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Chicago Housing Authority

December 22, 1978

Honorable Olga Jurco, Magistrate
United States District Court
219 South Dearborn Street
Chicago, Illinois 60603

Re: Gautreaux, et al., v.
Chicago Housing Authority, et al.
66 C 1459, 1460 (Consolidated)

Dear Magistrate Jurco:

Enclosed is staff memoranda detailing activities taken with respect to the list of vacant and improved property forwarded to us by the City of Chicago, a copy of which was previously furnished to you in camera. This list was received in the latter part of August, 1978.

The action of the Board of Commissioners in deferring action for environmental clearance on 23 buildings took into account the "piece-meal" nature of the recommendation, and it was felt in light of cost factors as well as attendant publicity with the HUD environmental review, a more complete package with more units might afford the greatest opportunity for a successful bid.

Sincerely,

Calvin H. Hall
General Counsel

CHH:jms
Enc.
CC: A. Polikoff
J. Jensen

CHICAGO HOUSING AUTHORITY

INTER-OFFICE MEMO

TO C. H. Hall

General Counsel

FROM G. W. Lebeck

DATE 12/20/71

SUBJECT: Review Status - City Designated Existing Buildings

This will supplement our earlier memo regarding City Designated vacant lots. This covers only those existing buildings listed in Edgewater, Uptown and Logan Square which are all in the GHHA. The review steps are similar to those listed in our previous memo and will not be repeated here.

The results of our initial review indicates the following:

I. Edgewater - 20 sites listed:

1. Rejected

- a. Census Tract 316 - (0)
- b. Zoning (4) - #9, 10, 12 & 19
- c. Apt. Hotel (2) - #4 & 20
- d. Size (6) - #1, 5, 7, 8, 15 & 17

2. Viable - 8.

Staff has instructions to do a "drive by" inspection. When completed, these 8 will, in all probability, be reduced. Remaining viable sites with then have owner/taxpayer check and letter requesting inspection permission will be mailed.

II. Uptown - 40 sites listed:

1. Rejected

- a. Census Tract 316 (2) - #19 and 20
- b. Zoning (4) - #30, 31, 32 & 35
- c. Apt. Hotel (4) - #5, 13, 27 & 36
- d. Size (6) - #2, 3, 6, 7, 8, & 29
- e. In rehab (1) - #12

2. Viable - 23.

Procedure here is same as listed above.

III. Logan Square - 18 listed sites:

1. Rejected

- a. Census Tract 316 (0)
- b. Zoning (0)
- c. Apt. Hotel (0)
- d. Size (14) - #1, 3, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 & 17
- f. Incorrect listing (3)
 - i. #2 is actually a vandalized single family
 - ii. #4 is actually a 50' vacant lot
 - iii. #5 is actually a single family

2. Viable - 1.

#18 is listed as 12 unit building. Field inspection indicates 48 units. When owner/taxpayer is known, contact will be made to verify.

It should be noted that many of the listed buildings appear to contain more units than present zoning ordinances would permit. Also, many do not have space for off-street parking.

An inquiry has been made to the Building Department for clarification as to what our obligations to meet today's code would be if CHA acquired these structures. By the time the field "drive by" is completed, we should have an answer to this question and will proceed according to the ruling received.

Attached are copies of site listings with notations indicating reason for rejection.



G. W. Lebsock
Director of Engineering

CHICAGO HOUSING AUTHORITY

TO C. H. Hall
General Counsel

INTER-OFFICE MEMO

FROM _____ DATE 12-20-78

SUBJECT: Review Status - City Designated Sites

The Department of Planning and Community Development provided CHA with a listing of addresses for vacant sites and developed properties located in six City community areas - Uptown, Edgewater, Logan Square, New City, Englewood and Lawndale. The first three are in the GPHA and the latter three are in the LPHA

All sites in the GPHA were reviewed by staff as follows:

1. Delete all non-residentially zoned properties as well as all R-1, R-2, R-6 and R-7.
2. Delete all vacant sites that are not large enough to accommodate at least a six-flat. (Minimum width 50'; minimum depth 120').
3. Indicate all sites that are duplications of previously CHA listed sites and disposition thereof.
4. Drive by sites still remaining on list and delete those that are unsuitable for one or more of the following:
 - a. No-off street parking area or access
 - b. proximity to undesirable business such as tavern, 24-hr. drive in restaurant, etc.
 - c. developed or in process of being developed
 - d. parking lot
 - e. unbuildable because of configuration
 - f. delete developed properties that were not structurally sound or over 3-stories or contained hotel type units.
5. Initiate owner/taxpayer search on remaining viable sites.
6. Confirm indicated zoning and lot size.
7. Revise indicated number of units to conform to 3-story buildings as designed.
8. Determine which are Lots of Record and which are not and delete sites where zoning will not permit at least a six-flat.
9. Tabulate final remaining sites and forward to Executive Director with recommendation for further Commissioner action.

