

PD 1547

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*Reclassification Of Area Shown On Map No. 118-B.**(As Amended)*

(Application No. 21083)

(Common Address: 2542 -- 2558 S. Federal St. And 100 -- 108 W. 26th St.)

[SO2022-2056]

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C2-3 Motor Vehicle-Related Commercial District symbols and indications as shown on Map Number 118-B in the area bounded by:

the east right-of-way of the Metra Rail Line; West 26th Street; South Federal Street; and a line 175.15 feet north of West 26th Street,

to those of a B2-5 Neighborhood Mixed-Use District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the B2-5 Neighborhood Mixed-Use District symbols and indications as shown on Map Number 118-B in the area bounded by:

the east right-of-way of the Metra Rail Line; West 26th Street; South Federal Street; and a line 175.15 feet north of West 26th Street,

to those of Residential Planned Development [1547], which is hereby established in the area above described, subject to such use and bulk regulations as set forth in the Plan of Development herewith attached and made a part hereof and to no others.

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

Plan of Development Statements referred to in this ordinance read as follows: RPD 1547

Residential Planned Development No. 1547.

Planned Development Statements.

1. The area delineated herein as Residential Planned Development Number 1547 (the "Planned Development") consists of a net site area of approximately 19,158 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). The applicant for this Planned Development is SL Solar Lofts LLC (the "Applicant").

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 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by any owner of the Property, as applicable, or its successors, assigns or grantees, which require such reviews, approvals or permits. 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 ("CDOT") on behalf of the applicable Property owner, its successors, assigns or grantees, seeking such action.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans (as defined below).

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

All work proposed in the public way must be designed and constructed in accordance with CDOT Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago. The Applicant shall cooperate with CDOT to ensure the design of any adjacent public way is acceptable and consistent with surrounding public way and CDOT plans. The site plan shall detail the specific improvements and necessary infrastructure upgrades, which shall be incorporated into the site plan approval.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between CDOT'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 CDOT'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 CDOT and DPD Part II review permitting. The Perimeter Restoration Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with CDOT'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 CDOT'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 CDOT.

Developer will coordinate with CDOT to upgrade the existing bike lanes with pavement stripping or raised bike lanes, as the case may be, along that portion of the north side of West 26th Street, between South Federal Street and the elevated Metra Rail Line.

4. This planned development consists of 18 Statements; a Bulk Regulations and Data Table and the following exhibits:

Exhibit 1 -- Existing Zoning Map

Exhibit 2 -- Land-Use Map

Exhibit 3 -- Planned Development Boundary and Property Line Map

Exhibit 4 -- Planned Development Site Plan

Exhibit 5 -- Ground Floor and Landscape Plans

Exhibit 6 -- 5th Floor and Roof Terrace Plans

Exhibit 7 -- Roof Plan

Exhibit 8 -- East Elevation

Exhibit 9 -- South Elevation

Exhibit 10 -- North Elevation

Exhibit 11 -- West Elevation

prepared by Gregory Ramón Design Studio, Inc. (collectively, the "Plans"). In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Chicago Building Code shall control. This Planned Development conforms to the intent and purpose of the 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 Zoning Ordinance, this Planned Development ordinance shall control.

5. The following uses are permitted within the Planned Development: multi-unit residential uses located on the ground floor and above the ground floor; accessory parking and accessory uses.
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.
7. For purposes of height measurement, the definitions in the 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 site shall be in accordance net site area of 19,158 square feet and a base FAR of 3.7.
9. Upon review and determination, "Part II review", pursuant to Section 17-13-0610 of the Zoning Ordinance, 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 and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plan shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. 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.
11. The Plans are hereby approved in their entirety and no further approvals shall be required under this Planned Development or the Zoning Ordinance for any use contemplated herein which is located or established in, on, over or above the improvements, facilities and spaces undertaken in accordance with the Plans other than Part II approval (per Section 17-13-0610 of the Zoning Ordinance).
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, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that code.

13. Subject to the provisions of Statement Number 2 of this Planned Development, the terms and conditions of development under this Planned Development ordinance may be ~~modified administratively pursuant to Section 17-13-0611-A of the Zoning Ordinance~~ 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 and enables universal access throughout the Property as required by law. Plans for all new buildings and improvements on the Property constructed after the date hereof 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.
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 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

* Editor's Note: Numbering sequence error; (i) missing in original document.

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. The Applicant acknowledges and agrees that the rezoning of the Property from C2-3 Motor Vehicle-Related Commercial District to B2-5 Neighborhood Mixed-Use District and then to this Planned Development ("P.D.") is an "entitlement" that triggers the requirements of Section 2-44-085 of the Municipal Code of Chicago (the "ARO"). The P.D. is located in a "community preservation area" within the meaning of the ARO. The Applicant intends to renovate the existing building and provide 47 rental units (the "Project").

In accordance with Ordinance Number O2021-631 approved by the City Council on October 14, 2021, the Applicant will receive a cash payment in the amount of \$5,579,350.40, as adjusted in accordance with the ARO ("Cash Payment") from the developer of a 282-unit rental building in P.D. Number 1524 at 180 North Morgan Street for the construction of 28 affordable units in the Project (the "Assumed Units"). The Assumed Units will partially satisfy P.D. Number 1524's ARO obligation and will not count in calculating the ARO obligation for this Project. Instead, the ARO obligation for this Project is based on 19 units (47 total units minus 28 Assumed Units).

Developers of rental projects in community preservation areas with less than 30 units must provide 20 percent of the units in the residential development as affordable units. The developer must provide at least 25 percent of the affordable units on-site and another 25 percent on-site or off-site (collectively, the "Required Units"), and may satisfy the balance of its affordable housing obligation through; (a) the establishment of additional on-site or off-site affordable units; (b) payment of a fee in lieu of the establishment of on-site or off-site affordable units; or (c) any combination thereof. All on-site affordable units must be accessible dwelling units, as required under subsection (W)(10) of the ARO, and developers must give preference in leasing accessible units to people with disabilities, as specified in the ARO rules. All off-site

affordable units must have at least two bedrooms and must be located in a downtown district, inclusionary housing area, or community preservation area. Whether on-site or off-site, developers must give preference in leasing affordable units of two bedrooms or more to multi-person households, as specified in the ARO rules. If a residential project is located in a transit-served location, off-site units must be located in a substantially comparable transit-served location.

The Applicant's affordable housing obligation for the Project (the "Project Units") is 3.8 affordable units (20 percent of 19 dwelling units). The Applicant has agreed to satisfy its overall affordable housing obligation by providing a total of 32 affordable units on-site (the 4 Project Units + the 28 Assumed Units), as set forth in the Affordable Housing Profile ("AHP") attached hereto. The Project Units and the Assumed Units are collectively referred to herein as the "ARO Units." The Applicant agrees that the ARO Units must be affordable to households with a range of incomes averaging 60 percent of the Chicago Primary Metropolitan Statistical Area Median Income ("AMI"), as updated annually, provided that (x) the maximum income level for any ARO Unit may not exceed 80 percent of the AMI, (y) at least one-third (or 11 ARO Units) must be affordable to households at or below 50 percent of the AMI, of which one-sixth (or 2 of the 11 ARO Units) must be affordable to households at or below 40 percent of the AMI, and (z) all income levels must be multiples of 10 percent of the AMI.

If the Applicant requests any material change to its method of compliance with the ARO, DOH may adjust the AHP as requested, in accordance with the ARO, without amending the P.D., provided however, the Applicant must update and resubmit the revised AHP to DOH for review and approval and, at DOH's request, provide an informational presentation to the Plan Commission on such change. Prior to the issuance of any building permits for any residential building in the P.D., including, without limitation, excavation or foundation permits, the Applicant must execute and record an Inclusionary Housing Agreement (IHA), in accordance with subsection (N) of the ARO. The terms of the IHA and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the IHA will be recorded against the P.D. and will constitute a lien against such Property. The Commissioner of DOH may enforce remedies for any breach of this Statement 17, including any breach of any IHA, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the P.D.

This statement does not include all ARO requirements and options. It is intended to provide an overview of the application of the ARO to this P.D. In the event of any conflict between this statement and the terms and conditions of the ARO, the ARO shall govern.

18. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a zoning map amendment to rezone the Property to a B2-5 Neighborhood Mixed-Use District.

[Site Context Plan; Proposed Ground, 2nd, 3rd, 4th and 5th Floor Plans; Existing Zoning Map; Existing Land-Use Area Map; Property Line/Boundary Map; Generalized Site Plan; Ground Floor and Landscape Plans; 5th Floor/Roof Terrace Plans; Roof Plan; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 52434 through 52450 of this *Journal*.]

Bulk Regulations and Data Table, ARO Affordable Housing Profile Form (AHP) and ARO Web Form referred to in these Plan of Development Statements read as follows:

Residential Planned Development No. 1547

Bulk Regulations And Data Table.

Site Area:

Gross Site Area:	29,661 square feet
Public Right-of-Way:	10,503 square feet
Net Site Area:	19,158 square feet

Residential Dwelling Units:	47
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Floor Area Ratio:	3.70
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Minimum Off-Street Parking Spaces:	25
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Minimum Bicycle Spaces:	19
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Maximum Building Height:	78 feet, 8 inches
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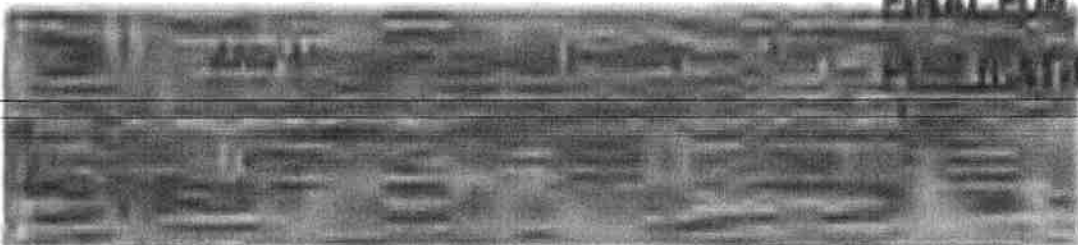
Minimum Setbacks:

North:	0 feet, 0 inches
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South:	0 feet, 0 inches
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East:	0 feet, 0 inches
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West:	5.18 inches
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Date: 07/06/2022

DEVELOPMENT INFORMATION

Development Name: SL Solar Lofts
Development Address: 2542-2558 S Federal Street, Chicago, IL 60616
Zoning Application Number, if applicable: Ward: 3
If you are working with a Planner at the City, what is his/her name? Josh Son

Type of City Involvement
check all that apply

- City Land
- Financial Assistance
- Zoning increase
- Planned Development (PD)
- Transit Served Location (TSL) project

REQUIRED ATTACHMENTS: the AHP will not be reviewed until all required docs are received

- ARO Web Form completed and attached - or submitted online on
- ARO "Affordable Unit Details and Square Footage" worksheet completed and attached (*Excel*)
- If ARO units proposed, Dimensioned Floor Plans with affordable units highlighted are attached (*pdf*)
- If ARO units proposed are off-site, required attachments are included (see next page)
- If ARO units are CHA/Authorized Agency units, signed acceptance letter is attached (*pdf*)

DEVELOPER INFORMATION

Developer Name: SL Solar Lofts, LLC
Developer Contact: Robert 'A.J.' Patton
Developer Address:
Email: ajpatton@548capital.com Developer Phone: 812-841-3139
Attorney Name: Carol D. Stubblefield, Neal & Leroy, LLC Attorney Phone: 312-641-7144

TIMING

Estimated date marketing will begin: November 2023
Estimated date of building permit: February 2023
Estimated date ARO units will be complete: Spring 2024

*The In-fee fee, recorded covenant and \$5,000 per unit administration fee (for off-site units) are required prior to the issuance of any building permits, including the foundation permit.

