

PUBLIC HEARING ON ZONING AMENDMENT

Continued from page 1

ment to you as to the financial condition of the city. Mr. Mayor. (Applause.)

Talk by Mayor Hastings

Mayor of the City of Highland Park, addressed the meeting as follows:

I wish some of our other communities along the North Shore could just look in on this nice party tonight. I am sure they would become very enthusiastic over the needs of their own town. It is not often that a member of the administration has an opportunity to discuss the financial situation with citizens, and we could not allow the opportunity to go by.

I have had several men ask me "Why don't you issue bonds and buy all this property?" Well, there is a limitation, even to bond issues, and it seemed to me that it might be desirable for me to give you a brief resume of the financial operations of the city. Municipal finances are a sort of a mystery. They were to me. I wondered how they were operated and run, and where the money came from and where it disappeared to. So, briefly, I am going to read to you a statement.

Our tax rate for the year 1924, which was collected in 1925, was \$9.89 on each \$100.00 assessed. The total amount of money paid by Highland Park was \$580,000.00, and the money has been paid out as follows:

High schools and grammar schools received	\$334,000
The state received	39,284
The county received	33,210
For county bonds	19,925
Sanitary district	10,000
Park district	37,934
City of Highland Park received	106,269

The amount received by the City of Highland Park includes the library tax and the garbage tax. The library tax is approximately \$11,000.00, the garbage tax approximately \$5,000. Leaving for general municipal purposes, out of \$580,000.00 that the City has to spend, \$90,000.00. These figures are taken from the tax books of the Treasurer's Office at Waukegan.

The valuation of the property of the City of Highland Park is approximately six millions, and the assessments are made on fifty per cent of the valuations, and the rates vary slightly in the different districts. We have a bonding power of five per cent of our valuation, which would give us approximately \$300,000.00.

Highland Park has no outstanding bonds. It has no debts of any kind or character, except the monthly current bills, and has an operating capital of a comfortable amount always in the bank.

Bonds are issued for municipal purposes, such as building bridges, water plant requirements, incinerators, and so forth. The City of Highland Park does not issue bonds for park purposes. That is done by the Park District. The requirements for the municipal needs that must receive attention at an early date are, first, greatly increased water facilities, which should include a filtration plant, and from the surveys made and the costs estimated will require about \$400,000.00.

There still remain four bridges to be built, two on North Sheridan Road, one on Linden Avenue, and one on Dean Avenue. These four bridges will cost approximately \$160,000.00.

There must be built at an early date a new incinerator plant for garbage disposal. The cost of this plant is estimated, with land, at about \$90,000.00.

All of these things that I have suggested for the betterment of Highland Park do not have to be done at one time. With a well-developed plan they can be carried out over a period of the next three or four years, and can be financed and managed in a perfectly logical way.

The purchase of the proposed frontage on St. John's Avenue from Laurel to Sheridan can be done by assessment, and ought to be done at once. It is the most important proposition that has come before the citizens of Highland Park and carries out the same general plan of improvement and beautifying of our city that has been developed at the south end of Highland Park in what is known as the Ravinia district. Assessments from Beech street south to the County Line are being used for the purchase of that property.

That gives you just a little idea of our financial situation, something of our possible requirements in the next two or three years, all of which can be taken care of, but does not have to be done all at once. This five or six hundred thousand dollars will just work out perfectly natural, as the requirements come. We will probably spend \$15,000.00 in the spring on the water plant, because next summer more people means more water, more water needed to take care of our entire district.

Now, I want to make a statement on the zoning ordinance. I have written this down, because, like all other communities, when we transmit an idea by mouth to a person, for some reason or other it grows in magnitude, and grows strangely and remarkably in the wrong direction. In the old days it was sometimes called gossiping, but of course that is not the case in Highland Park, there is never any gossip in Highland Park. (Laughter).

The zoning ordinance that we are giving so much consideration to is heading in the right direction. I think there is no disposition on the part of anybody to be unfair or unreasonable. We cannot maintain an unreasonable position toward any of our interests. The dividing line between business and residence property will ultimately have to be marked by either street intersections or a small strip of land that will be developed and used for park purposes. The business district must have its opportunity to improve in such a way that an income may be derived from the value of the property used.

I am of the opinion that ninety per cent of the building program in the business district will find that forty-five feet, or three stories, is ample for its requirements. That would give business rooms below and two floors of apartments above. There are certain sections in the district where the zoning commission should have the right to increase the height of buildings to five stories, or sixty feet. That applies to corners. But to build a five story building will require a more expensive building, and it is doubtful if it would be made profitable. However, that should not shut out the property owner who feels that he is entitled to utilize as much space above the ground as reasonable construction would permit. I should make the construction so safe, with restrictions, that there would be no danger whatsoever of it being destroyed by fire. I am satisfied the proper structures for our business districts, with these few exceptions, will not be desirable above the three-story structure.

