#22634
INTRO DATE
JAN 15, 2025

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:

   1333 North Kingsbury, Chicago, Illinois 60642

2. Ward Number that property is located in: 27th Ward

3. APPLICANT 1333 N Kingsbury, LLC

   ADDRESS 3151 North Halsted CITY Chicago

   STATE IL ZIP CODE 60657 PHONE 773-857-0167

   EMAIL Zev@ZSDcorp.com CONTACT PERSON Zev Salomon

4. Is the applicant the owner of the property? YES X NO X
   If the applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the application to proceed.

   The Applicant owns the property located at 1333 N Kingsbury. The following entity owns the property located at 1301 North Kingsbury.

   OWNER 1301 North Kingsbury Owner LLC

   ADDRESS _____ CITY _____

   STATE _____ ZIP CODE _____ PHONE _____

   EMAIL _____ CONTACT PERSON _____

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

   ATTORNEY Rich Klawiter & Katie Jahnke Dale - DLA Piper LLP (US)

   ADDRESS 444 West Lake Street, Suite 900

   CITY Chicago STATE IL ZIP CODE 60606

   PHONE (312) 368-7243/ -2153 FAX (312) 251-2856

   EMAILrichard.klawiter@dlapiper.com/ katie.dale@dlapiper.com

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed in the Economic Disclosure statements: See attached Economic Disclosure Statements

7. On what date did the owner acquire legal title to the subject property? 2018 / 2024

8. Has the present owner previously rezoned this property? If yes, when? No

9. Present Zoning District: District M2-3 Light Industry District and C3-5 Commercial, Manufacturing and Employment District

10. Proposed Zoning District: District B2-5 Neighborhood Mixed-Use District then a Residential-Business Planned Development

11. Lot size in square feet (or dimensions): 73,797 SF

12. Current Use of the Property: Surface parking, commercial

13. Reason for rezoning the property: Mandatory Planned Development pursuant to Sections 17-8-0512 (Tall Buildings) and 17-8-0513 (Large Residential Developments)

14. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces, approximate square footage of any commercial space; and height of proposed building. (BE SPECIFIC): The Applicant requests a rezoning of the subject property from the M2-3 Light Industry District and C3-5 Commercial, Manufacturing and Employment District to the B2-5 Neighborhood Mixed-Use District then a Residential-Business Planned Development to allow the construction of a 23-story building with 272 residential units, together with accessory and incidental uses. 238 total parking spaces will be provided. The overall FAR will be 5.0.

15. If filing a required or an elective Type 1 map amendment pursuant to Section 17-13-0300, applications may include relief available pursuant to Section 17-13-1000 or 17-13-1100; in such instances, City Council approval of a Type-1 application containing said elements shall preclude subsequent review otherwise required pursuant to Sections 17-13-1000 or 17-13-1100, provided that no Type 1 application permits issued may be in violation of Section 17-13-0310.

Please apply the specific code sections the applicant is seeking relief for (BE SPECIFIC) Administrative Adjustment Section(s) 17-13-1000 or Variation Section(s) 17-13-1100. (Note: more detail noted within the Type 1 narrative)

☐ **Administrative Adjustment 17-13-1003:** _____

☐ **Variation 17-13-1101: When seeking a use involving a Public Place of Amusement (PPA) & Liquor License please provide an acknowledgement document from The Department of Business Affairs and Consumer Protection Office (BACP) indicating the city acknowledges your business license request.** _____

16. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, increases the number of units (see attached fact sheet or visit www.cityofchicago.org/ARO for more information). Is this project subject to the ARO?
YES ☒ NO ☐

COUNTY OF COOK
STATE OF ILLINOIS

Zev Salomon, authorized signatory of **1333 N KINGSBURY, LLC,** being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

