TYPE 1 ZONING AMENDMENT PROJECT NARRATIVE AND PLANS
3702 North Kedvale

The Applicant seeks to rezone 3702 North Kedvale Avenue from a RS-2 Residential Single Unit (Detached House) District to a RS-3 Residential Single Unit (Detached House) District to construct a second story and rear addition to an existing detached house. The existing detached garage containing two interior parking spaces will remain. The proposed detached house will have a height of approximately 21 feet. No commercial space will be provided.

Pursuant to Section 17-13-0303-D, the Applicant is seeking all zoning relief, as needed and as allowed by the Chicago Zoning Code, for the attached plans. Pursuant to Section 17-13-1101-B, the Applicant seeks a variation to reduce the north side setback to 0 feet and the combined setback to 2.47 feet. Pursuant to Section 17-13-1101-G, the Applicant seeks a variation to exceed the floor area ratio imposed by the applicable regulations, or to allow the expansion or enlargement of any permitted residential use in an RS3 district by an amount not to exceed 15% of the floor area in existence 50 years.

Project Bulk and Density

Lot Area	5,899.41 SF
Density MLA (Lot area per unit)	1 DU (Detached House)
Off Street Parking	2 spaces
Front Setback	20.27 feet
Rear Setback	65.89 feet
Side Setback (North)	0 feet*
Side Setback (South)	2.47 feet
Building SF	5,404 SF
FAR	0.92**
Building Height	21 feet

* Pursuant to Section 17-13-1101-B, the Applicant seeks a variation to reduce the north side setback to 0 feet and the combined setback to 2.47 feet.

** Pursuant to Section 17-13-1101-G, the Applicant seeks a variation to exceed the floor area ratio imposed by the applicable regulations, or to allow the expansion or enlargement of any permitted residential use in an RS3 district by an amount not to exceed 15% of the floor area in existence 50 years.



