RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 1604, AS AMENDED
PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Residential Business Planned Development No. 1604, Subarea B 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 the Property and the "Applicant" for this Planned Development Residential Business Planned Development No. 1604, Subarea B.

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 (all, except stables); 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. 1604, AS AMENDED
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: May 20, 2026
Plan Commission: June 25, 2026
1631572823.2

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

Applicant: 1333 N Kingsbury, LLC
Address: 1333 North Kingsbury, Chicago, Illinois 60642
Introduced: May 20, 2026
Plan Commission: June 25, 2026
1631572823.2

Residential-Business Planned Development No. 1604
Existing Land Use Map



Applicant: 1333 N Kingsbury, LLC
Address: 1333 North Kingsbury, Chicago, Illinois 60642
Introduced: May 20, 2026
CPC Date: June 25, 2026
Amended: -

PD-00

Residential-Business Planned Development No. 1604
Existing Zoning Map

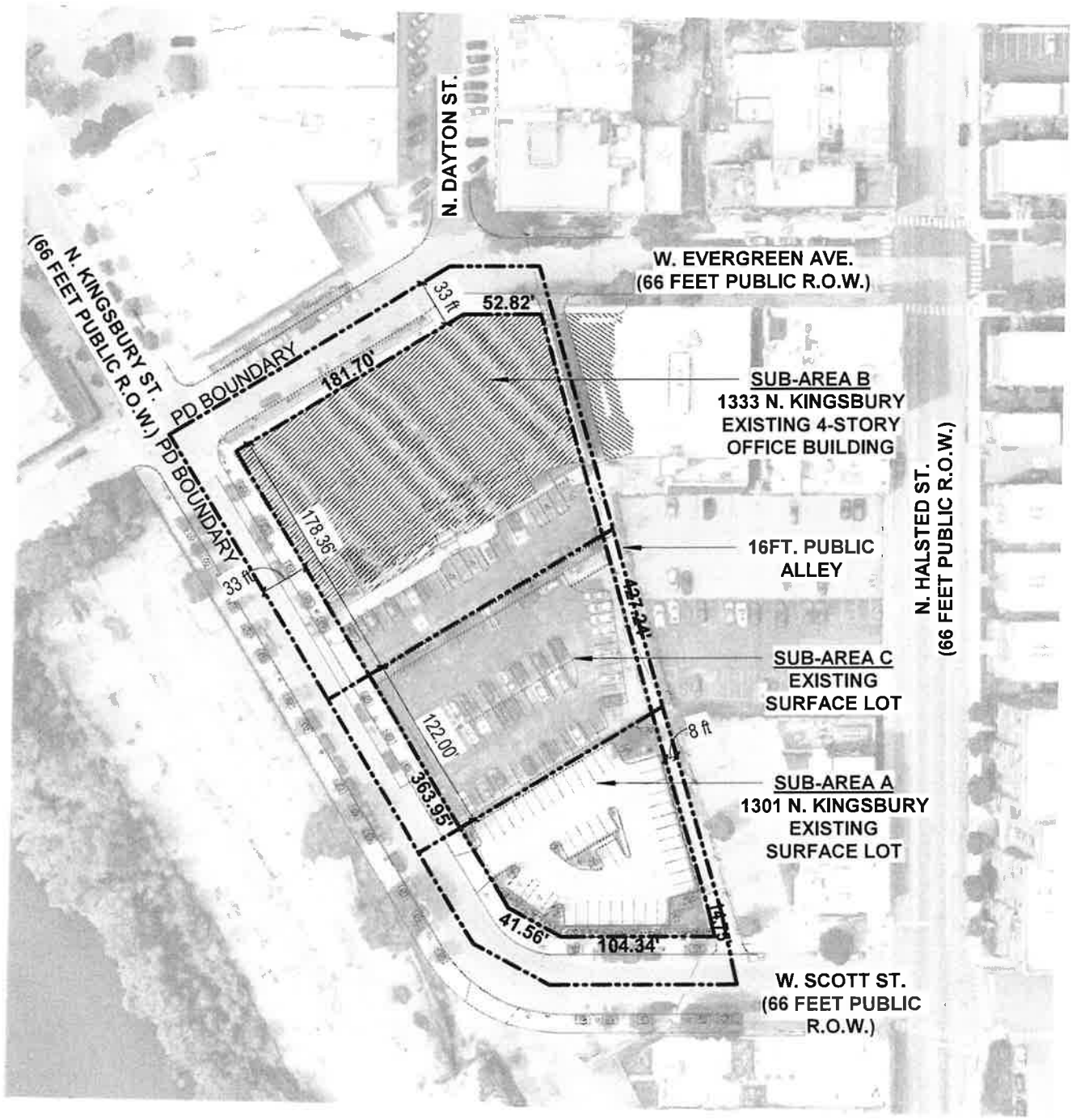


Applicant:	1333 N Kingsbury, LLC
Address:	1333 North Kingsbury, Chicago, Illinois 60642
Introduced:	May 20, 2026
CPC Date:	June 25, 2026
Amended:	-

