



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

February 8, 2016

William A. Micelli  
Miner, Barnhill & Galland, P.C.  
14 W. Erie Street  
Chicago, IL 60654

**Re: Administrative Relief request for Residential Planned Development No. 210  
Parking reduction for Damen Court Apartments, 2040 W. Jackson Blvd.**

Dear Mr. Micelli:

Please be advised that your request for a minor change to Residential Planned Development No. 210 ("PD 210"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

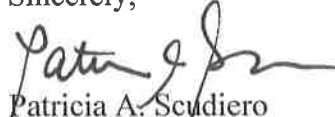
Your client, Damen Court Preservation, L.P., (the "Applicant"), is seeking administrative relief to reduce the minimum number of off-street parking spaces from 152 to 135 spaces. The sole owner of all of the property within PD 210 is HHDC-Damen Court, LLC, and they have provided their consent to this request. Currently the property's several parking lots contain a total of 146 parking spaces. The Applicant is preparing to renovate the property's residential units and community center building and improve the parking areas. Based on the need for additional handicap spaces and to allow for drive-thru traffic in the parking lot along Jackson Blvd., (currently drivers must back out onto Jackson Blvd.), several parking spaces need to be eliminated. The revised, attached Site Plan, totaling 135 parking spaces and dated January 20, 2016, shall be inserted into the main file.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed parking reduction from 152 to 135 spaces 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. Further, many of the property residents do not own vehicles, the PD boundaries are less than 1,320 feet from the CTA Blue Line stop at the Illinois Medical District, and CTA buses serve both Jackson Blvd. and Damen Ave., resulting in an underutilization of the parking lots.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development 210, 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 period 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,



Patricia A. Scudiero  
Zoning Administrator

PAS:HG:tm

C: Mike Marmo, Erik Glass, Main file



**JAMA**  
 JAMES M. ANDERSON ARCHITECTS  
 210 W. MADISON AVE | SUITE 800 | CHICAGO, IL 60601  
 TEL: 312.467.1000 | WWW.JAMA-ARCH.COM | @JAMA\_ARCH

Dimen Court Apartments  
 2040 W. Jackson Blvd  
 Chicago, IL 60612

Client:  
 Hispanic Housing Development Corporation  
 2040 W. Jackson Blvd, Unit 400  
 Chicago, IL 60612

Collaborators:  
 ERM, SOUTH BENDERS LTD.  
 2040 W. Jackson Blvd, Unit 400  
 Chicago, IL 60612  
 LANDSCAPE: HIRSHBERG GROUP, LTD.  
 2040 W. Jackson Blvd, Unit 400  
 Chicago, IL 60612  
 STRUCTURAL: JOHNSON TERRACONTELLI ENGINEERS  
 2040 W. Jackson Blvd, Unit 400  
 Chicago, IL 60612  
 MECHANICAL/ELECTRICAL/PLUMBING (M.E.P.):  
 2040 W. Jackson Blvd, Unit 400  
 Chicago, IL 60612

DATE: 11/15/2018

PROJECT NO: 18-001

DATE: 11/15/2018

CONSTRUCTION DOCUMENTS

ISSUED FOR R.A.D.

CONSTRUCTION DOCUMENTS

NON DESIGN DEVELOPMENT

ISSUED FOR

DATE

PROJECT NO

DATE

CONSTRUCTION DOCUMENTS

ISSUED FOR R.A.D.

