RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. ___
PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number TBD (Planned Development) consists of approximately 73,869 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (Property). 1333 N Kingsbury, LLC is the owner of a portion of the Property and the "Applicant" for this Planned Development pursuant to authorization from the owner of the remainder of the Property.

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.

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.

   All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago. *Prior to the issuance of any Part II approval, the submitted plans must be approved by 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 & 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.

Additionally, as part of this project, the Applicant agrees to contribute $45,000 towards the design fees for a new traffic signal at the intersection of North Halsted Street and West Scott Street prior to Part II approval.

4. This Plan of Development consists of 17 Statements; a Bulk Regulations and Data Table and the following exhibits and plans attached hereto prepared by Fitzgerald Architects and dated May 15, 2025 (the "Plans"): an Existing Land Use Map; an Existing Zoning Map; a PD Property Line, Boundary and Subarea Map; an Overall Site Plan; a Site Plan Subarea A Plan; a Site Plan Subareas B and C Ground Floor Plan; a Landscape Plan Subareas B and C; Subarea C Building Elevations (North, East, South and West); Subarea C Level Parking Plans (Levels 3 and 4); Subarea C Typical Residential Plan; and an ARO Affordable Housing Profile Form ("AHP"). In any instance where a provision of this Planned Development conflicts with the Chicago Building Code or AHP, the Building Code or AHP, as applicable, shall control.

   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 Planned Development____

   Subarea A: Accessory and Non-Accessory Parking, including but not limited to, off-site parking for the required twenty-six off-site accessory parking spaces to serve the three story office building use located at 1400 N. Kingsbury Street, f/k//a 860 W. Evergreen Street; Off-site parking for up to twenty off-site non-required accessory parking spaces to serve the retail use located at 1422 N. Kingsbury Street; and Shared off-site parking of twenty-six non-required accessory parking spaces after 5:00 P.M. to serve the retail use located 1422 N. Kingsbury Street.

   Subareas B and C: Residential Above the Ground Floor; Vacation Rental; Shared Housing; Animal Services (excluding overnight boarding and kennels); Office; Daycare; Business Equipment Sales and Service; Business Support Services; Eating and Drinking Establishments (all, excluding rooftop outdoor patio); Entertainment and Spectator Sports (excluding inter-track wagering facilities); Indoor Special Events including incidental liquor sales; Financial Services (excluding payday loans and pawn shops); Food and Beverage Retail Sales; Medical Services; Personal Service; General Retail Sales; Indoor

Participant Sports and Recreation; Co-located Wireless Communication Facilities, accessory parking and incidental 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 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 permitted Floor Area Ratio (FAR) identified in the Bulk Regulations Table has been determined using a Net Site Area of 73,869 square feet of net site area and a base FAR of 5.0.

9. 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.

10. 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.

11. 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.

12. 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 title holders and any ground lessors.

13. 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.

14. 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.

15. 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 forgoing, 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.

16. The Applicant acknowledges and agrees that the rezoning of the Property from the M2-3 Light Industry District and the C3-5 Commercial, Manufacturing and Employment District to the B2-5 Neighborhood Mixed-Use District and then to this Residential-Business 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 an "Inclusionary Housing Area" within the meaning of the ARO and permits the construction of 615 dwelling units. The Applicant intends to construct 272 rental units (the "Project").

    Developers of rental projects in Inclusionary Housing Areas with 30 or more units must provide between 10% and 20% of the units in the residential development as affordable units, depending on the average depth of affordability provided, as described in subsection (F)(2) of the ARO. Regardless of the applicable percentage of affordable units in the rental project, developers must construct 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 their 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. As required under subsection (AA), whether on-site or off-site, developers must give preference in leasing to veterans for at

least 10% of the total number of affordable units required. 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 has elected the 20% option as set forth in the chart in subsection (F)(2) of the ARO. As a result, the Applicant's affordable housing obligation is 54.4 affordable units (20% of 272) and half of those affordable units are Required Units. The Applicant has agreed to satisfy its affordable housing obligation by providing 55 affordable units in the Project, as set forth in the Affordable Housing Profile (AHP) attached hereto. The Applicant agrees that the affordable rental 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 affordable unit may not exceed 80% of the AMI, (y) at least one-third (or 18 units) must be affordable to households at or below 50% of the AMI, of which one-sixth (or 3 of the 18 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, such as locating affordable units off-site instead of on-site or changing the target affordability level after the passage of this PD, 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 DOH for review and approval and, at DOH's request, provide an informational presentation to 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 16, 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.

17. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the property to the B2-5 Neighborhood Mixed-Use District.

FINAL FOR PUBLICATION

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. ___
BULK REGULATIONS AND DATA TABLE

Gross Site Area (sf):	104,439
Area of Public Rights-of-Way (sf):	30,570
Net Site Area (sf):	73,869
Subarea A:	16,349
Subarea B:	36,802
Subarea C:	20,718
Maximum Floor Area Ratio:	5.0
Subarea A:	3.0
Subarea B:	2.78
Subarea C:	10.51
Maximum Permitted Dwelling Units:	272
Subarea A:	0
Subarea B:	0
Subarea C:	272
Minimum Off-Street Parking Spaces:	
Subarea A:	44 (existing to remain)
Subarea B:	17
Subarea C:	221
Minimum Bicycle Parking Spaces:	
Subarea A:	0
Subarea B:	4
Subarea C:	272
Minimum Off-Street Loading Berths:	
Subarea A:	0

Applicant: 1333 N Kingsbury, LLC
Address: 1333 North Kingsbury, Chicago, Illinois 60642
Introduced: January 15, 2025
Plan Commission: TBD
1615212365.7

Subarea B:	2
Subarea C:	2
Maximum Building Height:	
Subarea A:	60’
Subarea B:	72’ (Existing to remain)
Subarea C:	243’-4”
Minimum Setbacks:	In accordance with plans

ARO Intake Application

Submission ID: 938201

Applicant Contact Information

Section 2-44-085 of the Municipal Code of the City of Chicago (the "ARO") is effective as of October 1, 2021, and is available to read in its entirely online at: https://codelibrary.amlegal.com/codes/chicago/latest/chicago_il/0-0-0-2598874.

The Pilsen-Little Village ARO Pilot shall expire without further action by the City Council on 12/31/2023 and its requirements have been incorporated into this web form. More information is available in Section 2-44-105 of the City's Municipal Code.

PLEASE READ CAREFULLY. This form requires several steps and does NOT support an automatic save or save for later function. Before starting the submission process, please gather and complete all the necessary documentation outlined in Article 5.1.2 of the ARO Rules, and listed below. Please start by first completing the Affordable Unit Details Worksheet, available for download here. The Affordable Unit Details Worksheet is required to be submitted as an attachment under Step 4 of this submission.

If affordable units are proposed, please ensure that you have the following documents ready to submit when prompted:

- Affordable Unit Mix Details and Square Footage Spreadsheet
- Dimensional Floor Plans with affordable units highlighted
- If affordable units are proposed off-site, off-site unit application as detailed in Article 6.2.5 of the ARO Rules.
- If affordable units are proposed as authorized agency units, a signed acceptance letter from the authorized agency.

Your application will be reviewed when all required documentation has been received. Additional documents may be requested during the review period by DOH staff.

The ARO Rules are available online at www.chicago.gov/ARO. If you have any questions about completing this application, please contact ARO@cityofchicago.

Please help us improve the form by reporting any errors, inconsistencies or sharing any suggestions to ARO@cityofchicago.org.

Applicant Name *
1333 N Kingsbury, LLC

Applicant Contact Person *
Jeff Berta

Applicant Email *
jberta@strdev.com

Applicant Phone *
(630) 709-4294

Applicant Address *
211 N. Clinton, Suite 2N, Chicago, IL 60661

Attorney Name *
Katie Jahnke Dale

Attorney Email *
katie.dale@us.dlapiper.com

Development Information

Development Address:

From * 1301 **To** 1333 **Direction *** N **Street Name *** KINGSBURY

Zip Code * 60642 **Ward *** 27 **ARO Zone *** ARO Inclusionary Ar

Development Name *
1333 N Kingsbury

If you are working with a Planner at the City, what is his/her/their name?
James Gwinner

Zoning Application Number (if applicable)

Council Introduction Date *
1/15/2025

Is your project currently in, or do you plan to rezone to, a downtown zoning district? * Yes No

ARO Trigger *
Zoning Entitlement

Development Type *
Rental

Total Units *
272

1/1/2026

Estimated date of building permit (in-lieu fee, $5,000 per off-site unit administration fee, and recorded covenant are required prior to issuance of any building permits) *

3/1/2026

ARO Requirements

ARO Option

20% at 60% average AMI
16% at 50% average AMI
13% at 40% AMI
10% at 30% AMI

ARO Option

20% at 100% AMI
16% at 80% AMI

ARO Option *

10% SET-ASIDE AT A WEIGHTED AVERAGE OF 60% OF THE AMI

ARO Option *

10% AT A WEIGHTED AVERAGE OF 100% AMI
8% AT A WEIGHTED AVERAGE OF 80% AMI

Affordable Units Required *	Minimum On-Site Units *	Maximum Units Paid For In-Lieu *
54.4	14	27

Proposed On-Site Units *	Proposed Off-Site Units *	Proposed In-Lieu Units *
55	0	0

In-Lieu Amount Owed *	On-Site Units To CLIHTF or CHA *
$0.00	0

If the In-Lieu Amount Owed calculation results in a fractional unit that is less than 0.5, the developer shall either pay an in lieu fee or provide an additional unit to satisfy the fractional obligation. The in lieu fee for any fractional unit will be calculated as follows: [fractional unit] x [applicable in lieu fee].

Off Site Address:

From	To	Direction	Street Name
		Select One	Select One

Zip Code	Ward	ARO Zone

Off-Site Type

Select One

Off-Site Admin Fee

$ 0.00

Forms

Unit Mix and Square Footage Spreadsheet *

ARO_Affordable_Unit_Details_and_Square_Footage_2025_1333Kingsbury_2025-0310.xlsx

Dimensioned Floor Plans with affordable units highlighted

2025-01-301333NKingsbury-DOH-AROUnitdistributionplan.pdf

If ARO units are CLIHTF or CHA, attach signed acceptance letter

If off-site units are new construction, attach:

a. Schematic and design development drawings for on-site units

b. Schematic and design development drawings for off-site units

If off-site units are rehab, please attach the following documents:

a. Schematic and design development drawings for on-site units

b. Schematic and design development drawings for off-site units

f. Scope of work and estimated cost of renovations

Off-Site Units Only: Documents Required for Architectural Approval Letter

a. Owner Sworn Statement

b. GC Sworn Statement

c. Boundary Survey

d. Draft permit application prior to submission to the Department of Buildings (DOB)

e. Final construction drawings stamped by the architect of record prior to submission to DOB

OFF-SITE UNITS ONLY: Documents required for Architectural Construction a Approval Letter and Notice to Proceed

a. A letter from the Developer on company letterhead stating the project is complete and requesting a final site inspection from DOH

b. A copy of the front and back of each building permit for each property with all DOB signoffs

c. A copy of the Certificate of Occupancy for each property (if applicable)

d. Final GC and Owner Sworn Statements

e. All final waivers of lien or a title report showing no liens for each property

f. As built Survey (new construction)

g. Final Issued for Construction Permitted Construction Drawings

h. List of any Buyer changes (if applicable, for-sale units only)

