PUBLIC HEARING ON ZONING AMENDMENT

Continued from page 3

which board and lodging are provided and offered to the public for compensation. As such it is open to transient guests, in contra-distinction to a boarding house, lodging house, apartment house or an apartment hotel."

"Be it Resolved that Section of the pending proposed Amendment to Zoning Ordinance be and the same is hereby amended by adding thereto the following paragraph:

"No building, except buildings the street floor of which is used or designed to be used exclusively for business purposes shall hereafter apartment building." (Applause).

the pending proposed Amendment to the Zoning Ordinance be and the same is hereby changed to include the fol-

lowing paragraph: "The powers conferred under this ordinance shall not be exercised so as to deprive the owner of any existing property of its use or maintenance for the purpose to which it is lawfully devoted at the time of the passage of this ordinance."

Now, that answers that petition. 48 Families to Acre "Be it Resolved that the last para- meeting as follows:

changed to read as follows: "Intensity of use of lot: No build-

used to accommodate more than forty-eight (48) families to any

acre of ground."

"Nor more than a proportionate number of families in any fractional part of an acre of ground." This does not change that. In addition to that:

Strip for Park Purposes

Now, an elaborate map has been are not spoiled. (Applause).

Mr. Millard's Address of the Park board, addressed the In that way the very fine zoning the greatest metropolitan area per-

statement read such as was read by have done. I think it is splendid

ments that we are able to put into time himself-when we enlarged the 120,000 front feet of property. That people who come to the city. This was twenty-four families orig- effect in Highland Park. We have a park in the territory west of the does not take in the whole city, does I think this map explains this. common purpose in developing the tracks, we had a certain bond limit, not take in the extreme south limits, explains itself. We would thereby town a beautiful city of homes, and and we went right up to the hilt at does not take in the extreme north take over the ends of these drives making it just for that purpose, and once on that bond limit to get Skokie limits, but it takes in the territory We would have a strip here we will

one clause had been left out of the would be safe for all time, and this has spread widely and now we are in others, when we think of the pleas- for it? new ordinance, so this has been added: committee expresses the hope that as good a position as anybody to take ure the people of the city have had A voice: (From the audience). No. "Be it Resolved that Section 13 of such an arrangement can be made." advantage of it, because our localities in our beautiful 18-hole course on

provements on St. Johns avenue by the zoning law is weak in a great of the city hall.

board has been put through here by graph of Section 8 of the pending pro- Mr. chairman, ladies and gentle- the zoning commission, and I wish to posed Amendment to the Zoning Or- men: If we were all a joint stock cor- congratulate you, Mr. chairman and believe him. From the state of Indinance be and the same is hereby poration, I think we would be very commissioners and the attorney for much delighted in hearing a financial the zoning board, on the work you

ing, with its necessary buildings, the mayor of the town just now, and Now, the Park board is able at this got the asking prices on all of that that make life worth while living to be used for commercial purposes, when we consider the difficulty with time perhaps to join in this work, and property, I am not saying the price seme reason have a commercial relative shall occupy in excess of ninety which a city has to cope more than to do it effectively. It can do so by be conservative I am going to take and people are finding that out more (90) per cent of the area of the lot. that of a private corporation, I think bolstering up the weak spots; that is, a jury would find it is worth, but to and more; that the better you tree No building or part of building it is a perfectly marvellous thing that the margin between the business and the figure of \$350,000.00 as the cost yourself in that way, the looks used for residential purposes shall the mayor has done in Highland Park, residence, as you all understand. of that property when finally acquir- things, and the beauty of your sun be arranged, designed, intended or to be able to read us a financial state- When the Park board started out- ed in full.