CONSTRUCTION DOCUMENTS

NON DESIGN DEVELOPMENT

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CONSTRUCTION DOCUMENTS

NON DESIGN DEVELOPMENT

ISSUED FOR

DATE

PROJECT NO

DATE

CONSTRUCTION DOCUMENTS

**G0-03**  
 ARCHITECTURAL SITE PLAN  
 SHEET TITLE

NOTE: WORK SCHEDULED FOR THE APARTMENT BUILDINGS  
 INCLUDES INTERIOR RENOVATIONS, AS WELL AS  
 CHANGE TO INTERIOR PARTITIONS THEREIN.  
 NOTE: THE SPECIFIC SCOPE OF WORK MUST BE  
 COORDINATED FOR EACH UNIT WITH THE UNIT  
 RENOVATION SCHEDULED ON SHEETS 01-01, 01-02, 01-03, 01-04, 01-05, 01-06, 01-07, 01-08, 01-09, 01-10, 01-11, 01-12, 01-13, 01-14, 01-15, 01-16, 01-17, 01-18, 01-19, 01-20, 01-21, 01-22, 01-23, 01-24, 01-25, 01-26, 01-27, 01-28, 01-29, 01-30, 01-31, 01-32, 01-33, 01-34, 01-35, 01-36, 01-37, 01-38, 01-39, 01-40, 01-41, 01-42, 01-43, 01-44, 01-45, 01-46, 01-47, 01-48, 01-49, 01-50, 01-51, 01-52, 01-53, 01-54, 01-55, 01-56, 01-57, 01-58, 01-59, 01-60, 01-61, 01-62, 01-63, 01-64, 01-65, 01-66, 01-67, 01-68, 01-69, 01-70, 01-71, 01-72, 01-73, 01-74, 01-75, 01-76, 01-77, 01-78, 01-79, 01-80, 01-81, 01-82, 01-83, 01-84, 01-85, 01-86, 01-87, 01-88, 01-89, 01-90, 01-91, 01-92, 01-93, 01-94, 01-95, 01-96, 01-97, 01-98, 01-99, 01-100, 01-101, 01-102, 01-103, 01-104, 01-105, 01-106, 01-107, 01-108, 01-109, 01-110, 01-111, 01-112, 01-113, 01-114, 01-115, 01-116, 01-117, 01-118, 01-119, 01-120, 01-121, 01-122, 01-123, 01-124, 01-125, 01-126, 01-127, 01-128, 01-129, 01-130, 01-131, 01-132, 01-133, 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01-1119, 01-1120, 01-1121, 01-1122, 01-1123, 01-1124, 01-1125, 01-1126, 01-1127, 01-1128, 01-1129, 01-1130, 01-1131, 01-1132, 01-1133, 01-1134, 01-1135, 01-1136, 01-1137, 01-1138, 01-1139, 01-1140, 01-1141, 01-1142, 01-1143, 01-1144, 01-1145, 01-1146, 01-1147, 01-1148, 01-1149, 01-1150, 01-1151, 01-1152, 01-1153, 01-1154, 01-1155, 01-1156, 01-1157, 01-1158, 01-1159, 01-1160, 01-1161, 01-1162, 01-1163, 01-1164, 01-1165, 01-1166, 01-1167, 01-1168, 01-1169, 01-1170, 01-1171, 01-1172, 01-1173, 01-1174, 01-1175, 01-1176, 01-1177, 01-1178, 01-1179, 01-1180, 01-1181, 01-1182, 01-1183, 01-1184, 01-1185, 01-1186, 01-1187, 01-1188, 01-1189, 01-1190, 01-1191, 01-1192, 01-1193, 01-1194, 01-1195, 01-1196, 01-1197, 01-1198, 01-1199, 01-1200, 01-1201, 01-1202, 01-1203, 01-1204, 01-1205, 01-1206, 01-1207, 01-1208, 01-1209, 01-1210, 01-1211, 01-1212, 01-1213, 01-1214, 01-1215, 01-1216, 01-1217, 01-1218, 01-1219, 01-1220, 01-1221, 01-1222, 01-1223, 01-1224, 01-1225, 01-1226, 01-1227, 01-1228, 01-1229, 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DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

September 24, 2014

Laura E. Tilly  
Miner, Barnhill & Galland, P.C.  
14 West Erie Street  
Chicago, IL 60654


**Re: Advisory Opinion for Residential Planned Development No. 210  
Damen Courts, North Damen Avenue and West Jackson Blvd.**

Dear Ms. Tilly:

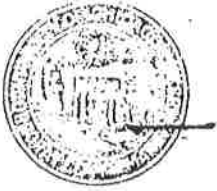
In response to your request, please be advised that the property bounded by West Adams St. on the North, West Jackson Blvd. on the South, South Damen Ave. on the East and S. Hoyne Ave. on the West is zoned Residential Planned Development No. 210 ("PD 210"). PD 210 permits 150 dwelling units and on October 4, 1979, the attached Part II was issued by the Department of Planning, City and Community Development for the construction of nine (9) three-story apartment structures containing a total of one hundred and fifty (150) dwelling units and a one-story community building.