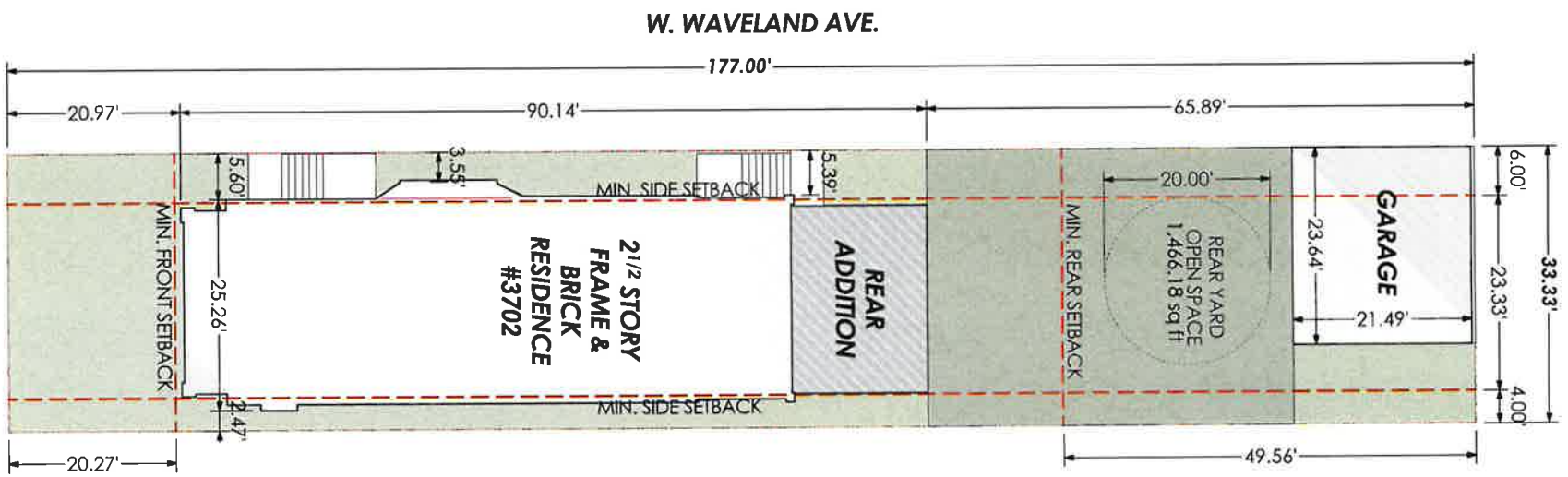
SINGLE FAMILY HOME

3702 N. Kedvale Ave. Chicago, IL.

BLX DESIGN

1/5/2026

ALTERATION & ADDITION
3702 N. Kedvale Ave. Chicago, IL.



ZONING MATRIX:

Caterogies	Required	Actual
Zoning district:	RS-2	RS-2
Type of construction:	-	V-A
Lot area:	min. 5,000 sf.	5,899.41 sf.
Lot area per unit:	min. 5,000 sf.	5,899.41 sf.
Front yard	20.27' min.	20.97' (exist.)
Combined side setback:	10.0' min.	6.02' (exist.)
Side yard	4.0' min.	2.47' (exist.)
Rear yard	49.56' min.	65.89' (proposed)
Rear yard open space:	400 sf. min.	1,466 sf. (proposed)
Building height	max. 30'	21'-0" (proposed)
F.A.R.	0.65	0.60 (proposed)
Basement (not count):	--	1,914.25 sf.
First floor :	--	2,193.15 sf.
Second floor:	--	1,348.02 sf.
Total:	max. 3,834.61 sf.	**3,541.17 sf.**

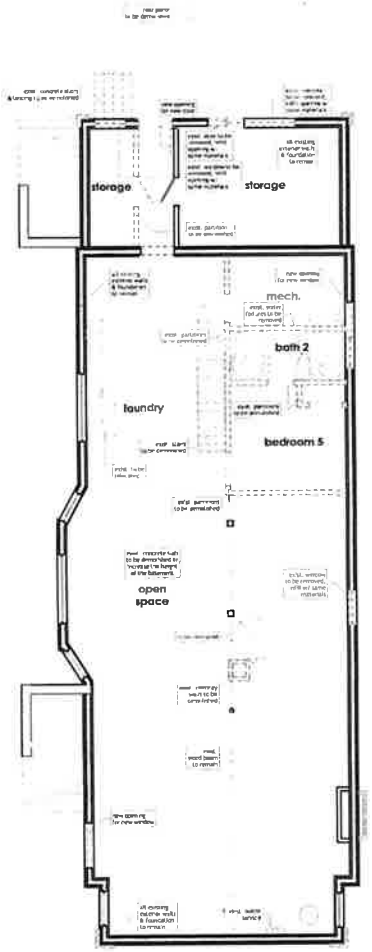
SINGLE FAMILY HOME
ZONING ANALYSIS

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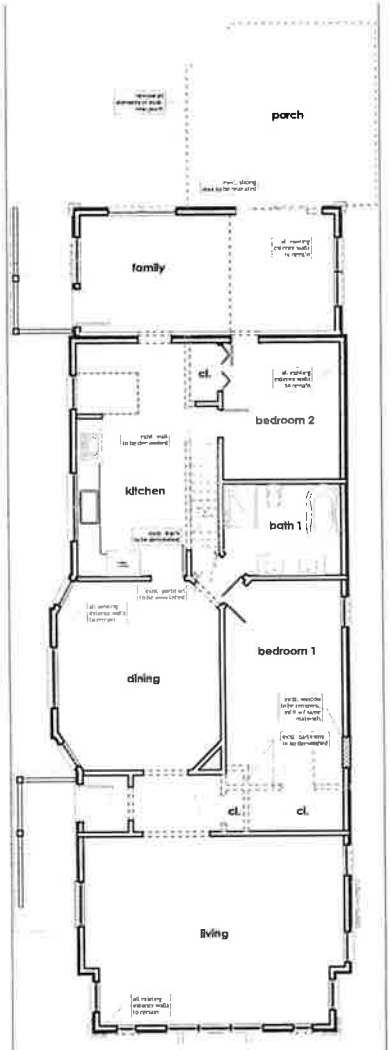
ALTERATION & ADDITION

