



# City of Chicago



O2016-43

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	1/13/2016
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 13-N at 5128-5132 N Newcastle Ave - App No. 18610T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

#1861071  
INTRO DATE  
JAN 13, 2016

**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 the RS2 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No.13-N in the area bounded by

a line 261 feet south of and parallel to West Foster Avenue;  
North Newcastle Avenue; a line 321 feet south of and parallel  
to West Foster Avenue; and the alley next west of and parallel  
to North Newcastle Avenue,

to those of a RS3 Residential Single-Unit (Detached House) District and a corresponding  
uses district is hereby established in the area above described.

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

Common Address of Property:        5128-32 North Newcastle Avenue

## NARRATIVE

Narrative for the re-zoning of the property commonly known as 5128-32 N Newcastle Avenue.

Present Zoning District: RS-2

Proposed Zoning District: RS-3

The lot in question is currently owned by T.G. Homes, LLC and is approximately 7,400.2 sq.ft. The applicant wishes to divide the property into two 30x123.35 lots and build two 2-story single family residences with basement and a 2-car detached garage with no commercial space.

5128 N Newcastle Avenue would have a lot area of 3700.1 sqft with open space of 449 sqft. It would be improved with a 2-story single family home with a basement and a 2-car detached garage, no commercial space and a floor area ration of .70. The building would be 2,640 sqft. It would be 29'10" in height and it would have a front setback of 20'55", side setback on the east of 3' and on the west of 3' for a total combined of 6' with a rear setback of 47'8".

5132 N Newcastle Avenue would have a lot area of 3700.1 sqft with open space of 418 sqft. It would be improved with a 2-story single family home with a basement and a 2-car detached garage, no commercial space and a floor area ration of .70. The building would be 2,640 sqft. It would be 29'10" in height and it would have a front setback of 21'32", side setback on the east of 3' and on the west of 3' for a total combined of 6' with a rear setback of 47'03".

All homes will be frame homes with Hardie board siding and stone accents.

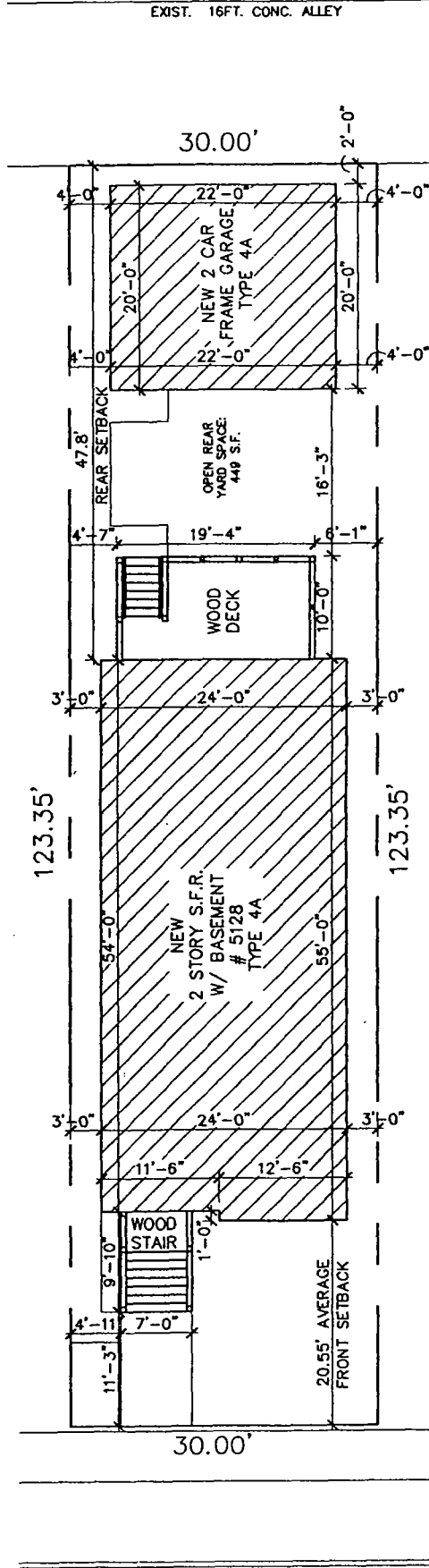
Elevations are attached.

**FINAL FOR PUBLICATION**

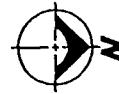
# PROPOSED NEW SINGLE FAMILY HOME 5128 N NEWCASTLE AVE

5128 N NEWCASTLE AVE  
CHICAGO  
ILLINOIS

A-1

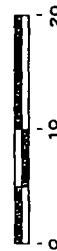


FINAL FOR PUBLICATION



SITE PLAN

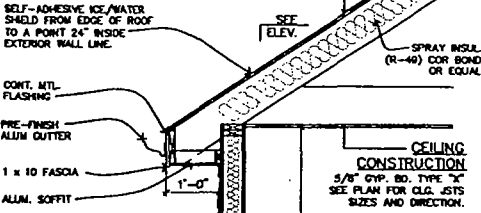
SCALE: 3/32" = 1'-0"



N NEWCASTLE AVE

**ROOF CONSTRUCTION UL #P522**

240# ASPHALT SHINGLES CLASS "A"  
ON 1 1/2" ROOF FELTS ON 1/2"  
EXTERIOR GRADE PLYWOOD SHEATHING.  
SEE PLAN FOR RAFTER SIZES AND DIRECTION.  
VENT PER CODE.



**UL # U379**

**1HR. FRAME WALL CONSTRUCTION**  
CEMENT SIDING (HARDBOARD)  
TYNEX  
5/8" EXT. GYP. BD. TYPE "C"  
2 x 6 STUDS @ 16" O.C.  
BATT INSULATION W/ VAPOR BARRIER (R-19) OR EQUAL  
5/8" INT. GYP. BD. TYPE "C"  
\* CROSS BRACING DIM. TO BEARING (TYP.)  
CDX PLYWOOD @ CORNERS

2ND. FLR.

