

Renewal at No Cost Possible Downtown

Champaign U.I. Project Under Study

By David Witke

The possibility of a joint city - university urban renewal project near campus is under preliminary study by Champaign city officials.

And it appears that completion of such a project could open the way to a subsequent urban renewal program for downtown Champaign.

It also appears that both projects could be accomplished at absolutely no cost to the city.

John Barr, chairman of the Champaign Citizens Advisory Committee on Urban Renewal, views the potential developments as "the biggest thing on Champaign's horizon within the next 10 years."

Champaign City Manager Warren Browning Wednesday confirmed the city's interest in the joint city - university project, but added that "we are still strictly in the very preliminary talking stage."

U. I. Interested

He said the city council has been appraised of the possibilities but emphasized that the council has as yet expressed no opinion either in favor of or against the proposal.

"We don't yet have enough information on which to draw any valid conclusion," Browning explained. He said the University of Illinois also obviously is interested in the possibility, since university officials initiated the present discussions.

The city has begun to study the matter, and preliminary investigations have turned up opportunities that obviously warrant serious consideration by the council.

It turns out that the presence here of the University of Illinois could prove to be a \$2.5 million economic windfall to the city in urban renewal matters.

No Cost to City

It is because of this windfall that the projects could be accomplished at no cost to the city.

The situation, as it appears at

the renewal project. The "extra" credits could then be used to pay the city's share of a subsequent renewal project — either in downtown Champaign or a further project in the North-east Neighborhood.

Credits would be received not only for new university investment in the project area, but also for investments made there within seven years before the undertaking of the renewal project.

University officials estimate the credits might total about \$2.5 million. If the campus renewal project were to cost \$3.2 million, the city's share would be \$800,000.

\$2 Million for City

This would leave almost \$2 million in credits to cover the city's share of a downtown renewal project, total cost of which might approach \$7.6 million by some preliminary estimates.

(Net cost of the city's present urban renewal project in the Project 1 area is estimated at something over \$3 million. The extra credits from the campus area apparently could not be used to pay any of this cost.)

Barr said many downtown businessmen are highly enthusiastic about the possibility of financing a downtown renewal program in this manner.

Details of what might be included in either the campus or downtown renewal projects obviously have not been worked out as yet.

"But Champaign is in the excellent and unusual position of having these many 'credits' at its disposal due to the university's presence here," Barr said. "These credits represent an opportunity that the citizens surely won't want to get away from them."

Possible Project Area

The area that might be involved in a campus area renewal project, Browning said, "is generally the portion of southeast Champaign bounded by Springfield Avenue on the north, Chalmers on the south, Wright Street on the east and 4th Street on the west — but it certainly isn't tied down to those exact boundaries."

According to a preliminary survey of the area, about 64 per cent of the approximately 276 structures in the proposed area

Joint Renewal Project:

Benefits to City, U.I. Explained

By David Witke

Preliminary study of the possibility of a joint city-university urban renewal project near campus shows a number of apparent benefits for both the city and the university.

Champaign officials have tabulated the following possible advantages to the city:

- Rehabilitation of a portion of southeast Champaign which preliminary surveys have indicated is about 64 per cent deteriorated or deteriorating.

- The city's street improvement program in the area could

be expedited. It also is possible that the city might receive credit of about \$200,000 for the planned resurfacing of S. 6th Street, which was approved as part of the recent street improvement referendum. This would reduce the city's bond requirements and reduce the interest cost.

- Land use reform could be carried out in the area, which currently contains many mixed uses.

Pay City's Share

- "Credits" received for university investment in the area could pay the city's share of this project and still pay the city's share of a possible downtown renewal program as well. In other words, the projects would cost the city nothing.

- Needed improvements in utility lines, sewers, storm sewers and other public facilities could be made throughout the areas involved much sooner than would otherwise be economically possible, and at a savings.

Possible advantages to the university appear to be:

- The university would be able to obtain much-needed land, probably at considerable savings in purchase price, thus reducing its requests to the legislature.

- A university master plan for development could be prepared in conjunction with the project, with the assistance of the planning studies resulting from the project.

- Desired campus expansion to the west could be expedited by the acquisition of land made available through the renewal project.

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The situation, as it appears at this point, is this:

The National Housing Act contains special provisions for urban renewal projects abutting educational institutions.

Under these provisions, the city can acquire land through urban renewal procedures and make this land available for university development. The university would purchase from the city whatever portions of the project area were desired for university use.

As in all urban renewal projects, the city would pay a fourth of the net costs and the federal government would pay three-fourths.

Apply 'Credits'

However, the city could apply toward its share of the cost all "credits" which the university would receive from the federal government in return for university expenditures within the project area.

These "credits" would more than pay for the city's share of

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According to a preliminary survey of the area, about 64 per cent of the approximately 276 structures in the proposed area are either substandard or deteriorating. This more than meets the requirements for federal assistance through urban renewal.

The renewal program for the portions of the neighborhood not acquired by the university likely would be oriented toward rehabilitation and conservation.

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City Planners Must Acknowledge Bond Between Business, Politics

By JOHN E. ERICKSON
Lindsay-Schaub Newspapers
Editorial Writer

AMERICANS are rapidly becoming a nation of city dwellers and America is rapidly becoming a nation of sick cities. There are few subjects exposed to as much discussion today as the many ills of the metropolitan center. And yet there are few areas where genuine solutions to problems are as little evident.

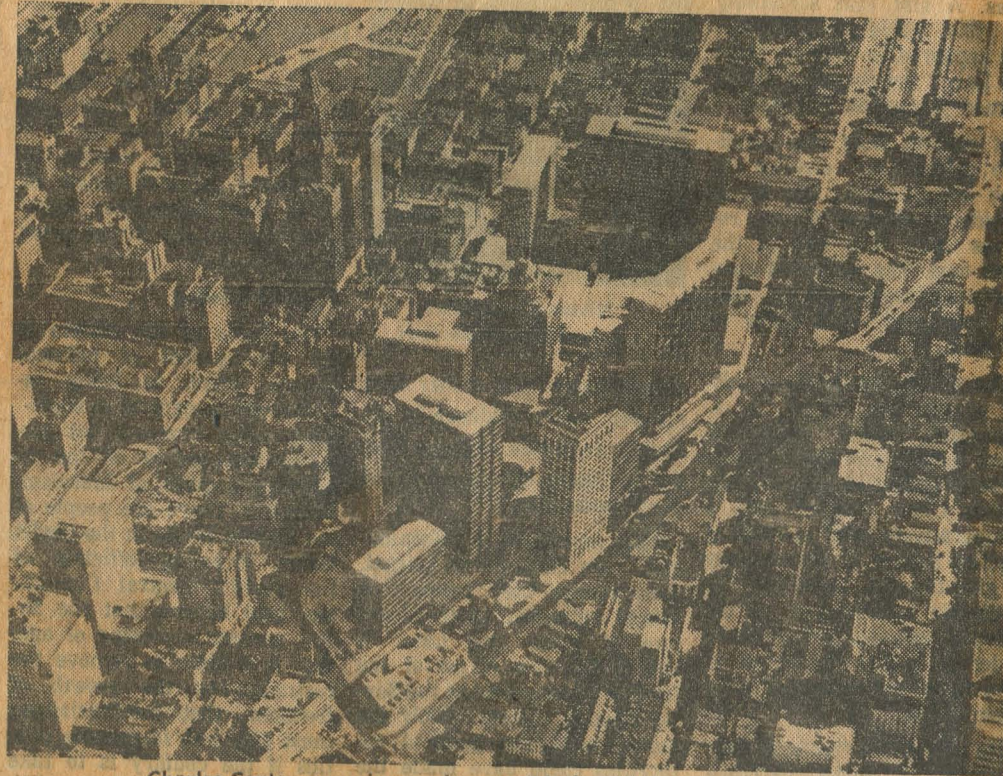
The problems of the metropolitan area come to a focus in the heart of the city—the downtown. Downtowns are generally reliable indicators of the health of the entire city.

What then are the characteristics of a healthy downtown? Or better yet how does an unhealthy downtown regain strength and vitality?

Every town has some answer—dollar days, potted geraniums for downtown sidewalks, cleanup week, master plans, urban renewal and downtown redevelopment. And yet all too often there is very little significant change as a result of these measures.

There can be little quarrel with the fact that significant change in a city can come about only as the result of concerted, planned effort. But too many cities are heavy on the planning and light on the effort. Every city worthy of the name has a planner and where is the planner who doesn't have a drawer full of plans of the downtown of the future? But not much change comes and the same old problems persist.

The solution does not lie in the direction of less planning but rather requires more effective



Charles Center, superimposed on aerial view of downtown Baltimore.

However, even the best planning will be to no avail if people are not ready for and desirous of change.

Kostritsky described the consequences of an unwilling public in the middle-sized city. In Ithaca, New York, and Annapolis, Maryland, downtown redevelopment plans had been developed and work had begun. But as a result of a change in local government all work stopped overnight.

Policy Goals

The second prerequisite to the revitalization of downtown is a clear understanding on the part of the city of the basic

be maintained.

The value of establishing public policy before getting into any actual projects is shown in the example of one Central Illinois city.

The city was faced with the prospect of losing a major downtown department store. After some negotiation, the store agreed to build new facilities downtown rather than move to a suburban shopping center if it could get the proper downtown site.

Well, the story has a happy ending—for the store. The city has a new department store downtown—a huge shopping center-like complex. But the

planning can be characterized by the dual qualities of continuity and flexibility. In other words, planning is not something that takes place once and then remains unchanged. It is a continuous process.

As needs change and situations develop that were not anticipated the original plan will have to be modified. But these modifications need not weaken the downtown since the basic policies remain unchanged.

The fact that planning, to be effective, must constantly adapt to changing community needs brings up another problem—use of the outside con-

world of people, namely the local political arena.

The fact that planning as public activity is inextricably tied to politics is often ignored or misunderstood. There is likely no single factor that more often prevents downtown projects from coming to fruition than a failure to understand the political processes at work in the particular city.

Downtowns consist to a high degree in business and other commercial establishments. And yet the public's activity in downtown redevelopment involves political decisions. It is therefore imperative that accord be reached between public and private interests operative in the downtown area.

Richard L. Nelson, president of the Real Estate Research Corporation of Chicago, placed special emphasis on this fact.

"Any downtown program must be involved in politics," he said.

Regarding downtown projects, Nelson said: "None have worked very well if they haven't involved a high degree of cooperation between political and business interests."

Cox pointed out that many aspects of downtown projects do not guarantee any immediately recognizable return in financial terms for the businessman.

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The solution does not lie in the direction of less planning but rather requires more effectively planned effort.

A recent seminar on downtown planning sponsored by the Office of Community Development of the University of Illinois brought together nationally known experts in urban planning and planning personnel and business leaders from several Illinois cities to discuss some of the elements of successful planning.

George E. Kostritsky, urban plan expert from Baltimore, reminded the group of a fact it knew only too well when he said: "Planning in a small city is much more difficult than in the large metropolitan area."

Lawrence M. Cox, executive director of the Norfolk, Va., Redevelopment and Housing Authority added: "Revitalization of downtown is the greatest single test of public administration.

These two themes—the difficulty and yet the great importance of effective downtown redevelopment—characterize the plight of the middle city.

Downtown does not automatically regain a vitality that is taken decades to lose. It is restored only as the result of carefully conceived and carefully executed plans undertaken with broad



Charles Center, superimposed on aerial view of downtown Baltimore.

However, even the best planning will be to no avail if people are not ready for and desirous of change.

Kostritsky described the consequences of an unwilling public in the middle-sized city. In Ithaca, New York, and Annapolis, Maryland, downtown redevelopment plans had been developed and work had begun. But as a result of a change in local government all work stopped overnight.

Policy Goals

The second prerequisite to the revitalization of downtown is a clear understanding on the part of the city of the basic policy goals it wishes to pursue.

These policy decisions include such things as the place of automobile traffic downtown, role of pedestrians, land use, parking facilities, use of open space and so on. The exact decision reached on these various issues would not be the same in every city. But it is vital that such policy decisions be made.

Charles Center in Baltimore is an attractive 23 acre development in the downtown area made even more attractive by the effective use of open space. But it was a policy decision by the city before the project ever started that made the preservation of open space possible. It prevented the sale of all land for commercial or other uses.

"Policy decisions must be made prior to putting plans on paper," said Kostritsky.

Kostritsky added that the only self-protection the public has is a well-defined policy structure.

Such policy decisions do not determine the exact kind of redevelopment that can take place downtown. They do guarantee, however, that all development will be within an acceptable framework and that certain human values will

be maintained.

The value of establishing public policy before getting into any actual projects is shown in the example of one Central Illinois city.

The city was faced with the prospect of losing a major downtown department store. After some negotiation, the store agreed to build new facilities downtown rather than move to a suburban shopping center if it could get the proper downtown site.

Well, the story has a happy ending—for the store. The city has a new department store downtown—a huge shopping center-like complex. But the department store is located in such a position that it blocks access from a 600-car city parking lot to the main downtown area.

In the course of the store's construction the city had approached the firm with the idea of putting in elevated pedestrian thoroughways across the store right-of-way.

The store, for obvious reasons, declined the offer. The result is that the users of the 600-car city lot must pass through the aisles of the department store before gaining access to the rest of the downtown area.

There is no villain in this story. The store can hardly be condemned for using its location to its best permissible advantage. However, the situation could have been avoided if the city had had a policy concerning pedestrian thoroughways and public access routes to downtown.

Such a policy would not have prohibited construction of the department store. But it would have guaranteed the best public benefit from this new investment in the downtown.

Continuous Process

After having established a firm policy base, downtown

planning can be characterized by the dual qualities of continuity and flexibility. In other words, planning is not something that takes place once and then remains unchanged. It is a continuous process.

As needs change and situations develop that were not anticipated the original plan will have to be modified. But these modifications need not weaken the downtown since the basic policies remain unchanged.

The fact that planning, to be effective, must constantly adapt to changing community needs brings up another problem—use of the outside consultant.

Many cities bring in very capable and usually high priced consultants to draw up master plans for downtown redevelopment. The consultant then leaves the city with the plan to be implemented by local personnel. Unfortunately, even if the outside consultant has conducted sufficient investigation to understand the needs of a downtown at the time of drawing the plan, he is unavailable to modify his plan to meet changing needs.

Outside consultants can be of great service through the added experience and often greater expertise they bring to the problems of a particular city. But if their product is viewed as an unchangeable blueprint for some future date, planning will likely become stagnant and little if anything ever will get accomplished.

A point often missed is that downtown redevelopment is ultimately for the benefit of, and involves, people. Human considerations and human needs must be the prime considerations of all activity.

Planning and Politics

Just as the aim and goal of planning must intimately involve the needs of people, the implementation of all redevelopment takes place in the

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Cox pointed out that many aspects of downtown projects do not guarantee any immediately recognizable return in financial terms for the businessman.

It is therefore necessary, he said, for "businessmen to some extent take an unselfish role in development projects." This is not always easy, he added.

Public Administration

Successful planning, if it is to meet human needs, demands decisive and at times courageous public action. Unfortunately, "decisive" and "courageous" are not always the adjectives that can be most aptly applied to public administration in many middle-sized cities.

The chief deity of the middle-sized city's political process has become efficiency. Efficiency is often synonymous with inactivity.

Von Moltke warned about placing too much importance on efficiency when trying to provide for the city's future.

"The goal of efficiency rather than what the city might be is a short sighted view," he said.

In terms of the long-range health of downtown, efficiency could be better viewed as effective action rather than inaction.

Downtowns are in need of assistance. The nation's population is becoming increasingly urbanized and the urban area is becoming increasingly impersonalized. This trend can be reversed only as downtowns again become places for congregation, socializing and

Champaign UR Speed Is Approv

Champaign city... received confirmation... that federal authorities... proved a plan expected... 30 to 60 days off the... required to get Urban... Project One into oper...

City Manager Warren... said Wednesday... from A. Dean Swartzel... al director of urban... gave partial approval... presented to top fede... cials in Washington... weeks ago by city offi...

Federal approval cle... way for the city to hold... lic meeting before the... some 30 to 60 days soon... anticipated, Browning s... definite date for the... has been set.

Earlier Needs

Previously, the feder... ernment had required a... of plans for the 120 u... public housing and sign... a contract as a prerequi... holding the public meeti...

In Swartzel's letter, ho... he stated the city wou... allowed to hold the public... ing after information as... selection for the public h... had been submitted. A... condition was a resolutio... proving these sites by be... Champaign City Council... ne Champaign County... housing Authority.

Plans are currently... drawn for the 120 units... housing. Sites for the... g, both the 60 units... d 60 outside the projec... ve been selected, but r... al approval has been... et Meeting

Once this approval has... ained a public meetin... scheduled.

After the public meetin... ncil approval will... ned and the Part Two... plans will be pre... wning said the Par... as, with of course t... tion of the minutes... lic meeting, had be... ly completed.

According to Swartzel... the city will be allo... submit the Part Two pla... er the contract for the... housing has been signed... the Part Two plans hav... approved the city will... gible to enter into a Loz... Grant contract with the... al government to provide... for the project.

Mail Bag:

Interfaith Housing In Need

Council Urges True Community Interest.

To the editor

Sir: There seems to be a feeling among the residents of Champaign - Urbana that we students are not interested in the problems of the Community. The Student Council of McKinley Foundation is a group of undergraduates and graduates who direct the student - oriented activities at McKinley. At the risk of revealing our interest in Champaign - Urbana, we would like to call some attention to a great need in the community and to an excellent way in which that need can be met.

The need concerns low and middle income rental housing, the lack of which is great at present and will increase when the Champaign Urban Renewal program gets under way. The solution to the problem is simply to build more housing, and to this end the federal government has provided a means for financially assisting private non-profit housing. The 1965 Housing Act contains a section 221-d-3 which enables non-profit organizations to obtain government mortgages at 3 per cent interest and payable in 40 years.

For over a year now, representatives of several local churches have been meeting with the Champaign Human Relations Commission; in early September of the past year this group decided to start on a church - sponsored public housing program with a mortgage from the federal government. Briefly, the proposal is that the interested churches and service organizations of the community would form a non-profit corporation. This would be done for two reasons: (1) to remove from the churches any financial liability for the program; (2) to make a 221-d-3 mortgage available for the project. The member churches and organizations would have equal representation on the corporation's governing board. A nationally recognized not-for-profit organization, UrbanAmerica, has been contacted to be consultants in the technical aspects of the program.

What is lacking at this time is an initial commitment and financial involvement to get the project started. The Steering Committee on Interfaith Housing, as it is called, now includes eight local churches: Wesley Methodist, Bethel AME, Friends Meeting, First Congregational, Mount Olive Baptist, McKinley Presbyterian, Westminster Presbyterian, Unitarian Universalist; together, they have pledged about \$16,000.

in the community; (2) two persons to serve on the governing board; (3) its own share of the \$25,000 fund. No further commitment is necessary, although there will hopefully be a continuing interest in the program. Once this is done, the project will function effectively on its own.

We, the Student Council of McKinley Foundation, feel that the churches and service organizations are especially well suited, and perhaps uniquely so, for initiating this sort of action, as they have traditionally been committed to helping people, at home as well as abroad. The General Assembly of the United Presbyterian Church in 1966 called it the Church's responsibility "to participate actively in the provision of decent low - and moderate - income families, using Federal assistance programs, such as those for moderate rent housing and elderly housing." We strongly urge those churches and individuals who have not as yet committed themselves to this local mission to do so before the March 2 deadline.

Those persons who are not affiliated with a church or whose church is not officially involved but who nevertheless feel an obligation or an interest may still be a part of the program. We suggest that they and any others who may want to discuss this issue, contact their minister or the chairman of the Steering Committee, who is Hugh Nourse, 356-8604. We also have a set of questions and answers describing the project in much greater detail which we will be happy to send to all interested persons.

We strongly urge Negro and White, Christian and non-Christian, residents and students to work together on a common solution to a great problem in Champaign - Urbana. Then we shall have progressed toward being a true community.

LARRY CHACE
President, Student Council,
McKinley Foundation
Ruling Elder,
McKinley Church

CHAMPAIGN-URBANA COURIER

Wednesday, Aug. 24, 1966

Way Cleared For Renewal To Proceed

By David Witke

Champaign has gained a concession from the federal government in the city's effort to speed up approval of its urban renewal application, City Manager Warren Browning announced Wednesday.

The federal officials have relaxed, in Champaign's case, the requirement that all public housing must be contracted before Part 1 of the application can be approved.

Champaign will be allowed to gain approval of Part 1, hold a public hearing on the plan, and prepare Part 2 before the public housing contract is actually signed.

However, the contract for the public housing financing must be signed before the city may submit Part 2 of the application.

The concession could mean an urban renewal in Champaign get under way 30 to 60 days sooner than otherwise possible, or about the first of the

Only Barrier

Part 1 of the application contains the city's basic plan for the urban renewal project. Part 1 has been in federal hands for some time, and the public housing contract was the only barrier barring approval.

Federal policy has been that Part 1 could not be approved until the Champaign County Housing Authority and the federal housing authority had signed contracts for all public housing to be built in conjunction with Project 1.

Under the concession, however, this is modified so that Part 1 will be approved when two conditions are met:

1. Acceptable sites for the public housing have been submitted to federal officials.
2. The Housing Authority Board and the city council each have adopted resolutions agreeing on the number and location of the units.

Part 1 will then be approved and the city will be allowed to proceed with the public hearing. Changes resulting from the public hearing will be incorporated into the renewal plan and submitted as Part 2 of the application, for final approval.

A delegation of city officials recently visited Washington to request that the federal officials relax their policy in regard to the public housing contract.

are new to the area and therefore do not understand urban renewal problems.

Urban Renewal Director David Gensemer answered Potter's question saying this action, if given final approval at the next council meeting, would establish who the planning engineer would be and would allow the city manager to execute the contractual arrangements by giving notice to the engineer to proceed at a later date.

The completion of engineering studies would be the final work to be done before council approval could be obtained and the plan goes into execution.

In Seven Days
Gensemer said if final passage is given to the engineering contract, expected at the Oct. 5 council meeting, engineers would be on the job within seven days.

The study is expected to take 30 to 45 days. No field work is required by engineers as all studies will be conducted with existing city maps and statistics.

The resolution would appropriate \$3,000 for the study and allow a maximum expenditure of \$3,300.

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In December the Steering Committee decided that a sum of \$25,000 would be needed to meet expenses prior to the procuring of the mortgage and to meet later expenses not covered by 221-d-3. It also decided that this sum should be pledged by March 2, 1967, although only 10 per cent of the total would be immediately necessary. This early date was chosen so that the project would not sit idle for a great amount of time but could get to work soon, since the need for housing exists now.

The obvious lack at present is the \$9,000 still unpledged, but the major difficulty is that only seven churches have committed themselves to this program. Each church needs to provide only three things: (1) an interest

obligation or an interest may still be a part of the program. We suggest that they and any others who may want to discuss this issue, contact their minister or the chairman of the Steering Committee, who is Hugh Nourse, 356-8604. We also have a set of questions and answers describing the project in much greater detail which we will be happy to send to all interested persons.

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LARRY CHACE
President, Student Council,
McKinley Foundation
Ruling Elder,
McKinley Church

Thursday, Aug. 18, 1966

CHAMPAIGN-URBANA COURIER

Protests Move to 803 N. Oak St.:

Stratton May 'Sit in' To Stop Housemoving

By Paula Peters

City Councilman Kenneth O. Stratton Thursday morning protested the moving of a house to 803 N. Oak St. and declared he is ready to "sit in the middle of the street" if house-moving regulations are not changed.

Stratton appeared at City Manager Warren Browning's regular press conference, and told

reporters: "The way I felt this morning, I could sit in a rocking chair in the middle of the street and be physically removed. And my family has decided to join me. "It's time for the council to act, and if it doesn't, it's time for the citizens to protest."

Stratton said the house, being moved by Max Henson, had

been located near the corner of 1st Street and Springfield Avenue.

The Oak Street address, he explained, is in the urban renewal area, in a section that has been designated for total clearance.

Not for Rehabilitation

Urban renewal reports on the location, he stated, were that it "cannot be rehabilitated."

While the matter involves the city administration, he pointed out, "my protest is to the council, that the ordinance should be changed.

"This is strictly and exclusively a council responsibility," Stratton added. "I've protested the situation for the past two years. The fact is, the mayor has defended it, and I think it's a sin and a shame, and all the other adjectives I can think of to describe it."

Stratton itemized specific areas of his disagreement with present city regulations on house moving, maintaining first that the \$25 fee for a permit to move a building is too low.

Then, he said, "The mayor says people need housing. But it's my understanding that people move to houses, not that houses move to people."

Says Ghetto Perpetuated

He suggested that if the city had an open occupancy ordinance, the problem might not exist, and further charged that "moving a house into a ghetto seems like an attempt to perpetuate a large ghetto."

He also questioned whether moving houses to the urban renewal area might be "an attempt to profiteer from urban renewal," pointing out such movements will add to the cost of buying back the land.

Of the house moved Thurs-

day, he said:

"This is the worst area—it's sandwiched between two houses on an inadequate lot.

"I invite you to see it for yourself. It's on an unfinished street, within 50 feet of a junk yard with cars hanging out over fences.

"I very seldom get angry," he said, "but over this situation I'm as angry and disgusted as I can be."

Open Occupancy Law?

The responsibility of changing the present ordinance, Stratton declared, "has to rest with the city manager, as instructed by the council."

Such an amendment would be prepared with the help of the city attorney, he indicated.

He also told reporters he would "consider presenting an open occupancy ordinance to the council.

"But on ordinances of this type I get disgusted because most motions are lost for want of a second."

Two Officers Aid In House Moving

Two Champaign policemen, one on duty and one not, helped Thursday in the moving of a house to 803 N. Oak St.

Police were told about 7:15 a.m. that the house was on 1st Street, and one officer was sent to aid in directing traffic along the route the house was to take.

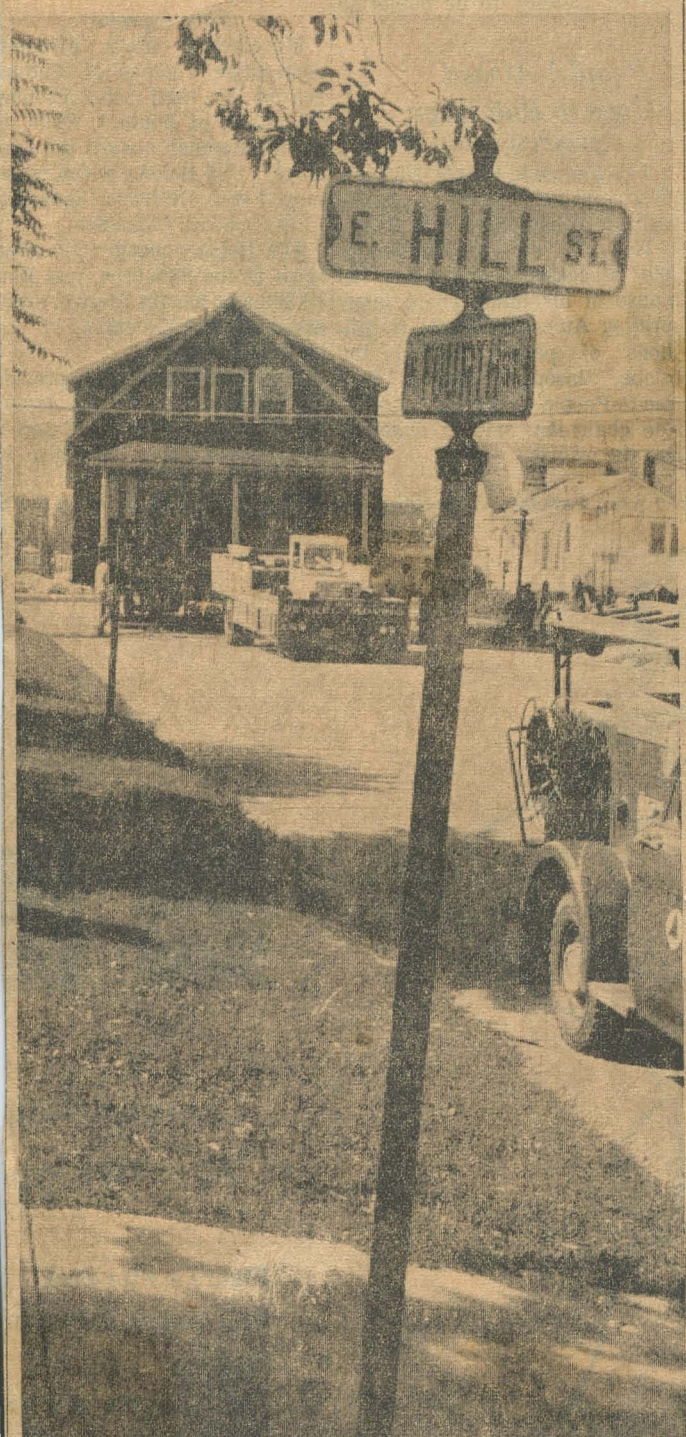
Police Chief Harvey Shirley said he didn't know why the department hadn't received a customary advance request for help, but that he had checked and learned the housemovers had hired an off-duty officer to assist

REPORT LAND OFFERED FOR HOME RELOCATION

The Northeast Homeowners Association heard a report Thursday that land is available to them for relocation outside of the city of Champaign.