We are not aware of any outstanding zoning violations, variances, or special/conditional use permits for this property. If you have any questions please contact Teresa McLaughlin of my staff at (312) 744-3509.

Sincerely,

  
Patricia A. Scudiero  
Zoning Administrator

PAS:HG:tm  
C: Vicki Lozano, Main file



10-17

October 4, 1979

City of Chicago  
Jane M. Byrne, Mayor  
Department of Planning,  
City and Community  
Development

City Hall, Room 1000  
121 North LaSalle Street  
Chicago, Illinois 60602  
744-4160

Martin R. Murphy  
Acting Commissioner

Mr. Harry L. Manley  
Zoning Administrator  
Room 800 - City Hall  
Chicago, Illinois 60602

Re: Part II Submittal  
Residential Planned Development  
No. 210 (Damen Courts)  
Proposal: Construction of Low  
Rise Structures  
Location: N. Damen Avenue and  
W. Jackson Boulevard

Dear Mr. Manley:

The attached Part II Submittal, reviewed in accordance with the "Rules, Regulations and Procedures in Relation to Planned Development Amendments", proposes the construction of nine (9) three-story apartment structures containing a total of one hundred and fifty dwelling units and a one-story community building.

The ten structures will contain a total of 147,785 square feet and will have a ground coverage of 50,330 square feet, resulting in a 0.63 Floor Area Ratio with a 21.4% of ground covered for the entire Planned Development. One hundred and fifty-two (152) off-street parking spaces are being provided of which six (6) are being installed for use by handicapped persons. The application also proposes the construction of a one-story community building and two tennis courts to be utilized for private recreational purposes by the residents of the Planned Development.

The Department of Urban Renewal has reviewed this Part II Submittal and has advised us that the proposal conforms to the provisions for Disposition Parcel R5 of the Central-West Redevelopment Project as approved by that Department and the Chicago City Council.

This Part II Submittal for Residential Planned Development No. 210 for the construction of nine (9) three-story apart-

Mr. Harry L. Manley

-2-

October 4, 1979

ment structures containing a total of one hundred and fifty (150) dwelling units, a one-story community building, two tennis courts and off-street parking, is hereby approved as conforming to the Plan of Development (Part I) as approved by the Chicago City Council on September 26, 1979.

It is recommended that this Submittal be attached to your file for Residential Planned Development No. 210 (Amendment No. A1974).

Very truly yours,

  
MARTIN R. MURPHY  
Acting Commissioner

Attachment

MRM/JJJ/RL/sll

cc: Murphy  
Jacobsen  
Lamb  
Central  
Reader's

Wm. R. Quinlan  
R. G. Zundel

**Chapter 43 of Municipal Code Amended Concerning  
Applications of Building Permits.  
(as amended)**

On motion of Alderman Roti the City Council took up for consideration the report of the Committee on Buildings and Zoning, deferred and published in the Journal of the Proceedings of September 12, 1979, page 834, recommending that the City Council Pass a proposed ordinance to amend Chapter 43 of the Municipal Code of Chicago concerning applications of Building Permits.

On motion of Alderman Roti said proposed ordinance was *Passed*, by yeas and nays as follows:

*Yeas*—Aldermen Roti, Barnett, Kenner, Evans, Bloom, Sawyer, Bertrand, Humes, Shaw, Vrdolyak, Huels, Majerczyk, Madrzyk, Burke, Brady, Barden, McFolling, Kellam, Sheahan, Kelley, Sherman, Stemberk, Lipinski, Shumpert, Marzullo, Nardulli, Ray, Washington, Davis, Hagopian, Kuta, Gabinski, Mell, Frost, Marcin, Aiello, Casey, Cullerton, Laurino, Rittenberg, Pucinski, Natarus, Oberman, Young, Clewis, Axelrod, Schuller, Volini, Orr, Stone—50.

