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,

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

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

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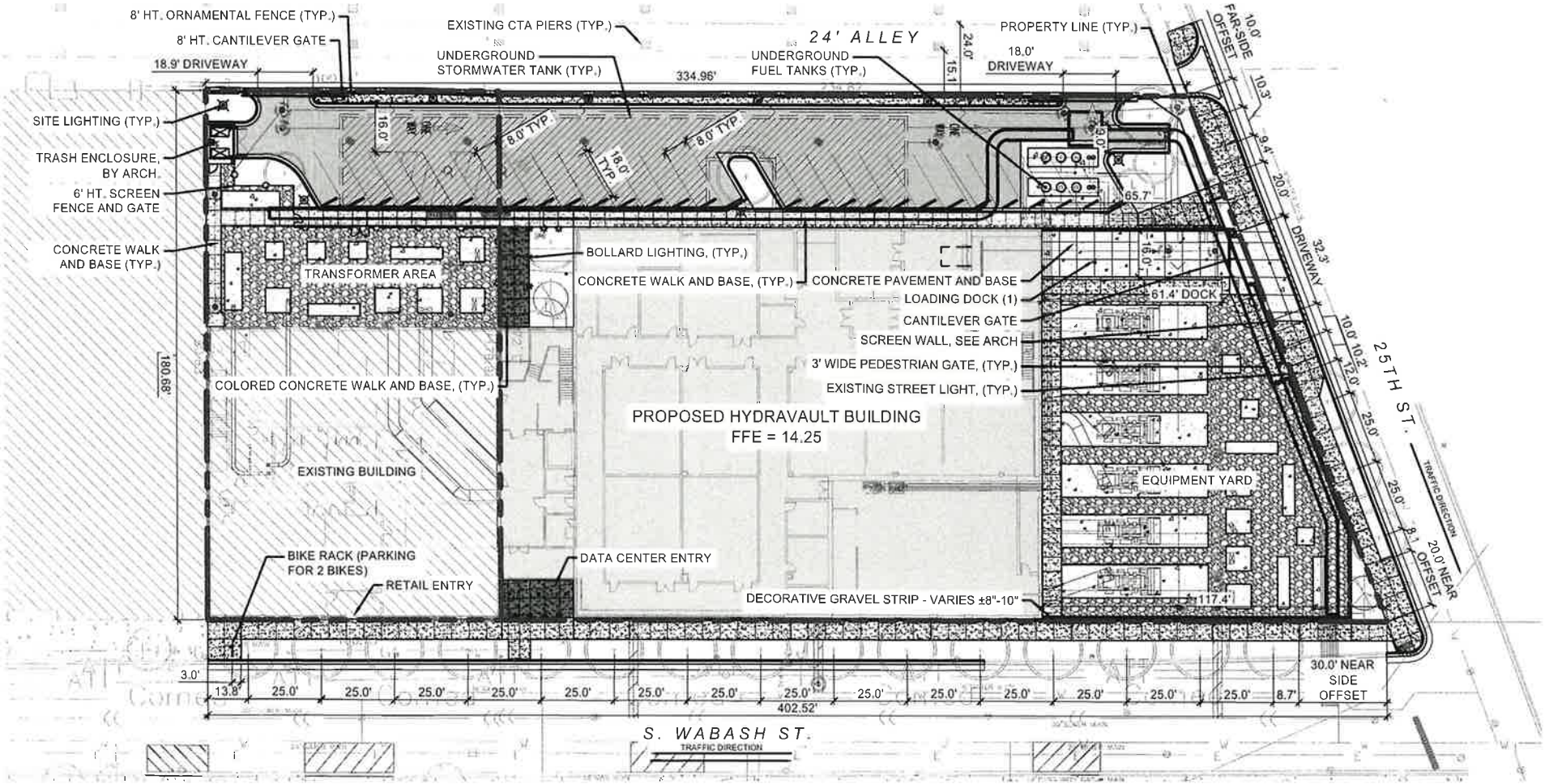

LEGEND:

PROPERTY LIN

EXISTING BUIL

BUILDING

SCREEN WALL, SEE ARCH.

