

23067
INTRO DATE
MAY 20, 2026

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

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.

OWNER Same as applicant

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 Katie Jahnke Dale - DLA Piper LLP (US)

ADDRESS 444 West Lake Street, Suite 900

CITY Chicago STATE IL ZIP CODE 60606

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

EMAIL katie.dale@dlapiper.com

Applicant: 1333 N Kingsbury, LLC
Address: 1333 North Kingsbury, Chicago, Illinois 60642
Introduced: May 20, 2026
Plan Commission: TBD
1631572823.1

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? 2024
8. Has the present owner previously rezoned this property? If yes, when? Yes
9. Present Zoning District: Residential Business Planned Development No. 1604, Subarea B
10. Proposed Zoning District: Residential Business Planned Development No. 1604, Subarea B, as amended
11. Lot size in square feet (or dimensions): 73,869 SF
12. Current Use of the Property: Commercial
13. Reason for rezoning the property: Amendment to existing planned development
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 Residential Business Planned Development No. 1604, Subarea B to Residential Business Planned Development No. 1604, Subarea B, as amended to allow for overnight boarding/kenneling.
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. _____

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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 _____

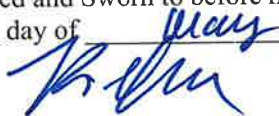
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COUNTY OF COOK
STATE OF ILLINOIS

ZeV Solomonov 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

Subscribed and Sworn to before me this
5th day of May, 2026




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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

May 6, 2026

The Honorable Gilbert Villegas, Chairman
City of Chicago Committee on Zoning
Room 304, 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 Amendment, as Amended / 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 May 6, 2026; 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 6th day of May, 2026.

Notary Public



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

May 20, 2026

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 May 6, 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 allow overnight boarding/kenneling.

The Property is currently used for commercial space. The Applicant requests a rezoning of the subject property from Residential Business Planned Development No. 1604, Subarea B to Residential Business Planned Development No. 1604, Subarea B, as amended to allow for overnight boarding/kenneling.

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.

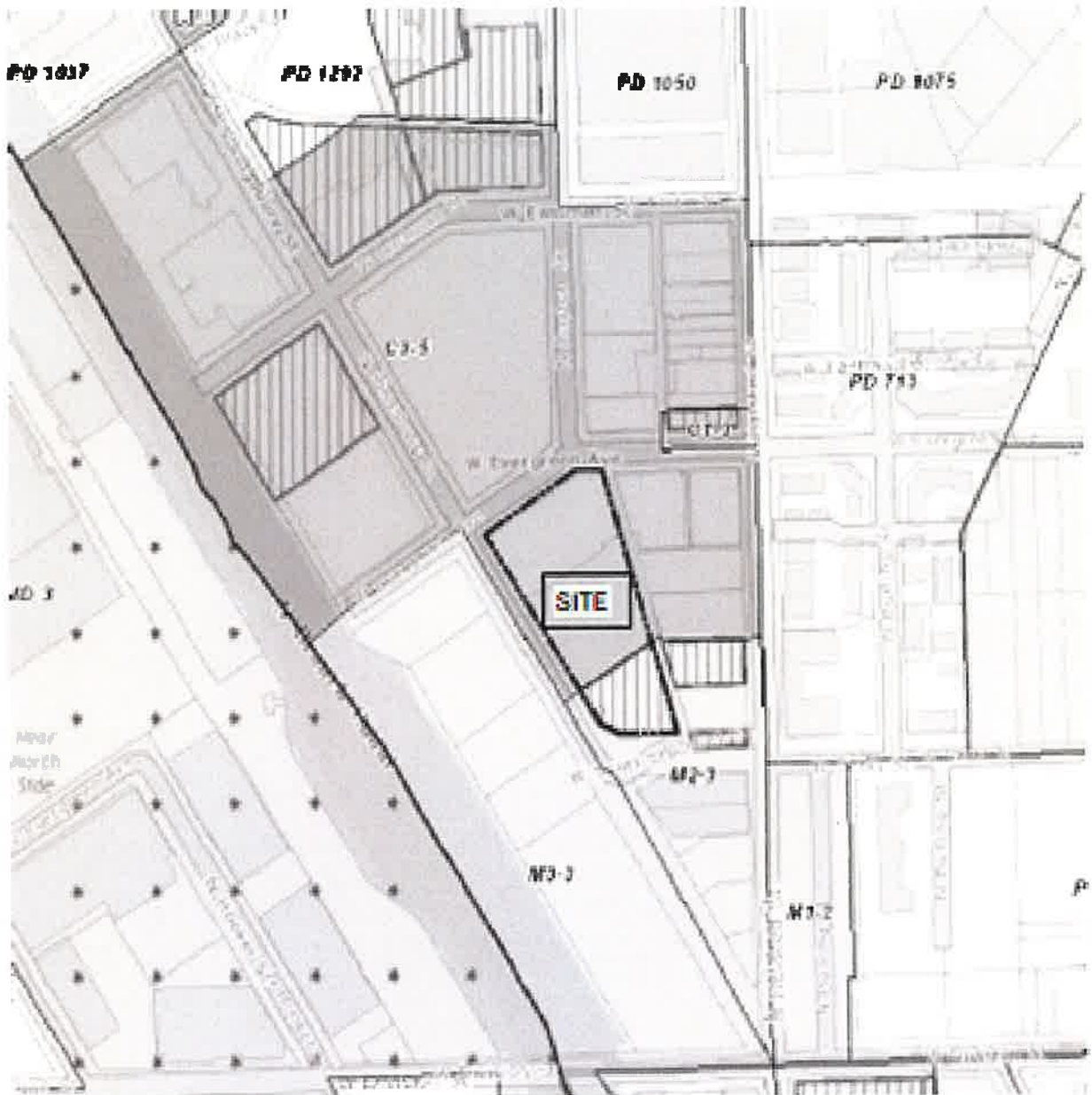
Very truly yours,

DLA Piper LLP (US)

A handwritten signature in blue ink that reads 'Katie Jahnke Dale'.

Katie Jahnke Dale

MAP:



17-05-225-020-0000; 17-05-225-021-0000