Signature

Developer or their Agent *

Joffrey M. Berta

Managing Deputy Commissioner

Date 5-1-25

Summary

Work Log

Submission Date: 03/12/2025 04:29:11 PM
Amended Date:
Admin Amended Date:
Admin Amended By:
Admin Amended Justification:

Project Name	1333 N. Kingsbury
Zoning Application number, if applicable	
Address	1333 N. Kingsbury Street (Sub Area C)
Is this a For Sale or Rental Project?	Rental
Anticipated average psf rent/price?*	
Total Units in Project	272
	55

Summary

	market rate			ARO			
unit type	how many?	% of total	avg. square footage	how many?*	% of total	avg. square footage	affordable v. market square footage*
studio	140	65%	471	36	65%	485	103%
one-bed	51	24%	717	13	24%	739	103%
two-bed	26	12%	970	6	11%	950	98%
three-bed	0	0%	0	0	0%	0	0%
four-bed	0	0%	0	0	0%	0	0%

*ARO unit percentages, by unit type, should reflect corresponding market rate percentages (for example, if 10% of market rate units are studios, roughly 10% of ARO units can be studios).
**the average affordable square footage should be 85% or greater of market-rate square footage for comparable unit type. Off-site units must meet minimum unit sizes specified in the Design Guidelines

All projects with proposed ARO units must complete this tab

	Market Rate Units	Affordable Units
Parking	136 (available to both market & affordable)	136 (available to both market & affordable)
Laundry	In-unit	In-unit
Appliances	New, GE or equal Energy Star compliant	New, GE or equal Energy Star compliant
Refrigerator *age/EnergyStar/make/model/color*	New, GE or equal Energy Star compliant	New, GE or equal Energy Star compliant
Dishwasher *age/EnergyStar/make/model/color*	New, GE or equal Energy Star compliant	New, GE or equal Energy Star compliant
Stove/Oven *age/EnergyStar/make/model/color*	New, GE or equal Energy Star compliant	New, GE or equal Energy Star compliant
Microwave *age/EnergyStar/make/model/color*	GE Profile Series	New, GE or equal Energy Star compliant
Bathroom(s) *how many? Half bath? Full bath?*	Studio = 1 full bathroom, 1 bedroom = 1 full bathroom, 2 bedroom = 2 full bathrooms	Studio = 1 full bathroom, 1 bedroom = 1 full bathroom, 2 bedroom = 2 full bathrooms
Kitchen countertops *material*	Quartz	Quartz
Flooring *material*	LVT, Tile	LVT, Tile
HVAC	Unit levels-Vertical highrise heat pumps with corridor ducted supply Common areas - heat pumps and electric baseboard as needed	Unit levels-Vertical highrise heat pumps with corridor ducted supply Common areas - heat pumps and electric baseboard as needed
Other		

AMI Mix for ARO Units

Affordable Units								
Unit Type	30% AMI	40% AMI	50% AMI	60% AMI	70% AMI	80% AMI	Total Units	Average
Studio	-	2	7	19	5	3	36	60.00%
1 bed	-	1	6	1	2	3	13	60.00%
2 bed	-	1	1	2	1	1	6	60.00%
3 bed								
4 bed								
	-	4	14	22	8	7	55	60.00%

Levels	Studio: ARO (Type A w/o conduit)	Studio: ARO (Type A Conduit)	Studio: Market-rate (Type A w/o conduit)	Studio: Market-rate (Type A Conduit)	Studio: Market-rate (Type B w/o conduit)	Studio: Market-rate (Type B Conduit)	Studio: Sub-total	1-Bed: ARO (Type A w/o conduit)	1-Bed: ARO (Type A Conduit)	1-Bed: Market-rate (Type A w/o conduit)	1-Bed: Market-rate (Type A Conduit)	1-Bed: Market-rate (Type B w/o conduit)	1-Bed: Market-rate (Type B Conduit)	1-Bed: Sub-total	2-Bed: ARO (Type A w/o conduit)	2-Bed: ARO (Type A Conduit)	2-Bed: Market-rate (Type A w/o conduit)	2-Bed: Market-rate (Type A Conduit)	2-Bed: Market-rate (Type B w/o conduit)	2-Bed: Market-rate (Type B Conduit)	2-Bed: Sub-total	Total
22	1		3	1	4	2	11					4		4					2		2	17
21	2		2		5	2	11			1		3		4					1	1	2	17
20	1	1	2		5	2	11	1			1	2		4	1				1		2	17
19	2		1	1	6	1	11	1				2	1	4			1		1		2	17
18	2		2		5	2	11			1		3		4					1	1	2	17
17	1	1	2		5	2	11		1	1		2		4	1				1		2	17
16	2		1	1	6	1	11	1				2	1	4				1	1		2	17
15	2		2		6	1	11	1		1		1	1	4					1	1	2	17
14	1	1	2		5	2	11		1	1		2		4	1				1		2	17
13	2		1	1	6	1	11	1				2	1	4			1		1		2	17
12	1	1	2		6	1	11	1		1		1	1	4					1	1	2	17
11	2	1	1		6	1	11	1			1	2		4	1				1		2	17
10	3			1	6	1	11	1				2	1	4			1		1		2	17
9	2	1	1		6	1	11	1		1		1	1	4		1			1		2	17
8	2	1	1		5	2	11		1	1		2		4	1				1		2	17
7	3			1	6	1	11	1				2	1	4			1		1		2	17

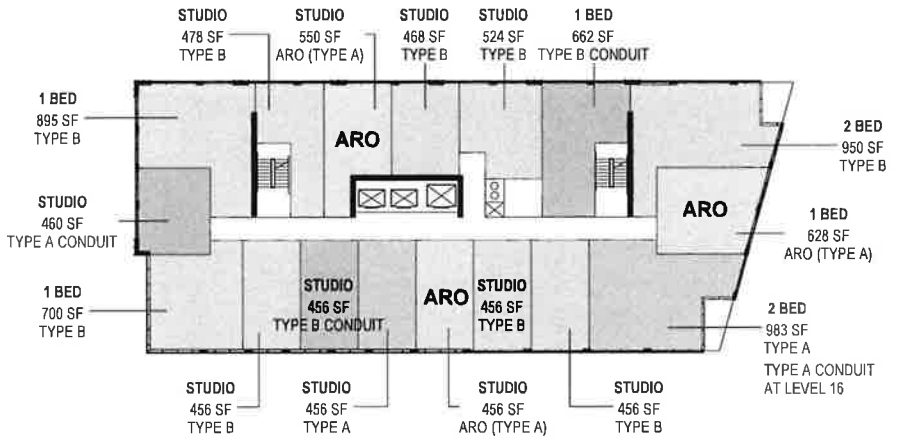
		Studio: ARO Units	Studio: Market-rate Type A	Studio: Market-rate Type B	Studio: # of Studio	1-Bed: ARO Units	1-Bed: Market-rate Type A	1-Bed: Market-rate Type B	1-Bed: # of 1-Bed	2-Bed: ARO Units	2-Bed: Market-rate Type A	2-Bed: Market-rate Type B	2-Bed: # of 2-Bed	Sub-Total	Total	
ARO Units	ARO (Type A w/o Conduit)	29				10				5				44	55	Total # of ARO Units
	ARO (Type A Conduit)	7				3				1				11		
Market-rate Units	Market-rate (Type A w/o Conduit)		23				8				4			35	44	Total # of Market-rate Type A Units
	Market-rate (Type A Conduit)		6				2				1			9		
	Market-rate (Type B w/o Conduit)			88				33				17		138	173	Total # of Market-rate Type B Units
	Market-rate (Type B Conduit)			23				8				4		35		
Total		36	29	111	176	13	10	41	64	6	5	21	32	272	272	
		ARO Units	Market-rate Type A	Market-rate Type B	# of Studio	ARO Units	Market-rate Type A	Market-rate Type B	# of 1-Bed	ARO Units	Market-rate Type A	Market-rate Type B	# of 2-Bed	Sub-Total	Total	
		Studio				1-Bed				2-Bed						

Adaptive Units Scoping

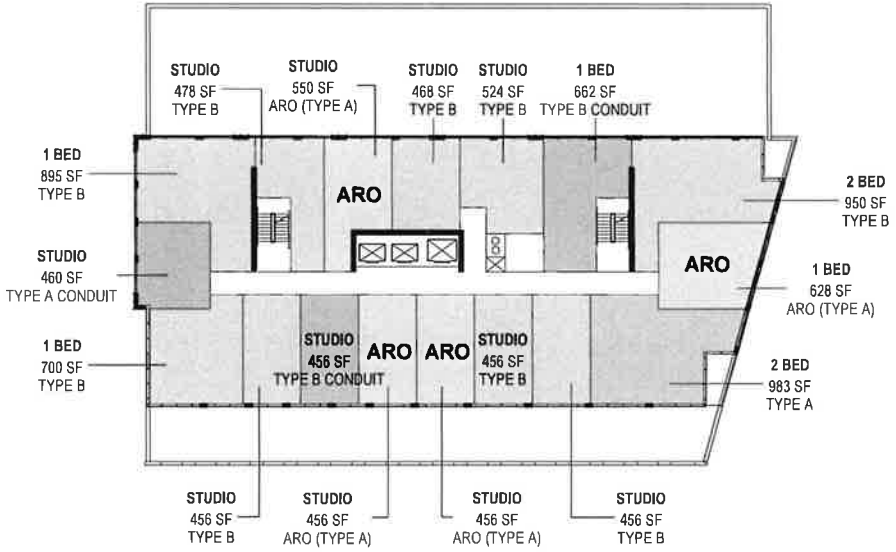
Total Number of Units Proposed	=	272	Units
Total ARO Units = 20% of Total Units	=	55	Units
100% ARO Units = ARO Type A unit	=	55	Units
80% of ARO units = ARO (Type A w/o Conduit)	=	44	Units
20% of ARO units = ARO (Type A Conduit)	=	11	Units
Total Market-rate Units = 80% of Total Units	=	217	Units
20% of Market-rate units = Total Market-rate (Type A)	=	44	Units
80% of Market-rate (Type A) units = Market-rate (Type A w/o Conduit)	=	36	Units
20% of Market-rate (Type A) units = Market-rate (Type A Conduit)	=	9	Units
80% of Market-rate units = Market-rate (Type B)	=	173	Units
80% of Market-rate (Type B) units = Market-rate (Type B w/o Conduit)	=	138	Units
20% of Market-rate (Type B) units = Market-rate (Type B Conduit)	=	35	Units

Levels	Studio								1-Bed								2-Bed								Total
	ARO (Type A w/o conduit)	ARO (Type A Conduit)	Market-rate (Type A w/o conduit)	Market-rate (Type A Conduit)	Market-rate (Type B w/o conduit)	Market-rate (Type B Conduit)	Sub-total		ARO (Type A w/o conduit)	ARO (Type A Conduit)	Market-rate (Type A w/o conduit)	Market-rate (Type A Conduit)	Market-rate (Type B w/o conduit)	Market-rate (Type B Conduit)	Sub-total		ARO (Type A w/o conduit)	ARO (Type A Conduit)	Market-rate (Type A w/o conduit)	Market-rate (Type A Conduit)	Market-rate (Type B w/o conduit)	Market-rate (Type B Conduit)	Sub-total	
19	2		1	1	6	1	11		1				2	1	4				1		1		2	17
16	2		1	1	6	1	11		1				2	1	4					1	1		2	17
13	2		1	1	6	1	11		1				2	1	4				1		1		2	17
10	3			1	6	1	11		1				2	1	4				1		1		2	17
7	3			1	6	1	11		1				2	1	4				1		1		2	17

