



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

April 11, 2022

Scott R. Borstein
Neal & Leroy LLC
20 S. Clark Street, Suite 2050
Chicago, IL 60603

Re: **Minor Change to PD 202**
2040 W. 62nd Street

Dear Mr. Borstein:

Please be advised that your request for a minor change to Institutional Planned Development No. 202 ("PD 202") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

The Board of Education, the sole property owner of the PD, is seeking a minor change to allow a south setback reduction from 23' to 11'-5" and an east setback reduction from 13' to 6.5' to allow for the installation of a playground as shown on the attached Site Plan. The playground will be located on the southeast corner of the property and will serve students at the existing Earle Elementary School.

Regarding your request, the Department of Planning and Development has determined that allowing the proposed setback reductions will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 202, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

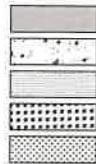
Steven Valenziano
Assistant Zoning Administrator

C: Mike Marmo, Erik Glass, Noah Szafraniec, Main file

NOTES:

1. THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE THROUGHOUT PROJECT AREA, AND ENSURE THERE IS NO WATER PONDING.
2. EXISTING UTILITIES AND SITE FEATURES AS SHOWN INDICATE APPROXIMATE LOCATIONS AS DETERMINED BY RECORD DRAWINGS, SURVEY AND FIELD OBSERVATIONS. GPS ASSURES NO RESPONSIBILITY TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN IN THE PLANS. THE CONTRACTOR, AT HIS/HER OWN EXPENSE, SHALL FURNISH ALL LABOR AND MATERIALS TO EITHER VERIFY AND SUBstantiate THE LOCATIONS AS SHOWN ON THE PLANS OR ESTABLISH THE EXACT LOCATION OF UTILITIES/FACILITIES. NOTIFY GPS IF EXISTING UTILITIES/FACILITIES CONFLICT WITH THE PROPOSED PLAYLOT EQUIPMENT FOUNDATIONS.
3. APPROXIMATE LIMITS OF MILLING AND RESURFACING IN CITY STREET ARE SHOWN FOR CONSTRUCTION WORK. HOWEVER, MILLING AND RESURFACING SHALL BE PERFORMED TO THE EXTENTS AS REQUIRED BY CDOT.