**1 HR. RATED FL. CONSTRUCTION UL #528**  
FINISH FLOOR PER PLAN 23/32" PLYM.  
SUBFLOOR - 1/2" G ON FLOOR JOISTS  
RESILIENT CHANNEL @ 12" O.C.  
W/ BRIDGING (PER PLAN)  
5/8" GYPSUM BD. "TYPE C"

NOTE: WRAP END OF TRUSS WITH BUILDING PAPER.

**UL # U379**

**1HR. FRAME WALL CONSTRUCTION**  
CEMENT SIDING (HARDBOARD)  
TYNEX  
5/8" EXT. GYP. BD. TYPE "C"  
2 x 6 STUDS @ 16" O.C.  
BATT INSULATION W/ VAPOR BARRIER (R-19) OR EQUAL  
5/8" INT. GYP. BD. TYPE "C"  
\* CROSS BRACING DIM. TO BEARING (TYP.)  
CDX PLYWOOD @ CORNERS

1ST. FLR.

**1 HR. RATED FL. CONSTRUCTION UL #528**  
FINISH FLOOR PER PLAN 23/32" PLYM.  
SUBFLOOR - 1/2" G ON FLOOR JOISTS  
RESILIENT CHANNEL @ 12" O.C.  
W/ BRIDGING (PER PLAN)  
5/8" GYPSUM BD. "TYPE C"

TOP BEARING TRUSS  
1ST. FLR. ONLY

NOTE:  
ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL. MIN. COMPRESSIVE STRENGTH OF 3000 PSF.

FIBERGLASS DAMPROOFING

4" DRAIN TILE WITH 2" (MIN.) STONE BASE @ 8" (MIN.) GRAVEL COVER (TYP.) AND FILTER FABRIC RUN TO SLUMP PUMP

WELDED 2x6 PLATE W/ 1/2" x 1'-6" A.B. @ 48" O.C. (TYP.)

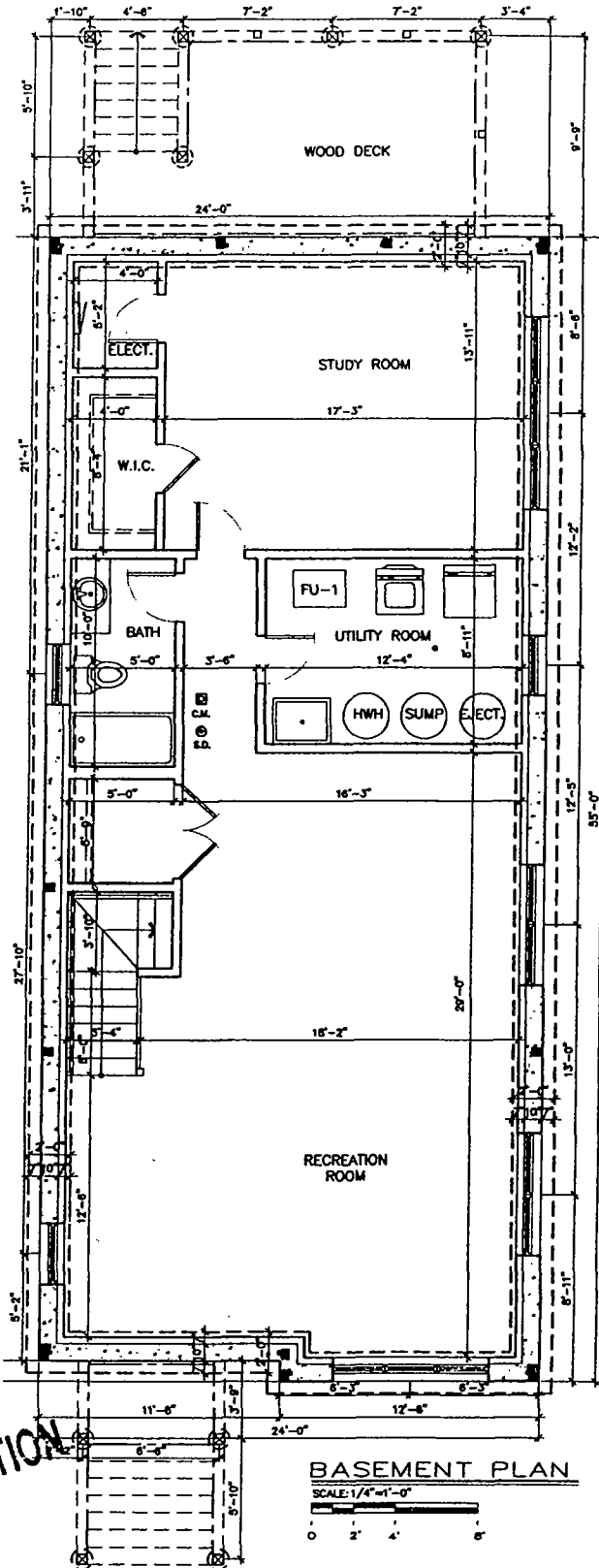
2x4 HD. FURRING  
5/8" GYP. BD.  
R-19 SPRAY INSUL. OR EQUAL