PD-01

Residential-Business Planned Development No. 1604

PD Property Line + Boundary and Sub-area Map

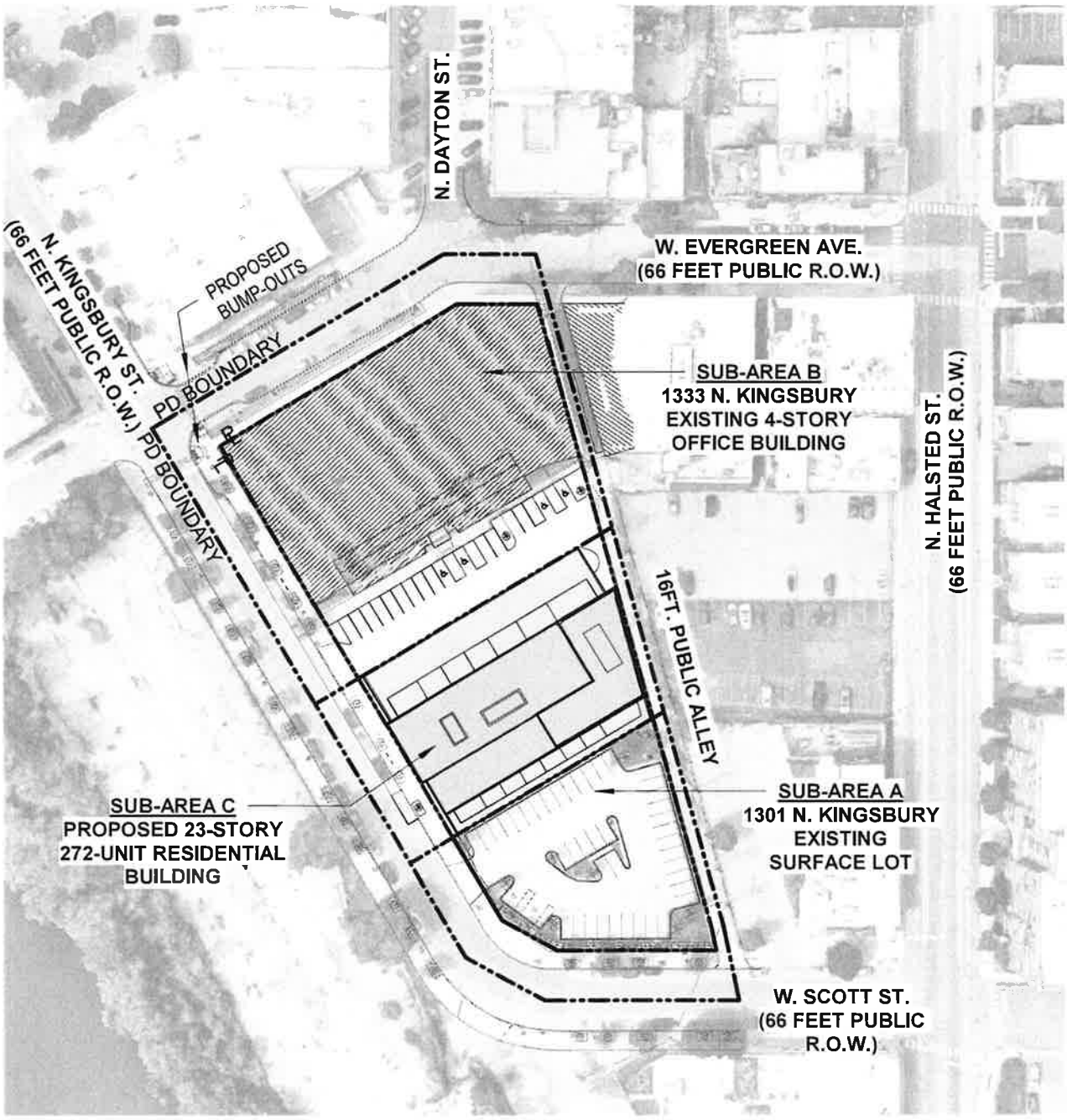


Applicant:	1333 N Kingsbury, LLC
Address:	1333 North Kingsbury, Chicago, Illinois 60642
Introduced:	May 20, 2026
CPC Date:	June 25, 2026
Amended:	-

0' 25' 50' 100'

PD-02

Residential-Business Planned Development No. 1604
Overall Site Plan

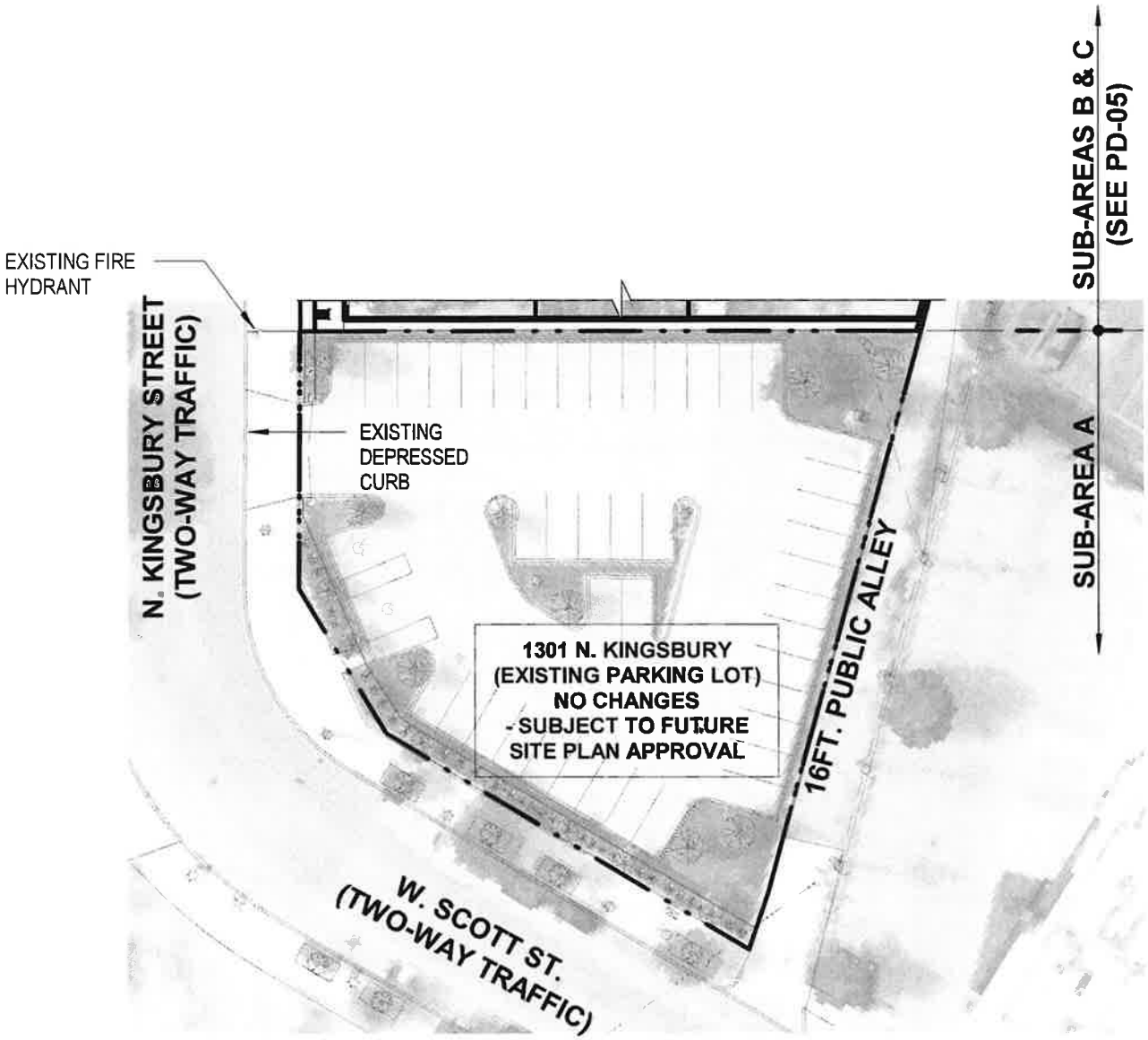


Applicant: 1333 N Kingsbury, LLC
Address: 1333 North Kingsbury, Chicago, Illinois 60642
Introduced: May 20, 2026
CPC Date: June 25, 2026
Amended: -