CONCRETE PAVEMENT AND BASE

CONCRETE WALK AND BASE

8' HT. ORNAMENTAL FENCE

6' HT. SCREENING FENCE

N

50' 0 25' 50' 100'

Scale: 1 inch = 50 feet

Overall Site Plan

ECD Company

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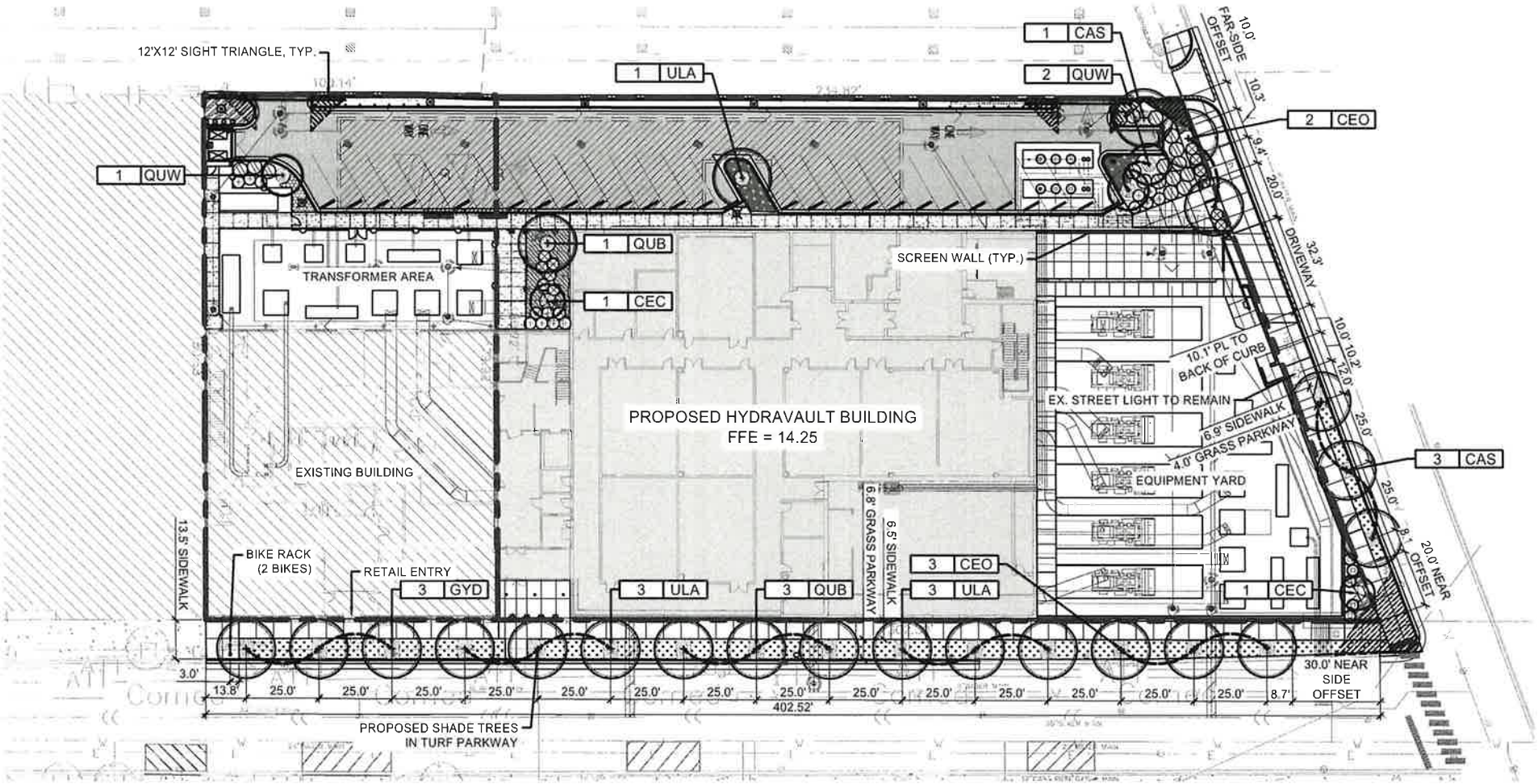

LEGEND:

PROPERTY LINE

EXISTING TREE TO REMAIN

SHADE TREE

ORNAMENTAL TREE

SOD

N

50' 0 25' 50' 100'

Scale: 1 inch = 50 feet

Overall Landscape Plan

ECD Company

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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:	6	Trees required
(at 1 tree per 125 SF of req. internal landscape area)		
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.):	16	Trees required
(at 1 tree per 25 LF)		
Existing Parkway Trees:	0	
Proposed Parkway Trees:	15	
TOTAL PARKWAY TREES PROVIDED:	**15**	**Trees provided**
Parkway Trees Required (192.40 LF along 25th St.):	8	Trees required
(at 1 tree per 25 LF)		
Existing Parkway Trees:	0	
Proposed Parkway Trees:	3	
TOTAL PARKWAY TREES PROVIDED:	**3**	**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.