PROPOSED UNITS MEET REQUIREMENTS (to be executed by Developer & ARO Project Manager)

Developer or their agent

ARO Project Manager, DOH

Date

09/14/2022

Date



AFFORDABLE REQUIREMENTS ORDINANCE



ARO Web Form

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Name: Robert 'A.J.' Patton

Email: accounting@548capital.com

Development Information

Are you rezoning to downtown?: No

Is your project subject to the ARO Pilots?: 2021 ARO REQUIREMENTS APPLY

Address**Submitted Date: 08/19/2022**

Number From :2542 Number To: 2558 Direction: S

Street Number:Federal Street

Postal Code: 60616

Development Name

SL Solar Lofts

Information

Ward :3

ARO Zone: ARO Community Preservation Area

Details

ARO trigger: Zoning change and planned development

Total units: 47

Development type: Rent

TSL Project : 3.75 FAR (50% ARO on-site requirement)

Submitted date: 07/06/2022

Requirements**FINAL FOR
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Affordable units: 3.8 (20% of 19 total DUs) *On-site aff. Units: 1

How do you intend to meet your required obligation

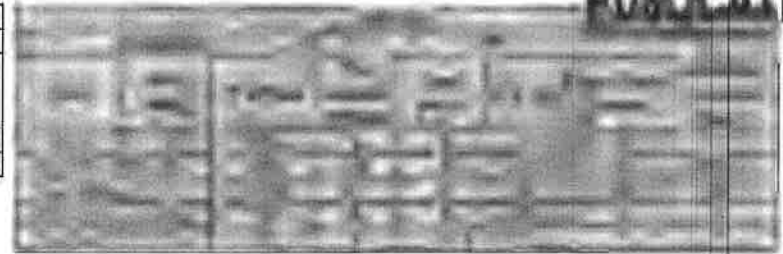
On-Site: 32 ARO Units (the 4 Project Units + the 28 Assumed Units) Off-Site: 0

On-Site to CHA or Authorized agency: 0 Off-Site to CHA or Authorized agency: 0

Total Units: 32 ARO Units In-Lieu Fee Owed: 0

All the 4 Project Units will be Type A Accessible. Type A units will be Unit 200, Unit 201, Unit 208, and Unit 403.

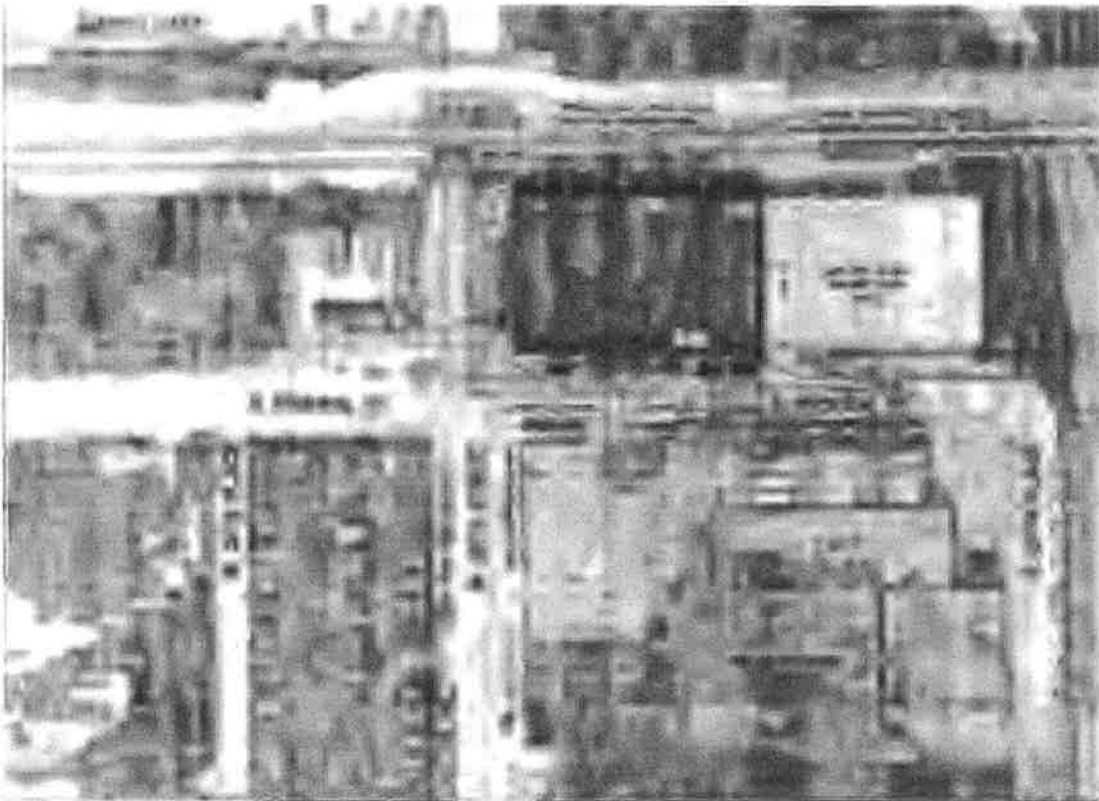
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Project Name:	Solo Lofts
Address:	2842-2559 South Federal Street / 107-308 West 24th St Chicago, IL 60616
Intended for Sale or Rental Project?	Rental
Anticipated average sq ft per unit?	
Total Units in Project:	47
Total Affordable Units:	-1

All projects with reported ARC units must complete this form.

	ARC Units	ARC Units
Parking	0	0
Laundry	0	0
Appliances		
Refrigerator	0	0
type/EnergyStar/make/model/color		
Dishwasher	0	0
type/EnergyStar/make/model/color		
Stove/Oven	0	0
type/EnergyStar/make/model/color		
Microwave	0	0
type/EnergyStar/make/model/color		
Bathroom(s)	0	0
Walk-in closet?	0	0
Half bath? Full bath?	0	0
Kitchen countertops	0	0
Material		
Flooring	0	0
Material		
HVAC	0	0
Other	0	0



① SITE CONTEXT PLAN
1" = 100'

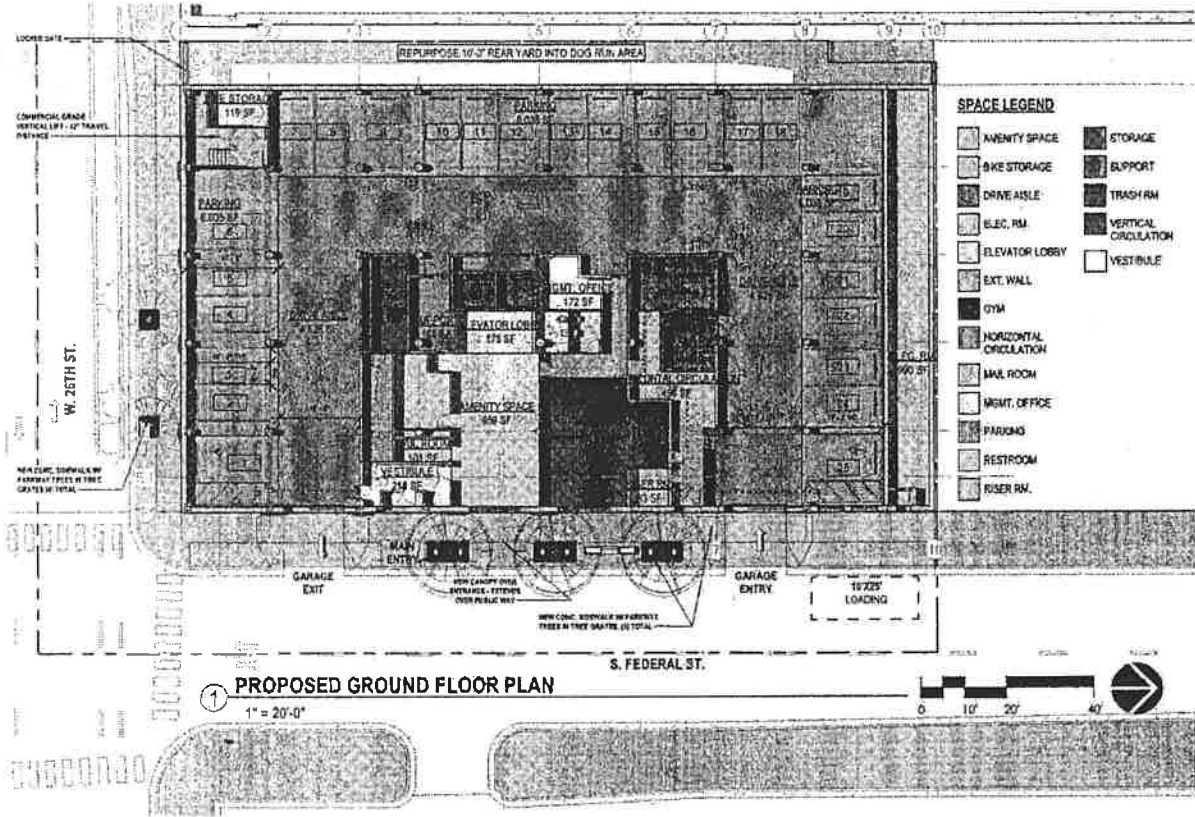


BLDG. AREA SUMMARY	
BLDG. TYPE	AREA (SQ. FT.)
APARTMENT	1,234,567
OFFICE	567,890
RETAIL	123,456
INDUSTRIAL	789,012
WAREHOUSE	345,678
COMMERCIAL	234,567
SCHOOL	123,456
CHURCH	45,678
LIBRARY	34,567
PARK	23,456
STREET	12,345
PLAZA	11,234
TRAIL	10,123
BIKEWAY	9,012
WALKWAY	8,901
LANDSCAPE	7,890
UTILITY	6,789
OTHER	5,678
TOTAL	5,678,901