CONTINUOUS 2" PL. TOP & BOTTOM

BASEMENT

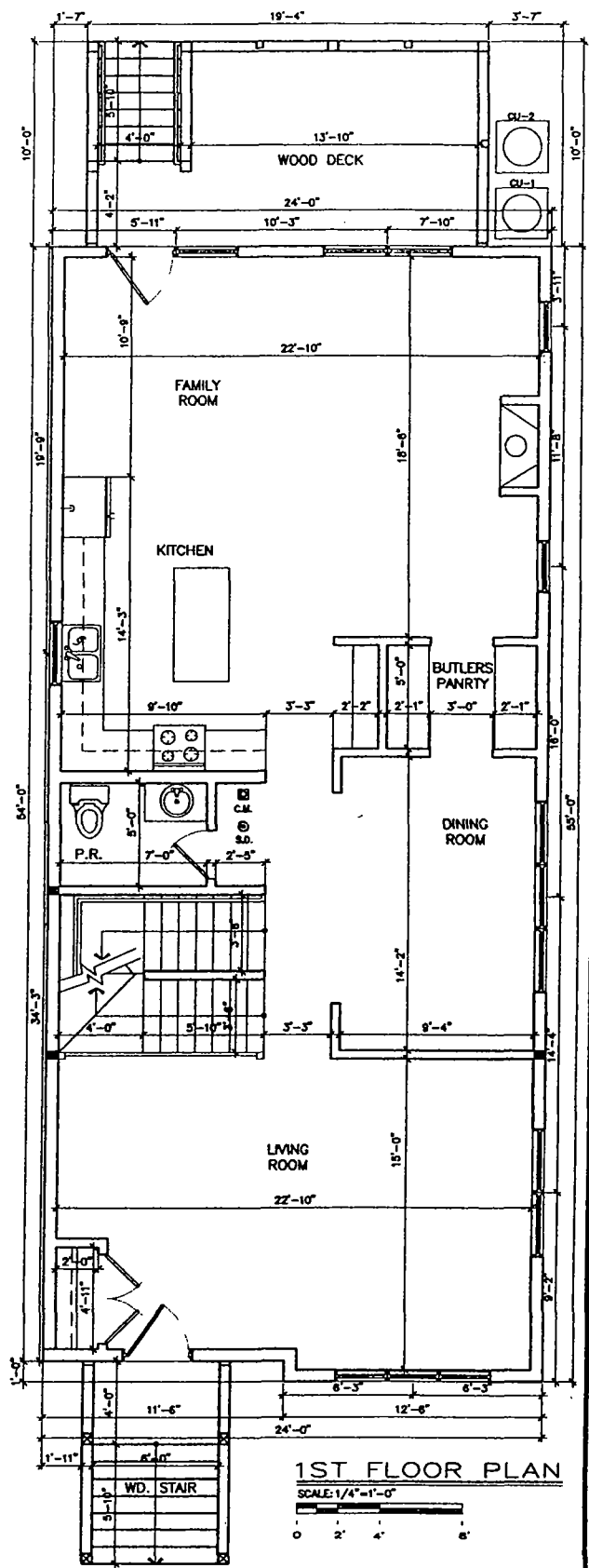
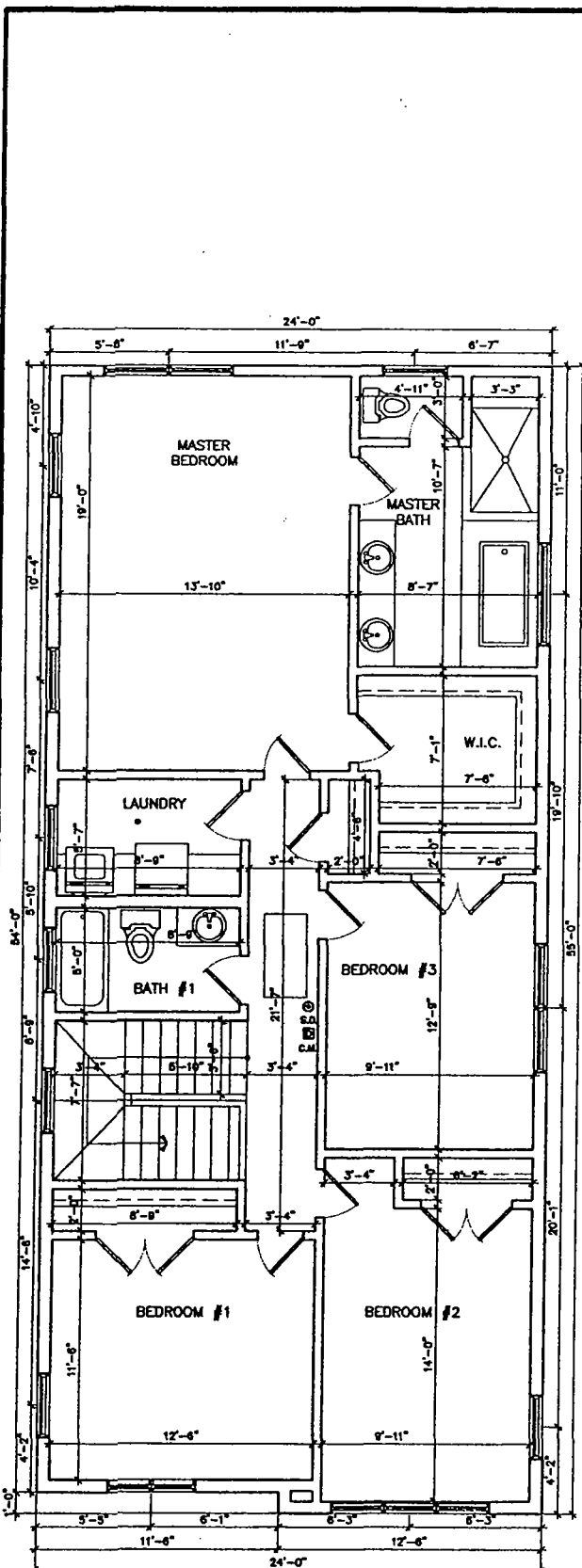
4" CONC. SLAB W/ 6x6 #10 W.W.F. & WICKS ON 4" GRAVEL