The Rev. A. W. Bishop, president, said the next step for the group will be to negotiate with the owners of the land.

The association has been seeking a tract outside Champaign for relocation of homes owned by members who may be displaced by urban renewal.



Wal Project Key to Others, Champaign Officials Feel

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of the possibility of a joint city- university urban renewal pro- gram in the campus area.

This project, which w ould make property available for order- ly educational development by the university, would ap- parently produce enough federal "credit" for the city to finance that project and a subsequent one—perhaps downtown—at ab- solutely no cost to the city.

Mayor Dexter Saturday de- clined specific comment on this new renewal possibility. ex-

plaining that he feels "it is still too premature to make a n y comment"

But he added "Let's get the neighborhood renewal Project 1 taken care of before we jump beyond that."

City Manager Browning Wed- nesday said the possibility is still "in the very, preliminary talk- ing stage." He termed the pro- posal only "an interesting pos- sibility at this point."

Are Cautious

City councilmen queried Sat-

urday as to their views toward the possibility were generally cautious, but assured that the possibility will receive careful study by the council.

University 'Key'

Councilmen Kenneth O Strat- ton said "This possibility is cer- tainly worthy of study and must be given full consideration. I do feel some improvement is need- ed downtown and this is the best proposal so far for getting it.

"Until somebody comes up with a better proposal, we should

pursue this one."

Councilman Virgil Wikoff said "I really have no opinion in the matter at present, except that it should be considered, stud- ied and decided on its merits. I don't feel we can prejudge it one way or another."

He pointed out, however, that the campus area possibility and the downtown Champaign pos- sibility "are two separate situ- ations, and I feel they should be studied and considered as two separate propositions."

Wikoff feels that "The biggest question mark in the whole pos- sibility lies in whether or not the university wants to pursue the matter.

"If they don't, that's probably the end of it. If they do, then the city should give the ide a study and consideration."

The "credits" which would fi- nance the local share of the re- newal costs would result pri- marily from university invest- ments in the campus area proj- ect.

The university is known to have at least preliminary inter- est in such a plan, as university officials reportedly initiated the present discussions.

As Wikoff pointed out, the ex- tra credits resulting from the campus project would not neces- sarily be tied to a downtown re- newal program. They could al- ternatively be used for another project elsewhere in the city— such as further renewal in the Northeast Neighborhood — or they could go unused.

TUESDAY, MARCH 29, 1966.

THE NEWS-GAZETTE

Set April 6 Meeting With UR Official

Champaign city officials will meet with A. Dean Swartzel of the Chicago regional office of the Urban Renewal Administra- tion April 6 in Chicago to dis- cuss the additional documenta- tion required in order to locate 60 units of public housing in the urban renewal project 1 area here.

Swartzel's office rejected the first Champaign urban renewal plan saying more documentation would be needed to show all other sites in the city would not be feasible for construction of these 60 units before the URA would allow them to be built in the project area.

City Manager Warren Brown- ing said Tuesday the city did not plan to resubmit their applica- tion at the April 6 meeting.

Browning said it would prob- ably be decided at the meeting how long it would take before the application is resubmitted.

CHAMPAIGN-URBANA COURIER

Friday, Aug. 19, 1966



Foundation Hole at 803 N. Oak St. Awaits House Moved From 1st and Springfield

Present Renewal Project Key to Others, Champaign C

By David Witke

Champaign city officials are generally agreed that Champaign's present urban renewal project must be gotten underway before serious consideration can be given to any other renewal undertaking.

That point was made Saturday by Mayor Emmerson V. Dexter and is concurred in by City Manager Warren Browning and Citizens Advisory Committee Chairman John Barr.

off the ground, to assure the federal authorities that we are capable of proceeding in an orderly manner with our plans," Barr said.

Washington's approval of Champaign's Project 1 is expected soon, as approval of the project at the regional level in Chicago has already been confirmed.

'Very Preliminary'

It was announced during the past week that the city has begun "very preliminary" study

of the possibility of a joint city-university urban renewal program in the campus area.

This project, which would make property available for orderly educational development by the university, would apparently produce enough federal "credit" for the city to finance that project and a subsequent one—perhaps downtown—at absolutely no cost to the city.

Mayor Dexter Saturday declined specific comment on this new renewal possibility, ex-

plaining that he feels "it is still too premature to make a n y comment"

But he added "Let's get the neighborhood renewal Project 1 taken care of before we jump beyond that."

City Manager Browning Wednesday said the possibility is still "in the very, preliminary talking stage." He termed the proposal only "an interesting possibility at this point."

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urday as to their views toward the possibility were generally cautious, but assured that the possibility will receive careful study by the council.

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"Until somebody comes up with a better proposal, we should

pursue this one."

Councilman Virgil Wikoff said "I really have no opinion in the matter at present, except that it should be considered, studied and decided on its merits. I don't feel we can prejudge it one way or another."

He pointed out, however, that the campus area possibility and the downtown Champaign possibility "are two separate situations, and I feel they should be studied and considered as two separate propositions."

Wikoff questioned the possibility of the matter. "If the end of the city study and the newal ments i ect.

Champaign Council:

House Moving Change Tabled

By Dean Meadors
A proposed ordinance to restrict random house moving in Champaign was tabled Tuesday night by the Champaign City Council until more time and consideration could be given to the measure.

The ordinance would prevent any house mover or individual from moving any building planned as a residence to any lot where a dwelling already exists.

The measure was initiated by Councilman Kenneth O. Stratton, who strongly opposes the moving of any houses into North Champaign.

"I think we need more time to consider the measure," Councilman Ralph A. Smalley told the council, "and I move we take it under advisement."

Minutes after Smalley's action was approved, the subject came up again when the council gave approval to two applications by the Genzel House Moving Co. to move a garage owned by Alfred C. Shipley from 1108 N. Neil St. to 303 W. Tremont St., and a house owned by Anna Clark from 611 Westlawn Ave. to 1218 W. Healey St.

Both actions were approved by the Council over "no" votes by Stratton.

The Council then moved on to

other matters, but Stratton brought the subject of his original ordinance restricting moving up again near the end of the session.

"House moving in Champaign has become a very serious matter," he said.

"Just take a drive up North Street sometime and turn right on Washington and see for yourself. You'll find 50 to 100 houses playing in the street with no adequate parks or facilities."

"To move more houses into the area would be similar to creating slums," he said.

Stratton also charged that the council's own urban renewal program "runs contrary to the council's own urban renewal program. We must show consideration to the people who are already living in this city area."

In other action, the Council

—Accepted and approved a bid of \$13,108.20 by the Champaign Asphalt Co. for the enlargement of city parking lot "J" at 6th and Healey streets on the University of Illinois campus. The enlargement will provide 43 new parking spaces in addition to the 38 existing spaces.

—Directed the Northern Illinois Water Corp. to install fire hydrants, most of which are located in the city's north and south areas.

—Followed plan commission recommendations to give final approval to an area plan for Stratford Park Subdivision.

—Authorized the taking of a census of areas annexed to the city between July 1, 1966 and Sept. 30, 1966. City Manager Warren Browning explained that 52 areas involved would be conveyed at a cost of \$.10 per person living in the annexed territories, but the city would be eligible to receive approximately \$6 per person from the Motor Fuel Tax Fund.



News-Gazette Photo by Robert Arbuckle

HOUSE MOVES ON ITS WAY TO NORTH OAK STREET
... councilman is angry with Mayor Dexter

Stratton Threatens To Sit-In To Block Moving Of House

By HAL ALEXANDER
News-Gazette Staff Writer

Champaign City Councilman Kenneth Stratton again lashed out at house moving to the North End Thursday, this time threatening to block the passage of a house "by sitting in a rocking chair in the middle of the street."

Stratton was specifically referring to a house being moved Thursday morning from the 100 block of East Springfield to 303 N. Oak. The house is being moved by Max Henson, whom Mayor Emmerson Dexter complimented only a few weeks ago for his "interest and concern" with the housing shortage in that section of the city.

Stratton called for a revision of the present house moving ordinance and also proposed an open occupancy ordinance for

the city. He defined his feelings as "angry and disgusted" and called the defense of the present housing code by the mayor "a sin and a shame and any other adjectives I can think of."

The mayor, he said, had defended the present policy by citing the housing shortage in that section of the city.

"It seems only obvious that when people need houses they move into the houses, not have the houses moved to them."

Asks Fee Increase
Stratton called for an increase in the amount of fee for house moving, presently \$25, saying that figure couldn't even pay the expense involved in planning and stationing a police officer with the house to direct traffic.

He said he would consider introducing an open occupancy ordinance to the council along the lines of those he said were working well in other cities.

In addition to other criticisms,

Stratton said the house was being moved to the urban renewal area and eventually have to be purchased by the city and destroyed.

"Is this an attempt to profiteer from urban renewal?" he asked. He offered no answer to his question.

Stratton said house moving of this sort is "an attempt to perpetuate and enlarge the ghetto."

'Inadequate Lot'
The house would, he said, be sandwiched between two existing houses on an inadequate lot on an unpaved street 500 feet from a junk yard.

"Hardly an ideal location to move a house," Stratton declared.

Stratton placed all responsibility for action on the City Council, saying the city manager could not act in this area unless instructed to do so by the council.

"Motions of this sort, however, are prone to die from lack of second," he said.

"It's time for the council to act, and if they won't do it then it's time for the citizens affected to protest," he said.

Stratton said that statement did not call for demonstrations but said if he decided to block the street by sitting in it, his family had agreed to join him. He said he would have to be physically removed from the street.

"Everything I've said goes double for my wife," he said.

Cats And Cage Score Busy City Council

By HAL ALEXANDER
News-Gazette Staff Writer

A short discussion of a proposed cat rabies control law and the mayor's request of a member of the audience for the half-time score of the Illinois-Michigan game were highlights of the shortest Champaign City Council meeting in several months Tuesday night.

The cat rabies law which would require all cats to be inoculated against the disease as dogs presently are, was proposed a month ago by a group of Jefferson Junior High School students as a civics class project.

City Manager Warren Browning told the dozen or so young lobbyists present at the meeting he had informed their teacher that adequate advance notice would be given when the proposal was placed on the council agenda.

For Street Work

The council placed on passage a resolution calling for a \$31,000 appropriation for maintenance of streets — the regular summer street program. The funds will come from motor fuel tax revenue.

Browning said Tuesday complete plans as to which streets would be affected have not yet been drawn.

The council placed on passage an appropriation of \$7,751.95 in motor fuel tax funds for the Neil Street improvement and \$12,801.88 in motor fuel tax funds for the Columbia, Randolph and State street improvement, both completed in the fall.

In other action the council passed a resolution as required by state statute setting hourly wage rates for workers whose employer is under contract to the city.

Hourly Wage Rate

Browning explained all hourly rate classifications were union scale and the resolution merely required all contractors to pay this rate for city projects.

The council received bids for the crawler type tractor with front end loader to be used at the sanitary land fill. A bid from McElroy - Roland machinery company was lowest of the two received, \$24,904 with trade-in.

The other bid was from the Witt-Armstrong company for \$27,000 with trade-in.

The council also gave final passage to a resolution approving the lease agreement for an urban renewal project office in the Project 1 area. The agreement, placed on passage at the last meeting, calls for an office at 808 N. Fifth, on lease from the Gagliano family.

CHAMPAIGN-URBANA COURIER

May, Nov. 29, 1965-11

Political Leaders From Peru Here

Seven young political leaders from Peru are visiting Champaign - Urbana Monday through Saturday to study community action programs, agriculture and the University of Illinois.

The Peruvians will meet throughout the week with city officials, political leaders and university personnel.

The seven hold key positions in Accion Popular, the political party of the Peruvian president. Purpose of their visit is to gain ideas for possible use in their own country.

The tour is sponsored by the International Exchange Program and locally by the university's Center for Latin American Studies.

A reception for the visitors will be held at 8 p.m. Tuesday in the Illini Union.

Tuesday will be spent in briefings at the university, including sessions on the Institute of Labor and Industrial Relations, the College of Agriculture and the role of the professor in the United States.

Sessions on local and state politics in Illinois will be conducted Wednesday by Prof. Philip Monypenny.

Thursday the Peruvians will confer with Urban League officials, Champaign and Urbana city officials and will be briefed on Champaign's urban renewal program.

Friday will be spent on an agricultural tour near Monticello. Included will be a visit to Monticello's Heritage Center. Friday night, the Latin Americans will visit the Copacabana festival at the Illini Union.

Six days of the Peruvian's 28-day tour of the United States will be spent in Champaign - Urbana — longest stop on the group's itinerary.

Wednesday, May 17, 1967-

CHAMPAIGN-URBANA COURIER

\$3.1 Million Budget Okayed

Passes 5-2 at 'Mild' Council Meeting.

By Larry Miller

The Champaign City Council, with surprisingly ineffective opposition, approved a \$3,158,182 budget for 1967-1968 at its regular meeting Tuesday night.

Approval came on a 5-2 vote, with councilmen Seely Johnston and Robert Pope voting no.

The budget provides for expenditures of \$3,158,182 and schedules revenue at \$2,801,134. The difference, according to City Manager Warren Browning, will be made up by funds accumulated over several fiscal years for urban renewal purposes.

Pope, who predicted a fight over final passage of the budget when it was placed on passage two weeks ago, made minimum, almost symbolic gestures Tuesday.

Pope Makes Motion

When Mayor Virgil Wikoff called for discussion on the budget, Pope moved that action be postponed for further study.

Council elder spokesman Frank Schooley took issue with Pope. "We've had this budget for three or four weeks and that is ample time for study," he said.

"The Council is not bound by this budget. If circumstances warrant, we can make changes as the year goes on."

Pope's motion was defeated, also by a 5-2 vote.

The tone of the meeting was mild, especially when compared to the flaring of tempers evident in the last two meetings which dealt with fair housing and urban renewal.

However, tempers flared briefly Tuesday during audience participation as a succession of audience members indicated disagreement with the housing inspection now going on in the city.

Bernard Smith, 611 W. Beardsley Ave., spoke again to the

council. Smith, an active and vocal opponent of housing inspections, asked Wikoff and the council to "plan a study session so changes can be made before the rights of the individual in Champaign are usurped."

Donald Dillabaugh, 1508 W. University Ave., said he favored the ordinance setting up city-wide inspections to make sure houses meet minimum standards, but questioned Browning on its enforcement. "What are you doing to people who don't let the inspectors in," he asked Browning.

Browning said no action was being taken.

"I favor the ordinance," Dillabaugh said, "but if it is valid I feel it should be enforced." Applause filled the council chambers.

Councilman Pope expressed strong disagreement with Browning, taunting him as being "knowingly unjust."

Taking issue with the way Browning responded to a question from the office dealing with the inspections ordinance, Pope said Browning's answers "are just not just and you know this."

Pope and Councilman Paul Somers earlier indicated a determination to oppose the urban renewal program "in every way."

Mother other Council business was routine Tuesday, with the controversial Plan Commission recommendation denying a petition to rezone an area on W. Church Street not on the agenda.

The commission decided against rezoning from residential to business all the property on Church Street from Victor Street to Mattis Avenue with three lots on Park Street.

By a 7-0 vote, the council okayed a resolution authorizing the city manager to enter into a contract with the University of Illinois for widening and resurfacing 6th Street from University Avenue to Gregory Drive.

Another 7-0 vote established election districts in Champaign for 1967-1968.

Hearing On UR Speed-Up 'Sympathetic'

A plan which could speed execution of urban renewal in Champaign 30 to 60 days received a "sympathetic" hearing over the weekend from Howard J. Wharton, acting U. S. commissioner of urban renewal, in Washington, D. C.

The plan, which would remove a stipulation to the approval of the Part One plans, was presented by City Manager Warren Browning, Urban Renewal Director David Gensemer and Councilman Kenneth O. Stratton.

Browning said Tuesday the group had received no concrete assurance the stipulation would be dropped, but had not expected it.

The stipulation to approval involves the 120 units of public housing to be built in conjunction with the urban renewal project 1. Federal authorities have stated the Part One plans, submitted by the city several months ago, cannot be approved until plans and funding for the 120 units are officially approved and a contract signed.

Plans Under Study

The plans for the public housing are prepared and submitted by the Champaign County Public Housing authority and have just recently been under study. Harold Sloan, director of public housing, has estimated the soonest possible date for submission of the plans would be Sept. 1, after which it would take 30 to 60 days for approval by the federal government and signing a contract.

The city, under the present stipulation, can do essentially nothing until the public housing authority completes this process.

However, if this stipulation were dropped, as suggested by the three officials in Washington Monday, the city could schedule a public meeting, obtain approval of the City Council and submit the Part Two, or the final urban renewal plans, in this same period.

The city is not allowed to hold a public meeting or obtain council approval until the federal government clears the Part One plans.

Browning said his group suggested approval of the Part One urban renewal plans be given before the public housing plans and contract were signed. This would allow the city to proceed with their required steps at the same time the housing authority was preparing their plans, thus saving 30 to 60 days.

The Final Step

After the city completes the

NE Champaign:

Park Board Agrees to Buy Two Tracts

The Champaign Park Board has agreed to purchase and develop 8.75 acres of land in the Urban Renewal Project 1 area of northeast Champaign, if the city offers it to the park district.

In special session Thursday night, the board voted unanimously to buy the land, if offered, and develop two parks at a cost of "not less than" \$96,800.

The money was provided by the recent park district bond issue of \$1,285,000.

One parcel of the land, 7.15 acres, would be used to expand the existing Douglass Park to an almost four - square block area.

The other parcel, 1.6 acres, would be developed into a parklet just north of the proposed public housing area, almost in the center of the renewal project area.

The park board approved a "cooperation agreement" to purchase the larger parcel that would be used to expand Douglass Park for \$42,000, almost \$6,000 per acre, if the city acquires that land through urban renewal.

\$12,000 per Acre

The proposed site of the new parklet would be bought by the park district for \$19,500, more than \$12,000 per acre.

This agreement will be forwarded with the city's request for federal funds to help finance urban renewal.

The planned expansion of Douglass Park extends it to Grove Street on the south, Wright Street on the east, Eureka Street on the north and 5th Street on the west, but excludes Washington School at Wright and Grove streets and the Douglass Center on Grove Street.

If the city acquires the land and the 28 houses currently there, the land will be offered to the park district at the set price.

Two Years Away

It has been estimated that this proposed expansion of the park system in northeast Champaign will not get under way for at least two years.

In other business, the park board approved the architect's plans and decided to call for bids on the maintenance shop-storage garage complex to be built in Centennial Park.

An office included in the complex plans was eliminated Thurs-

Bishop Plans To Confer on UR Protest

The Rev. A. W. Bishop said Friday he will confer with the Midwest director of the Civil Rights Commission for help in filing a complaint against execution of urban renewal here.

The Rev. Mr. Bishop, head of the Homeowners Association of Northeast Champaign, declared after Wednesday's public hearing, in which Project I was approved by a five-to-one vote of the city council, that he would file such a complaint Thursday.

However, he pointed out Friday, filing will await a conference Monday with John McKnight of the Civil Rights Commission.

"In the complaint," he said, "I will ask for a special investigation to be had before any federal funds are granted, and they in turn will send investigators here to look at the sites where any public housing is to go, and make their report."

The complaint, under Title VI of the Civil Rights Act of 1964, will charge segregation exists in public housing here, and that the present urban renewal plan would lead to further racial containment.

Also, the Rev. Mr. Bishop said, it will state that the city council "over and above the wishes of the people almost unanimously voted in favor of just two people who are directly affected, and completely disregarded the other residents of the neighborhood."

Along with the complaint will go petitions including 850 signatures indicating opposition to the plan, newspaper clippings and other materials.

The Rev. Mr. Bishop expects to be in Chicago Monday and Tuesday to complete work on the complaint. It will be sent directly to Robert Weaver, head of the Department of Housing and Urban Development, he said.

Renewal Data To Be Given

An urban renewal informational meeting for all residents and property owners in the Project 1 area will be held at 7:30 p.m. Tuesday at Washington School.

The meeting has been called by Eldridge Long, acting chairman of the Neighborhood Committee.

A short summary of the plan by David Gensemer, city urban renewal director, will be followed by a discussion period. Individual questions will be discussed privately, but questions on general provisions and local self - help aids will be answered.

UR Program Is Endorsed

The general membership of the Champaign County League of Women Voters has accepted and endorsed the Urban Renewal and Housing Committee's recommendations on Urban Renewal.

The recommendations were published this summer as a bound report called Champaign Urban Renewal. The membership adopted this report at October unit meetings.

One of the recommendations—a community - wide program of housing code enforcement — was emphasized by League members, who cited the need for additional city staff members to carry out the needed housing inspections.

League members are available to speak to interested groups about urban renewal and related areas, such as housing and social services.

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If the city acquires the land and the 28 houses currently there, the land will be offered to the park district at the set price.

Two Years Away

It has been estimated that this proposed expansion of the park system in northeast Champaign will not get under way for at least two years.

In other business, the park board approved the architect's plans and decided to call for bids on the maintenance shop-storage garage complex to be built in Centennial Park.

An office included in the complex plans was eliminated Thursday night.

The complex, to be built in the northwest corner of the park, will consist of two park district buildings (a shop and a garage), a garage for city vehicles and a fire substation (which is almost completed).

Plans will be available from Laz and Edwards Architects Jan. 12. Bids, which will be due by Feb. 2, will be studied at the Feb. 9 meeting.

The city still must approve the plans and call bids for its proposed garage in the complex.

An amount of \$65,225 for the shop-garage complex was budgeted for the construction to be completed this fiscal year.

The money, along with the \$96,800 allowed for the proposed new park and park expansion in northeast Champaign, will come from the board's recent bond issue.

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The city is not allowed to hold a public meeting or obtain council approval until the federal government clears the Part One plans.

Browning said his group suggested approval of the Part One urban renewal plans be given before the public housing plans and contract were signed. This would allow the city to proceed with their required steps at the same time the housing authority was preparing their plans, thus saving 30 to 60 days.

The Final Step

After the city completes the required public meeting and obtains council approval, the Part Two urban renewal plans are submitted for approval. After these plans are approved, the city enters into a Loan and Grant contract with the federal government, the final step before actual beginning of the project.

The city has suggested that rather than making the approval of the public housing plans a condition for approval of Part One urban renewal plans, it be made instead a condition to approval of the final Loan and Grant contract.

Browning said Wharton told them if this method received approval of his office tentative plans for the public housing would have to be submitted first.

Wharton said before the Part One plans could be approved his office would have to have official approval from the city, local housing authority and Chicago regional housing authority of tentative plans, the location of sites for the projects and tentative cost estimates.

Sloan has said these would be available by Sept. 1, thus if the federal government sanctions the method presented Monday the urban renewal public meeting could be early in September rather than November, as is the case under the present stipulation.

Ask \$122,355 For Further UR Plans

By TONY BURBA

News-Gazette Staff Writer

The Champaign City Council Tuesday evening authorized an application for \$122,355 in federal funds for continuing surveys and plans for urban renewal in the northeast neighborhood.

The vote was 5-1, with Councilman Seely Johnston opposing the measure.

The figure approved represents an increase over the \$105,549 originally called for. Mayor Emmerson V. Dexter said the increase was planned to maintain the two existing urban renewal offices in case of any delay in

executing a loan and grant contract with the federal government.

The planning funds are an advance on the total funds eventually expected from the federal government when final approval of renewal is received.

Is Appropriate

The council also reaffirmed a previously expressed opinion that the area planned for renewal is "appropriate" for an urban renewal project, that federal funds are needed, and that a feasible program of community improvement and implementation of urban renewal can be worked out.

When the clerk called for Johnston's vote on the ordinance, the councilman noted that he voted against urban renewal when it originally was proposed. "I see no reason to change that. I vote no," he said.

The council also authorized the release of \$1,500 to the Champaign County Economic Opportunity Council as the city's share of support for the council.

The city in the past has provided accounting services for the council as its share of maintenance costs. The \$1,500 will take the place of that service.

Mayor Dexter noted the EOC programs are in "pretty high gear" and he expects them to "pay off in the near future." He also noted "the importance of the representation of the poor on the board."

Councilman Kenneth Stratton called participation of the poor "a good approach" to solving the problem of poverty.

"In the past we've had social workers and such people who may have been well trained but were not necessarily successful in doing the job," he continued. "The poor, themselves, now have a great opportunity. They certainly can't do a worse job."

Paul Hursey, chairman of the EOC, thanked the council for its contribution.

He said the money will be used in a way that the people of Champaign County who have been deprived for so many years, will be able to look forward to something to bring them out of poverty.

He said he expected great things to come out of the council's work in the coming year.

Sunday, Feb. 5, 1967

CHAMPAIGN-URBANA CO

Housing Fund Hits \$16,900

Eight churches have pledged a total of \$16,900 for a low-rent housing project to be sponsored by the Interfaith Steering Committee on Low Cost Housing.

The committee has set \$25,000 as the goal it needs before it can proceed with plans for the 221 (d) 3 project.

Churches which have pledged funds to the project so far are Wesley Methodist Church, Bethel AME, the Society of Friends, First Congregational Church of Champaign, Mt. Olive Baptist, McKinley Presbyterian, Westminister Presbyterian and the Unitarian Universalist Church.

Individual churches have pledged amounts ranging from \$400 to \$5,000 and about nine other churches are "seriously considering" pledging funds to the project.

★ ★ ★ ★

TUESDAY, DEC. 6, 1966.

Bishop Feels Complaint To Get Hearing

Rev. A. W. Bishop, a leader of the opposition to urban renewal in Champaign, remained confident Tuesday his complaint against the project would receive a proper hearing from federal authorities.

Despite the fact he has received no reply from his request for a meeting with the Midwest director of the U. S. Civil Rights Commission, Bishop said he would wait "two or three weeks more" before submitting another request.

"If the federal government is taking 45 days to approve the plan in Chicago and another 45 in Washington, we'll have no problems," he said.

Bishop pointed out it had been "only a little over a week" since he submitted his request for a meeting. "You know how slow the federal government works," he said.

Bishop is protesting the first urban renewal project in Champaign because he says it will serve to perpetuate segregation. The city council passed the plan 5-1 in a meeting last month over protests of several persons living in the project area.

Bishop contends the location of 60 units of public housing in the project area and the location of the other 60 "just outside the ghetto" will result in continued segregation.

His complaint will be filed under Title VI of the 1964 Civil Rights Act which prohibits federally financed urban renewal projects from continuing segregation patterns.

"The government probably hasn't had a chance to get to my request," Bishop said Monday. "I understand these complaints are received on a first-come, first-served basis."

Text Of Letter Rejecting UR Phases

"Confirming your telephone conversation of March 7 with Mr. Fieldhouse, the Part 1 Application for loan and grant for the Northeast Project No. 1 is not acceptable for processing. The binders are being returned under separate cover."

Thus begins the letter from A. Dean Swartzel, U.S. regional director of urban renewal, Champaign Urban Renewal Director David Gensemer, dated March 8, which could spell the end of years of planning and over \$90,000 in federal funds expended for Champaign urban renewal.

Swartzel contends in the letter that only one of three conditions attached to approval of the survey and planning application had been met, according to documentation submitted 4 days ago with the part 1 plan.

Swartzel said the first condition not to be met was the maintenance of a meaningful and effective liaison and consultation with the Neighborhood Committee "so it can assist with proposals for public and private housing, planning for relocation, needed social services for displaced families, etc."

Swartzel said his office is aware that monthly meetings had been held and some suggestions of the Neighborhood Committee had been incorporated in project plans.

He said his office was further aware that the Citizen's Advisory Committee on Urban Renewal and the city agreed on a compromise for dividing the public housing units between the project area and elsewhere.

Social Services
"However, the role of the Neighborhood Committee in developing proposals for public and private housing, planning for relocation and needed social services for displaced families must be specifically documented."

"A narrative statement and newsletters, minutes of meetings or other pertinent documentation should be submitted which will establish that the liaison and consultation had been meaningful and effective and that it has dealt with the specific subjects mentioned above."

Swartzel said this required documentation should deal specifically with the role of the Neighborhood Committee in a decision as to where public housing sites would be located.

This led to the second and most important condition, which Swartzel said had not been met — the elimination of segregation and discrimination through

documentation should deal specifically with the role of the Neighborhood Committee in a decision as to where public housing sites would be located.

This led to the second and most important condition, which Swartzel said had not been met — the elimination of segregation and discrimination through urban renewal policies.

"This condition requires that the urban renewal program contribute to the elimination of segregation and discrimination, including reduction of the existing racial concentration in the locality. No significant accomplishment toward meeting this condition has been documented."

Swartzel said the basic deficiency in the plan submitted in this area was "the lack of documentation on the search for public housing sites outside the project area and on the decision to locate 60 units within the project area."

Cites Policies

Swartzel went on to say it was urban renewal policy "that if public housing is to be built within the project area the documentation must be established that all possibilities for locating it elsewhere have been exhausted."

Swartzel also scored what he called "discriminatory practices" of the local public housing authority.

"More than a year ago, the U. S. Public Housing Authority made a tentative finding of discriminatory practice on the part of the local housing authority and has refused to offer an annual contributions contract for the proposed 120 units until Title VI (of the 1964 Civil Rights Act providing for non-discrimination) compliance is obtained.

"Since new public housing is essential to relocation feasibility the U. S. Public Housing Authority finding must be resolved before we can process Part I."