0' 25' 50' 100'

PD-03

Residential-Business Planned Development No. 1604
Site Plan - Sub-area A



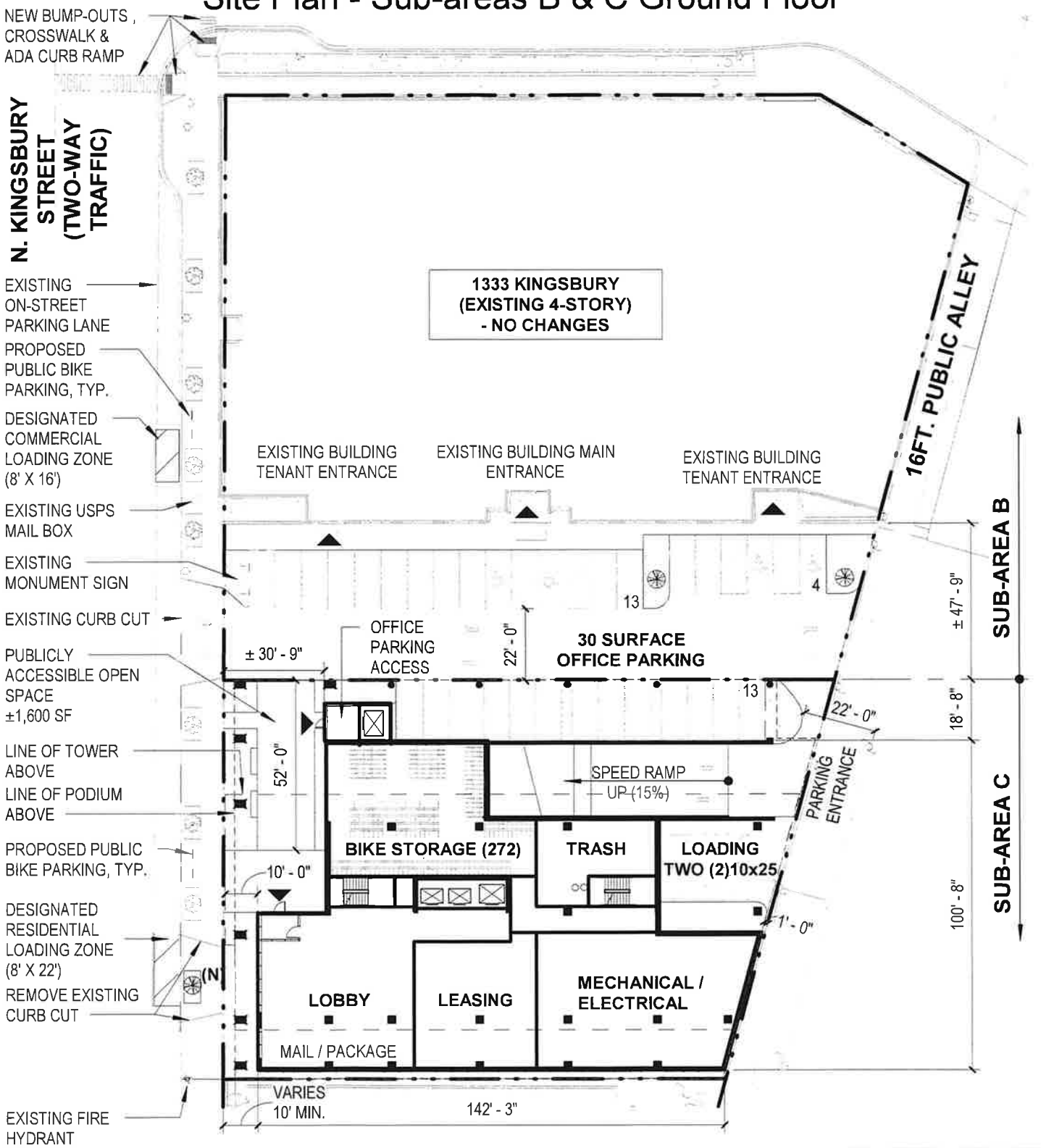
Applicant:	1333 N Kingsbury, LLC
Address:	1333 North Kingsbury, Chicago, Illinois 60642
Introduced:	May 20, 2026
CPC Date:	June 25, 2026
Amended:	-

0' 10' 20' 40'