**WALL SECTION**



**BASEMENT PLAN**

**FINAL FOR PUBLICATION**



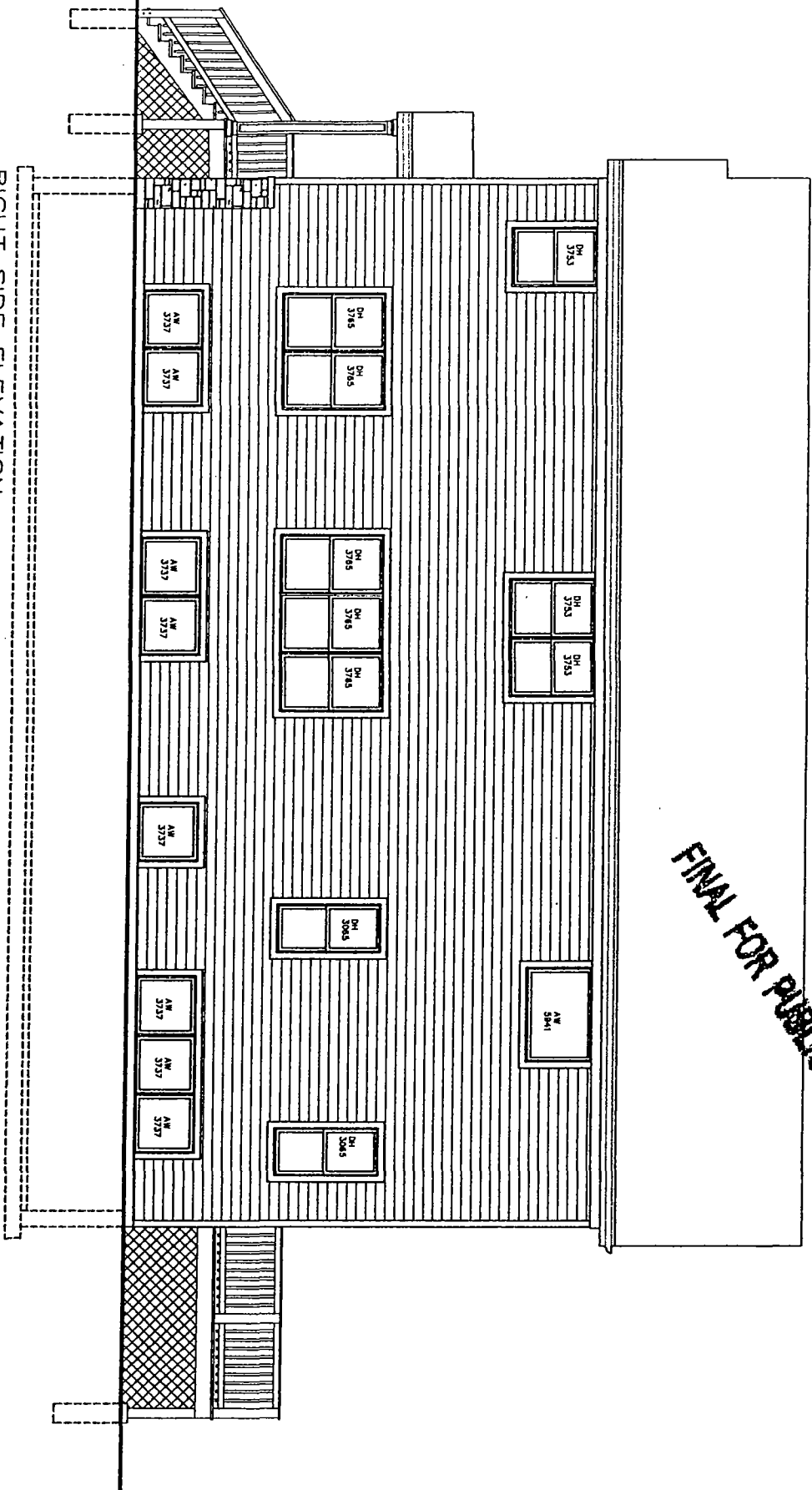
FINAL FOR PUBLICATION

A-3

5128 N NEWCASTLE AVE  
 CHICAGO ILLINOIS



RIGHT SIDE ELEVATION  
SCALE: 3/16" = 1'-0"



