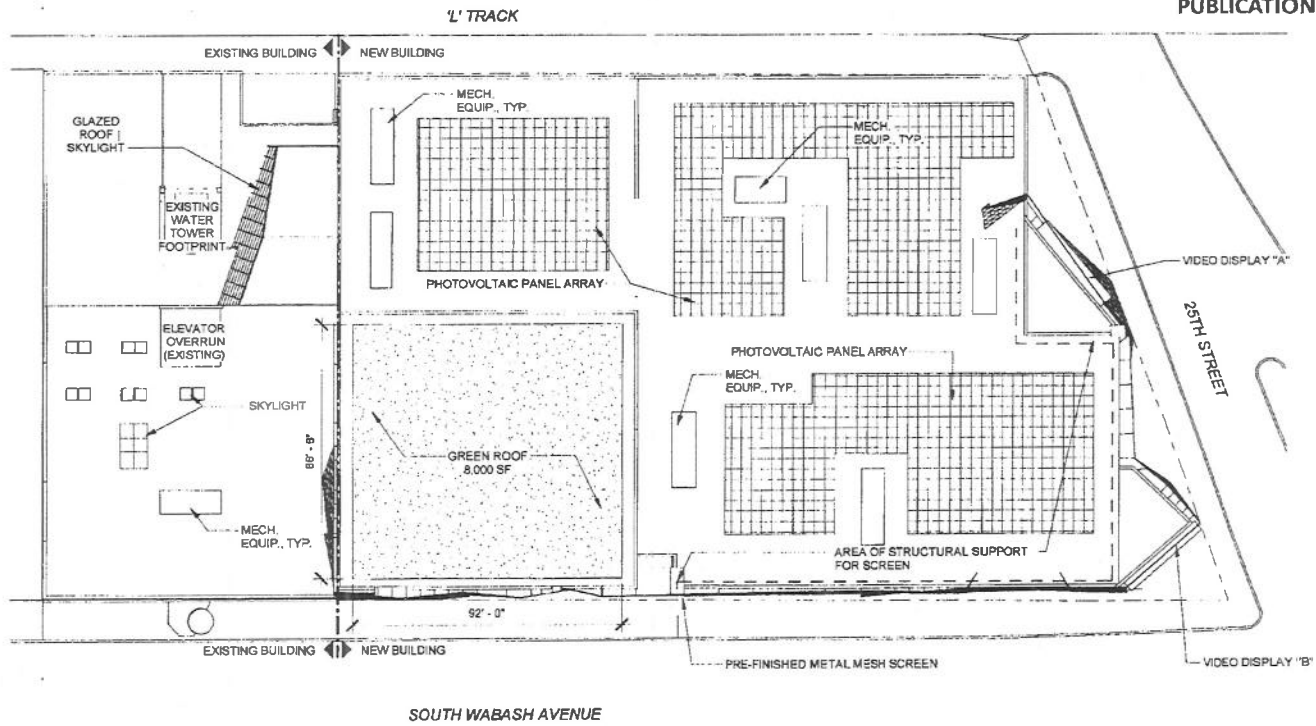


APPLICANT: SMASH Interactive LLC
 2500-48 S. Wabash Ave.
 Date of Introduction: December 16, 2020
 Plan Commission Hearing: March 18, 2021