This statement is in error. After the tentative finding by the U. S. Public Housing Authority, further study led them to withdraw their initial contention of discrimination.)

Other Requests

Further documentation requested in the letter would include:

—Proof that those displaced are shown private housing on a non-discriminatory basis.

—City contacts with real estate agencies and owners and managers of rental properties.

—What desegregation has taken place to date.

—What consideration has been given to a program of rent supplements as a means of furthering desegregation and lessening racial concentration.

Two Renewal Planners Will Be Employed

2-22-67 CUC

The hiring of an associate planner and an engineering draftsman was authorized by the Champaign City Council Tuesday night for help in developing Champaign's urban renewal program.

The council also authorized the city staff, in cooperation with the Citizen's Advisory Committee, to proceed with the preparation of a General Neighborhood Renewal Plan (GNRP) application for the area bounded by University Avenue, Bradley Avenue, the Illinois Central Railroad tracks and the east city limits.

Other recommendations from City Manager Robert H. Oldland that were approved by the council:

1. That, upon approval of the GNRP application, the city use funds allocated by the federal government to "expedite the program in a manner to be determined by the City Council."

4. That as soon as the GNRP progress will allow, a survey and planning application be completed, reviewed by the City Council and filed with the U.S. Housing and Home Finance Agency for approval.

3. That advance planning funds, as allowed by the HHFA on the application, be used to proceed with specific project planning within the neighborhood area "in order to take maximum advantage of any capital improvements possible in computing the one-third of total project cost properly assignable to the City of Champaign."

4. "That a strong Citizens Advisory Committee be retained to assist in program development and to enlist the cooperation and participation of the citizens in bringing the program to fruition."

The two new city employees authorized by the council would assist Plan Director Edward Schippmann in making the plans and surveys necessary in the urban renewal project planning. Under the planner would be paid in a salary range of \$454 to \$550 a month, and the engineering draftsman would be paid in the \$325-\$394 range.

They would be employed "at the earliest possible date," at City Manager Oldland's recommendation, using funds from the current urban renewal account in the planning department budget or from the contingency account in general services for the remainder of this fiscal year. The staff additions would be included in the 1961-62 budget recommendations to the City Council, Oldland said.

Inquiry At Colony Room Lunch:

What Will League Do For Negroes?

By VICKI ALLEN
News-Gazette Staff Writer
Residents of Northeast Champaign discussed poverty Friday noon in the Colony Room of the Urbana-Lincoln Hotel.

What started out to be a discussion of "Who Speaks for the Neighborhood" turned out to be a debate on "What does the League of Women Voters Plan to Do to Help the Negro?"

"I'm wondering what we are doing here laughing and eating and joking and sitting here talking about what we would like, but not doing anything about it," said John Lee Johnson, community organizer for Project Enable.

"Luncheons are fine, but we still aren't doing anything about poverty," Johnson told members of the League, representatives of organizations involved in Urban Renewal, and all four candidates for mayor of Champaign.

"I think it's important that we stop talking about dialogue and stop asking the Negro, 'What can I do for you?' We should be doing something about it, not just talking about it."

"If we consider ourselves as leaders, as most of the people in this room do, then we should take on the role of leaders. I'm not asking that you love me, but I am asking that you give me a chance," he said.

He then asked the League, "Why did you support the Urban Renewal Project when everyone in the community was against it?"

John Barr, chairman of the Citizens Advisory Council on Urban Renewal, explained to Johnson why the League and other groups supported Urban Renewal.

"Urban Renewal is an over-all community project," he said. "We had to sell it to the entire community."

"A year ago there was no integrated public housing in Champaign," Barr said. "This is not true today."

When the Urban Renewal Project started, according to Barr, 90 units of housing was to be built inside the Northeast area, while now 60 units will be built inside and 60 outside the area.

"Most opponents of the project are older citizens. I've been told that young people don't feel this way. A lot of people will be inconvenienced but a lot of people felt this would be an overall improvement for the entire community," Barr said.

they would have to wait until the League's candidates meeting in February to express their views, several members of the League had something to say on poverty and the League of Women Voters.

Answering Rev. Blaine Ramsey's question, "How does the League stand on the question of open occupancy, Mrs. Helen Levin, League state president, explained that the League does not take a position unless there is wide agreement among the members.

"The League did adopt a study on equal opportunity housing throughout the state and on Feb. 1 we will come to an agreement to support or oppose legislation on this," she said.

"It is fair to say," Mrs. Levin said, "that we will support some kind of bill on open occupancy in the state legislature."

When Rev. Ramsey suggested then that the League should also take action in preventing a cut in funds for the anti-poverty program, he was told that the League has been engaged in a three-year study on the anti-poverty program and supports the program.

In reply to Johnson's plea to "let me see you not only in voice but in action," a League member explained, "Not all organizations do everything. This organization has taken on itself the job of bringing about education in issues relating to government."

"We are interested in getting people registered to vote. We've been studying and accumulating information which can be made available to the whole community to use to bring about changes," she said.

Concluding the meeting, Barr said, "If we had to do the Urban Renewal Project all over again, the area we would choose would not be the one we are working on today. It would encompass the Northeast End and expand out. But if we did this now, the U.S. government would say we don't know what we are talking about."

"And back to the question of what has the League done? I would say that the League has seen to it that a lot of people get into public office who also have a social conscience," he declared.

To Discuss Elderly Housing

Champaign County Housing Authority trustees will meet with Urbana city officials the next few weeks to discuss plans for the new public housing project for the elderly.

Harold Sloan, Housing director said Monday no meeting has been officially called but the Authority plans "an informal meeting within the next couple of weeks."

The new Urbana project, \$1½ million high rise 100-unit apartment building for the elderly, was discussed at Authority's meeting last week but no decisions were made concerning location or date of construction.

The Urbana City Council meeting Jan. 16 approved "cooperation agreement" with the government to qualify for the construction of the building to be inside city limits.

The first step, the issuance of \$15,000 for preliminary surveys and plans, is expected within the next few weeks.

Approve Low Cost Housing Project

The congregation of the Unitarian Universalist Church, 30 W. Green, U, voted to cooperate with other local churches in a non-profit organization to sponsor low cost public housing in the Champaign Urbana community under 221-d-3 provision.

The congregation took this action in a special meeting, conducted by Prof. Sheldon Plager, UI College of Law, held Monday evening following the congregation's regular semi-annual meeting.

The board of trustees of the church will appoint two representatives from the Unitarian Universalist Church to serve on a board of directors for the non-profit corporation with other area church representatives.

Other area churches participating in the corporation are Wesley Methodist Church and the McKinley Presbyterian Church. Four other local churches are considering joining the organization.

At the semi-annual meeting of the congregation of the Unitarian Universalist church the budget for 1967 was approved and Mrs. Duane Cooper was re-elected.

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"Luncheons are fine, but we still aren't doing anything about poverty," Johnson told members of the League, representatives of organizations involved in Urban Renewal, and all four candidates for mayor of Champaign.

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"Most opponents of the project are older citizens. I've been told that young people don't feel this way. A lot of people will be inconvenienced but a lot of people felt this would be an overall improvement for the entire community," Barr said.

"I am simply not going to buy the idea that most people in the Northeast End are against urban renewal. There is reason for optimism," Barr declared.

In answer to Johnson's comment that "most people in the North End have never even heard of the League of Women Voters," Barr said, "A lot of people in Southwest Champaign wish they didn't know what the League was."

Although the Champaign mayoral candidates were told

study on equal opportunity housing throughout the state and on Feb. 1 we will come to an agreement to support or oppose legislation on this," she said.

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Offer Advice for Local Project:

U.S. Enthusiastic About Demonstration Housing

By David Witke

Federal officials in Washington, D.C., have expressed enthusiasm over the possibility of a demonstration housing project in Champaign, according to Henry Spies, vice chairman of the Citizens Advisory Committee on Urban Renewal.

Spies recently returned from Washington, where he discussed Champaign's proposed project with George Nesbitt of the U.S. Housing and Home Finance Agency's Demonstration Program and others.

Spies said federal officials indicated that if a project can be arranged, Washington might be willing to advance the necessary initial capital to the developer, as well as guaranteeing a mortgage at 3 per cent for 30 years.

The initial required capital might run 3 to 4 per cent of the total cost, Spies estimated.

Local Committee

Champaign's Human Relations Commission recently appointed a committee to investigate the possibilities of establishing a low income demonstration housing project here.

The committee is trying to find a suitable sponsor for such a project, Spies said.

Federal officials suggested to Spies that two churches — one white and one Negro — might join to form a separate corporation to sponsor the project.

This would meet the requirements for suitable sponsorship by a separate corporation and at the same time provide an experience in inter group relations.

Formation of the corporation would protect both of the parent churches from financial liability, Spies said.

Such a joint project "might well have possibilities here," Spies said.

12-Unit Project

The HRC committee reportedly is thinking in terms of a 12-unit project. Purpose of demonstration projects is to provide an example of what private enterprise can accomplish if willing to make the venture.

It is to secure this example that the federal government is willing to guarantee the long-term, low-interest mortgage.

Spies said the local committee is considering two possible approaches to the demonstration project:

—One possibility would be scattered site development, in which duplexes or quads would be constructed on scattered

back yard, which could be developed for recreational and other mutual uses.

Tried in Higher Incomes

Such Homeowners Associations have proved effective in high and middle income housing developments, Spies said, and one of the purposes of the local demonstration project could be to show that such associations could also be effective in low income developments.

The Homeowners Association might also be made responsible for maintenance of the exterior of the property, thereby providing a built-in guarantee against rapid deterioration of the property, Spies said.

Any demonstration housing must be located outside the General Neighborhood Renewal Project (GNRP), Spies said. The GNRP is the Northeast Neighborhood, or the area slated for eventual urban renewal.

Federal Government Would Help:

Special Rental Housing May Simplify Relocation

By David Witke

The availability of public housing units for persons relocated by Champaign's urban renewal project might be expedited through a special rental program, according to Henry Spies.

Spies, vice chairman of the Citizens Advisory Committee on Urban Renewal, recently visit-

ed Washington and talked with federal officials concerning urban renewal problems.

Champaign has requested that the County Housing Authority apply for 30 units of public housing outside the urban renewal Project 1 area.

Urban Renewal Director David Gensemer has indicated he feels

the units will be needed for relocation purposes once the renewal program begins.

But no suitable site for units has yet been found.

Federal officials suggest the possibility of the porary rental program.

Rent, Then Sub-Let

Spies said the city could request the County Housing Authority to rent 30 available housing for a period one to three years, until permanent public housing were constructed.

The Housing Authority pay rent to the property owner while the family being relocated would pay rent to the Housing Authority at the appropriate public housing rate.

The difference in the two rental rates would be paid by the federal government.

This approach might be considered as a way to expedite the availability of the housing units, Spies said.

Another advantage of this is that the rental property still be privately owned and would not be removed from tax rolls, Spies pointed out.

Public Housing developments owned by the Housing Authority do not pay taxes, although they do make certain payments in lieu of taxes.



Henry Spies
...Confers With
Federal Officials

Saturday, Sept. 10, 1966

CHAMPAIGN-URBANA COURIER

Housing Sites Approved at Region Office

Public housing sites proposed in conjunction with Champaign's urban renewal project have been judged acceptable by regional housing authorities in Chicago and are now awaiting final approval by officials in Washington.

Harold Sloan, director of the Champaign County Housing Authority, said Saturday that it would be difficult to estimate when final approval might be granted by Washington, but pointed out that the County Housing Authority "has done as much as we can do at this point."

His statements were intended to correct what he feels was a misimpression given by a story in Friday's Courier, in which the submission of proposed public housing sites was re-

ferred in the city's urban renewal progress.

Sloan said site proposals were submitted about two months ago. Since then, regional housing officials have visited to inspect the proposed sites.

The regional officials have now informed the County Housing Authority that the sites are acceptable to them and have forwarded the proposals to Washington for final review.

Since then, Sloan's office has received one phone call for additional information, he said, adding "but as far as all the information we normally submit for site selection, it has been submitted long ago."

The locations of the proposed sites for the public housing has not yet been made public due to the possible effect of the announcement on the price of the property.

A total of 120 units of public housing are to be built in conjunction with urban renewal. Sixty of these units will be built in the southwest section of the renewal area, but the other 60 have been proposed for two sites outside the North End.

Washington, where he discussed Champaign's proposed project with George Nesbitt of the U.S. Housing and Home Finance Agency's Demonstration Program and others.

Spies said federal officials indicated that if a project can be arranged, Washington might be willing to advance the necessary initial capital to the developer, as well as guaranteeing a mortgage at 3 per cent for 30 years.

The initial required capital might run 3 to 4 per cent of the total cost, Spies estimated.

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This would meet the requirements for suitable sponsorship by a separate corporation and at the same time provide an experience in inter group relations.

Formation of the corporation would protect both of the parent churches from financial liability, Spies said.

Such a joint project "might well have possibilities here," Spies said.

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It is to secure this example that the federal government is willing to guarantee the long-term, low-interest mortgage.

Spies said the local committee is considering two possible approaches to the demonstration project:

—One possibility would be scattered site development, in which duplexes or quads would be constructed on scattered plots.

—The other is a planned unit development, in which the housing units would be arranged to have a common back yard.

The homeowner would own his home and front yard, and own a share in Homeowners Association which would own communal property, such as the parking lot and the common

sociations could also be effective in low income developments.

G.N.R.P. is the Northeast Neighborhood, or the area slated for eventual urban renewal.

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Urban Renewal Director David Gensemer has indicated he feels

the units will be needed for relocation purposes once the urban renewal program begins.

But no suitable site for the units has yet been found.

Federal officials suggested to Spies the possibility of the temporary rental program.

Rent, Then Sub-Let

Spies said the city council could request the County Housing Authority to rent 30 units of available housing for a period of one to three years, until the permanent public housing units were constructed.

The Housing Authority would pay rent to the property owner, while the family being relocated would pay rent to the Housing Authority at the appropriate public housing rate.

The difference in the two rental rates would be paid by the federal government.

This approach might be considered as a way to expedite the availability of the public housing units, Spies said.

Another advantage of the plan is that the rental property would still be privately owned and thus would not be removed from the tax rolls, Spies pointed out.

Public Housing developments owned by the Housing Authority do not pay taxes, although they do make certain payments in lieu of taxes.

Earmark \$100,000 For Renewal Area Park Development; Douglass Major

By HAL ALEXANDER
News-Gazette Staff Writer

The Champaign Board of Park Commissioners Thursday committed itself to an expenditure of almost \$100,000 for development of parks in the urban renewal project 1 area.

The major expenditure will be for the expansion by 7.15 acres of Douglass Park. The district will also develop a small playlot park in conjunction with the public housing units to be built in the southwest corner of the project area.

The board was unanimous in approving its agreement with the city for the purchase of this land and its development.

Under the urban renewal program, certain pieces of land in the project area will be purchased by the city and cleared and then sold to another developer.

The land to be developed by the park district had been ear-

marked by the city for that purpose.

The city offered the park district the parcels at the lowest possible cost. Each piece of land is appraised by an out-of-town and a local firm. The price offered to the park district was the lower appraisal on both pieces of land.

Detail Costs

The park district agreed to pay \$42,000 for the land involved in the Douglass Park expansion and \$19,500 for the playlot property. The district estimated \$35,300 would be needed to develop the property into parks, bringing the total expenditure to \$96,800.

The expansion of Douglass Park will make it one of the largest in the city.

The park is currently two large squares of land connected by a thin neck, making supervision almost impossible. The

expansion will join the two, adding land to the west and making all areas of the park visible from other areas in the park.

The playlot near the public housing area was a concession by the city to the Citizen's Advisory Committee on Urban Renewal. It was one of five changes in the plan made at the advice of the CAC.

The expansion of Douglass Park, however, remains in the far future.

Arnold Gesterfield, general manager of parks, said Thursday it could be three years before the city's urban renewal program had advanced to the stage that the property would be available.

UR Passed

The city council has already passed the urban renewal plan. The final plan has been submitted to federal authorities in Chicago and could be approved

by March or April.

At this time, land acquisition in the project area by the city could begin and clearance would be undertaken.

The city is also committed to several improvements in the area which would probably have to be done before development of the expanded park began.

The city will, in addition to clearance, install modern street lighting and underground utility lines.

There was no discussion of the possibility of building a new Douglass Center Thursday. This is an unrelated project to urban renewal.

This possibility was recommended in the recreation survey conducted by a professional planning firm employed by the park district. The park district will take over the recreation department from the city March 10.

5-1-63 Renewal Plan Action Set

Review and approval of the General Neighborhood Renewal Plan is expected to highlight Thursday's meeting of the Champaign Plan Commission.

If the Commission acts favorably, as expected, it will mark one of the first steps toward Champaign's Urban Renewal project.

Following a favorable reaction from the Plan Commission, the report would go formally to the Champaign City Council. Which will probably first send it to the Citizens Advisory Committee on Urban Renewal for its recommendation.

In other business to come before the Commission, approval is expected for the final plat of the fourth addition to the Southwood subdivision.

A change in the zoning ordi-

nance to allow slightly less footage per dwelling will be given a public hearing, and an amendment concerned with the requirements applying to town houses will be acted upon. The request is from Shapland Construction Co. and involves the Southwest corner of Mayfair Road and Lincolnshire Drive.

A decision is also expected involving a laundromat sign which has been objected to as being too large for the area.

House Approves Fair Housing Bill

By Robert D. Reid
Of Lindsay-Schaub Newspapers
Springfield, April 29

Jammed galleries, filled in good part by Negro young people, Wednesday watched the Illinois House pass and send to the Senate by an overwhelming majority a fair housing measure it rejected last session.

The bill is only the second open occupancy measure ever passed by either chamber of the legislature.

It is the one that civil rights groups want. A milder bill, the first open occupancy measure ever passed by either chamber, cleared the House Tuesday with less support.

Wednesday's debate lasted nearly two hours. Negro on-lookers had to be cautioned by House Speaker John Touhy not to cheer the often emotional speeches of the bill's proponents.

The measure makes it an "unfair housing practice" to refuse to sell, lease or rent property to any person solely on the basis of race, creed, color, national origin or ancestry.

It also defines a number of other "unfair housing practices,

most of which deal with using pressure to force other people to discriminate in housing.

The bill would establish a five-member fair housing practices commission to be appointed by the governor with the advice and consent of the Senate.

A person making a complaint of an "unfair housing practice" within 60 days of the alleged discrimination would get a private hearing from the commission.

The commission, if it found the complaint valid, could issue a cease and desist order to the accused person. If the discrimination persisted, the commission could bring court action for injunctive relief.

Victims of unfair housing practices could sue within a year of the commission's finding.

Pfeffer, Russell Support Move

For the Bill
Leo Pfeffer, D-Seymour
Joe Russell, D-Piper City
Against the Bill
Charles Clabaugh, R - Cham-
paign

Add Douglass Center Area To UR Plan

By HAL ALEXANDER
News-Gazette Staff Writer

The Champaign City Council voted Tuesday to revise the original urban renewal plan submitted to the federal government to include an additional \$6,412 to establish and maintain an office on the site and include Douglass Center and adjacent areas in the first project area.

The additional funds raise the total requested from the U.S. Housing and Home Finance Agency to \$105,549.

City Manager Warren Browning said the Douglass Center area was being included in the area at the request of the Champaign Park Board.

Plans Tentative

Donald Bresnan, president of the park board, said Wednesday morning plans for the area were still tentative but a full explanation would be forthcoming in a few weeks.

Browning said also Tuesday night the revised request would ask an extension of two months for the planning period, which elapsed Saturday.

Urban Renewal Director David Gensemer said Wednesday morning the two months would probably be more than sufficient to complete planning stages.

Public Meeting

Gensemer said he expected the City Council to be able to hold a public meeting on final plans sometime in January after which the council would be free to approve or disapprove the final plans.

Gensemer said he hoped to have final plans submitted to the federal government in late January.

If the government acts on the plans as expected, the urban renewal project 1 area should go into the operational stage by April 1, Gensemer said.

Sunday, Oct. 23, 1966

CHAMPAIGN-URBANA COURIER

HRC Seeks Housing Site

Tentative negotiations are under way here to obtain a site for a low-cost housing project.

James Ransom Jr., co-chairman of the Low Cost Housing Demonstration Committee, told the Human Relations Commission Thursday the committee is in the process of obtaining an option on a plot of land.

A list of possible uses is also being drawn up, and the committee is to determine which would be most suitable, once the land has been obtained.

Location and size of the plot involved were not disclosed.

The committee is to hold a closed meeting Nov. 4.

Also at Thursday's HRC meeting, announcement was made of the resignation of commissioner Arthur A. Freiberger. A replacement is to be named by the mayor, with approval by the city council.

SUNDAY, AUGUST 14, 1966

THE NEWS-GAZETTE

Champaign Inspection Of Houses Lags

A door-to-door housing survey being conducted by the City of Champaign is slightly behind schedule, according to Housing Inspectors F. Martin Harris and Malcomb Green.

The inspectors reported all but a few houses in the first project area had been inspected and several are in the process of correcting violations found. The first area is bounded by Neil on the west, the Illinois Central tracks on the east, Bradley on the north and the Illinois Terminal tracks on the south.

Harris said it was almost time to begin follow-up inspections in the first area to see if violations had been corrected. Owners are given 30 days to begin corrections.

The survey in the second area, bounded by Neil on the west, the Illinois Central tracks on the east, Bradley Avenue on the south and the north city limits, has lagged behind, Harris said, because of the added work load on housing inspectors in the summer months, plus vacations.

Summer Busy

During the summer, inspectors receive many more complaints from citizens, particularly for sanitary conditions and weeds, than in other months. The survey of the second area, originally anticipated to take three months, probably will not finish on schedule.

Harris said the inspectors were "getting a good reception" from residents in the second area.

"People are helping us out by showing us around their homes, which speeds up the inspection," he said.

Residents are told by mail before the inspections are carried out. The inspections are conducted between the hours of 9 a.m. and noon and 1 p.m. and 5 p.m. Monday through Friday.

The city is conducting the survey, according to the building superintendent, to insure safe and sanitary housing conditions. Eventually, all residences, both owned and rented, in the city are scheduled to undergo inspection.

A minimum housing code and systematic inspection is a requirement of the federal government for cities utilizing federal funds for projects like urban renewal.

Less Than Hour

Inspections of most residences take less than an hour. If no one is home when an inspector calls a tag is left on the door.

The most common violation, according to the inspectors, is inadequate number of electrical outlets per room. The minimum housing code requires at least two outlets per room, excepting bathrooms and hallways.

If violations are discovered the owner of the structure is notified by mail and given 30 days to begin correction before he is liable for the penalties established in the code.

The housing inspectors urge persons to obtain a copy of the code, available at the city clerk's office in the city building, and carry out an inspection of their own before the inspectors arrive.

Thus far there have been no actions required against violators, other than formal notification.

Thursday, Mar. 7, 1968

Details Given On Public Housing Units

Drawings of the 120 units of public housing to be constructed in conjunction with Champaign's urban renewal project were revealed Wednesday night at a meeting of the Urban Renewal and Public Housing Subcommittee of the Citizens Advisory Committee.

Bud Finney, director of the Champaign County Housing Authority, told subcommittee members construction "should begin within the next few months, after land acquisition has been completed."

The units, including 60 within the project I area and 60 in the 700 and 800 blocks of N. Harris Street, will be two types — one-story brick buildings and two-story buildings of brick on the ground floor with frame construction for the second story.

Each of the two sites will include five 5-bedroom units, eight 4-bedroom units, 16 3-bedroom units, 21 2-bedroom units and 10 1-bedroom units.

During the meeting, held at the Housing Authority offices, Finney also described the authority's efforts to set up an arrangement under which private owners could lease existing residences to the authority, which in turn would lease them to those eligible for public housing.

Units to be used for this arrangement must be standard and fulfill requirements of all city codes before the Housing Authority can sign a contract to lease them, he said.

The lease can run for a period of one to five years with an option to renew, and the Housing Authority is responsible for ordinary maintenance while the lease is in effect.

To furnish suitable housing for low-income families in need of it, Finney said, it will "probably be necessary" to enter into leasing arrangements with private owners.

He encouraged any individual or firm owning a standard single-family residence, particularly with three, four or five bedrooms, to call him for further discussion of the leasing arrangement.

Rentals under the program must be moderate. A contribution from the federal government makes up the difference between what the tenant can afford to pay for rent and the actual cost to the Housing Authority.

21 Will Study Champaign's Future

Champaign Mayor Virgil C. Wikoff Saturday announced the 21 members of a committee to help make long-range plans for the city.

"This committee is to help decide where this community should be 10 or 20 years from now — It should consider what the physical make-up of the community will be, whether it will be a quiet or a vital town, whether it will be industrial, whether more industry is needed, and so on."

The committee will hold its first meeting the evening of March 20 in the City Council chambers, Wikoff said. The meetings will be open to the public.

"It will take some time for the committee members to get acquainted and get organized," the mayor said. "Then will come the hard part. I expect that each of them has a number of ideas on things that need to be done. Their most difficult task will be to set priorities and make recommendations to me and the City Council."

He added that part of the committee's responsibility will be to search for ways of implementing the programs.

"If money is to be spent, we want suggestions on where we should get the money," Wikoff said.

He added that the committee's studies and recommendations should not be limited to the city government.

"This is for the whole city," he said.

Members of the committee are:

Lewis Clausen, president of the Champaign National Bank, representing the Chamber of Commerce and the Champaign Development Commission.

Phil Gelvin, 1022 W. Armory, of Collegiate Cap & Gown Co., representing local industry.

Paul Giessler, 213 Briar Lane, a former ironworker, now construction superintendent for Kuhne Simmons Co., representing labor.

Welby J. Scherer, 1406 Paula, representing the Jaycees.

Dr. E. M. Mellon, 1120 Mayfair, former superintendent of Unit 4 schools, representing the school system.

Donald Bresnan, 906 West Hill, president of the Champaign Park Board.

E. J. Beatty, 1209 Newbury, representing the Champaign-Urbana Sanitary District.

THE NEWS-GAZETTE

House Moving Again Draws Stratton's Ire

By David Witke

Champaign City Councilman Kenneth O. Stratton charged Tuesday night that a North End landlord had threatened to evict a woman from her apartment after the woman complained to Stratton of the building's condition.

Stratton also said that at least one of the old houses moving into the North End by house movers brings in rents totaling \$490 per month.

His statements came during a renewal of the city council's continuing hassle over housing moving permits.

Stratton Tuesday night registered the only vote against the granting of a permit to move a house from 104 E. Springfield Ave. to 803 N. Oak St.

He said that in his opinion the house is such that it should not be moved into any neighborhood, let alone into the North End, where it would aggravate an existing bad situation.

Purchased by City

He also pointed out that the house is being moved into the urban renewal area and will have to be purchased by the city when urban renewal begins.

He called for a general revision of the city's house-moving ordinance.

The house for which the moving permit was granted Tuesday night is owned by Max Henson and is to be moved by Merl Genzel Housemovers. It is a seven-room frame house and, according to the moving permit, can be used only as a single family residence.

But Stratton said that past instances cause him to predict that before long "two or three families will be sneaking in there" due to the demand for housing.

He repeated his argument two weeks ago that increasing housing density in the North End adds to the sociological problems, and added that one block with a number of houses moved to it now has over 100 children playing in the streets as there are no park or recreation areas provided nearby.

'Admires' Henson

Mayor Emmerson V. Dexter who has said he "kind of admires Mr. (Max) Henson" for helping to provide needed housing in the North End, again to the exception to Stratton's view.

Dexter distributed a number of photographs he has had taken of a house moved into the North End recently. He maintained that the photos showed the house to be good housing.

Stratton replied, however, that he himself had voted

committee's responsibility will be to search for ways of implementing the programs.

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Donald Bresnan, 906 West Hill, president of the Champaign Park Board.

E. J. Beatty, 1209 Newbury, representing the Champaign-Urbana Sanitary District.

Rev. Jack North, 409 W. Hill, of the First Methodist Church, representing local churches.

Vernon Kretschmer, 1108 W. William, director of auxiliary services for the University of Illinois, representing the University.

Arno Hill, 1400 W. Green, president of the Unit 4 PTA Council.

Peter J. McMinds, 905 S. Westlawn, of Illinois Bell Telephone Co., representing utilities.

Marshall Scott, 1205 W. University, a citizen-at-large.

William W. Froom, 1406 Waverly, president of the Parkland Junior College Board.

Mrs. Irma Bridgewater, 608 E. Washington, a housewife from the city's northeast neighborhood.

Gerald O'Neill, 1209 W. John, president of the American National Bank, representing West Side businessmen.

Homer Chavis, 508 E. Green, representing East Side merchants.

Richard Burwash, 3 Lake Park, representing the area within the 1½-mile extraterritorial zoning limits of the city.

Leslie Jamerson, 55½ N. Market, an at-large representative of the northeast neighborhood.

James Young, 604 E. Armory, a University of Illinois student.

A. Richard Williams, 1411 W. University, chairman of the UI department of architecture.

Mrs. Joan Severns, 1222 Foot-hill, representing the League of Women Voters.

Wikoff said more names might be added to the membership later. The mayor is expected to appoint the chairman of the committee soon.

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He repeated his argument of two weeks ago that increased housing density in the North End adds to the sociological problems, and added that one block with a number of houses moved to it now has over 100 children playing in the street, as there are no park or recreation areas provided nearby.