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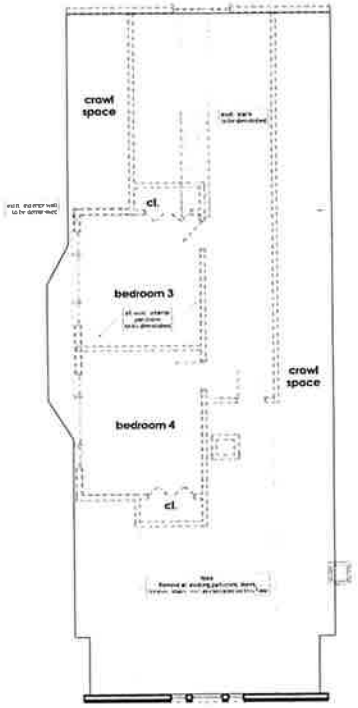
Basement Demo plan

SCALE: 3/32" = 1'-0"



First floor Demo plan

SCALE: 3/32" = 1'-0"



Second floor Demo plan

SCALE: 3/32" = 1'-0"

SINGLE FAMILY HOME

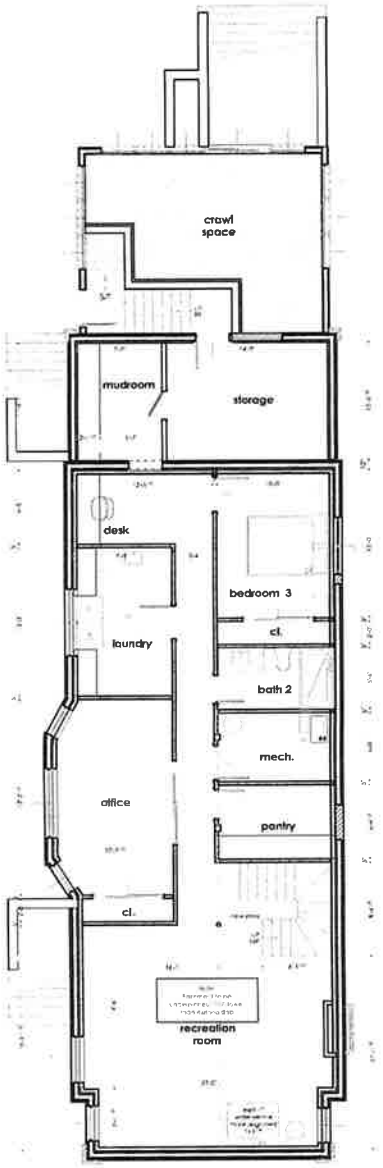
DEMO FLOOR PLANS

BLK DESIGN

1/5/2026

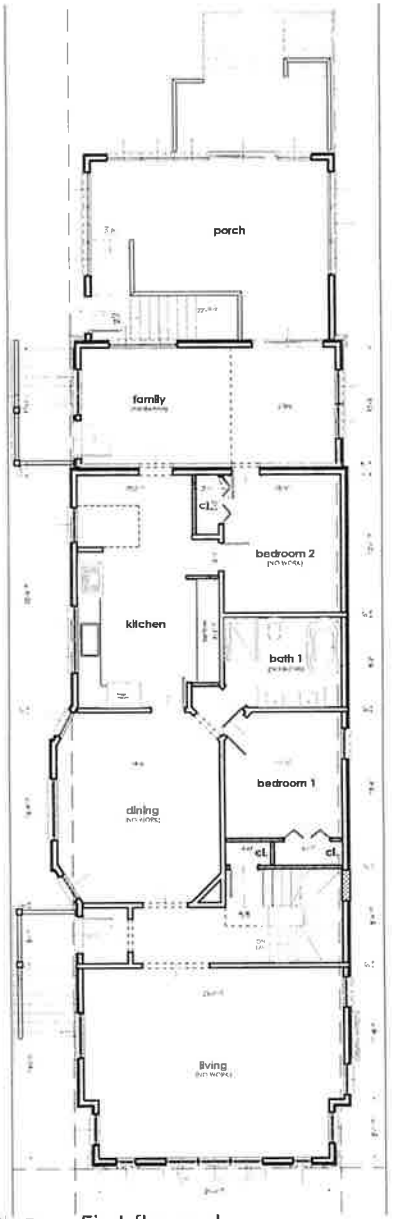