SPECTATOR AREAS
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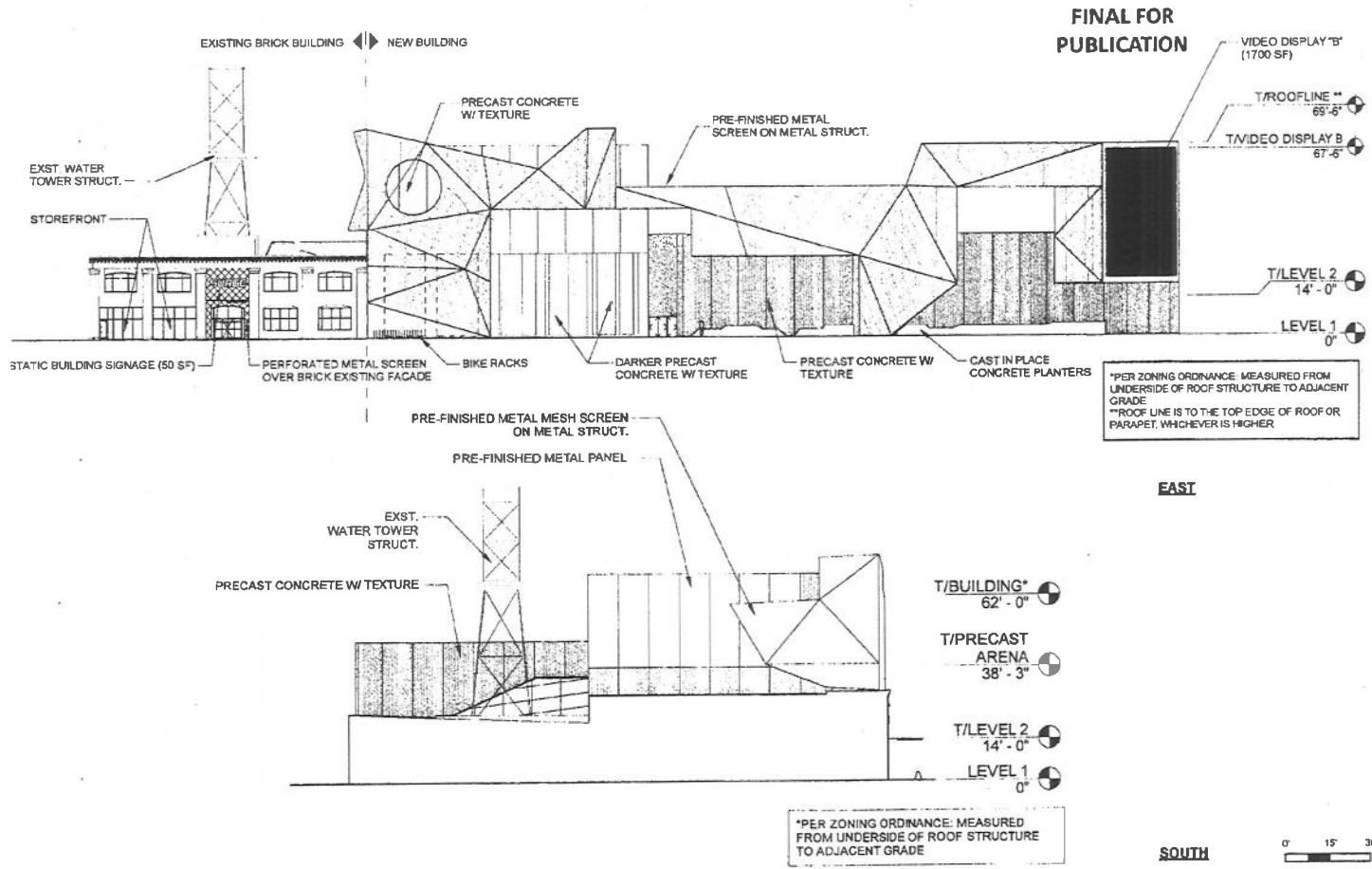