*Nays*—None.

The following is said ordinance as passed:

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

SECTION 1. That Chapter 43.3 of the Municipal Code of Chicago is hereby amended by striking therefrom certain language appearing in brackets and adding certain language in Italics below:

APPLICATION

43.3. Applications for building permits shall be in such form as shall be prescribed by the Commissioner of Buildings. Every such application for a permit shall be accompanied by a copy of every recorded easement on the lot on which the building is to be erected, and on the immediately adjoining lots, showing the use or benefit resulting from such easement. All such applications shall be accompanied by drawings, plans, and specifications in conformity with the provisions of this chapter. Where alterations or repairs in buildings are necessary by reason of damage by fire, that fact shall be stated in the application for a permit. In such cases, before a permit shall be issued, the Commissioner of Buildings shall cause a thorough inspection to be made of the damaged premises with the view of testing the structural integrity of the damaged parts. No permit shall be issued by the Commissioner of Buildings for the construction, erection, addition to or alteration of any building or structure unless the applicant therefor shall furnish to the said commissioner a certificate or other written evidence of the proper federal officer or agency that the proposed construction is not prohibited by any order, rule or directive or an agency of the United States government.

*Except in the case of residential garages or repairs to buildings to meet code requirements, prior to issuing a building permit, the Commissioner of Buildings shall give 10 days written notice of the proposed issuance of the permit to the alderman of the ward in which the proposed work to be done is to be located, and no permit shall be valid unless such notice is delivered; [or unless such notice is waived by the alderman of the ward in which the proposed work to be done*

*is located;] provided, however, that the affidavit of the Commissioner of Buildings showing delivery of such notice to [such] an alderman in person or by mailing to such address as he may have filed with the City Clerk, shall be conclusive evidence of delivery of such notice. In cases of emergencies, a permit may be issued, to take immediate effect, under the Commissioner's authority. And the Commissioner shall notify the alderman of the ward in which the proposed work to be done is located of the issuance of such permit within 24 hours of issuance thereof.*

SECTION 2. This ordinance shall be in full force and effect from and after its date of passage.

**Chicago Zoning Ordinance Amended to Reclassify  
Particular Areas.**

On motion of Alderman Roti the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and published in the Journal of the Proceedings of September 12, 1979, pages 827, 833 and 834, recommending that the City Council pass eleven proposed ordinances (under separate committee reports), for amendment of the Chicago Zoning Ordinance, to reclassify particular areas.

Alderman Roti moved to *Concur In* the committee's recommendations and *each* of the eleven proposed ordinances was *Passed*, by yeas and nays as follows:

*Yeas*—Aldermen Roti, Barnett, Kenner, Evans, Bloom, Sawyer, Bertrand, Humes, Shaw, Vrdolyak, Huels, Majerczyk, Madrzyk, Burke, Brady, Barden, McFolling, Kellam, Sheahan, Kelley, Sherman, Stemberk, Lipinski, Shumpert, Marzullo, Nardulli, Ray, Washington, Davis, Hagopian, Kuta, Gabinski, Mell, Frost, Marcin, Aiello, Casey, Cullerton, Laurino, Rittenberg, Pucinski, Natarus, Oberman, Young, Clewis, Axelrod, Schuller, Volini, Orr, Stone—50.

*Nays*—None.