Typical apartment houses, such as are being built in Rogers Park and Evanston, have no place in our plan in Highland Park. They are not desirable, they are not needed, and are not wanted. And personally I am opposed to such structures anywhere within the city of Highland Park. The designation of buildings used for public purposes should be specified, such as the Y. W. C. A. building, the Y. M. C. A. building, which will ultimately come to Highland Park. These properties should be designated by the title and the name they use. They are not rooming houses; they are not business houses. The Woman's club, the Highland Park Country club, the hospital, churches, schools, and so forth, should be classified under the names of their organizations.

We cannot expect to do more at this time than to arrange, by assessment, for the purchase of the St. Johns avenue frontage from Laurel avenue to Sheridan road, then take up as the condition may require such other districts and handle them in a similar manner as is contemplated on the St. Johns avenue frontage.

I would like to suggest for your consideration our next move, the continuation of St. Johns avenue north from Elm street along the tracks to Vine avenue. The plan would bring protection to the properties north of Central avenue, and would remove many businesses that can just as well be served from the Blodgett district.

Then another district that will require continuation sooner or later is the district on Walker avenue at the entrance going into Ft. Sheridan, and other districts will develop from time to time that will need the treatment that is proposed for St. Johns avenue, and when these conditions arise I am sure that the pride in our city will enable us to perfect a plan to take care of them.

Now, briefly, that is our position on the new zoning ordinance, and I want to repeat again that we are already operating under a zoning ordinance, and this new ordinance is for the purpose of clarifying many of the conditions that were hard to work under, under the old ordinance.

There is no intention on the part of the zoning commission or the administration to in any way destroy anybody's property, nor its value. Our one principal idea is to do for Highland Park what we all want to do, keep it a city of homes, give it a reasonable business district, with a chance to erect such buildings as may be necessary to create an income on the value of the property used, and no apartments of the typical apartment type be permitted to come into Highland Park. (Applause).

Chairman Cushing: The zoning committee at its last meeting passed the following resolution: "Be it Resolved that the map attached to the pending proposed Amendment to Zoning Ordinance be and the same is hereby changed to include lots 14, 15, and 16 in block 16 within the business district."

Now, those are three lots right opposite the Electric Light Station on St. Johns avenue, that you are all familiar with.

"Be it Resolved that paragraph 1 of Section 9 of the pending proposed Amendment to the Zoning Ordinance be and the same is hereby amended to read as follows:

"Buildings owned by public or semi-public organizations, or public service buildings, hotels, churches, hospitals, sanitariums, or schools, may be erected to a height not exceeding sixty (60) feet, provided that if such building is located in any residence district it shall be set back of each property line at least one (1) foot for each foot of additional building height above the limit for the district, in addition to the other requirements of this ordinance."

Resolved that Section 2 of the pending proposed Amendment to Zoning Ordinance be and the same is hereby amended to include the following definition: "Hotels: A hotel is a building in

Continued on page 4

OPEN EVENINGS UNTIL CHRISTMAS

GARNETT'S

SHOP EARLY IN THE DAY IF POSSIBLE

STORE NEWS



Let Gifts from This Store Say Merry Christmas For You

Christmas is at the threshold. Already Fancy conjures the chiming belfry, the snow-packed highway, the jingle of bells, the festive expectancy of children. Already is felt the influence of the period of cheer and charm, of friend and fire-side. A visit to our Christmas displays will furnish welcome gift suggestions, as well as the opportunity to fill gift lists which are not already complete.

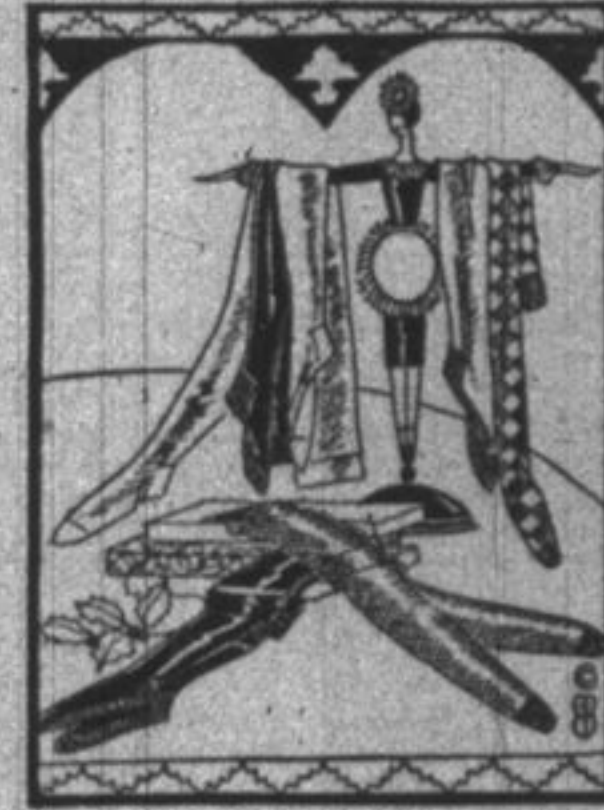
The Finer Feminine Things That Are Truly Gift-Like Are Found Here

GIFTS of dainty loveliness — each personally selected and destined to delight the heart of the receiver.