NOTES:
UNITS DENOTES "TYPE A" IN PLAN BELOW = TYPE A W/O CONDUIT
UNITS DENOTES "TYPE B" IN PLAN BELOW = TYPE B W/O CONDUIT



2 LEVELS 13, 16, 19 ARO & ADAPTABLE UNIT KEY PLAN
1/32" = 1'-0"

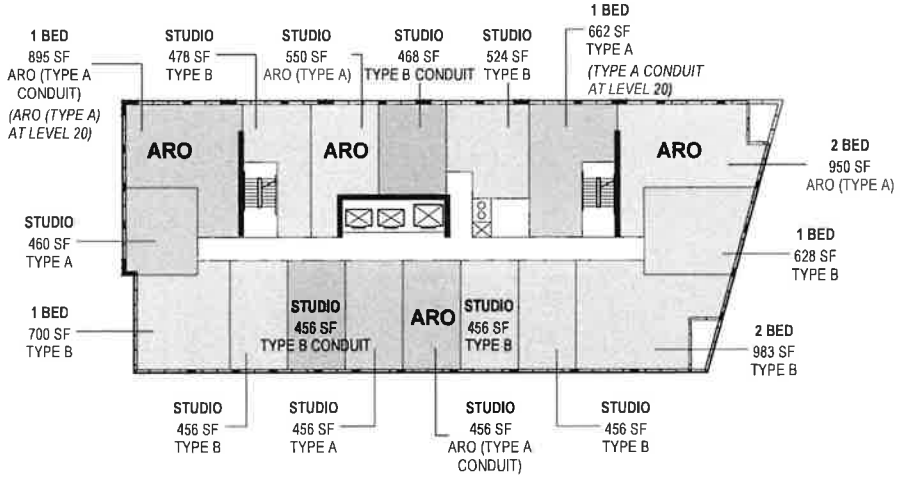


1 LEVELS 07 & 10 ARO & ADAPTABLE UNIT KEY PLAN
1/32" = 1'-0"

FINAL FOR PUBLICATION

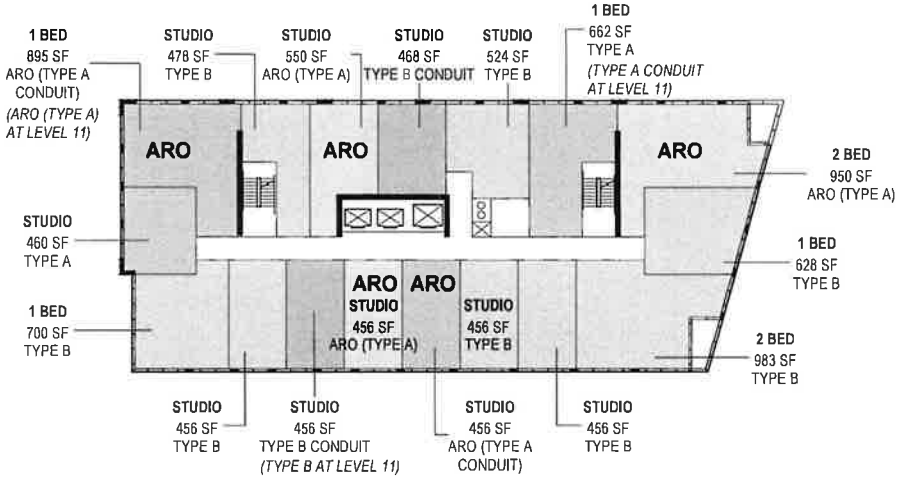
Levels	Studio							1-Bed							2-Bed							
	ARO (Type A w/o conduit)	ARO (Type A Conduit)	Market-rate (Type A w/o conduit)	Market-rate (Type A Conduit)	Market-rate (Type B w/o conduit)	Market-rate (Type B Conduit)	Sub-total	ARO (Type A w/o conduit)	ARO (Type A Conduit)	Market-rate (Type A w/o conduit)	Market-rate (Type A Conduit)	Market-rate (Type B w/o conduit)	Market-rate (Type B Conduit)	Sub-total	ARO (Type A w/o conduit)	ARO (Type A Conduit)	Market-rate (Type A w/o conduit)	Market-rate (Type A Conduit)	Market-rate (Type B w/o conduit)	Market-rate (Type B Conduit)	Sub-total	Total
20	1	1	2		5	2		1			1	2			1				1		2	17
17	1	1	2		5	2			1	1		2			1				1		2	17
14	1	1	2		5	2			1	1		2			1				1		2	17
11	2	1	1		6	1		1			1	2			1				1		2	17
8	2	1	1		5	2			1	1		2			1				1		2	17

NOTES:
UNITS DENOTES "TYPE A" IN PLAN BELOW = TYPE A W/O CONDUIT
UNITS DENOTES "TYPE B" IN PLAN BELOW = TYPE B W/O CONDUIT



2 LEVELS 14, 17, 20 ARO & ADAPTABLE UNIT KEY PLAN

1/32" = 1'-0"

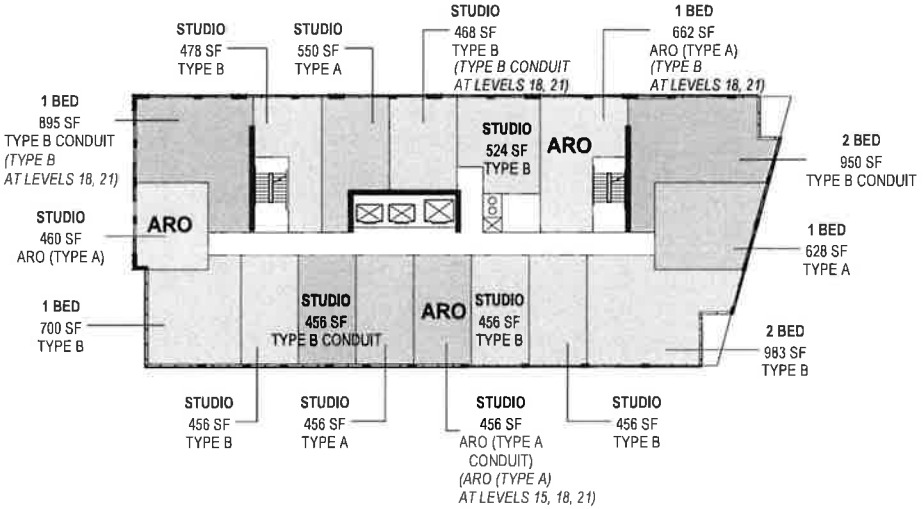


1 LEVELS 08 & 11 ARO & ADAPTABLE UNIT KEY PLAN

1/32" = 1'-0"

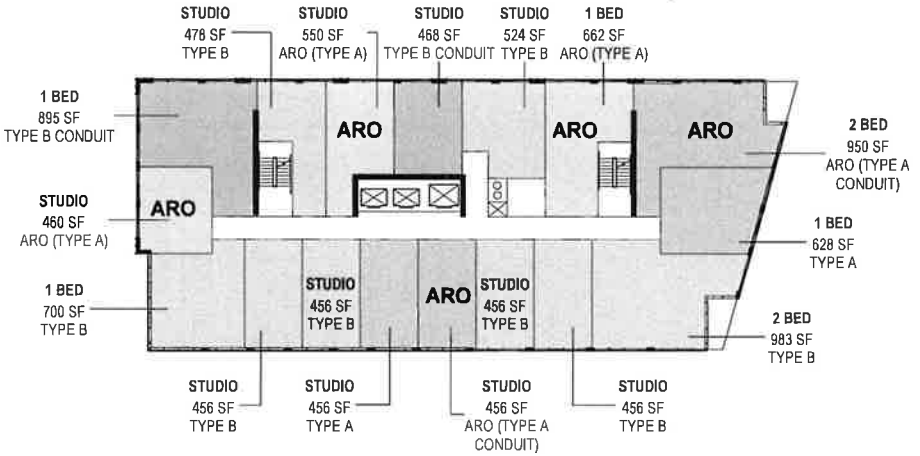
Levels	Studio							1-Bed							2-Bed							
	ARO (Type A w/o conduit)	ARO (Type A Conduit)	Market-rate (Type A w/o conduit)	Market-rate (Type A Conduit)	Market-rate (Type B w/o conduit)	Market-rate (Type B Conduit)	Sub-total	ARO (Type A w/o conduit)	ARO (Type A Conduit)	Market-rate (Type A w/o conduit)	Market-rate (Type A Conduit)	Market-rate (Type B w/o conduit)	Market-rate (Type B Conduit)	Sub-total	ARO (Type A w/o conduit)	ARO (Type A Conduit)	Market-rate (Type A w/o conduit)	Market-rate (Type A Conduit)	Market-rate (Type B w/o conduit)	Market-rate (Type B Conduit)	Sub-total	Total
21	2		2		5	2	11			1		3		4					1	1	2	17
18	2		2		5	2	11			1		3		4					1	1	2	17
15	2		2		6	1	11	1		1		1	1	4					1	1	2	17
12	1	1	2		6	1	11	1		1		1	1	4					1	1	2	17
9	2	1	1		6	1	11	1		1		1	1	4		1			1		2	17

NOTES:
UNITS DENOTES "TYPE A" IN PLAN BELOW = TYPE A W/O CONDUIT
UNITS DENOTES "TYPE B" IN PLAN BELOW = TYPE B W/O CONDUIT



2 LEVELS 12, 15, 18 & 21 ARO & ADAPTABLE UNIT KEY PLAN

1/32" = 1'-0"



1 LEVEL 09 ARO & ADAPTABLE UNIT KEY PLAN

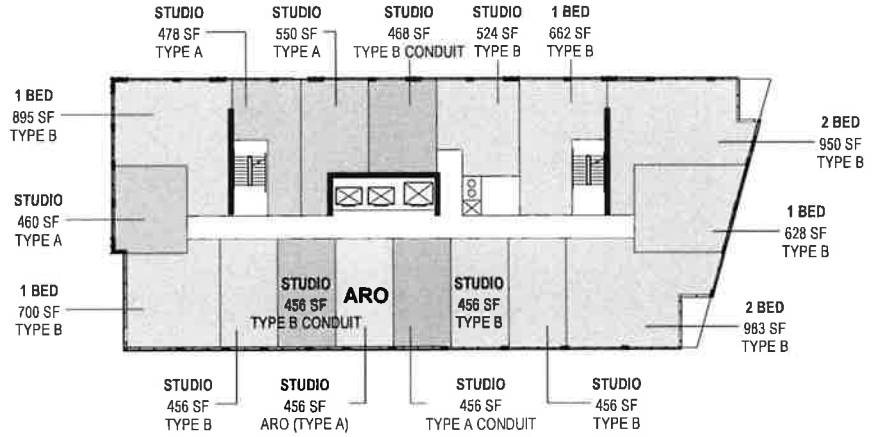
1/32" = 1'-0"

0' 8' 16' 32'

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Levels	Studio							1-Bed							2-Bed							
	ARO (Type A w/o conduit)	ARO (Type A Conduit)	Market-rate (Type A w/o conduit)	Market-rate (Type A Conduit)	Market-rate (Type B w/o conduit)	Market-rate (Type B Conduit)	Sub-total	ARO (Type A w/o conduit)	ARO (Type A Conduit)	Market-rate (Type A w/o conduit)	Market-rate (Type A Conduit)	Market-rate (Type B w/o conduit)	Market-rate (Type B Conduit)	Sub-total	ARO (Type A w/o conduit)	ARO (Type A Conduit)	Market-rate (Type A w/o conduit)	Market-rate (Type A Conduit)	Market-rate (Type B w/o conduit)	Market-rate (Type B Conduit)	Sub-total	Total
22	1		3	1	4	2	11					4		4					2		2	17

