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Growth of Suburban Chicago Studied in Book by Homer Hoyt

No one has yet made a thorough and exhaustive study of the growth of Suburban Chicago, according to Homer Hoyt, author of "One Hundred Years of Land Values in Chicago," which is about to be published by the University of Chicago Press. Mr. Hoyt's study and book are sponsored by the Chicago Title & Trust Company in connection with its Centennial series on land values in Chicago.

"Such a study," said Mr. Hoyt, "would involve the examination of typical values throughout the five great ups and downs of land value since 1833, or the entire suburban area, including a thousand or more square miles, as compared with the 211 square miles within the corporate limits of Chicago.

"The expansion of suburban Chicago has proceeded with tremendous vitality in steadily enlarging circles from the time when such towns as Irving Park, Hyde Park and Blue Island were considered remote suburban communities. The general impression of suburban growth I have gained in my eight years of research has been that the suburbs depended chiefly upon improved transportation as a new impulse to growth. The suburbs were somewhat removed from the influences that accentuated the ups and downs of the land value curve in the city. They advanced more steadily, and there were times and localities when suburban values receded scarcely at all, while city property was showing marked recession.

"Mrs. John Kinzie, Jr. gives us a powerful word picture of suburban Chicago as she saw it in 1831. In March of that year, riding horseback to Chicago from Fort Winnebago (Portage, Wis.), she stayed overnight at 'Lawton's' on the 'Aux Plaines' River, where Riverside now is. Her diary tells us of Mrs. Lawton's complaining bitterly of the loneliness of having been brought out into a 'wild, unsettled country'. Mrs. Kinzie looked across 'the extended plain' twelve miles to Chicago, and on its farthest verge saw 'two tall trees' which her husband had planted in his boyhood.

"Where the wilderness had been, the 1930 census showed over 500 cities and towns, inhabited by over a million people. As each suburb secured transportation, land values in it responded to the city's growth and in some degree reflected Chicago's land cycle.

"In the thirties and forties, outlying farms, taverns and stage stations began to dot the wilderness about Chicago. After 1848 train service gradually came to these points. Hyde Park, Blue Island, Riverside, La Grange, Hinsdale and other towns developed to the south and west. Evanston, Wilmette, Winnetka, Highland Park and Lake Forest developed along the Lake Shore.

"When Winnetka was laid out in 1854, lake shore frontage was had at \$100 an acre, and land on the ridge at \$50. In 1861 Wilmette's original tract of 270 acres brought \$4,000 total, or \$15 an acre. At Hinsdale, land sold in 1864 for \$20 an acre. At Highland Park the original 1200 acre plat brought \$40 an acre in 1868.

"A pronounced movement to the suburbs took place after the Great Fire of 1871. By 1873, land on the ridge in Winnetka had advanced from 20 cents to \$10 a front foot, and lake frontage 600 feet deep, from 40 cents to \$10. At Wilmette prices advanced from \$15 an acre in 1861 to \$200 in 1870, \$500 in 1872 and \$3,000 an acre or \$12.50 a front foot in 1873. At Hinsdale values advanced from \$20 an acre in 1864 to sales ranging from \$100 to \$1,000 an acre in 1873. Sales at Highland Park took place in 1873 at \$1,000 to \$2,500 an acre. Similar ranges of values might be cited in scores of suburbs north, west and south.

"In the depression of 1873-1879, many of these suburban values receded heavily; and in the panic of 1893 there was recession less severe and less widespread. In the 1890 census, the largest towns in order were Cicero, Evanston, Blue Island and Highland Park. After 1890, improved transportation, including motor cars and hard surfaced roads, made the suburbs more accessible. Between 1890 and 1930 the population of 27 of the larger suburbs rose from 65,000 to 697,000. In the peak of 1926-1928, suburban land values had gone to ten times the comparable figures for 1873. Even in 1931, the full assessed valuation of land in the 30 county townships of Cook County still stood at \$700,000,000, or nearly one-third the assessed value of land in the city of Chicago.

"With continuous improvement in transportation facilities, no one can foretell how far Chicago's suburban development may extend or what increases in population and in land values the suburban area may reach in the next ten or twenty years."

Robert Wilson Dorr, High School Student, Killed Friday Night

Robert Wilson Dorr, 17 years old, of 227 North St. Johns, a junior at Deerfield-Shields High School, was killed last Friday evening when his automobile overturned on Green Bay Road near the Highwood city limits. He was alone at the time, and it is not known exactly what caused the accident. It is presumed that the machine skidded or that a front tire blew out.

The young man was returning from Waukegan at the time of the tragedy. The overturned machine was discovered by the Highland Park police, and its driver was dead when the discovery was made.

He was born at Princeton, Ky., on March 3, 1916. At the age of 6 months he moved with his parents to Owensboro, Ky., and from there the family came to Highland Park, Ill. in 1926.

At the age of about 11, Robert became proprietor of a newspaper route, and at the time of his death he was the manager of three routes in this city and Highwood. He was a graduate of the Elm Place School.

