

Non-Conforming Uses Discussed at Zone Hearing

The third adjourned public hearing on the proposed revised zoning ordinance for Wilmette was held Monday night at the Village hall before the Wilmette Zoning commission. About twenty-five men attended the hearing, which was adjourned to Monday night, March 23, at 8 o'clock in the Village hall.

Among the subjects discussed at the hearing this week were the height of buildings in "B" commercial areas, setbacks, side yards, outer and inner courts, and intensity of use of lots in "B" commercial areas, types of buildings to be allowed in "C" industrial areas, non-conforming uses, and major streets and setback lines on such streets.

Non-Conforming Use

The regulations of the proposed revised ordinance relative to non-conforming uses brought forth considerable discussion. One paragraph in particular was opposed by persons owning property which is being used for non-conforming purposes. This paragraph reads:

"No existing building devoted to a use not permitted in this ordinance in the district in which such building is located, except when required to do so by law or ordinance, shall be enlarged, extended, reconstructed or structurally altered, unless such use is changed to a permitted use in the district in which such building is located; or except when such building is damaged less than fifty percent of its assessed value by fire or violence. When such building is so damaged it can be restored to not exceed its former dimensions and bulk contents, provided the Board of Appeals order the building commissioner to issue the building permit subject to all restrictions placed therein by the Board of Appeals."

Persons using property for purposes not permitted in the district

where their property is located felt that this paragraph is too strict, and that the application for permit to rebuild in case of fire or damage from some other cause should be made directly to the building commissioner and not through the Board of Appeals. The Zoning commission agreed to consider this objection.

Robert Stoddard, chairman of the Zoning commission, in discussing non-conforming uses, stated that it is the hope of the commission that such uses can eventually be eliminated entirely. They are permitted only when property being used for a non-conforming purpose was used for that purpose before the zoning ordinance went into effect or before the portion of the village in which the property is located was annexed.

Oppose Widening

When the discussion turned to major streets, C. W. Hubbard of Lake Forest presented a petition on behalf of owners of property on Ashland avenue between Hibbard road and the Skokie Valley line of the Chicago, North Shore and Milwaukee railroad protesting against any proposed widening of this portion of Ashland avenue, which the Zoning commission proposes to rename Illinois road.

Although the proposed revised zoning ordinance does not provide for the widening of the street in question it establishes a setback line which makes possible such widening in the future.

Following is a summary of the reasons given in the petition presented by Mr. Hubbard why Ashland avenue between Hibbard road and the Skokie Valley line should not be widened:

1. Ashland avenue forms no link between strategic or heavy traffic points.

Lake avenue, which runs parallel to it, is only 2,000 feet distant.

2. The village of Wilmette controls only one side of Ashland avenue. Hence, it can carry out no widening program without the cooperation of the county or some other body.

3. Widening of this portion of Ashland avenue is not in accord with the general plan of the Chicago Regional Planning association or of the Cook County Highway department, since Ashland is not a section, a half section, or quarter section line.

4. There is no major street crossing Ashland except Skokie road, which crosses every east and west street from Chicago to Milwaukee.

5. To widen Ashland avenue to one hundred feet as proposed creates a condition with respect to property north of Lake avenue and west of Hibbard road (Lake avenue, Laramie avenue and Skokie road being major streets) such as to make it unsuitable for high grade residential development.

6. The property is zoned against commercial uses. To destroy it for residential purposes amounts to confiscation.



★ Washington

FIVE DAY TRIP \$55

Easter and spring vacation tours to the national capital in cherry blossom time. This unusual rate (including Pullman, hotel, meals, sightseeing) places this delightful trip within reach of everyone. Lv Mar 29, Apr 26, 29. Details?

THE NORTH SHORE TRAVEL SERVICE

State Bank and Trust Company
GRE 5000 Evanston WIL 5000

NOTICE of ELECTION

Notice is hereby given that an election of the Wilmette Park District will be held in said District on Tuesday, the 7th day of April, A.D. 1931, between the hours of seven o'clock in the morning and five o'clock in the afternoon of said day, for the purpose of electing two Commissioners of said District for the full term of six years.

The polling place of said election of the Wilmette Park District will be the Village Hall, Wilmette, Cook County, Illinois.

WILMETTE PARK DISTRICT

By

LAVERN E. SOLEM,

Secretary

**\$10,000 may build
an estate of \$87,550**

*When the demonstrated growing power of
American Industry is combined with the
compounded earning power of money*

As explained in our new circular,
"An Estate Building Blue Print"

EVERYONE knows how money grows when its income is compounded. But have you ever figured out how much faster your wealth increases when growing values are combined with compounding power?

As its name implies, "An Estate Building Blue Print" describes a definite plan of money accumulation, which you can work through easily acquired ownership of shares in investment trusts sponsored by UNITED STATES SHARES CORPORATION . . . a plan permitting you to combine growing values with compounded earning power.

Send for free copy

MAIN & COMPANY, Inc.

JAMES L. COOKE, President

Investment Securities

636 CHURCH STREET

EVANSTON, ILLINOIS

Tel. DAVis 1200

ROgers Park 7474