

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 contrast 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 be altered or erected within any local business district for use as an apartment building." (Applause.)

We received a very long petition, signed by I suppose, one hundred property owners, complaining that one clause had been left out of the new ordinance, so this has been added:

"Be it Resolved that Section 13 of the pending proposed Amendment to the Zoning Ordinance be and the same is hereby changed to include the following 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 Acce

"Be it Resolved that the last paragraph of Section 8 of the pending proposed Amendment to the Zoning Ordinance be and the same is hereby changed to read as follows:

"Intensity of use of lot: No build-

ing, with its necessary buildings, to be used for commercial purposes, shall occupy in excess of ninety (90) per cent of the area of the lot. No building or part of building used for residential purposes shall be arranged, designed, intended or used to accommodate more than forty-eight (48) families to any acre of ground."

This was twenty-four families originally.

"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

"Be it Resolved that it is the feeling of this committee that if, in accordance with the suggestion made at the public hearing of November 27, 1925, all the frontage on St. Johns avenue from Laurel Avenue south to Sheridan road could be acquired for park purposes, the question of business being established in this district would be safe for all time, and this committee expresses the hope that such an arrangement can be made."

Now, an elaborate map has been prepared showing the proposed improvements on St. Johns avenue by the Park board, and as Mr. Millard, the president of the Park board, is here, I will ask him to explain the map to you so that you will get a good idea of what is intended to be done. (Applause.)

Mr. Millard's Address
Mr. Everett L. Millard, president of the Park board, addressed the meeting as follows:

Mr. chairman, ladies and gentlemen: If we were all a joint stock corporation, I think we would be very much delighted in hearing a financial statement read such as was read by

the mayor of the town just now, and when we consider the difficulty with which a city has to cope more than that of a private corporation, I think it is a perfectly marvellous thing that the mayor has done in Highland Park, to be able to read us a financial statement of that character.

That is the basis of all the improvements that we are able to put into effect in Highland Park. We have a common purpose in developing the town a beautiful city of homes, and making it just for that purpose, and not for factory or industrial uses.

The administration of Highland Park during the past few years has taken great steps forward in reaching the goal which we all desire to arrive at, and one of the strongest weapons that we have for maintaining that purpose is this wonderful zoning law of which we are able to avail ourselves. A new development—it was only six or eight years ago that Mr. Bassett of New York put it into effect for a big city for the first time,—it has spread widely and now we are in as good a position as anybody to take advantage of it, because our localities are not spoiled.

There is a good deal of thought that the zoning law is weak in a great many respects, but I think we will find it is not so weak as some people think. There are, of course, cases where it is, but in general I think the zoning law is going to be approved by the Supreme court, where we pass our regulations as to the use and intensity of population in a town.

In that way, the very fine zoning board has been put through here by the zoning commission, and I wish to congratulate you, Mr. chairman and commissioners and the attorney for the zoning board, on the work you have done. I think it is splendid.

Now, the Park board is able at this time perhaps to join in this work, and to do it effectively. It can do so by bolstering up the weak spots; that is, the margin between the business and residence, as you all understand. When the Park board started out—it has been going quite a while, Mr. Cushing was president of it at one time himself—when we enlarged the park in the territory west of the tracks, we had a certain bond limit, and we went right up to the hilt at once on that bond limit to get Skokie Field and Sunset Wood. We were criticized at that time by some people on the ground we were raising taxes and increasing expenses. We bought Skokie Field for \$600.00 an acre, except a strip on the road at \$1,200.00. We bought Sunset Wood at \$2,000. They are worth five times that now, and I do not suppose there is a person in Highland Park who does not think it has been a splendid thing for the city, for all classes of people, not only for those who use it, but for those others, when we think of the pleasures, when we think of the people of the city have had in our beautiful 18-hole course on Skokie Field, and in the wonderful forest that lies within a stone's throw of the city hall.

Those are the uses of the Park board, and we must of course look ahead. We are about to face, if the public utility experts, if the professors of sociology, and if the other authorities are right, we are about to face an enormous expansion in Chicago's growth. This is going to be the greatest metropolitan area perhaps in the United States. Sam Insull says so, at least, and we always believe him. From the state of Indiana up to the border of Wisconsin is going to hold the largest concentration 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 places. The Park board started out to provide 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 Wood?

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 architectural treatment that it should have to accompany the beauty of our home. That can be done, not by the Park board raising general bonds for the purpose. We are already bonded to our limit.

If you will pardon a few dry figures, I will explain that our bond limit is three per cent of the assessed valuation, about \$165,000.00. Our general tax is 2 1/2 mills on the dollar, or about \$2.66 on a thousand dollars assessed valuation. You perhaps, if you have a \$10,000.00 home, are paying \$12.00 a year for general park tax purposes, and you are probably paying twice that sum in addition for retiring our bond and for paying interest on the bonds.

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 to a 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 assessment.

I have inquired around, and I have

got the asking prices on all of that property, I am not saying the price be conservative I am going to take a jury would find it is worth, but to the figure of \$350,000.00 as the cost of that property when finally acquired in full.

Now, we also figure that that assessment could be spread over about 120,000 front feet of property. That does not take in the whole city, does not take in the extreme south limits, does not take in the extreme north limits, but it takes in the territory which will be benefited most, and the cost per front foot might be somewhere around \$2.00, on the average. Not in every case; it will differ, of course. It will differ according to the benefits. But on the average it would be about \$2.00 a front foot assessment, and that would be spread over a period of five years. Therefore, you would be paying on the average about forty cents a foot for five years. Now, if you want the improvement, do you think that is too much money to pay for it?

A voice: (From the audience). No. Mr. Millard: It doesn't really look so enormous when you figure it out. The cost seems large in a lump, but it would benefit a very large territory, it would be spread out very thin, and all of this territory, in our judgment, would be greatly benefited both for the primary purpose of the pleasure of the people who live in it and also for the commercial value of their homes.

You know, beauty and the things

that make life worth while living for some reason have a commercial value, and people are finding that out more and more; that the better you treat yourself in that way, the looks of things, and the beauty of your surroundings, the more money there is in it for you, the more commercial value in your real estate and in the people who come to the city.

I think this map explains this; it explains itself. We would thereby take over the ends of these drives. We would have a strip here we will say 150 feet wide—this is all tentative of course—but it would come up here to the Public Library, and then this sketch as drawn shows the Public Library moved from here over to the west, so that it would center in the end of this area. A driveway would come up on the eastern part of this park, it may be a one-way street, or might be two ways. It would be broad enough for two ways, and it would come up to the proposed Plaza extension of Sheridan road.

Another plan of course would be to leave the library where it is, over here, simply have a straight parkway of about 150 feet. The part west of the library is 250 feet wide, the city owns 50 feet of it, the Thompson estate owns 150 feet of it, and then comes of course the Thorne property and the block containing the Military academy, and the portion down to the south. This plan shows the suggestion that the sharp bend south of the

Continued on page 9

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