ALTERATION & ADDITION

3702 N. Kedvale Ave. Chicago, IL.



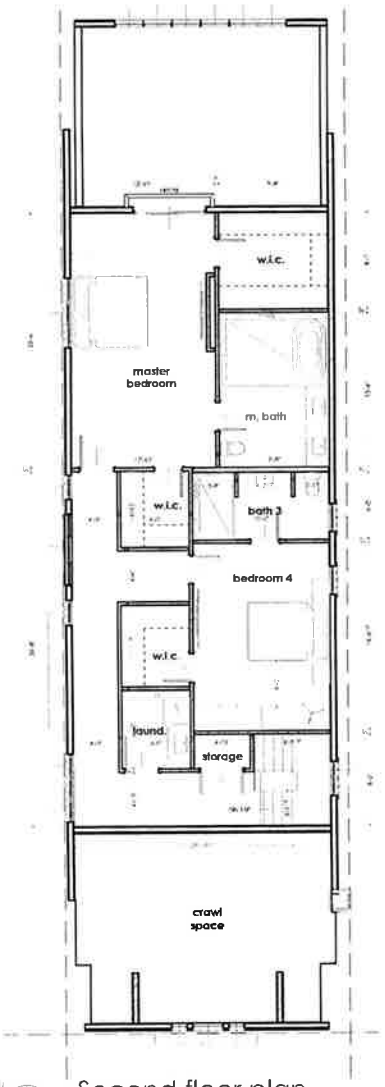
Basement plan

SCALE: 3/32" = 1'-0"



First floor plan

SCALE: 3/32" = 1'-0"



Second floor plan

SCALE: 3/32" = 1'-0"

SINGLE FAMILY HOME

FLOOR PLANS

BLK DESIGN

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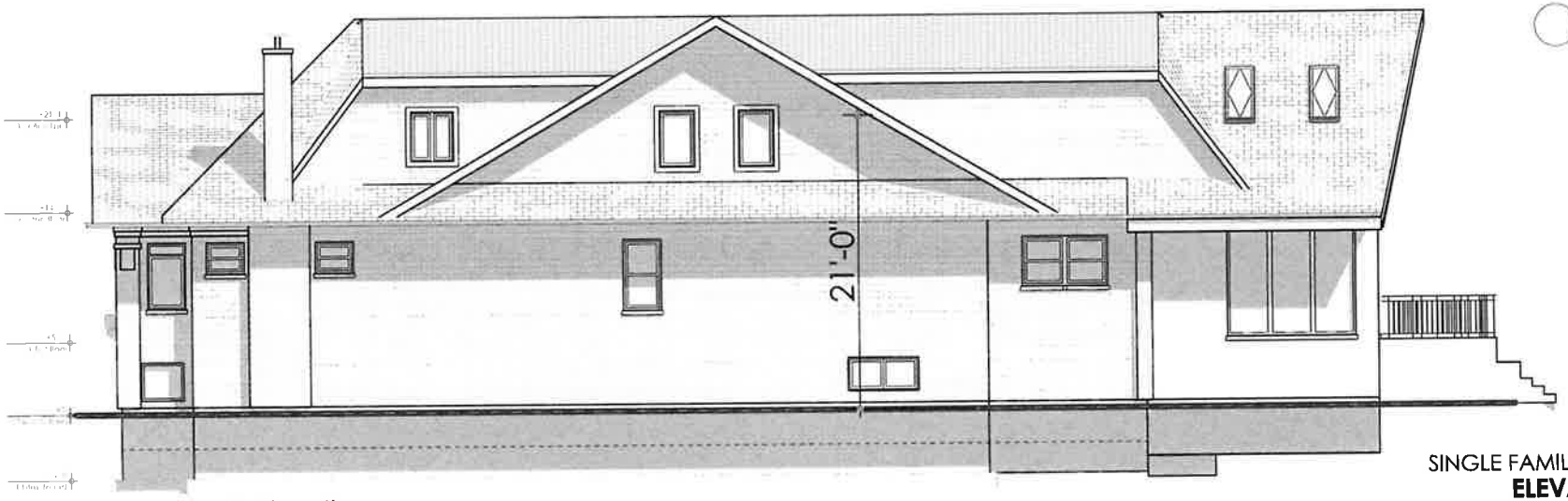
ALTERATION & ADDITION

