



# City of Chicago



O2021-1605

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	4/21/2021
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 9-K at 4730 W Grace St - App No. 20683T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

*Final for Publication*

**ORDINANCE**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:**

**SECTION 1.** Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RS-3 Residential Single-Unit (Detached House) District, as shown on Map 9-K in the area bounded by:

**West Grace Street; a line 291 feet East of and parallel to North Cicero Avenue; the alley next North of and parallel to West Grace Street; a line 328.50 feet East of and parallel to North Cicero Avenue.**

To those of **RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District**

**SECTION 2.** This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property: 4730 West Grace Street, Chicago, IL.

*Final for Publication*

**NARRATIVE AND PLANS  
FOR THE PROPOSED REZONING  
AT  
4730 WEST GRACE STREET**

The Application is to change zoning for 4730 West Grace Street from RS-3 Residential Single-Unit (Detached House) District to RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District. The zoning change is needed on the existing three (3) unit building to legalize the Garden Apartment. The Building currently exceeds the maximum floor area ratio allowed under the current zoning district which is RS-3. The height of the building will not change. There be four (4) parking spaces provided at the rear of the property.

**LOT AREA:** 4,615.50 SQUARE FEET

**FLOOR AREA RATIO:** 0.76

**EXISTING BUILDING AREA:** 3,510 SQUARE FEET

**DENSITY, per DWELLING UNIT:** 1,538.50 SQUARE FEET PER DWELLING UNIT

**OFF-STREET PARKING:** THERE WILL BE FOUR OFF-STREET PARKING SPACES PROVIDED.

**EXISTING FRONT SETBACK:** 20 FEET 8 INCHES

**EXISTING REAR SETBACK:** 30 FEET 3 ½ INCHES

**EXISTING SIDE SETBACK:** 3 FEET 10 ¼ INCHES

**EXISTING REAR YARD OPEN SPACE:** 356 SQUARE FEET

**EXISTING BUILDING HEIGHT:** 29 FEET 3 INCHES



# Final for Publication

**FOUNDATION PLAN**  
1/4" = 1'-0"

**BASEMENT FLOOR PLAN**  
1/4" = 1'-0"

**PROPOSED BASEMENT PORCH FRAMING PLAN**  
1/4" = 1'-0"

#	LOCATION	HEIGHT (MIN./MAX.)	LOCATION LINE	WINDOW TYPE
1	101	10'-0" / 10'-0"	101	101
2	102	10'-0" / 10'-0"	102	102
3	103	10'-0" / 10'-0"	103	103
4	104	10'-0" / 10'-0"	104	104
5	105	10'-0" / 10'-0"	105	105
6	106	10'-0" / 10'-0"	106	106
7	107	10'-0" / 10'-0"	107	107
8	108	10'-0" / 10'-0"	108	108
9	109	10'-0" / 10'-0"	109	109
10	110	10'-0" / 10'-0"	110	110
11	111	10'-0" / 10'-0"	111	111
12	112	10'-0" / 10'-0"	112	112
13	113	10'-0" / 10'-0"	113	113
14	114	10'-0" / 10'-0"	114	114
15	115	10'-0" / 10'-0"	115	115
16	116	10'-0" / 10'-0"	116	116
17	117	10'-0" / 10'-0"	117	117
18	118	10'-0" / 10'-0"	118	118
19	119	10'-0" / 10'-0"	119	119
20	120	10'-0" / 10'-0"	120	120
21	121	10'-0" / 10'-0"	121	121
22	122	10'-0" / 10'-0"	122	122
23	123	10'-0" / 10'-0"	123	123
24	124	10'-0" / 10'-0"	124	124
25	125	10'-0" / 10'-0"	125	125
26	126	10'-0" / 10'-0"	126	126
27	127	10'-0" / 10'-0"	127	127
28	128	10'-0" / 10'-0"	128	128
29	129	10'-0" / 10'-0"	129	129
30	130	10'-0" / 10'-0"	130	130
31	131	10'-0" / 10'-0"	131	131
32	132	10'-0" / 10'-0"	132	132
33	133	10'-0" / 10'-0"	133	133
34	134	10'-0" / 10'-0"	134	134
35	135	10'-0" / 10'-0"	135	135
36	136	10'-0" / 10'-0"	136	136
37	137	10'-0" / 10'-0"	137	137
38	138	10'-0" / 10'-0"	138	138
39	139	10'-0" / 10'-0"	139	139
40	140	10'-0" / 10'-0"	140	140
41	141	10'-0" / 10'-0"	141	141
42	142	10'-0" / 10'-0"	142	142
43	143	10'-0" / 10'-0"	143	143
44	144	10'-0" / 10'-0"	144	144
45	145	10'-0" / 10'-0"	145	145
46	146	10'-0" / 10'-0"	146	146
47	147	10'-0" / 10'-0"	147	147
48	148	10'-0" / 10'-0"	148	148
49	149	10'-0" / 10'-0"	149	149
50	150	10'-0" / 10'-0"	150	150