PD-04

Residential-Business Planned Development No. 1604

Site Plan - Sub-areas B & C Ground Floor

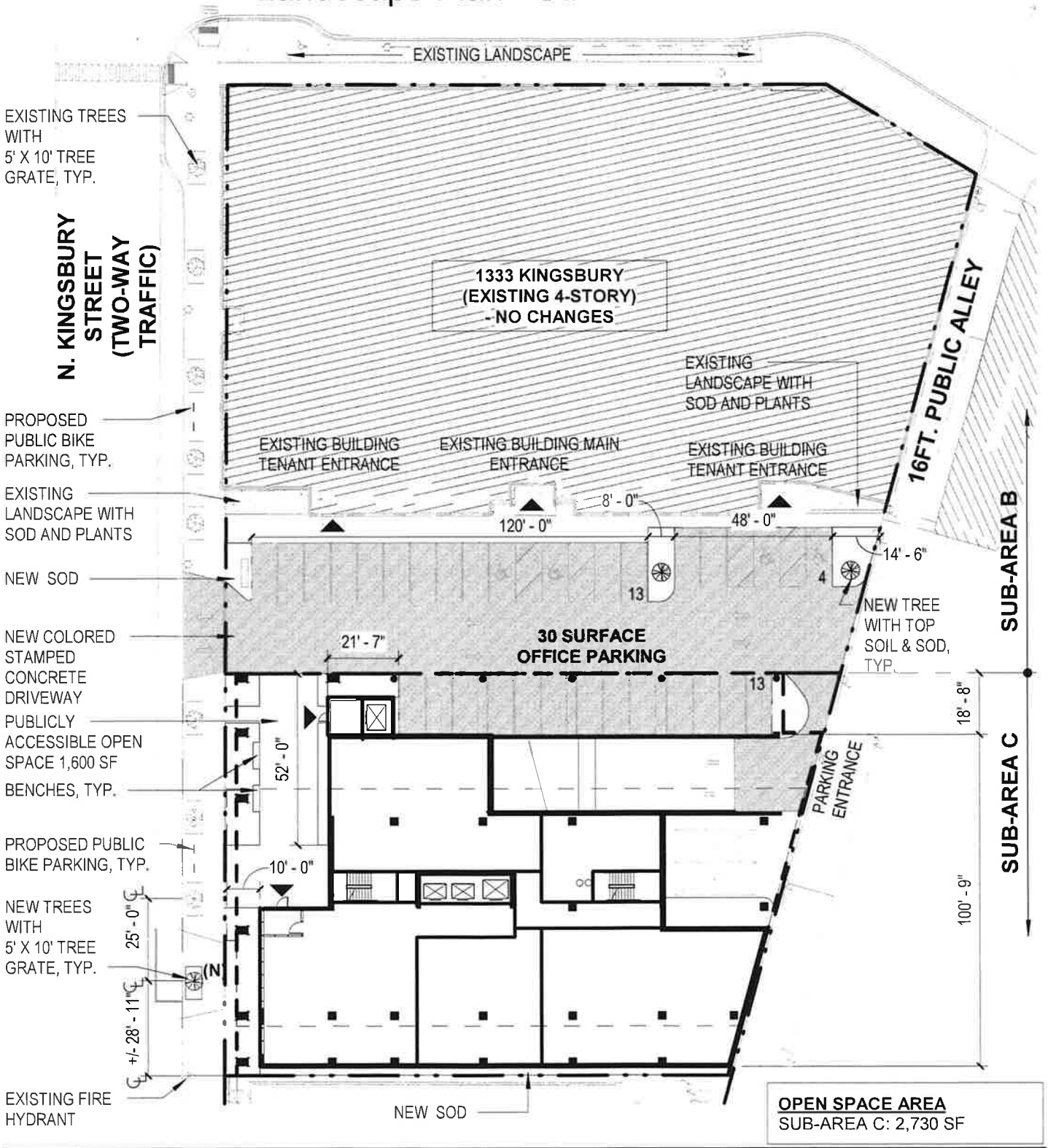


Applicant:	1333 N Kingsbury, LLC
Address:	1333 North Kingsbury, Chicago, Illinois 60642
Introduced:	May 20, 2026
CPC Date:	June 25, 2026
Amended:	-

0' 10' 20' 40'

Residential-Business Planned Development No. 1604

Landscape Plan - Sub-areas B & C



Applicant:	1333 N Kingsbury, LLC
Address:	1333 North Kingsbury, Chicago, Illinois 60642
Introduced:	May 20, 2026
CPC Date:	June 25, 2026
Amended:	-

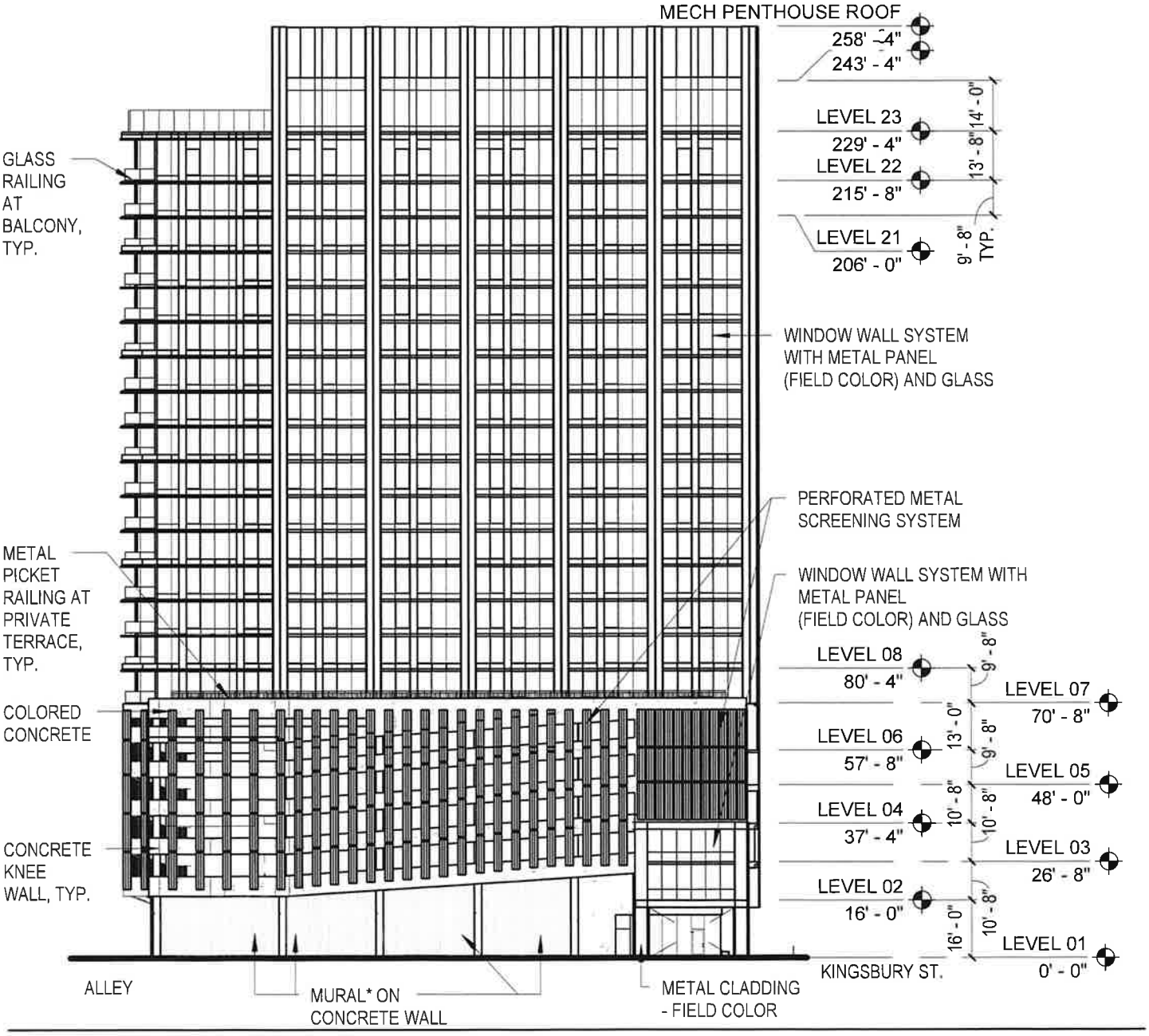
0' 10' 20' 40'