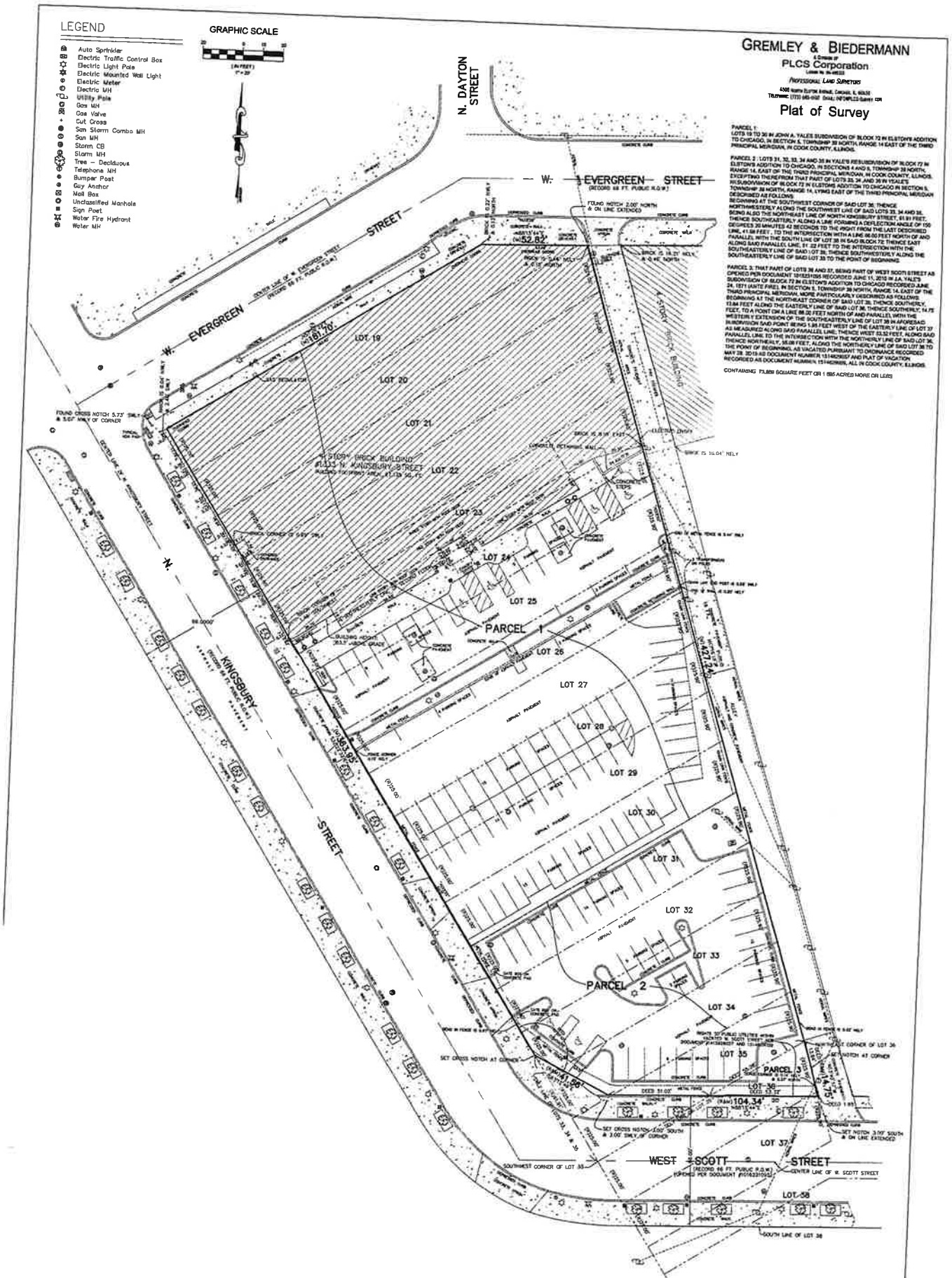
Signature of Applicant
1333 N Kingsbury LLC
By: Zev Salomon, Manager of Manager

Subscribed and Sworn to before me this
13th day of December, 2024

OFFICIAL SEAL
RUTH RAZ-RUSSO
Notary Public, State of Illinois
Commission No. 841280
My Commission Expires July 29, 2028

Notary Public

Applicant: 1333 N Kingsbury, LLC
Address: 1333 North Kingsbury, Chicago, Illinois 60642
Introduced:
Plan Commission:



GREMLEY & BIEDERMANN

A Division of
PLCS Corporation
License No. 184-001222
PROFESSIONAL LAND SURVEYORS
4505 North Elston Avenue, Chicago, IL 60630
TELEPHONE: (773) 685-1212 EMAIL: INFO@PLCS-SURVEY.COM