the Park board, and as Mr. Millard, many respects, but I think we will find . Those are the uses of the Park it would be spread out very thin, and owns 50 feet of it, the Thompson es the president of the Park board, is it is not so weak as some people board, and we must of course look all of this territory, in our judgment, tate owns 150 feet of it, and then here, I will ask him to explain the think. There are, of course, cases ahead. We are about to face, if the would be greatly benefited both for comes of course the Thorne property map to you so that you will get a good where it is, but in general I think the public utility experts, if the profesidea of what is intended to be done. zoning law is going to be approved by sors of sociology, and if the other authe Supreme court, where we pass on thorities are right, we are about to for the commercial value of their south. This plat shows the suggestour regulations as to the use and in- face an enourmous expansion in Chi- homes. Mr. Everett L. Millard, president tensity of population in a town. | cago's growth. This is going to be You know, beauty and the things sull says so, at least, and we always diana up to the border of Wisconsin is going to hold the largest congestion of population in the United States within a very limited number

of years. We must think ahead. It was not very long ago that it was said we did not need parks, because everything was a park out here. Already it is not all a park, and there are very few places you can go; you have got to keep in public plates. Th Park board started out to provid these fields for sports and for outdoor recreation. We didn't have any money left for what you might call architectural development of the town. Now, Glencoe went exactly the other way, they put their money into strips of land along the railroad, and I for one believe that we took the right course in the beginning, because where would we be without these facilities such as we have on the lake and the Skokie Field and Sunset

However, if the people want it, they can have both these things. If the people want it, they can have parks which beautify and I think raise the commercial value of their property, so that part of the town will have this have to accompany the beauty of our

for your little ures, I will explain that our board limit is three per cent of the assessed girl's Christmas. valuation, about \$165,000.00. Our general tax is 2% mills on the dollar, or about \$2.66 on a thousand dollars Take your choice assessed valuation. You perhaps, if you have a \$10,000.00 home, are payof three real ba- ing \$12.00 a year for general park tax purposes, and you are probably payby models now ing twice that sum in addition for retiring our bond and for paying inter-

Well, that is where our money has gone. Our budget is perfectly balanced, we know just what we are doing, but for the time being, for the next two or three years, we have looked ahead and figured how that money is going, and we have provided practically for that time ahead.

Of course, the assessed valuation of the district will go up in time, and we are taking in other territory, or seeking to do so. It will come vote perhaps, if we get the petitions signed, so that the Park board boundaries will be co-terminus with those of Highland Park. At one time they were larger, and then Highland Park took in a lot of territory. Now our's is smaller, and we should make them about the same.

But the way in which we could do a piece of business like this is by special assessment, condemnation and special assessment. So what does that mean? It means that we will file a petition in court condemning any territory that you people tell us you want. We will be glad to do it, but you must tell us, because we cannot put such a large burden on the citizens unless they want it. It was very gratifying at the last meeting to see how much real, keen interest you all took in this sort of development. The thing we are spending our time on and our thought on, we love to think of, but we do not always feel that the people will stand for it. If they will, it opens a very fine possibility. We can condemn property, such as this, and spread an assessment over a very large area.

Well, naturally the first thing you think of is, how much is that going to cost. On this plan here that we have outlined, doing it on a larger scale, we could do less, but taking in this frontage on the railroad, from Sheridan road and going north to Laurel avenue-that is leaving the plaza scheme up to the mayor, we are not going to do that, the Park board will take care of the part south of Laurel avenue-we would condemn the property and spread an assess-