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SITE CONTEXT PLAN

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- SPACE LEGEND**
- [Symbol] AMENITY SPACE
 - [Symbol] BIKE STORAGE
 - [Symbol] DRIVE AISLE
 - [Symbol] ELEC. RM.
 - [Symbol] ELEVATOR LOBBY
 - [Symbol] EXT. WALL
 - [Symbol] GYM
 - [Symbol] HORIZONTAL CIRCULATION
 - [Symbol] MAIL ROOM
 - [Symbol] MGMT. OFFICE
 - [Symbol] PARKING
 - [Symbol] RESTROOM
 - [Symbol] RISER RM.
 - [Symbol] STORAGE
 - [Symbol] SUPPORT
 - [Symbol] TRASH RM.
 - [Symbol] VERTICAL CIRCULATION
 - [Symbol] VESTIBULE

SPACE TYPE SUMMARY

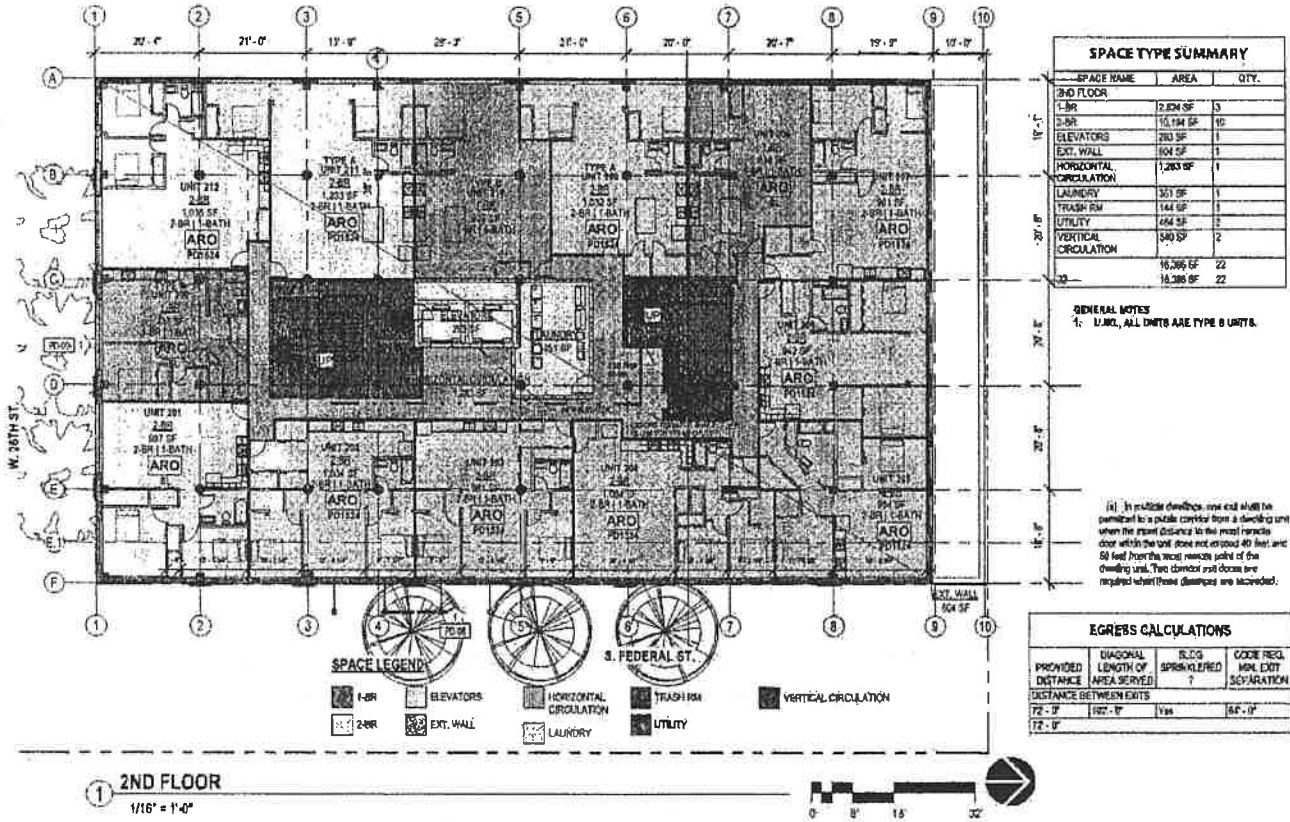
SPACE NAME	AREA	QTY.
1ST FLOOR		
AMENITY SPACE	295 SF	1
BIKE STORAGE	112 SF	1
DRIVE AISLE	4,408 SF	1
ELEC. RM.	290 SF	1
ELEVATOR LOBBY	175 SF	1
EXT. WALL	801 SF	1
GYM	208 SF	1
HORIZONTAL CIRCULATION	1,148 SF	4
MAIL ROOM	221 SF	1
MGMT. OFFICE	172 SF	1
PARKING	8,182 SF	1
RESTROOM	181 SF	2
RISER RM.	81 SF	1
STORAGE	86 SF	1
SUPPORT	168 SF	11
TRASH RM.	251 SF	11
VERTICAL CIRCULATION	258 SF	3
VESTIBULE	219 SF	1
TOTAL	17,482 SF	24
24	17,483 SF	24

UNIT COUNT SUMMARY

FLOOR	SPACE NAME	QTY.
1ST FLOOR		
1-BR		31
2-BR		13
140 FLOOR		13
1-BR		3
2-BR		13
4TH FLOOR		
1-BR		4
2-BR		8
		12
5TH FLOOR		
1-BR		11
2-BR		5
		3
47		47

SITE & GROUND FLOOR PLAN

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SPACE TYPE SUMMARY		
SPACE NAME	AREA	QTY.
2ND FLOOR		
1-BR	12,824 SF	53
2-BR	15,174 SF	95
ELEVATORS	283 SF	1
EXT. WALL	604 SF	1
HORIZONTAL CIRCULATION	1,263 SF	1
LAUNDRY	351 SF	1
TRASH RM	144 SF	1
UTILITY	454 SF	2
VERTICAL CIRCULATION	340 SF	2
	16,266 SF	22
	14,380 SF	22

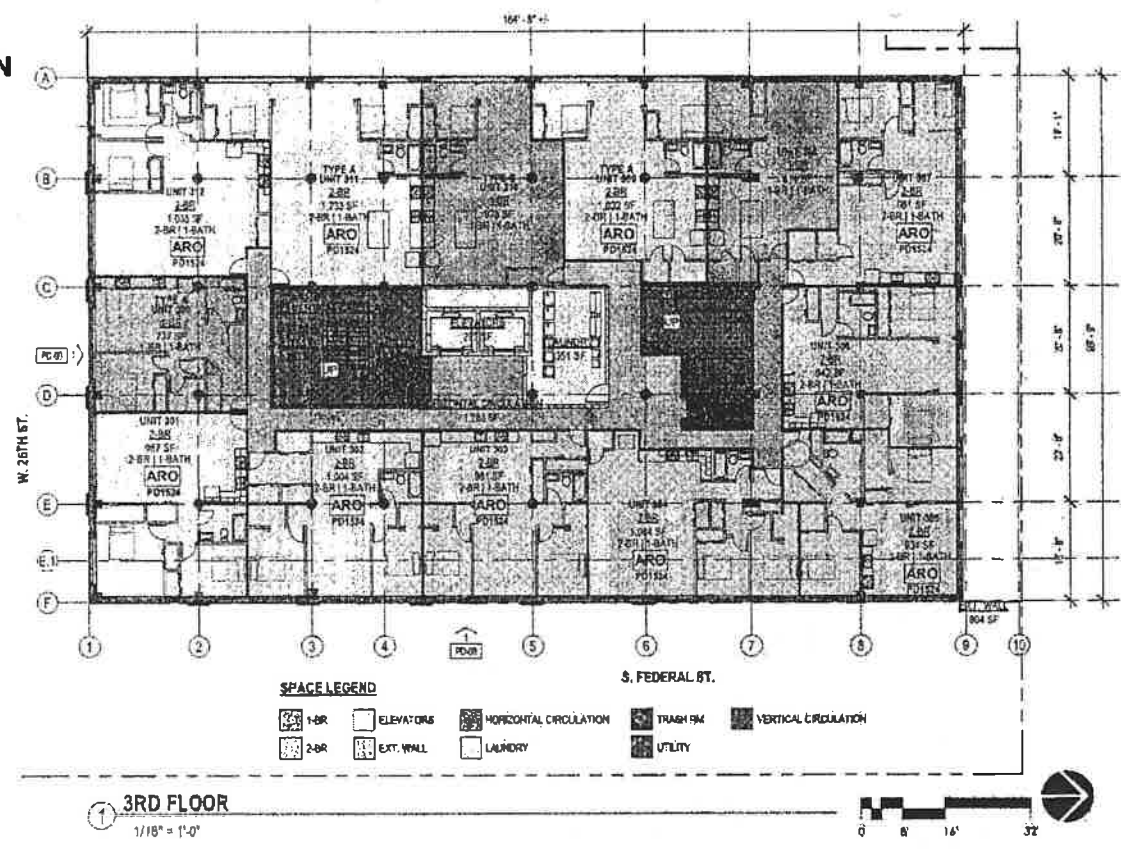
GENERAL NOTES
1. I.M.C., ALL UNITS ARE TYPE B UNITS.

(4) In multiple dwellings, new and shall be permitted to a public corridor from a dwelling unit when the travel distance to the nearest fire door within the unit does not exceed 40 feet and 50 feet from the nearest means of egress of the dwelling unit. Two doors and egress are required when these distances are exceeded.