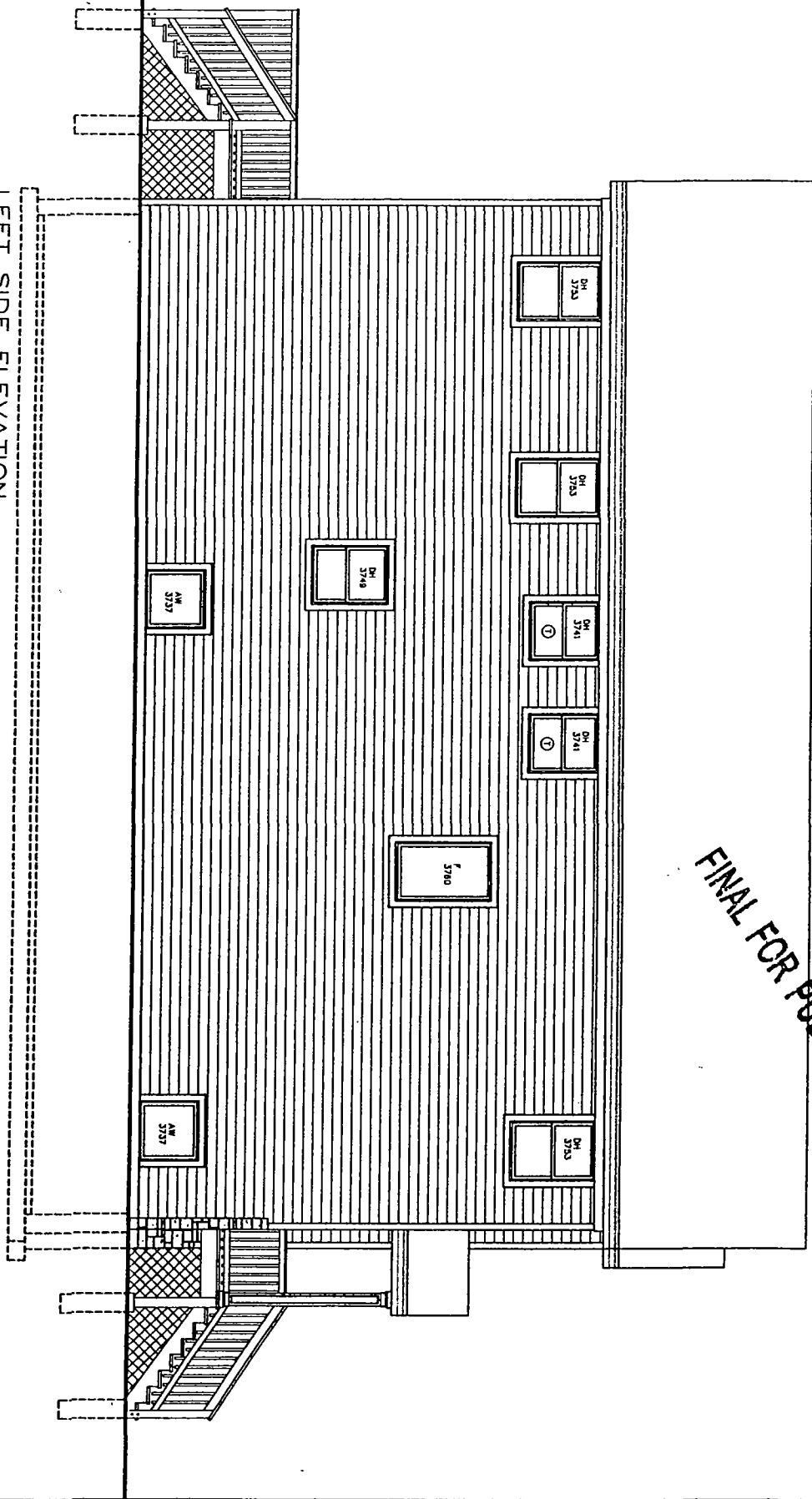
FINAL FOR PUBLICATION

A-5

5128 N NEWCASTLE AVE  
CHICAGO ILLINOIS



LEFT SIDE ELEVATION  
SCALE 3/8"=1'-0"



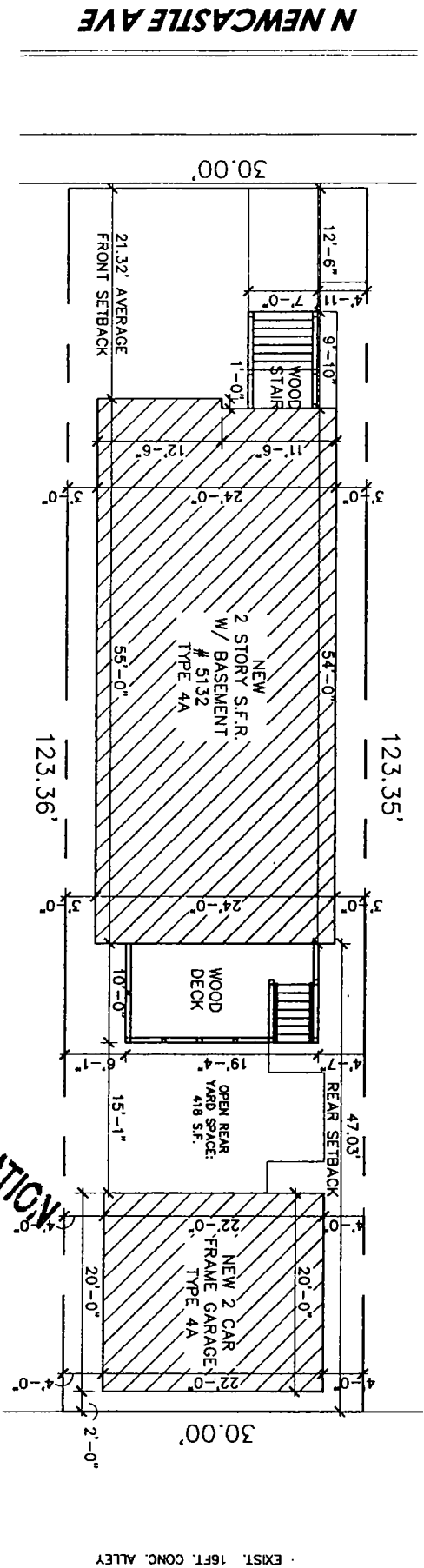
FINAL FOR PUBLICATION

A-6

5128 N NEWCASTLE AVE  
CHICAGO ILLINOIS



# PROPOSED NEW SINGLE FAMILY HOME 5132 N NEWCASTLE AVE



SITE PLAN  
SCALE: 3/32" = 1'-0"  
0 10 20

FINAL FOR PUBLICATION

5132 N NEWCASTLE AVE  
CHICAGO ILLINOIS

A-1

**ROOF CONSTRUCTION UL #P522**

240# ASPHALT SHINGLES CLASS "A"  
ON 15# ROOF FELTS ON 1/2"  
EXTERIOR GRADE PLYWOOD SHEATHING.  
SEE PLAN FOR RAFTER SIZES AND DIRECTION.  
VENT PER CODE.

SELF-ADHESIVE ICE/WATER  
SHIELD FROM EDGE OF ROOF  
TO A POINT 24" INSIDE  
EXTERIOR WALL LINE.

CONT. MTL.  
FLASHING

PRE-FINISH  
ALUM. GUTTER

1 x 10 FASCIA

ALUM. SOFFIT

SEE  
ELEV.

SPRAY INSUL.  
(R-49) OR BOND  
OR EQUAL

CEILING  
CONSTRUCTION  
5/8" GYP. BD. TYPE "X"  
SEE PLAN FOR CLG. JST'S  
SIZES AND DIRECTION

UL# U379  
1HR. FRAME WALL  
CONSTRUCTION

CEMENT SIDING (HARDE BOARD)  
TYX  
5/8" EXT. GYP. BD. TYPE "X"  
2 x 8 STUDS @ 16" O.C.  
BATT INSULATION W/ VAPOR BARRIER  
(R-19) OR EQUAL  
5/8" INT. GYP. BD. TYPE "X"  
CROSS BRACING DWN.  
TO BEARING (TYP.)  
CDX PLYWOOD @ CORNERS

2ND. FLR.

1 HR. RATED  
FL. CONSTRUCTION UL# 528  
FINISH FLOOR PER PLAN 23/32" PLYWD  
SUBFLOOR - TAG ON FLOOR JOISTS  
RESILIENT CHANNEL @ 12" O.C.  
W/ BRIDGING (PER PLAN)  
5/8" GYPSUM BD. "TYPE C"

R30 DRAINTOP  
INSULATION

NOTE: WRAP END OF TRUSS  
WITH BUILDING PAPER.

UL# U379  
1HR. FRAME WALL  
CONSTRUCTION

CEMENT SIDING (HARDE BOARD)  
TYX  
5/8" EXT. GYP. BD. TYPE "X"  
2 x 8 STUDS @ 16" O.C.  
BATT INSULATION W/ VAPOR BARRIER  
(R-19) OR EQUAL  
5/8" INT. GYP. BD. TYPE "X"  
CROSS BRACING DWN.  
TO BEARING (TYP.)  
CDX PLYWOOD @ CORNERS

1ST. FLR.