Said ordinances, as passed, read respectively as follows (the *Italic* heading in each case not being a part of the ordinances):

*Reclassification of Area Shown on Map No. 2-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 R5 General Residence District and B4-3 Restricted Service District symbols and indications as shown on Map No. 2-H in the area bounded by

W. Adams Street; S. Damen Avenue; W. Jackson Boulevard; and S. Hoyne 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 1005-1009 of this Journal]

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

PD 210

RESIDENTIAL PLANNED DEVELOPMENT

#210

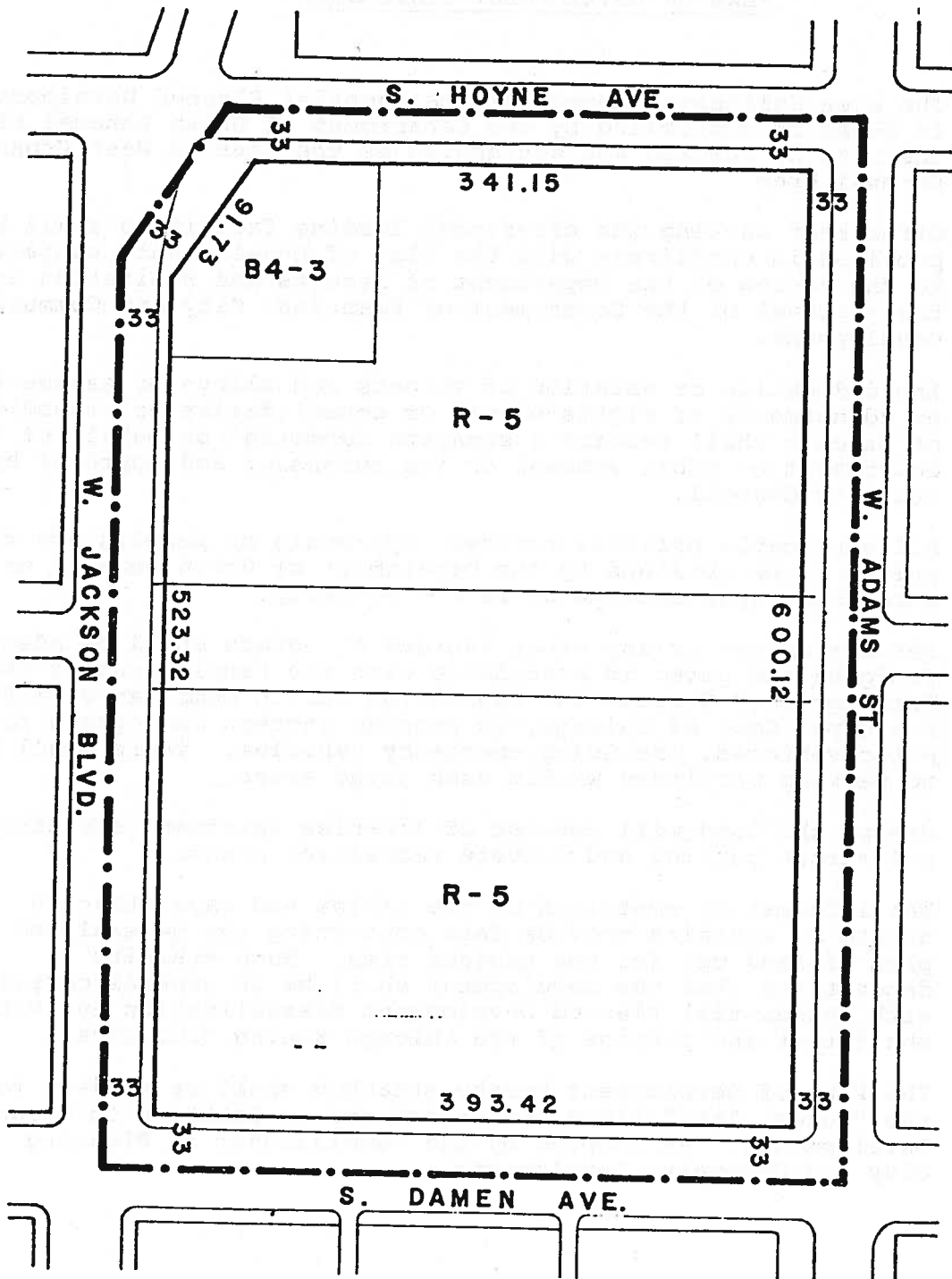
PLAN OF DEVELOPMENT STATEMENTS

1. The area delineated hereon as "Residential Planned Development" is owned or controlled by the Department of Urban Renewal of the City of Chicago and designated as the Central West Urban Renewal Area.
2. Off-street parking and off-street loading facilities shall be provided in compliance with the Plan of Development, subject to the review of the Department of Streets and Sanitation and the approval of the Department of Planning, City and Community Development.