'Admires' Henson

Mayor Emmerson V. Dexter, who has said he "kind of admires Mr. (Max) Henson" for helping to provide needed housing in the North End, again took exception to Stratton's view.

Dexter distributed a number of photographs he has had taken of a house moved into the North End recently. He maintained that the photos showed the house to be good housing.

Stratton replied, however, that he himself had voted in favor of granting a moving permit to that particular house because "it had some semblance of conformity to the neighborhood."

Many others, he said, do not. He maintained that the house-moving ordinance should be redrawn to weed these out.

Dexter said that he had visited a family that Stratton had described as unsatisfied with their housing. Dexter said the family told him they were very happy with the housing.

Stratton then said he had learned that the woman had been threatened with eviction after Stratton brought her complaint to the city council.

Stratton has long been a critic of the city's housemoving policies, but apparently has gathered little concrete support from the other council members.

Reply To U.S. On City Housing Law

By TONY BURBA
News-Gazette Staff Writer

Champaign has replied to federal government criticism of the city's minimum housing enforcement program, according to City Manager Warren Browning.

"We hope our answer will satisfy their objections," Browning said.

The U.S. Department of Housing and Urban Development recently refused to recertify the city's Workable Program for Community Improvement unless certain changes were made.

Their criticisms concerned minimum housing code enforcement, Browning said.

HUD said the city was not making sufficient progress toward completing a city-wide housing inspection and "suggested" several changes in the minimum housing code.

"Regarding the progress of our inspection, we clarified some of statistics in our application for recertification," Browning said.

HUD suggested that the city might have to hire a third housing inspector to accelerate the program.

However, Browning said, he does not feel the City Council would be willing to add another inspector.

Browning said the "suggested" changes in the housing code were "rather picayunish."

They involved standards such as a private bathroom for each dwelling unit and a prohibition against having to go through a bedroom to reach a bathroom.

"We pointed out that when the city originally adopted the housing code in 1963, the present standards were good enough. If it was all right then, it should be all right now," he said.

Browning added that while the enforcement of such regulations would make housing more desirable, "I doubt that people having to share a bathroom constitutes a threat to the health or safety of the city," he said.

HUD has not yet replied to the city's answer, Browning said, although it was submitted about three weeks ago.

Certification of the city's workable program expired last summer, and the application for annual recertification was delayed while the new Regional Planning Department got into full operation.

Cities must meet certain federal standards to get a workable program certified and to keep the certification current.

Without a certified workable program, the city is not eligible for further federal aid through HUD whose programs include

by lack of certification.

Some members of the City Council already oppose the housing inspection program.

Others probably would resist as a matter of principle any federal government pressure on the city to alter its programs.

The housing inspection program currently is in its third year. Browning said it will take about seven more years to inspect every residence in the city just once.

The city's two housing inspectors currently are working in the neighborhoods north of the central business district.

According to Browning, the program is being concentrated in that area because it is on the verge of becoming a deteriorated area.

"One of the major goals of housing inspection," the manager said, "is to prevent the spread of housing blight. If this is not done in the north central area, it will become a slum within a matter of a few years."

A 1967 U.S. Supreme Court decision permitting occupants to require search warrants before admitting inspectors has not significantly deterred Champaign's inspection program, according to Building Inspection Superintendent Laurence Kirby.

"Most of them still let the inspectors in," Kirby said. "We haven't sworn out any search warrants yet."

When the inspectors enter a dwelling unit, they inspect it for structural soundness, adequate lighting, heating and bath facilities, proper ventilation and other standards.

The city has the legal power to compel owners to bring their properties up to minimum standards, but in the three years of the inspection program, the city has never prosecuted an owner in court.

In most cases, the property owners have voluntarily cooperated in repairing defects. The cases in which they have not cooperated so far have been permitted to go by the boards, although a number of completely substandard dwellings have been posted as unfit for habitation and vacated.

Eventually, however, federal government pressure and threats to withhold financial aid may override local political considerations and cause the city to take a tougher stand in forcing corrections of violations.



News-Gazette Photo by Joe McNamara

FIRST RENEWAL REHABILITATION.

Champaign Mayor Virgil C. Wikoff, left, and City Manager Warren B. Browning Friday morning presented a certificate to Mrs. Alberta Crenshaw, 1101 N. Sixth St., C, who was the first Northeast Neighborhood homeowner to rehabilitate her

home using federal urban renewal funds. Looking on is William Hall, the project rehabilitation officer. Grants and interest loans are available to owners of substandard but habitable houses in the project area, and several other rehabilitations are under way.

News-Gazette Staff Writer
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Cities must meet certain federal standards to get a workable program certified and to keep the certification current.

Without a certified workable program, the city is not eligible for further federal aid through HUD, whose programs include urban renewal, loans and grants for public housing projects and other capital improvements, and funds to aid in park purchase and development.

Existing HUD-aided programs in the city, such as urban renewal, an addition to Burnham City Hospital, two planned public housing projects and certain park development projects, would not be affected

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Eventually, however, federal government pressure and threats to withhold financial aid may override local political considerations and cause the city to take a tougher stand in forcing corrections of violations.

Raise Lower Limits For Housing Aid

imum income restric-
on eligibility for occupan-
Champaign County Pub-
using were raised an av-
of \$500 per level in a
re approved by CCPA
of directors Wednesday.
directors decided in
quarterly meeting that
tion was long overdue.
nan Oscar Steer recalled
had been eight to 10
since a similar raise in
had been studied.
uant to the board's ac-
one person must have an
l income not to exceed
to qualify; two persons,
annual; three or four
s, \$3,800; five or six per-
\$4,000; and seven or
\$4,200.

Maximums
ner maximums stood at
for one or two people;
for three or four; \$3,500
re or more.

each dependent minor
family, the gross income
l by all members is re-
by \$100. Together with
deductions possible, a
earning \$5,000 could fea-
ualify for public housing
had a large family, the
members discovered.

ing director Harold
some of the reasoning
explained to the mem-
his suggestion for mak-
e increase in maximum
ions.
npaign County was be-
most others in raising the
he said, and the measures
Wednesday afternoon
within the high and low
ion range of various
authorities.

Cent Low
her consideration, he
s that directives from fed-
officials in the regional of-
Chicago allowed the local
ities to set maximum eli-
limitations not to exceed
cent below the low stand-
r private housing figured
basis of a family moving
new home.

rs of the lowest priced
in this area, Sloan ex-
l, require that the princ-
ge earner make at least
annual wage.

monthly payment on the
priced new home built
vate developers is approx-
y \$85 per month, Sloan
and based on a study by
l utility companies, the
bill for a three-bedroom
runs approximately \$27
month for all utilities, in-
g water, waste disposal,
city and fuel.

rd member Glenn Fultz
ted eligibility' changes
e made more often in the
in keeping with rises in
st of living in general.

Downtown Power Supply Systems to Be Buried

The electrical distribution systems in downtown Champaign and downtown Urbana will be moved underground, it was announced Tuesday by Illinois Power Co.

Champaign and Urbana are among 12 cities in which this improvement is to be made, according to R. B. Campbell, IPC manager. A timetable and priorities will be set after engineering studies are complete in these cities.

The work will proceed over a period of years, as manpower and materials are available, he said.

A spokesman for the Cham-

paign Downtown Council Tuesday praised the IPC's plan as "a wonderful thing for the downtown area."

The spokesman said moving the electric facilities underground "will be beneficial to the whole city and will certainly help in beautification efforts."

A number of downtown Champaign merchants, notably Roberson's, have long worked for such an improvement.

Announcement of the downtown underground plans, which will entail no cost to the city or its taxpayers, was made concurrently with disclosure of a \$28 million plan by Illinois Pow-

er Co. to step up its program of modernizing and improving the appearance of its facilities.

Work has been in progress but under the new policy announced Tuesday at head office in Decatur, plans were pushed ahead as rapidly as materials and manpower available.

Initial phase of downtown underground plans calls for an expenditure of \$10 million over a period of years, Campbell said. Other cities in the plan are Belleville, Bloomington, Centralia, Danville, Galesburg, Granite City, Kewanee, LaSalle, Mt. Vernon and Ottawa.

Project 1: City Renewal Share About \$753,956

By David Witke

Champaign's share of costs for the city's Urban Renewal Project 1 is estimated at \$753,956, City Manager Warren Browning announced Tuesday.

Of this, \$400,000 will be provided from utility tax funds and the rest in the form of credits for public improvements to be made within the project area.

Public improvements already planned will provide most of this balance. These include an estimated \$106,420 credit for construction of public housing and other expected credits of about \$149,000.

This leaves a balance of approximately \$98,000 still to be provided by the city. Browning said he expects other public improvements over the three-year period will supply credits in this amount.

Possible Improvements

These may include such items as park improvements and a day care center being considered by the Champaign Public Housing Authority for the public housing units.

The city's share of costs is one-fourth of the estimated net project cost of \$3,015,825. This is the estimated cost of the project after receipt of revenue for resale of property.

The other three-fourths of the cost are borne by the federal government.

The Champaign City Council will be asked at Tuesday night's council meeting to approve filing of an application for loans and grants totaling almost \$2.8 million.

This figure represents the maximum amount in loans and grants which the city plans to request during the course of the project.

Proposed Plan

The application will be accompanied by a proposed Urban Renewal plan, but Tuesday night's action will not constitute city council approval or disapproval of that plan.

Federal authorities will view the proposed plan to see if it meets requirements and return the plan in about 60 days.

A public hearing will then be scheduled, probably in mid-March, and the city council will then act to approve or disapprove the plan after any modifications have been made.

This later vote will be the crucial one determining whether the city proceeds to execute the Project 1 plan or abandons it.

Won't Aid Negro

EDITOR: N6-10/28/65

I am writing concerning this so called urban renewal. I am against it. It wont help the Negro. All it will do is make the Negro poorer and the white man richer. I am too old to buy another home and I dont intend to give up my home and pay rent. I am going to keep my home. My husband is ill and never will be able to work anymore. I pay my sister to stay with his while I work. I have got too many worries now and dont want any more. If this so called urban renewal cant force the white people to sell to the Negro or rent to them, they cant force the Negro to sell. If they really wanted to help the so called poor they would build some low rent housing for them.

This is my castle and I will spend the rest of my life in jail before they will get my home. People who work for a living are not in poverty. Christ was born in poverty and there never has been a man as good as he was. God has plans for the poor if they live right but not the rich.

MRS. IDA MAI CARTHEL
408 E. Eureka St., C.

Mail Bag:

More Dwellings Needed

House Moving Improves Situation.

the Editor,
 Sir: The August 9th Courier
 carried a letter by a Mr. Gass
 faulted Mayor Dexter and
 members of the City Council
 allowing another house to be
 located in northern Cham-
 paign. This is another example
 of misguided liberal sentiment
 which contains two false sup-
 positions.

The lone objector to the
 measure, Councilman Stratton,
 is in a better position to eval-
 uate the relocation because he
 is a Negro who lives in the
 North End.

The public at large will op-
 pose the moving of houses to
 the North End once it is aware
 of the conditions which result.

In a democracy the majority
 must determine what happens to
 the whole population, and this
 includes the minority as well.
 Mayor Dexter and the City
 Council have represented my be-
 liefs, and, I think, the majority
 of our city when they approve
 of housing in the Negro sec-
 tor for Negroes, even at the
 cost of a little overcrowding.
 It is also the idea behind the
 Urban Renewal sponsored by
 the fine local leader John Barr,
 who wants better housing for
 Negroes in the same area as the
 relocated house.

What if added housing were
 provided in that area for
 Negroes? They would be forced
 to spill out over the boundaries
 of the now white neigh-
 borhoods, assuming they could
 find housing in them. The re-
 sult would be racial tension and
 unhappiness for those who wish
 to live with their own. Remember,
 Mr. Gass, rigid racial patterns
 which exist in Champaign result
 from the relocation of dwellings
 in northern Champaign and the
 lack of enforcement of the
 zoning codes in that area. This
 is bad because it provides
 no housing and keeps neigh-

borhoods intact. We stand fore-
 square behind these moves.
 M. B. GARRETT
 Champaign

Renewal Plan Is Protested

The Northeast Homeowners
 Association plans to circulate
 petitions expressing opposi-
 tion to two aspects of Cham-
 paign's urban renewal plan.

The petitions, according to the
 Rev. A. W. Bishop, will carry
 the names of those against place-
 ment of any public housing in
 the Project 1 area and against
 enlargement of Douglass Park.

They will be sent to both the
 regional urban renewal offices
 in Chicago and to the office of
 Robert Weaver, head of the
 newly formed Department of
 Housing and Urban Develop-
 ment.

The Rev. Mr. Bishop said en-
 largement of the park is opposed
 because it "would bring the
 park up to the church door and
 a public park is not desirable
 there, especially Sundays, when
 we are having services."

The church cited by the Rev.
 Mr. Bishop is the one of which
 he is pastor, St. Luke's CME
 Church, 809 N. 5th St.

City Manager Says:

City Can't Stop House-movings

By David Witke

The city has no legal authori-
 ty to prevent the moving of
 houses into Northeast Cham-
 paign if the houses meet city
 zoning and housing code re-
 quirements, City Manager War-
 ren Browning said Friday.

He said he feels the public
 has been misled concerning the
 city's role in recent housemov-
 ing squabbles.

City Councilman Kenneth O.
 Stratton has forcefully opposed
 the granting of permits for mov-
 ing of old houses into Northeast
 Champaign.

He maintains the old houses
 aggravate ghetto conditions and
 will, in any event, have to be
 purchased by the city when ur-
 ban renewal begins.

Browning said Friday he is
 taking no position regarding the
 desirability of moving houses to
 Northeast Champaign, but said
 he wanted to point out certain
 aspects of the situation.

Can't Restrict Citizen

First, he said, the city has
 no legal authority to restrict the

citizen's use of his property be-
 yond those restrictions normal-
 ly in force, merely because ur-
 ban renewal is contemplated for
 the area.

Secondly, he pointed out that
 there is as yet not even any
 legal assurance that there will
 be urban renewal. Final ap-
 proval is still required.

"We can't tell a man he can't
 make legal use of his property
 merely because we might want
 to buy it sometime in the fu-
 ture," he said.

Thirdly, Browning pointed out
 that any house moved to a new
 location must meet all the zon-
 ing requirements for that site
 before it can gain permission
 to be moved.

And fourth, the house must
 meet all housing code require-
 ments before it can be occupied,
 he said.

"In general, it appears logica-
 lly that if an owner could have
 built that house on that property
 then he should be able to move
 that house to that property,"
 Browning said.

Friday, July 29, 1966

Cartoon Figure:

Miss Garret Wins Prize

Esther Garret, 910 W. Hill St.,
 Champaign, has been named
 winner of a contest to select a
 cartoon figure that will symbol-
 ize urban renewal in Cham-
 paign.

The winning figure is of a
 cheerful builder in red cap and
 blue trousers, carrying plans
 and a hammer and ready to
 work.

Miss Garret is the daughter of
 University of Illinois fencing
 coach and Mrs. Maxwell Gar-
 ret. A U. of I. student, she is
 enrolled in fine and applied
 arts.

She will receive her prize, an
 \$18.75 U.S. savings bond, at the
 August meeting of the Citizens

Advisory Committee.
 Runner-up in the contest was
 Donald Noel of Homer.

Earmark \$100,000 For Renewal Area Park Development; Douglass Major

By HAL ALEXANDER
News-Gazette Staff Writer

The Champaign Board of Park Commissioners Thursday committed itself to an expenditure of almost \$100,000 for development of parks in the urban renewal project 1 area.

The major expenditure will be for the expansion by 7.15 acres of Douglass Park. The district will also develop a small playlot park in conjunction with the public housing units to be built

in the southwest corner of the project area.

The board was unanimous in approving its agreement with the city for the purchase of this land and its development.

Under the urban renewal program, certain pieces of land in the project area will be purchased by the city and cleared and then sold to another developer.

The land to be developed by the park district had been ear-

marked by the city for that purpose.

The city offered the park district the parcels at the lowest possible cost. Each piece of land is appraised by an out-of-town and a local firm. The price offered to the park district was the lower appraisal on both pieces of land.

Detail Costs

The park district agreed to pay \$42,000 for the land involved in the Douglass Park expansion

and \$19,500 for the playlot property. The district estimated \$35,300 would be needed to develop the property into parks, bringing the total expenditure to \$96,800.

The expansion of Douglass Park will make it one of the largest in the city.

The park is currently two large squares of land connected by a thin neck, making supervision almost impossible. The expansion will join the two, adding land to the west and making all areas of the park visible from other areas in the park.

Saturday, Sept. 10, 1966

CHAMPAIGN-URBANA COURIER

Friday, Sept. 16, 1966—1

CHAMPAIGN-URBANA COURIER

HRC Names J. Ransom

James Ransom Jr., 109 E. Clark St., Champaign, has been named co-chairman of the low cost housing demonstration committee here.

Ransom's appointment was approved Thursday at a meeting of the Human Relations Commission.

He replaces the Rev. Joseph Graves, who recently left the community, and will work on the project with Donald Laz.

Ransom is a co-chairman of the Council for Community Integration and has been active in the Champaign-Urbana Improvement Association.

The HRC also announced Thursday a revised proposal for a demonstration project had been sent to officials in Washington D.C. July 5, and a letter with suggested changes for the proposal was received in answer.

In other action, the commission announced three new members of the Adult Advisory Committee to the Champaign Youth Council.

They are Mrs. George N. Foster, 208 S. Mattis Ave., and Selby Klein, 714 Breen Dr., who will serve through Sept. 1, 1967, and William Walter, 1310 S. Broadway, who will serve through Sept. 1, 1968.



DESIGN WINNER

Esther Garret, left, Thursday was presented her prize as winner of the city-wide contest to design a cartoon character to serve as an identifying symbol for Champaign's urban renewal projects. Presenting the check are

member of the Citizens Advisory Council on Urban Renewal, which sponsored the contest, and John Barr, chairman of the CAC. Miss Garret, of 910 W. Hill St., is a fine arts major at the U. of I.

THURSDAY, SEPT. 15, 1966
THE NEWS-GAZETTE

2 Urban Renewal Committees Meet

The Champaign Citizens Advisory Committee on Urban Renewal was to meet at 4 p.m. Thursday at the project office, 808 N. Fifth St.

The Urban Renewal and Public Housing commission will meet at 7:30 p.m. Thursday at the office.

The playlot near the public housing area was a concession by the city to the Citizen's Advisory Committee on Urban Renewal. It was one of five changes in the plan made at the advice of the CAC.

The expansion of Douglass Park, however, remains in the far future.

Arnold Gesterfield, general manager of parks, said Thursday it could be three years before the city's urban renewal program had advanced to the stage that the property would be available.

UR Passed

The city council has already passed the urban renewal plan. The final plan has been submitted to federal authorities in Chicago and could be approved by March or April.

At this time, land acquisition in the project area by the city could begin and clearance would be undertaken.

The city is also committed to several improvements in the area which would probably have to be done before development of the expanded park began.

The city will, in addition to clearance, install modern street lighting and underground utility lines.

There was no discussion of the possibility of building a new Douglass Center Thursday. This is an unrelated project to urban renewal.

This possibility was recommended in the recreation survey conducted by a professional planning firm employed by the park district. The park district will take over the recreation department from the city March 10.

HRC Cites Housing, Youth, As Areas Of Concentration

The Champaign Human Relations Commission has concentrated on housing and youth during the past year, according to the commission's annual report, released Thursday.

The report mentions two problems in each of those areas. In housing, it says, they are availability of housing for non-white families able to enter the general housing market and the availability of better low-cost housing for those who are economically disadvantaged.

In youth work, the problems mentioned were to develop future community leaders able to cooperate across racial and religious lines and to break down barriers isolating disadvantaged young people from community life and concerns.

The Fair Housing bureau was founded to help find open market housing for those who can afford it. The report said that

during the year 55 homes were listed as "for sale" and 20 clients looked for sale housing. Another 36 were in search of rental housing, especially for three or more bedrooms in the \$75-\$100 range.

Cites Other Groups

The report also said the work of several community groups

such as the Interfaith Council for Fair Housing and the Council for Community Integration have "contributed greatly to a climate which has permitted some 70 non-white families to find adequate housing outside traditional Negro areas and to be accepted into the total community.

Committees have been set up to attempt to construct a pilot project to provide low-cost housing for purchase by low income families. A steering committee of eight churches is studying the possibility of providing low-income rental housing under non-profit interfaith sponsorship. Other churches may join later.

In development of leadership in youth, the Champaign Youth Council is the primary force.

In its fifth year of operation, the CYC instituted four new programs including a reading enrichment program, discussion programs, a holiday sing and a volunteer youth employment bureau.

Investigation is underway on several programs, including a course in the care of handicapped children, an individual tutoring project, and a youth jury.

Many Continued

Many programs started in past years were continued, including the Pal Program, packing and delivering baskets for the Christmas Bureau and the Hire a Ten summer job program.

The report called for continued expansion of CYC programs and the establishment of a Champaign youth center.

The report said important progress has been made in minority group employment. In general, it says, "there are more opportunities than recruits and the problems have become motivation to acquire education and skills and the promotion of more "on-the-job" training programs in business and industry.

The report called living conditions in the North End neighborhood "our major challenge as a city." It expressed hope urban renewal would eliminate many of the physical classes of the health, education and welfare problems, but cautioned that major sociological problems will remain.

"We must put aside our fears, our hesitancy and our past differences to proceed in good will and friendship to work for the good of all our people," the report concluded.

SDAY, SEPT. 8, 1966.
NEWS-GAZETTE

Churches Assist In Housing Plans

By TONY BURBA
News-Gazette Staff Writer

"I will help you if you're to move," Mrs. Dorothy of Urban America, Inc., local interfaith committee on low income housing said today.

Mrs. Duke was substituting for W. Twomey, executive director of the Community Renewal Fund of Chicago, who had been scheduled to address the group.

Urban America is a not-for-profit organization which helps churches and service groups to low-rent housing projects under item 221 (d)-3 of the Federal Housing Act. A local committee has been studying the possibility of doing this for some time.

"It's simple to get started," Mrs. Duke said. "If you have three members in each of your congregations sincerely committed to helping people, you've got it."

"It seems difficult, though, because you're looking for the answers in the beginning—where to build and so on. You have to get started so you can get professionals in to make decisions and answer those questions for you."

"Some churches would have to set up an independent corporate structure with directors from the church. Urban America would help with advice and recommendations, especially on how to find qualified professional people and how to deal with government agencies.

"Each church also would have to pledge some money. "We have a total of \$25,000 as a fund of thumb, but this would be over a period of several years," she said.

"I hope the housing projects

should be self-supporting, the money would be needed for some of the preliminary study work and for social counseling and such facilities when the project is completed.

There are several ways of financing the project, she said. One is a completely private operation. Another is to build the units and lease them to the local public housing authority, qualifying the tenants for federal rent subsidies. The sponsoring group would be free to select and work with the tenants.

"You need three things, no matter how you do it," she said.

"First, you need motivation—the proper kind. You must want to help people—all kinds of them.

"Second, you need leadership. It's not a place for a starry-eyed, first-time volunteer. You're talking about several million dollars and affecting the lives of many people. We need your two best leaders at first and there will be a place for others as it goes along.

"Third, you need finances. You have to have some money to be independent."

Local committee members said they believed there definitely was a local need for some sort of privately owned project. They said the high cost of housing in C-U keeps many families off the open market and that there is not enough public housing available locally, even if they do qualify.

They also cited the problem of convincing their congregations that they should be doing this.

Mrs. Duke said, "I personally don't think churches should be in the housing business, but we're in by default. We're in because, thank God, there are still some churches and organizations really concerned with people."

She suggested that the local committee hold an organizational meeting sometime in the near future to get local churches started on formal consideration of participating in such a program.

SATURDAY, SEPT. 3, 1966
THE NEWS-GAZETTE

Asks Church Groups To Hear Talk

Members of all church groups in Champaign-Urbana were issued an invitation Saturday to a talk by James P. Twomey, executive director of Community Renewal Foundation of Chicago, who has been instrumental in planning several church-sponsored low cost housing projects.

Twomey will speak at the Champaign City Building at 8 p.m. Wednesday.

According to Donald Moyer, chairman of the Champaign Human Relations Commission, Twomey has utilized the 221 (d) (3) section of the federal housing act which provides funds for institutions such as churches to sponsor these projects.

Moyer said Twomey would soon become executive director of Urban America Inc.

CHAMPAIGN-URBANA COURIER

Friday, Aug. 19, 1966-

A 'Neighbor' Moves In...

A two-story, brown shingle house was moved Thursday from 1st and Springfield streets by Max Henson, 1727 Coronado Dr., to 803 N. Oak St.

It was placed between two one-floor white bungalows. There is a six-foot clearance between the "new" house and one of the bungalows and about six feet on the other side.

The rear of the house sits almost flush with the Illinois Central Railroad right-of-way.

"It doesn't matter if we like it or not. It's Max Henson's house," said one of the next-door neighbors.

"The city didn't ask us. They told us it was coming," she said. The neighbors on the other

side of the house were without a phone for the night because the house was not moved all the way onto the lot, and the phone lines could not be connected until it was.

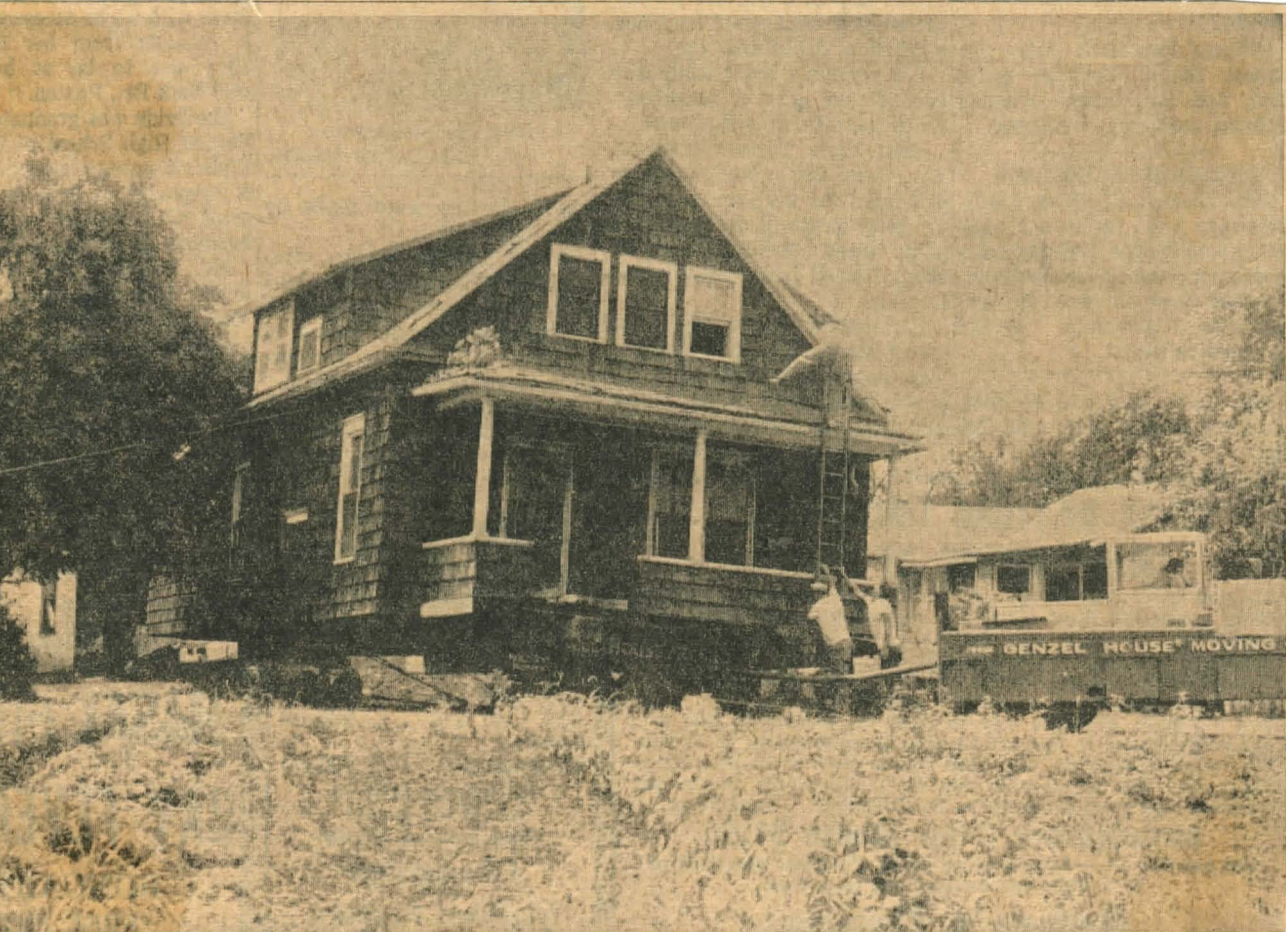
The man in the phoneless house said:

"I don't know why Henson wants to do this to us. The city told my wife it was coming in.

"It's so close to our place, I hope we don't get noisy neighbors. It's hard enough to sleep here now."

Then the man looked closely at the front part of the house, which was not moved back to the lot lines yet.

"It's not all the way in yet. . . is it?" he asked.



House Is Eased Onto Site Between Two One-Story Bungalows

(Photos by James Rutledge)

didate for state treasurer.