3702 N. Kedvale Ave. Chicago, IL.



West Elevation

SCALE: 1/8" = 1'-0"



South Elevation

SCALE: 1/8" = 1'-0"

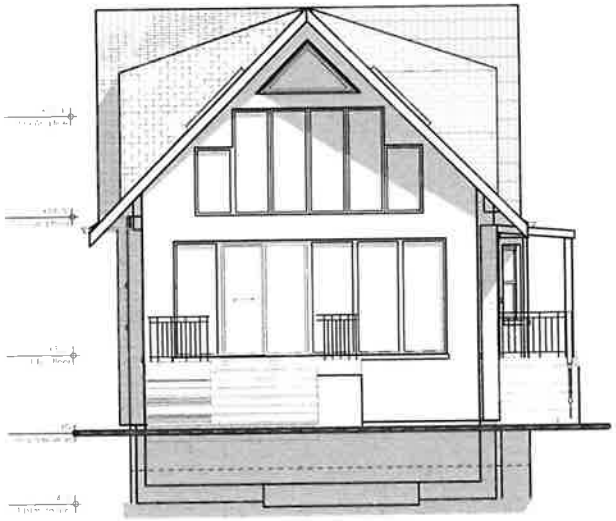
SINGLE FAMILY HOME

ELEVATIONS

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ALTERATION & ADDITION
3702 N. Kedvale Ave. Chicago, IL.



East Elevation
SCALE: 1/8" = 1'-0"



North Elevation
SCALE: 1/8" = 1'-0"

SINGLE FAMILY HOME
ELEVATIONS

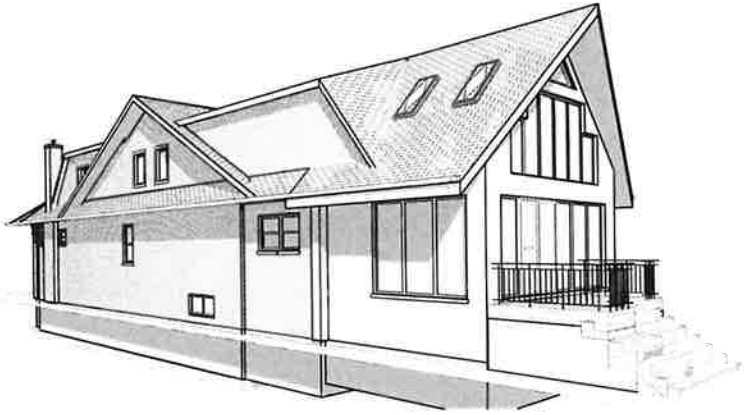
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ALTERATION & ADDITION
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PERSPECTIVES

BLK DESIGN

1/5/2026