EGRESS CALCULATIONS			
PROVIDED DISTANCE BETWEEN EXITS	DIAGONAL LENGTH OF AREA SERVED	BLDG SPRINKLERED	CODE REQ. MIN. EXIT SEPARATION
72'-0"	167'-0"	Yes	66'-0"
72'-0"			

LEVEL 2 FLOOR PLAN

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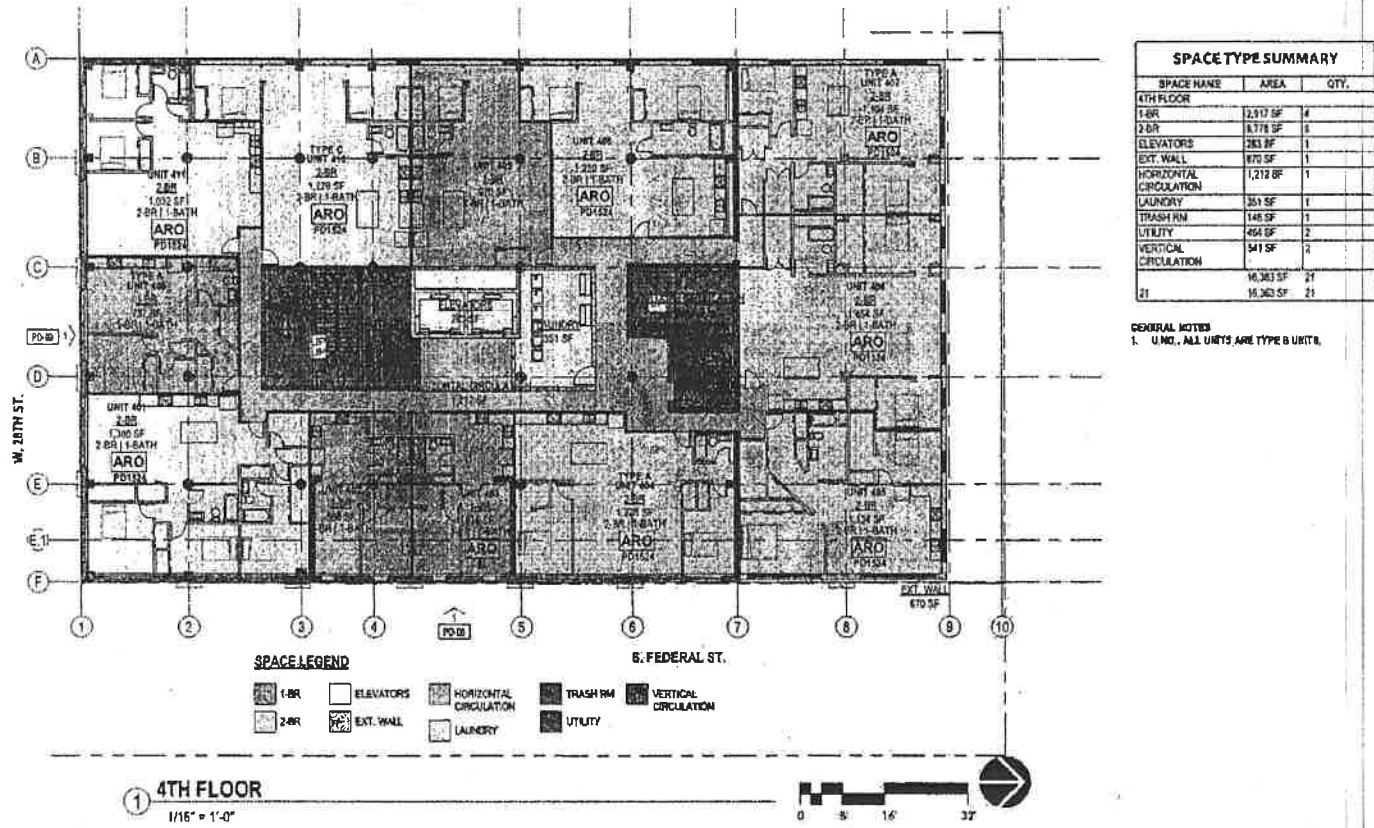


SPACE TYPE SUMMARY		
SPACE NAME	AREA	QTY.
3RD FLOOR		
1-BR	1,524 SF	3
2-BR	10,194 SF	18
ELEVATORS	283 SF	1
EXT. WALL	664 SF	1
HORIZONTAL CIRCULATION	1,293 SF	1
LAUNDRY	951 SF	1
TRASH RM	144 SF	1
UTILITY	484 SF	2
VERTICAL CIRCULATION	540 SF	2
	15,536 SF	22
	16,396 SF	23

GENERAL NOTES
 1. UNO, ALL UNITS ARE TYPE B UNITS.

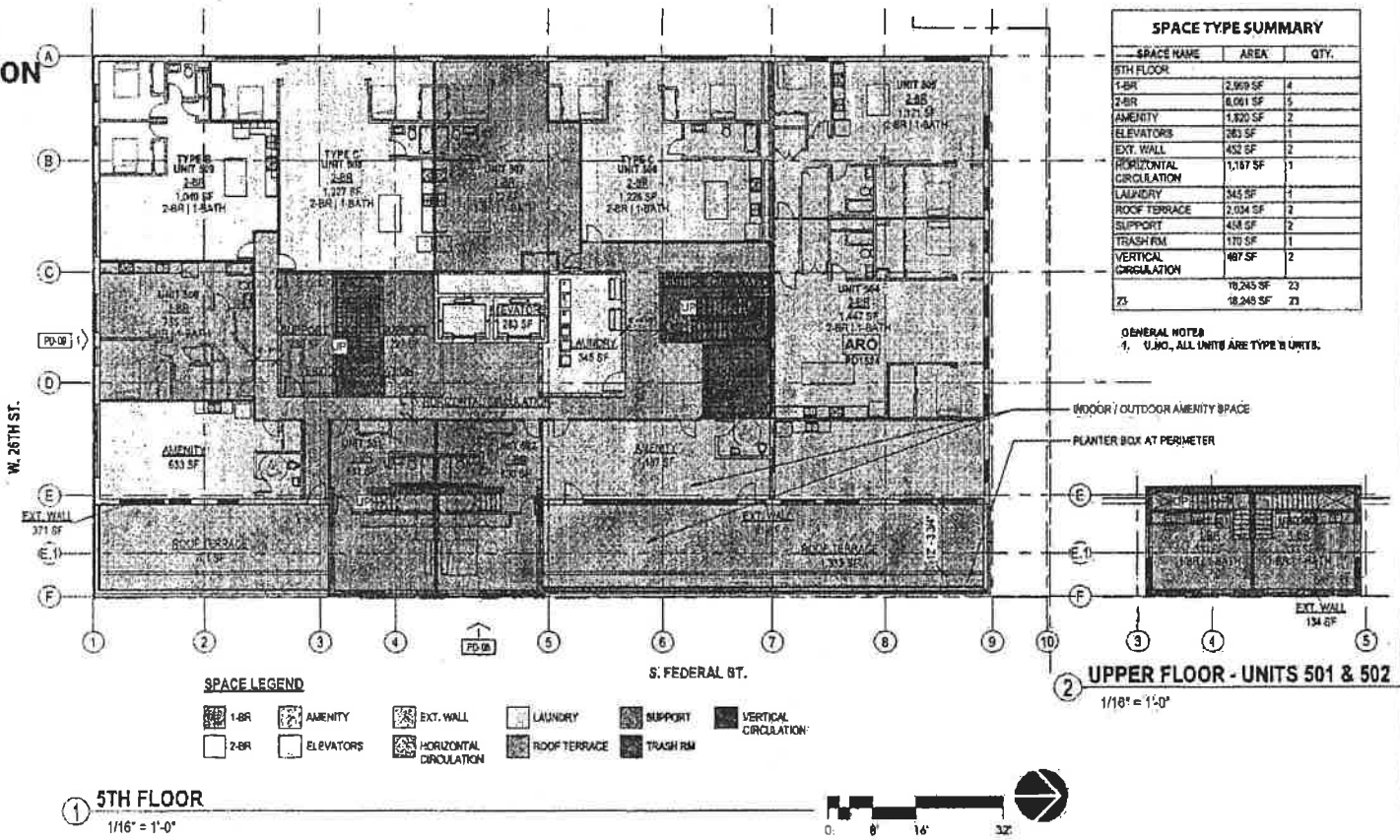
LEVEL 3 FLOOR PLAN

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LEVEL 4 FLOOR PLAN

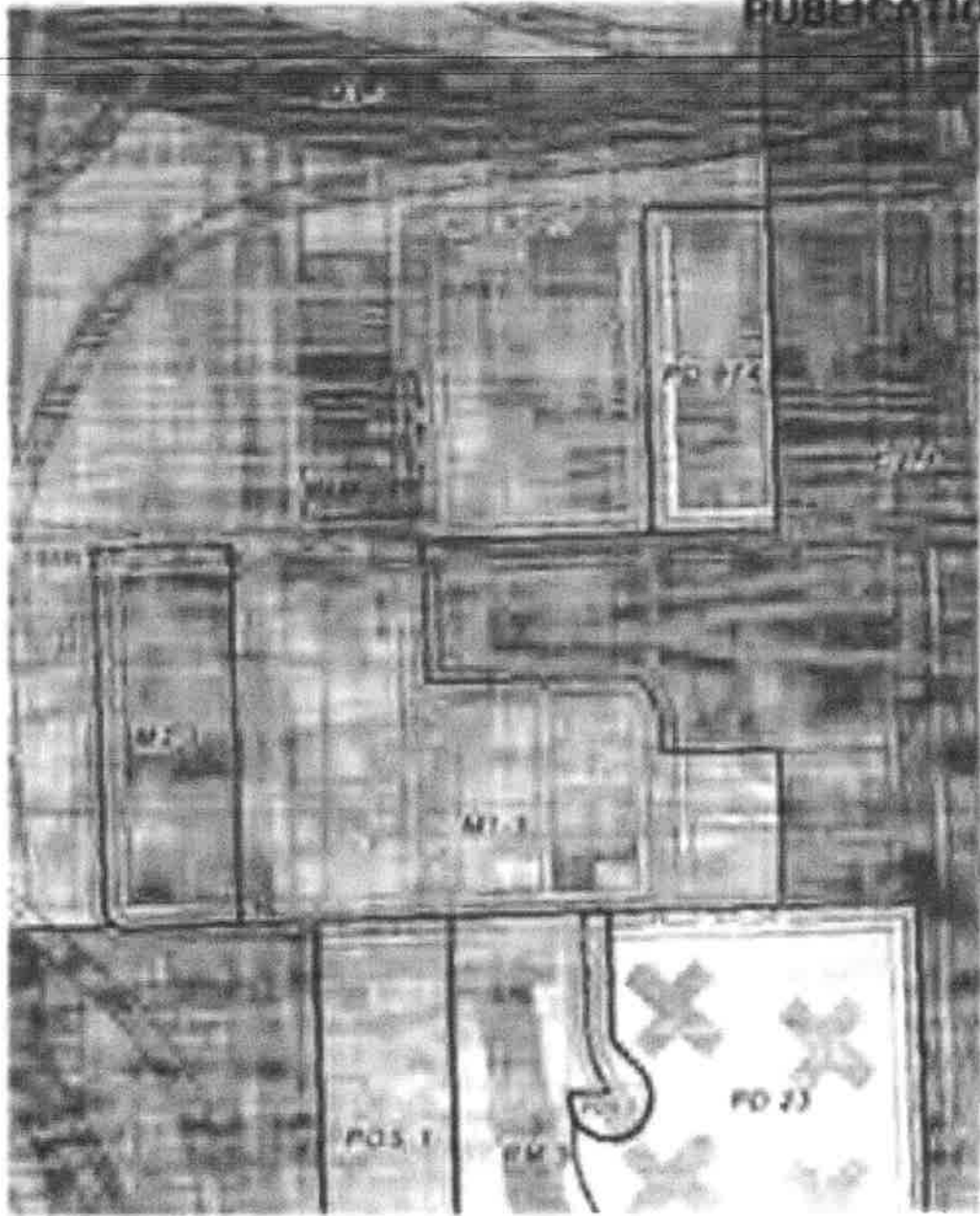
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LEVEL 5 FLOOR PLAN