NOTES:
UNITS DENOTES "TYPE A" IN PLAN BELOW = TYPE A W/O CONDUIT
UNITS DENOTES "TYPE B" IN PLAN BELOW = TYPE B W/O CONDUIT

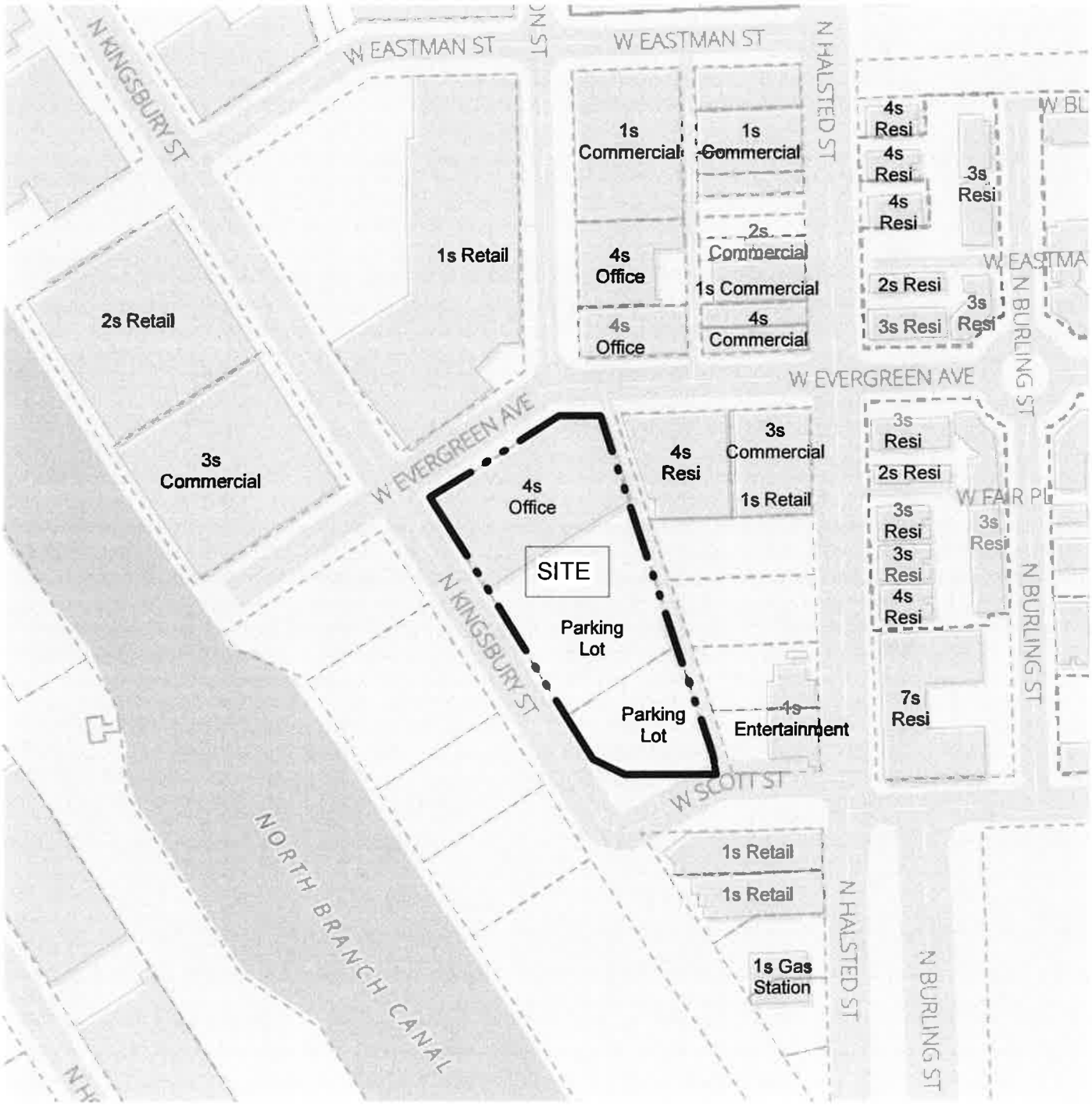


1 LEVEL 22 ARO & ADAPTABLE UNIT KEY PLAN
1/32" = 1'-0"

FINAL FOR PUBLICATION

Planned Development No. -

Existing Land Use Map



Applicant:	1333 N Kingsbury, LLC
Address:	1333 North Kingsbury, Chicago, Illinois 60642
Introduced:	January 15, 2025
CPC Date:	May 15, 2025
Amended:	-

PD-00

FINAL FOR PUBLICATION

Planned Development No. -

Existing Zoning Map



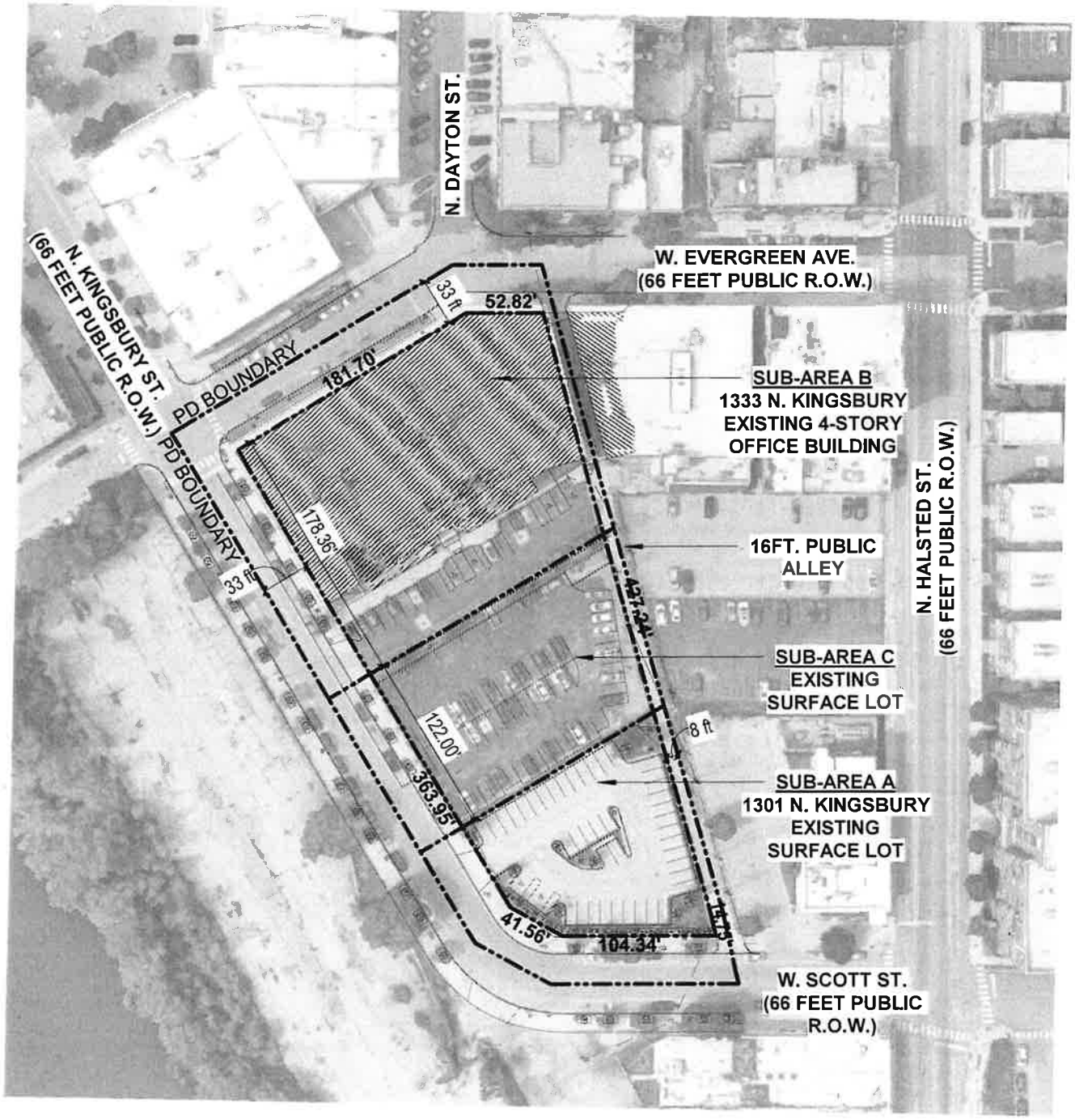
Applicant:	1333 N Kingsbury, LLC
Address:	1333 North Kingsbury, Chicago, Illinois 60642
Introduced:	January 15, 2025
CPC Date:	May 15, 2025
Amended:	-

PD-01

FINAL FOR PUBLICATION

Planned Development No. -

PD Property Line + Boundary and Sub-area Map



Applicant:	1333 N Kingsbury, LLC
Address:	1333 North Kingsbury, Chicago, Illinois 60642
Introduced:	January 15, 2025
CPC Date:	May 15, 2025
Amended:	-

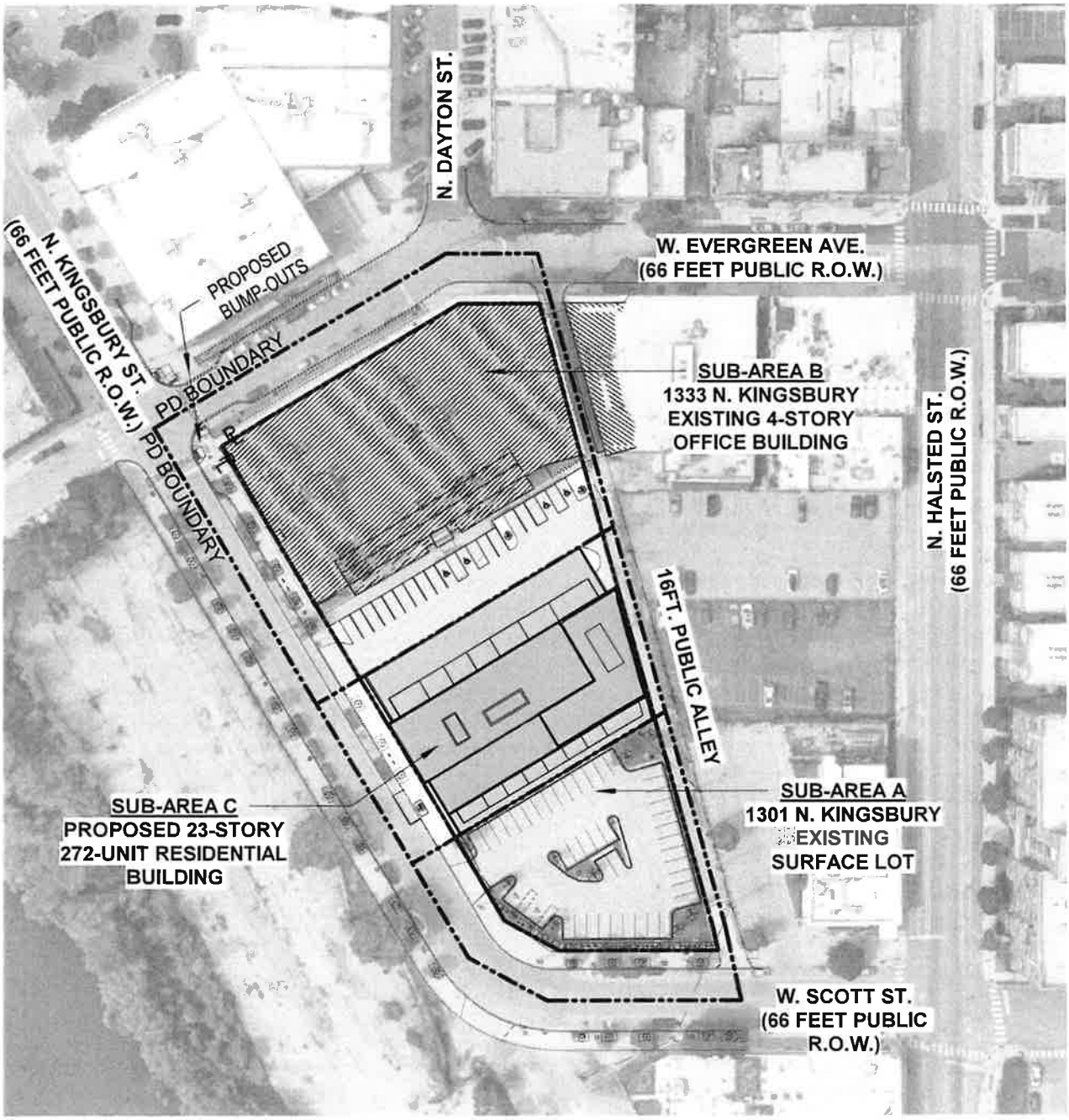
0' 25' 50' 100'

