#23019-T1
INTRO DATE
MARCH 18, 2026

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

   3702 North Kedvale Avenue

2. Ward Number that property is located in: 30

3. APPLICANT Jeffrey Mark Eiswerth and Katherine Hovey Fox

   ADDRESS 3702 North Kedvale CITY Chicago

   STATE IL ZIP CODE 60641 PHONE [redacted]

   EMAIL [redacted] CONTACT PERSON Katherine Fox

4. Is the applicant the owner of the property? YES ☑ 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 Tyler Manic

   ADDRESS 70 W. Madison Street, Suite 5400

   CITY Chicago STATE IL ZIP CODE 60602

   PHONE 312-345-5706 FAX _____ EMAIL tmanic@schainbanks.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: N/A

7. On what date did the owner acquire legal title to the subject property? April 22, 2021

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

9. Present Zoning District: RS-2 Proposed Zoning District: RS-3

10. Lot size in square feet (or dimensions): 5,899.41 SF

11. Current Use of the Property: Detached House

12. Reason for rezoning the property: to construct a second story and rear addition to an existing detached house.

13. 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 property will be improved with a two-story detached house with two parking spaces in a detached garage. The height of the detached house will be 21 feet. No commercial space will be provided.

14. 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:** seeking all relief under the Chicago Zoning Ordinance as required under the plans.

☒ **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.** seeking all relief under the Chicago Zoning Ordinance as required under the 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

15. 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

Katherine Fox, 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.

Katherine Fox
Signature of Applicant

Subscribed and Sworn to before me this 26 day of February, 2026.

Marcia Metzen
Notary Public

OFFICIAL SEAL
MARCIA METZEN
NOTARY PUBLIC, STATE OF ILLINOIS
Commission No. 0994559
My Commission Expires August 01, 2028

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

SCHAIN || BANKS
SCHAIN BANKS KENNY & SCHWARTZ LTD

70 W. Madison Street
Suite 5400
Chicago, IL 60602
Main (312) 345-5700
Fax (312) 345-5701
www.schainbanks.com

March 18, 2026

Dear Sir/Madam:

In accordance with the Amendment to the Zoning Code enacted by the City Council, Section 17-13-0107-A of the Chicago Zoning Ordinance, please be advised that on or about March 18, 2026, the undersigned, will file an application on behalf of the Applicants, Jeffrey Mark Eiswerth and Katherine Hovey Fox, for a change in zoning for the property located at 3702 North Kedvale Avenue, Chicago, IL from a RS-2 Residential Single Unit (Detached House) District to a RS-3 Residential Single Unit (Detached House) District.

The Applicants seek to rezone the property in order 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. The Applicant also seeks variations to reduce the north side setback to 0 feet and the combined setback to 2.47 feet and to exceed the floor area ratio by an amount not to exceed 15% of the floor area in existence 50 years.

The Applicants of the Zoning Amendment and the owners of the subject property are Jeffrey Mark Eiswerth and Katherine Hovey Fox, and whose contact information is as follows: Address: 3702 North Kedvale Avenue, Chicago, Illinois 60641 and phone number: 540-239-7799.

I am the duly authorized attorney for the applicant. My address is 70 West Madison, Suite 5400, Chicago, Illinois 60602. My telephone number is 312-345-5706.

PLEASE NOTE THAT THE APPLICANT IS NOT SEEKING TO PURCHASE OR REZONE YOUR PROPERTY. THE APPLICANT IS REQUIRED BY LAW TO SEND YOU THIS NOTICE BECAUSE YOU OWN PROPERTY LOCATED WITHIN 250 FEET OF THE SUBJECT PROPERTY.

Very truly yours,

Tyler Manic
Attorney for Applicant
and Owner

"WRITTEN NOTICE"
FORM OF AFFIDAVIT
(Section 17-13-0107)

February 26, 2026

Chairman, Committee on Zoning
121 North LaSalle Street
Room 304, City Hall
Chicago, Illinois 60602

The undersigned, Tyler Manic, being first duly sworn on oath deposes and states the following:

The undersigned certifies that he has complied with the requirements of 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, or a total distance limited to 400 feet. Said "written notice" was sent by First Class U.S. Mail, no more than 30 days before filing the application.

The undersigned certifies that the notice contained 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; and a statement that the applicant intends to file the application for a change in zoning on approximately March 18, 2026.

The undersigned certifies that the applicant has 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.

Signature

Subscribed and Sworn to before me this

26 day of February, 2026

Notary Public

Commission Expires: 8/1/28

OFFICIAL SEAL
MARCIA METZEN
NOTARY PUBLIC, STATE OF ILLINOIS
Commission No. 0994559
My Commission Expires August 01, 2028

5812 W. HIGGINS AVENUE
CHICAGO, ILLINOIS 60630

MM SURVEYING CO., INC.