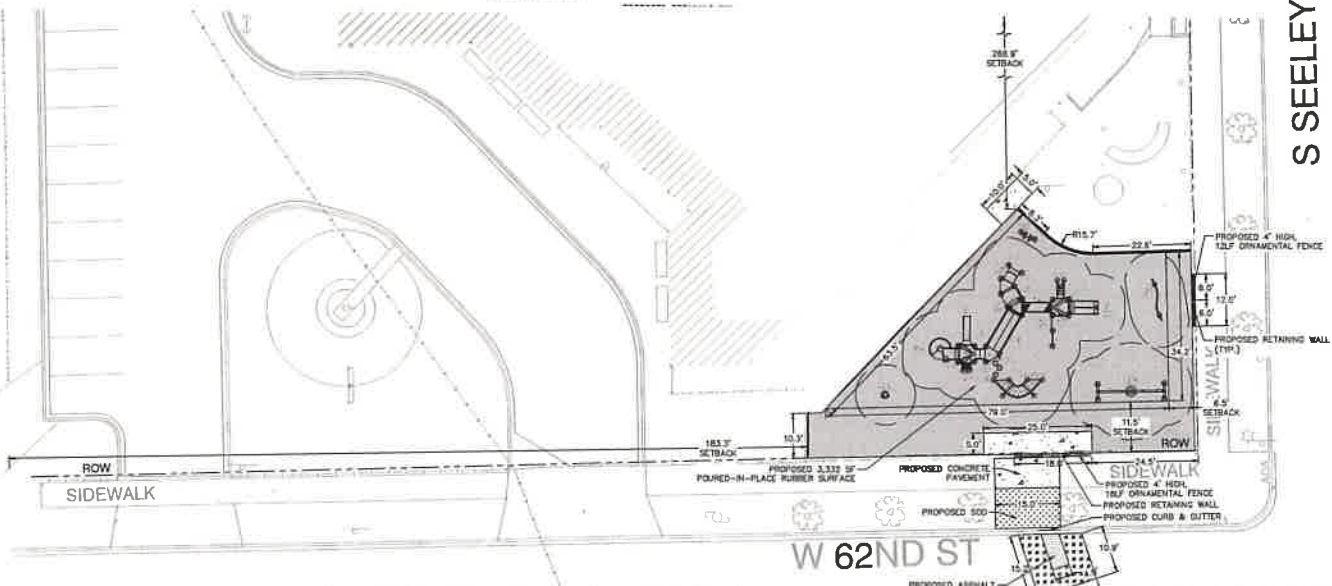
LEGEND



- PROPOSED POURED-IN-PLACE RUBBER SURFACE (SEE DETAIL 0 SHEET C-4.01)
- PROPOSED CONCRETE SIDEWALK (SEE DETAIL 1 SHEET C-2.01)
- PROPOSED HMA PAVEMENT (SEE NOTE 1 & DETAIL 1 SHEET C-2.01)
- PROPOSED CONCRETE SIDEWALK (SEE DETAIL 1 SHEET C-2.01)
- PROPOSED SOD



- PROPOSED RETAINING WALL (SEE DETAIL 4 SHEET C-4.01)
- PROPOSED 6" WIDE CONCRETE FLUSH CURB (SEE DETAIL 4 SHEET C-4.01)
- PROPOSED ORNAMENTAL FENCE (SEE DETAIL 1 SHEET C-4.02)



S SEELEY AVE

W 62ND ST

SITE PLAN

ZONE CLASSIFICATION	SETBACK LOCATION	REQUIRED SETBACK (FT.)	PROPOSED SETBACK (FT.) 2-6 PLATYLOT
PD 202	SETBACK FROM WEST PROPERTY LINE	20	183.3
	SETBACK FROM EAST PROPERTY LINE OF S SEELEY AVE	13	6.5
	SETBACK FROM NORTH PROPERTY LINE	39	266.9
	SETBACK FROM SOUTH PROPERTY LINE OF W 62ND ST	23	11.5

FOR DEPARTMENT OF BUILDINGS REVIEW - DO NOT REMOVE OR IMPROVE UPON THIS AREA. DELETE THESE NOTES PRIOR TO PRINTING.

Chicago Public Schools
 DEPARTMENT OF CIVIL PLANNING AND CONSTRUCTION
 PROJECT OF RECORD DRAWING
 PROJECT OF RECORD DRAWING
 PROJECT OF RECORD DRAWING

CHARLES W. EARLE ELEMENTARY SCHOOL
 800 W 62ND ST CHICAGO, ILLINOIS 60636
 PROJECT NO. 2022-23031-01P

NO.	DATE	DESCRIPTION
1	08/14/2022	ISSUED FOR PERMITS
2	08/14/2022	ISSUED FOR PERMITS
3	08/14/2022	ISSUED FOR PERMITS



SHEET NO. 001
CHARLES W. EARLE ELEMENTARY SCHOOL
SITE PLAN

C-1.05

1. THESE PLANS AND SPECIFICATIONS SHALL BE CONSIDERED AS PART OF THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE STATE OF ILLINOIS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE STATE OF ILLINOIS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE STATE OF ILLINOIS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE STATE OF ILLINOIS.

*Reclassification of Area Shown on
Map No. 12-K (As Amended).*

*Be It Ordained by the City Council of the City of
Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-1 Restricted Service District symbols and indications as shown on Map No. 12-K in the area bounded by

S. Archer Avenue; a line 65.13 feet west of S. Kildare Avenue; the alley next south of and parallel to S. Archer Avenue; a line 53.9 feet west of S. Kildare Avenue, that a line 178.9 feet running along the north boundary of the alley next south of S. Archer Avenue; a line 185.47 feet southwesterly of S. Kildare Avenue and running along the southern boundary of S. Archer Avenue

Amended to Read

Northern Boundary: A line 65 feet 1 inch running northeasterly along the southern edge of S. Archer Avenue commencing at a point 75 feet running northeasterly along the south edge of S. Archer Avenue from the intersection of S. Archer Avenue and S. Kolin Avenue; and a line 61 feet 1-¼ inches running easterly along the south edge of W. 51st Street from the intersection of S. Archer Avenue and W. 51st Street;