PD-02

FINAL FOR PUBLICATION

Planned Development No. -

Overall Site Plan



Applicant: 1333 N Kingsbury, LLC
Address: 1333 North Kingsbury, Chicago, Illinois 60642
Introduced: January 15, 2025
CPC Date: May 15, 2025
Amended: -

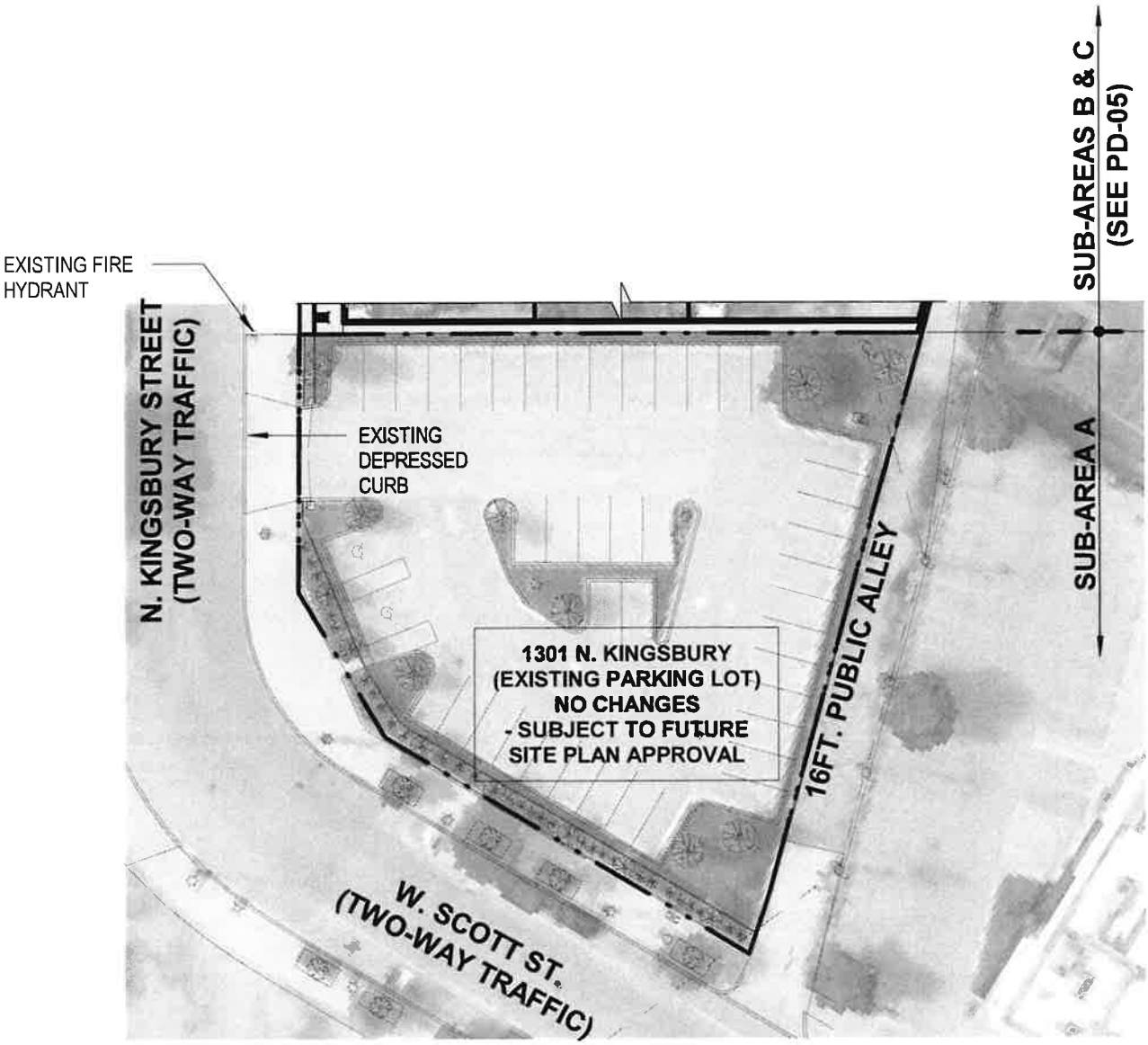
0' 25' 50' 100'

PD-03

FINAL FOR PUBLICATION

Planned Development No. -

Site Plan - Sub-area A



Applicant: 1333 N Kingsbury, LLC
Address: 1333 North Kingsbury, Chicago, Illinois 60642
Introduced: January 15, 2025
CPC Date: May 15, 2025
Amended: -

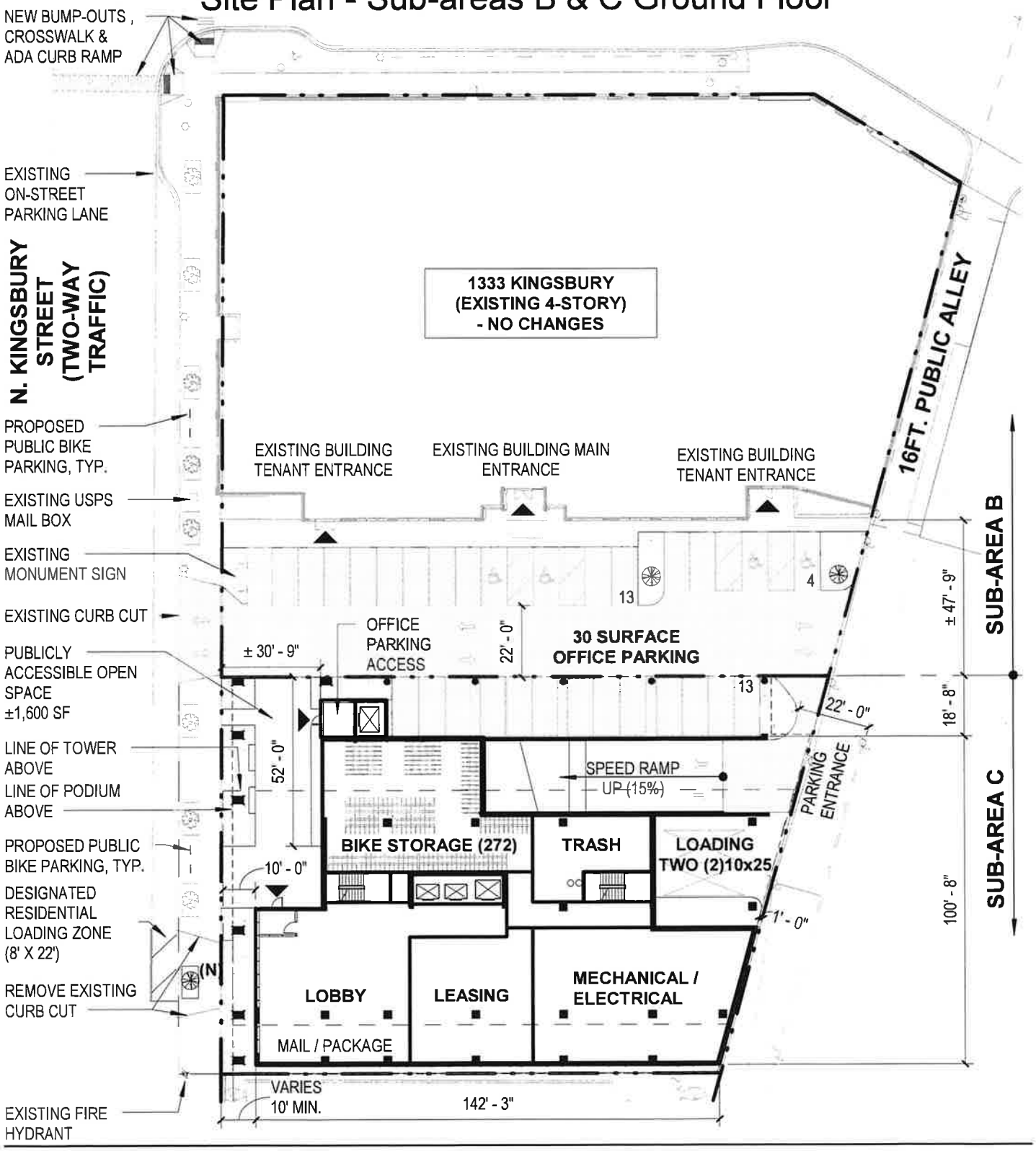
0' 10' 20' 40'

PD-04

FINAL FOR PUBLICATION

Planned Development No. -

Site Plan - Sub-areas B & C Ground Floor



Applicant:	1333 N Kingsbury, LLC
Address:	1333 North Kingsbury, Chicago, Illinois 60642
Introduced:	January 15, 2025
CPC Date:	May 15, 2025
Amended:	-

