



Office of the City Clerk

City Hall
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Chicago, IL 60602
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Legislation Text

File #: O2016-43, Version: 1

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.

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.

SIONHII OVOIHO
3AV 311SVOM3N N SZ19

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

SELF-ADHESIVE ICE/MATCT SHELO n OH EDGE OF ROOF TO A PONT 1" 490E EXTERIOR WX OHE
FINISH FLOOR PER PLAN 233
subfloor tag on floor joists w/triming (per plan)

5/8" GYPSUM BO. "TYPE C"
240# ASPHALT SHNCLES CLASS "A" ON 13I ROOT FELTS ON 1/4" DCTO BOR GRADE PLYWCO SHEATHHG. SEE PLAN FOR KAF1ER SIZES AMO (NIECTION. VCMT PER COOE.

WALL SECTION

FINAL FOR PUBLICATION

BASEMENT PLAN

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

5132 N NEWCASTLE AVE

CHICAGO ILLINOIS

5132 N NEWCASTLE AVE

CHICAGO ILLINOIS

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