3. Any dedication or vacation of streets and alleys or easements, or adjustments of rights-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the Department of Urban Renewal or its successor and approval by the City Council.
4. All applicable official reviews, approvals or permits are required to be obtained by the Department of Urban Renewal or its successors upon conveyance of the property.
5. 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.
6. Use of the land will consist of low-rise apartment structures, off-street parking and private recreation areas.
7. The information contained on the tables and maps attached hereto as exhibits provide data concerning the generalized plan of land use for the subject area. Such exhibits demonstrate that the development shall be in general compliance with Residential Planned Development classification and with the intent and purpose of the Chicago Zoning Ordinance.
8. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments," as adopted by the Commissioner of Planning, City and Community Development.

APPLICANT: Department of Urban Renewal

DATE: May 9, 1979

# RESIDENTIAL PLANNED DEVELOPMENT PROPERTY LINE MAP AND RIGHT-OF WAY ADJUSTMENTS



**LEGEND**

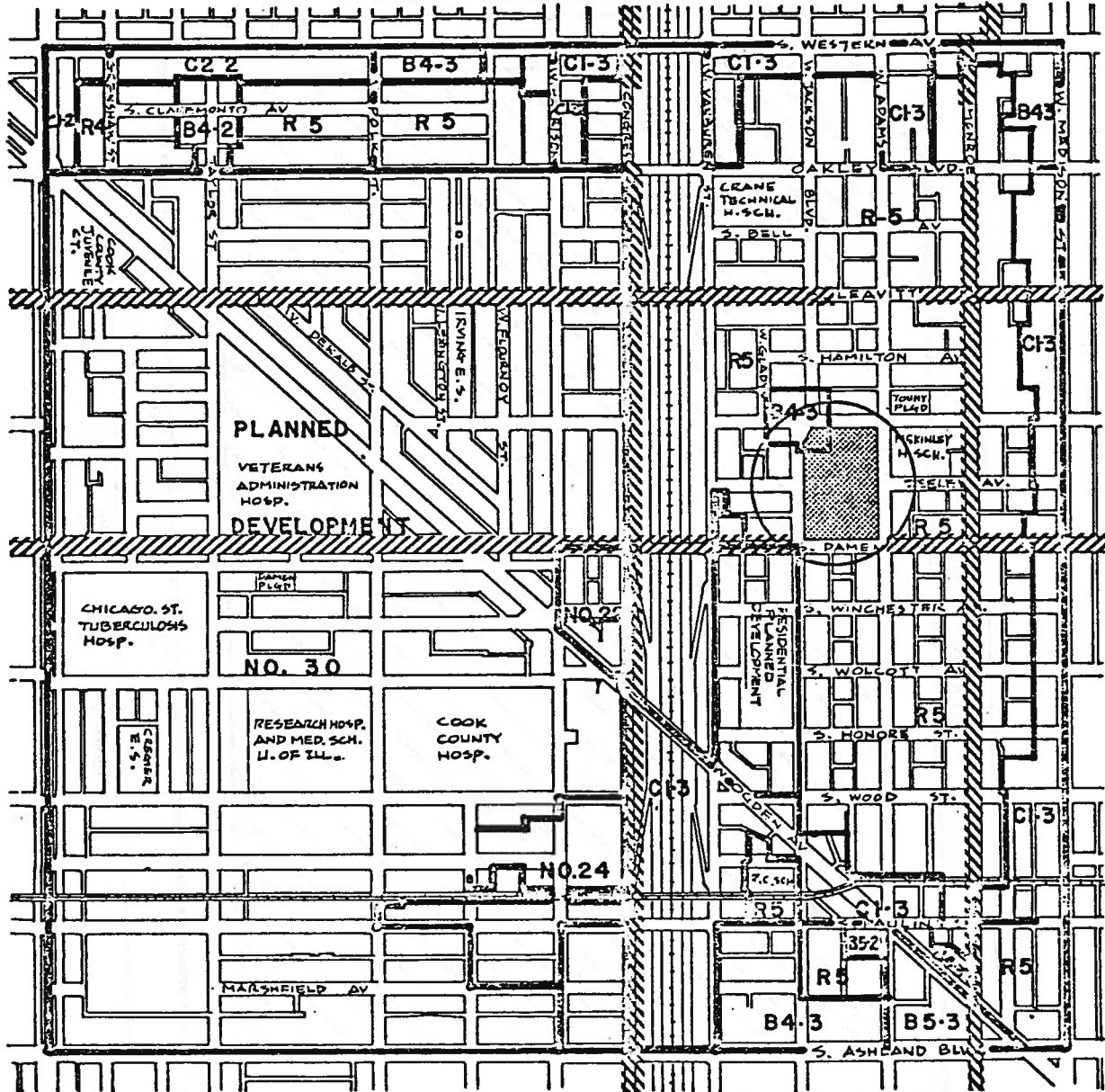
-  PLANNED DEVELOPMENT BOUNDRY
-  HOUSING