**NOTES:**

- GENERAL CONTRACTOR TO VERIFY MASSIVE OPENINGS PRIOR TO ORDERING ALL WINDOWS AND DOORS.
- OPERINGS OF 12" AT STREET FLOOR OR BASEMENT WITH A MINIMUM CLEAR WIDTH OF 20" SHALL BE PROVIDED WITH A MINIMUM CLEAR WIDTH OF 20" AT ALL LEVELS.
- PROVIDE SAFETY GLASS AT ALL DOORS AND WINDOWS OF A.P.
- DO NOT REMOVE ANY EXISTING MATERIALS UNLESS SPECIFICALLY NOTED ON THIS WINDOW SCHEDULE.
- SAFETY GLASS WHEN APPLICABLE SHALL MEET REQUIREMENTS OF IBC 2415-13(4-7)(1).

**NOTE:**

- GC AND EXCAVATING CONTRACTOR ARE RESPONSIBLE FOR ALL OF EARTH TO REMAIN EXISTING AND TO BE REMOVED, ETC. DO AS TO NOT DAMAGE ANY CONDITIONS DURING THE CONSTRUCTION PROCESS.
- GC IS RESPONSIBLE FOR ANY LATERAL BRACING OF FOUNDATION WALL, NEEDED AFTER FRAME WORK HAS BEEN REMOVED.
- BASEMENT MATERIAL TO BE SAND - HOT CLAY.
- IF BRIDGE WATER IS ENCOUNTERED IN THE PROCESS OF EXCAVATING, G.C. SHOULD STOP WORK IMMEDIATELY AND NOTIFY ARCHITECT AND ENGINEER TO DETERMINE IF ANY ADJUSTMENTS NEED TO BE MADE TO THE EXISTING FOUNDATION.
- GC (OWNER) TO HAVE SOIL TESTING (AS NEEDED) DONE PRIOR TO STARTING CONSTRUCTION IF SOIL BEARING CAPACITY IS FOUND TO BE LESS THAN THE ASSUMED FOOTING FOUNDATION DESIGN.
- CONCRETE CONTRACTOR TO PROVIDE BELOW GRADE DAMP PROOFING ON ALL FOUNDATION WALL EXTERIOR SURFACES.
- CONCRETE CONTRACTOR TO PROVIDE 1" EXPANSION MATERIAL BETWEEN ALL CONCRETE SLABS ON GRADE AND VERTICAL SURFACES ON END WALLS.
- ARCHITECT BEARS NO RESPONSIBILITY FOR EXCAVATION OR THE BRIMS AND METHODS OF THE CONSTRUCTION PROCESS.