1 HR. RATED  
FL. CONSTRUCTION UL# 528  
FINISH FLOOR PER PLAN 23/32" PLYWD  
SUBFLOOR - TAG ON FLOOR JOISTS  
RESILIENT CHANNEL @ 12" O.C.  
W/ BRIDGING (PER PLAN)  
5/8" GYPSUM BD. "TYPE C"

R30 DRAINTOP  
INSULATION

TOP BEARING TRUSS  
1ST. FLR. ONLY

WOLMANIZED 2x6  
PLATE w/ 1/2" @ 1'-0"  
A.B. @ 48" O.C. (TYP.)

2x4 WD. FURRING  
5/8" GYP. BD.  
R-19 SPRAY INSUL.  
OR EQUAL

CONTINUOUS 2 #5  
TOP & BOTTOM

BASEMENT

4" CONC. SLAB w/  
6# MIO W.W.F. &  
VIBROKEN ON 4" GRAVEL

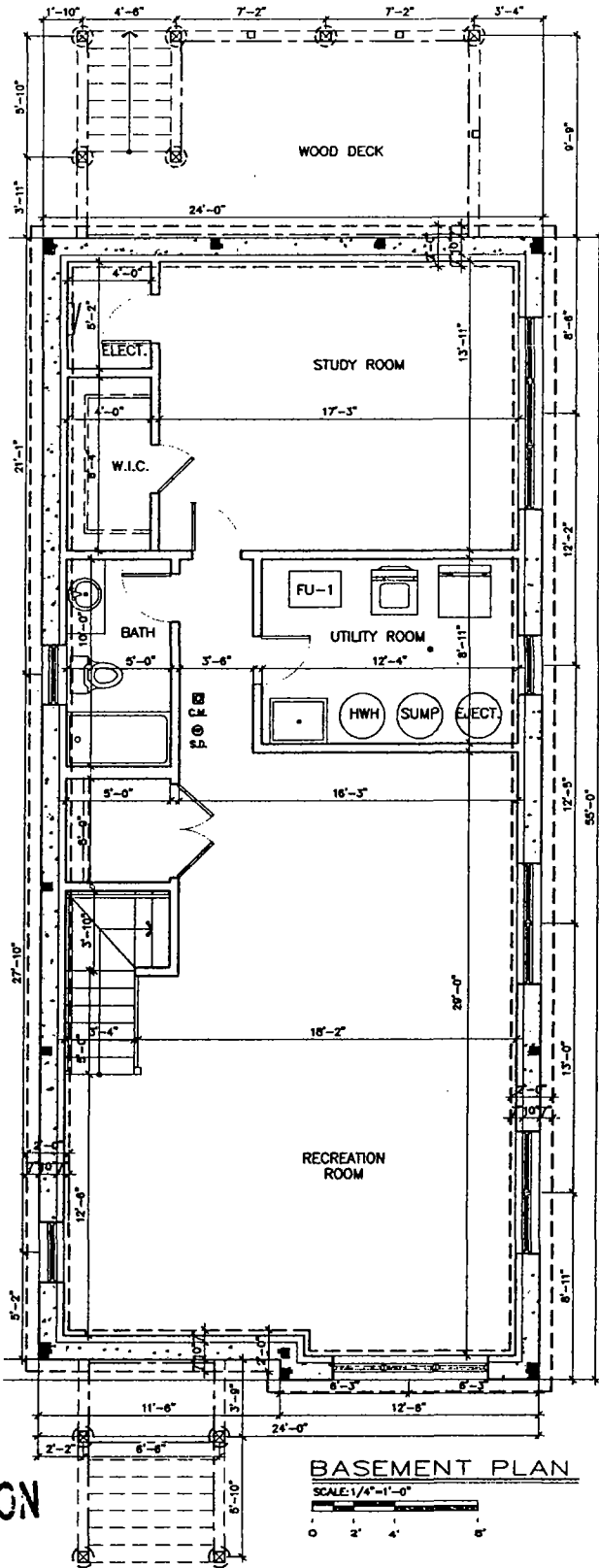
NOTE:  
ALL FOOTINGS TO  
BEAR ON  
UNDISTURBED SOIL.  
MIN. COMPRESSIVE  
STRENGTH OF 3000 PSF.