EXISTING ZONING MAP

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- 1. MOTOR VEHICLE-RELATED COMMERCIAL DISTRICT
- 2. LIMITED MANUFACTURING/BUSINESS PARK DISTRICT
- 3. LIGHT INDUSTRY DISTRICT
- 4. RESIDENTIAL
- 5. PARKS & OPEN SPACE



SOLAR LOFTS

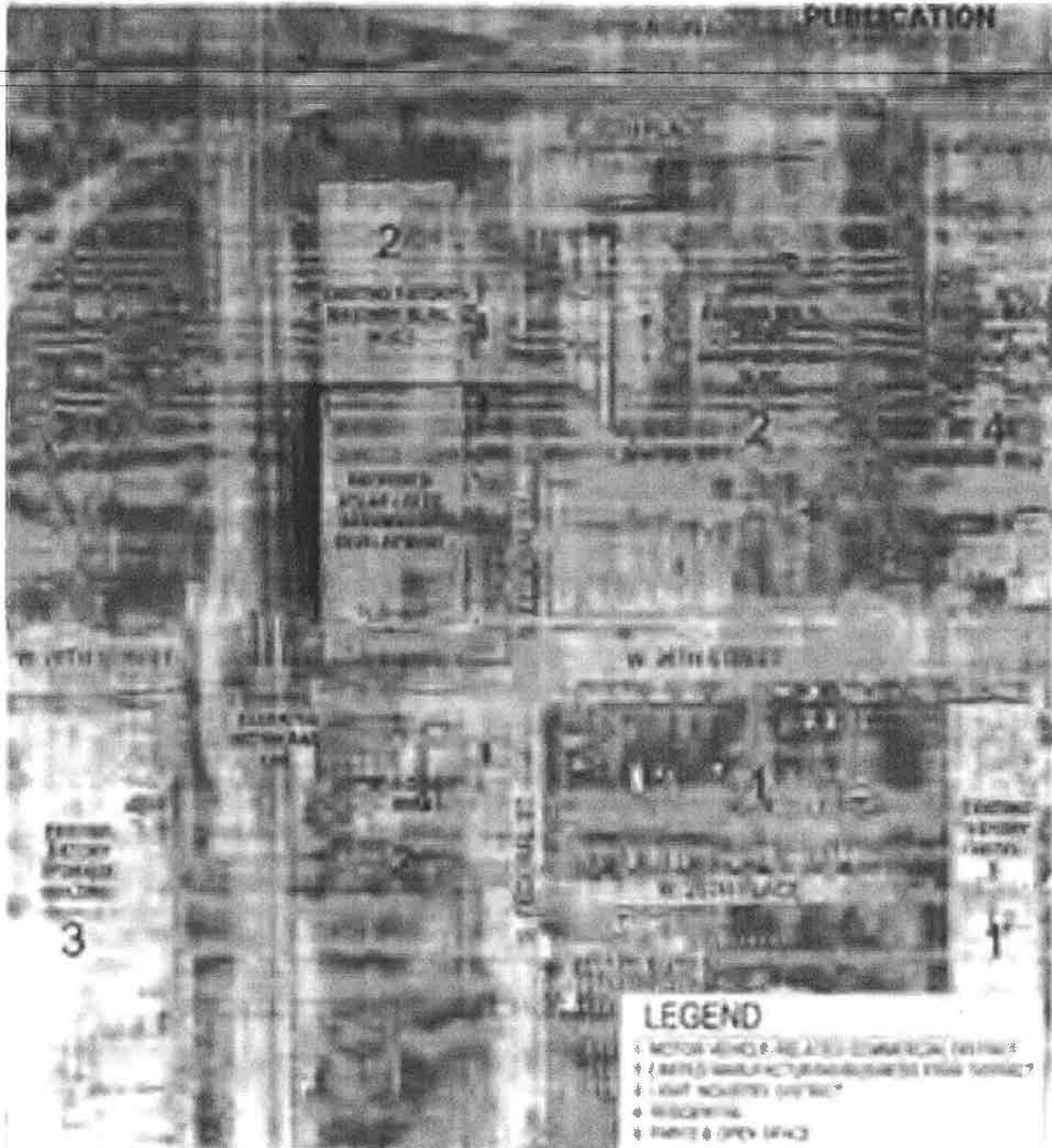
APPLICANT: SL Solar Lofts, LLC
 ADDRESS: 2542 - 2558 South Federal Street and 100 - 108 West 26th Street
 INTRODUCTION DATE: July 20, 2022
 PLAN COMMISSION: September 15, 2022

PD-01

EXISTING LAND USE AREA MAP

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1 EXISTING LAND USE AREA MAP
1" = 100'-0"



SOLAR LOFTS

APPLICANT: SL Solar Lofts, LLC
 ADDRESS: 2542 - 2556 South Federal Street and 100 - 108 West 26th Street
 INTRODUCTION DATE: July 20, 2022
 PLAN COMMISSION: September 15, 2022

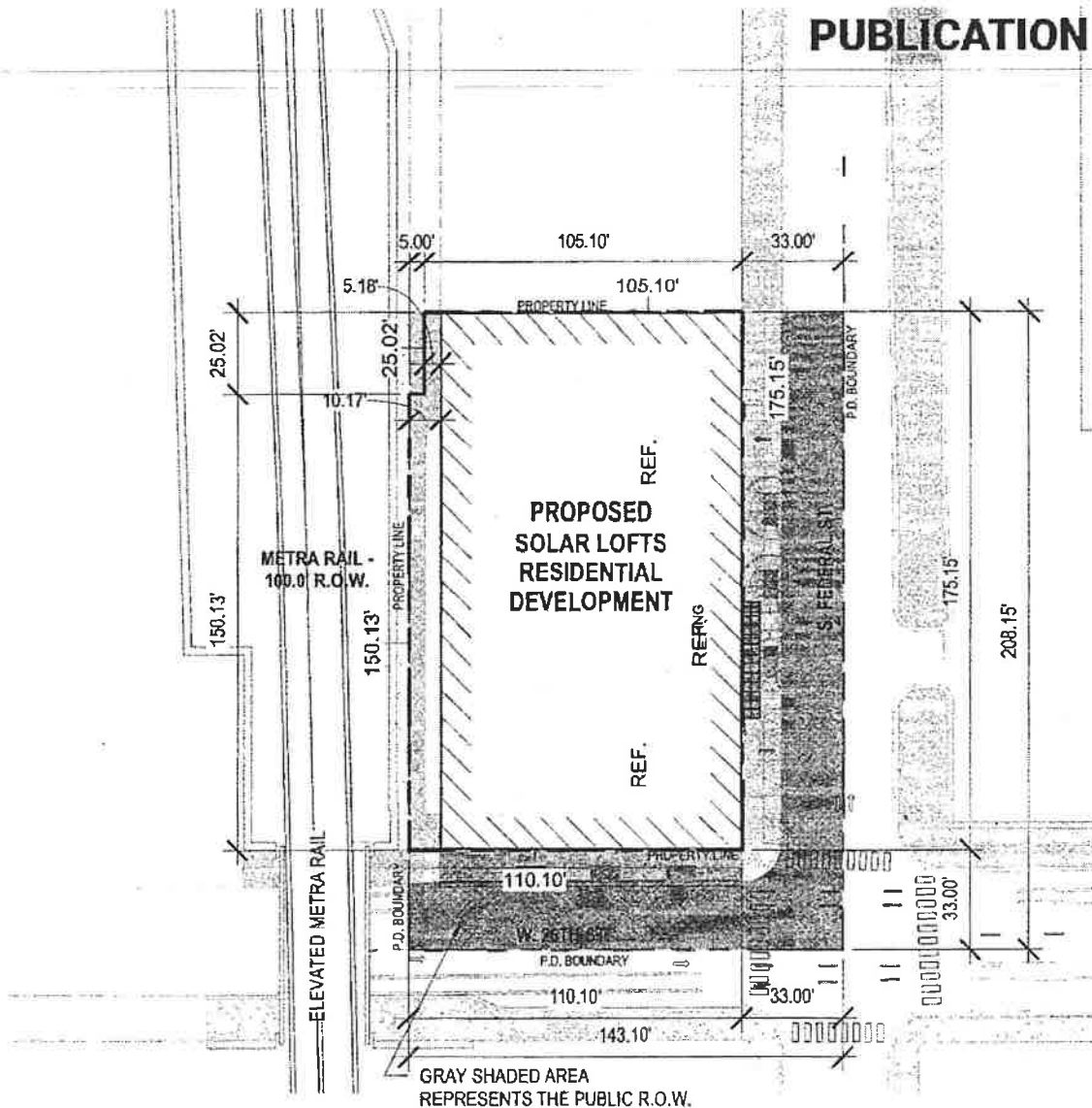
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PROPERTY LINE / PD BOUNDARY MAP