Plat of Survey

PARCEL 1:
LOTS 19 TO 38 IN JOHN A. YALE'S SUBDIVISION OF BLOCK 72 IN ELSTON'S ADDITION TO CHICAGO, IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2 : LOTS 31, 32, 33, 34 AND 35 IN YALE'S RESUBDIVISION OF BLOCK 72 IN ELSTON'S ADDITION TO CHICAGO, IN SECTIONS 4 AND 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. RESUBDIVISION OF BLOCK 72 IN ELSTONS ADDITION TO CHICAGO IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 35; THENCE NORTHWESTERLY ALONG THE SOUTHWEST LINE OF SAID LOTS 35, 34 AND 33, BEING ALSO THE NORTHEAST LINE OF NORTH KINGSBURY STREET, 61.91 FEET; THENCE SOUTHEASTERLY ALONG A LINE FORMING A DEFLECTION ANGLE OF 150 DEGREES 20 MINUTES 42 SECONDS TO THE RIGHT FROM THE LAST DESCRIBED LINE, 41.58 FEET, TO THE INTERSECTION WITH A LINE 66.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF LOT 35 IN SAID BLOCK 72; THENCE EAST ALONG SAID PARALLEL LINE, 51.22 FEET TO THE INTERSECTION WITH THE SOUTHEASTERLY LINE OF SAID LOT 35; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 35 TO THE POINT OF BEGINNING.

PARCEL 3: THAT PART OF LOTS 36 AND 37, BEING PART OF WEST SCOTT STREET AS OPENED PER DOCUMENT 1218231095 RECORDED JUNE 11, 2012 IN J.A. YALE'S SUBDIVISION OF BLOCK 72 IN ELSTON'S ADDITION TO CHICAGO RECORDED JUNE 24, 1871 (ANTE FIRE), IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 36; THENCE SOUTHERLY, 13.84 FEET ALONG THE EASTERLY LINE OF SAID LOT 36; THENCE SOUTHERLY, 14.75 FEET, TO A POINT ON A LINE 66.00 FEET NORTH OF AND PARALLEL WITH THE WESTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF LOT 38 IN AFORESAID SUBDIVISION SAID POINT BEING 1.98 FEET WEST OF THE EASTERLY LINE OF LOT 37 AS MEASURED ALONG SAID PARALLEL LINE; THENCE WEST 53.52 FEET, ALONG SAID PARALLEL LINE TO THE INTERSECTION WITH THE NORTHERLY LINE OF SAID LOT 38; THENCE NORTHEASTERLY, 35.08 FEET, ALONG THE NORTHERLY LINE OF SAID LOT 38 TO THE POINT OF BEGINNING, AS VACATED PURSUANT TO ORDINANCE RECORDED MAY 28, 2015 AS DOCUMENT NUMBER 1514629057 AND PLAT OF VACATION RECORDED AS DOCUMENT NUMBER 1514629058, ALL IN COOK COUNTY, ILLINOIS.

CONTAINING 73,809 SQUARE FEET OR 1.695 ACRES MORE OR LESS

ORDERED BY:	1232 N KINGSBURY, LLC
ADDRESS:	1232 NORTH KINGSBURY STREET
ORDERED	MD
DRAWN	RL

GREMLEY & BIEDERMANN
PLCS Corporation
License No. 184-001222
4505 North Elston Avenue, Chicago, IL 60630
Telephone: (773) 685-1212 Email: INFO@PLCS-Survey.com

ORDER NO.: 2024-32538-001
DATE: DECEMBER 5, 2024
SCALE: 1 INCH = 20 FEET
PAGE NO.: 1 of 1

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SURVEY NOTES:

SURVEYOR'S LICENSE EXPIRES November 30, 2025

Note (R&M) denotes Record and Measured distances respectively.

Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.

For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations.

NO dimensions shall be assumed by scale measurement upon this plat.

Unless otherwise noted, hereon the Bearing Base, Elevation Datum and Coordinate Datum if used is ASSUMED.

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STATE OF ILLINOIS)
COUNTY OF COOK)SS

WE, GREMLEY & BIEDERMANN, INC. HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY CORRECTED TO A TEMPERATURE OF 62° FAHRENHEIT.

FIELD MEASUREMENTS COMPLETED ON DECEMBER 5, 2024.

SIGNED ON DECEMBER 18, 2024.