**BASEMENT FLOOR PLAN**  
1/4" = 1'-0"

**FOUNDATION PLAN**  
1/4" = 1'-0"

**PROPOSED BASEMENT PORCH FRAMING PLAN**  
1/4" = 1'-0"

**WINDOW SCHEDULES**

#	LOCATION	HEIGHT (MIN./MAX.)	LOCATION LINE	WINDOW TYPE
1	101	10'-0" / 10'-0"	101	101
2	102	10'-0" / 10'-0"	102	102
3	103	10'-0" / 10'-0"	103	103
4	104	10'-0" / 10'-0"	104	104
5	105	10'-0" / 10'-0"	105	105
6	106	10'-0" / 10'-0"	106	106
7	107	10'-0" / 10'-0"	107	107
8	108	10'-0" / 10'-0"	108	108
9	109	10'-0" / 10'-0"	109	109
10	110	10'-0" / 10'-0"	110	110
11	111	10'-0" / 10'-0"	111	111
12	112	10'-0" / 10'-0"	112	112
13	113	10'-0" / 10'-0"	113	113
14	114	10'-0" / 10'-0"	114	114
15	115	10'-0" / 10'-0"	115	115
16	116	10'-0" / 10'-0"	116	116
17	117	10'-0" / 10'-0"	117	117
18	118	10'-0" / 10'-0"	118	118
19	119	10'-0" / 10'-0"	119	119
20	120	10'-0" / 10'-0"	120	120
21	121	10'-0" / 10'-0"	121	121
22	122	10'-0" / 10'-0"	122	122
23	123	10'-0" / 10'-0"	123	123
24	124	10'-0" / 10'-0"	124	124
25	125	10'-0" / 10'-0"	125	125
26	126	10'-0" / 10'-0"	126	126
27	127	10'-0" / 10'-0"	127	127
28	128	10'-0" / 10'-0"	128	128
29	129	10'-0" / 10'-0"	129	129
30	130	10'-0" / 10'-0"	130	130
31	131	10'-0" / 10'-0"	131	131
32	132	10'-0" / 10'-0"	132	132
33	133	10'-0" / 10'-0"	133	133
34	134	10'-0" / 10'-0"	134	134
35	135	10'-0" / 10'-0"	135	135
36	136	10'-0" / 10'-0"	136	136
37	137	10'-0" / 10'-0"	137	137
38	138	10'-0" / 10'-0"	138	138
39	139	10'-0" / 10'-0"	139	139
40	140	10'-0" / 10'-0"	140	140
41	141	10'-0" / 10'-0"	141	141
42	142	10'-0" / 10'-0"	142	142
43	143	10'-0" / 10'-0"	143	143
44	144	10'-0" / 10'-0"	144	144
45	145	10'-0" / 10'-0"	145	145
46	146	10'-0" / 10'-0"	146	146
47	147	10'-0" / 10'-0"	147	147
48	148	10'-0" / 10'-0"	148	148
49	149	10'-0" / 10'-0"	149	149
50	150	10'-0" / 10'-0"	150	150