PD-06

Residential-Business Planned Development No. 1604

Sub-area C - Building Elevation - North

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



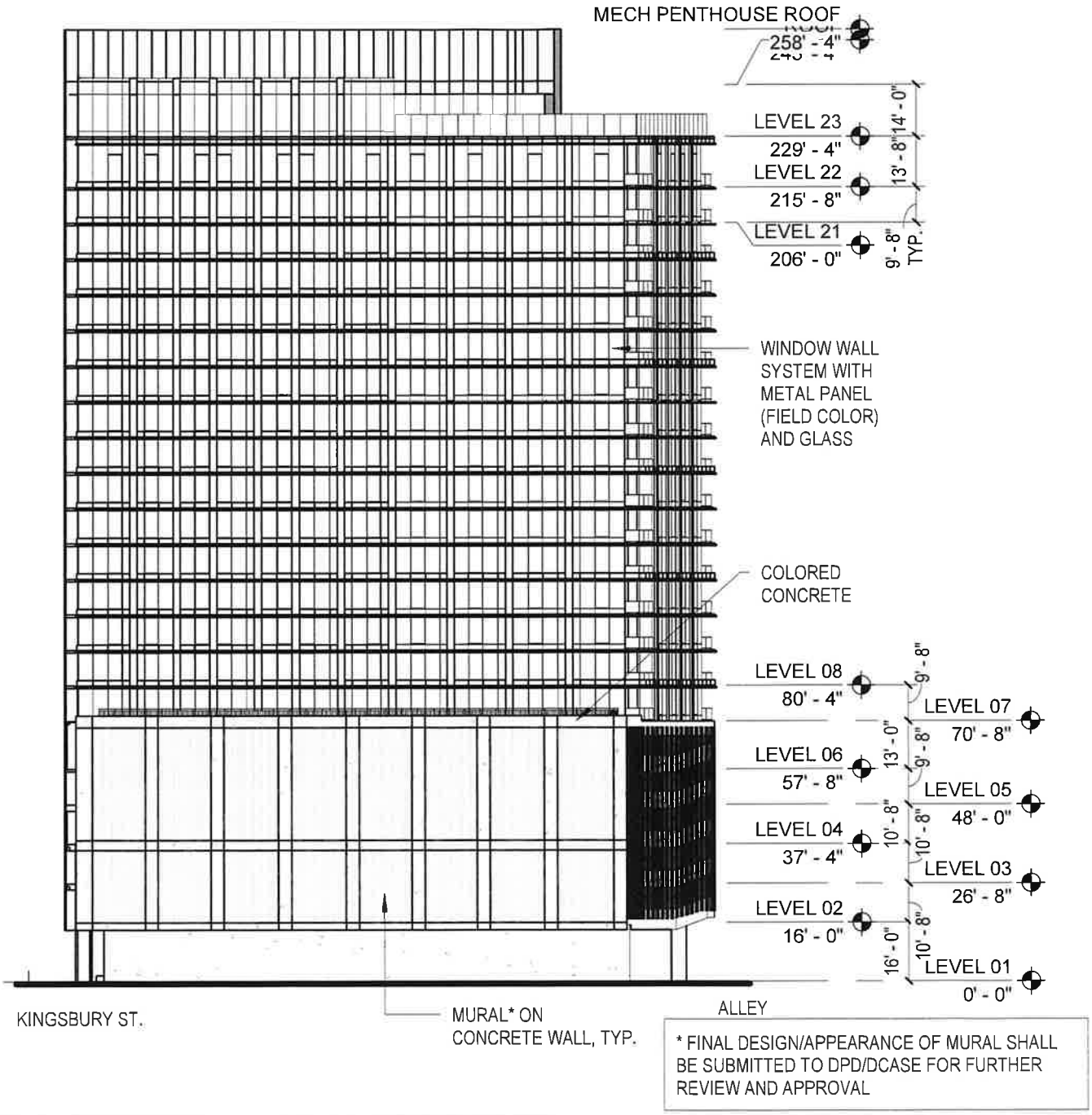
Applicant: 1333 N Kingsbury, LLC
Address: 1333 North Kingsbury, Chicago, Illinois 60642
Introduced: May 20, 2026
CPC Date: June 25, 2026
Amended: -

0' 15' 30'

PD-07

Residential-Business Planned Development No. 1604

Sub-area C - Building Elevation - South



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

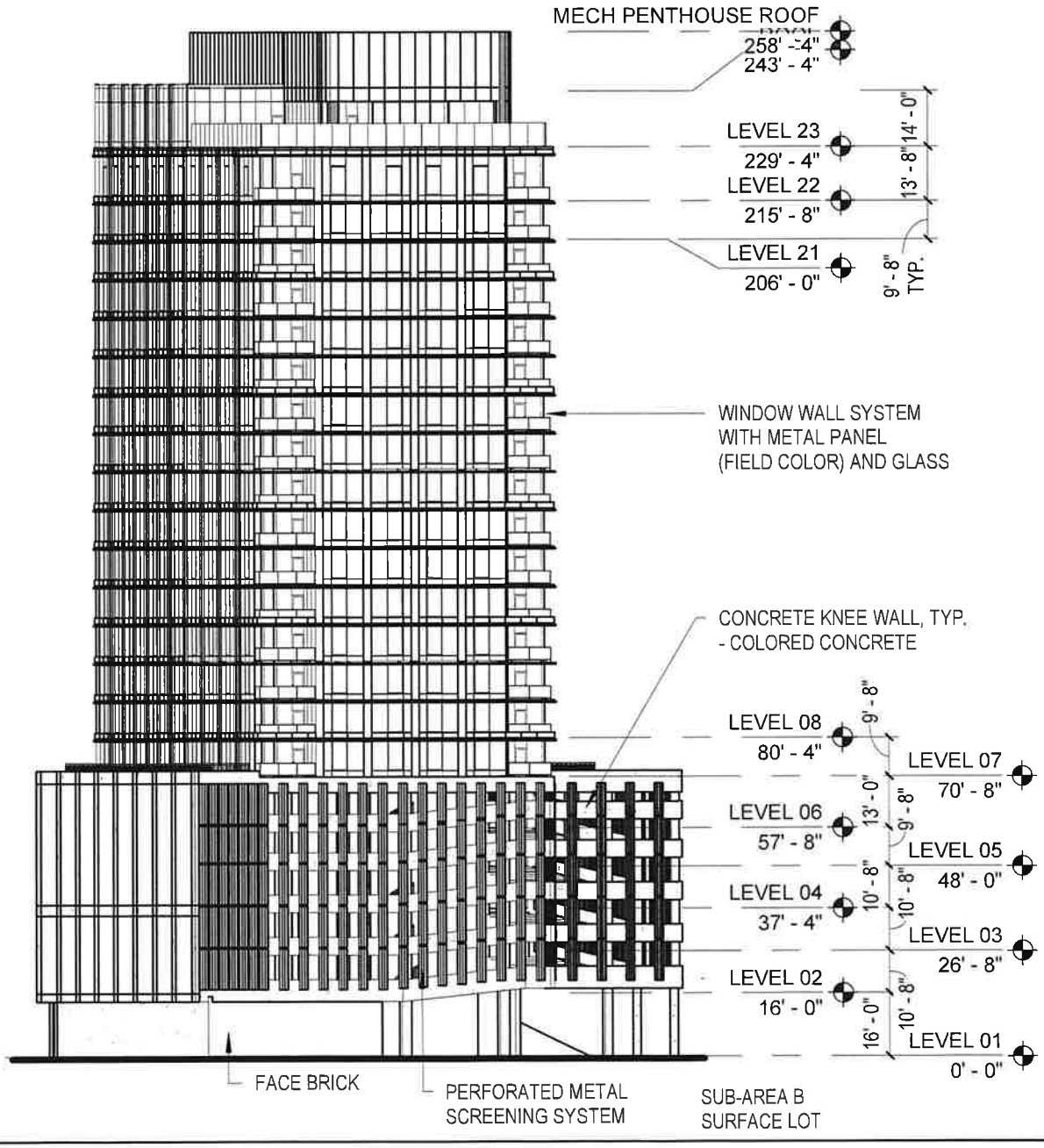
Applicant: 1333 N Kingsbury, LLC
Address: 1333 North Kingsbury, Chicago, Illinois 60642
Introduced: May 20, 2026
CPC Date: June 25, 2026
Amended: -