The platform also urges the General Assembly to "give high priority to the needs of local governments for additional powers to raise revenues."

Other planks also:

—Favor creation of a state board of education and the appointment of the superintendent of public instruction, who presently is elected.

—Urge broader powers for the Fair Employment Practice Commission, including the right to initiate action against discrimination. It also pledges the party to "continue its efforts" in civil rights. It says the party "takes pride in the leadership of Gov. Otto Kerner and Mayor Richard Daley in their effort to secure a fair housing market. . ."

—Pledge continued efforts to secure a court-supervised wiretapping law.

—Support gun-control legislation which would license and regulate their purchase and pos

Demos Back Revenue Amendment

Chicago (AP)

The Democratic state convention has endorsed the proposed Revenue Article by including it in the party's 1966 platform.

The platform was adopted last night without change at the convention, attended by some 5,000 precinct captains, at the Medinah Temple.

The Revenue Article, a proposed amendment to the State Constitution, would prohibit graduated income tax and place a ceiling on any flat rate income taxes. It will be voted on Nov. 8.

The Republican Party agreed earlier to support the measure which is opposed by Adlai Stevenson III, Democratic ca

Thursday, Sept. 8, 1966

CHAMPAIGN-URBANA COURIER

Interfaith Proposal:

Churches Urged to Help With Low-Cost Housing

By Thom Akeman

Should churches get involved in low-cost housing projects?

This question faced local clergymen Wednesday night at a meeting sponsored by the Interfaith Steering Committee of the Champaign Human Relations Commission.

Hugh Nourse, chairman of that committee, said there is a need for housing in Champaign-Urbana aimed at middle groups — those whose incomes are too high to qualify for public housing and too low for the open market.

Some of the ministers present felt their church boards would be reluctant to approve a housing project. They feel it cuts into someone's profit and is not the church's business, one minister said.

"Whose problem is it, if it is not the church's?" asked Mrs. Dorothy Duke, representative of Urban America, Inc.

'Won't Serve'

Private business won't serve these people, she said. They often don't qualify for public housing, for other than financial reasons, she said.

"We are not after a contract, only good housing. And we will help you if you are ready to act," she said.

"Decide if you are going into this project or forget it," she

advised. "Don't haggle about it. Housing needs are too great to waste time talking about whether the church should be involved in a program like this," she said.

Churches and service clubs across the country, with the help of Urban America, have sponsored low-cost housing developments.

Urban America is a non-profit corporation supported by a grant from the Ford Foundation. The directors and staff have helped implement similar programs in their home areas and now serve as a consulting agency in Washington, D.C.

'In It by Default'

"I'm not here to sell you on housing," Mrs. Duke said, "but to help you get it.

"I do not believe churches should be in the housing business," she said. "We are in it by default."

No one else seems to care about the people who are living in substandard housing.

"The church's role is more than just building the darned building," she said. "The people who move in will need health care, child care, social services and counseling.

"Thank God, somebody still cares about people," she said.

She said there are three things necessary to get a housing proj-

ect underway.

The proper motivation is the most important, she said. It doesn't take a big beautiful church, just people who are interested in people.

A housing project also needs sound leadership. "That isn't the place for the starry-eyed, first-time volunteer. We are talking about millions of dollars and the lives of people," she said.

'Don't Need a Lot'

The third requirement is money. "You don't need a lot of money, but you need some," she said.

Mrs. Duke presented a method for sponsoring a housing project.

An interfaith corporation should be formed with members selected by participating churches. But the board would be independent of the churches they are from, she stressed.

The churches would provide the initial funds, she said. As a rule-of-thumb, this means about \$2,500, but only a small part of it is needed to begin.

They must also sign an agreement to conduct a fund-raising campaign if anything goes wrong with the functioning of the houses.

The newly formed corporation would sponsor a feasibility study to determine housing needs.

Then, with the advice of the

people to be served, architectural plans would be drawn.

Urban America would then help the local group get the project financed through the Federal Housing Administration. The mortgage loan would be repaid by the rents collected.

This project can be used in different ways, she said. The corporation might consider leasing some units to the local public housing authority, if the board could retain the right to select the tenants, she said. In this way, they could serve peo-

ple in the greatest need that are ruled out by public housing; for example, a family with the husband absent.

The corporation might also consider taking a few people whose rent is supplemented, she said. The rest would be open housing.

"Who's going to do it?" Mrs. Duke asked.

If there are three people in your congregations who are committed to helping other human beings, it can be done, she said.



CH, PUBLIC HOUSING PROGRESS. Construction of the more than \$5 million expansion of Burnham City Hospital, in center of picture, is progressing on schedule, according to Charles Becker, administrator. The project is being done in three phases. Demolition of the building at the front on Springfield, built in 1895, is scheduled for

April 1 of next year, Becker said. The new building across Stoughton now under construction will house the X-ray department and supply storage. It is also to be completed April 1. The entire project is expected to be completed May 27, 1968. The high rise building in the upper left of the pic-

ture is the 84-unit public housing for the elderly. Harold Sloan, county PHA director, said the building was behind schedule. The contract for the \$1.2 million structure calls for completion by March 1 of next year, Sloan said. (News-Gazette aerial photo by Larry Brooks).

THE NEWS-GAZETTE FRIDAY, AUGUST 26, 1966.

No Champaign Law Against House-Moving-Browning

City Manager Warren Browning said Friday the city has no legal leg to stand on to halt house-moving into the urban renewal project area.

Councilman Kenneth O. Stratton last week had questioned if moving of houses there was "profiteering" on urban renewal, because eventually the city would have to purchase the houses for clearance.

Browning said he had consulted the city attorney and found no authority to stop these houses as long as they met established housing, zoning and building standards.

"We cannot legally tell a person he may not move a house from one piece of property to another because the city might, and I stress might, have to buy it for urban renewal purposes," Browning said.

The city has not officially stated its position on urban renewal. A public meeting is expected in the next few months, after which the council will vote finally on whether to have urban renewal. Browning said that until this is done the city legally has no urban renewal program.

"The only thing besides the

already established codes that the city can regulate as far as house moving is the actual movement of the house from one property to another," he said.

"Anywhere a person could build a house he can legally move a house," Browning said.

It was pointed out the house at 708 N. Oak, which raised Stratton's ire last week, had no foundation and was presently sitting in a hole.

"Of course, until the structure meets all housing standards, the city will not allow occupancy," Browning said.

Mail Bag:

Whites' Fear Unreasoned?

Preservation of Ghetto Regretted.

To the Editor,

Sir: I would like to thank M. B. Garrett for explaining the intent of Mayor Dexter's and the City Council's, (excepting Councilman Stratton) vote on the matter of relocating old houses in the "North End"; that is to keep neighborhoods (particularly the Negro one) intact. It was rewarding for me to hear one of "the majority" verify the complaint of us imprisoned Negroes.

I respect the honesty of Mr. Garrett's stand. It represents to me a frightful sign of the fear and ignorance of the white community of Champaign. Its fear is shown by his remark that "racial tension and unhappiness" would result from interracial housing. This is not necessarily so and indeed should not be the case. If it is the case, it will be so because of hurried acts of fear by the whites — not because of the Negroes.

Mr. Garrett's and others' ignorance is shown by his conclusion that Negroes will be happier "with their own" in "cheap housing" though "at the cost of a little overcrowding."

Mr. Garrett mistakenly assumes that "their own" for a Negro is another Negro, regardless of the social, economic and intellectual attainment of the individual Negro. Mr. Garrett indifferently assigns people position by their color, this should not be done, for it removes the individual's freedom of choice.

Another wrong assumption

held by Mr. Garrett is that "cheap housing" (how cheap?) like these relocated houses and Urban Renewal will balance the numerous hardships incorporated in ghetto life, so as to make them bearable. Too bad Mr. Garrett hasn't the experience of "caged life" in a ghetto, for then he would understand and appreciate the feelings of the people whom Councilman Stratton represents, and would respect Mr. Stratton's judgment in this area as being sound.

Your stand, Mr. Garrett, behind the Mayor and the City Council could lead to a conflict in which "the majority" would win, but — at what cost?

LARRY J. JOHNSON

Champaign

TUESDAY, AUGUST 30, 1966.
THE NEWS-GAZETTE

Hope Project I Of UR Ready By December

By HAL ALEXANDER
News-Gazette Staff Writer

Champaign City officials expressed hope Tuesday the urban renewal project I could go into execution Dec. 1. Urban Renewal Director David Gensemer said he hoped to schedule approval of sites for public housing being built in conjunction with the project at the Tuesday meeting of the city council.

In a recent letter, federal officials reversed an earlier ruling and said the public meeting on urban renewal could be conducted as soon as sites for the public housing received local and federal approval.

Harold Sloan, public housing director, said two sites selected for the 60 units to be located outside the projects area had been approved by federal officials in the Chicago regional office and had been forwarded to Washington for final approval.

Announce Site

"We expect final approval within a week to 10 days," Sloan said. The sites outside the area will be announced at that time.

If the sites are approved as expected, Gensemer said, he hoped to schedule the public meeting before the city council and obtain council approval of urban renewal by Oct. 15.

"At that time, we will submit the Part II, or final, plans to federal authorities for approval," Gensemer said. After approval of Part II plans, expected to take about 30 days, the city may enter a Loan and Grant Contract with the federal government to provide funds for execution of the project.

Federal Rules

However, federal authorities have stipulated that definite approval must be given to final plans for the public housing and a contract to provide funds signed before the city's part II plans will be approved.

Sloan said he did not know when final plans would be ready for submission. "We have done quite a bit of work on the plans," he said, but could give no specific date they would be completed.

Gensemer was more optimistic, saying the public housing plans could probably be completed by Oct. 1. "In this case, they would be submitted then and would probably be approved about Nov. 1 — just about the time we submit our Part II plans."

Gensemer said the city's Part II plans were complete and were waiting now on the public meeting and approval of the housing plans.

n instruments which re- the ownership, use or oc- y of any land acquired by ty on the basis of race, color or national origin.

real estate negotiations for ty will be carried out by rector of the Department an Renewal, a qualified er of his staff and/or by enced real estate brokers contract to the city.

the city will take appro- steps to insure, insofar possible, that all owners enants are provided with nformation regarding the mpleted property acquisi-

the city will endeavor to an agreement of sale ch property as soon as le after opening acquisi- negotiations.

ermit the owner to deter- to the extent practicable, ates for closing and deliv- of possession within the imposed by schedules for ance and disposal.

Be Prompt
ffers of owners will be ac- d or rejected promptly by ty.

roperty taxes will be pro- as of the date of closing. and deposits collected by seller from tenants will be prorated as of the date osing.

the resolution also outlined practices when eminent do- procedures would be nec- y.

these instances, each pro- ing will be instituted by ty only after considera- of each case individually after approval and author- on of such action by resolu-

ns for negotiations with erty owners and for sched- of trials shall, insofar as acticable, afford owners full tunity to negotiate settle- s before trial.

ond Appraisal

the second resolution passed ay allows the city to en- into an agreement with n for a second appraisal roperty in the urban re- l project I area.

the property has already been aised by a firm from out- the city. When the second aaisal has been made the will be compared in an ef- to determine a fair price roperty to be acquired by ty.

ngineering studies are cur- y being conducted in the

area and these and the second appraisal are expected to be completed by the first of the year at latest.

Browning has said he expects a final city council vote on urban renewal sometime around the first of the year, possibly in December.

A public meeting allowing all interested groups and individuals to comment on the plan will be held before the final council vote.

'Main Street' Across The Land Has Common Woes—Obsolescence, Apathy

By HAL ALEXANDER
News-Gazette Staff Writer

Downtown business districts in cities all over the nation are all in trouble and only something in common — are all in trouble and only sighted private and municipal planning can save them, according to Isadore Candebub, president of Candebub, Fleissig, & Associates, of Newark, a professional planning

conducting his study of smaller cities in New Jersey, Candebub came up with conclusions which fit Champaign most perfectly.

In an article in "New Jersey Municipalities," Candebub points to "Main Street as a shopping area in a small city furthest from the intensity of the highway center." He says, "The competitive disadvantage, he says, is only one phase of the problem. Smaller downtown areas are 'uniformly characterized by obsolescent, deteriorated buildings, absentee property ownership, traffic congestion and parking problems.'"

The normal downtown area in smaller cities is usually a shopping area located on a strip of four to eight blocks along a highway or on a major street intersecting with a state highway.

The shopping area generally extends in depth for two blocks on either side of Main Street with outer reaches consisting of a conglomeration of retail and retail activities.

Road Fringe

As a common characteristic, Candebub says, is a railroad and an industrial fringe with factories and warehouses extending in behind the retail area.

One or two of the entrances to the shopping area, may encounter a bridge or railroad underpass. Traf-

fic flow concentrating at these key access points frequently make them the major points of congestion into and out of the business district."

Candebub says in a typical town, Main Street still retains some of its characteristics as a highway shopping area, including an excessive number of filling stations, a local diner and a number of signs identifying the ubiquitous "guest house."

"Otherwise it is predominantly a local shopping area with maybe one or two large, independent department stores, two or three chains and mostly a miscellaneous grouping of small stores, many of which seem to have bought their interior furnishings some time in the 1920s."

The buildings, he says, are old and also old-fashioned. Many of them have two or three floors of residential uses above the ground floor.

"If one investigates further, he would find these properties have been in the same hands for as long as 50 years and are now tied up in estates or are being held by absentee landowners who may not have seen the properties for years.

Too Shallow

"As commercial properties, the individual store fronts are too small, the stores are too shallow and the uses or collection of uses are frequently inappropriate.

"The camera shop, shoe shop, barber shop and dress store will be mixed with the delicatessen, a newsstand, the local bank and the shoeshine parlor, without rhyme or reason and in contradiction of all the theories of good commercial grouping."

Candebub says Main Street is remarkably lacking in any of the amenities that would be considered as essential in any well-designed shopping center.

The decline of Main Street began in the late 1940s and the competition was not taken lightly.

"Out of emergency sessions of the merchants' division of the local chamber of commerce, or

its equivalent, a rapid succession of programs were put into effect: parking lots, better street lighting, night shopping and a larger budget for promotional activities.

"In recent years, planters have been placed along some of the Main Streets, with flower beds and shrubs, new signs have been installed, parking accreditation systems have been instituted and experimental 'stunt days' and even pedestrian malls have been tried as measures of fighting the highway centers."

Look To Future

Candebub says, however, these programs have been "virtually entirely shopping-oriented. They have not dealt with the critical matters as design of streets and function of downtown areas. They have been oriented to a salvage operation rather than a program of reconstruction and renewal, looking to the future and to a service function for the community as a whole."

Candebub continues that "as a first step (in revitalization) we should recognize that the prime purpose of this program cannot be merely the salvaging of the Main Street merchants. This is far too limited an objective for the community as a whole. It is certainly not one the average taxpayer will enthusiastically support with his tax dollars, and, in the final analysis, it is questionable whether all of the merchants need to be salvaged.

"The dynamic and progressive business man on Main Street has in all probability already established himself strongly in the highway centers or has gone to rather considerable expense to refurbish his store on Main Street and provide it with parking facilities.

"He is not particularly in need of being salvaged, since he is quite capable of taking care of himself and probably has already taken the leadership in getting major renewal programs instituted in the downtown area."

Candebub says the place to be-

gin reconstruction is the traffic plan. "... The traffic function of Main Street must be settled once and for all. It cannot serve equally well as a major highway and as the focal point of shopping and pedestrian activities.

How this can be done, he says, is up to separate communities. A comprehensive traffic and highway plan is essential, he says.

Many Obsolete

"Secondly, we should not delude ourselves about the nature of the buildings in these downtown areas. In many cases, block after block of buildings are obsolete, unattractive and in need of comprehensive reconstruction.

"There again, halfway measures will not be adequate. While many buildings can be saved, the majority of the old-type structures, going back 70 to 80 years should be acquired and demolished.

"Property lines must be redrawn to provide for large sites for new stores and services in the downtown area.

"New blood is sorely needed to provide excitement, services and a higher standard of merchandising than is presently available in downtown areas."

Thirdly, Candebub says, the land use pattern of our downtown areas must be completely reconsidered. "It is highly questionable in this day and age whether the sprawling lumber yards, the used car lots, the plumbing fixture warehouses and trucking and repair services have to be in the downtown area.

"Our goal should be to make downtown a high-density urban nucleus, providing a combination of shopping, apartments, churches, schools, government offices, small parks, bus terminal facilities, eating places and entertainment and recreational facilities.

More Than Two

Candebub says, however, these plans can not be carried out in

one or two urban renewal projects.

"I cannot emphasize strongly that this is the type of approach that has lost range meaning to the downtown areas. This is in sharp contrast to the typical program for the downtown area, with the pedestrian mall on Main Street and the acres of parking surrounding the shops.

"Not only are these designs generally exercised in futility because of the high cost of executing them, but they are basically false in concept.

"Main Street cannot afford to cut itself off from the body of the community by this type of isolation."

Candebub predicts a turn towards urban renewal.

"The merchants have exhausted their resources in running through the various devices and promotional efforts that have used in the past decade to cope with the competition

shopping centers. The various partial improvements of one-way streets, scattered parking lots and limited architectural treatment have also been tried extensively.

"With the problems of traffic still unresolved, with extensive blight on the fringes and on Main Street itself, and with the recognized need for sites for new development, the small cities are turning evermore to urban renewal for aid," he concludes.

Bond Issue of \$1.2 Million Is Okayed for Champaign Parks

By Thom Akeman
 Champaign Park District passed a resolution Thursday to issue general obligations bonds totaling \$1,285,000. The estimated cost of plan expansion of the Park District will not be less than that amount, the resolution states.
 The money raised by the bonds will be used for purchasing and developing land for additional parks, improving present parks, improving recreational facilities, constructing a swimming pool and building park maintenance - office building.
 A public referendum is required for the issuance of these bonds which will be retired by general tax levies, because a state law authorizes the Park District to issue such bonds by referendum.
 The \$1,285,000 issuance pushes the district's indebtedness to \$83,000 over the 1 per cent limit set by Illinois statute. The assessed value of property in Champaign, as of last year, is \$184 million.

Can Spend \$375,175

Regardless of when the bonds are sold, the Park District can spend only \$375,175, the amount of bond revenue budgeted, this fiscal year.

For this year, bond revenue can be spent only as follows:
 \$215,715 for purchasing and developing land for Spalding Park and a new park somewhere in northeast Champaign.

\$50,958 for developing four parks, Columbia, Bottenfield, Thompson and one being planned in southeast Champaign.

\$23,250 for purchasing Morrissey Park.

\$65,225 for the maintenance shop - office complex to be constructed in Centennial Park.

And \$2,000 for paving park driveways.

No money was appropriated this year for recreation costs because the Park Board agreed to accept the functions of the Champaign Recreation Department only last week.

Spalding Park Pool

The bond revenue will be

spent in future years for a swimming pool in Spalding Park, two additional new parks, the locations of which are yet to be announced; constructing new recreational facilities and improving and maintaining the facilities of the Park District.

Bids for the bonds, which are expected to be in \$5,000 denominations, will probably be opened next month, according to French L. Fraker, attorney for the Park District.

The expansion program will be carried out as rapidly as possible, said Donald F. Brennan, president of the Park Board. The proceedings necessary to sell the appropriated bonds will be started immediately.

"This is a start," Brennan said. "we can only do so much at a time."

"Interest rates are going up all the time," Fraker pointed out, "but so are construction costs."

The Park District code limits interest rates for bonds to a maximum of 5 per cent per year.

Friday, Aug 26, 1966

CHAMPAIGN-URBANA COURIER

Barr Reports Bomb Threat

John Barr, chairman of the Citizen's Advisory Committee on Urban Renewal, Thursday reported a bomb threat to Champaign police.

The threat was made on Aug. 8, while the Barrs were on vacation. Mr. and Mrs. John Nelson, University of Illinois students, were staying at the Barrs' home while they were on vacation.

Mrs. Nelson answered the phone and heard the threat.

Barr told police he earlier had received calls threatening his home with bombing. Whether or not it was connected with his position as chairman of the citizen's committee Barr was unable to say.

Vote Champaign Park Bonds Sale

By HAL ALEXANDER
News-Gazette Staff Writer

Preparations for the sale of \$1,285,000 in general obligation bonds for land acquisition and park development were approved unanimously Thursday in a special meeting of the Champaign Board of Park Commissioners.

With a bonded indebtedness already of \$470,000, the sale of these bonds will approach the bonding limit of the park district of \$1,830,000. Issuance of bonds in excess of the bond limit would require a referendum.

While any part or all of the bonds may be sold as soon as preparations are complete, only \$357,000 of the monies received may be spent in this fiscal year. Park Board President Donald Bresnan said this was the amount budgeted.

According to the budget passed in July, these funds will be dispensed as follows:

—Land acquisition and development of Spalding Park, adjacent to Franklin Junior High School, \$148,215. A swimming pool is planned for this park.

Morrissey Park

—Land acquisition south of the city for Morrissey Park, \$23,250.

—Planned improvements in Columbia, Bottenfield and Thompson Parks, \$26,235. Plans for these improvements are currently being drawn.

—Construction of an office building and maintenance shop in Centennial Park near the new fire department sub-station, \$65,225.

—Acquisition and development of park projects in conjunction with the urban renewal project 1 area, \$67,500.

—Development of Mattis Park, a new park south of the city, the exact location of which will be announced later, \$24,750.

Paving Extensions

—Funds to cover the park district portion of the paving of the John and Crescent extensions, \$2,000.

Bresnan said it was impossible to be more specific at this time on announced projects or possible future projects in the fact complete plans had not been drawn nor land acquisition procedures completed.

At a regular meeting in October, the board is expected to approve advertisement for bids on the bonds. Bids will be received and awarded by ordinance probably around the end of the year, Bresnan said.

Park district attorney French Fraker pointed out the maximum interest rate which could be accepted by state law is 5 per cent. He said the board reserved the right to refuse all bids submitted.

Park officials had little comment on the tight money market which has pushed interest rates on income tax free bonds of this sort to past four per cent. Fraker said officials could see no break in the higher interest rates and therefore were making preparations to sell the bonds before interest rates were pushed even higher.

Friday, Sept. 9, 1966

CHAMPAIGN-URBANA COURIER

Urban Renewal Timetable Told

If — and that's a big if — all goes well, Champaign's Urban Renewal Project 1 could be in execution sometime in January, Urban Renewal Director David Gensemer estimated Friday.

It appears the public hearing on the renewal plan might be held in late October, he said.

He emphasized that these estimates hinge on all remaining obstacles being completed in the normal processing time.

Gensemer outlined the present outlook for the urban renewal timetable at a Thursday meeting of the Citizens Advisory Committee on Urban Renewal.

The present hold-up, he explained, is that acceptable sites for the proposed 120 units of public housing must be submitted by the Champaign County Public Housing Authority to federal officials before Champaign's renewal planning can continue.

Friday, he said he is not aware of any official action yet taken by the housing authority concerning these sites.

If all goes at a normal pace from this point forward, however, he gave the following tentative timetable as a possibility:

Contract in December

If the housing authority sub-

mits the site information by Oct. 1, which appears possible, a normal 30 days' review at the regional level and a 30 to 45 days' review in Washington would mean the housing contract might be signed sometime in December.

Signing of this contract is required before urban renewal can enter the execution phase.

Meanwhile, the submission of the site information would clear the way for Champaign to hold its public hearing on the renewal plan. The go-ahead from Washington to hold the hearing could be expected the latter part of October, he estimated.

Part II of the city's renewal application — incorporating changes resulting from the public hearing — could then be submitted by Nov. 10 or 15.

Allowing a normal 30 to 45 days' processing time for this final application, the city might expect to begin execution of Project 1 sometime in January.

Human Renewal Is Asked in Urban Renewal Plans

PATRICK J. SLOYAN
WASHINGTON (UPI) — The nation's first Negro cabinet official conceded Tuesday that federally financed urban renewal projects in the past

had become what one congressman called "Negro removal" projects.

Secretary Robert C. Weaver of the Department of Housing and Urban Development (HUD) told a Senate subcommittee that the old approach to renewal had emphasized the bulldozer and renewal of slum areas by demolition.

But, Weaver said in prepared remarks, the emphasis has been changed from physical renewal to human renewal and Congress has before it 14 bills that form the foundation of a coordinated attack against urban ills, human and physical.

Weaver was called before the Senate executive reorganization subcommittee which is investigating the underlying causes of violence in big city ghettos and the use of federal funds to combat urban ills, including provisions for housing for those dislocated — many of them Negroes — in slum clearance projects.

The secretary called for passage of the 14 bills, among them the demonstration cities measure, and the 1966 civil rights bill which includes a provision for open housing.

Unrest in city ghettos, Weaver said, is the product of problems long recognized. "For years, we have known of our urban problems — just as for

years we have neglected them," he said.

He said the violence in the streets serves to "bring them to our attention more forcefully than before" and warned that "now, in my opinion, is our last chance" to produce solutions.

FRIDAY, DEC. 3, 1966.

Two Churches Sponsors For Youth Dances

The First Methodist Church of Champaign and the First Presbyterian Church of Champaign will co-sponsor New Year's Eve dances for junior and senior high school students.

The dance for junior high school students will be from 8:30 p.m. to 12:30 a.m. Dec. 31 in the basement of First Presbyterian Church. The "Bitter End" combo will play, and refreshments will be served.

Admission will be 75 cents per student, or \$1.25 per couple. Linda Meyerholz and Marin Ireland are in charge of arrangements.

The senior high dance will be in the basement of First Methodist Church, and music for dancing will be provided from 8:30 p.m. to 12:30 a.m. by "The Rogues." Refreshments will be served.

Admission charge to the senior high dance is \$1 per person or \$1.50 per couple.

Alan Friederich and Bob Myers are co-chairmen.

Appropriate dress for both dances will be church clothes.

This is the third year the two churches have sponsored the dances. Tickets are available at either church office, or from church representatives who will be selling tickets at the schools.



News-Gazette Photo by Phil Gre...
UR CARTOON WINNER. Esther Garret, right, daughter of Mr. and Mrs. Maxwell R. Garrett, 1910 W. Hill, C, was awarded a savings bond for her first place cartoon figure entry for the Citizens Advisory Committee to use for Urban Renewal. Presenting her the bond are John Barr, center, and Robert Zachery.

THE NEWS-GAZETTE FRIDAY, SEPT. 16, 1966

Ransom And Laz Approved By Committee

James Ransom Jr. and Donald Laz were approved as co-chairmen for the low cost housing committee of the Champaign Human Relations Commission at a regular meeting of that group Thursday.

The approval for Laz made the appointment of months ago official. Ransom was named to replace Rev. J. E. Graves who recently left the community.

Laz is a member of Laz and Edwards, architects, and Ransom is manager of the Illini Apartments for married students.

Martha Bussert was appointed chairman of the Adult Advisory Committee of the Champaign Youth Council. Miss Bussert is educational director of the First Methodist Church of Champaign.

Three new appointments

were made to the adult advisory council at Thursday's meeting. Mrs. George N. Foster, 208 S. Mattis, C, and Selby P. Klein, 714 Breen, C, were appointed for one-year terms and William Walter, 1310 S. Broadway, U, was appointed to a two-year term.

Reappointed to the committee were E. Wallace Lehman, Eddie D. Palmer, Mrs. Glen Pickens, Mrs. Willie C. Pyle, Rabbi A. James Rudin, Mrs. Thomas N. Thornburn, W. Kenneth Porter, Robert W. Sink, Rev. A. B. Moore, J. Michael O'Byrne, Bernard A. Dunn, Nathaniel Banks, Jim Casey and Allen A. Rivers Sr.

Mrs. Peter Horan, 615 W. University, C, was appointed secretary of the Youth Council. Commission Chairman Donald Moyer said she was a substitute teacher and had spent several summers in this sort of work in Chicago.

The eight-hour a week position is paid from city funds.

In other action Thursday, Moyer said consideration of open occupancy legislation in Champaign should wait until the courts determined the legality of the issue.

Renewal Fight Seen Key To Spring's City Election

By Richard Icen

Champaign residents have definitely not heard the last of the city's Project I area urban renewal program.

Despite City Council approval by a 5-1 vote, the program is most likely the number one issue in the upcoming city elections.

Since four Council seats — including one for the unexpired term of former Councilman William Skelton — and the mayor's post are up for election, a switch of two or three votes could well jeopardize the program.

Future local historians, in fact, might well mark the Wednesday urban renewal public hearing as the date when Seely Johnston began his campaign for mayor.

Considering Office

Though he has made no formal announcement, it is no secret that Johnston is seriously considering making a run for the mayor's office.

Johnston Wednesday was the only member of the Council to vote against the proposal, a move which could strengthen his appeal both among the anti-urban renewal Negro elements in northeast Champaign and the conservative white elements of the community.

Johnston's council term, by the way, is not one of those which are expiring. So even should he run for mayor and lose, he could still retain his post on the City Council.

Another person who spoke out strongly against urban renewal was Champaign certified public accountant, Paul M. Somers, who narrowly missed winning a Council seat in 1965.

Running Again?

While he has made no formal announcement, all indications are that Somers may be seriously considering making another bid.

It also appears that Champaign's first Negro councilman, Kenneth O. Stratton, may be in trouble in his own neighborhood because of his support for urban renewal.

The basic reason that Project I could still become a hot campaign issue is that city officials estimate that it will take at least three months to get final approval from the Department of Housing and Urbana Development.