FIBERGLASS  
DAMP-PROOFING

4" DRAIN TILE WITH  
2" (MIN.) STONE BASE &  
8" (MIN.)  
GRAVEL COVER (TYP.)  
AND FILTER FABRIC  
RUN TO SUMP PUMP

**WALL SECTION**

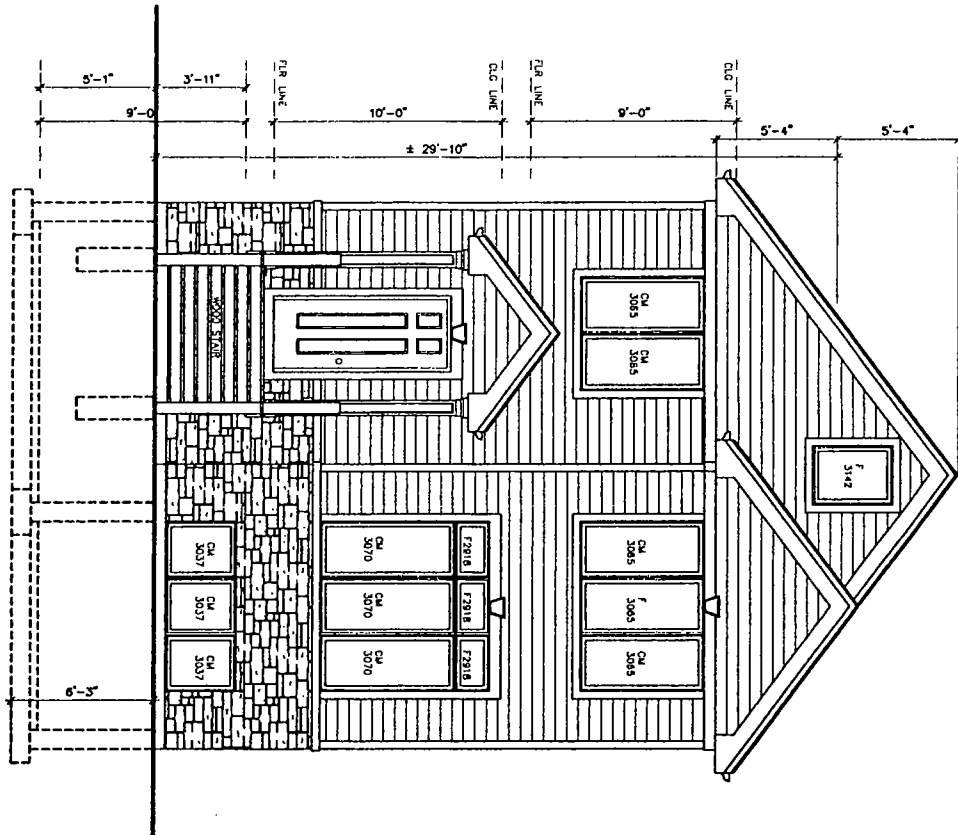
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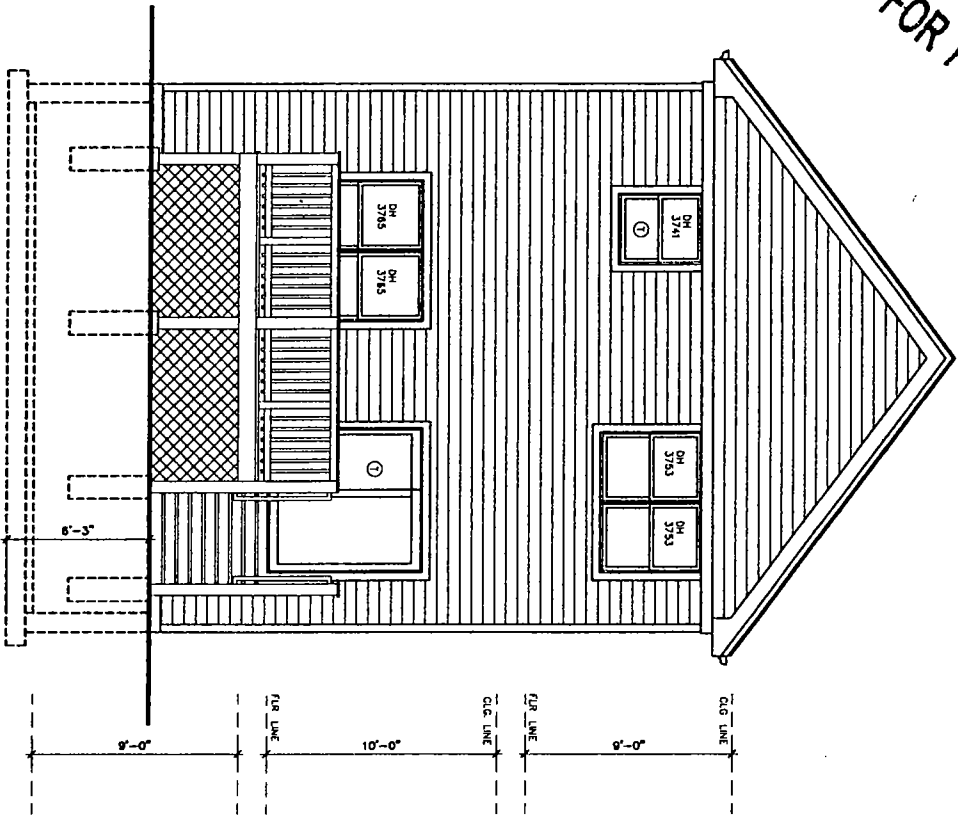
**BASEMENT PLAN**

SCALE: 1/4"=1'-0"





FRONT ELEVATION  
SCALE 3/16"=1'-0"



REAR ELEVATION  
SCALE 3/16"=1'-0"

