

Air Noble-Division Plans

Proposals Draw Angry Response

BY ELLA WARMINGTON

A public hearing on the controversial Noble-Division urban renewal project recently ended on a note of frustration and skepticism after area residents expressed dissatisfaction with the three redevelopment plans submitted by the department of urban renewal.

"If they [the residents] had anything to do with the project, their plans would have been entirely different," said the Rev. Anthony Janiak, a vice president of the Northwest Community organization [N. C. O.] which sponsored the hearing.

Lewis Hill, commissioner of the department of urban renewal, told angry residents that they were "a year too late" in voicing their dissatisfaction with the plans. He said they had been given a chance to participate in shaping the plans.

Name Three Plans

Explanations of the three plans—the Noble Square plan, the Triangle plan, and the Trinity Square plan—were presented by the bidders to more than 400 people who packed the auditorium of Holy Family academy, 1444 Division st.

R. G. Zundel, deputy commissioner of the department of urban renewal, said recently that the board would decide on an award at a future meeting. "We will move as fast as we can," he said.

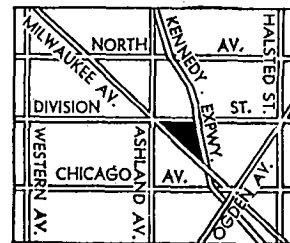
"Have you taken it into consideration that you are talking to home owners?" demanded a resident. "All of us own our own land."

Want Own Land

He said he had queried 47 people who lived in the area, and that 43 said they wanted to be able to own their own homes and the land beneath the homes.

Then a resident called out for a standing vote — "right now. This isn't Russia!"

About half the room stood to



RENEWAL AREA — Map shows location of the 8.8 acre, triangular shaped Noble-Division renewal project, bounded by Division street, Milwaukee avenue, and the Kennedy expressway.

indicate they wanted home ownership — not rental units which the three plans propose.

Only one plan, Noble Square, would immediately offer units for sale on a cooperative basis. Buyers would not own their own land. The other two plans have units that can be sold if a demand for them develops.

"When will you start considering the wishes of the people?" said Mary Maslowski, a vice president of N. C. O., addressing Hill.

"I think my presence here tonight," said Hill, "is an indi-



Lewis Hill
... faces heckling

cation of my interest in the people."

Miss Maslowski referred to the fact that the final decision on which bids would be chosen would not be made by the people in the area, but by the five-man urban renewal board, headed by Hill and advised by several groups, including a board of architects.

Claims Opinions Count

Earlier, Hill had emphasized that the wishes of the residents would be important, but that the plan which offered the most for the whole area and for Chicago would be chosen. "Working with the N. C. O.," he said, "doesn't mean we necessarily agree with them."

John Cordwell, an architect

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Residents Charge Urban Renewal Ignores Opinions

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Square plan, said that he thought the reception accorded Hill was "disgusting."

"They had a long time to make their views on the plans known and haven't," Cordwell said. "Some of the residents sounded like they wanted all single homes in the area. I was trying to point out some of the pitfalls in this sort of a development."

Cordwell said that the cost of individual homes would be "disproportionately expensive," and that foundations from buildings previously located on the 8.8-acre triangular tract would present a serious technical problem for new buildings.

The sudden demand for sin- Cordwell said. A research study of the area indicated, he said, that there was "absolutely no market for sale houses."

Hill said the decision by the department on the three plans would be based on several factors. He said the department would consider: how well the plan meets the objectives of the department, the quality of the architecture, the economic

soundness of the plan, and the price of the plan.

Clarence Lipschultz, president of N. C. O., told the group that all the plans would cost approximately 7.5 million dollars, that rents would vary from about \$85 to \$170, and that all three plans called for 45 to 60 units per acre.

The Trinity Square plan, submitted by Trinity Development company, calls for three high rise buildings and several smaller structures for a total of 451 dwellings.

The second bid, submitted by Triangle Associates proposes a 19-story building and several smaller buildings with a total of 407 dwellings. The architect is C. F. Murphy associates.

The Noble Square plan proposes a single 28-story building and a series of two and three-story buildings with 489 dwellings. Perkins & Will is the architect and the bid was submitted by McHugh-Levin associates.

At the close of the meeting, ballots were submitted for the residents to vote on which plan they preferred.