**FOUNDATION PLAN**  
1/4" = 1'-0"

**PROPOSED BASEMENT PORCH FRAMING PLAN**  
1/4" = 1'-0"

**FOUNDATION AND BASEMENT PLANS**

**4730 W. GRACE STREET**  
CHICAGO, ILLINOIS

**DATE:** \_\_\_\_\_  
**DRAWN BY:** \_\_\_\_\_  
**CHECKED BY:** \_\_\_\_\_

**ISSUED FOR PERMIT:**

REVISIONS:	1
2	

**SHEET NO. A-1**

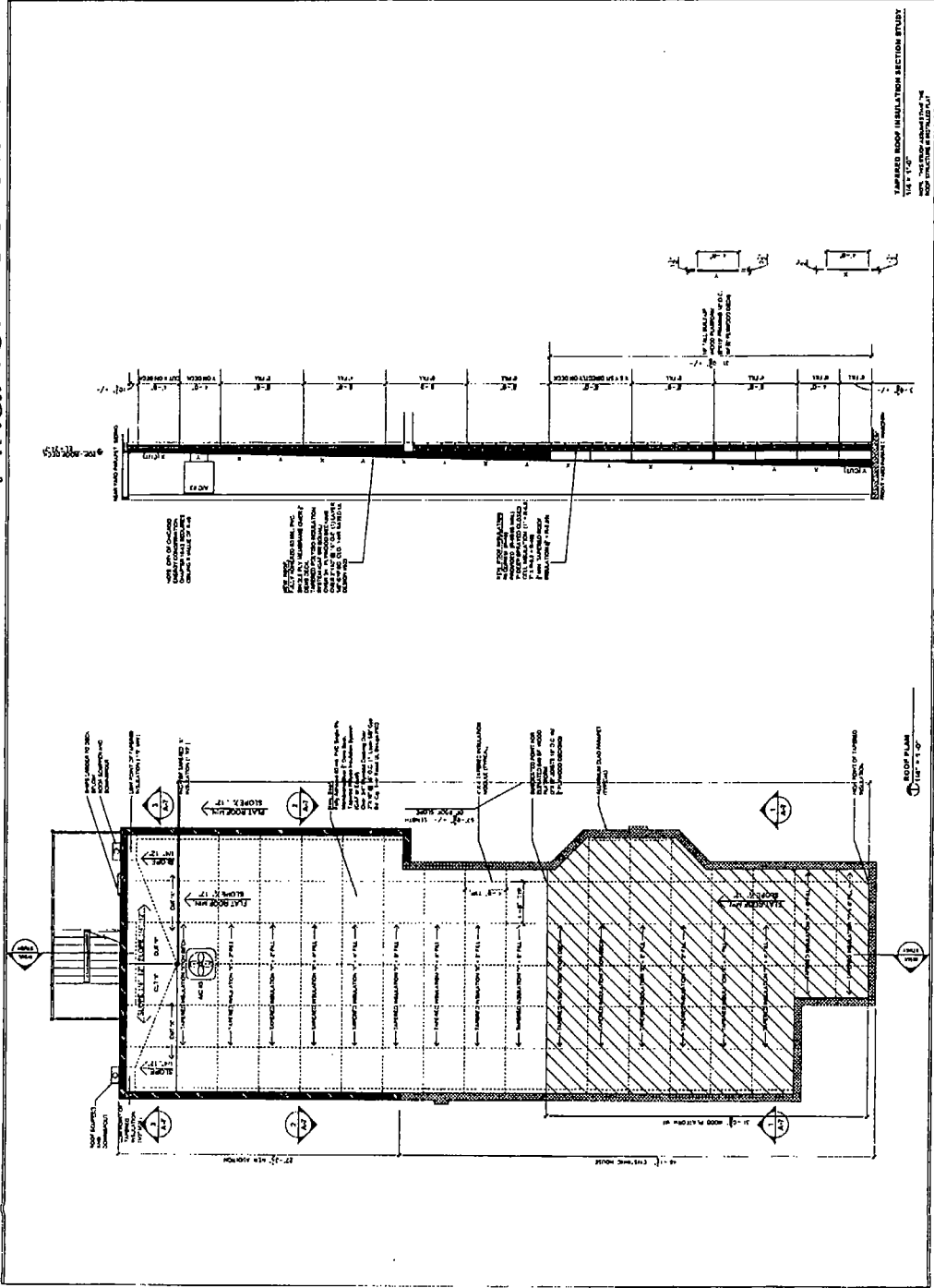
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The drawings include:

- FIRST FLOOR PLAN (1/8" = 1'-0")**: Shows the layout of the first floor with various rooms, corridors, and structural elements.
- SECOND FLOOR PLAN (1/8" = 1'-0")**: Shows the layout of the second floor, including a large open area and several smaller rooms.
- FIRST FLOOR PORCH FRAMING PLAN (1/8" = 1'-0")**: Detailed view of the porch framing on the first floor.
- SECOND FLOOR PORCH FRAMING PLAN (1/8" = 1'-0")**: Detailed view of the porch framing on the second floor.
- WINDOWS SCHEDULES**: A table listing window locations, room numbers, and specifications.
- GENERAL NOTES**: A list of instructions and requirements for the window installation.