PERIMETER PLANTING

Perimeter Trees Required (42.58 LF along 25th St.):	2	Trees required
(at 1 tree per 25 LF)		
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 dioicus '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 'Hessei'	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	SEG	Sesleria 'Greenlee Hybrid'	Greenlee's Moor Grass	#1 Cont.	18" o.c.	
	VINES					
4	PAT	Parthenocissus tricuspidata	Boston Ivy	#1 Cont.	Per plan	

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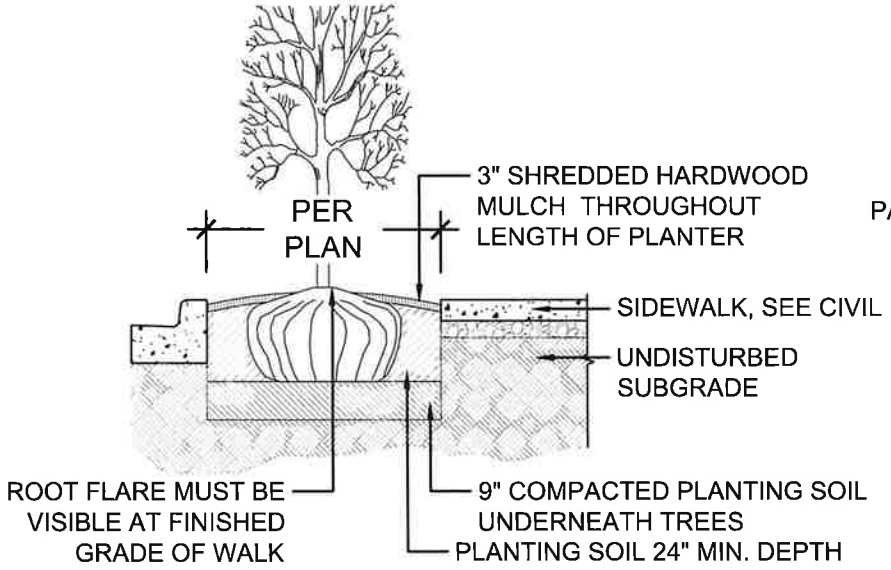
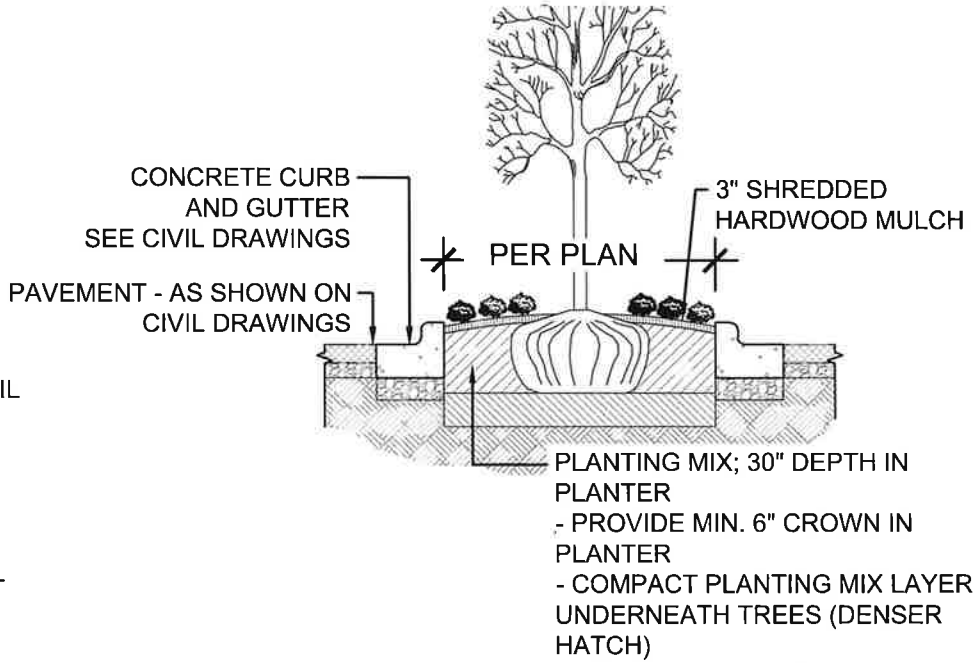


1 OPEN PIT PARKWAY TREE DETAIL
SCALE: NTS



2 SHADE TREE PLANTING - PARKING LOT ISLAND
SCALE: NTS

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