Inter-Office
C. H. Hall, General Counsel

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December 20, 1978

Attached are tabulations of what resulted from the above review steps that have been completed as of this date. Also attached is a listing of addresses for those sites remaining.

The initial review of supplied developed properties resulted in 8 buildings for some 105 units. Continued review which is still in process shows a potential for additional buildings. This data cannot be provided with any degree of accuracy at this date but will be forwarded as soon as more progress is made.

Provided sites and buildings in the LPHA were given a brief preliminary review. There, obviously, are sufficient vacant sites to fullfill our requirements when development in the LPHA is approved.



G. W. Lebsock
Director of Engineering

Tabulation of DDP Provided
Vacant Sites - GPHA

	<u>Edgewater</u>	<u>Uptown</u>	<u>Logan Square</u>
1. Total number sites listed	60	43	45
2. Sites CHA previously listed & dropped for			
a - rejected by HUD	3	6	1
b - owned or scheduled by Public Agency	3	1	1
c - Census Tract 316	2	2	0
d - improper zoning	8	9	6
e - developed	1	1	1
f - other	0	0	2 #
3. Remaining sites	43	24	34
4. Dropped for			
a - zoning	30	20	29
b - size	11	-	-
5. Remaining Sites	2	4*	5 Ø
6. Potential Number Units	12	39	30

- * Incl. one site for 12 DU owned by CHA
Incl. one site too small for development
Incl. one site for 1 DU acquired by CHA
Ø Incl. one site for 6 DU acquired by CHA

Site Addresses:

Edgewater:	5825-35 N. Hermitage	R-4	6 DU	
	5449-51 N. Ravenswood	R-4	6 DU	
Uptown:	4700-08 N. Magnolia	R-5	12 DU	CHA in title
	4448-50 N. Magnolia	R-5	9 DU	
	4401-07 N. Magnolia	R-5	12 DU	
	4425-27 N. Racine	R-5	6 DU	
Logan Sq:	2817 W. Palmer	R-4	6 DU	
	2076 N. Humboldt	R-4	6 DU	
	2860-66 W. Palmer	R-4	6 DU	
	2501-05 N. Sawyer	R-4	6 DU	
	3110 W. Logan Blvd.	R-5	6 DU	CHA in title

AREA EDGEWATEREXISTING BUILDINGS

<u>ADDRESS</u>		<u># OF UNITS</u>	<u>ZONING</u>	<u>OWNERSHIP</u>	<u>LOT AREA</u> <u>SQ. FT.</u>	<u>WARD</u>	<u>REMARKS</u>
6145 N. Sheridan	1	14	2	R-7	8,750	49	
1055-69 W. Glenlake	2		42	R-6	12,500	49	
5940-50 W. Winthrop	3		35	R-6	12,500	48	
5722-24 N. Winthrop	4	10		R-6	5,000	48	Charlotte Apts.
5643 N. Winthrop	5	14	1	R-6	9,375	48	
700-12 N. Kenmore	6		94	R-6	15,625	48	
5719 N. Ridge	7	14	2	R-4	9,375	48	
5426 N. Kenmore	8	14	2	R-6	1,000	48	
5300 N. Kenmore	9	16	1	B2-4	1,875	48	
5306 N. Kenmore	10	16	1	B2-4	1,875	48	
5311-29 N. Kenmore	11		36	R-6	18,750	48	
5559 N. Kenmore	12	16	50	B2-4	9,375	48	
4918 N. Glenwood	13			R-4	5,000	48	
5109-17 N. Winthrop	14		30	R-6	9,375	48	
4919 N. Winthrop	15	14	2	R-6	3,125	48	
4866-68 N. Kenmore	16		6	R-6	6,250	48	
4933 N. Kenmore	17	14	3	R-6	3,125	48	
936-38 W. Margate	18		6	R-7	3,000	48	
1926 W. Foster	19	16	1	B2-2	3,125	40	
4901 N. Winthrop	20	14	100	R-6	3,125	48	The New Ainslee Apartment