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ROOF PLAN
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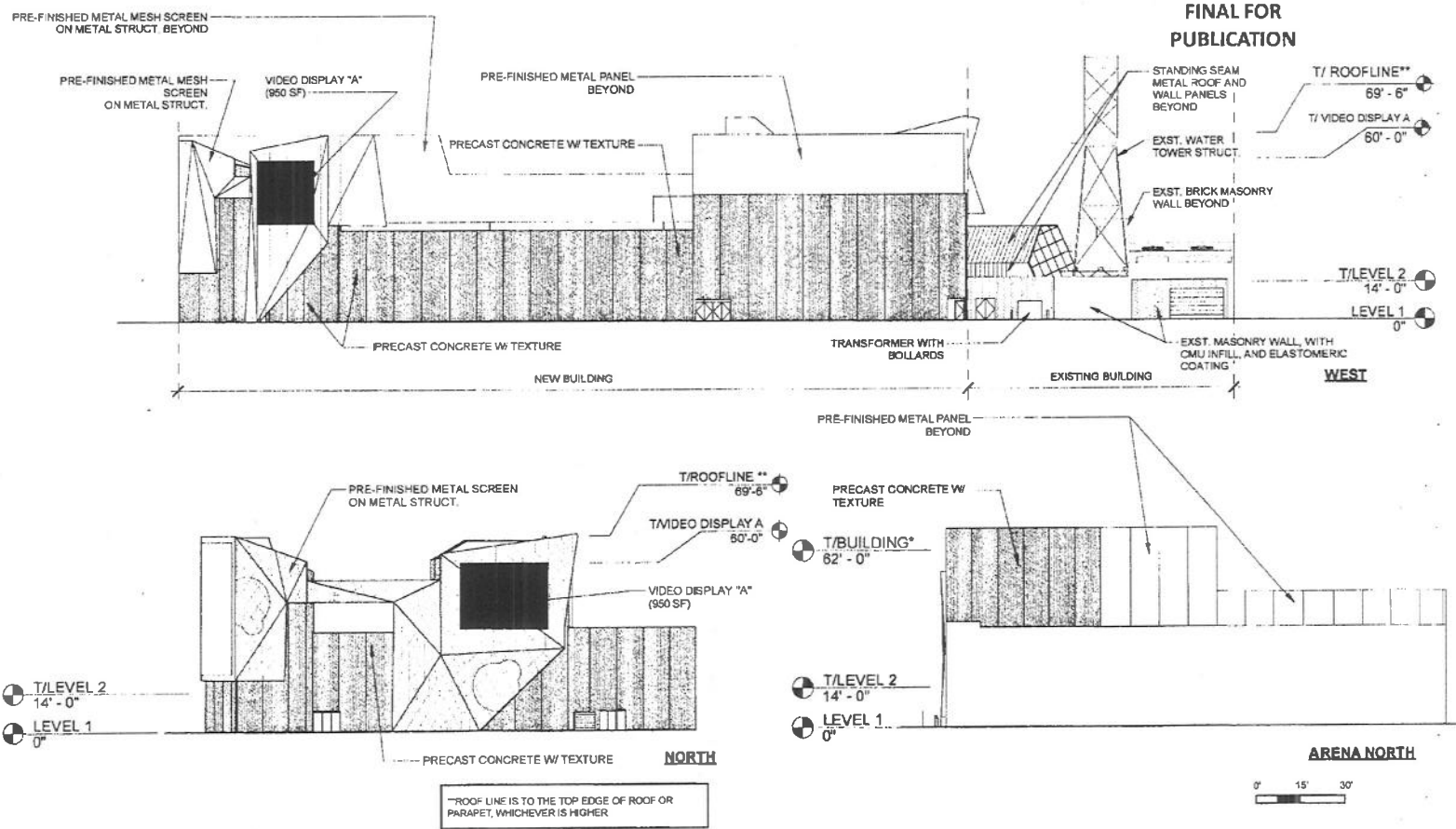