0' 10' 20' 40'

PD-08

Residential-Business Planned Development No. 1604

Sub-area C - Building Elevation - East

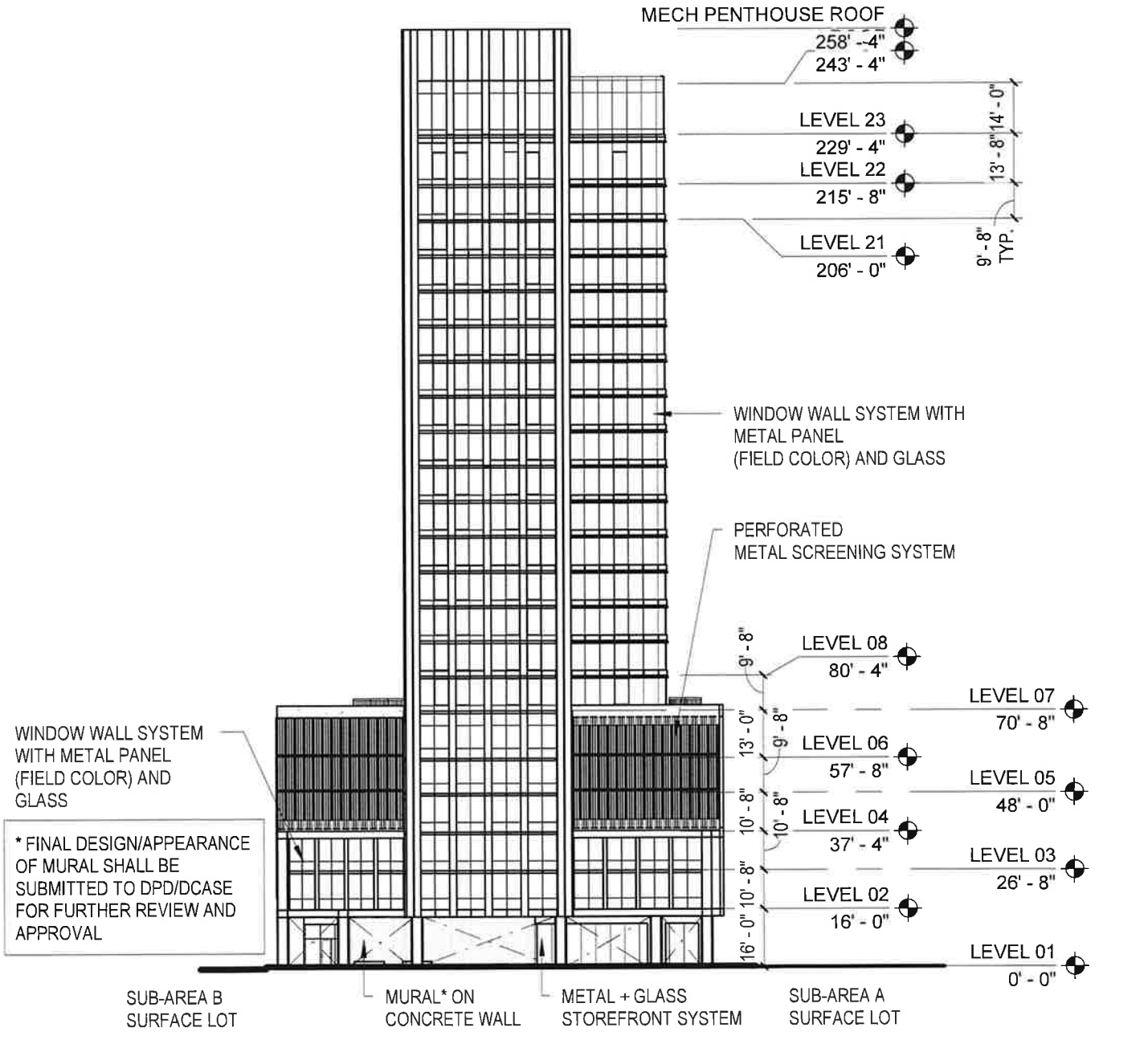


Applicant:	1333 N Kingsbury, LLC
Address:	1333 North Kingsbury, Chicago, Illinois 60642
Introduced:	May 20, 2026
CPC Date:	June 25, 2026
Amended:	-

0' 15' 30'