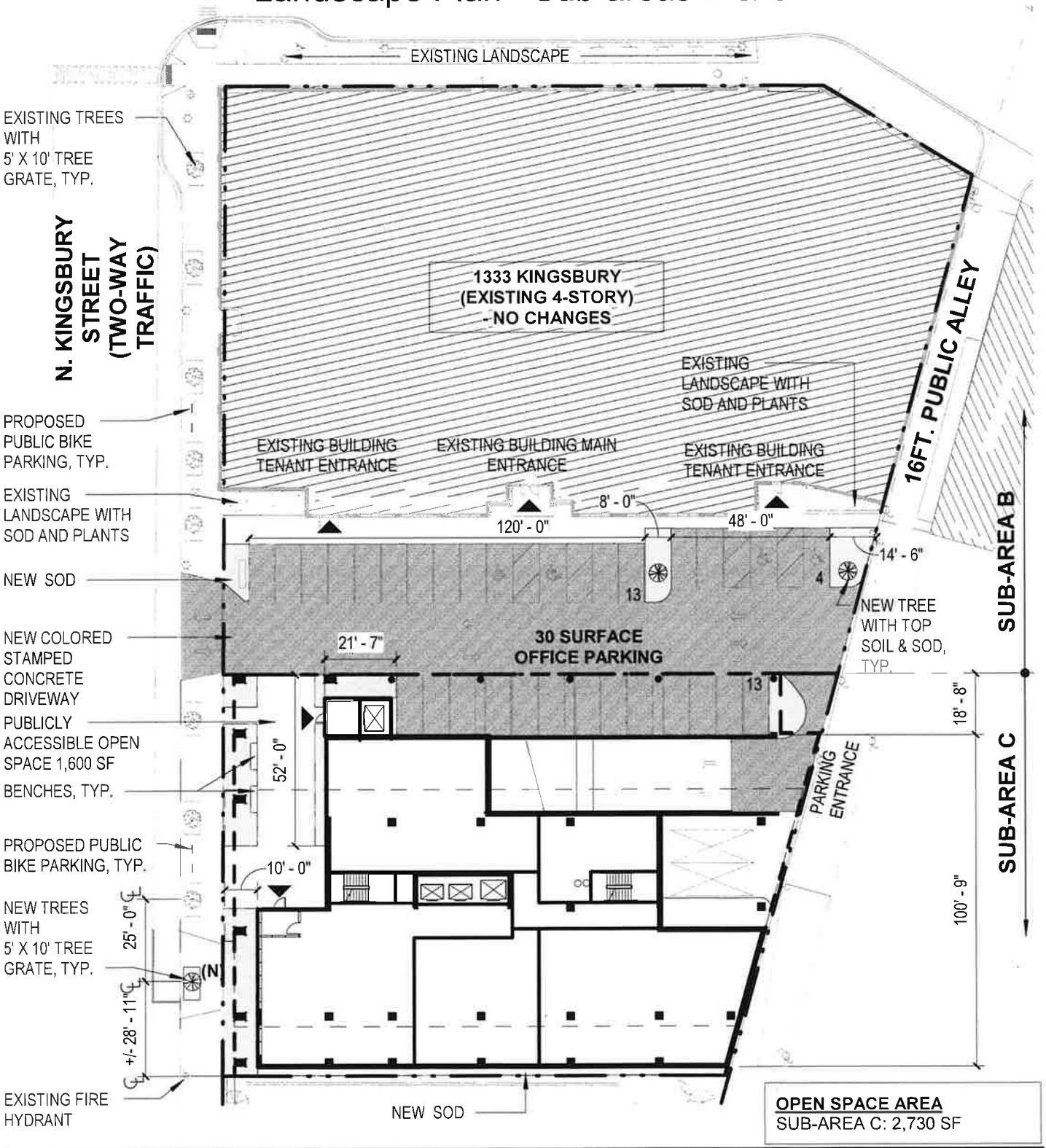
0' 10' 20' 40'

PD-05

FINAL FOR PUBLICATION

Planned Development No. -

Landscape Plan - Sub-areas B & C



Applicant:	1333 N Kingsbury, LLC
Address:	1333 North Kingsbury, Chicago, Illinois 60642
Introduced:	January 15, 2025
CPC Date:	May 15, 2025
Amended:	-

0' 10' 20' 40'

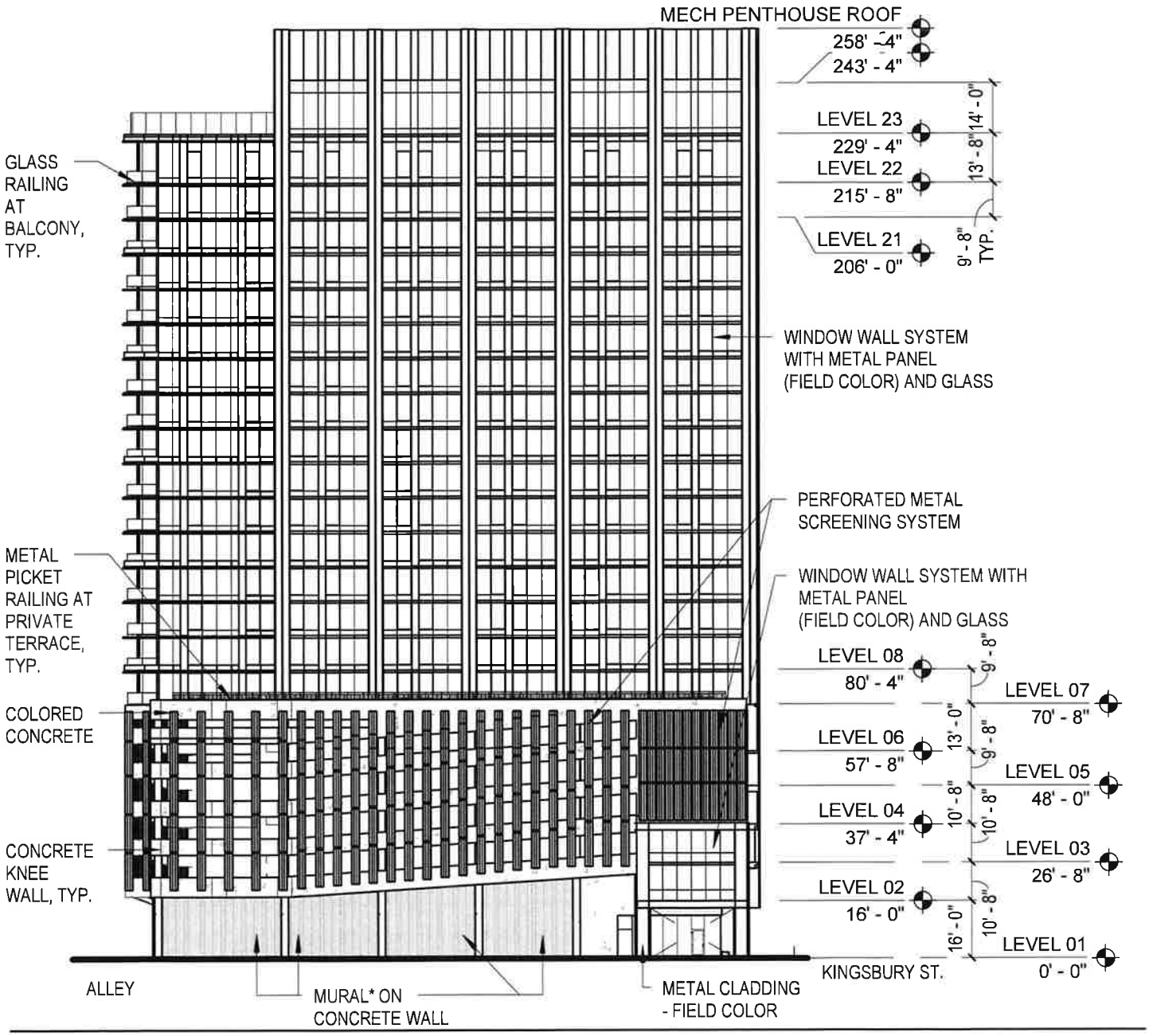
PD-06

FINAL FOR PUBLICATION

Planned Development No. -

Sub-area C - Building Elevation - North

* FINAL DESIGN/APPEARANCE OF MURAL SHALL BE SUBMITTED TO DPD/DCASE FOR FURTHER REVIEW AND APPROVAL



Applicant:	1333 N Kingsbury, LLC
Address:	1333 North Kingsbury, Chicago, Illinois 60642
Introduced:	January 15, 2025
CPC Date:	May 15, 2025
Amended:	-

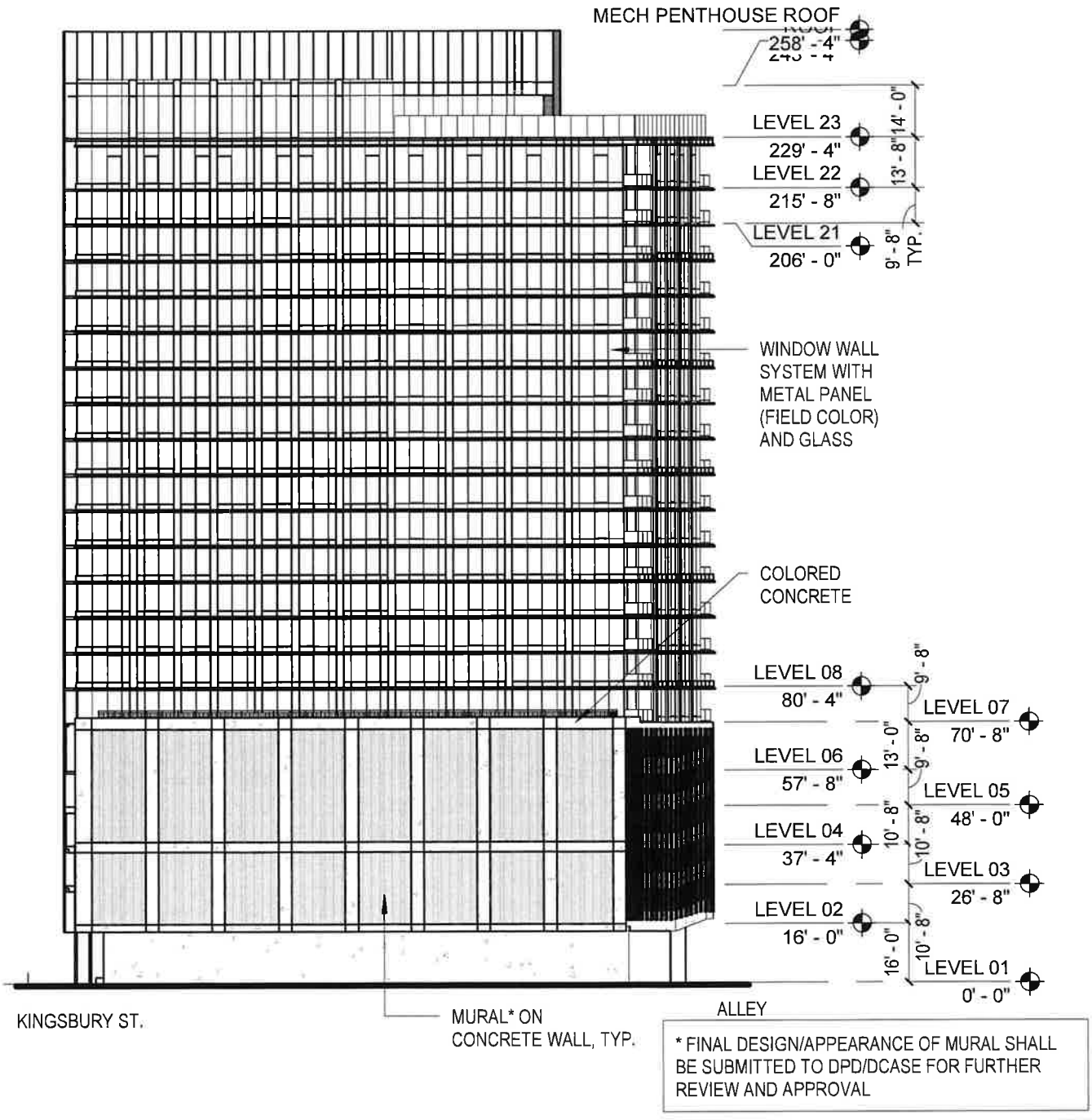
0' 15' 30'