Fine Hosiery Is A Popular Gift

Silk Hosiery the quality of these are always well received, for no woman can have too many pairs. Phoenix, Wayne-Knit and Humming Bird are among the well known makes found here.

- Humming Bird silk hose in individual gift box, pair **\$1.50**
- Phoenix full-fashioned pure thread silk, in all new shades, pair **\$1.85**
- Wayne Knit full-fashioned pure thread silk hose, choice of all new shades, pair **\$1.50**
- Women's plaid wool hose in popular colors, pair **\$2.00 - \$2.25**
- Wayne Knit full-fashioned chiffon hose. Wide range of shades, pair **\$1.95**
- Women's art silk and wool hose in soft colors, pair **\$1.00**
- Women's full-fashioned silk and wool hose, camel shade, pair **\$2.25**



Kid Gloves Are Useful Gifts

The need for gloves is felt by every woman. Here are fine kid gloves in a variety of new and interesting styles with stitching, embroidery, tucks and applique as the chief trimming motifs. \$2.95 to \$5.95 pair.



Other Gloves

- Women's cape sport gloves with fur trimmed cuff, pair **\$4.95**
- Women's cape knit lined sport gloves, with fur lined cuff, pair **\$6.95**
- Women's knit lined cape sport gloves, pair **\$4.75**
- Women's washable chamouisee gloves, in all desirable shades, pair **\$1.00 - \$1.75**

Children's Knit and Leather Gloves and Mittens — all styles and wide range of prices

Silk Umbrellas Are Practical Gifts

Women's silk umbrellas with amber handle carved and colored to match silk and crocheted silk sport loop. Amber stub ends. \$6.50.

Other Practical Gift Suggestions Splendid Values

- Beautiful rayon bed spreads, full size, and new color effect, **\$16.50**
- Linen bridge sets in pretty color combinations, set **\$3.50**
- Women's boudoir slippers of colored felt and pompon trim, pair **\$1.25**
- "Martex" towel sets. Each set attractively boxed. Priced from set **\$1.95 - \$9.85**
- "Martex" bath mats in new designs and colorings, **\$1.75 - \$3.25**
- Women's linen handkerchiefs, neatly embroidered, box of three **\$1.00**



A List of Lovely Novelty Gifts

Why not choose something from this novelty counter? A dainty pin, a strand of beads, a lovely boutonniere is always welcome and appropriate.

- Flower ornaments in an assortment of exquisite color effects, **65c - \$1.95**
- Silver plated salt and pepper shakers, set **\$3.50 - \$4.50**
- Dainty hand painted cologne bottles in gift box, **\$2.00**
- Reproductions of fine oriental pearls form these necklaces. In gift box **\$3.50**
- Children's beaded bags. Two styles, priced at **\$1.25 and \$1.95**
- Bronzed book ends of metal with felt covered base, pair **\$2.25**



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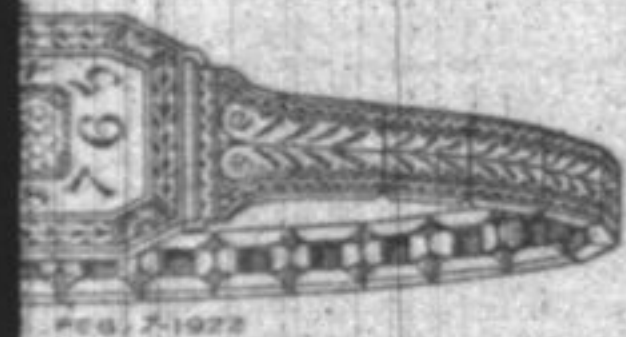
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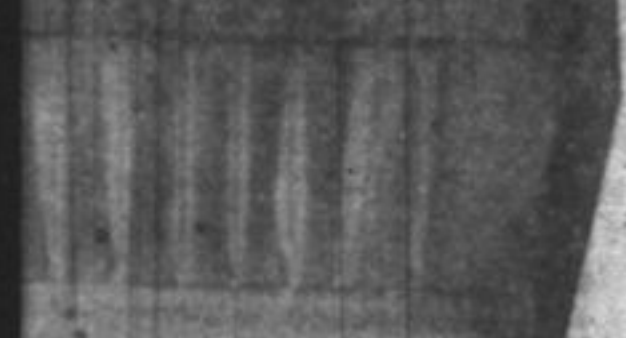
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