Western Boundary: A line 100 feet running southeasterly and perpendicular to S. Archer Avenue, commencing at a point 75 feet running northeasterly along the south edge of S. Archer Avenue from the intersection of S. Archer Avenue and S. Kolin Avenue;

Southern Boundary: A line 125 feet running northeasterly along the north edge of the alley next south of and parallel to S. Archer Avenue, said line commencing at the intersection of said alley with the Western Boundary hereinbefore described;

Eastern Boundary: A line 87 feet 10-½ inches running northwesterly and perpendicular to the north edge of the alley next south of and parallel to S. Archer Avenue, commencing at a point 125 feet northeasterly along the north edge of said alley from the Western Boundary hereinbefore described;

to those of a C1-1 Restricted Commercial District, and a corresponding use 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.

*Reclassification of Area Shown on
Map No. 13-H.*

*Be It Ordained by the City Council of the City of
Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Planned Development No. 17 and R4 General Residence District symbols and indications as shown on Map No. 13-H in the area bounded by

the alley next north of and parallel to W. Winnemac Avenue, or the line thereof if extended where no alley exists; a line 100 feet west of the alley next west of and parallel to N. Ashland Avenue; W. Winnemac Avenue; a line 75 feet west of the alley next west of and parallel to N.

Ashland Avenue; the alley next north of and parallel to W. Winnemac Avenue; the alley next west of and parallel to N. Ashland Avenue; W. Winnemac Avenue; a line 155 feet west of N. Ashland Avenue; a line 70 feet south of W. Winnemac Avenue; N. Ashland Avenue; W. Ainslie Street; N. Paulina Street; a line 100 feet north of W. Ainslie Street; the alley next east of and parallel to N. Paulina Street; a line 167 feet north of W. Ainslie Street; N. Paulina Street; the alley next south of and parallel to W. Winnemac Avenue; the alley next west of and parallel to N. Paulina Street; W. Winnemac Avenue; and a line 291 feet west of the alley next west of and parallel to N. Ashland Avenue

to the designation of Institutional Planned Development No. 17 as amended which is hereby established in the area above described, subject to such use and made a part thereof and to no others.

[Plan of Development printed on pages
9431 to 9435 of this Journal]

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

*Reclassification of Area Shown on
Map No. 13-J.*

*Be It Ordained by the City Council of the City of
Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B5-2 General Service District symbols and indications as shown on Map No. 13-J in the area bounded by

the alley next north of and parallel to W. Lawrence Avenue; N. Central Park Avenue; W. Lawrence Avenue; and a line 83.2 feet west of and parallel to N. Central Park Avenue

to those of a C1-2 Restricted Commercial District, and a corresponding use 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.

*Reclassification of Area Shown on
Map No. 14-H.*

*Be It Ordained by the City Council of the City of
Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District symbols and indications as shown on Map No. 14-H in the area bounded by

W. 61st Street; the alley next east of and parallel to S. Hoyne Avenue; W. 61st Place; S. Seeley Avenue; W. 62nd Street; and S. Hoyne Avenue

to the designation of an Institutional Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

[Plan of Development printed on pages
9436 to 9440 of this Journal]