PD-09

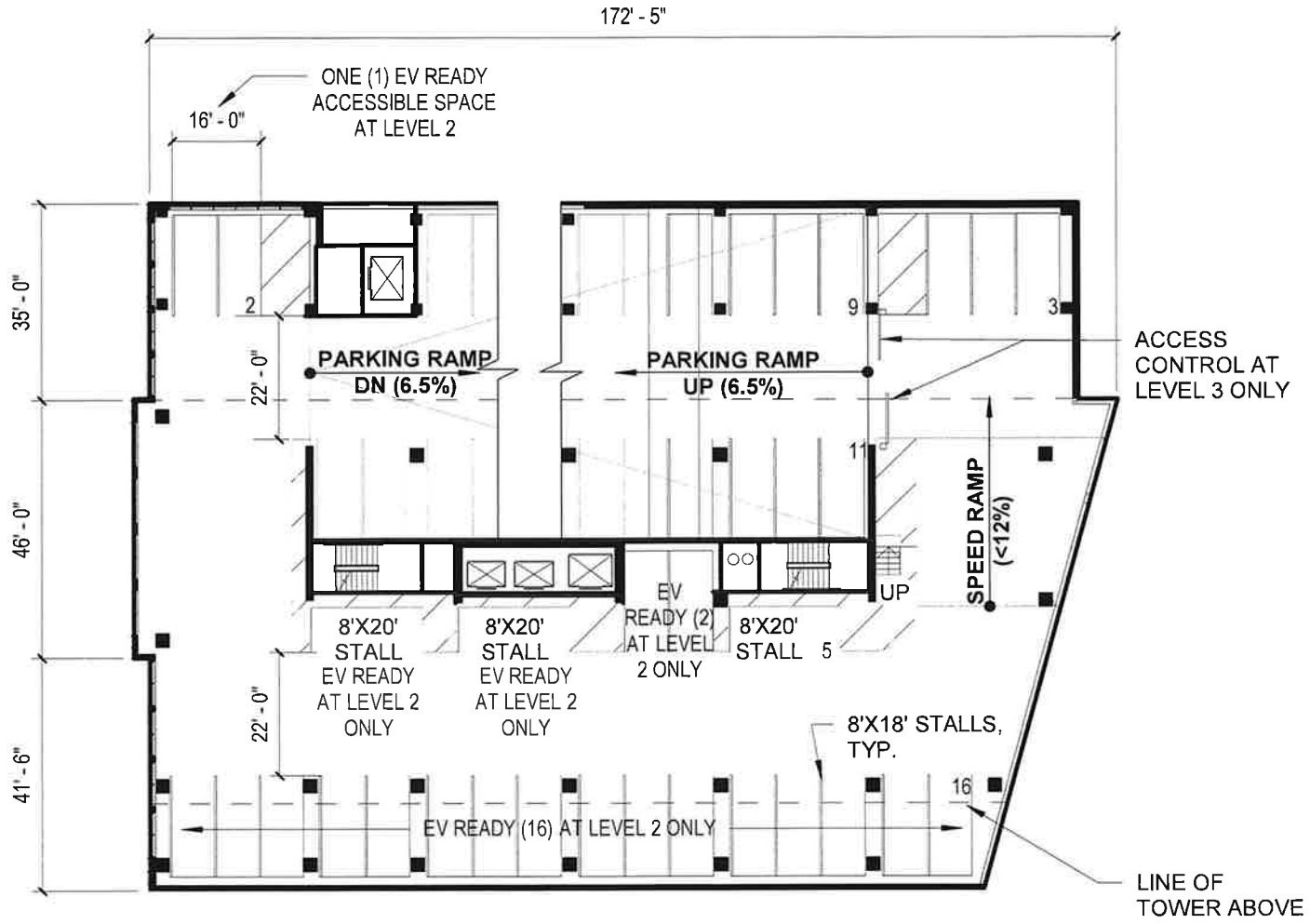
Residential-Business Planned Development No. 1604
Sub-area C - Building Elevation - West



Applicant: 1333 N Kingsbury, LLC
Address: 1333 North Kingsbury, Chicago, Illinois 60642
Introduced: May 20, 2026
CPC Date: June 25, 2026
Amended: -

0' 15' 30'

Residential-Business Planned Development No. 1604
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**

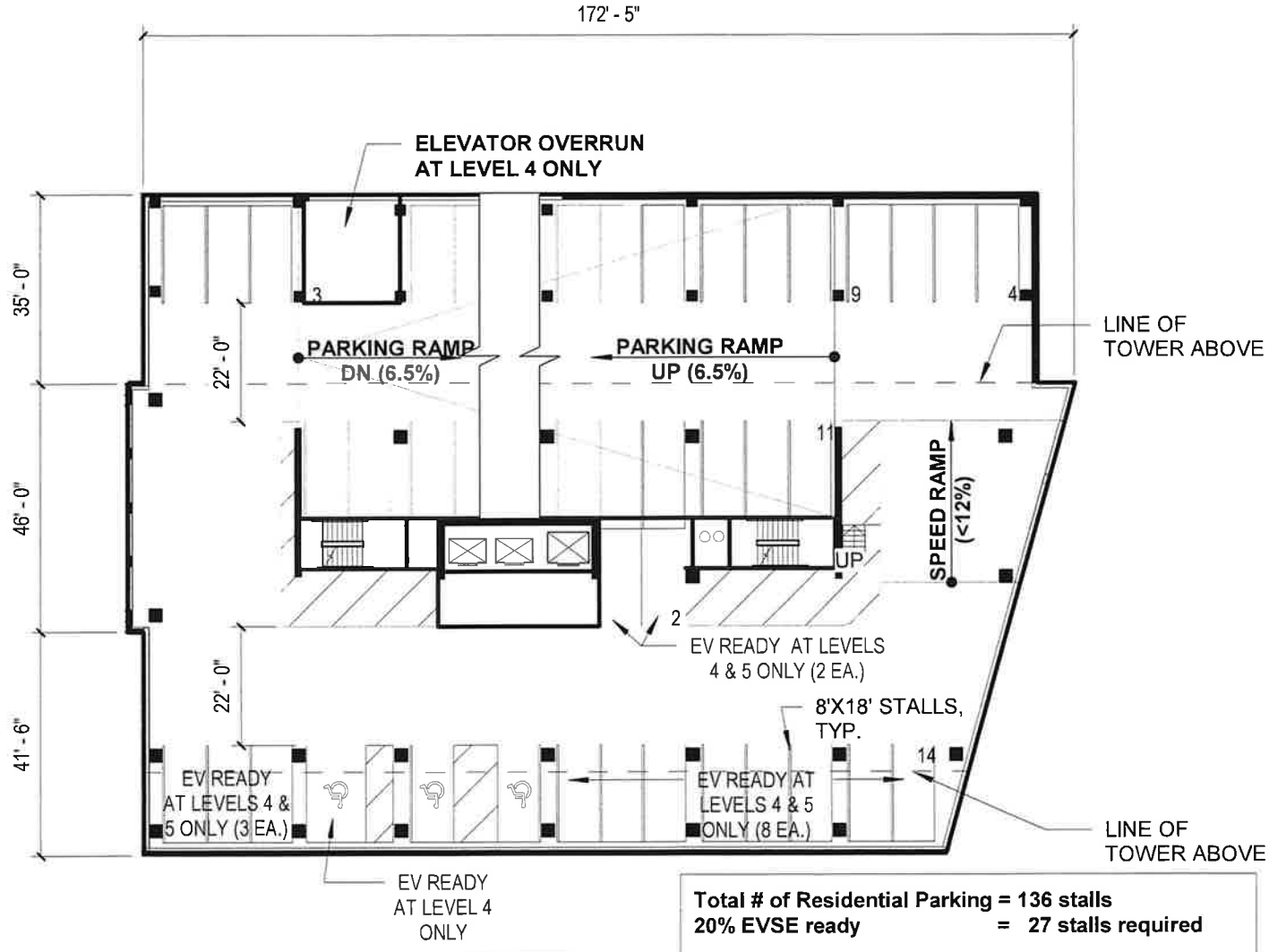
Total # of Office Parking	**= 102 stalls**
20% EVSE ready	**= 21 stalls required**
Level 3 EV ready stalls	= 0 stalls
Level 2 EV ready stalls	= 21 stalls
Level 1 EV ready stalls	= 0 stalls
Total Office EV ready stalls proposed	**= 21 stalls**