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BUILDING ELEVATIONS
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BUILDING ELEVATIONS
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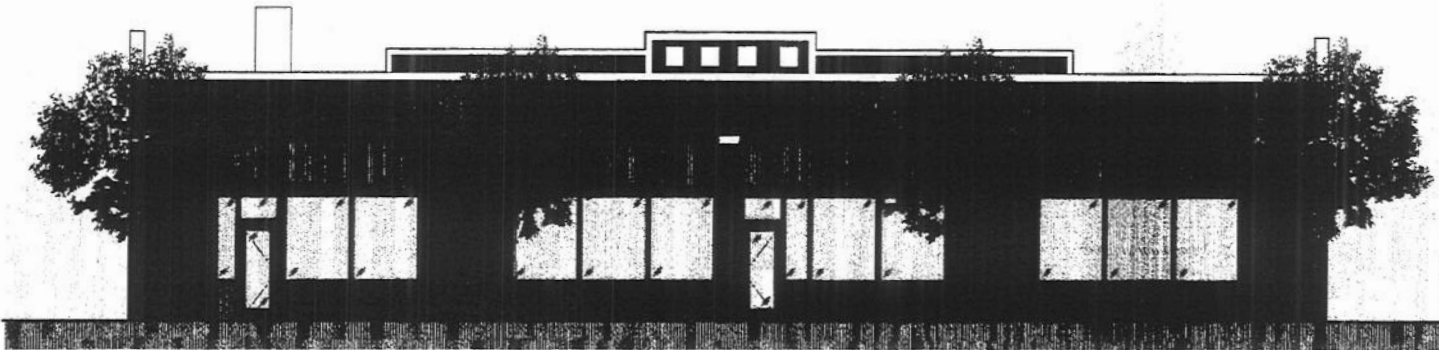
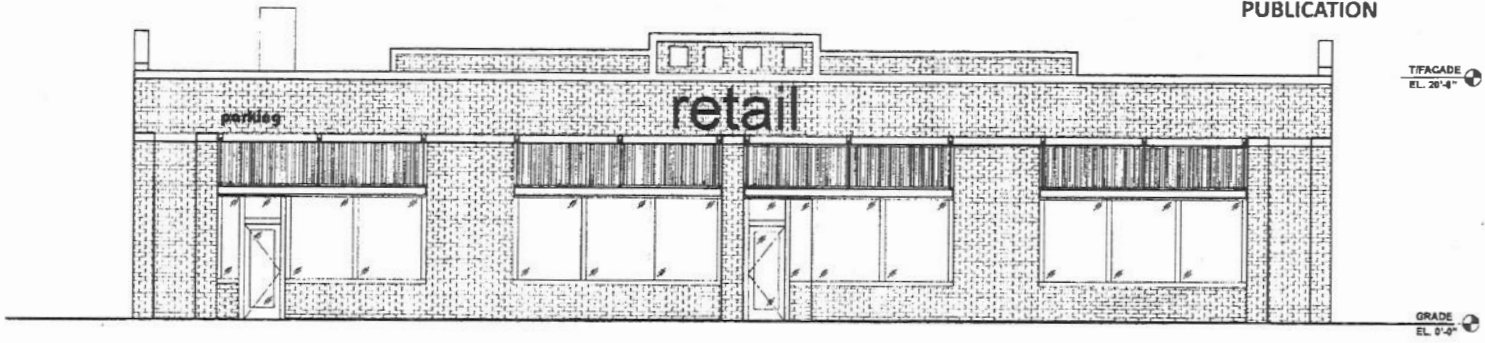
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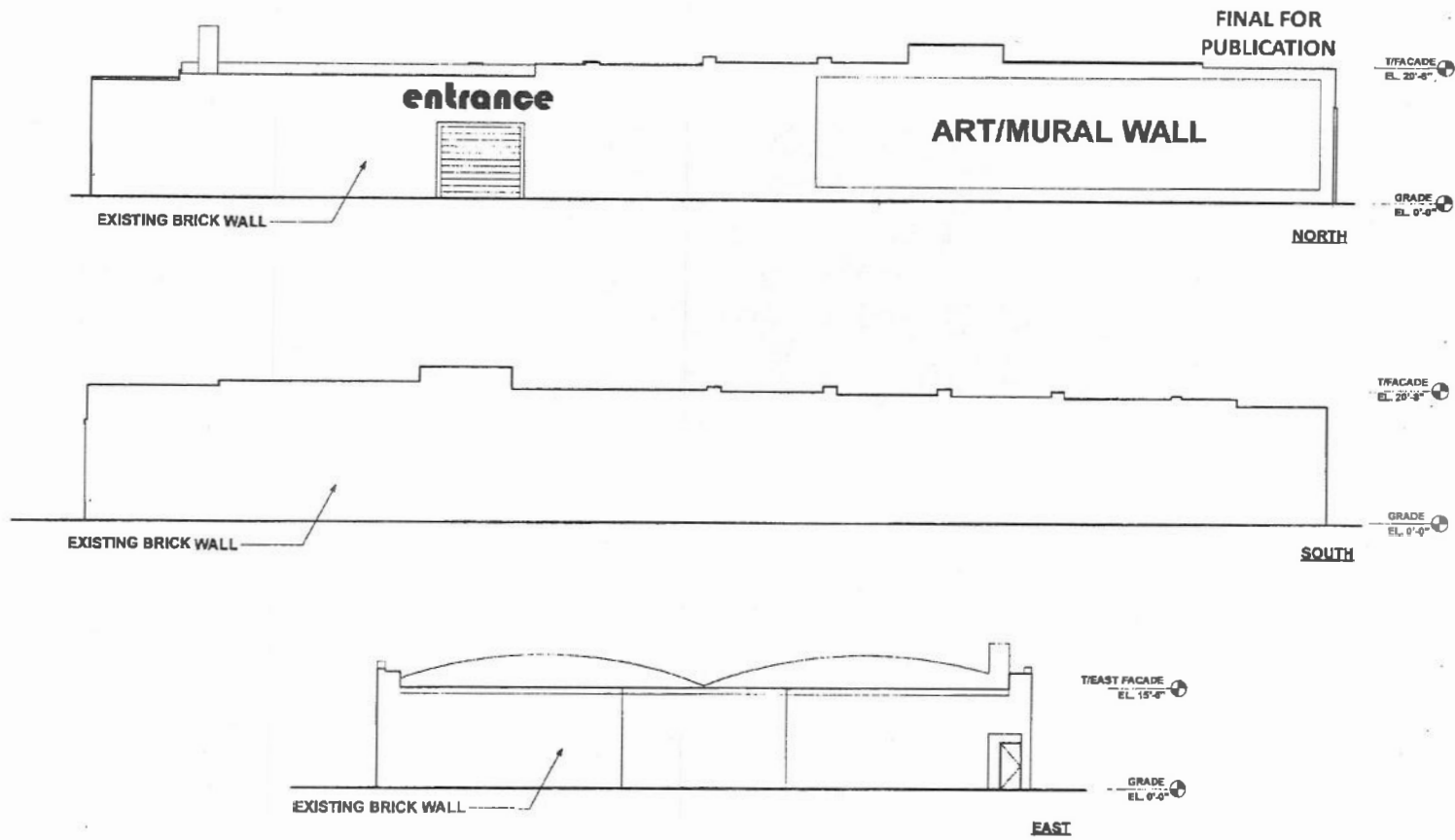
2617 S. WABASH WEST ELEVATION
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3/24/2021