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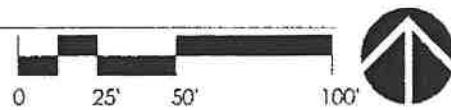


AREA SUMMARY

NET SITE AREA:	19,158.89 SF
PUBLIC R.O.W.:	10,502.25 SF
GROSS SITE AREA:	29,661.14 SF

1 PROPERTY LINE / PD BOUNDARY MAP

1" = 50'-0"



SOLAR LOFTS

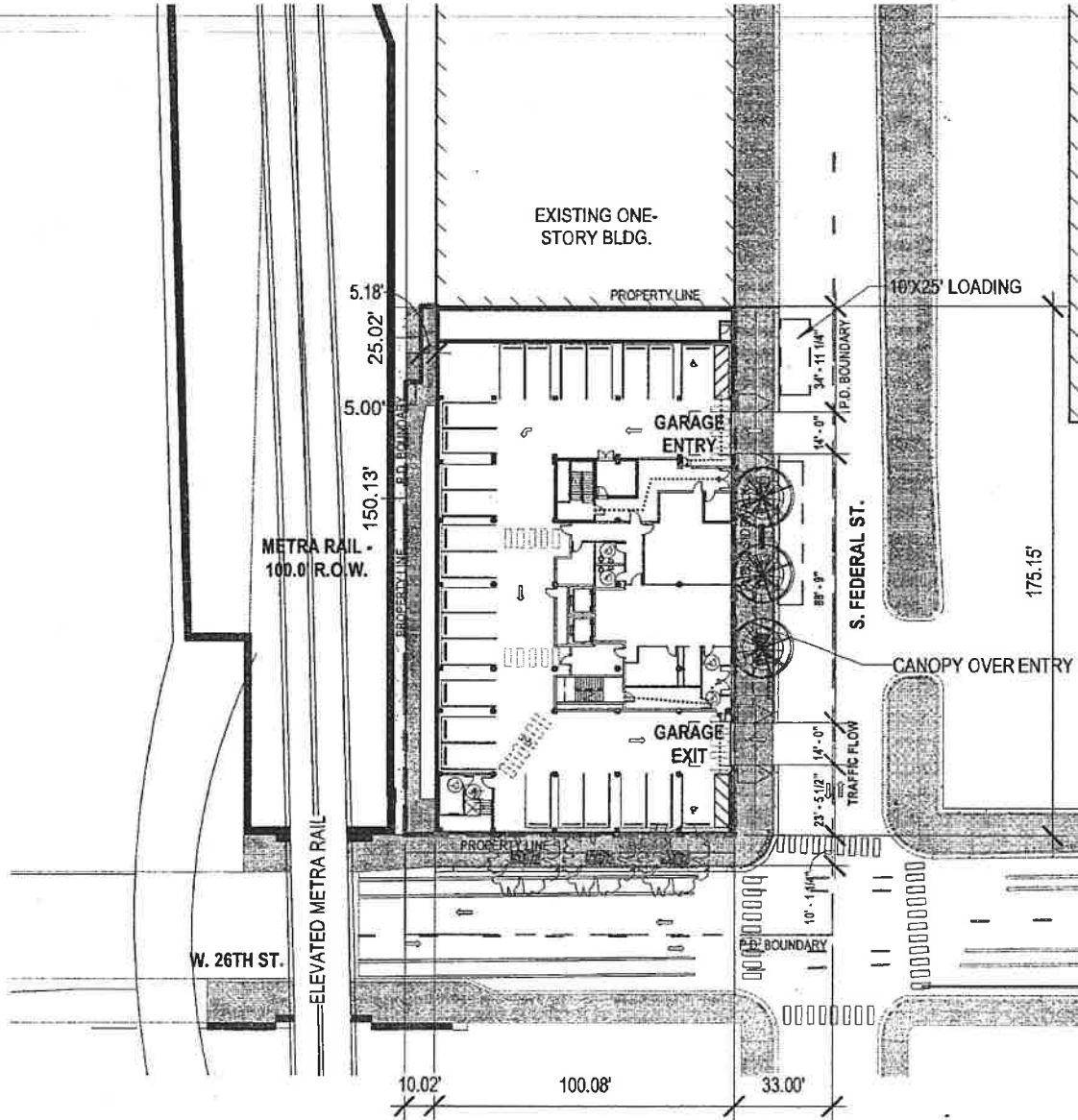
APPLICANT: SL Solar Lofts, LLC
 ADDRESS: 2542 - 2558 South Federal Street and 100 - 108 West 26th Street
 INTRODUCTION DATE: July 20, 2022
 PLAN COMMISSION: September 15, 2022

PD-03

GENERALIZED SITE PLAN

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1 GENERALIZED SITE PLAN
 1" = 50'-0"



SOLAR LOFTS

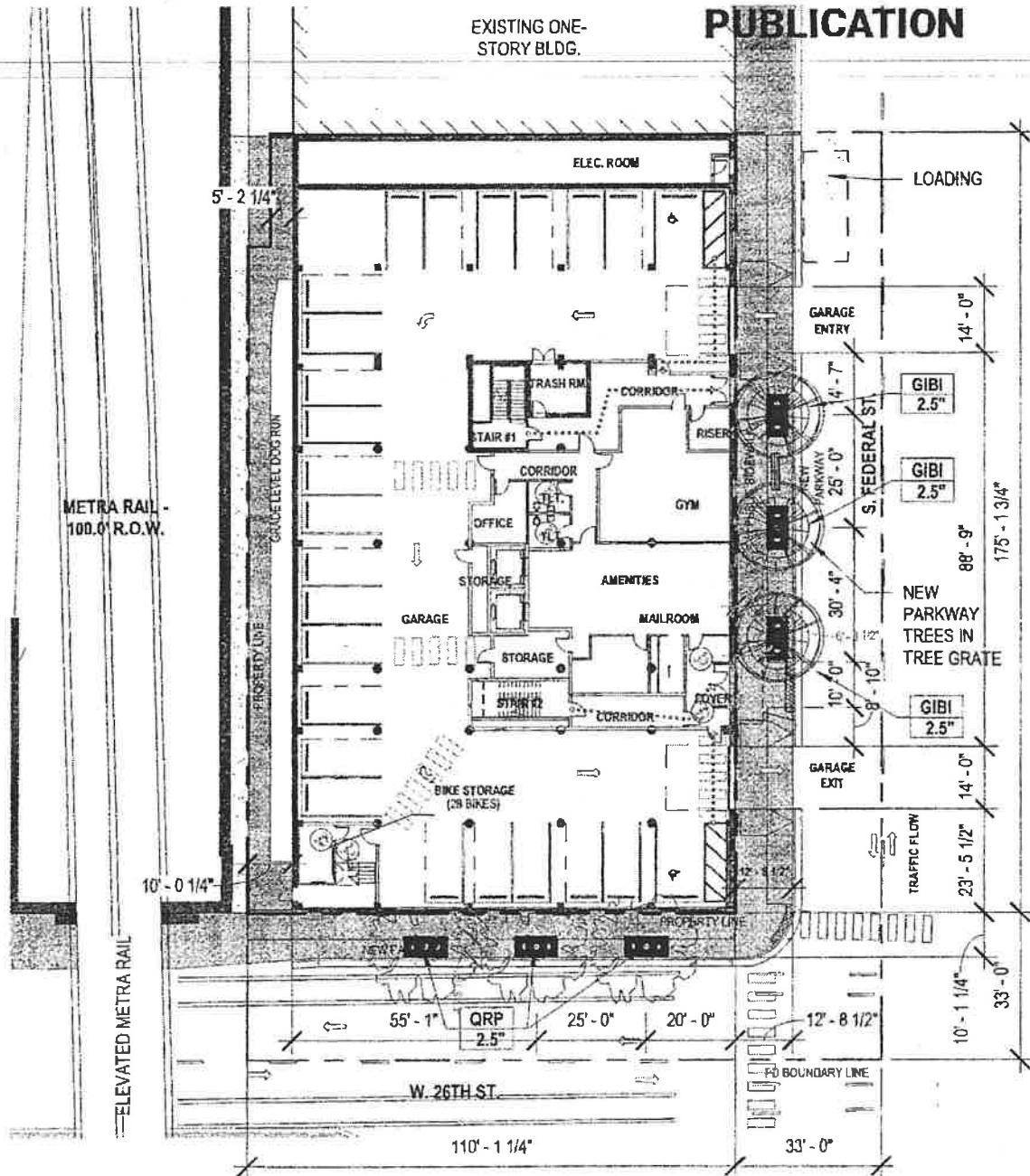
APPLICANT: SL Solar Lofts, LLC
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PD-04

GROUND FLOOR AND LANDSCAPE PLAN

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1 GROUND FLOOR & LANDSCAPE PLAN

1/32" = 1'-0"



