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Office of the City Clerk

City Hall 121 N. LaSalle St. Room 107 Chicago, IL 60602 www.chicityclerk.com

Legislation Details (With Text)

File #: 02016-43

Type: Ordinance Status: Passed

File created: 1/13/2016 In control: City Council

Final action: 3/16/2016

Title: Zoning Reclassification Map No. 13-N at 5128-5132 N Newcastle Ave - App No. 18610T1

Sponsors: Misc. Transmittal

Attachments: 1. O2016-43 (V1).pdf, 2. O2016-43.pdf

Map No. 13-N

Date	Ver.	Action By	Action	Result
3/16/2016	1	City Council	Passed	Pass
2/23/2016	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	Pass
1/13/2016	1	City Council	Referred	

ORDINANCE

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

SECTION I. 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.

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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.

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EXIST. 16FT. CONC. ALLEY

N NEWCASTLE AVE

5128 N NEWCASTLE AVE

CHICAGO ILLINOIS

3AV 3USVDM3N N

A31TV DNOD UJ91 J.SIX3

5132 N NEWCASTLE AVE

CHICAGO ILLINOIS

ROOF CONSTRUCTION UL JP522

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FINISH FLOOR FEB FLAN 283"S UD 11-00" 1-1 (ag " On" 11-00" | JOHN STORM S

FINAL FOR PUBLICATION

BASEMENT PLAN

SCALE: I/4"-1'-0*

5132 N NEWCASTLE AVE

CHICAGO ILLINOIS

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5132 N NEWCASTLE AVE

CHICAGO ILLINOIS

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