PROFESSIONAL DESIGN FIRM No. 184-003233

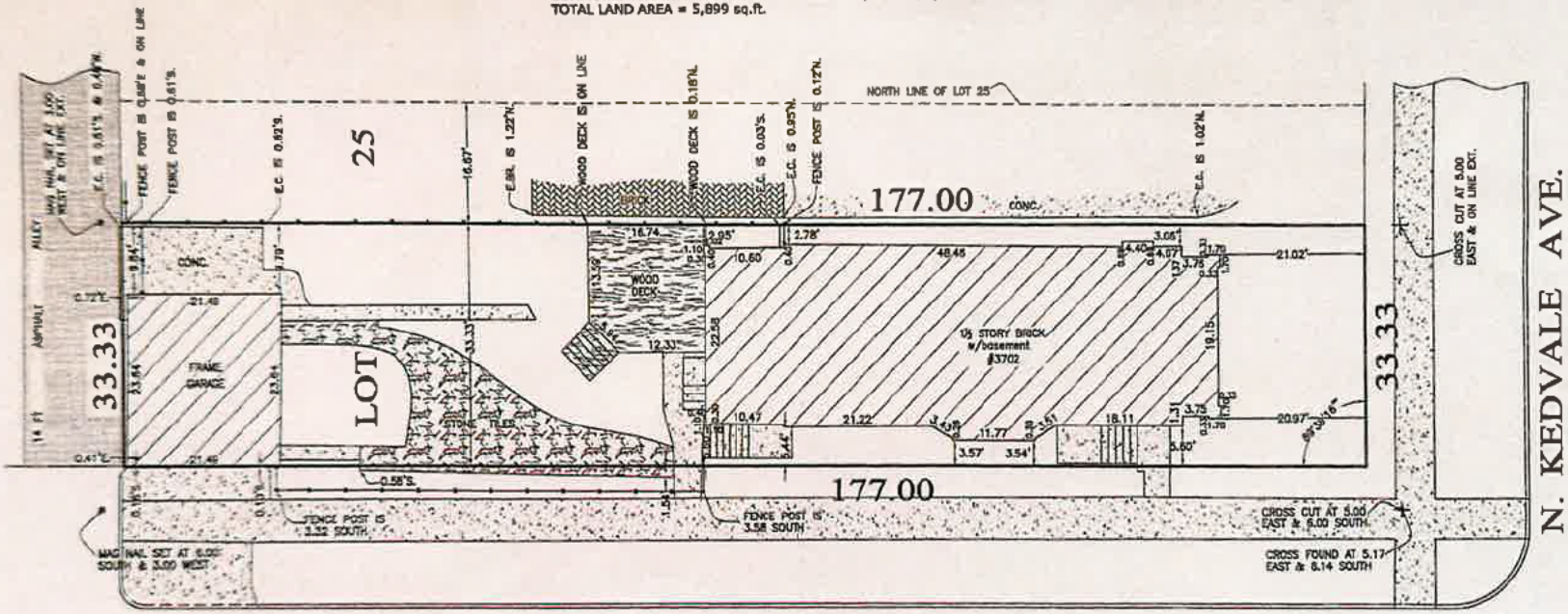
PHONE:(773)282-5900
FAX: (773)282-9424
mmsurvey1285@sbcglobal.net

PLAT OF SURVEY

NORTH
ASSUMED

LOT 25 (EXCEPT THE NORTH 16⅔ FEET THEREOF) IN BLOCK 1 IN RACE'S ADDITION TO IRVING PARK, A SUBDIVISION OF PART OF THE NORTHEAST ¼ OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 3702 N. KEDVALE AVE., CHICAGO, IL 60641
TOTAL LAND AREA = 5,899 sq.ft.



LEGEND:

	– CHAIN LINK FENCE
	– WOOD FENCE
	– IRON FENCE
	– CONCRETE PAVEMENT
E.FR.P.	– ENCLOSED FRAME PORCH
O.FR.P.	– OPEN FRAME PORCH
O.BR.P.	– OPEN BRICK PORCH
O.M.P.	– OPEN METAL PORCH
O.C.P.	– OPEN CONC. PORCH
E.C.	– EDGE OF CONCRETE
E.BR.	– EDGE OF BRICK
U.P.	– UTILITY POLE

ORDER NO. 101638
SCALE: 1 INCH = 16 FEET
FIELDWORK COMPLETION DATE: APRIL 13, 2021
ORDERED BY: KEVIN DILLON

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR DEED, TITLE POLICY AND LOCAL ZONING ORDINANCE, ETC.

LEGAL DESCRIPTION NOTED ON THIS PLAT WAS PROVIDED BY THE CLIENT AND MUST BE COMPARED WITH DEED AND/OR TITLE POLICY.

ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

PROFESSIONAL LAND SURVEYOR
ZBIGNIEW DOMOZYCH
035-003758
CHICAGO ILLINOIS
STATE OF ILLINOIS

State of Illinois
County of Cook ss

We, M M Surveying Co., Inc., do hereby certify that we have surveyed the above described property and that the plat hereon drawn is a correct representation of said survey.

Signature: Z. Domozych
Date: APRIL 15-2021

REG. ILL. Land Surveyor No. 35-3758
LIC. EXP. NOVEMBER 30, 2022