AREA LOGAN SQUARE

EXISTING BUILDINGS

ADDRESS		# OF UNITS	ZONING	OWNERSHIP	SQ. FT. LOT AREA	WARD	REMARKS
✓ 2016 N. Whipple	1	1	R-3		3,750	33	Too Small
✓ 2065 N. Whipple	2	15	R-3		5,000	33	S.F. FRAME
✓ 2115 N. Whipple	3	1	R-3		3,125	33	Too Small
✓ 2100-02 N. Whipple	4	18	R-3		7,500	33	50' Vacant Site
✓ 3120 W. Palmer	5	9	R-4		6,250	33	S.F. Bldg
3823 W. Lyndale	6	3	R-3		2,500	33	-
3004 W. Lyndale	7	1	R-3		2,500	33	
✓ 3127 W. Belden	8	2	R-3		3,125	33	
✓ 3717 W. Lyndale	9	1	R-3		3,125	30	
✓ 2449 N. Albany	10	2	R-4		3,125	33	
2415 N. Kedzie	11	3	R-5		5,000	33	
							- Too Small
2543 N. Harding	12	1	R-3		5,000	30	
✓ 3566 W. Lyndale	13	2	R-3		3,125	30	
3324 W. Dickens	14	1	R-3	HUD	3,750	33	
✓ 3503 W. Dickens	15	2	R-3		3,125	30	
3513 W. Dickens	16	2	R-3	HUD	3,125	30	
✓ 3567 W. Dickens	17	2	R-3		3,125	30	
2128-42 N. Kedzie	18	12	R-4		37,500	33	PURSUe - (NO FEE - STREET PKG.)

AREA UPTOWNEXISTING BUILDINGS

<u>ADDRESS</u>	<u># OF UNITS</u>	<u>ZONING</u>	<u>OWNERSHIP</u> (LAST TAX BILL)	<u>LOT AREA</u> SQ. FT.	<u>WARD</u>	<u>REMARKS</u>
1) 4749-51 N. Beacon	6	R5		6,250	46	
2) 4500-12 N. Malden	72	R5		15,625	46	
3) 4535-45 N. Malden	60	R5		12,500	46	
4) 4451-57 N. Malden	18	R5		12,500	46	
5) 4626 N. Magnolia	18	R5		6,250	46	
6) 4536 N. Magnolia	39	R5		6,250	46	
7) 4540-42 N. Magnolia	39	R5		6,250	46	
8) 4536-38 N. Magnolia	39	R5		6,250	46	
9) 4500-02 N. Magnolia	12	R5		6,250	46	
0) 4454-56 N. Magnolia	12	R5		6,250	46	
1249-51 W. Sunnyside	6	R5		6,250	46	
1) 4436-38 N. Magnolia	18	R5		6,250	46	
2) 4655-57 N. Magnolia	6	R5		6,250	46	
3) 4531-33 N. Magnolia	6	R5		6,250	46	
4) 4513-15 N. Magnolia	12	R5		6,250	46	
5) 4501-03 N. Magnolia	18	R5		6,250	46	
6) 4451-57 N. Magnolia	6	R5		6,250	46	
7) 4435-37 N. Magnolia	57	R4		8,250	46	Hotel Apts.
8) 4873 N. Magnolia	6	R5		8,250	46	
9) 4448-50 N. Racine	6	R5		5,500	46	
0) 4431-33 N. Racine	6	R5		5,500	46	
1) 4419-21 N. Racine	6	R5		6,250	46	
2) 4434-36 N. Clifton	6	R5		6,250	46	
3) 4430-32 N. Clifton	6	R5		6,250	46	
4) 4449-51 N. Clifton	6	R5	City Owned	6,550	46	
5) 4445-47 N. Clifton	6	R5	City Owned	6,550	46	
6) 4411- N. Clifton		R5		30,625	46	
7) 4011 N. Winthrop						

AREA EPTOWNEXISTING BUILDINGS

<u>ADDRESS</u>	<u># OF UNITS</u>	<u>ZONING</u>	<u>OWNERSHIP</u>	<u>LOT AREA</u> SQ. FT.	<u>WARD</u>	<u>REMARKS</u>
29) 1055-67 W. Ainslie ✓	12	R6		9,375	48	
29) 4867-69 N. Winthrop	1d 3	R6		6,250	46	
30) 1054-56 W. Lawrence	1b 6	B5-5		5,500	48	
31) 1019-37 W. Leland	1b 15	B4-4		6,550	46	
32) 1000-12 W. Sunnyside	1b 12	B4-4		6,250	46	
33) 931-33 W. Eastwood	11	R7		5,500	48	
34) 927-29 W. Eastwood	11	R7		5,500	48	
35) 934-52 W. Windsor	37	R7/B4-4		30,000	48	
36) 917-23 W. Eastwood	*	R7		11,000	48	Art. Hotel
37) 920-22 W. Windsor	12	R7		6,250	48	
38) 900-02 W. Windsor	1b 18	R7		6,250	48	
39) 839-45 W. Sunnyside	1c 24	R7		9,375	48	
40) 814-26 W. Sunnyside	30	R7		15,625	48	

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