PD-07

FINAL FOR PUBLICATION

Planned Development No. -

Sub-area C - Building Elevation - South



Applicant: 1333 N Kingsbury, LLC
Address: 1333 North Kingsbury, Chicago, Illinois 60642
Introduced: January 15, 2025
CPC Date: May 15, 2025
Amended: -

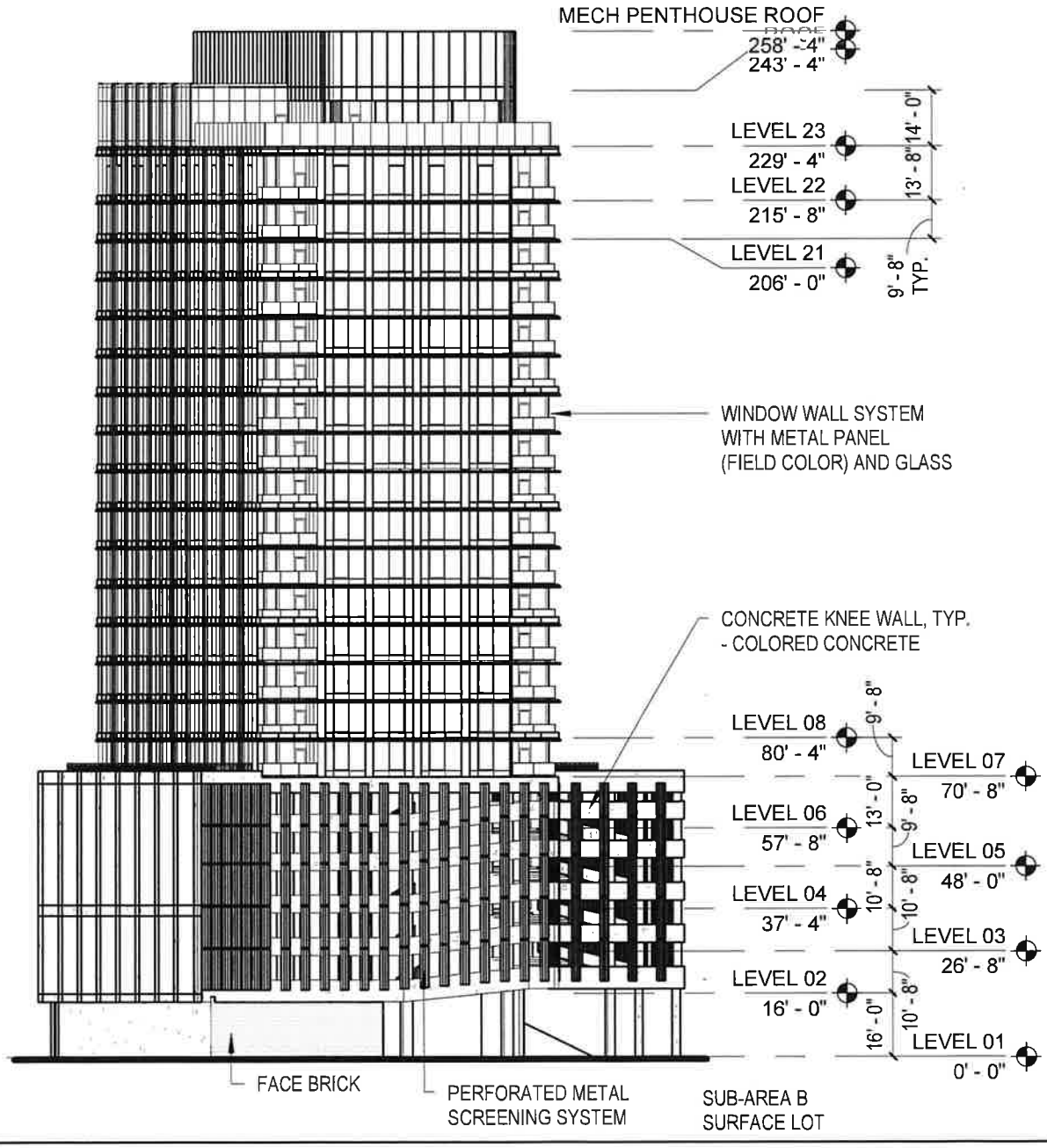
0' 10' 20' 40'

PD-08

FINAL FOR PUBLICATION

Planned Development No. -

Sub-area C - Building Elevation - East



Applicant:	1333 N Kingsbury, LLC
Address:	1333 North Kingsbury, Chicago, Illinois 60642
Introduced:	January 15, 2025
CPC Date:	May 15, 2025
Amended:	-

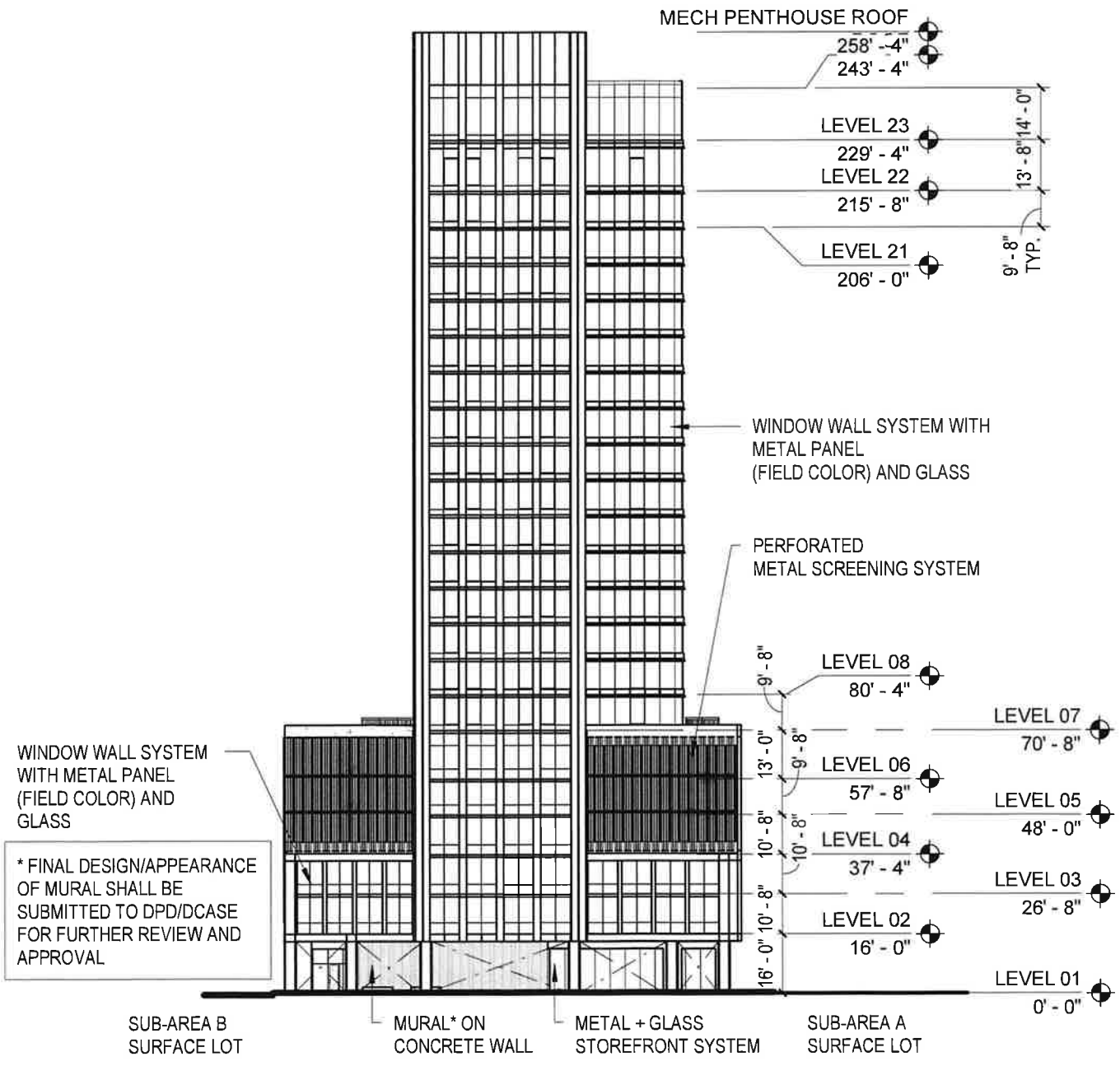
0' 15' 30'

PD-09

FINAL FOR PUBLICATION

Planned Development No. -

Sub-area C - Building Elevation - West



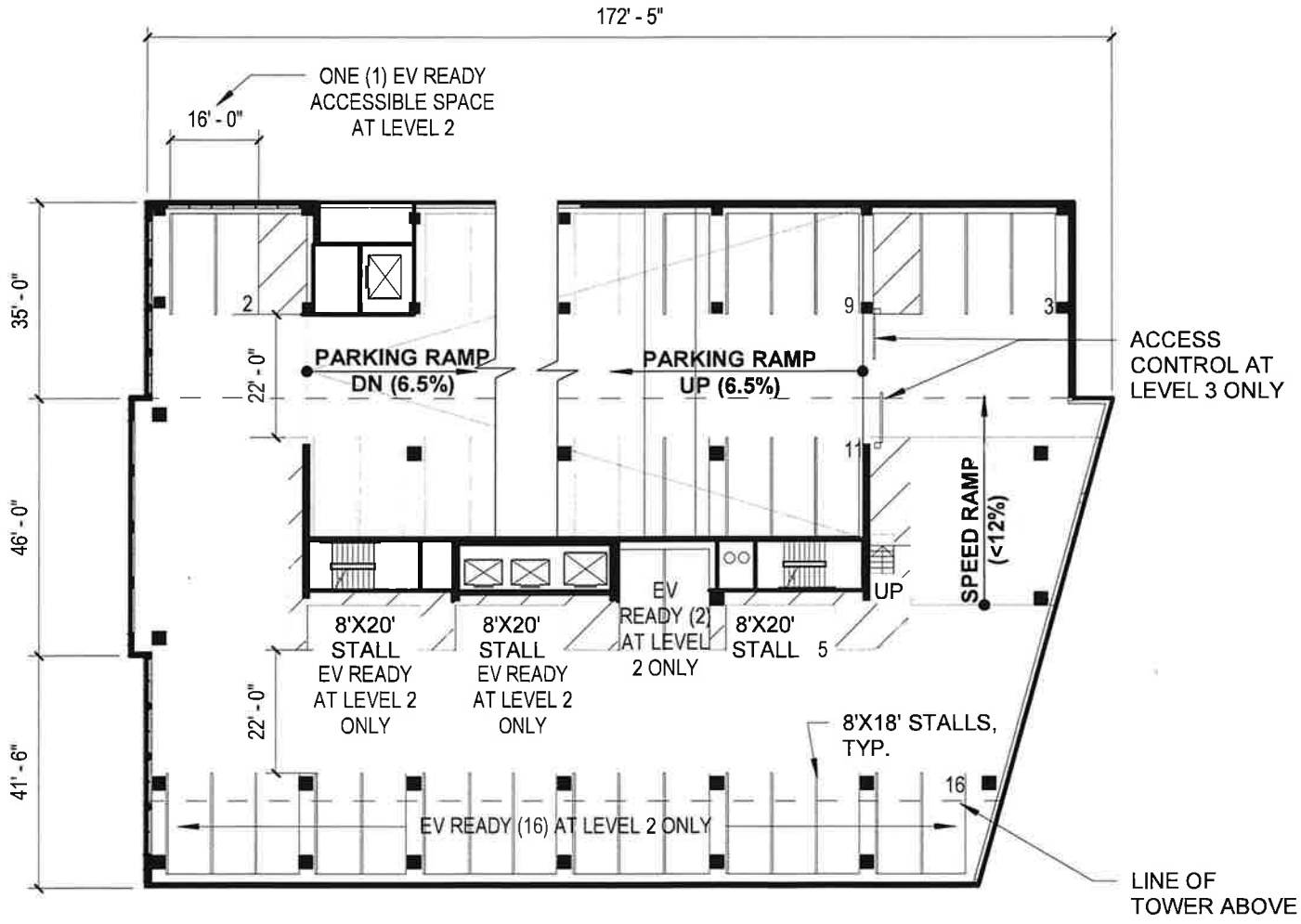
Applicant: 1333 N Kingsbury, LLC
Address: 1333 North Kingsbury, Chicago, Illinois 60642
Introduced: January 15, 2025
CPC Date: May 15, 2025
Amended: -

0' 15' 30'

FINAL FOR PUBLICATION

Planned Development No. -

Sub-area C - Level 3 Office Parking Plan (Level 2 sim.)