REPORTS OF COMMITTEES

29195

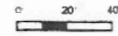
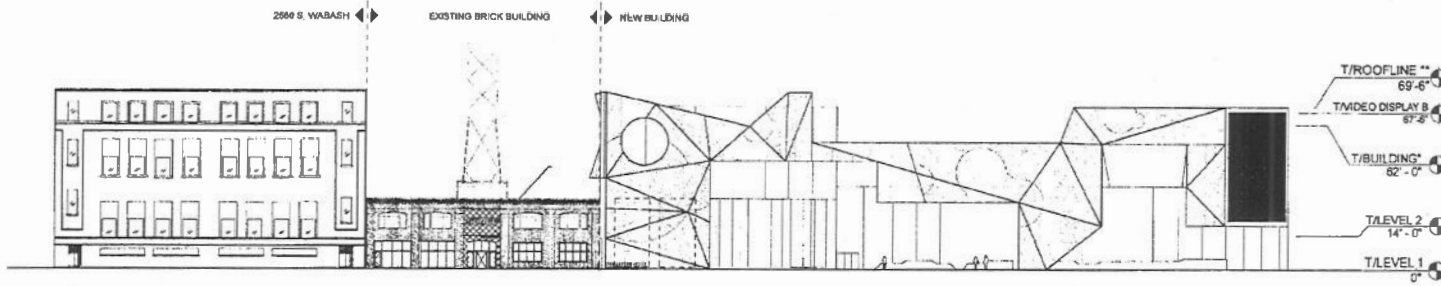