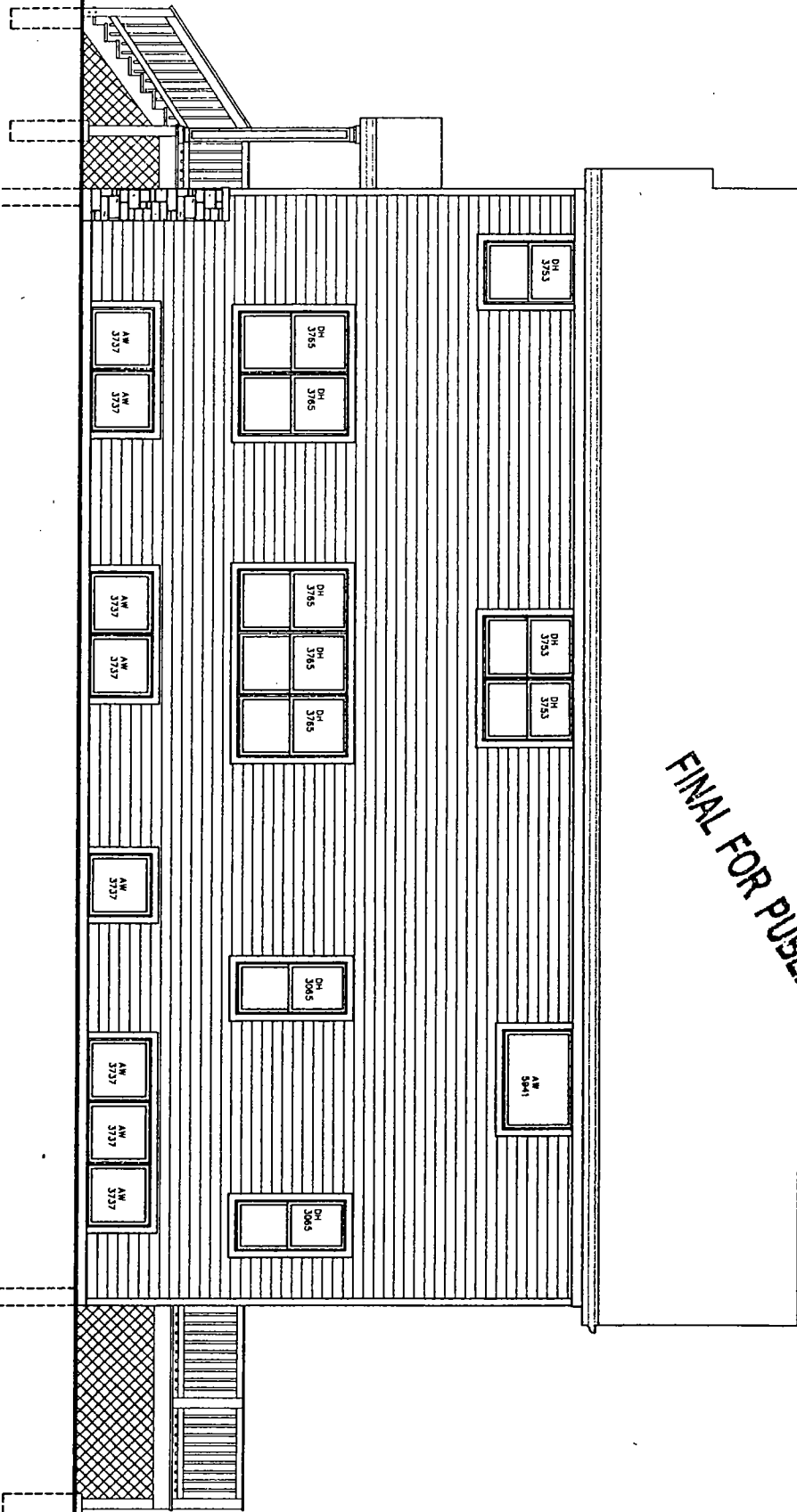
FINAL FOR PUBLICATION

5132 N NEWCASTLE AVE  
CHICAGO ILLINOIS

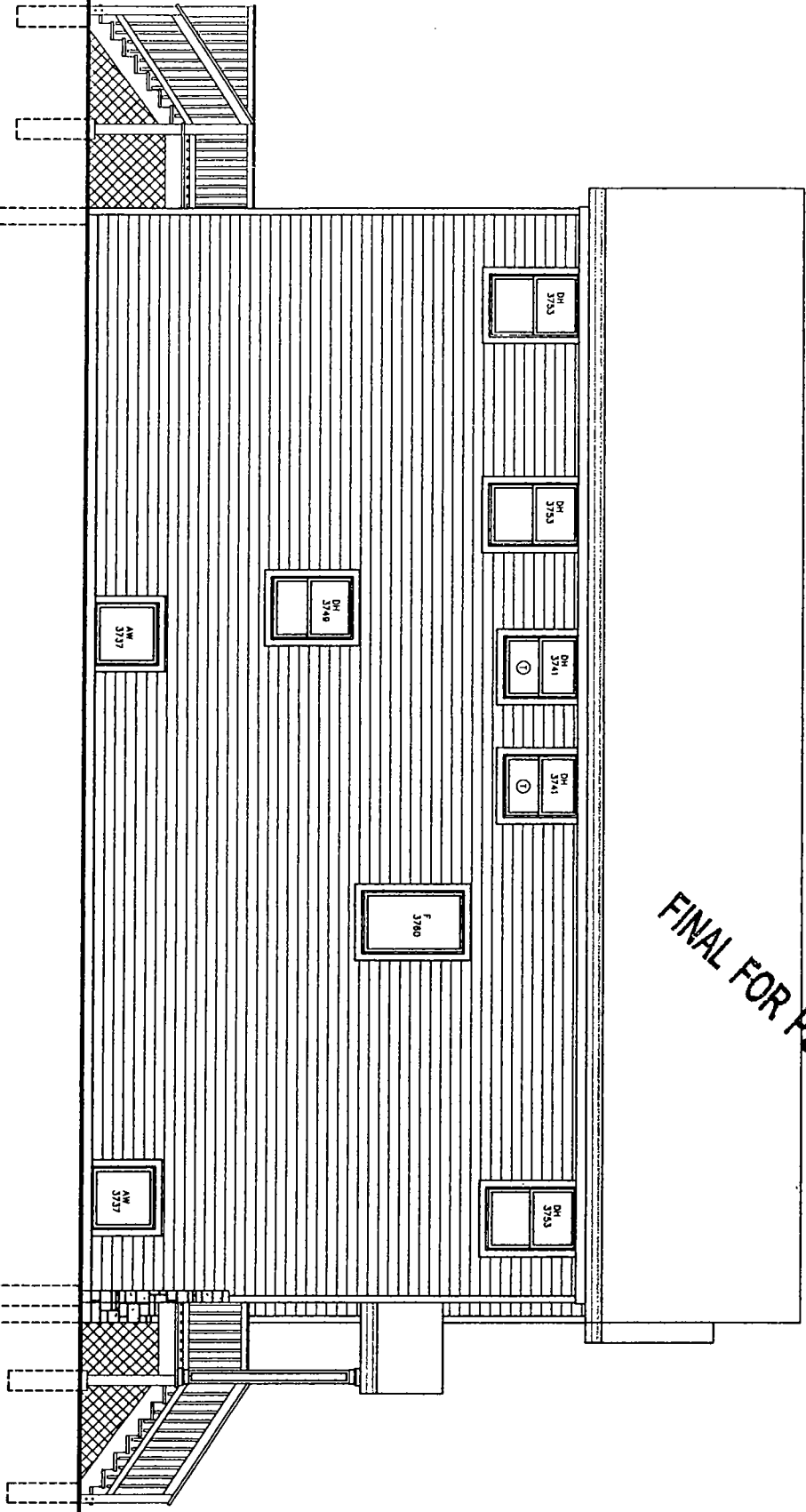
A-4

FINAL FOR PUBLICATION

RIGHT SIDE ELEVATION  
SCALE 3/16" = 1'-0"



LEFT SIDE ELEVATION  
SCALE: 3/8"=1'-0"



FINAL FOR PUBLICATION

A-6

5132 N NEWCASTLE AVE  
CHICAGO ILLINOIS



