



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Details (With Text)

File #: SO2022-2056
Type: Ordinance
Status: Passed
File created: 7/20/2022
In control: City Council
Final action: 9/21/2022
Title: Zoning Reclassification Map No. 118-B at 2542-2558 S Federal St and 100-108 W 26th St - App No. 21083
Sponsors: Misc. Transmittal
Indexes: Map No.118-B
Attachments: 1. O2022-2056.pdf, 2. SO2022-2056.pdf

Date	Ver.	Action By	Action	Result
9/21/2022	1	City Council	Passed as Substitute	Pass
9/20/2022	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
7/20/2022	1	City Council	Referred	

FINAL FOR PUBLICATION

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION I. 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 NORTH OF WEST 26TH STREET

to those of 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 NORTH OF WEST 26TH STREET

to those of Residential Planned Development [], which is hereby established in the area above described, subject to such use and bulk regulation 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.

COMMON ADDRESS: 2542 - 2558 South Federal Street and 100 - 108 West 26th Street

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RESIDENTIAL PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Residential Planned Development No. _____ (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 title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 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:

Applicant: SI. Solar Lofts, LLC
Address- 25-12 - 255X Soiiih federal Slieel and 100 - I OS West 2ft(h Sued
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- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway & 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 Ramon 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.

Applicant: SI. Solar Lolls, LLC
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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-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-Premise signs are prohibited within the boundary of the Planned Development.
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 No. 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

Applicant SI Solar Lofts, LLC
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Properly 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% MBE and 6% WBE participation (measured against the total construction budget for

the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

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

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Planned Development ("PD") is an "entitlement" that triggers the requirements of Section 2-44-085 of the Municipal Code of Chicago (the "ARO"). The PD 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 -63 1 approved by 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 PD 1524 at 180 N. Morgan Street for the construction of 28 affordable units in the Project (the "Assumed Units"). The Assumed Units will partially satisfy PD 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% of the units in the residential development as affordable units. The developer must provide at least 25% of the affordable units on-site and another 25% 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% 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% 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% of the AMI, (y) at least one-third (or 11 ARO Units) must be affordable to households at or below 50% of the AMI, of which one-sixth (or 2 of the 11 ARO Units) must be affordable to households at or below 40% of the AMI, and (z) all income levels must be multiples of 10% 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 PD, provided however, the Applicant must update and resubmit the revised AHP to DOIT for review and

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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 PD, 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 PD 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 PD.

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 PD. 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 B2-5, Neighborhood Mixed-Use District.

Applicant: SI. Solar Lolis. LLC
Address 7,542 - 255S South Lederal Sired and 100 - I OS West 76lh Street
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RESIDENT IAL PLANNED DEVELOPMENT BULK REGULATIONS AND DATA TABLE

Site Area Gross Site Area Public Right-of-Way: Net Site Area:

29,661 sq. ft 10,503 sq. ft. 19,158 sq. ft.

Residential Dwelling Units:

Floor Area Ratio:

Minimum Off-Street Parking Spaces:

Minimum Bicycle Spaces:

Maximum Building Height:

North: O'-O" South: O'-O" East: O'-O" West: 5.18"

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With ARO Affordable Housing Profile Form (AHP) PUBLICATION

"Submit this form for projects that are subject to the ARO." Informational forms are available at www.cityofchicago.org/ARO <<http://www.cityofchicago.org/ARO>> Department of Planning and Economic Development, 100 North Dearborn Street, 10th Floor, Chicago, IL 60602. E-mail: ARO@cityofchicago.org

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 ☐ City Land ☐ Planned Development (PD)
check all that apply ☐ Financial Assistance ☐ Transit Served Location (TSL) project
☐ Zoning increase

REQUIRED ATTACHMENTS: the AHP will not be reviewed until all required docs are received 0 ARO Web

Form completed and attached - or submitted online on

0 ARO "Affordable Unit Details and Square Footage" worksheet completed and attached (Excel) 0 If ARO units proposed, Dimensioned Floor Plans with affordable units highlighted are attached (pdf) 0 If ARO units proposed

are off-site, required attachments are included (see next page) 0 If ARO units are CHA/Authorized Agency units, signed acceptance letter is attached (pdf)

DEVELOPER INFORMATION

Developer Name SL Solar Lofts, LLC
Contact " Robert A.J.' Patton Developer

Developer Address

Email ajpatton@548capital.com <mailto: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

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"the in-lieu fee, recorded covenant and 55,000 per unit administration fee (for off-site units) are required prior to the issuance of any building permits, including the foundation permit.