BY: _____

PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2852
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DLA Piper LLP (US)
444 West Lake Street, Suite 900
Chicago, Illinois 60606
www.dlapiper.com

Katie Jahnke Dale
Katie.dale@us.dlapiper.com
T 1 312 368 2153

December 31, 2024

Chairman Walter Burnett, Jr.
City of Chicago Committee on Zoning
Room 300, City Hall
121 North LaSalle Street
Chicago, Illinois 60602

Laura Flores, Chairwoman
Chicago Plan Commission
Room 1000, City Hall
121 North LaSalle Street
Chicago, Illinois 60602

Re: Application for Planned Development / Affidavit of Notice of Filing
1333 North Kingsbury, Chicago, Illinois 60642

Dear Chairman Burnett and Chairwoman Flores:

The undersigned, Katie Jahnke Dale, an attorney with the law firm of DLA Piper LLP (US), which firm represents 1333 N Kingsbury, LLC, the applicant for a proposed rezoning of the subject property, certifies that they intend to comply with the requirements for Section 17-13-0107 of the Chicago Zoning Ordinance by sending written notice to such property owners who appear to be the owners of the property within the subject area not solely owned by the applicant, and to the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of public roads, streets, alleys and other public ways. Said written notice will be sent by First Class U.S. Mail, no more than 30 days before filing the application.

The undersigned certifies that the notice contains the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; a statement that the applicant intends to file the application for change in zoning on approximately January 15, 2025; and a source for additional information on the application.

The undersigned certifies that they have made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject site is a complete list containing the names and addresses of the people required to be served.

Very truly yours,

DLA Piper LLP (US)

Katie Jahnke Dale

Subscribed and sworn to before me
This 30 day of December, 2024.

Victoria L Meyer
Notary Public

VICTORIA L MEYER
Official Seal
Notary Public - State of Illinois
My Commission Expires Jul 25, 2026

DLA Piper LLP (US)
444 W. Lake Street Suite 900
Chicago, Illinois 60606
www.dlapiper.com

Katie Jahnke Dale
Katie.dale@us.dlapiper.com
T 1.312.368.2153

January 15, 2025

FIRST CLASS MAIL

Dear Sir or Madam:

In accordance with the requirements of Section 17-13-0107 of the Municipal Code of the City of Chicago, please be informed that on or about January 15, 2025, the undersigned, on behalf of 1333 N Kingsbury, LLC (the "Applicant"), intends to file an application to rezone the property generally located at 1333 North Kingsbury, Chicago, Illinois (the "Property"). The rezoning would permit the construction of a 23-story building with 272 residential units, together with accessory and incidental uses. 238 total parking spaces will be provided. The overall FAR will be 5.0.

The Property is currently used for commercial and surface parking. The Applicant requests a rezoning of the subject property from the M2-3 Light Industry District and C3-5 Commercial, Manufacturing and Employment District to the B2-5 Neighborhood Mixed-Use District then a Residential-Business Planned Development to allow the construction of a 23-story building with 272 residential units, together with accessory and incidental uses. 238 total parking spaces will be provided. The overall FAR will be 5.0.

Please note that the Applicant is not seeking to rezone or purchase your property. You are receiving this notice as required by the Chicago Municipal Code because the assessor's tax records indicate that you own property within 250 feet of the Property.

I am an authorized representative of the Applicant, and my address is 444 W. Lake Street, Suite 900, Chicago, IL 60606. The Applicant, 1333 N Kingsbury, LLC, is the owner of the property and its address is 3151 North Halsted, Chicago, Illinois 60657.

Please contact me at 312-368-2153 with questions or to obtain additional information.

Very truly yours,

DLA Piper LLP (US)

Katie Jahnke Dale

MAP:



PINs:

17-05-225-020-0000 and 17-05-225-021-0000

CONFIRMATION OF AUTHORITY

TO WHOM IT MAY CONCERN:

The undersigned, 1301 North Kingsbury Owner LLC, the owner of the property commonly known as 1301 N. Kingsbury Street in, Chicago, Illinois, hereby confirms that the Zoning Applicant, 1333 N Kingsbury, LLC is authorized by the undersigned to file an Application for Amendment to the Chicago Zoning Ordinance for a planned development concerning the above-described property, which shall be subject to the undersigned's further review and approval prior the hearings before the Chicago Plan Commission and the Chicago City Council Committee on Zoning, Landmarks and Building Standards.

Dated this 23rd day of December, 2024.

1301 North Kingsbury Owner, LLC, a Delaware limited liability company

By: 860-1422 JV, LLC, a Delaware limited liability company, its Manager

By: 860-1422 R2, LLC, a Delaware limited liability company, its Manager

By: _____

Name: _____

Title: _____