LOCATIONS	ROOM NO.	APPROX. AREA (SQ. FT.)	LIGHTING	WINDOW TYPE
1ST FLOOR	101	100	100	100
1ST FLOOR	102	100	100	100
1ST FLOOR	103	100	100	100
1ST FLOOR	104	100	100	100
1ST FLOOR	105	100	100	100
1ST FLOOR	106	100	100	100
1ST FLOOR	107	100	100	100
1ST FLOOR	108	100	100	100
1ST FLOOR	109	100	100	100
1ST FLOOR	110	100	100	100
1ST FLOOR	111	100	100	100
1ST FLOOR	112	100	100	100
1ST FLOOR	113	100	100	100
1ST FLOOR	114	100	100	100
1ST FLOOR	115	100	100	100
1ST FLOOR	116	100	100	100
1ST FLOOR	117	100	100	100
1ST FLOOR	118	100	100	100
1ST FLOOR	119	100	100	100
1ST FLOOR	120	100	100	100
1ST FLOOR	121	100	100	100
1ST FLOOR	122	100	100	100
1ST FLOOR	123	100	100	100
1ST FLOOR	124	100	100	100
1ST FLOOR	125	100	100	100
1ST FLOOR	126	100	100	100
1ST FLOOR	127	100	100	100
1ST FLOOR	128	100	100	100
1ST FLOOR	129	100	100	100
1ST FLOOR	130	100	100	100
1ST FLOOR	131	100	100	100
1ST FLOOR	132	100	100	100
1ST FLOOR	133	100	100	100
1ST FLOOR	134	100	100	100
1ST FLOOR	135	100	100	100
1ST FLOOR	136	100	100	100
1ST FLOOR	137	100	100	100
1ST FLOOR	138	100	100	100
1ST FLOOR	139	100	100	100
1ST FLOOR	140	100	100	100
1ST FLOOR	141	100	100	100
1ST FLOOR	142	100	100	100
1ST FLOOR	143	100	100	100
1ST FLOOR	144	100	100	100
1ST FLOOR	145	100	100	100
1ST FLOOR	146	100	100	100
1ST FLOOR	147	100	100	100
1ST FLOOR	148	100	100	100
1ST FLOOR	149	100	100	100
1ST FLOOR	150	100	100	100
1ST FLOOR	151	100	100	100
1ST FLOOR	152	100	100	100
1ST FLOOR	153	100	100	100
1ST FLOOR	154	100	100	100
1ST FLOOR	155	100	100	100
1ST FLOOR	156	100	100	100
1ST FLOOR	157	100	100	100
1ST FLOOR	158	100	100	100
1ST FLOOR	159	100	100	100
1ST FLOOR	160	100	100	100
1ST FLOOR	161	100	100	100
1ST FLOOR	162	100	100	100
1ST FLOOR	163	100	100	100
1ST FLOOR	164	100	100	100
1ST FLOOR	165	100	100	100
1ST FLOOR	166	100	100	100
1ST FLOOR	167	100	100	100
1ST FLOOR	168	100	100	100
1ST FLOOR	169	100	100	100
1ST FLOOR	170	100	100	100
1ST FLOOR	171	100	100	100
1ST FLOOR	172	100	100	100
1ST FLOOR	173	100	100	100
1ST FLOOR	174	100	100	100
1ST FLOOR	175	100	100	100
1ST FLOOR	176	100	100	100
1ST FLOOR	177	100	100	100
1ST FLOOR	178	100	100	100
1ST FLOOR	179	100	100	100
1ST FLOOR	180	100	100	100
1ST FLOOR	181	100	100	100
1ST FLOOR	182	100	100	100
1ST FLOOR	183	100	100	100
1ST FLOOR	184	100	100	100
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1ST FLOOR	193	100	100	100
1ST FLOOR	194	100	100	100
1ST FLOOR	195	100	100	100
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1ST FLOOR	199	100	100	100
1ST FLOOR	200	100	100	100
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1ST FLOOR	202	100	100	100
1ST FLOOR	203	100	100	100
1ST FLOOR	204	100	100	100
1ST FLOOR	205	100	100	100
1ST FLOOR	206	100	100	100
1ST FLOOR	207	100	100	100
1ST FLOOR	208	100	100	100
1ST FLOOR	209	100	100	100
1ST FLOOR	210	100	100	100