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

PD 202

PLAN OF DEVELOPMENT FOR
INSTITUTIONAL PLANNED DEVELOPMENT No.202

STATEMENTS

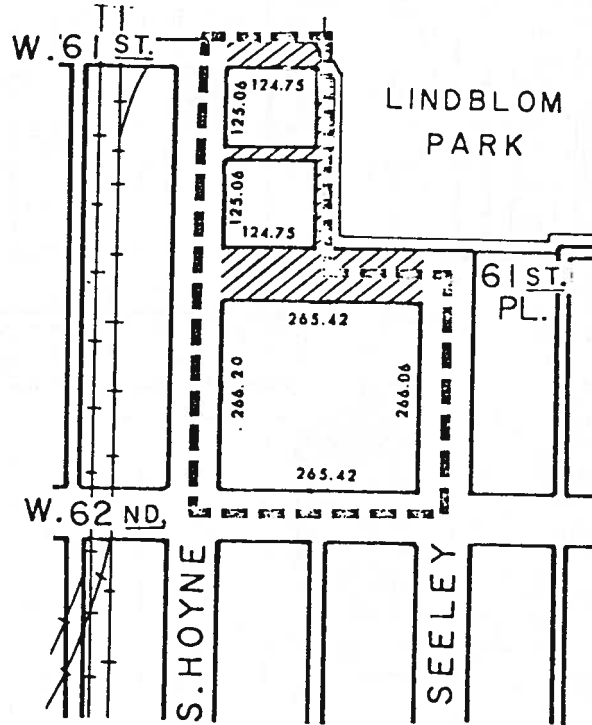
1. This Plan of Development, consisting of eight (8) statements, a zoning and preferential streets map, a planned development and rights-of-way adjustment map, a generalized land use map, and a total of specific zoning regulations and related data sets forth the controls applicable to the property described in the ordinance which establishes this Planned Development.
2. This area delineated in the Planned Development ordinance is owned by the Chicago Board of Education.
3. Except as specifically stated herein, this Planned Development shall not be deemed a waiver of consent, license or permit, approval or other required action by the City of Chicago. Any dedication or vacation of streets or alleys, easements, adjustments of rights-of-way, dedication of public land, and any required permit, review, approval, license, or consent, and any desired grant of privilege shall be the subject of such separate application or submittal as required. All such applications or submittals must be made by the party then in ownership or control or its assignee or grantee with proper evidence of that relationship. All such applications or submittals shall be subject to the review and approval of the Commissioner of Planning, City and Community Development.
4. The Plan of Development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments," as promulgated by the Commissioner of Planning, City and Community Development.
5. The uses permitted within this Planned Development shall be academic and related uses including recreational, and required off-street parking and loading facilities.
6. Off-street parking shall be provided in number determined by this Plan of Development. Off-street loading shall be provided in accord with Section 7.11-1 of the Chicago Zoning Ordinance.
7. Service drives or any other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking permitted within such paved areas.

Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas.
8. Permanent identification and other necessary signs may be permitted within the Planned Development in accordance with the Chicago Zoning Ordinance and subject to the review and approval of the Commissioner of Planning, City and Community Development.

APPLICANT: Chicago Board of Education

DATE: October 20, 1978

INSTITUTIONAL PLANNED DEVELOPMENT PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENT



----- PLANNED DEVELOPMENT BOUNDARY

 ALLEY PROPOSED TO BE VACATED

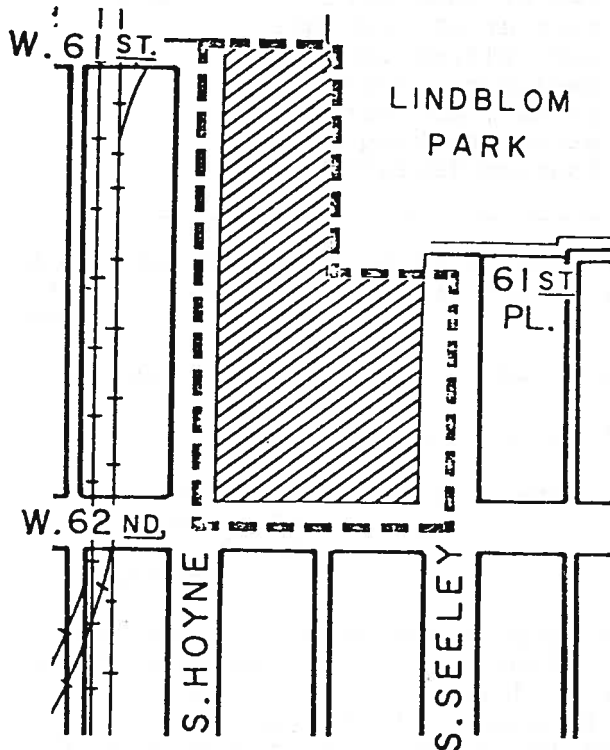
APPLICANT: CHICAGO BOARD OF EDUCATION

DATE: OCTOBER 20, 1978

N

 SCALE: 1"=250'