Level 3 Office Parking (Sub-area C)	**= 46 stalls**
Level 2 Office Parking (Sub-area C)	**= 26 stalls**
Level 1 Office Parking (Sub-area C)	**= 13 stalls**
Level 1 Office Parking (Sub-area B)	**= 17 stalls**
Total # of Office Parking	**= 102 stalls**

Total # of Office Parking	**= 102 stalls**
20% EVSE ready	**= 21 stalls required**
Level 3 EV ready stalls	= 0 stalls
Level 2 EV ready stalls	= 21 stalls
Level 1 EV ready stalls	= 0 stalls
Total Office EV ready stalls proposed	**= 21 stalls**

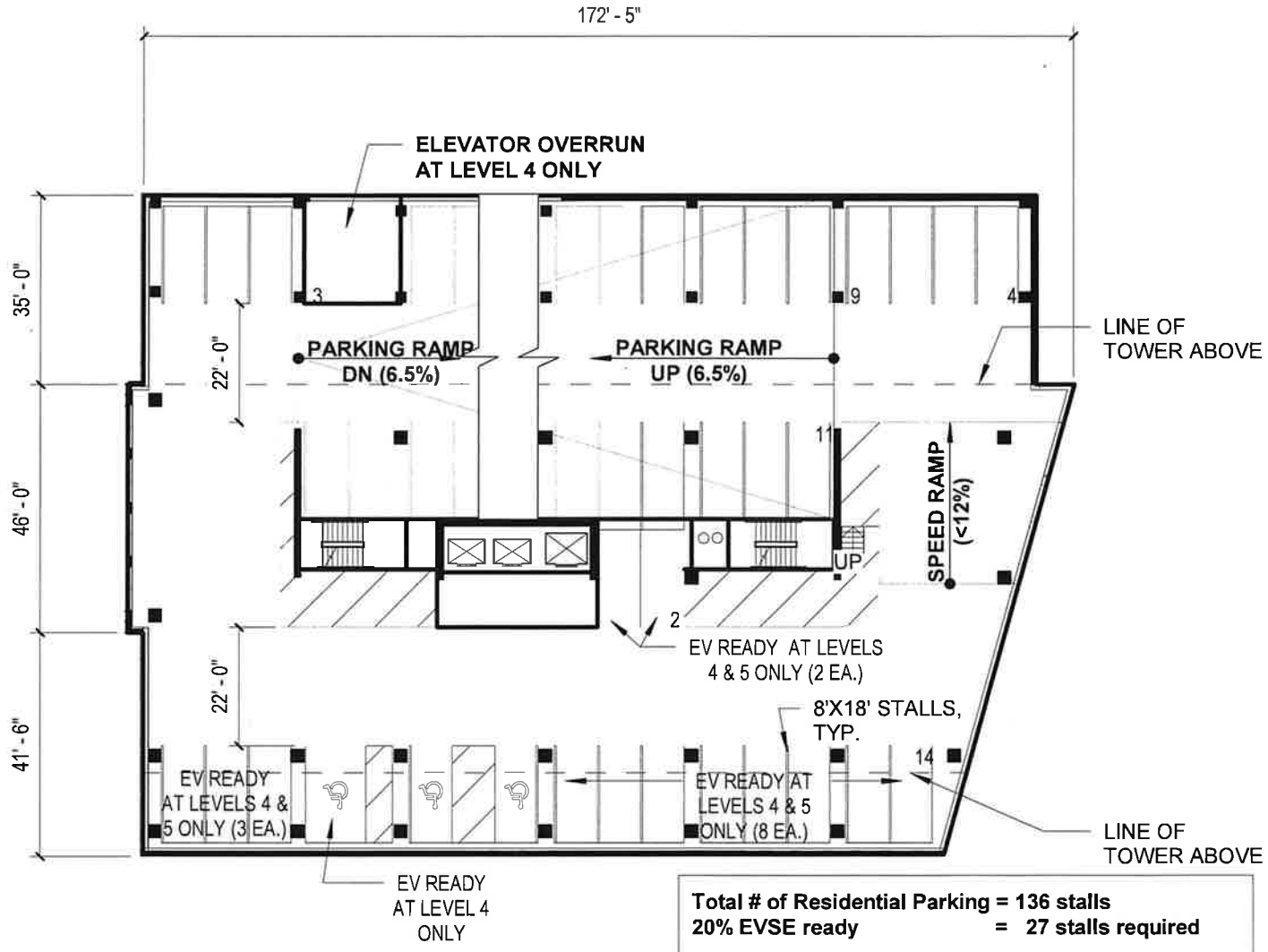
Applicant: 1333 N Kingsbury, LLC
Address: 1333 North Kingsbury, Chicago, Illinois 60642
Introduced: January 15, 2025
CPC Date: May 15, 2025
Amended: -

0' 15' 30'

FINAL FOR PUBLICATION

Planned Development No. -

Sub-area C - Level 4 Residential Parking Plan (Levels 5 & 6 sim.)



Level 6 Resi Parking (Sub-area C)	**= 47 stalls**
Level 5 Resi Parking (Sub-area C)	**= 46 stalls**
Level 4 Resi Parking (Sub-area C)	**= 43 stalls**
Total # of Resi Parking	**= 136 stalls**

Total # of Residential Parking = 136 stalls	
20% EVSE ready	**= 27 stalls required**
Level 6 EV ready stalls	= 0 stalls
Level 5 EV ready stalls	= 13 stalls
Level 4 EV ready stalls	= 14 stalls (1 accessible)
Total Resi EV ready stalls	**= 27 stalls proposed**
# of accessible parking	**= 5 stalls**
Level 6	= 0 stalls
Level 5	= 2 stalls
Level 4	= 3 stalls (1 Van)
Total Accessible stalls	**= 5 stalls proposed**

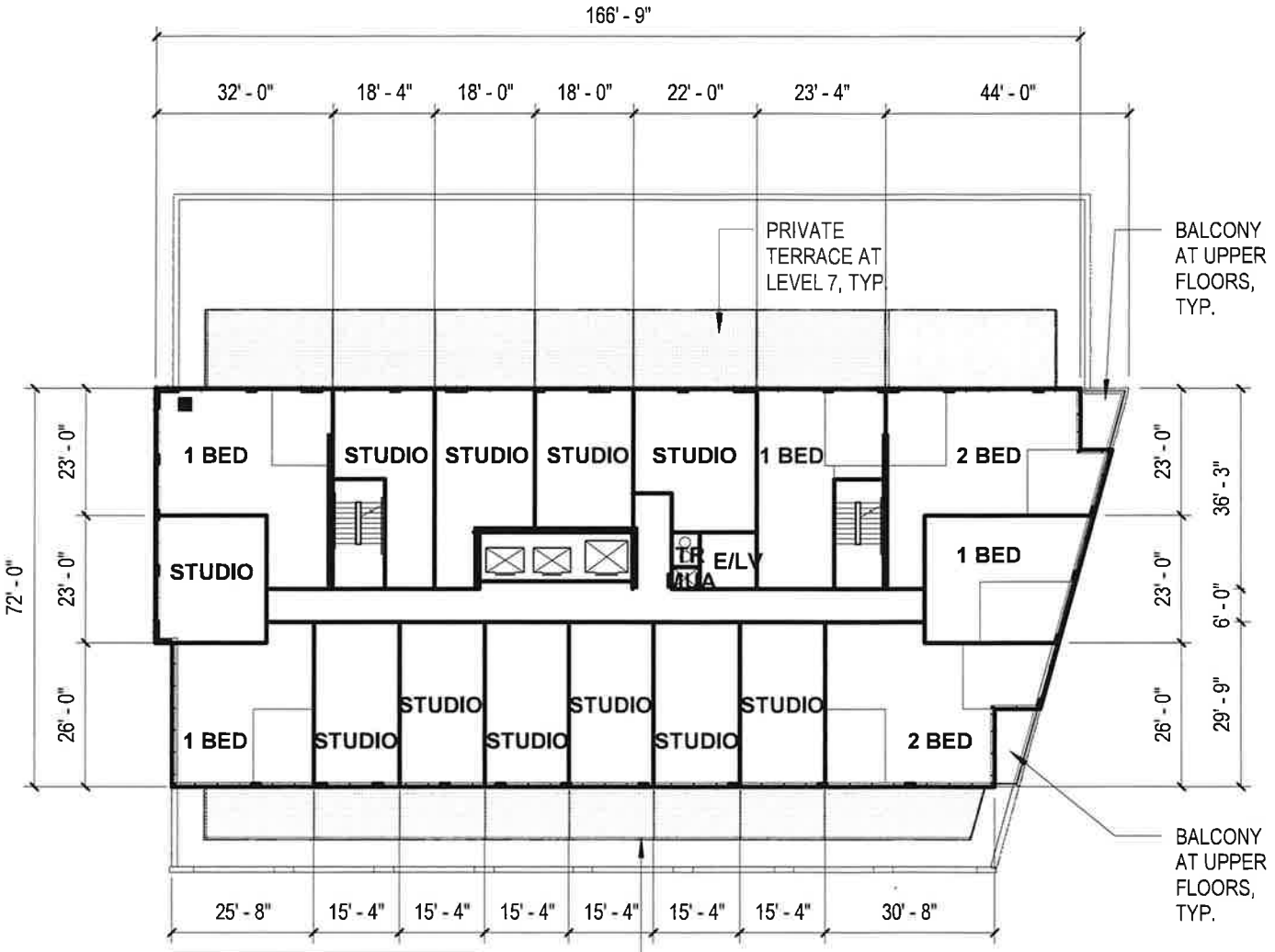
Applicant: 1333 N Kingsbury, LLC
Address: 1333 North Kingsbury, Chicago, Illinois 60642
Introduced: January 15, 2025
CPC Date: May 15, 2025
Amended: -

0' 15' 30'

FINAL FOR PUBLICATION

Planned Development No. -

Sub-area C - Typical Residential Plan



17 UNITS PER FLOOR	
STUDIO	11 UNITS
1BED	4 UNITS
2BED	2 UNITS

Applicant: 1333 N Kingsbury, LLC
Address: 1333 North Kingsbury, Chicago, Illinois 60642
Introduced: January 15, 2025
CPC Date: May 15, 2025
Amended: -

0' 15' 30'

PD-13