APPLICANT: DEPARTMENT OF URBAN RENEWAL  
 DATE: MAY 9, 1979

CITY OF CHICAGO

# RESIDENTIAL PLANNED DEVELOPMENT EXISTING ZONING AND PREFERENTIAL STREET MAP

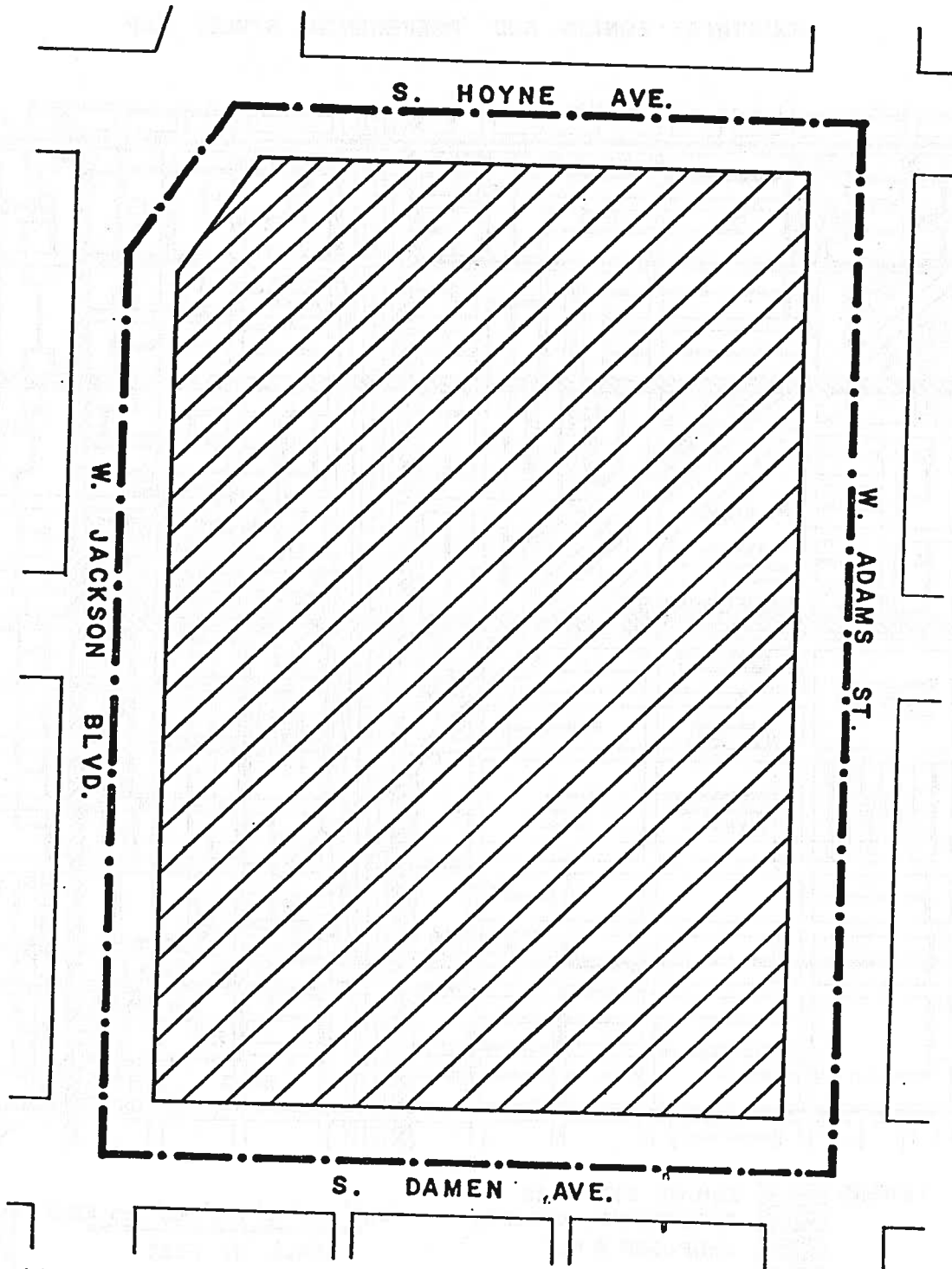


- LEGEND**
-  ZONING DISTRICTS
  -  PREFERENTIAL STREETS
  -  PROPOSED R.P.D
  - 

500' 250' 0' 250' 500' 750' 1000'  
SCALE IN FEET

APPLICANT: DEPARTMENT OF URBAN RENEWAL CITY OF CHICAGO  
DATE: MAY 9, 1979

RESIDENTIAL PLANNED DEVELOPMENT  
GENERALIZED LAND USE PLAN



LEGEND

-  PLANNED DEVELOPMENT BOUNDRY
-  HOUSING



APPLICANT: DEPARTMENT OF URBAN RENEWAL CITY OF CHICAGO  
 DATE: MAY 9, 1979

**RESIDENTIAL PLANNED DEVELOPMENT  
PLANNED DEVELOPMENT USE & BULK REGULATIONS & DATA**

Net Site Area Sq. Ft.	Acres	General Description of Land Use	Number of Dwelling Units	Maximum Floor Area Ratio	Maximum Percentage of Land Covered
235,112.8	5.4	Elderly Housing Off-Street Parking Loading Facilities	150	.8	30%