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2617 S. WABASH ELEVATIONS
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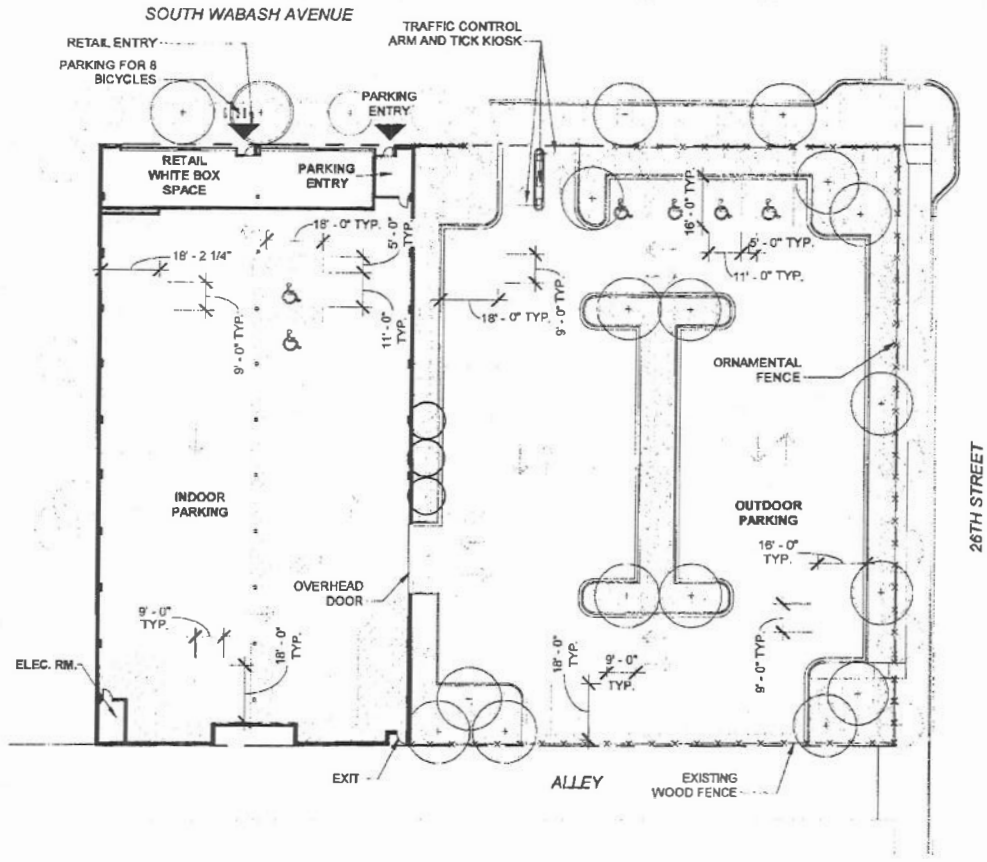