Applicant: 1333 N Kingsbury, LLC
Address: 1333 North Kingsbury, Chicago, Illinois 60642
Introduced: May 20, 2026
CPC Date: June 25, 2026
Amended: -

0' 15' 30'

Residential-Business Planned Development No. 1604

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



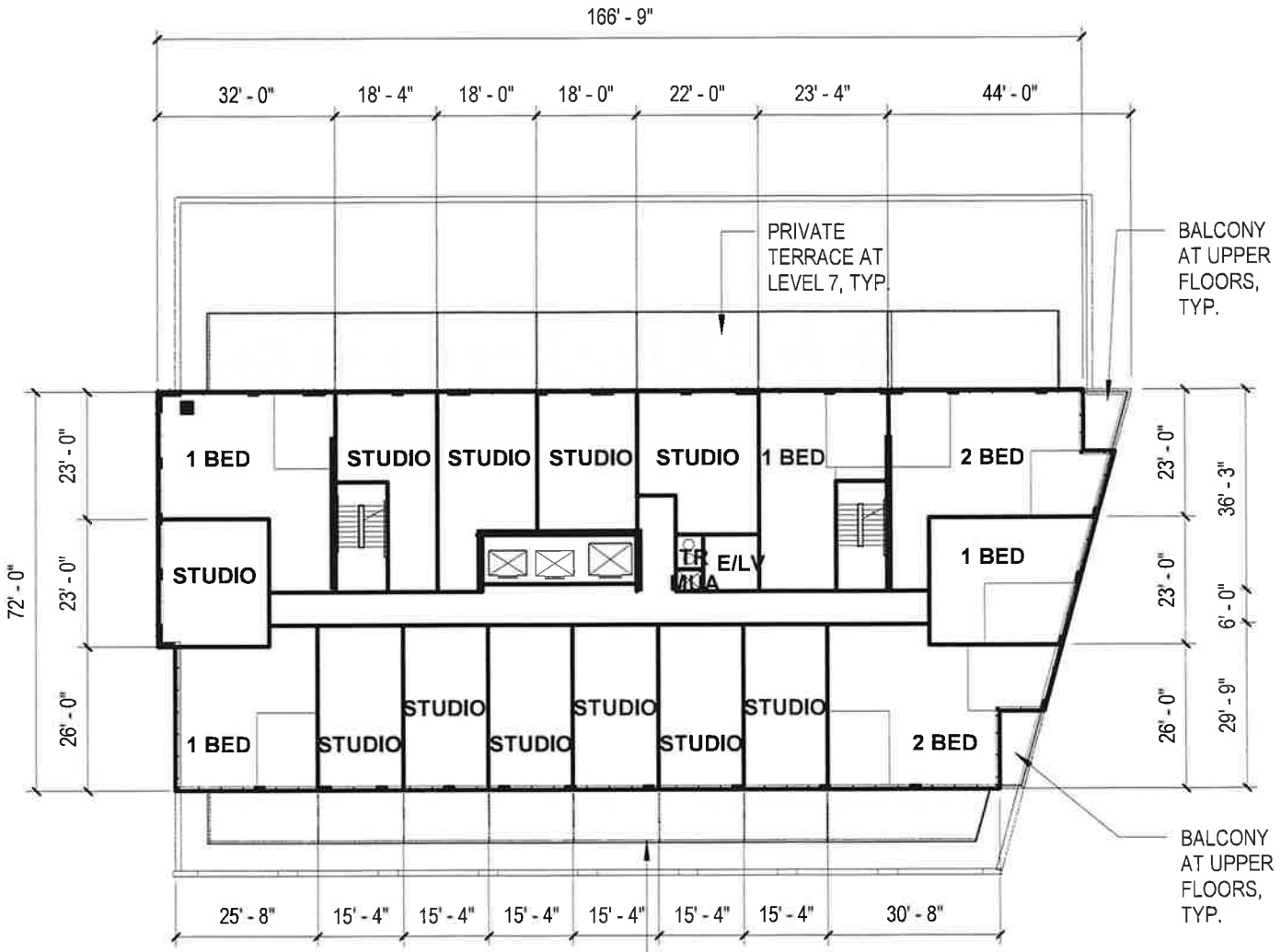
Level 6 Resi Parking (Sub-area C)	**= 47 stalls**
Level 5 Resi Parking (Sub-area C)	**= 46 stalls**
Level 4 Resi Parking (Sub-area C)	**= 43 stalls**
Total # of Resi Parking	**= 136 stalls**

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: May 20, 2026
CPC Date: June 25, 2026
Amended: -

0' 15' 30'

Residential-Business Planned Development No. 1604
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: May 20, 2026
CPC Date: June 25, 2026
Amended: -

0' 15' 30'

PD-13

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

(Application #23067)

To: Alderman Gilbert Villegas
Chairman,
City Council Committee on Zoning

From: Ciere Boatright
Chicago Plan Commission

Date: June 25, 2026

Re: 1333 N. Kingsbury St Residential Business Planned Development No. 1604 As Amended

On Thursday, June 25, 2026, the Chicago Plan Commission recommended approval of the proposed Residential Business Planned Development amendment, submitted by 1333 N Kingsbury, 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 James Gwinner at 312-744-1938 or via email at james.gwinner@cityofchicago.org.

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