At the very least, then, final approval would not come until February which would place it right in the middle of the election campaign.

Possible Delay

Final approval could be delayed even further if the Rev. A. Bishop carries out his threat to file a complaint alleging racial discrimination in public housing.

If a final decision from the federal government does not come until even later in the campaign, say March or April, the current Council could well be put under tremendous pressure to defer implementing the contracts until after the new Council takes office next May.

Aside from Stratton, two other Council seats, those held by Ralph Smalley and Virgil Wikoff, are also up for election.

There seems a good chance that Wikoff may run for mayor especially if the incumbent, Emerson V. Dexter, decides to step down.

Sunday, Nov. 27, 1966

CHAMPAIGN-URBANA

Mail Bag:

Renewal to Aid Integration

Gradication of Ghetto Seen as Result.

Editor,
I thought Jim Young's column in tonight's (Nov. 22) paper was a good one, and he characterized well some of the objections to Urban Renewal. However, I am always distressed when some important facts are omitted from the context. He speaks of the Fair Housing Act, saying that it obviously does not provide housing under \$10,000, which is correct. It does not provide for only existing housing available at market prices.

Mr. Young fails to mention two other programs the Human Relations Commission is studying, (1) Low Cost Housing Demonstration (sale housing) and (2) Low Rental Inter-Housing.

When these are aimed at providing some reasonable choice of location to those unable to compete in the community market for economic reasons. They both do provide good housing for the "Ghetto" to families whose incomes range from \$10,000 to \$5500.00 a year, or less. And they both will help community desegregation, as the Fair Housing Bureau would do those in higher brackets.

I feel that Urban Renewal will actually speed community integration. If the north-east neighborhood becomes a more desirable living location, there will be some white folks who will find it a satisfactory place to live. And with the impetus given by Urban Renewal to reintegration, we will make better

progress in locating non-white families in other areas. Given an increased measure of free choice, these rigid housing patterns will melt away.

I feel that the same reasoning applies to Public Housing; there must be free choice. And certainly with half the new units outside the north-east neighborhood, present patterns will gradually disappear.

With the argument that proposed new housing units are in "fringe" areas I am unable to agree. We have scoured this community for possible building sites, and there aren't too many to be had, especially if the aim is to get the land cost low enough to keep the housing cost within reason. We have to strive to accomplish the possible and the sites have to be reasonably accessible to schools, shopping, and other facilities. The sites chosen are not in areas bound to deteriorate.

And, finally, the implication that the City, or the community, is just trying to keep non-whites in a given area is not justifiable;

it's another stereotype that is not true now. Too many of us are concerned that this does not continue, and are dedicated to the proposition that it must end. Having worked in this area for over eight years, I can state categorically that this is no longer so.

DONALD E. MOYER,
Chairman City of Champaign
Human Relations Commission
Champaign

To Discuss Further UR Planning

The Champaign City Council Tuesday evening will be asked to authorize the further planning for urban renewal required for a final application to the federal government.

The council will meet at 7:30 p.m. in the City Hall council chambers.

Authorization of contracts for engineering contracts for work on several streets also will be considered.

The engineering work is to be done on Bradley, University and Prospect avenues, and Church, Sixth and John streets, to plan for street improvements already authorized in a

work in the White House who say "no" to the President three and four times a day and he respects us for it." "Could you give me an

Two Firms Ask Change In Zoning

By Richard Icen

A zoning change to light industrial for two tracts of land adjacent to the New York Central Railroad between 6th and Wright streets in northeast Champaign has been taken under advisement by the City Plan Commission.

One tract north of the tracks is the site of the Don McCabe contractors office. The other, south of the tracks, is the property of the Shapland Construction Co.

Both McCabe and George Shapland, president of the Shapland Construction Co., told the commission that prior to the adoption of the 1965 city zoning ordinance, both tracts were zoned light industrial.

Without their being aware of it, they said the two tracts were rezoned R-5 when the new zoning code was adopted by the Council.

McCabe said that he has operated his business there since 1955.

Non-residential Use

Shapland said his firm purchased the land south of the tracks in 1964 and that they plan to build a construction yard and office. Previously, the property had been used as a stone-cutting yard.

Their attorney, Michael O'Byrne, pointed out that Urbana's zoning on the east side of Wright Street is also for light industrial.

In response to a question from the commission, Urban Renewal Director David Gensemer said this area is part of what will be Project No. 6 in the city's General Neighborhood Renewal Plan. He indicated that this is at least eight years in the future, and that reconverting it to light industrial would have no effect on the program.

The commission also set Feb. 7 for a public hearing on a rezoning request from Community Homes for a large tract of undeveloped land in the general area bounded by Duncan Road, the Copper Slough and the Illinois Central Railroad tracks.

While a large portion in the northwest corner would remain I-1, they want to rezone much of the rest to R-2 (single family residence).

It also was requested that a separate hearing be held on whether the residential development can be done as a Planned Development Unit under which lot sizes could vary from 61 to 65 feet in width.

S. Prospect Paving Plan Is Favored

A resolution proposing the widening and resurfacing of Prospect Avenue from Kirby Avenue to Devonshire Drive was placed on passage Tuesday by the Champaign City Council.

At the same time \$320,000 from the city's motor fuel tax allotment was appropriated for the project. The Council's final decision is expected at its Feb. 7 meeting.

This would essentially involve widening the street to four lanes.

The Council authorized a call for bids on the first project which will be carried out under street bond program authorized last year.

This will cover the resurfacing the widening of State Street from Springfield Avenue to Charles Street. City Manager Warren Browning said that bids are being called for project now because the engineering plans are ready.

Park-City Pact

The Council also agreed to a "cooperation agreement" with the Champaign Park District for the development of two park sites within the urban renewal area after it was explained by Urban Renewal Director David Gensemer to Councilman Seely Johnston that this was "only an indication of the willingness of the two governments to cooperate."

Johnston expressed concern that the Park District might not retain all the city recreation employees when the two agencies merge officially March 1. He voted for the proposal.

The Council also agreed on plans and specifications for a maintenance garage which is to be built in the northwest section of the Centennial Park. Bids will be opened Feb. 2 in the office of the Building architect, Laz and Edwards, 303 W. Springfield Ave., Champaign.

Although plans call for separate buildings, the two governmental units will ask for a joint bid.

The annexation of four lots in Lincolnshire II Subdivision was placed on passage pending the April city election. Residents, however, will be allowed police and fire protection under Council policy.

Some minor adjustments in Precincts 26 and 27 were approved. Basically, this involves the inclusions of recently annexed territory into the legal description of the two precincts.

THE NEWS-GAZETTE

WEDNESDAY, NOV. 23, 1966.

Set Meeting On Low Cost Home Project

An explanatory meeting will be conducted by the Inter-Faith Steering Committee on Low Rent Housing at 7:30 p.m. Dec. 2 at Mt. Olive Baptist Church.

Members of the committee will discuss sponsorship of low rent housing by community churches and other interested groups.

Federal law provides below market interest rate financing to assist private industry in providing housing for low or moderate income families displaced by government action. For the past two years, representatives of a group of local churches have been studying this possibility.

Hugh Nourse, chairman of the committee, will explain the project at the meeting before the group proceeds with plans to organize a non-profit corporation to plan, build, own and operate a low rent housing facility.

The committee has been in contact with Urban America, advisers in such projects. Urban America is supported by substantial grants from four national denominations, Methodist, United Presbyterian, Episcopal and United Church of Christ, and also the Ford Foundation.

A spokesman for the committee said the size, location and exact nature of the local project would be determined only after professional feasibility, market and site studies have been made.

Approve Low Cost Housing Project

The congregation of the Unitarian Universalist Church, 309 W. Green, U, voted to cooperate with other local churches in a non-profit organization to sponsor low cost public housing in the Champaign Urbana community under 221-d-3 provision.

The congregation took this action in a special meeting conducted by Prof. Sheldon Plager, UI College of Law, held Monday evening following the congregation's regular semi-annual meeting.

The board of trustees of the church will appoint two representatives from the Unitarian Universalist Church to serve on a board of directors for the non-profit corporation with other area church representatives.

Other area churches participating in the corporation are Wesley Methodist Church and the McKinley Presbyterian Church. Four other local churches are considering joining the organization.

At the semi-annual meeting of the congregation of the Unitarian Universalist church the budget for 1967 was approved and Mrs. Duane Cooper was re-elected treasurer of the church.

To Discuss Elderly Housing

Champaign County Housing Authority trustees will meet with Urbana city officials in the next few weeks to discuss plans for the new public housing project for the elderly.

Harold Sloan, Housing director said Monday no meeting has been officially called but the Authority plans "an informal meeting within the next couple of weeks."

The new Urbana project, a \$1 1/2 million high rise 100-unit apartment building for the elderly, was discussed at the Authority's meeting last week, but no decisions were made concerning location or date of construction.

The Urbana City Council at a meeting Jan. 16 approved a "cooperation agreement" with the government to qualify for the construction of the building to be inside city limits.

The first step, the issuance of \$15,000 for preliminary surveys and plans, is expected within the next few weeks.

Director Of Renewal Is Speaker

At a recent meeting of the Champaign - Urbana Business and Professional Women's Club in the Brass Rail Restaurant, David D. Gensemer, director of the Champaign Department of Urban Renewal, told of the city's effort in this direction.

He stated that there are 69 1/2 acres in the Champaign Urban Renewal area and that 79 per cent of the people living in the area are home owners. He stressed the fact that urban renewal must be decided upon by the city, and that no governmental agency other than the city can make this decision.

The speaker said that urban renewal is a cooperative effort between the people who live in a community and private business, and that the money is provided by the federal government. In the case of urban renewal in Champaign, he said the government will pay up to 75 per cent of the cost. Mr. Gensemer stated that of the houses in the proposed area, 250 are habitable, while 126 are substandard. He explained that there are upwards of 750 urban renewal projects under way at present in the United States.

The program was arranged by the civic participation committee, of which Miss Nancy Williams is chairman and Miss Ann Allen, co-chairman.

Mrs. Millicent Martin, club president, presided at the business session that followed the program. Miss Arlene Wolfram, Chairman of the young career girl committee, stated that the Champaign - Urbana Club will sponsor a young career woman to compete in the District 8 judging. The district winner will be considered in the state judging. Miss Wolfram urged members to submit to her the name of qualified young women to be considered in selecting the local club's entrant. Candidates must be between 21 and 26 years old, inclusive; single; employed in business, a profession or in college; and must be outstanding in scholastic work, community service and-or church work. Nominations must reach Miss Wolfram by Feb. 1.

Mrs. Martin announced that the annual convention of the Illinois Federation of BPW Clubs will be in the Palmer House, Chicago, April 6 through 9. The Champaign - Urbana club will be in charge of arrangements for the federation banquet. Miss Claretta Walker, chairman of the decorations committee for the local club, will be in charge of the table decorations for the banquet. Mrs. Muriel Libby has been named chairman of convention publicity and will work with the state publicity chairman, Mrs. Violet Davis, Casey.

Mrs. Martin named Miss Jeannette Dean chairman of the nominating committee. Mrs. Ruby Frison and Miss Virginia Seidel were elected by the club to membership on the committee.

Mrs. Mabel Fleming, chairman of the hospitality committee, presented Mrs. Edna Downey, hostess of the month, who introduced the table hostesses, Miss Gladys Fraser, Miss Zelma Hall, Miss Irma Lincoln, Mrs. Myne Lovell, Miss Garreta Schriber and Dr. Marie Shepe.

It was announced that the spring meeting of District 8, of which the local club is a member, will be on Sunday, March 5, in the Illini Union.

Monday, Nov. 21, 1966

CHAMPAIGN-URBANA COURIER

Editorial Bag:

Relocate the Planners?

Editor
 I address City Council Mayor of Champaign and resettlement planners for Renewal in NE Cham-

of course our of bounds ve in Urbana, and could ghtly mention disapprovalampaign. I am a white 71 - years - old. I have of resettlement before: ose destitute from flood ur and necessity.

a most peculiar stand it?) to force "urban re' upon unwilling fellow cit-and take their homes all ir good.

ieve it is to make money er than these our fellow cans. Of course, everyone that what helps a clique those that are "cliqued-

Dean Swift would say to propose" that each coun-ber of the city of Cham-who voted "urban renew-ed that all the back - drop

or hidden planners of this urban upheaval so vociferously opposed by those 300 or 400 persons and others who did not wish to be re - located against their will: I propose you all relocate yourselves instead: give up your present homes; be sensible and agreeable yourselves and let yourselves be relocated by the people in the restricted area of NE Champaign: all for your own good. Let us have listed in lengthy columns of fine print your "parcels" and let you either rehabilitate said homes or "parcels" or stand to lose them. Let eminent domain hold sway! What's good for the goose is good for the gander!

Build for yourselves the multiple housing between railroads, such a desirable place and then go root, hog or die. And let these people go! What I mean is, leave them alone if you can't help any.

MARGUERITE NEEDHAM
 RARICK

Urbana

Thursday, Jan. 19, 1967

CHAMPAIGN-URBANA COURIER

LEAGUE DISCUSSION
 Panel Talk on Urban Renewal
 Is Friday

Panelists have been named for a discussion on "Urban Renewal, Who Stands for It," planned by the League of Women Voters for Friday in the Urbana Lincoln Hotel.

Mrs. Steven Fenves will be moderator. Panelists will be Mrs. Herman Blackwell, John Johnson, Mrs. Donald Brown, George Bingham, Mrs. Alice Stewart and Mrs. Vera Avery.

The luncheon will begin at 12:45 p.m. and the program will begin about 1:30 p.m. Luncheon reservations can be made by calling Mrs. Clifford Dammers in Champaign.

Future of UR, City Manager System May Hinge On Council, Mayor Vote

By HAL ALEXANDER
News-Gazette Staff Writer

Last minute filings for city council in Champaign brought the total running in the primary election to 10, giving the voters some choice in that election.

The top six vote getters in the primary for regular four-year council term will run off in the regular election with the top three being elected. The primary will be Feb. 14.

Filing their petitions Tuesday afternoon, the final day to do so, were Robert P. Pope, local attorney; John B. Gilpin, a University of Illinois staff mem-

ber; M. G. (Bob) Snyder, owner of Hillcrest Lumber Company; and Maurice Klebolt, owner of Mid-America Travel Agency, who had previously announced he would run.

Already announced candidates who filed before Tuesday afternoon are incumbent Kenneth Stratton; William Kuhne, Kuhne-Simmons; L. W. Stinson, Stinson Real Estate; Joe Somers, former justice of the peace; Henry Spies, UI Small Homes Council; and John Willis, part time investigator for the secretary of state.

There will be no primary

choice for the two-year unexpired city council term. Only Paul Somers, an accountant, and Joseph Stocks, owner of Champaign Blueprint, filed for this term.

Only Two File

The primary in that election was designed to choose two candidates to run off in April, but only two candidates filed for the position.

This election, however, should prove interesting in the fact Somers has declared himself an opponent to the city's urban renewal plan and Stocks has said he supports the plan "with reservations."

In any case, the completion of the Champaign city council will be radically changed in April, no matter who wins.

In the mayor's race are incumbent Emmerson Dexter, two city councilmen, Seely Johnston and Virgil Wikoff, and Rev. A. W. Bishop.

If Johnston wins the mayor's race, both Dexter and Wikoff will be off the council. They would join William Skelton, who resigned last summer when he moved from the city, and Ralph Smalley, who will not run this year. If Stratton is defeated, this would leave only Councilman Frank Schooley and of course, Johnston, the only returning member.

This, however, is an case. At best, however, either Dexter or Wikoff mayor's race, Johnston tain his council seat w two years to run. And ton is reelected, this wo mean a minimum of t faces on the council.

Policy Changes

Some city policies m changed. Many of the candidates and two of t oral candidates have themselves opponents city's urban renewal plan.

The plan, somewhat Vietnam war, has run position from both the r the left. The first urban project has probably g far to be stopped but a sequent project, and th three or four more plan that area, will have tou oing

This will be particularl subsequent projects fo increase in city taxes.

A few candidates for cil have made statem their stand, but many b

Both the League of Voters and the Chamber of Commer paring questions fo dates.

After an initial b eriod, the prin will pull into f ably ear part

WEDNESDAY, JAN. 18, 1967.

THE NEWS-GAZETTE

nds Voted or Prospect Widening

Champaign City Council day voted to appropriate 000 in motor fuel tax s for the widening to four- of Prospect Avenue from y Avenue south to Devon- e Drive.

he action would make Pros- four-lane from its north- most point in the city to its thernmost, except for a por- from Green Street to Kir- Avenue which, according to officials, will be widened etime in the future.

he council also authorized ertising for bids on the ening to four-lanes of State et from Springfield Avenue Charles Street.

ity Manager Warren Brown- said this project was one of eral approved in the refer- um last June which will be e this summer. The reason authorizing bids on only i project now, he said, was ause this was the only one hich engineering speci- ons had been drawn.

ther projects are expected e bid later in the spring, or to the start of the con- uction season.

Funeral Escorts

n other action Tuesday, the uncil accepted a motion by uncilman Seely Johnston that dy be given to a proposal to ve police escorts at funeral ecessions whenever possible. According to the motion, the uncil will vote on the pro-

posal at its next regular meet- ing.

The council approved plans and specifications for their portion of the complex in Centennial Park, a joint project with the park district. The city will use their portion as a storage garage for street and sewer equipment.

Browning said previously the city's portion would cost about \$14,000. The project will be bid jointly with the park district.

The council also approved a cooperation agreement with the park district under which the park district agreed to develop two parcels of property in the urban renewal project 1 area as parks.

Small Playlot

One will be a small playlot near the public housing development proposed for the southwest section of the area and the other additional land for Douglass Park and Sixth and Grove.

The council voted to amend an original resolution establishing polling places in the upcoming election, with two-thirds of the motion made necessary by the change in names of the city's two high schools.

The polling place in election district 19 was changed from senior high school to Central High School, and in district 34 from senior high school annex to Centennial High School. The other change was in election district 6 from Clark Hall to Noble Hall, 1200 Euclid.

The council also authorized the investment of \$100,000 in general operating funds in 90-day government securities.

And, perhaps in anticipation of the start of the urban renewal project 1, authorized 60-day securities for \$91,000 in urban renewal funds, previously invested in 90-day securities.

Sunday, January 1, 1967

CHAMPAIGN-URBANA COURIER

Urban Renewal Remains Top Story in Champaign

By Richard Icen

The talk around the Champaign City Building during 1966 continued to center about urban renewal.

And it seems likely the dialog over Project Area 1 in northeast Champaign will continue on through much of 1967, despite approval of project last November by the City Council.

Several candidates who currently are planning to enter the various city elections have already aligned themselves with either the pro or anti - urban renewal factions.

Among those opposed are two mayoral candidates, Seely Johnston and the Rev. A. W. Bishop. Paul Somers, who is planning to campaign for the two - year unexpired term of former Councilman William Skelton, who resigned from the council last June when his family moved to Monticello, has also come out against urban renewal.

Those in favor include the two remaining mayoral candidates, incumbent Emmerson V. Dex-

ter and Councilman Virgil Winkoff — a candidate who indicated he has some reservations about the program — and incumbent council candidate Kenneth O. Stratton, who is gambling his political reputation on this issue among northeast Champaign area Negroes.

Public Opinion

Public sentiment regarding urban renewal could well be gaged in the "short term" council election. Opposing Somers is Joseph Stocks, a photographer and operator of a blueprint business, who favors completion of Project Area 1.

But if urban renewal remains seemingly up in the air, some other significant issues were settled by the City Council during 1966.

Probably the most significant was to merge the city's recreation department into the Park Board, an issue in which three of the current mayoral candidates played significant roles.

The only council opposition to this move came from Dexter and Johnston, one of the original founders of the recreation department back in the 1930s and a long - time member of the recreation board.

erty with the station owner if he gets a favorable court ruling.

On the more positive side, city residents approved a referendum June 14 which will allow city officials to issue bonds totaling \$2.3 million during the next three years for a number of major street improvements.

Half This Year

About half the money, \$1.15 million, will be spent this year. Although bids for the bonds were rejected last November, it is expected that another bid call will go out either in February or March, in time for the next construction season.

1966 was also the year in which an obscure investigator from Secretary of State Paul Powell's office led a number of his colleagues in a raid last February at Kam's Tavern near the

University of Illinois campus in Champaign. They were looking for drivers licenses on which birth dates had been altered.

The investigator, Frank (Porcky) Porcaro, did not remain obscure long.

Ubiquitous

Within a week or so after the raid, it was discovered Porcaro, a political appointee of Powell's had turned in a number of expense vouchers which indicated that he was in different parts of the state at the same time.

Further investigation also revealed Porcaro had two wives as well. Porcaro eventually was sentenced to a 3 - year prison term.

The political ramifications of his visit to Champaign have been felt throughout the state. It led directly to the resignation of Powell's chief adminis-

trative aide, Charles C. Smith, after his expense vouchers were scrutinized. People also wondered for a while why Powell needed two plush hotel suites, one in Chicago, the other in Springfield, paid for with public monies.

Lead to Defeat

It also seems likely the troubles encountered by Powell during the year may have been a factor in the defeat of State Rep. Leo Pfeffer, D - Seymour, a long - time friend and political ally of Powell's in the General Assembly.

It was also reported that just before Porcaro went to prison, he blabbed to Cook County sheriff's officials regarding the acceptance of bribes from trucking companies by some workers in the Secretary of State's office.

Law enforcement officials and Chicago reporters seem to feel some connection exists between Porcaro's revelations — and for the record he denies saying anything — and the gangland style slaying in November of Charles Crispino in Chicago, who, incidentally, was among those who participated in Porcaro's Champaign raid.

But there were more pleasant developments in Champaign.

In September city officials announced the completion of the Mattis Avenue street improvement project. This involved expanding the street from two to four lanes from Springfield Avenue to Kirby Avenue.

And the city's Old Town on Chester Street opened in time to greet arriving University of Illinois students in September.

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city's recreation function to the Park Board was made by Winkoff, who based his stand in part on the 1962 League of Women Voters report which severely criticized the city's recreation program as being out of date.

At any rate the Park Board has agreed to the proposal and the actual transfer of authority will take place this year. The board is studying a recently completed report which is expected to be used as a guide for the development of future recreation programs.

Prior to his resignation from the council, Skelton was embroiled in a public argument with Mayor Dexter regarding the council's 4 - 3 approval of a zoning change at Mattis and University avenues which could allow the construction of a service station.

Last March 15 the council — with Johnston and Dexter among those voting in favor — voted to override the official opposition of the City Plan Commission to this zoning change.

What riled many of the people in that part of the city was the council voting without giving any prior public notice.

A large delegation from the area appeared at the following meeting and cheered Skelton, one of the three to oppose this, as he derided council for its action. Dexter then stood up and criticized Skelton's council record and suggested he resign at once. Skelton declined.

Residents of the area then got an injunction to prevent the city from issuing a building permit and have filed a law suit against the petitioner, F. K. Robeson, in an effort to reverse the council decision.

Robeson reportedly is interested in getting a service station across the street from his downtown store and plans to exchange the Mattis Avenue pro-

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CHAMPAIGN-INDIANA-COLUMBIA

Consider Douglass Park Expansion Or New Center

May Be Among Biggest

By HAL ALEXANDER
News-Gazette Staff Writer

The Champaign Park District Board of Commissioners will have a special meeting at 7:30 p.m. Thursday to consider what may become one of the biggest expansion of park and recreational facilities in the city since Centennial Park.

Under discussion Thursday will be the cooperation agreement with the city for the expansion of Douglass Park in conjunction with the urban renewal project 1 area. The expansion may include building an entire new Douglass Center.

General manager of parks Arnold Gesterfield said Wednesday the proposed addition to the present Douglass Park facilities would be 7.15 acres, bringing the total park area to almost 15 acres, one of the city's largest parks.

Gesterfield said no plans have been made for a new recreation center to replace the out-moded Douglass Center. This possibility was recommended in the recently released recreation survey, made by a Peoria professional planning firm employed by the park district.

The park district will also discuss the building acquisition of another .6 of an acre in the urban renewal area, located just north of the public housing development in the southwest corner of the project area.

Gesterfield said this land would be developed as a small playlot.

Thursday, Nov. 17, 1966

CHAMPAIGN-URBANA COURIER

Housing Sites Announced

Are Almost Same as Ones Named Earlier.

Two public housing sites outside the urban renewal project area were announced Wednesday by Urban Renewal Director David D. Gensemer.

Indicating he had been "authorized by the director of the Public Housing Authority" to announce the sites, Gensemer said they are:

A tract between Champaign and Walnut streets, on the north side of E. Beardsley Avenue, not taking in Beardsley Park, for construction of four 18-unit buildings, with each unit to have three or four bedrooms.

A tract on N. Harris Street, south of the proposed Spalding Park, for construction of 42 units.

The site within the project area, according to Gensemer, will include one and two-story garden apartments, an administration building and "possibly a community center."

The sites outside the project area are similar to, but not exactly the same as, sites announced last week by the Rev. A. W. Bishop at a meeting of the Homeowners Association of Northeast Champaign.

Gensemer said Wednesday location of new public housing on sites both inside and outside the project area will permit those who apply to select units in either location, "thus encouraging desegregation of the project area."

Move Toward Decision Whether To Proceed Or Drop Urban Renewal

GEORGE COMINOS
News-Gazette Staff Writer

The family and structural surveys for the urban renewal project 1 area expected to be completed by May 1, an analysis of the data obtained from the surveys will be made by the Champaign Department of Urban Renewal.

The structural survey data will be used, with other information, by the Champaign Department as a basis for determining land uses for the project 1 area.

The family surveys and the structural surveys will be used in determining which families and individuals living in the project area would have to be relocated.

David D. Gensemer, director of urban renewal, said that so many of the number of structural surveys made numbers 139 of the surveys to be carried out. Of 216 family surveys to be made, 145 have been carried out.

The family surveys are being made by James Williams, relocation officer, and the structural surveys by Martin Harris, housing inspector.

The structural survey data, Gensemer said, will be used in conjunction with studies to be made by the Roy Wenzlick Co. of St. Louis. This firm was hired by the Champaign City Council to make land use and marketability studies of the Project 1 Area.

The Wenzlick study, Gensemer said, will be put in bound form and will set forth the conclusions reached by the firm as to the "highest and best" uses for land within the project area.

Gensemer added that the firm also make recommendations as to the size and shape of parcels to be sold for redevelopment. The firm will, in addition, Gensemer said, furnish information on whether properties acquired by the city can be sold and set estimated prices to be asked for

parcels that can be. Some of the houses that will be acquired will have to be sold and moved from the sites, Gensemer said.

The contract with the Wenzlick firm, approved by the City Council at its last meeting, provides for the study to be completed within 60 days. The study will cost \$4,000.

The land use plan to be developed by the Plan Department will determine land uses for the area, including making a determination as to how properties should be used—for sites of single family residences, duplexes, multiple-family housing, or for other uses.

One of the plans involved in the Project 1 Area calls for enlarging Douglass Park for 160 feet to the west and for 300 feet to the north from Sixth St. east.

Enlargement of the park was provided for in the General Neighborhood Renewal Plan prepared for Champaign several

years ago.

All of the data will then be put into narrative form, Gensemer said, for submission to the regional office in Chicago of the Housing and Home Finance Agency for review to see if the Champaign urban renewal plan conforms with the Federal Housing Act.

If the federal agency finds that the city has complied with the Act, then the Champaign City Council will call a public hearing. It will be concerned, Gensemer said, with the land use plan of the urban renewal program for the Project 1 Area and with the relocation program developed for relocating families and individuals in the area to other housing, when required.

Following the public hearing the City Council will make the decision as to whether to enter into an agreement with the FHA to carry out an urban renewal program in the Project 1 Area, or to drop the urban renewal program.

Seek Zoning To Allow For Warehouse

By HAL ALEXANDER
News-Gazette Staff Writer

A request for rezoning, which would allow two construction companies to conform to land usage and which would allow the Shapland Construction Company to build a warehouse and offices, was heard by the Champaign Plan Commission Tuesday.

The land in question is located between Wright and Sixth in about the 400 block north, and is bisected diagonally by the Norfolk and Western railroad. It is presently zoned R-5, multiple family residences, medium density.

The request for I-1, light industrial, zoning was presented by J. Michael O'Byrne, attorney for Shapland and McCabe Construction Companies.

O'Byrne based his arguments mainly on the fact the land had always been a light industrial zone until the citywide zoning map of 1965 was passed by the city council.

Used As Yard

Don McCabe of McCabe Construction Company testified his portion of the property, north of the tracks, had been used by him as a construction company yard since its purchase in 1955, at which time it was zoned light industrial.

McCabe said he believed the property impractical for residential usage of any type due to lack of street access, pointing out Sixth Street was perma-

nently closed at the tracks on both sides.

George Shapland of Shapland Construction Company testified he had purchased the land south of the tracks in November 1964 for use as a construction company site.

He said the site was used formerly as a stone cutting factory site and the land was not compatible for residential use. He said he intended to erect a new construction warehouse and remodel a present building for offices if the zoning change were allowed.

O'Byrne pointed out land on the Urbana side in that area was zoned and used as light industrial as was the land in Champaign to the direct west.

Later Conflict?

The plan commission asked Urban Renewal Director David Gensemer, present at the meeting, if the proposed change would conflict with any future urban renewal plans of the city.

