

### N. S. Line Excursion to Milwaukee for Holiday

A popular excursion to Kenosha, Racine and Milwaukee, Wis., for the Independence day holidays, will be operated by the North Shore Line for the accommodation of persons in Chicago and suburbs north to Waukegan, it was announced today by R. S. Amis, general passenger agent. The same reduced fares are offered on the Sunday excursions will be in effect for the round trip.

Under the schedule of operation, the excursion special will leave Roosevelt road station in Chicago at 8:25 a.m., and Adams-Wabash station at 8:30 a.m., daylight time, Saturday, July 4. It will operate over the Skokie Valley Route, receiving passengers at all regular stops north to Edison court, Waukegan. Direct connections with the special may be made by residents from Shore Line communities at North Chicago Junction as under the Sunday excursion schedule. On the return trip, tickets will be honored on any train arriving at the point of departure not later than 3 a.m., Monday, July 6.

### EFFECT OF ZONING IS TO EQUALIZE VALUES

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will deprive the community of all zoning protection for a time.

#### Lack Experience

In the absence of any considerable experience in the matter of Zoning and in view of the fact that high court decisions have never been rendered relative to many contested points dealing with zoning ordinances, it is perhaps inevitable that some mistakes should have been made in the establishing of districts and in the making of restrictions applying to the various districts. It is also understandable that an owner of property adjoining a business district should consider that the ordinance establishing the district boundary lines had deprived him of considerable property value. Also that the owners of good residence property should want the business districts kept as far as possible from their homes.

The developments of the last five or six years have shown that residence property immediately adjoining business districts has decreased steadily in value as the condition of



East Central Ave., Highland Park

the improvements has gone from bad to worse. It is obvious that only those who are able to pay merely a nominal rent are willing to live in such a location and this income does not justify the owner in spending even the smallest sums in maintaining his property.

In such a case it will be seen that the failure to provide for a tapering-off from business district has worked a hardship on the owners of property directly adjoining such a district, and has indirectly had a detrimental effect on the residential property still farther from a business district, due to dilapidation of improvements on land adjoining such a district. The illustration shown here is a view of East Central avenue in Highland Park, indicating the present condition of such residence property. This district is zoned for the highest class residential use which permits only one family on a minimum lot size of 12,000 square feet.

In the minds of those who have moved to suburbs to escape the crowding and monotony of apartment districts, as well as with those charged with formulating zoning protection for suburban communities, there seems to be a well established thought that apartment buildings such as we have in the cities are not to be tolerated in the suburbs if the residential character of these communities is to be preserved. It is obvious, therefore, that some other use

must be developed for close-in property if it is impossible for the community to acquire such land for park or similar purposes, in order to transfer the burden of ownership from the shoulders of the individuals to the broader ones of the community as a whole. It must be borne in mind that the individual owners have definite property rights of which they are deprived under the present plan of operation while at the same time, dilapidated sections inevitably develop because of the lack of earning power.

In communities such as are under consideration, there are large numbers of people whose services are needed by all, such as school teachers, employees of public service companies, public employees and many who are in business. There are also many young couples who have been brought up locally and who prefer to establish their own homes in the same surroundings. People of this type are desirable citizens but frequently are not in a position to own or rent residences and they require living accommodations of a kind which are not now available.

#### Inoffensive Business

With all of the above factors in mind, the writer has designed buildings of several different sizes in an attempt to develop a type which would be sufficiently residential in appearance to avoid offending the owners of residential property and at the same time provide the kind of apartments which might reasonably be expected to rent readily and profitably. The buildings shown in the accompanying illustrations are the result of this effort and they seem to satisfy possible tenants as well as the two types of property owners concerned.

These buildings have been worked out to fit on lot sizes varying from a 50 foot width up to 125 feet wide, with a uniform depth of 150 feet. In



An Apartment which has the pleasing appearance of a residence

every instance a front yard of 50 feet has been provided, although this might readily be reduced to any desired depth. Provision has also been made for ample side yards on each side of the buildings, these being larger than are required for single family residences, as is also the depth of the rear yards.

These buildings have been designed so that accommodations are provided on the basis of one family for each 1200 square feet of lot area. This allowance is on a more generous scale than is the case of apartments over stores. In Highland Park, the zoning requirement for such apartments is one family for each 910 square feet of lot area.

The financial set-ups for these buildings show the usual net return for this class of investment with the land value considered on a par with the best residence property in the community. It is to be hoped that a solution of this kind will appeal to all of the property owners concerned.

### Public Library

Some new books added to the Highland Park library during June.

#### Reference

Library of Literary Criticism, by C. W. Moneton. 8 vols.  
Who's Who in Chicago, 1931.  
American Educational Directory, 1931.

#### Philosophy and Religion

Morals of Tomorrow, by R. W. Sackman.

Fight for Peace, by Devere Allen.  
Book of Mormon, new edition.

#### Social Sciences

Financing the Consumer, by Evans Clark.

#### Natural Science

Green Life, by C. Swayne.  
Dwellers of the Silences, by A. Sprunt.

#### Useful Arts

Principles and Practice of Surveying, by C. B. Breed.

#### Fine Arts

Cricket, Old and New, by A. C. McClaren.

Let's Go Fishing, by Chas. Reittel.  
Testament of a Critic, by G. J. Nathan.

Archer's Chronicle, by Kenneth Hare.

Guide to the Game of Draughts, by Lees.

One Hundred and One Patchwork Patterns, by R. S. McKinn.

#### Literature

American Humor, by C. Rourke.  
Last Poems, by John Freeman.  
Speech for Every Occasion, by A. C. Edgerton.

Ten Plays for Little Theatres, by Percival Wilde.

Norway's Best Stories, ed. by H. A. Larsen.

Tomorrow and Tomorrow, by Philip Barry.  
Overture—1920, by William Boliths.

#### Travel

Reconstructing India, by E. Thompson.

Behind Mud Walls, by C. V. Wiser.  
Genius of Mexico, ed. by H. C. Herring.

#### Biography

J. C. Penney, by himself.  
Theatre Strut, by T. Harsavina.  
Jane Austen, by R. B. Johnson.

#### Fiction

Yesterday Morning, by P. Filmore.  
Ten Days' Wonder, by Muriel Hine.  
Woman of Fashion, by M. Strobel.  
Three Steeples, by Le Roy MacLeod.

Sixth Journey, by A. G. Rosman.

#### Reading Also

"He who complains that he has no time to read is one who does not fundamentally care for making contact with the minds of others. We always find time to eat and sleep, and do the things that we consider necessary to the upkeep of our physical life. When we have realized that mental food is equally necessary to the maintenance of our intellectual life, we shall take as much time as is necessary for reading also."—Arthur E. Bostwick.

#### Legion Schoolboy Patrol

Cottage Grove, Ore. — Dedication ceremonies were held here recently for the American Legion schoolboy patrol. Calvin Funk post of the Legion is sponsoring the patrol as a part of its community safety program.

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