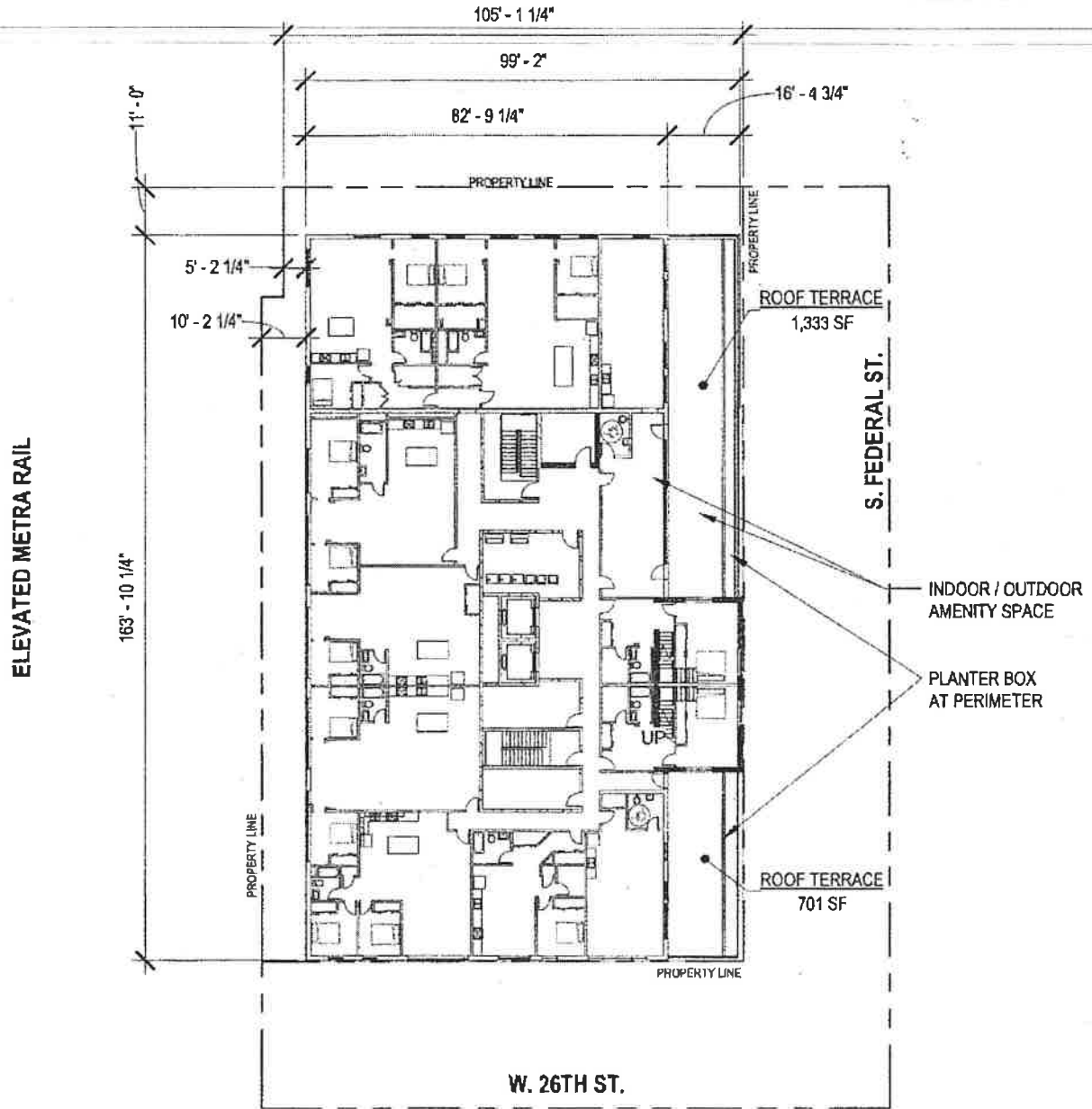
SOLAR LOFTS

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 INTRODUCTION DATE: July 20, 2022
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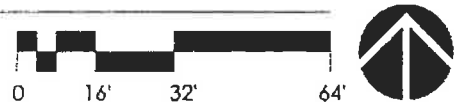
PD-05

5TH FLOOR/ROOF TERRACE

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1 5TH FLOOR / ROOF TERRACE
 1/32" = 1'-0"



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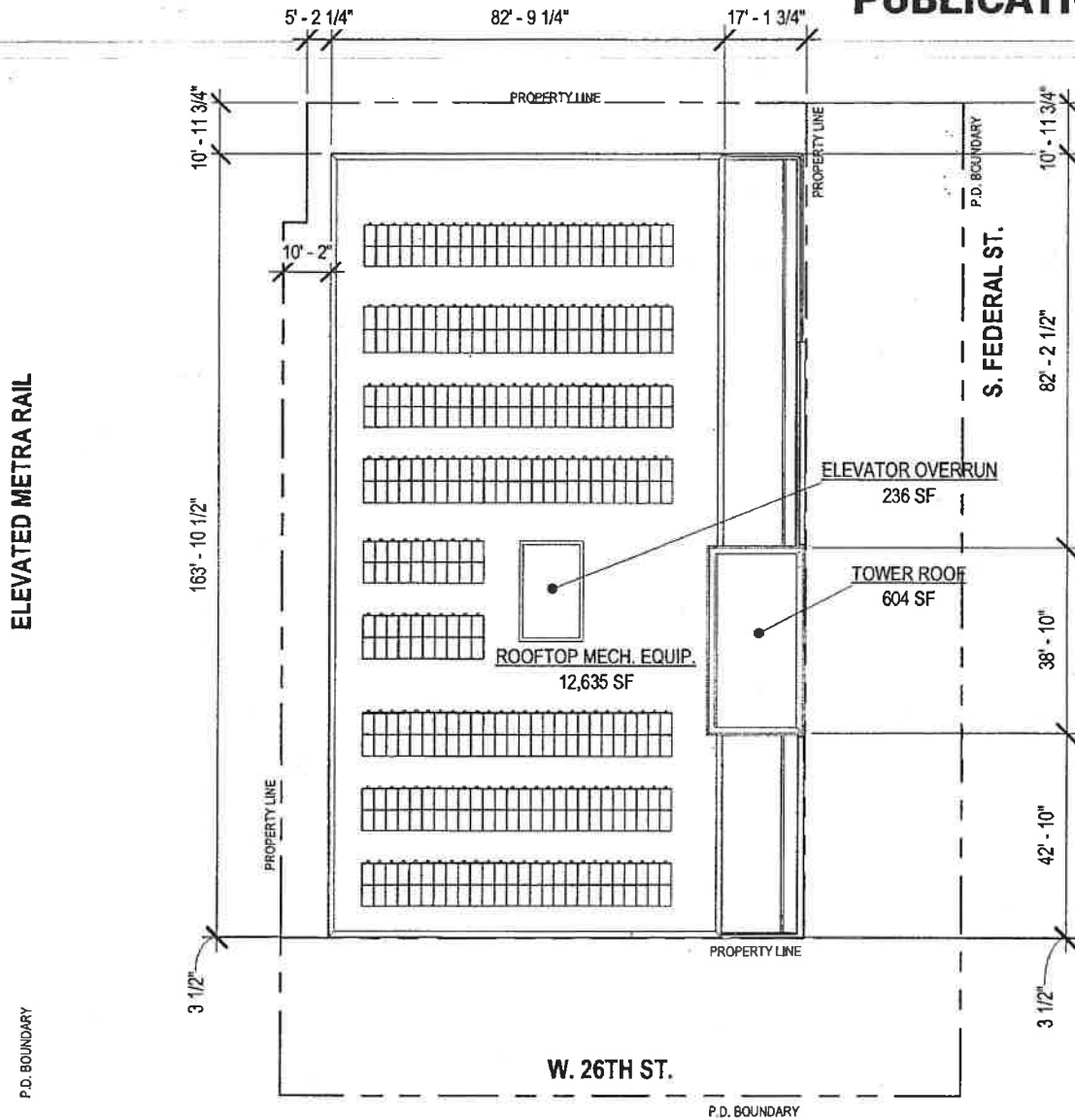
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PD-06

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ROOF PLAN

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1 ROOF PLAN
 1/32" = 1'-0"



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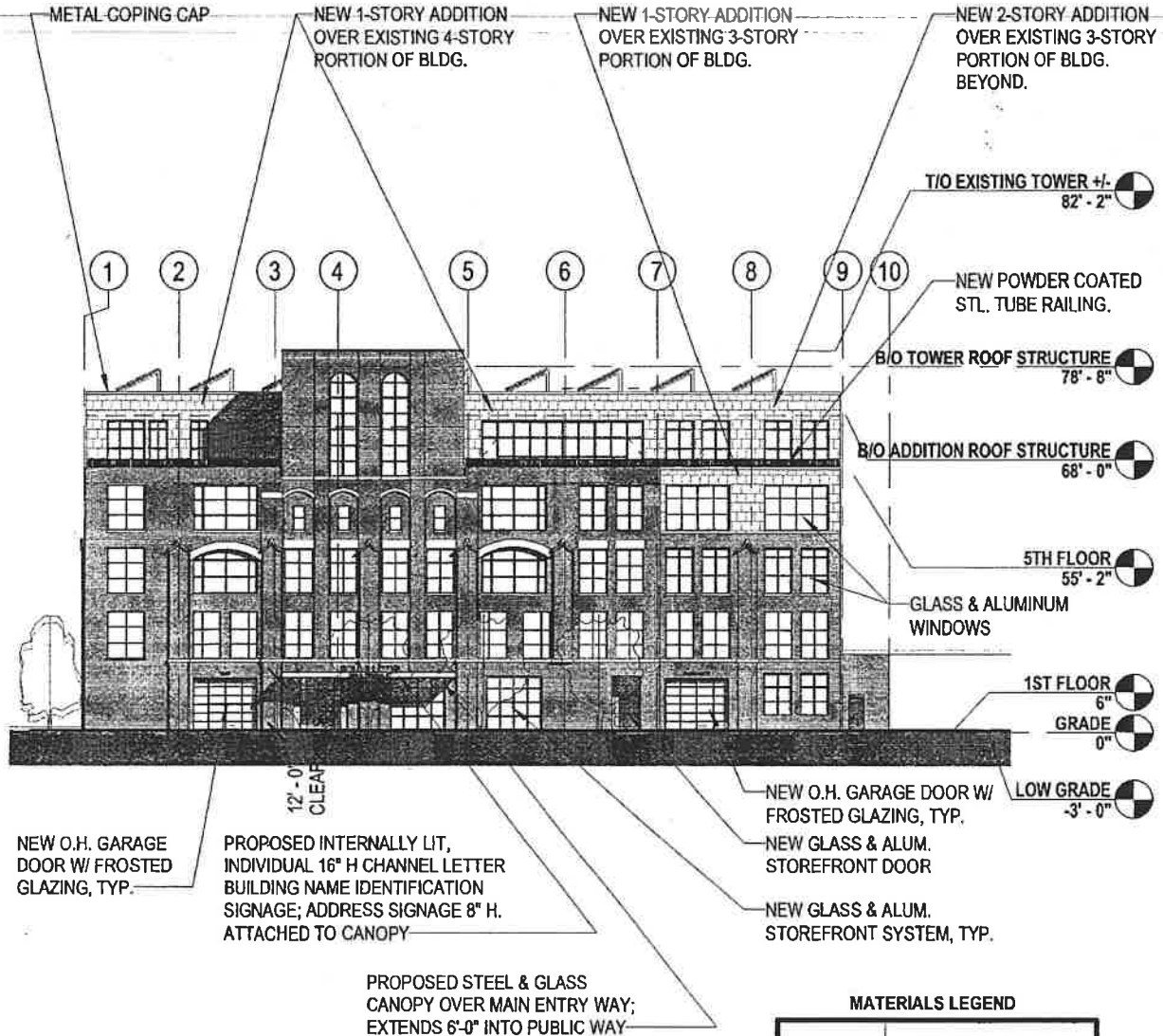
PD-07