He leaves to survive, his father and mother, Mr. and Mrs. Robert Dorr; three sisters and three brothers. The sisters are Mrs. Bessie Koch and Mrs. Nancy Wentworth, both of Chicago; and Miss Myrtle Dorr, a student nurse at Deaconess Hospital, Chicago. The brothers are Chester, who lives in Florida; Thomas, of Chicago; and Clyde, of

Highland Park. His grandmother, Mrs. Law, of Highland Park, also survives.

Funeral services were held Monday afternoon at the Kelley Chapel, with the Rev. H. F. Siemsen of Bethany Evangelical Church officiating. Burial was at Mooney's Cemetery.

North Western Road Will Cut Fares Dec. 1

Milwaukee division suburban patrons of the Chicago & North Western Railway will get reduced fares in three forms Dec. 1—(1) sharply reduced round-trip shoppers tickets to Chicago, (2) free round-trip bus or street-car rides from the Madison Street station in any direction on certain shoppers tickets, and (3) a sweeping reduction in basic fares between all points on the North

Western Ry. and connecting lines. The cut in shoppers tickets will range, for the most part, 10 and 20 per cent while the bus or street-car transportation feature will make the reduction more from the stations of Madison Street, Evanston, and beyond, to Thomson, passenger traffic manager of the North Western explains.

Some of the new round-trip shoppers fares to Chicago on the Milwaukee division are given in the following examples:

Stations	New Fare	Old Fare
Glencoe	\$.70	\$.80
Ravinia	.80	1.00
Highland Park	.80	1.00
Lake Forest	1.00	1.20
North Chicago	1.20	1.50

Read the Want-Ads

SPECIAL FALL RATES TO ALL CITIES

NEW RECLINING CHAIR BUSES - FREQUENT SERVICE

New York	\$13.75	Grand Rapids	3.00	Miami	\$1.00
Detroit	3.00	Muskegon	3.00	New Orleans	12.25
Buffalo	8.00	St. Joe	1.50	St. Louis	3.00
Los Angeles	22.50	Flint	4.50	Kansas City	3.00
Denver	12.50	Toledo	3.00	Peoria	3.00
Omaha	6.00	Cleveland	5.00	Wichita	11.00

BUS TERMINALS COMPANY
35 W. VanBuren St. Tel. Wabash 4740-37

Gas Company Warns Against Schemes for "Adjusting" Burners

Reports received during the last few weeks indicate that certain individuals are now working this territory with schemes for adjusting gas burners by which they claim to cut gas costs by as much as fifty per cent. The fees collected are understood to have run as high as \$6.

When questioned regarding the reliability of these claims, J. G. Hart, general manager of the North Shore Gas Company, pointed out that proper adjustments are made periodically by the company's own employees with no cost at all to customers. Even if a charge were to be made, it would only average about 60 cents per home according to actual expense records. Mr. Hart further stated that the purpose of the periodic adjustments is to keep the burners at top efficiency and, while a burner may occasionally be jarred or knocked out of adjustment, extravagant claims as to the probability of large savings by further adjustments are unwarranted. A more probable method of securing savings is for users to avoid turning burners too high and to be sure that burners are turned off when heat is not being used.

Read the Want-Ads

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Highland Park, Illinois
A Complete and Scientific Service Station Where
Every Operation is Guaranteed

CHOICE QUALITY MEATS

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Thurs. Fri. and Sat.

Fancy Fresh Dressed No. 1 Northern TURKEYS	23c
PORK LOIN ROAST or LOIN END 3-3 1/2 lb. average lb.	9 1/2c
PRIME RIB ROASTS	
6th and 7th Rib	13c
1st to 5th Rib	18c
GEESE	15c
DUCKS	15c
MILK FED VEAL	
SHORT LEG	11c
CUTLETS	23c
LOIN CHOPS	19c
Armour's Star Country Style PORK SAUSAGE MEAT	10c
Armour's Star Country Style PORK SAUSAGE	17c
Armour's Star MIDGET LINK PORK SAUSAGE	17c

THE GREAT ATLANTIC & PACIFIC TEA CO.

"Second Fiddle" Will Be Presented by Ravinia Players

On Dec. 7, the Ravinia will produce their first of length play, "Second Fiddle" by Guernsey LePelley. It is moving comedy concerning a husband who is kept by three conspiring young women and his former fiancée of pear, and tie all their plans into a knot.

Harold Werple, the object of the play, is played by Vera H. people are putting new humor into the parts and a splendid job of creating roles.

Minnie, Janet and Ed captors, are played by E. Jane Ashman and Edna respectively, and Wilbur, who never sleeps, Dick Harriet Golden is back Ravinia Players to take Mrs. Keeler, a dear old law. Agnes Wright, a member of the Players, is a sophisticated role of De Straeten, the fiancée of Mr. Crouch, a justice of the peace from Crown Point, Ind.

Because it was only produce four shows last year's season it is honored at the box office performance, but on no hereafter. Tickets may be through Mort Haarvig or her of the Ravinia Players. "Second Fiddle" will be by Tom Grant.

T. J. Reed Purchases Highland Park

T. J. Reed, manager of Chandise Mart, has purchased the Metropolitan District Trust the six-room brick with two baths and two at 1403 Sumac Road, Park.

The consideration was \$100,000. Mr. Reed was represented by Gilbert of Wilson and Me

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