1ST FLOOR	211	100	100	100
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1ST FLOOR	213	100	100	100
1ST FLOOR	214	100	100	100
1ST FLOOR	215	100	100	100
1ST FLOOR	216	100	100	100
1ST FLOOR	217	100	100	100
1ST FLOOR	218	100	100	100
1ST FLOOR	219	100	100	100
1ST FLOOR	220	100	100	100
1ST FLOOR	221	100	100	100
1ST FLOOR	222	100	100	100
1ST FLOOR	223	100	100	100
1ST FLOOR	224	100	100	100
1ST FLOOR	225	100	100	100
1ST FLOOR	226	100	100	100
1ST FLOOR	227	100	100	100
1ST FLOOR	228	100	100	100
1ST FLOOR	229	100	100	100
1ST FLOOR	230	100	100	100
1ST FLOOR	231	100	100	100
1ST FLOOR	232	100	100	100
1ST FLOOR	233	100	100	100
1ST FLOOR	234	100	100	100
1ST FLOOR	235	100	100	100
1ST FLOOR	236	100	100	100
1ST FLOOR	237	100	100	100
1ST FLOOR	238	100	100	100
1ST FLOOR	239	100	100	100
1ST FLOOR	240	100	100	100
1ST FLOOR	241	100	100	100
1ST FLOOR	242	100	100	100
1ST FLOOR	243	100	100	100
1ST FLOOR	244	100	100	100
1ST FLOOR	245	100	100	100
1ST FLOOR	246	100	100	100
1ST FLOOR	247	100	100	100
1ST FLOOR	248	100	100	100
1ST FLOOR	249	100	100	100
1ST FLOOR	250	100	100	100
1ST FLOOR	251	100	100	100
1ST FLOOR	252	100	100	100
1ST FLOOR	253	100	100	100
1ST FLOOR	254	100	100	100
1ST FLOOR	255	100	100	100
1ST FLOOR	256	100	100	100
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1ST FLOOR	258	100	100	100
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1ST FLOOR	266	100	100	100
1ST FLOOR	267	100	100	100
1ST FLOOR	268	100	100	100
1ST FLOOR	269	100	100	100
1ST FLOOR	270	100	100	100
1ST FLOOR	271	100	100	100
1ST FLOOR	272	100	100	100
1ST FLOOR	273	100	100	100
1ST FLOOR	274	100	100	100
1ST FLOOR	275	100	100	100
1ST FLOOR	276	100	100	100
1ST FLOOR	277	100	100	100
1ST FLOOR	278	100	100	100
1ST FLOOR	279	100	100	100
1ST FLOOR	280	100	100	100
1ST FLOOR	281	100	100	100
1ST FLOOR	282	100	100	100
1ST FLOOR	283	100	100	100
1ST FLOOR	284	100	100	100
1ST FLOOR	285	100	100	100
1ST FLOOR	286	100	100	100
1ST FLOOR	287	100	100	100
1ST FLOOR	288	100	100	100
1ST FLOOR	289	100	100	100
1ST FLOOR	290	100	100	100
1ST FLOOR	291	100	100	100
1ST FLOOR	292	100	100	100
1ST FLOOR	293	100	100	100
1ST FLOOR	294	100	100	100
1ST FLOOR	295	100	100	100
1ST FLOOR	296	100	100	100
1ST FLOOR	297	100	100	100
1ST FLOOR	298	100	100	100
1ST FLOOR	299	100	100	100
1ST FLOOR	300	100	100	100
1ST FLOOR	301	100	100	100
1ST FLOOR	302	100	100	100
1ST FLOOR	303	100	100	100
1ST FLOOR	304	100	100	100
1ST FLOOR	305	100	100	100
1ST FLOOR	306	100	100	100
1ST FLOOR	307	100	100	100
1ST FLOOR	308	100	100	100
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1ST FLOOR	318	100	100	100
1ST FLOOR	319	100	100	100
1ST FLOOR	320	100	100	100
1ST FLOOR	321	100	100	100
1ST FLOOR	322	100	100	100
1ST FLOOR	323	100	100	100
1ST FLOOR	324	100	100	100
1ST FLOOR	325	100	100	100
1ST FLOOR	326	100	100	