<b>Gross Site Area:</b>	<b>Net Site Area</b>	<b>+ Area of Public Streets and Alleys</b>
303,632.8	235,112.8	68,520

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA: .8

MAXIMUM NUMBER OF DWELLING UNITS PER ACRE OF TOTAL SITE AREA: 27.7

MINIMUM NUMBER OF OFF-STREET PARKING SPACES: 146  
6 Handicapped  
152 Total

MINIMUM NUMBER OF OFF-STREET LOADING SPACES: 1

MINIMUM SETBACKS: Boundary and Front Yard: 11'-0"  
Boundary and Side Yard: 11'-0"  
Boundary and Rear Yard: 11'-0"

MAXIMUM PERCENT OF LAND COVERED: 30%

SETBACK AND YARD REQUIREMENTS MAY BE ADJUSTED WHERE REQUIRED TO PERMIT CONFORMANCE TO THE PATTERN OF, OR ARCHITECTURAL ARRANGEMENT RELATED TO, EXISTING STRUCTURES, OR WHERE NECESSARY BECAUSE OF TECHNICAL REASONS, SUBJECT TO APPROVAL OF THE DEPARTMENT OF PLANNING, CITY AND COMMUNITY DEVELOPMENT.

APPLICANT: DEPARTMENT OF URBAN RENEWAL  
DATE: MAY 9, 1979  
REVISED: JULY 31, 1979