Chairman William Kuhne pointed out the land had been rezoned to residential at the recommendation of Harland Bartholomew and Associates, professional planners, in a general neighborhood land usage plan for the urban renewal area.

Gensemer said, however, the land would be located in the sixth urban renewal project, according to the HB&A study, and their plan was "general and need not be followed directly."

Gensemer said also he could "see no adverse affect this rezoning would have on any of the first two or three" urban renewal projects.

The plan commission took the request under advisement and will report its decision at a later meeting.

NE Champaign Proposals:

Rec Projects in Renewal Plan

By Thom Akeman

The newly approved urban renewal plan may bring a four-square block park, an expanded Douglass Center and a new community center into the neglected northeast Champaign neighborhood.

The plan itself calls for a 1.7-acre expansion of the existing Douglass Park.

The Douglass Center "rehabilitation" is planned by the park board, after it takes possession by assuming the function of the recreation department in March.

Improvements to the center will be based on recommendations of a community-wide study of recreation needs now being conducted.

The board also plans to con-

duct a study of the need for an additional community center somewhere in the urban renewal Project 1 area.

Some Funds in Budget

Some funds were provided for starting the improvements to the park system in the neighborhood in this fiscal year's park budget.

The amount that can be spent before May is unspecified because at budgeting time the future of urban renewal was uncertain and the costs of the physical expansion will not be determined for several months yet.

Of the funds raised by the recent \$1,285,000 general obligation bond issue, \$116,215 was earmarked for building costs in Spalding Park, for a possible park in southwest Champaign

and for "northeast Champaign."

For land acquisition and planning, \$147,500 was provided under the collective heading of Spalding Park, Morrissey Park and "northeast Champaign."

More specific provisions for the urban renewal area will be made in the 1967-68 budget as plans become more definite and the city's priority schedule is made so the park board can "get into action," said Donald F. Bresnan, president of the board.

Start in 2 Years

Urban renewal director David C. Gensemer told The Courier the park expansion program will probably be the last part of the project, since clearance is planned to start in the western part of the project area.

"It will probably be two years" before the city starts buying the 28 houses that are now in the area of the Douglass Park expansion, he said.

The park is slated to be expanded to Grove Street on the south, Wright Street on the east, Eureka Street on the north and 5th Street on the west.

The only non-park land in this four-block area will be the present Washington School at Wright and Grove streets and the Douglass Center on Grove Street.

The park district's maintenance building now on the Douglas Park site will probably be eliminated after the new central shop is completed in Centennial Park, Bresnan said.

Urban Renewal Project To Clear 173 Units In Redevelopment Phase

Editor's note: The Champaign City Council will hold a public meeting Wednesday in which citizens will be invited to express their views on whether the city should proceed with urban renewal. The city council will make its decision after this meeting.

This is the fifth article in a series explaining urban renewal and the project 1 plan. Today's article deals with terms of redevelopment of the property in the area after it has been acquired by the city and cleared.

By **HAL ALEXANDER**
News-Gazette Staff Writer

There are 250 structures in the urban renewal project 1 area in Champaign. Of those, 173 will be acquired and demolished, with the sites being cleared.

Except for those areas where the city plans to build public housing or develop parks and recreational facilities, the land will be sold for redevelopment to single individuals and firms.

The persons who owned the property prior to demolition of the house will have an option to purchase the property back from the city. If he chooses to

do so, he must build according to the minimum property standards and zoning requirements of that area. If another person purchases the land, he is bound by the same requirements.

There are four types of residential zoning in the area. Only one small parcel, that on the southwest corner of Fourth and Beardsley, will be zoned for community business.

The four types of residential zoning are single family, duplex, multiple-family (low density) and planned unit development.

Single family zoning (r-2) allows not only homes, but also churches, schools, public buildings, parks, home occupations, libraries and home gardens.

No home businesses may be conducted which would be offensive because of noise, dust, odor, heat, glare or other conditions. Accessory uses of property shall not exceed five per cent of the total floor area of the principal building. Goods and services shall not be displayed in accessory buildings so as to be visible from the exterior.

The minimum lot area for single family structures is 6,500 square feet. The lot must be at least 65 feet wide and the maximum height of any building is 35 feet.

Minimum setbacks for the building from the lot boundary is 25 feet in the front, 15 feet in the rear and six feet to the side. There must be one off-street paved parking place for each single family residence.

Duplex zoning allows single family residences and two-family or duplex structures. The minimum lot area is the same as single family zoning, as are all other lot and setback requirements. There must be two off-street parking spaces for each two-family or duplex structure.

Multiple family zoning will allow duplex housing and town houses. Town houses require an 1,800 foot lot with a minimum lot width of 18 feet. The maximum building height is two times the

distance from the building line to the center line of the street.

All townhouses must provide one off-street parking space per unit.

The urban renewal plan has some areas slated hopefully for planned development unit. This is an attempt to build low-cost housing under a section in the federal housing act. A committee has been working on the proposal for some time, but has not yet made a final report.

The minimum size of such a development would be 100,000 square feet. Proposals submitted to the city for this type of development would include proposed uses, right-of-way, sites of structure, curb cuts, entrances, mass open spaces, illumination, easements, grades, landscaping and circulation patterns.

The area which would be utilized in this manner is in the northwest part of the project area.

Community business zoning carries the same stipulation as home business in that it is likewise required to be non-offensive to a residential atmosphere.

This zoning allows only offices, restaurants, personal service shops, laundry and dry cleaning establishments and pick-up shops.

Retail shops are limited to grocery, fruit, vegetable, candy, food specialties, novelties, jewelry, hardware, paint, jewelry, general merchandise similar stores.

Personal service shops are limited to barber, beauty, radio and television sales and service, plumbing and air conditioning and service, contractor rooms and shops, shoe repair and other similar services.

No building may be built within 10 feet of the Illinois Central railroad right-of-way on the western side of the area.

Dexter Reviews Job

Planner For Downtown Is Suggested

By TONY BURBA

News-Gazette Staff Writer
Mayor Emmerson V. Dexter Tuesday suggested hiring a full-time planner to study the problems of renewal in downtown Champaign.

In a luncheon speech before the Champaign Exchange Club, Dexter said only that the city administration "should accept its full share" of responsibility for downtown renewal.

After the meeting, however, the mayor elaborated on his proposal for reporters.

A full-time planner is necessary, he said, because the downtown businessmen themselves do not have enough time to devote to the necessary complicated studies.

"You can't ask a merchant for money to help rebuild the downtown unless you can show him what you have in mind," Dexter said.

In his luncheon speech, Dexter, seeking reelection to his third term as mayor, outlined some of the joys and trials of his job and looked back on some of what he considers his successes.

Dexter said one of his most important jobs has been to "mold the council together and cooperate in making city policies. We may disagree on some issues, but after the vote, we all get back together and go to work on the next one. There are no grudges."

From his position as liquor commissioner, he challenged any councilman who is unhappy with his performance as commissioner to present an ordinance to establish a liquor control board.

He added that any councilman who dissented with anything was free to present ordinances before the council.

Another of the mayor's functions is being city host.

"I enjoy being invited to cut all those ribbons," Dexter admitted. "It means the city is growing. If there were no ribbons to cut, there would be something wrong."

Dexter reiterated some of his campaign stands.

He repeated his convictions on the necessity for urban renewal, which is opposed by two of his three opponents.

"Without it, whole sections of

the city will deteriorate and have to be abandoned, destroying our tax base," he said.

"The issue was approved 5-1 by the council," he noted. "It should be clear enough that the people want it. This shouldn't even be a political issue."

He showed pictures of places which he said the members "might not believe could exist." He reminded them that as a boy, he lived in what is now the urban renewal area and said he wanted to give today's youngsters in the area a fair chance.

Dexter also called the War on Poverty a "must." He cited the ENABLE, Head Start and legal aid programs and said, "We are going to get great things out of this."

The mayor defended the council-manager form of city government.

"No other form is better suited to Champaign," he said. "When the change to a city manager was first made, the city was running \$200,000 in debt. Now we are working in the black. If your business is profitable, you don't change it."

The mayor's salary dropped considerably at that time, Dexter noted, as the manager took over the administrative control of the city.

"I pledged then that I would give the city a \$15,000 job for \$1,500 (the mayor formerly made \$15,000 a year; his salary was reduced to \$1,500 when the change was made, and it now is \$1,800), and I feel I have this," he said. "Every hour I take off from my own livelihood has been spent doing extra things the mayor can do."

He cited the fact that the city is free from racial strife "because people know their mayor's door is always open."

Other accomplishments cited by Dexter included obtaining state funds for street improvements; forming the Central Illinois Mayors Assn.; institution of police training programs; formation of the Base Community Council between Champaign, Urbana, Rantoul and Champaign Air Base; recreational programs for youths and adults; activities for senior citizens; summer camp programs for disadvantaged and retarded children, urban renewal and the war on poverty.

Mail Bag:

Renewal Only Exploits?

Council 'Help' Called Step Backward.

to the Editor,
 Sir: I am a student at the University of Illinois. Since the beginning of the present semester I have been following the progress of the proposed Urban Renewal Program for Northeast Champaign. I have been to People's Poverty Board meetings, once hearing Councilman Stratton speak in favor of Urban Renewal, and I was present at the City Council's open hearing Wednesday, November 16th. I must say that I had mixed emotions concerning the City Council's approval of Urban Renewal. I was very disappointed and disheartened on the one hand, and very angry on the other that a representative body such as this would approve of a plan which is so repulsive and discriminatory to the very people which is supposed to help.

At the City Council meeting the people who were for Urban Renewal were allowed to speak first. The representative for the Human Relations Commission pointed out that the services of the Fair Housing Bureau would be available to people who would be relocated, but the fact is that the FHB at this time knows of no houses in Champaign available on a non-discriminatory basis for less than \$10,000! Obviously, prices of \$10,000 or more would be well out of the range of any of the Negroes to be relocated. Another speaker for Urban Renewal said that many people would be unwilling to help again if the proposed plan did not pass. It sounded very much like this person was saying that if the Negroes were not willing to accept what the whites wanted them to have, then they had better look elsewhere for "help."

Among the more eloquent statements against Urban Renewal were those by The Reverend Bishop of St. Luke's Methodist Church and Prof. Bob Eubanks. Among the most convincing of Reverend Bishop's statements against the plan were the

following:

1. The 60 units of public housing are to be built within the ghetto of N. E. Champaign, in an industrial area, next to railroad tracks.

2. The other 30 units of public housing are to be built not outside the ghetto, but merely in fringe areas in direct proximity to the area.

3. Some of the people to be relocated have consistently been refused public housing outside of N. E. Champaign, and there has been no statement from housing officials that their policy will change.

4. Because the Renewal will take place in the ghetto of N. E. Champaign, it furthers segregation.

Prof. Eubanks gave a report on the segregated nature of the entire city of Champaign and pointed out that no efforts to desegregate the city have been made except for tokenism. At the conclusion of Prof. Eubanks' speech, Mayor Dexter told the people that this was not a hearing on integration and that Prof. Eubanks was straying from the subject. I could not disagree more! One of the basic requirements for Federal Aid in this type of project is that it promote integration. Therefore, with all due respect to the Mayor, I submit that the subject of integration has a great deal to do with this project, and it is for the very reason that the city of Champaign has shown no willingness to desegregate in the past that the vast majority of people at the meeting stood up not once, but twice to be counted as being against this plan for Urbana Renewal.

Hopefully, Rev. Bishop's case against the plan will be successful, but in any event I would like to pose the following questions. When will the bureaucrats in this city stop telling the Negroes what they want when they know the Negroes do not want it? When will they stop trying to change the physical aspect of

N. E. Champaign with a complete disregard for human beings and at the same time furthering segregation? In a time when the majority of people in this city have yet to prove that they are capable of acting in good faith toward Negroes, I think that the backward step toward further segregation has been taken by the City Council. I believe that every city has a moral obligation of responsible action towards its minorities, not an obligation of exploitation; and Champaign is no exception.

JIM YOUNG

Champaign

First Congregational:

Church Will Help Provide Local Housing

First Congregational Church of Champaign has voted to join other churches in this area in forming a non-profit corporation to provide low income housing in Champaign-Urbana.

This was one item in the reports at the annual meeting Sunday night, when much action and activity was reported in the church.

"The significant developments during the past year have been the way in which this Church began to reach out to individuals, to join in common cause with other organizations in the community and to strengthen bonds of communication with its sister churches."

Remarks were made about the "excellent work of the long-range planning committee, which is making an analysis of the church in the community."

For Negro Students

A scholarship fund was initiated to give financial help to four local Negro students. A new parking lot was built.

A pledged budget increase of 12 per cent was achieved for 1967 plus the commitment to the housing project and scholarship fund.

Frank Mynard, moderator of the Illinois Conference of the United Church of Christ, gave a first hand report of the work of the state conference. He also reported for the United Christian Fellowship Board, which serves students at the chapel center on the east side of the campus.



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For Junior College:

2 Renewal Area Sites Suggested

More than 10 applications recommending sites for the District 505 Junior College were received through the Tuesday deadline, with one of the most recent naming Washington School in Champaign and the proposed site of 60 public housing units in the Project 1 area.

The proposal was submitted by the Coordinating Committee for Quality Education, and suggested either site would be good.

Emphasis, according to Charles Churchwell, committee chairman, was on the Washington School site, including Douglass Center and Douglass Park as areas for expansion.

Churchwell said the subcom-

mittee which prepared the application felt the sites have "many merits which the junior college board might well consider" in selecting a site.

He indicated the proposal had been discussed with Donald Porter, president of the Unit 4 Board of Education, and with David Gensemer, director of urban renewal for Champaign.

Would Use School

Basically, he said, the Washington School proposal calls for use of the existing building by the junior college district for classes and offices. Later expansion, under the proposal, could be into the Douglass Park and Douglass Center area.

Churchwell said his group was

Council Asks More Funds For Planning

Even though the Champaign city council Tuesday almost forgot to wish everyone a "Merry Christmas and a Happy New Year," the council purposefully zipped through all its action, with only one exception.

The exception was once again Councilman Seely Johnston and the question was, once again, urban renewal.

Johnston Tuesday voted against a resolution to increase the city's application for advance planning funds for urban renewal.

He said "the city, as represented at the Nov. 16 meeting of this council, seemed to oppose urban renewal. I see no reason to change my vote now."

Johnston, who is a candidate for mayor, was the only council member to speak Tuesday night. On Nov. 16, he was the only council member to vote against the urban renewal plan.

Tuesday, the vote was 5 to 1 in favor of appropriating the money.

About \$17,000 was appropriated by the city to put the city's program within the terms of its contract with the federal government until March.

The money will be used to survey the renewal area.

The council unanimously advanced the proposed improvements of five streets quickly with no discussion.

The streets are Church Street from State Street to Mattis Avenue; 6th Street from University Avenue to Armors Avenue; Bradley Avenue from Prospect to Market Street; and John Street from Kenwood Road to Crescent Drive.

These programs will be carried out with the use of bonds authorized to be issued in a referendum last June. The council last month refused bids submitted because of high interest rates.

Another call for bids to sell the bonds is expected to be issued in February or March.

At the Dec. 6 council meeting, the council had prepared the way for these improvements by designating these streets "arterial," thereby qualifying for motor fuel tax money also to help defray construction costs.

"aware that there might be a question raised about the amount of land available."

He agreed it "very well may be true" the amount wouldn't be adequate in the long run, then added — "looking to the future, we feel there's no reason why a very strong division of the junior college could not be there, even if the entire junior college isn't there."

Either site, he said, would be good because of proximity to existing utility services, to highways serving the district and to businesses and industries the junior college will be training young people to work in.

Churchwell said Porter's immediate concern about the Washington School proposal, "and it is also ours, was what would happen to the present enrollment" at the school.

He pointed out the CCQE felt that a system of busing the pupils to other schools in the system could be worked out, and thus could "rid us of one of the largest segregated schools within the system."

Use 'Inopportune'

Gensemer commented Wednesday he had told the CCQE committee that use of the public housing site would be "inopportune." He explained that, because use of the land for public housing sites was approved by the city council at the public hearing on urban renewal, the matter is "now the city council's domain."

The Washington School site, he added, is designated only for use as an educational institution, and he stated he would be "most happy to cooperate" in development of plans for that area, should the junior college board and city council approve the selection of that site for the school.

The land slated for public housing units is about 8 acres, according to Gensemer, and the Douglass Park site, including expansion to be completed during execution of the urban renewal project, comes to about 13 acres.

The junior college board reportedly has said it is looking for a site of 100 acres or more.

Also submitted to the board was a proposal from the Urban League of Champaign County. Details on this site were withheld.

Junior college board president William Froom said Wednesday the board had received more than 10 applications altogether.

and that they

Officers elected were:
 Board of deacons — W. H. Creswell Jr., Emerson Klein, K. R. W. Bradley, John Dickel and associate deacons Bennett Hart, Kenneth Leonard and Daniel Chan.
 Board of deaconesses — Mrs. J. A. LaBounty, Mrs. L. T. Brooks, Mrs. B. W. Ray, Mrs. C. Carpenter and associate deaconesses Kathleen Brave, Shirley Kurtz, Elizabeth Tyler and Faith Dvorak.
 Board of religious education — Mrs. W. H. Creswell Jr., Mrs. J. Easley and Mrs. J. W. Ritter, ex officio; board of benevolences — Miss Beulah Hunzicker, Mr. R. Brown.
 Church properties committee — Mrs. M. G. Snyder, chairman; B. W. Ray, M. K. Fahnestock and B. L. Sprunger.
 Other Committees
 Every member canvass committee — R. M. Forbes, chairman; Mrs. E. Klein, Mrs. W. A. Oliver, J. B. Hanson; music committee — J. B. Hanson, Mrs. B. S. Hopkins Jr., Mrs. David Nanney, Mrs. R. E. Williams, Dr. Robert Wolf; ushers committee — Harold Williamson Jr., chairman; Olin Braids, L. T. Brooks, R. Kreutzer, J. A. LaBounty.
 Interfaith housing committee — Hugh Nourse, Mrs. Ralph Fisher.
 Christian social action committee — R. J. Feldman, chairman; Hugh Nourse, Mrs. J. W. Peters, Mrs. Ralph Fisher, Mrs. Louis Clay, Max Flowers.
 Nominating committee — E. L. Hansen, chairman; J. F. Due, Mrs. L. T. Kurtz, Mrs. Upson Garrigus, Mrs. J. R. Harlan; church council member at large — L. T. Kirtz.
 Named delegates to association meetings and conferences were Mrs. J. B. Hanson, Mr. and Mrs. Frank Mynard, Mrs. G. R. Ingram and Mrs. R. H. Wilcox.

CHAMPAIGN ILLIANA COURIER



Political Pot Is 'Hot' At Council

By TONY BURBA
News-Gazette Staff Writer

The expected political fireworks at the last Champaign City Council meeting before the city primary next Tuesday turned out to be a bonfire over which mayor candidate Seely Johnston was roasted by his fellow councilmen.

The first match Tuesday night was lighted by Councilman Virgil Wikoff, one of Johnston's three opponents for the mayor's job.

Wikoff demanded that Johnston in effect put up or shut up on a campaign statement Johnston made that the council voted to approve urban renewal in a closed session before the public hearing in November.

"I recollect no such vote," Wikoff said. "Councilman Johnston has impugned the veracity of the entire council. I challenge him to produce the facts to verify his statement.

"If there are none, I suggest he retract this statement and apologize to the Council."

Wikoff also requested that each council member comment on the truth of Johnston's statement.

Mayor Emmerson V. Dexter, another of Johnston's opponents in the primary, asked Johnston whether he wanted to say anything or "should I just start with Councilman Kenneth Stratton down there?"

'Glad To Listen'

"I'll be glad to listen to all of you," Johnston replied, "but it makes little difference to me whether one or 10 of you say what we said or didn't say. I know what was said."

He then hedged from his original statement, as he has several times since he made it, softening it to the effect "they did everything but take a vote."

Johnston alleged that Urban Renewal director David Gensmer told him the hearing was held "so the people will feel they have a part in advising the council," even though the decision already had been made.

He then quoted Dexter as having said "we have to get this settled once and for all" at the study session; and Councilman Ralph Smalley as having said "let's get this thing over with."

When he launched into an account of an alleged prepared statement the mayor read when he finally voted at the public meeting, Dexter interrupted him.

"Oh, Seely, this is preposterous," Dexter said with exasperation. "Oh, go ahead, you've got the floor. I'll listen." The other council members listened to Johnston's statements with obvious indifference.

Did Not Recall

When Johnston said he did not recall whether Wikoff had been at the meeting, Wikoff seemed to be restraining himself as he interjected, "I believe I was there."

Johnston ended his remarks with a repeated call for open study sessions to the press.

Then it was the turn of the other councilmen.

Councilman Stratton said he kept careful records of all study sessions, "so I think they aren't any more secret than any other sessions."

He added, however, that his records were his own private, personal property and would remain so.

Of Johnston's charges of a secret vote, Stratton said "I know of no such vote." He added he had no idea how some of the councilmen would vote on renewal until the final vote was taken at the public session.

Councilman Frank Schooley suggested it was surprising that Johnston hadn't made any statements about open council sessions during his previous years on the council.

"I deny categorically that any vote or poll was taken at the study session," he added.

Smalley said that although Councilmen may feel at a study session how other members will finally vote, "There has never been a vote taken at any study session on any issue."

Had To Commit

Dexter said he was sorry such discussions had to take place, but that he had to comment because his name had been brought into it.

He questioned Johnston's motives in voting against urban renewal by pointing out that renewal has been under study for more than six years and that Johnston had voted in favor of every related measure until the final approval.

Johnston replied that he had been waiting to see what would come out. "When I saw all those people against it that night," he said, "I couldn't have voted any other way."

Dexter concluded the discussion by saying he "didn't wait for that night to see what was best for the city."

The discussion seemed to end any hopes of opening council "study sessions" to reporters. Johnston introduced a motion to that effect at a previous meeting and it was taken under advisement for study by a 5-1 vote.

Another vote would be required to bring it up for discussion and the feelings of the majority of the council obviously were against the need for any such move Tuesday.

NE Champaign:

Park Board Agrees to Buy Two Tracts

The Champaign Park Board has agreed to purchase and develop 8.75 acres of land in the Urban Renewal Project 1 area of northeast Champaign, if the city offers it to the park district.

In special session Thursday night, the board voted unanimously to buy the land, if offered, and develop two parks at a cost of "not less than" \$96,800.

The money was provided by the recent park district bond issue of \$1,285,000.

One parcel of the land, 7.15 acres, would be used to expand the existing Douglass Park to an almost four - square block area.

The other parcel, 1.6 acres, would be developed into a parklet just north of the proposed public housing area, almost in the center of the renewal project area.

The park board approved a "cooperation agreement" to purchase the larger parcel that would be used to expand Douglass Park for \$42,000, almost \$6,000 per acre, if the city acquires that land through urban renewal.

\$12,000 per Acre

The proposed site of the new parklet would be bought by the park district for \$19,500, more than \$12,000 per acre.

This agreement will be forwarded with the city's request for federal funds to help finance urban renewal.

The planned expansion of Douglass Park extends it to Grove Street on the south, Wright Street on the east, Eureka Street on the north and 5th Street on the west, but excludes Washington School at Wright and Grove streets and the Douglass Center on Grove Street.

If the city acquires the land and the 28 houses currently there, the land will be offered to the park district at the set price.

Two Years Away

It has been estimated that this proposed expansion of the park system in northeast Champaign will not get under way for at least two years.

In other business, the park board approved the architect's plans and decided to call for bids on the maintenance shop-storage garage complex to be built in Centennial Park.

An office included in the complex plans was eliminated Thursday night.

The complex, to be built in the northwest corner of the park, will consist of two park district buildings (a shop and a garage), a garage for city vehicles and a fire substation (which is almost completed).

Plans will be available from Laz and Edwards Architects Jan. 12. Bids, which will be due by Feb. 2, will be studied at the Feb. 9 meeting.

The city still must approve the plans and call bids for its proposed garage in the complex.

An amount of \$65,225 for the shop-garage complex was budgeted for the construction to be completed this fiscal year.

The money, along with the \$96,800 allowed for the proposed new park and park expansion in northeast Champaign, will come from the board's recent bond issue.

Approval Expected Soon On Urban Renewal Plans

By Paula Peters

Final action on Champaign's urban renewal plan is expected soon and it is hoped the city can enter the execution phase of the project by the end of March.

In a telephone interview, Urban Renewal Director David Gensemer Saturday said his department "has not been officially informed that the application has been forwarded to Washington D. C., but this may have happened, or it could happen daily."

Officials of the regional office of the Department of Housing

and Urban Affairs, in Chicago, have informed him the project has "met all requirements" and "nothing further is needed from the city," Gensemer added.

Typically, Gensemer explained, such a project would be reviewed and processed in the regional office and then forwarded to Washington for final action.

By Wire

Approval would come, most likely, in the form of a telegram from Cong. William L. Springer, R-Champaign, to Mayor Emerson V. Dexter advising him of the action and informing him a contract is forthcoming from

the regional office.

Gensemer indicated there would be a lapse of about three weeks between the time of approval and receipt here of the contract from the regional office.

The contract is prepared by federal attorneys, "in accordance with the urban renewal plan already approved by the City Council."

Gensemer expressed the belief the upcoming city elections would have no effect on the outcome of the project.

"We've thought about it," he said, "and it seems there would be no worse than a 4-3 vote for us."

"This is the way it looks to me at the present moment," he added—"But anything can happen in an election."

Complaint

Gensemer also disclosed officials in the regional office had told him they knew of a complaint filed by the Rev. A. W. Bishop, president of the Northeast Champaign Homeowners' Association.

The Rev. Mr. Bishop declared after the public hearing on urban renewal last fall that he would file a complaint with the U. S. Commission on Civil Rights, charging the present plan will prolong segregated housing through inclusion of a number of public housing units

in the project area.

"They said the letter was received and checked out," he related, "and the indication is (the Rev. Mr. Bishop) received a reply from Washington."

The reply, according to Gensemer, indicated the complaint "would not deter or slow down or stop the project."

Residents Warned Of Property Buyers

Urban Renewal Director David Gensemer has cautioned residents of the Project I area to be wary of individuals who may offer to buy their homes as part of the project.

No representatives of the city have yet begun to buy land in the project area, he said, and residents will be informed when purchasing gets under way.

J. Lloyd Brown, Urbana realtor, currently is making the second required appraisal of property in the project area, Gensemer pointed out, "but he makes it fairly clear just what he's doing."

Gensemer advised project area residents approached by potential buyers to verify "who they are and why they're there" before transacting any business.

The Courier recently received a report that some project area residents had been told land acquisition had begun.

Buying Begins Monday In Urban Renewal Area

By Hal Alexander

Land acquisition in the urban renewal Project 1 area will begin Monday morning, director David Gensemer said Friday.

Gensemer said all necessary approval to begin the program had been received from Washington, and W. A. Montgomery, his assistant, would begin calling on property owners Monday.

He reported "many property owners" have contacted his office with regard to selling their property. "Apparently they are happy with the prices being offered," he said.

Gensemer predicted "a considerable number of closings on property within the next few weeks."

He said acquisition of property would take place "just as rap-

idly as our attorneys can check titles and clear warranty deeds."

Gensemer said a direct federal loan of \$907,585 had been approved by the budget division of the Chicago regional office of the U.S. Department of Housing and Urban Development (HUD). He said he expected the funds to be received within 10 days.

Gensemer said his office would advertise for bids on \$1,766,000 worth of preliminary loan notes on Aug. 1. Bids on these notes, the proceeds of which will finance a good portion of the project, will be received until 11 a.m. Aug. 15.

These funds will also be used to repay the initial \$907,585 direct loan from the government, Gensemer said.

He also said he received approval Friday afternoon by telegram for the total allocation to be made by the federal government for the project. The government will give the city \$2,530,615, according to the telegram.

Gensemer said this amount included \$30,000 for direct grants to owners of rehabilitable houses.

Under this program, persons living in houses designated as rehabilitable may qualify for \$1,500 in federal funds to be used to bring the houses up to standard. This amount need not be repayed.

Gensemer said there were also low-interest loans available for persons wishing to rehabilitate their homes.



SMASHING SUCCESS

All it took was a couple of well-aimed swipes from this bulldozer, above Tuesday afternoon to undercut this build-

ing at 918 N. Poplar St. Then a push from the opposite corner brought the house down. A few more minutes of grinding

back and forth on top of the rubble reduced it to kindling, as shown in photo below. This house was the first to be razed

in Champaign's urban renewal program.

(Photos by Curt Beamer)



Urban Renewal Is On Go: Gensemer

By CAROLYN MARSHALL
News-Gazette Staff Writer

David Gensemer, director of the Champaign Department of Urban Renewal, reported at Friday's meeting of the League of Women Voters in the Urbana-Lincoln Hotel that about 49 per cent of the work of Project 1 has been completed.

A total of 68 parcels of land have now been purchased by the department with expenditures totaling \$643,185. The director also reported that 25 parcels valued at \$426,650 are now under option.

Demolition in the area began Tuesday and 10 or 12 more houses in the area will be razed in the next two or three weeks.

Gensemer stated that the department also has a rehabilitation program and as many

houses as possible will be remodeled under section 312 of the National Housing Act which provides for low cost loans of up to \$14,500 for owners to bring their houses up to minimum safety standards.

