

LAKE CO. LEADS IN SUBDIVISION RULES

Letters Praising Action Taken to Curb Wildcat Schemes Are Received

Lake county is praised very highly by two noted regional planning experts for its action of late in revising its rules so as to curb wild cat and speculative subdividing with all their attending evils.

Walter J. Parsons, president of the Waukegan real estate board has just received letters from Jacob L. Crane, Jr., and Robert Kingery congratulating the Real Estate board on its part in securing these revisions to the plat rules and congratulating the county in taking this advance step. These two letters came in response to the receipts of a copy of the new plat rules which were sent to them by Mr. Parsons.

Presented to Board

It will be remembered that the Real Estate board presented a resolution to the Board of Supervisors at its meeting in December last, stating that it viewed with alarm the many sub-divisions surrounding Waukegan and North Chicago in which the streets were not opened and made available for use by the people who had bought the lots and would soon be building homes, and asking the supervisors to revise their plat rules so that the subdividers would be re-

quired to not only open their streets but also surface them before their plats would be approved and recorded. Mr. Parsons and Mr. Fowler of the Real Estate board made fervent pleas at that meeting for such a revision of the plat rules. The resolution was referred to the Plat Committee for study and legal investigation. The supervisors acted upon the resolution at its March meeting and passed the necessary amendments to its plat rules unanimously.

Requirements

The rules now require that subdividers must either grade, drain and surface all streets in their subdivisions before securing final approval of their plats or that they must hand in to the county superintendent of highways a duplicate copy of a contract covering this work accompanied by an acceptable surety bond guaranteeing the work to be done inside of one year's time. Such plats cannot be recorded before they receive this final approval of the plat committee. This means that it is not legal for a subdivider to sell any of his lots until he has opened his streets and made them useable to modern vehicular traffic or until he has definitely arranged for this work to be done within one year's time.

Jacob L. Crane, Jr., who did the original zoning for Waukegan and who has zoned many cities and towns in this section of the country says in his letter, "This is certainly the beginning of control over wild cat subdividing. I expect to discuss this problem at the National City Planning conference in Denver this month and also at the National Real Estate convention in Toronto in July."

DR. GEORGE MITCHELL

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Illinois Legion Is Winner Membership Contest; N. Y. Second

The membership contest between Illinois, New York and Pennsylvania, has just been won by Illinois, with New York second, and Pennsylvania third. This race ended on June 15, and Frank E. Samuel, assistant national adjutant at National Headquarters, has sent the following telegram to the three department adjutants concerned:

"Unless additional cards and dues are received postmarked June 15, the three cornered contest has resulted as follows:

"Illinois, 77,266, with a quota percentage of 102.00.

"New York, 71,391, with a quota percentage of 99.55.

"Pennsylvania, 58,967, with a quota percentage of 94.11.

"We not only congratulate the winner, but highly commend New York and Pennsylvania for this most wonderful contribution to national membership standing. Please express our appreciation and gratitude to every loyal worker in your splendid departments."

The total memberships for the three departments at the end of the year 1929 was New York, first, 73,566; Illinois, second, 72,529, and Pennsylvania, third, 64,219. The year before last, in 1928, Illinois beat New York as it did, likewise in 1927.

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