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EAST ELEVATION

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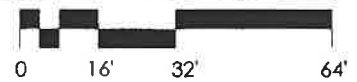


MATERIALS LEGEND

ELEVATION	MATERIAL NAME
	METAL PANELS
	EXISTING BRICK MASONRY

1 EAST ELEVATION

1/32" = 1'-0"



SOLAR LOFTS

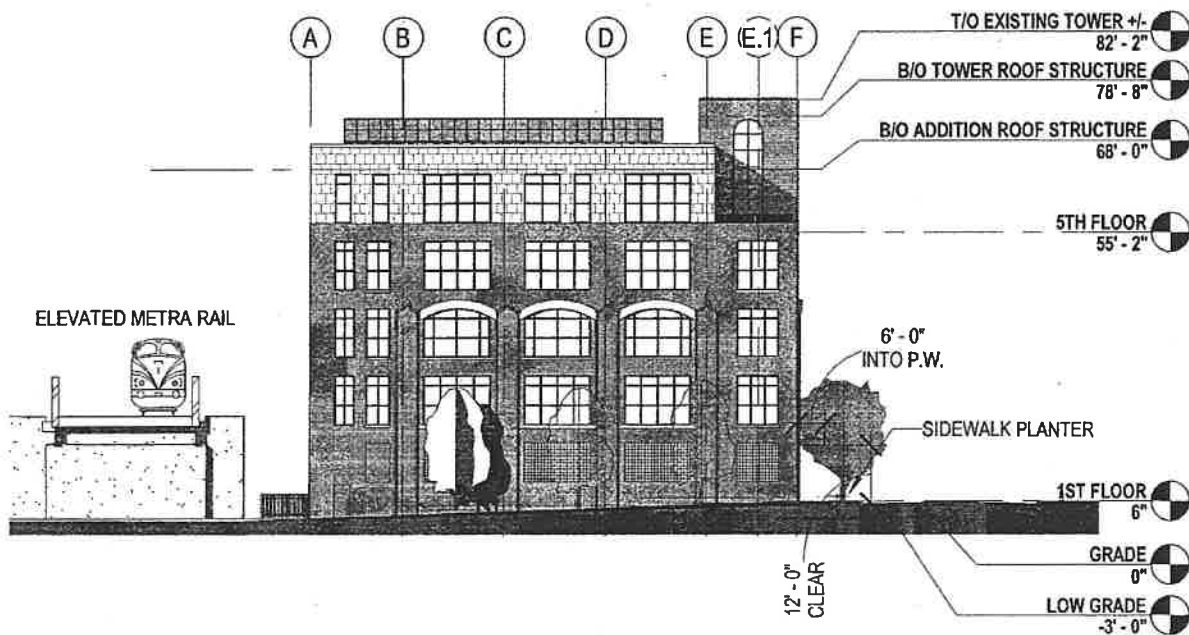
APPLICANT: SL Solar Lofts, LLC
 ADDRESS: 2542 - 2558 South Federal Street and 100 - 108 West 26th Street
 INTRODUCTION DATE: July 20, 2022
 PLAN COMMISSION: September 15, 2022

PD-08

SOUTH ELEVATION

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3:



MATERIALS LEGEND

ELEVATION	MATERIAL NAME
	METAL PANELS
	EXISTING BRICK MASONRY

1 SOUTH ELEVATION

1/32" = 1'-0"



SOLAR LOFTS

APPLICANT: SL Solar Lofts, LLC
 ADDRESS: 2542 - 2558 South Federal Street and 100 - 108 West 26th Street
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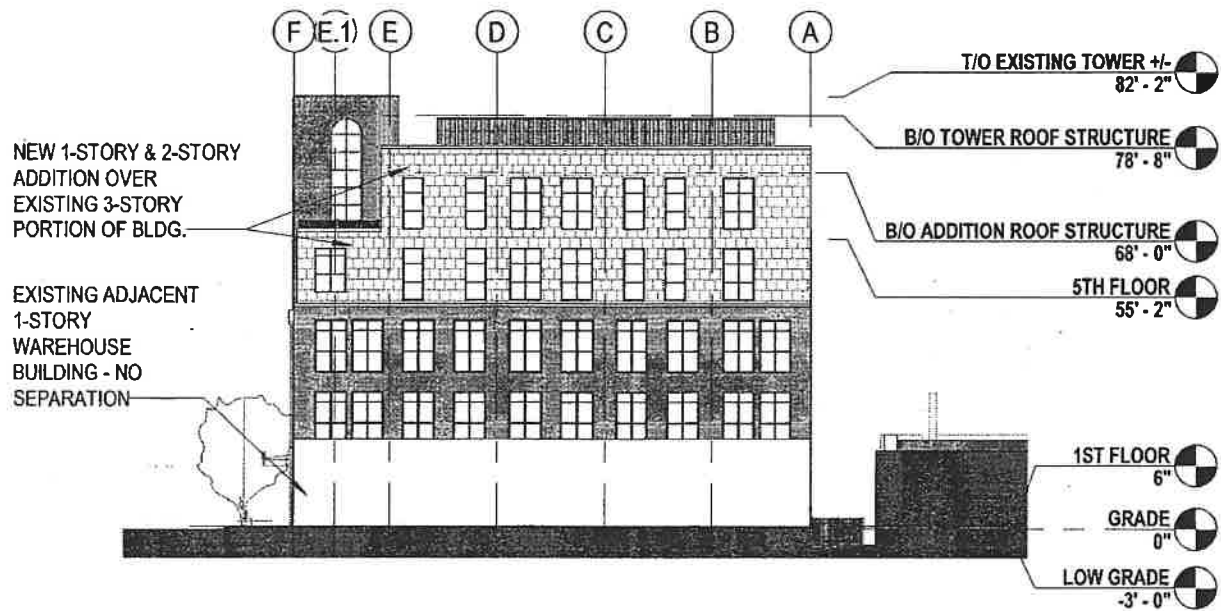
PD-09

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NORTH ELEVATION

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MATERIALS LEGEND

ELEVATION	MATERIAL NAME
	METAL PANELS
	EXISTING BRICK MASONRY

1 NORTH ELEVATION

1/32" = 1'-0"



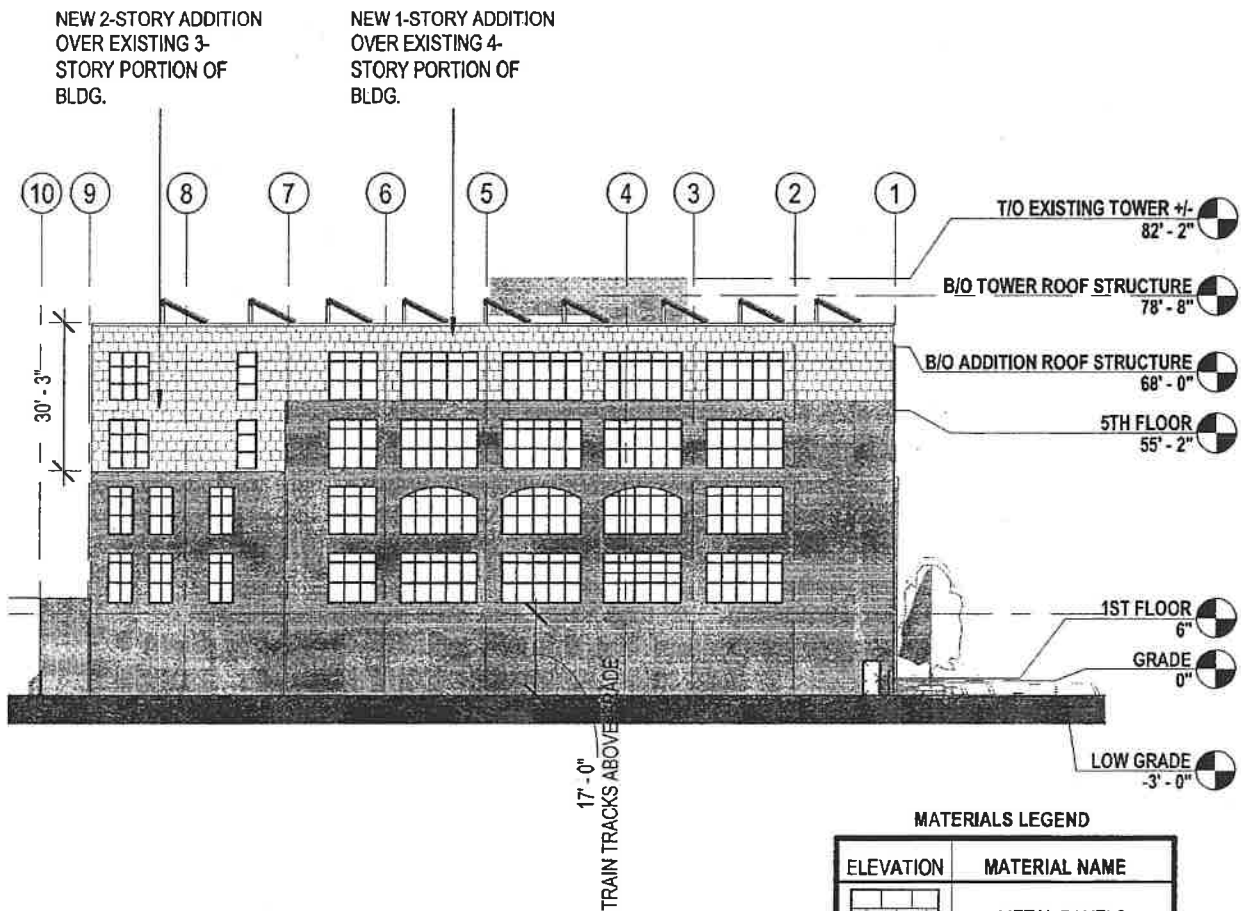
SOLAR LOFTS

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 INTRODUCTION DATE: July 20, 2022
 PLAN COMMISSION: September 15, 2022



PD-10

WEST ELEVATION

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MATERIALS LEGEND

ELEVATION	MATERIAL NAME
	METAL PANELS
	EXISTING BRICK MASONRY

1 WEST ELEVATION

1/32" = 1'-0"



SOLAR LOFTS

APPLICANT: SL Solar Lofts, LLC
 ADDRESS: 2542 - 2558 South Federal Street and 100 - 108 West 26th Street
 INTRODUCTION DATE: July 20, 2022
 PLAN COMMISSION: September 15, 2022

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