

Classified REAL ESTATE AND RENTAL GUIDE

Mid America's Greatest Marketplace

Project to Stabilize Lincoln Park

Sears Tower Uses Unique New Systems

How do you quickly move about 2,000 workers in and out of a giant building under construction at lunch hour? You don't.

So, at Sears Tower, the men won't go out for lunch. Lunch will be brought to the men.

The construction of the 104-story building at Wacker Drive and Adams Street presented special problems in the movement of men and materials that required special solutions.

Diesel Corp., the general contractor, solved the lunch-hour problem by hiring a private caterer to set up mobile kitchens on the 33d and 40th floors of the building. (The first kitchen will be on the street level, but will be moved up when the construction reaches the upper floors.)

Ray Worley, superintendent, explained that special carts now being built will carry the food from the kitchen to the intervening floors. "At most, the men will have to go up or down one floor to lay a hot meal," he said.

Moving men around the building at any time of the day could be a problem, but Diesel solved it by using two standard elevator cars stacked and linked together.

The concept was originated years ago for office buildings, but did not come into popular use until the construction of the new Time Building at Fairbanks Court and Ohio Street. It's still unusual to use the tandem cars for construction work.



Skyscrapers soaring behind the South Michigan Avenue wall of buildings are giving a new dimension to the traditional Chicago lakeshore view. Aerial photo from Congress Parkway to Adams Street shows Auditorium Building (1), Fine Arts Building (2), 408 S. Michigan Avenue Building (3), Chicago Club (4), McCormick Building (5), Findlay Building (6), Continental Building (7), Railway Exchange Building (8), Orchestra Hall (9), Berg-Warner Building (10), Peoples Gas Building (11), Mid-Continental Plaza, under construction (12), Palmer House (13), Home Federal Savings and Loan Association, 201 S. State St. (14), CNA Center (15), 45-story CNA Building (16), and Dirksen Federal Building, 219 S. Dearborn St. (17).

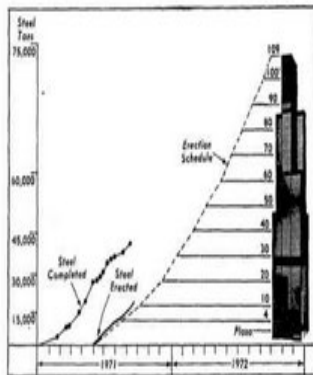


Chart shows work on Sears Tower is ahead of schedule.

The contractor still had a problem: How to communicate with the workers. It would take a runner all day to find a foreman inside the huge building.

A special telephone system linked to a loud speaker paging system is installed on each floor.

The movement of materials was just as big a problem. Worley said that the suppliers are asked to ship the materials in containers or stacked in forms which easily can be put on specially-designed pallets.

Trucks bring the material to a loading dock at the lower Wacker Drive side of the structure. It is put on pallets and loaded there the elevator cars in the center of the structure to the work areas.

not worry about delays from street traffic problems or flat tires.

To run these elevators, the machines, tools, and lights, the workmen need a lot of electrical power. So a temporary electrical system was built that supplies 14,000 kilowatts of power. That's far more than some 30- to 35-story completed buildings use, Worley said.

Most of the power will be consumed by electric heaters that will be used to warm the lower five floors of steel work of the structure.

The architects and engineers want to make sure that the steel will not be under any severe thermal stress during the bitter cold winter weather.

To take the edge off the cold for the workmen inside the structure, Diesel plans to build a huge frame that will

Stock Exchange Building Center of Controversy

Architectural historians call the Old Stock Exchange Building at 30 N. La Salle St. the modern equivalent of the 13th- and 15th-century Gothic cathedrals or the new buildings of the 19th-century Firemen which mirrored in the Italian Renaissance.

The history building was designed in 1902 by Dankmar Adler and Louis Sullivan and completed the following year. It was the trade center of the Midwest until 1961 when the stock exchange moved from its two-story quarters.

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At the center of the east facade is the imposing main entrance, a two-story-high doorway framed in a semicircular opening.

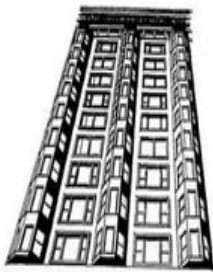
Above are a series of tall arches enclosed in a frame. The main emphasis is given to this space for here was the hot-collared trading room.

The conventional office expressed in a series of bay windows is above. Here the facade is unadorned—severely simple. The effect is a last skin enclosing valuable rental space which projected an extra sum because of the projecting bays.