INSTITUTIONAL PLANNED DEVELOPMENT GENERALIZED LAND USE PLAN



- PLANNED DEVELOPMENT BOUNDARY
-  ACADEMIC AND RELATED USES INCLUDING RECREATIONAL AND OFF STREET PARKING

APPLICANT: CHICAGO BOARD OF EDUCATION

DATE: OCTOBER 20, 1978



SCALE: 1"=250'

INSTITUTIONAL PLANNED DEVELOPMENT

PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

Net Site Area		General Description of land use	Maximum Floor Area Ratio	Maximum % of Land Covered
Square Feet	Acres			
123,244.57	2.83	Use of land will consist of academic and related uses including recreational, and off-street parking and loading facilities.	0.55	30%

Gross Area = Net Site Area, 1.41 acres; plus area to be dedicated, .04 acres; plus public rights-of-way, .46 acres = 1.91 acres
Gross Site Area

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA: 0.55

Minimum number of off-street parking spaces required: 35

Minimum Periphery Building Setbacks: north boundary - 39'
east boundary - 13'
south boundary - 23'
west boundary - 70'

Setback and yard requirements may be adjusted where required to permit conformance to the pattern of, or architectural arrangement related to, existing structures, or when necessary because of technical reasons, subject to the approval of the Department of Planning, City and Community Development.

Maximum percentage of land covered for the Net Site Area: 30%

Identification signs to be permitted subject to the review and approval of the Commissioner of Planning, City and Community Development.

APPLICANT: Chicago Board of Education

DATE: October 20, 1978

*Reclassification of Area Shown on Map No. 5-G.
Be It Ordained by the City Council of the City of
Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications as shown on Map No. 5-G in the area bounded by

W. Fullerton Avenue on the north; N. Sheffield Avenue on the east; the alley next south of and parallel to W. Fullerton Avenue; and N. Kenmore Avenue on the west

to the designation of a Residential Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

[Plan of Development printed on pages 9415 to 9419 of this Journal]

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

*Reclassification of Area Shown on Map No. 5-G.
Be It Ordained by the City Council of the City of
Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 5-G in the area bounded by

the alley next north of and parallel to W. Willow Street; a line 75 feet east of and parallel to N. Sheffield Avenue; W. Willow Street; and N. Sheffield Avenue

to the designation of an R4 General Residence District which is hereby established in the area above-described, subject to such use and bulk regulations as are set forth in Chapter 194A of the Zoning Code of the City of Chicago.

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

*Reclassification of Area Shown on Map No. 7-G.
Be It Ordained by the City Council of the City of
Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 7-G in the area bounded by

the alley next north of and parallel to W. Fullerton Avenue; the east line of the right of way of the CTA Elevated; W. Fullerton Avenue; and N. Sheffield Avenue

to those of an R5 General Residence District and a corresponding use 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.

*Reclassification of Area Shown on Map No. 7-I.
Be It Ordained by the City Council of the City of
Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 7-I in the area bounded by

W. Schubert Avenue; N. Western Avenue; the northeast line of the right of way of the Chicago and Northwestern Railroad; and N. Campbell Avenue

to those of a B5-1 General Service District, and a corresponding use 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.

*Reclassification of Area Shown on Map No. 9-F.
Be It Ordained by the City Council of the City of
Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R7 General Residence District symbols and indications as shown on Map No. 9-F in the area bounded by

a line 250 feet north of W. Waveland Avenue; N. Lake Shore Drive; W. Waveland Avenue; a line 394.67 feet east of N. Pine Grove Avenue; a line 157.5 feet north of W. Waveland Avenue; a line 290 feet east of N. Pine Grove Avenue; a line 200 feet north of W. Waveland Avenue; and a line 225 feet east of N. Pine Grove Avenue

to the designation of a Residential Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

[Plan of Development printed on pages 9420 to 9424 of this Journal]

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

*Reclassification of Area Shown on
Map No. 11-M.* PD 2002

*Be It Ordained by the City Council of the City of
Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications as shown on Map No. 11-M in the area bounded by

W. Cullom Avenue; N. Austin Avenue; W. Berteau Avenue; N. McVicker Avenue; a line 149 feet south of W. Cullom Avenue; and the alley next west of and parallel to N. McVicker Avenue

to the designation of an Institutional Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

[Plan of Development printed on pages 9425 to 9429 of this Journal]

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