Final for Publication



ISSUED FOR PERMIT  
 REVISIONS  
 SHEET NO. A-3

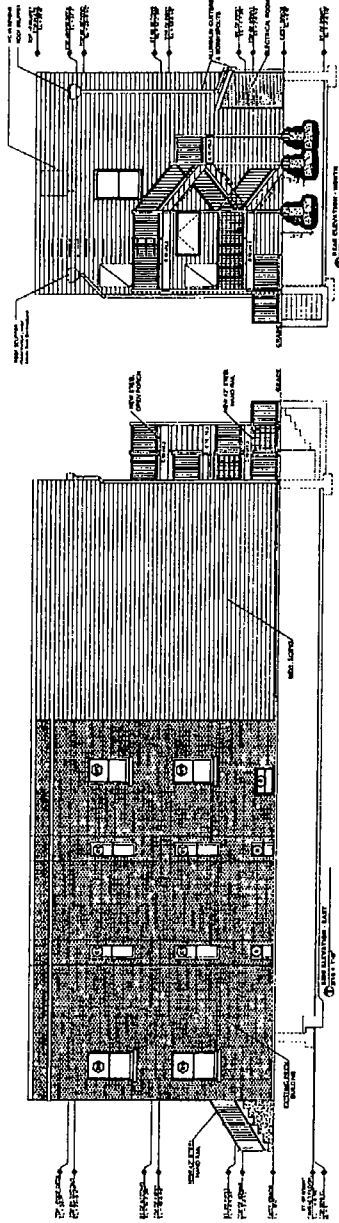
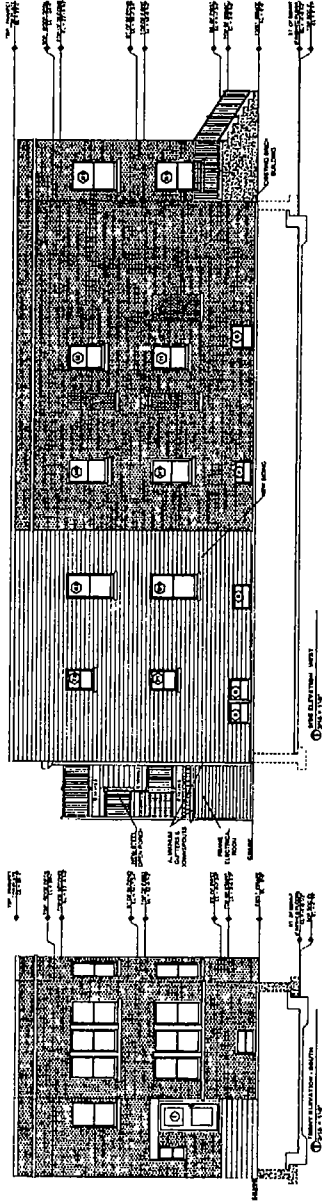
4730 W. GRACE STREET  
 CHICAGO, ILLINOIS

PROPOSED  
 ROOF PLAN AND  
 ROOF INSULATION  
 SECTION

THE ARCHITECT HAS BEEN  
 ADVISED BY THE CITY OF CHICAGO  
 THAT THE ROOF INSULATION  
 SECTION IS SUBJECT TO THE  
 CITY OF CHICAGO'S  
 ROOF INSULATION  
 REGULATIONS.

DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_

# Final for Publication



Empty rectangular box.

Empty rectangular box.

DATE: 8/1/2014  
 THE ARCHITECT HAS IN HIS POSSESSION AND CONTROL ALL RIGHTS AND INTERESTS IN THE DESIGN AND CONSTRUCTION OF THE BUILDING AND THE CONSTRUCTION OF THE BUILDING.

BUILDING ELEVATIONS

4730 W. GRACE STREET  
 CHICAGO, ILLINOIS

Drawn by  
 Checked by

ISSUED FOR PERMIT	
REVISIONS	
1	
2	

SHEET NO  
**A-4**