The facade features the Chicago-style windows—large horizontal openings with two narrow operable windows flanking a larger, fixed center pane of glass.

The building ends with a ribbon of windows set behind columns. It's all capped with an intricately designed cornice.

This early skyscraper, born in the impetuous commercialism of the late 19thc., is in danger of being torn down and replaced by a more profitable, 45-story tower.



Walpole Point Plans Stress Family Living

BY ALVIN NAGELBERG
(Real Estate Editor)

Walpole Point, a \$4-million residential development just getting under way in the Lincoln Park area, could be the conclusive evidence that the successful redevelopment of an urban neighborhood is not just a sociologist's dream.

At least that's the dream of WGM Associates, Inc., the developers.

The 6½-acre urban renewal program, which radiates out from the intersection of Lincoln Park and Webster and Larrabee Streets, was designed to match the objectives of the Lincoln Park Conservation Association. The neighborhood organization wanted to preserve the economic and ethnic mix of a stable family-oriented neighborhood.

The developers established an ingenious plan for the construction of housing for sale and for rent, in price ranges to accommodate low, moderate- and middle-income groups.

Walpole Point will have housing for families—there will be no studios or efficiency units. It will be housing two to three stories high, scaled to the human perspective. It will be housing in a contemporary style using warm-toned reddish brown brick; housing surrounded by gardens and patios.

To Marvin Myers, a principal in WGM Associates, one of the most important elements of the development is that it will be housing for a wide spectrum of economic groups. And the economic groups will be scattered in what he calls a "salt and pepper mix."

That means no income group will be concentrated in one area, and there will be no distinction in the style of housing. Myers contends that it is the first time in the country this has been done in an urban renewal project. And he did it thru the advent use of a government program labeled 236 and the rent supplement program.

For instance, Walpole Point will offer a two-bedroom apartment at the market rate of \$250 a month. However, if the family has an income level which enables it to qualify for the 236 program (from \$3,700 to \$11,630, depending on the size of the family) the same unit will be rented for \$135 a month.

Subsidizing the Difference

If the family income is lower (from \$4,000 to \$8,000 a year, depending on family size) and the family qualifies for the rent supplement program, the rent will be only 75 per cent of the family's income. The balance is paid by the government.

Walpole Point will have 122 units for rent, ranging from a one-bedroom apartment in a four-bedroom townhouse. The one-bedroom unit will be offered at \$125 or \$140 (under the 236 program) and the four-bedroom unit for \$200 or \$220 (under the 236 plan).

In the 236 program, the federal government subsidizes the difference in the market interest rate. This allows the builder to pay as low as 1 per cent interest on the mortgage. This savings is passed along to the tenant in the form of lower rents.

Previously it was believed that builders could not mix the rental schedules (that which is normally being paid in the market and the lower 236 level), but Myers said he has obtained a special interpretation of the regulations to permit the mixture.

Seeking Stability

There will be a control so not all units are rented to one group. Myers candidly acknowledges that only a small percentage of the units will be rented to the lowest income groups at the start. "You have to start with a few families, work them in, and want to be sure the neighborhood is stabilized before you add more."

"Eventually 15 to 20 per cent of the units may be rented to the low-income families."

Walpole Point also will have townhouses for sale. The two-bedroom, two-story units will be priced at \$24,900 and the two-story, three-bedroom units at \$29,900 to \$32,900.

There also will be three-story buildings in which the owner will live in the



Four bedrooms, two units.

four-bedroom unit on the upper two floors and rent the one-bedroom unit on the first floor to a couple. The price of that townhouse is \$22,900 to \$27,900.

Jittery at First

There were 80 townhouses for sale at Walpole Point. This construction started only last week and all the units are sold.

Myers admits he was jittery about offering high-priced units mixed with moderate- and low-income rental housing, but he believed it was necessary and it was demanded by the community.

"There were a lot of people who said they would like to live in the area, and I thought to myself 'Okay, now they can put their money where their mouths are.'"



Two-bedroom townhouse

Myers didn't know the units would sell, so he hedged his bet by building an attractive sales office at 201 N. Lincoln Avenue. But it was unnecessary because he was inundated by offers to buy the units. Myers has a list of 200 would-be buyers.

"I'm not worried about renting the other units, they'll go fast," he said.

Walpole Point will be an attractive neighborhood, deriving great benefits from the latitude permitted a planned unit development.

The building, designed by Seymour Goldstein, will be placed in clusters, departing from the rigid pattern of surrounding streets. Local setbacks are eliminated or varied.