Grants up to \$1,500 are also available to home owners through the department, but obtaining these involves much red tape, according to Gensemer. He explained that in order to get one loan or one grant there are 47 different forms which must be filled out.

"This is one of the many problems we have to deal with," he said. "You almost have to have a Ph.D. in paper work to do this kind of work."

Gensemer said next week he will present Champaign City

Manager W. B. Browning with several recommendations for implementing the program. Among them, he said, will be a complete policy for handling dispositions for all real estate sold by Urban Renewal. Lots would be offered for sale under predetermined priced sealed bids.

Relocation officer Jim Williams reported that progress on the program is moving along fairly smoothly and to date the department has relocated 44 families and five individuals with relocation about one third of the way accomplished.

He reported that the biggest problem in the relocation office is finding rentals in the community area which will be badly needed by spring. These low rental houses must be up to safety standards with the rental falling within the range of \$60 to \$80 per month, he said.

Discussing the progress made in relocating families and individuals was Mrs. Erna Bridgewater who has been with the department since April. She pointed out that a number of people, when first approached by the Urban Renewal staff, are reluctant to leave their present homes and neighborhoods. So far, however, none have continued their refusal to move.

Mrs. Bridgewater reported that many of those people who have moved into new homes, after showing reluctance at first, have called later to tell the office how much happier they are now.

A problem which she said constantly plagues the department is that of obtaining financing for older people with low incomes and individuals with poor credit ratings.

Overall, however, Gensemer said the program is running smoothly and will begin to show more concrete results in the near future.

ESDAY, MAR. 22, 1967.

THE NEWS-GAZETTE

Possibilities, Limitations In Low Cost Housing Told

can't build what you for."

Zalecki, chief architect of the Springfield district Housing Administration, described the possibilities and possibilities of low and moderate cost

said the primarily was an economic one, role of economics in subsidy housing projects major concern of participants in an east census area seminar on family housing pro-

sidies will be available under the Housing Act of 1961 for new projects with approval or housing that major rehabilitation,

said George Gray, regional rent supplement specialist.

Gray said the rent supplement program, described by President Johnson as "the most crucial new instrument in our effort to improve the American city," applies to low-income families and individuals who have incomes making them eligible for public housing as well as those who qualify under one of the following: displaced by governmental action; wife or husband is 62 years of age or older; wife or husband is physically handicapped; now living in substandard housing; occupies living units destroyed or extensively damaged by natural disaster.

The housing projects must be owned by a private nonprofit

organization, a limited dividend mortgagor or cooperative housing corporation, Gray pointed out.

One difference between the rent subsidy programs and other public housing programs is that the people living in the rent subsidy projects will not have to move out if their income rises, although their subsidy might cease, said Harlie C. Miller, program representative from Springfield.

B. R. Harper, assistant director of the Springfield office, described the not-for-profit mortgagor and sponsor. He also described the special management skills required by the FHA for the low and moderate income projects.

Present rulings do not permit

the following design units in the FHA housing said Zalecki: more than one bathroom per dwelling unit, swimming pools, air conditioning, fireplaces, carports or garages, elevators (for fewer than four floors) and dishwashers. He emphasized the need for durable materials in basic construction, finishes, windows and plumbing fixtures.

James Stockdale, chief underwriter at the Springfield office, discussed location of rent subsidy housing. He noted some low priced outlying land "might boomerang" because it separates the tenant from his friends, from his modest pleasures and increases his collateral living expenses.

"He will, in all probability, NOT become a tenant in the low and moderate family income housing units," said Stockdale. An example of planning for economic feasibility was reviewed by Robert Fox, chief appraiser in the Springfield office.

The questions from the participants who came from varied

fields, including the building industry and potential non-profit sponsors, indicated many aspects of the rent subsidy programs are yet to be worked out, but project plans can be accepted in the Springfield office. Funds are available for the projects to go into the working stage as soon as possible.



'HOME' IN NEW HOUSE. Mrs. Rosie Pickle, of Parkdale Drive, C, whose family was the first to move out of Champaign's urban renewal area, sits off the dining room of her new home to guest Mrs. Lee. Mrs. Pickle's old house was the first to be

torn down when the demolition phase of urban renewal started. For more pictures and stories telling how Northeast Neighborhood residents are faring under urban renewal, see page 32 of today's News-Gazette.

News-Gazette Photo by Tony Burba

Danville
Commercial-News

Commercial-News

Our 101st Year Friday, March 3, 1967 7

From Other Cities

Way Cleared for Urban Renewal Okay

Champaign — Last week's approval of Champaign's \$2.14 million public housing loan application by the Federal Department of Public Housing and Urban Development (HUD) cleared the way for an okay from the government on the city's urban renewal plans.

The city's urban renewal director said, "I think we can expect early action on our urban renewal application now."

HUD approval was needed before the government would

act on the urban renewal application. The money is expected to be used to provide housing for persons displaced by the renewal work.

(Danville's preliminary urban renewal plans came under fire recently when planning director Richard Decker said delays in forwarding the renewal contract were jeopardizing the city's chances for renewal money. Officials of the planning firm working on the renewal contract said the delay was not the company's fault.)

* * *

Job Training, UR Quarters To Old Store

The relocation office for Champaign's urban renewal department will be moved soon from its present location at 80 1/2 N. 5th St. to a new site at 804 N. 5th St.

Urban Renewal Director David D. Gensemer said Saturday he expected the new building, formerly Gagliano's IGA store, is expected to be ready for occupancy by March 1.

In addition to relocation and rehabilitation personnel of the urban renewal department, the building will house some office or other space for an Opportunities Industrial Center, Gensemer said.

An agreement with the Rev. James Offutt, head of the proposed job training center, was completed this week. The center will be given a portion of the building under a lease calling for \$1 rent per year.

A similar lease arrangement for a house at 512 E. Tremont St. has been worked out with Community Services, a neighborhood project of the Adler Zone Center.

Project personnel sought use of the house for a recreation program, Gensemer said.

The Tremont Street house is "available to them at any moment," and the \$1 leasing arrangement was drawn up so that, "if we have to clear the building out in a hurry" because of work required by the urban renewal project, "we can cancel the lease."

Wednesday, Jan. 25, 1967

By Mayor Dexter:

Johnston Vote Charge Denied

Mayor Emmerson V. Dexter Tuesday said the City Council has never cast a formal vote in an informal study session at any time during his administration.

While admitting that such meetings take place on a regular basis, Dexter said, "I can say that truthfully there has never been a vote cast on any issue except at the regular City Council meetings."

Dexter told members of the Champaign Exchange Club that the Council uses study sessions to go into problems confronting the city in a greater depth than would be possible at the regular meetings where a number of items must be acted upon.

Dexter is the first member of the Council to publicly deny an assertion made earlier in the campaign by Councilman Seely Johnston that a formal vote was taken on the City's urban renewal program at a private meeting prior to the public session.

Dexter and Johnston, along with two other candidates, Councilman Virgil C. Wikoff and Rev. A. W. Bishop, are engaged in a four-way race in the city mayoral primary.

Dexter gave no hint to members of the Exchange Club on how he will vote when a resolution offered by Johnston to open the study sessions to the press comes up for a vote.

On the other hand Dexter indicated that he will do all in his power to remain mayor to see

the completion of several programs started during his administration.

One is urban renewal. Dexter pointed out that the city's move in this direction was begun by him seven years ago.

Dexter, after saying that efforts were made initially to interest private capital, said:

"This should not be a political issue because the Council has already voted on this 5-1."

Dexter also said that he is more optimistic now than he has been in the past about a revitalization program for downtown Champaign. He feels that a great deal of progress has been made in the last year or so, and that some of the downtown leaders are beginning to realize that a plan must be developed.

"Some person is going to have to be hired full time to study this and present what he feels should be done," Dexter said. He believes that the Downtown Champaign Council and the City Council will have to work closely on this.

Dexter also spoke in favor of continuing the War on Poverty program which he feels has been instrumental in helping people get off the edge of poverty.

Special emphasis was placed on the need to promote participation by the residents of the renewal area, a league member reported. League members will continue to be available to speak to interested groups about Urban Renewal and related areas, such as housing and community and social services. Unit meeting discussions were based on the league's report "Champaign Urban Renewal" published July.

locate or rehabilitate their present housing. Commends Council The league commended the City Council on the appointment of "interested, concerned" citizens to serve on the Citizens' Advisory Committee. League members also noted contributions this group can make in interpreting urban renewal to the community and providing information to the City Council as a basis for decision making.

lation to the total community. They said it should be planned to include several price levels of housing, sufficient well-developed open space, and communitywide facilities which "could serve to attract a variety of families in search of the advantages of a centrally-located neighborhood," a league member said. Particular concern was shown for keeping residents of the renewal area informed as the project is carried out and assisting families who must re-

make low rent housing available. Leasing Rights According to law, public housing authorities can lease or purchase existing housing in the community for rent to qualified tenants. In addition, local housing authorities may lease up to 10 per cent of the dwellings in a privately-owned multiple-family unit for rent to low-income families. League members also expressed desire that the Urban Renewal area be planned in re-

enforcement for housing be established. League members cited need for additional staff to carry out the needed housing inspections. They agreed to work for an increased supply of low-rent and low-cost housing so that code enforcement and urban renewal may proceed "without undue hardship" to families with limited income. Members of the Urban Renewal and Housing Committee reported on the new housing law and ways communities can

LWV Suggests Housing Code Be Drafted

Members of the Champaign County League of Women Voters, during their October unit meetings on Urban Renewal and housing, expressed concern that a city-wide program of code



C OFFICE OPENS

Several community leaders and local residents attending the formal opening Monday morning of the business office at 808 N. 5th St. for the Op-

portunities Industrialization Center in Champaign. One class for the hard core unemployed started Friday and

several other classes are being planned. From left are James L. Williams, Urbana Mayor Stanley Weaver, Cham-

and co-chairmen of the steering committee."

Houses for \$1 Each

But 'Incidentals' Considerably More Costly.

The Champaign City Council agreed that a house sold for \$1 wasn't worth any more than that to the city.

The council voted 5-2 to authorize further appraisals of urban renewal homes to be sold by Champaign Homes Inc., a nonprofit corporation attempting to take houses from the urban renewal area and relocate them for sale to persons displaced by the program.

The city in the past had sold houses to Champaign Homes for \$1, but the federal government said this amounted in fact

to a subsidy and could not be allowed under the law.

Under the new appraisal system, the city will attempt to show that the value of the homes is really only \$1, if the cost of renovation, moving and purchase of a new lot is taken into consideration.

Councilmen Paul Somers and William Kuhne voted against the measure.

The council voted unanimously to deny a request for multiple family residence zoning for 22 lots at the southeast corner of Van Doren and White streets.

Six persons appeared at the meeting to speak in opposition to the proposed change.

The council approved rezoning from light industrial to single family residence for the southwest corner of Springfield Avenue and Interstate 57. Scott Weller plans a subdivision for that area.

Program to Parking Commission

Reveal Plans to Rebuild Downtown Area

by L. H. Alexander

Details of the Champaign Plan Commission report prepared by the Champaign Plan Commission, including construction of major parking garages, a four-story office building on Neil Street, and enclosed pedestrian malls were made public Wednesday.

The report prepared by the Champaign Plan Commission, including maps, sketches and plans was released by the commission. The professional planning and engineering had been retained by the commission to develop the Downtown

Stages

The report goes much further than the original traffic plans published a few months ago. The sketches show possible development by private enterprise will accompany the expenditures for street improvements and parking development.

The report also shows for the first time the proposed parking land-use plan for the downtown area, and further developments.

The report also lists the three stages for implementation of the plan, only the first stage and portions of the subsequent stages were previously made public.

The first stage of the plan includes the Main Street underpass, the Illinois Central railroad widening of Park Street, and the widening and extension

of Chestnut Street to form a one-way couple with Walnut Street, and the widening of 1st Street to four lanes from Gregory Drive to Park Street.

Railroad Relocation

Two points in stage 1 not previously mentioned are the relocation of the Norfolk and Western Railroad north, immediately adjacent to the Pennsylvania Central Railroad between State Street and the Illinois Central railroad mainline and the acquisition or expansion of parking lots in the three locations.

The second stage of the plan includes the following:

—The relocation of Hickory Street between Washington and Church streets.

—The acquisition of the southwest corner of Church Street and Neil Street for intersection improvement with Main Street.

—The widening of Washington Street between Chestnut and Randolph Street.

—The widening of Maple Street between State and Neil Street.

—Construction of a parking garage in the block bounded by Walnut, Washington, Chestnut and Main streets.

Parking Garages

Stage 3 of the plan is the most ambitious and includes construction of the overpass on First Street at the Illinois Central and Norfolk and Western

railroads in the vicinity of Washington Street. Ramp connections would be provided at Washington and Market streets.

The other portion of the stage 3 plan is construction of three more multi-level parking garage facilities; one at Randolph Street between Church and Washington streets, one in the block bounded by University Avenue, Randolph, Clark and State streets and one in the block bounded by University Avenue, Chestnut, Logan and Walnut streets.

A total of 1,665 service parking spaces are provided, excluding available curb parking spaces downtown. With all proposed garage facilities built, a total of 3,150 off-street parking spaces would then be available.

The plan includes several areas suitable for pedestrian malls and plazas. In addition, it states, two or three major blocks could include enclosed pedestrian malls which could be air-conditioned.

Office Building

The report notes the proposed construction of Neil Street between University Avenue and Washington Street not intended to provide a basis for an extended mall on Neil Street. A sketch on one page of the report shows a multi-story office structure straddling Neil Street near its present intersection with Church Street.

The land-use plan for the central

business district sets the retail-office core area as bounded by the ICRR tracks on the east, Washington Street on the north, University Avenue on the south and Randolph Street on the west.

In addition to this area, core designation is given to blocks bounded by University Avenue, Church, State and Randolph streets and also a block bounded by University Avenue, Walnut, Randolph and Clark streets.

Uses between Clark St. on the

north and between Randolph and the ICRR on the east and west are mostly designated general business areas as is the corridor on both sides of University Avenue east to the city limits and both sides of 1st Street south to Springfield Avenue.

Old Town

The further development of Old Town is also called for in an area bounded by Clark Street, 1st Street, University Avenue and the ICRR tracks.

The report also envisions the creation of small parks in the area between Chestnut and Walnut streets north of Columbia Avenue and another just across the railroad tracks from that development.

The initial stages of the plan have been approved by both the Champaign Plan Commission and the parking and traffic commission. It is awaiting action by the City Council.



News-Gazette Photo by Robert Arbuckle

CARPENTER LOCAL 44 HELPS OIC.
Two days, the Opportunities Industrial-Center, 804 N. Fifth, C, has been transformed from one large room into four rooms. The workmen who perform the transformation are all members of the Carpenter's Union, Local 44. General

local, solicited volunteers to do the work. Among those who donated their time were Glen Vail, Harold Jeffers, Eddie McDannel, Paul Cutler, Owen Goble, Fred Connors, Earl Niccum, Ron Wagner, Ralph Keagle, Ray Keagle, Layton Lawhead, Robert Welch, Bill Maier, Donald Ensign and Guy Eversole.

Everyone Pitches In; Old Store Becomes OIC School

ANNIE BLANKENSHIP
News-Gazette Staff Writer
Private businesses and a union have cooperated to transform a former grocery store into a four-room school. The Opportunities Industrial-Center, 804 N. Fifth, C, two days ago was one room, now has two 16 x 16 rooms and two larger rooms connected by folding doors which can be moved to accommodate a large group of students. The transformation was achieved through the cooperation of local private businesses, which reinforces the conjecture that more and more community support is being garnered for the job-training program for the disadvantaged.

It all began when Creative Buildings, Inc., 1101 E. University, U, offered to donate materials to partition the former market.
Officials of the Carpenter's Union, Local 44, solicited volunteers to erect the partitions.
Supply Doors
Wolohan Lumber Co., Frontage Road, Champaign, supplied the doors and some wood paneling needed for the Urban Renewal side of one wall. Urban Renewal offices are at the front of the school building.
Then Tile Specialists, Inc., 802 W. Bradley, C, donated about 500 square feet of tile to cover bare concrete where market fixtures had once been.

Ed Sprinkle, of Sprinkle Plumbing and Heating, 905 Francis Dr., C, volunteered to supply the labor and materials to install additional toilet facilities required by the Board of Health, and a drinking fountain.
The concrete floor had to be broken before the plumbing could be installed. Don McCabe, contractor, 405 N. Wright, C, sent his equipment to the site, and the job was done.
Richard Johnson, an electrician who is also an OIC board member, began work on the electrical system, to adjust the lighting to the newly-arranged classrooms.
New Interior
An entirely different-looking interior now awaits members of the office procedures class, which is the first course offered locally by OIC.

Favor Downtown Street Program

By TONY BURBA
News-Gazette Staff Writer
The Champaign Parking and Traffic Commission Tuesday afternoon voted unanimously to approve several recommendations for street improvements in the city's central business district.

The improvements were the three proposed several months ago by the Champaign Development Corporation.

The Parking and Traffic Commission recommendation will be sent on to the City Council, along with similar approval from the city Plan Commission. The council directed both commissions to study the plans and prepare recommendations.

The council's next official action on the improvements is expected to be consideration of amendments to the city's official street and highway plan, committing the city to execute the downtown projects "when funding becomes available."

Would Defer
Commission Chairman John Baerwald at first suggested the commission defer consideration on the plan so that the planners which prepared it, Candueb, Fleissig and Associates, could collaborate with the planning firm of Harland, Bartholomew and Associates, which currently is preparing a long-range plan for traffic improvements in the entire Champaign-Urbana metropolitan area.

"Why should we adopt one plan now and have them come up with another in a couple of months?" Baerwald asked.

Commissioner Elmer Bash pointed out that the Harland Bartholomew and Associates study currently is 18 months behind schedule and is not expected to be completed for another year.

Commissioner Stanford Shlem said that no plan would ever be able to catch up with the city's traffic needs. "The best thing we can do is set up good targets for action," he said.

Bash said the commission's only concern should be to decide whether the proposed street improvements are good or bad.

The First Chance
"This is the first time in the 35 years I've been involved in groups like this that we've actually had a chance to do something in the downtown area. I think we should approve this in principle," he said.

City Manager Warren Brown suggested that the commission approve the plan "in principle" and, subject to further considerations of feasibility.

Fash made a motion to that effect, which quickly passed 7-0 on a roll call vote.

The projects approved in the vote include construction of a new north-south street by extending Chestnut Street to connect South Neil and North Market streets, creation of a new east-west street by connecting West Church Street to East Park Street via Main Street and a new underpass at the Illinois Central railroad tracks, and widening and improvement of First Street from Kirby Avenue north to Park Street.

FRIDAY, MAY 17, 1968.

Committee Of 1,000'

THE NEWS-GAZETTE

To Stir Model Community Aims

With Equal Importance For Everyone

Champaign-Urbana community leaders met Thursday to make final plans for the launching of a "Committee of 1,000" to make the Twin Cities a model community in all ways.

Parkland College President William Staerkel suggested the "Committee of 1,000" nickname for the Champaign - Urbana Model Community Coordinating Council, plans for which were announced last week.

Two informal discussion meetings have been held so far. The first formal meeting, at which 50 charter members will be named was scheduled for next Tuesday morning.

For the 50 charter members, the council plans to expand its membership to at least 1,000, said Michael Chinigo, publisher of The News-Gazette, who has hosted the first two organizational meetings of the council.

Chinigo emphasized that all members of the "Committee of 1,000" will have an equal role. "Everyone from member No. 1 to No. 1,000 will have an equally important part," he said.

Each of the 1,000 members will be required to make an annual financial commitment to the council, whose function will be to 'energize existing initiatives for improvement and to develop new ones.'

Primary Emphasis

"Our primary emphasis will be on the racial and poverty situation, for this is our most burning need," Chinigo said. However, he envisioned further expansion of the council's activities into other areas, including civic improvements, beautification and so on.

The council's first activity, Chinigo suggested, should be a study of existing community efforts in anti-poverty programs.

"We should find out what initiatives are going on, which ones raise money and which ones do not. Once we have the basic picture of what is being done, we can see what else needs to be done," he said.

Officers and a board of directors will be elected at an early meeting.

The next step will be to divide the larger council into smaller "action groups" to begin studies and activities.

Chinigo suggested that besides the groups formed to work directly with problems within the community, other action groups with broader concerns should be part of the council's activities.

Learn Of Aid

"A group concerned with liaison with state and national government, for instance, will be useful in finding out about forms of aid we now don't even know exist," Chinigo said.

"By looking into this, and finding funds, the council can save the time of other agencies, leaving them free to pursue their programs."

He also suggested that the large council would function as a strong lever for political pressure.

"It has been my impression that Champaign has been short-changed in some ways. Other cities seem to be able to make political 'deals' for things they want that Champaign-Urbana hasn't been able to get," Chinigo said.

Another action group, responsible for intercommunity relations should be set up, he said, "to try to break down some of the silly barriers between the Champaign, Urbana and University communities."

Actually, the first "action group" was formed Thursday, when C. A. Petry, Dave Downey and Paul Hursey were named to study and make recommendations on the level of financial commitment to be required for membership.

Both Petry and Hursey suggested that if the level required were too high, some people who want to participate would be discouraged from joining the committee.

Notes Only Men

Bob Dickey of the J. M. Jones Co. noted that only men had attended the first two meetings.

"If this is really going to be a community effort, we need to get the women involved, too," he said. "We have many brilliant women in this community."

Dickey suggested that the group members make certain some women are included.

Present at the first two meetings besides Staerkel, Petry, Downey, Hursey and Dickey were:

Roger L. Yarbrough, Kyle Robeson, John Barr, UI Assistant Chancellor J. W. Briscoe, Bob Gillespie, D. W. Richards, Myron J. Sholem, Jim Gallivan, Urbana Ald. Fred Walden, Keith Kemper and Rev. James C. Offutt, Vern Barkstall, Henry I. Green, Giles Sullivan, John Franklin, Dick Parkhill, R. Dean Bradle, Chancellor Jack W. Peltason, R. H. Duncan, Dr. Carl Greenstein, Richard Thies, Paul K. Bresee, James L. Capel Jr., Donald Dodds, Aaron Kurland and Richard Cogdal.



Diane Elfers

At Bellflower

Diane Elfers Heads FHA

Bellflower (Special)

Diane Elfers, daughter of Dr. and Mrs. George Elfers, has been re-elected president of the Bellflower FHA Chapter for 1968-69. She will be a senior in the fall.

Other officers are: Rita Lefler, vice president; Kristie Bright, secretary; Patricia Rogers, treasurer; Mary Ellen Mears, historian; Judy Vance, parliamentarian; Cheryl Ulm... once united political movement partisan camps pitting supporters of Vice President Humphrey against backers of Sen. Robert

Rev. Feldman to Leave

Fellowship Center Head to St. Louis.

The Rev. Richard Feldman, director of the United Christian Fellowship Center on campus since 1963 will be leaving that position Sept. 1 to enter graduate studies in philosophy at Washington University in St. Louis.

His wife, Lois, who will be a June graduate with a master's degree in Home Economics from the University of Illinois, is joining the faculty at Fontbonne College in St. Louis.

A study committee has been formed to look into staffing for the UCF organization which includes the McKinley Foundation, the Wesley Foundation, the United Church of Christ, the Illinois Disciples Foundation and the Baptist Student Foundation.

Besides considering a replacement for Rev. Feldman, the committee will look into staff deployment in the other foundations, finances, operation and programs for the fall.

The committee, headed by Nelson Spaeth, includes 25 to 30 representatives from the five

foundations.

The UCF program includes cooperative seminars, religious instruction, worship services and social programs.

Rev. Feldman explained that he is only in charge of the center and one of the recommendations being considered by the committee is a director to oversee the entire program.

Rev. Feldman became director of the United Church Center in 1961 serving the United Church of Christ. He became director of the UCF Center when it was formed in 1963.

He came to Champaign from the First Baptist Church in Garden City, Kan. A native of Chicago, he is a graduate of the Northern Baptist Theological Seminary. He has a master's degree from Roosevelt University in Chicago and has done graduate work at the University of Chicago.

The Feldman family at 803 S. Fair St. includes three children, Joanene, Dorothy and Timothy.

Graduation At Tuscola

Tuscola (Special)

End - of - the - term activities have been scheduled at Tuscola High School.

The baccalaureate service will be held at 8 p.m. May 26 with the Rev. Leo Gossett of the First Christian Church as speaker.

Many awards will be presented in the honors day program at 1:30 p.m. May 28.

Commencement exercises are planned for 8 p.m. May 29. Members of the graduating class will present the program. John Cox, valedictorian, and Jack Holden, salutatorian, will speak.

Cox is the son of Mr. and Mrs. Ted Cox. Holden's parents are Mr. and Mrs. H. h. Holden.

Willis Winn, president of Tuscola Community Unit Board of Education, will present diplomas to the 86 seniors.

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rights — that of a man to dispose of his home as he pleases and that of a person to be free to select a home without fear of discrimination.

"I personally have decided that the overriding right is stated in the policy declaration of this ordinance: 'to secure to all persons living or desiring to live in Champaign a fair opportunity to purchase, lease, rent, or occupy real estate without discrimination based on race, color, religion or national origin,' he said.

Somers disagreed with Pope on the constitutionality of the ordinance.

"The Constitution is an old document that we have changed many times," he said. "I do not believe that the men who framed it were of the type who would intend it to contain a right for a man to use a property he no longer wants as a weapon against people of a particular race."

Somers also spoke out against the filing fee proposed by Johnston. "When someone calls the police to ask for the dogcatcher, we don't ask for a bond to be returned if the dog is caught," he said. "People shouldn't be asked to pay to have laws enforced."

Prevent Nuisance

Johnston, however, said he felt the filing fee should be included to prevent the filing of large numbers of "nuisance complaints."

Kuhne and Snyder commented that if the new ordinance results in nuisance complaints, the council should amend the ordinance to include a fee.

Pope called the proposed ordinance "a revolutionary step toward bondage and slavery. It takes criminal actions out of the courts by setting up a kangaroo court (the proposed city fair housing board) reminiscent of the Star Chamber and the Court of the Inquisition."

He went on, "Taking away part of everyone's rights will be good for no one in the long run. To me, this is another demonstration with 'Freedom' written on the banners, but the long march is into the compound of slavery."

Johnston said he was abstaining from the vote because the proposed ordinance did not provide enough flexibility for ex-

Evidence
"The University needs tangible evidence of support from the community in developing new plans to guarantee equal opportunities for all of its staff members to secure homes for themselves and their families," Briscoe read.

"The ugly fact of discrimination occurs at all levels of the Champaign - Urbana housing market. The University is anxious to recruit outstanding persons regardless of race or religion. The fact that Negroes find barriers to securing housing here demeans us," he said. "I urge this council to pass a comprehensive open housing ordinance."

Twenty-four members of the audience spoke on the ordinance before the council took action. All but three spoke in favor of the ordinance.

In contrast to the previous council meeting, Tuesday's meeting was generally orderly, although uniformed police officers quietly escorted one man from the council chambers after he reportedly caused a disturbance while Pope was speaking against the ordinance.

Wikoff held each speaker to a maximum of five minutes at the podium. Few had to be reminded of the time limit.

Each speaker's presentation was greeted with applause from the audience, and from the applause it was obvious the opponents of the ordinance were a minority.

The only speaker whose reward was dead silence was Keith Whited of 213 W. John St., operator of "Let Freedom Ring," a right-wing telephone message service, who urged the council to "have the guts to resist the pressure for this ordinance from the local soviet."

Time For Record

Rev. Harmon J. Reeder, chairman of the city human relations commission, said that in drafting the ordinance, "The Commission felt it was time for the community to go on record against discrimination by all citizens of the community, not just by real estate brokers."

The new ordinance repealed a year-old "fair housing" ordinance which regulated discrimination only by real estate brokers.

director who appeared here last week).

Former Councilman Kenneth O. Stratton, who was instrumental in passing the existing fair housing ordinance, called the original ordinance "a compromise."

"History shows that compromises never work," he said. "We have compromised rights for too long. We cannot stop until every black citizen has the same rights as every white citizen."

Speaking against the ordinance was a man who urged supporters of the ordinance to devote their efforts instead to encouraging a voluntary end to discrimination.

"This ordinance will serve only to harden the division between races in our community," he said. "It is not wanted by a majority of the people in the city, and if you think it is, why don't you submit it to a referendum?"

Melvin Mitchell, 1309 W. Hill, C, replied, "If this is left up to the people, we will not accomplish anything. It has been left up to the people for too long."

Anti Speaker

Also speaking against the ordinance was local attorney Donald Tennant, who urged passage of a "fair, reasonable and enforceable" law.

"I feel sick when I hear people urge passage of this law even though the city has no legal authority to act," Tennant said, "If you know this law can't be enforced but you pretend it can, how are you going to explain yourself to a man who comes up with a complaint that you can't do anything about?"

R. A. Eubanks, 602 E. Stoughton, C, replied to Tennant, saying, "Are you sick of opportunity? Of equality? Of justice? That is what we are urging be established tonight. Justice from the soul must govern justice from the law."

Vern Barkstall, director of the Champaign County Urban League, told the council that the large number of white people testifying in favor of the ordinance "is an indication that you will be supported, even though one of the greatest obstacles to action by local governments in this field is the fact that prejudicial attitudes are condoned by the majority."

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