I have inquired around, and I have

it has been going quite a while, Mr. Now, we also figure that that as- in it for you, the more commen That is the basis of all the improve- Cushing was president of it at one sessment could be spread over about value in your real estate and in the not for factory or industrial uses. Field and Sunset Wood. We were which will be benefited most, and the say 150 feet wide—this is all tents. The administration of Highland criticized at that time by some people cost per front foot might be some-Park during the past few years has on the ground we were raising taxes where around \$2.00, on the average. here to the Public Library, and the taken great steps forward in reach- and increasing expenses. We bought Not in every case; it will differ, of this sketch as drawn shows the Poh "Be it Resolved that it is the feel- ing the goal which we all desire to ar- Skokie Field for \$600.00 an acre, ex- course. It will differ according to the lic Library moved from here over to ing of this committee that if, in ac- rive at, and one of the strongest wea- cept a strip on the average it would the west, so that it would center in cordance with the suggestion made at pons that we have for maintaining We bought Sunset Wood at \$2,000. be about \$2.00 a front foot assess- the end of this area. A driveway be altered or erected within any the public hearing of November 27, that purpose is this wonderful zoning They are worth five times that now, ment, and that would be spread over would come up on the eastern part of local business district for use an an 1925, all the frontage on St. Johns law of which we are able to avail our and I do not suppose there is a peravenue from Laurel Avenue south to selves. A new development,-it was son in Highland Park who does not would be paying on the average about or might be two ways. It would be We received a very long petition, Sheridan road could be acquired for only six or eight years ago that Mr. think it has been a splendid thing for forty cents a foot for five years. Now, broad enough for two ways, and it signed by I suppose, one hundred park purposes, the question of busi- Bassett of New York put it into effect the city, for all classes of people, not if you want the improvement, do you would come up to the proposed Plan property cowners, complaining that ness being established in this district for a big city for the first time,—it only for those who use it, but for think that is too much money to pay extension of Sheridan road.

Mr. Millard: It doesn't really look Skokie Field, and in the wonderful so enormous when you figure it out. here, simply have a straight parkers prepared showing the proposed im- There is a good deal of thought that forest that lies within a stone's throw The cost seems large in a lump, but of about 150 feet. The part west of it would benefit a very large territory, the library is 250 feet wide, the city

Another plan of course would he to leave the library where it is, over tion that the sharp bend south of the Continued on page 9



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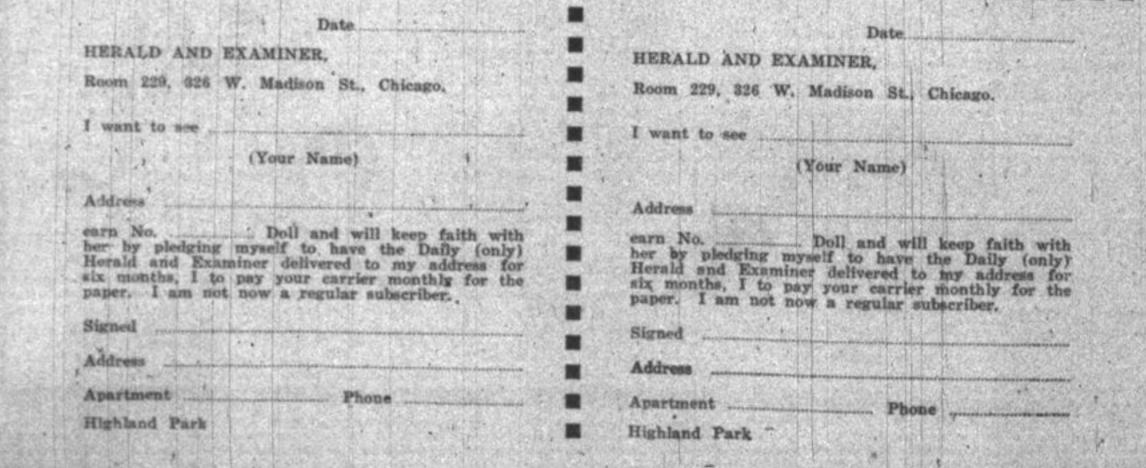
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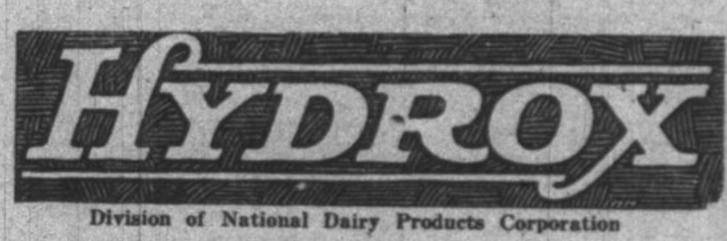
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