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STREETSCAPE ELEVATION
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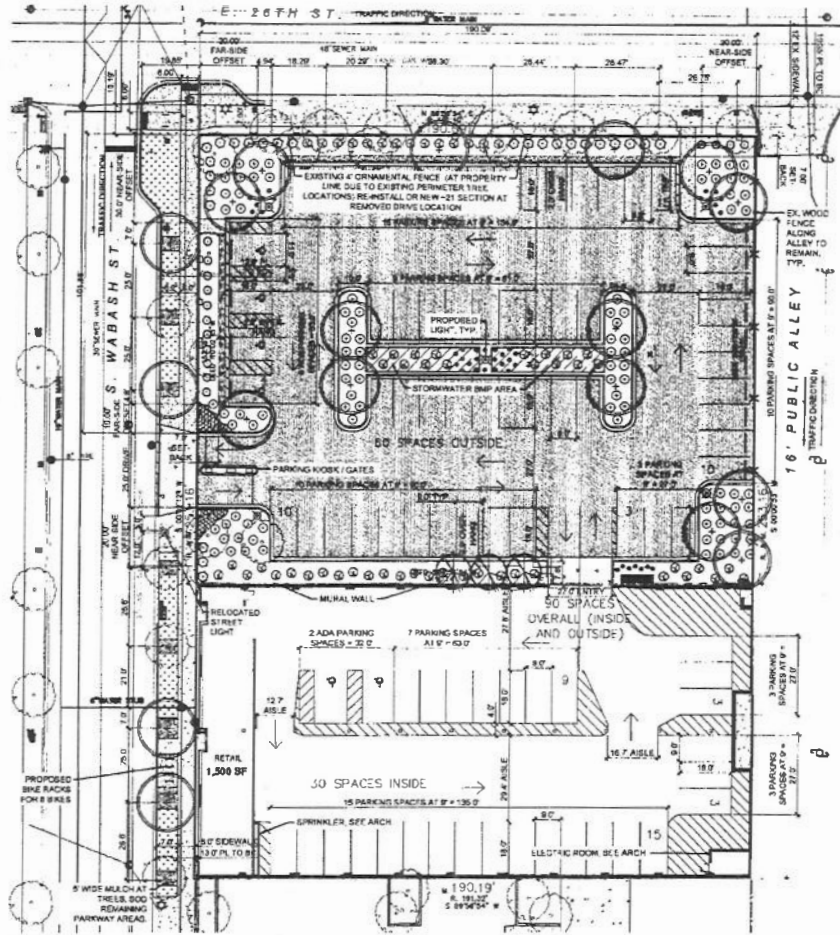


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2617 S. WABASH SITE CONTEXT PLAN
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LEGEND:

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

Vehicular Use Area Calculation

Proposed Vehicular Use Area:	21,889 SF
4,500 to 30,000 SF	7.50% Internal Landscaping required
	\$118 SF required
	\$109 SF provided

Trees required as part of internal landscaping area (at 1 tree per 125 SF of req. internal landscaper area) 13 Trees required

Existing Interior Trees 1

Proposed Interior Trees 10

TOTAL INTERIOR TREES PROVIDED: 11

* Note - A total of 3 columnar trees were added at the request of the City to offset the deficiency of street trees. See below.

Landscape Ordinance Analysis

Proposed Vehicular Use Area:	21,889 SF
4,500 to 30,000 SF	7.50% Internal Landscaping required
	\$118 SF required
	\$109 SF provided

Interior Trees

Proposed Interior Trees	10
Existing Interior Trees	1
TOTAL INTERIOR TREES PROVIDED:	11

Perimeter Trees

Proposed Perimeter Trees	4
Existing Perimeter Trees	0
TOTAL PERIMETER TREES PROVIDED:	4

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

Public Alley Trees

Proposed Public Alley Trees	2
Existing Public Alley Trees	0
TOTAL PUBLIC ALLEY TREES PROVIDED:	2

Note: 1 columnar tree was added at the request of the City to offset the deficiency of street trees due to required clearances from existing trees, light poles, drive and street intersections.

Street Trees

Proposed Street Trees	4
Existing Street Trees	0
TOTAL STREET TREES PROVIDED:	4

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

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2617 SITE PLAN AND VUA CALCULATIONS
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