Date

09/14/2022

EEt REQUIREMENTS (to be executed Jav Dwatepar^AliO Project Manager)

ARO Project Manager, DOH Date

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Applicant Contact Information

Name: Robert A.J.' Patton

Email: accounting@548capital.com <mailto: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

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Requirements

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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 obiligation

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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EX,ST1NG LAND USE AREA MAP



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- --K^ -: ^ 4. RESIDENTIAL
5. PARKS & OPEN SPACE

jj EXISTING LAND USE AREA MAP

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r = 100'-0"

SOLAR LOFTS

APPLICANT: ADDRESS'
50' 100'

SL Solar Lofts, LLC

INTRODUCTION DATE July 20, 2022 PLAN COMMISSION

September IS, 2022 Gregory Ramon D«IgliSiuo,, Inc

www.gregoryramon.

PROPERTY LINE / PD BOUNDARY MAP

GRAY SHADED AREA REPRESENTS THE PUBLIC R.O.W.

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AREA SUMMARY

NET SITE AREA: PUBLIC R.O.W.: GROSS SITE AREA:
19,158.89 SF 10,502 25 SF 29,661.14 SF

1" = 50'-0" SOLAR LOFTS

PROPERTY LINE / PD BOUNDARY MAP

APPLICANT ADDRESS

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SL Solar Lofts, LLC

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7n GENERALIZED SITE PLAN

1" = 50'-0"

0 25' 50' 100'

SOLAR LOFTS

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1/32" = 1'-0" SOLAR LOFTS

GROUND FLOOR & LANDSCAPE PLAN

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5TH FLOOR/ROOF TERRACE

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16'-4 3/4"

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> PLANTER BOX AT PERIMETER

INDOOR/OUTDOOR AMENITY SPACE

5TH FLOOR / ROOF TERRACE

1/32" = 1'-0"

SOLAR LOFTS

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Gregory Ramon Design Studio Inc

5'-2 1/4" //

17'-1 3/4" / /

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PROPIETY INF _

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ELEVATOR OVERRUN

236 SF |

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TOWER ROOF
604 SF

ROOFTOP MECH. EQUIP
12,635 SF

-V

PROPERTY LINE

W. 26TH ST.

P D BOUNDARY

ROOF PLAN

1/32"= 1'-0"

SOLAR LOFTS

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-NEW 1-STORY ADDITION

64'

/-- NEW 2-STORY ADDITION / OVER EXISTING 3-STORY / PORTION OF BLDG. 1 BEYOND.

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NAME
METAL PANELS

EXISTING BRIC
MASONRY

32'

APPLICANT: SL Solar Lofts, LLC
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_ t/q existing tower m-A

82'-2"Vj B/O TOWER ROOF STRUCTURE i
LOW GRADE gT\ .3'-0"VjF

MATERIALS LEGEND

MATERIAL NAME
METAL PANELS

EXISTING BRICK MASONRY

SOUTH ELEVATION

1/32" = 1'-0"

SOLAR LOFTS

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MATERIALS LEGEND

NORTH ELEVATION

1/32" = 1'-0" SOLAR LOFTS

ELEV
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MATERI
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NAME

|| METAL PANELS

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1

EXISTING BRICK
MASONRY

32'

SL Solar Lofts, LLC

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NEW 2-STORY ADDITION OVER EXISTING 3-STORY PORTION OF BLDG.
NEW 1-STORY ADDITION OVER EXISTING 4- . STORY PORTION OF BLDG.

< or

WEST ELEVATION

1/32" = 1'-0"

EXISTING BRICK i MASONRY

SOLAR LOFTS

APPLICANT- SL Solar Lofts, LLC

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INTRODUCTION DATE July 20, 2022

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Gregory Ramon imnsiud'o in.:

DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF CHICAGO

MEMORANDUM

To: Alderman Tom Tunney
Chairman, City Council Committee on Zoning
Maurice D. Cox / Chicago Plan Commission

Date: September 15, 2022

Re: Proposed Residential Planned Development - 2556 S. Federal St.

On September 15, 2022, the Chicago Plan Commission recommended approval of the proposed Planned Development, submitted by SL Solar Lofts LLC. A copy of the proposed ordinance, planned development statements, bulk table and exhibits are attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact Joshua Son at 312-744-2780.

Cc: PD Master File (Original PD, copy of memo)

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