

# North Side Planning Urged

## Study Gold Coast, Sandburg Village

BY LYNN TAYLOR

Long range, creative planning for the near north side has been urged by three architects and James Twomey, Community Renewal Foundation director, at the annual meeting of the Sandburg and East Area council [S. E. A. C.].

Members of a panel which discussed the future of Sandburg village, the gold coast, and the areas west of La Salle street and south of Division street, of Carl Sandburg village were: Louis Rocah, architect; John Cordwell, architect of Carl Sandburg village; Ben Weese, architect, and Twomey.

Addressing 150 area residents in the Graham Foundation building, 4 W. Burton st., Rocah said the gold coast, as it is, "lives under a sentence of death."

### Rocah Blames Rezoning

He blamed the rezoning of the gold coast in 1957 to R-7, which allows a density three times greater than the former R-5 zoning. He said the city must have a variety of housing.

Rocah called the inner gold coast area along Astor, North Dearborn, and North State streets "a peaceful valley between two cliffs"—the cliffs being the towers lining Lake Shore drive and in Sandburg village.

He objected to high rises being erected indiscriminately in the gold coast.

### "No One House Shouted"

Until a building in the 1500 block of Astor street was torn down, he said the block was almost perfectly uniform with Georgian-style buildings. "It was a block where no one house shouted."

Rocah proposed that S.E.A.C. request zoning be changed back to the R-5 to check the proliferation of high rises in the gold coast. "The motive must not be the desire to maintain an area for the idle rich . . . but an asset for the city as a whole."

Weese said Chicago should consider preserving the gold coast as a landmark. "Our city is mature enough to consider the gold coast as important to us as the Vieux Carre is to New Orleans."

### Line La Salle with Trees

Stressing another S. E. A. C. project, Weese said he would like to see La Salle street become a tree-lined avenue. "It should be our answer to Paris' Champs Elysees." He noted this would require the relocation of some commercial enterprises on La Salle street.

John Cordwell, Sandburg village planner, called the village "a pebble in a pool." He believes more artists' studios are needed to tie Sandburg's skyscrapers to the lower buildings in the area.

He said he would like to see the remainder of the buildings on the Clark-La Salle site cleared. The proposal of a shopping center in the site has been rejected by the department of urban renewal in its April meeting because merchants displaced by urban renewal failed to develop an acceptable plan.

When asked by members of the audience about his plans for development of the east side of Clark street, Cordwell said the Burton hotel, 1429 N. Clark st., is marked for demolition. He declined to comment on any plans for the site.

Twomey told the audience the ripple effect of the Sandburg village pebble already has extended to Wells street. Commu-



John D. Cordwell  
... "pebble in pool"



Ben Weese  
... preserve gold coast



Louis Rocah  
... "sentence of death"

nity Renewal is trying to establish moderate and lower income housing west of Wells street. He voiced concern about the possibility of lower income families being excluded entirely from the area.

He proposed low income housing be built on the site of the Burton hotel.

He asked residents to become aware of the problems of the areas west of La Salle street and south of Division street, which are threatened with total clearance unless renewed thru private rehabilitation of existing buildings.