

COOL WEATHER MAKES REAL ESTATE SITUATION ENCOURAGING

ZONING IDEA SPREADS FAST

Twenty-five Cities in Illinois Are Zoned

Approximately 24,000,000 people, living in 261 municipalities throughout the United States, are enjoying the benefits of zoning, according to statistics compiled by the Division of Building and Housing of the Department of Commerce. The greatest zoning center is in the territory of New York state and northern New Jersey, having New York City for its hub; other centers are in California, Ohio, Massachusetts, Illinois and Wisconsin.

Secretary Hoover, in a recent statement, characterized properly drawn zoning ordinances as "reasonable, neighborly agreements as to the use of land." They divide a city into districts in which land and structures may be put; the height and number of stories of the buildings; and the areas of the lots to be occupied by the buildings. Their professed object is to regulate the use of private real estate for the purpose of promoting health, safety, morals and the general welfare of the entire community.

That the idea has made a strong appeal to the American people is shown by the rapid spread of zoning. On January 1, 1923, there were only 129 zoned cities towns and villages. The first comprehensive effort to zone was the passage of a zoning ordinance by New York City in 1916; although Los Angeles, Calif., passed a "Use" ordinance in 1909, and Boston, Mass., regulated the height of buildings in 1904.

Cities, towns and boroughs throughout the country generally are showing more than a passing interest in zoning. Where authority is granted, various municipalities are actively engaged in the solution of their zoning problems with enthusiastic zoning commissions and auxiliary committees at work. Even where state legislation does not authorize zoning, various public-spirited and progressive organizations are studying the local situation so that when zoning can be effected legally, much of the preliminary work will be finished.

New Jersey leads in the number of zoned municipalities, having 66; New York has 41; California has 33; Illinois, 25; Massachusetts, 24; Ohio, 16; Wisconsin, 13; Indiana, 5; Michigan and Missouri, 4 each; Iowa and Rhode Island, 3 each; Florida, Michigan, Oklahoma, Pennsylvania, Virginia and Washington, 2 each; and Arkansas, Colorado, Connecticut, Georgia, Maryland, Nebraska, North Carolina, North Dakota, South Carolina, Tennessee, Utah and the District of Columbia, one each.

The complete list of zoned municipalities can be secured from the Division of Building and Housing, Department of Commerce, Washington, D. C. The Illinois list of 25 zoned cities is as follows:

Aurora	Lake Bluff
Chicago	Lake Forest
Cicero	Maywood
Decatur	Oak Park
Des Plaines	Park Ridge
Downers Grove	Riverside
Evanston	River Forest
Glencoe	Riverside
Glen Ellyn	Rockford
Highland Park	Western Springs
Hinsdale	Wheaton
Kenilworth	Wilmette
La Grange	Winnetka

New Zealand Interested in U. S. Realty Methods

New Zealand may be on the other side of the earth, but modern communication is making the earth a smaller place every day in regard to exchange of business methods. A New Zealand firm has just applied to the National Association of Real Estate boards to be admitted to the circulating library of advertising which is being organized by the Association's Homebuilders and Subdividers division.

Ronald S. Badger, of the Canterbury Land Agents' association, Christchurch, New Zealand, is the trans-oceanic applicant desirous of learning the ways of the real estate operator in America.

Walther League to Meet at St. John's October 19

St. John's Lutheran church, Wilmette and Park avenues, Wilmette, will be the scene of a large gathering Sunday, October 19, when about 200 members of the North Shore Zone of the Walther league hold their quarterly convention in that parish.

Among the prominent convention speakers will be Rev. William Dallmann, author and lecturer of Milwaukee, and Rev. M. Tennis of Oak Park. Sessions will be in the afternoon and evening.

\$40,000 Residence Leads Wilmette Permit Roster

Emil J. Dirks led the list of ten builders in Wilmette this week, as shown by the building permits issued at the Village hall. Mr. Dirks will build a two-story brick dwelling and one story brick garage at 215 Central avenue at an estimated cost of \$40,000. Henry Guilmont will erect a two-story brick dwelling at 335 Central avenue for \$20,000; C. W. Bickell, two-story brick dwelling at 618 Fifth street, \$7,000; Mrs. E. L. Schultz, one and one-half story, single family dwelling, 1736 Wilmette avenue, \$6,000; Joseph P. Mulvihill, two room frame and stucco addition, 1117 Ashland avenue, \$2,000; R. W. Tansill, frame garage 602 Lake avenue, \$500; B. F. Clark, frame garage, 316 Central avenue, \$350; J. Schwall, frame garage, 1323 Wilmette avenue, \$150.

TOWN PLANNING REALTY PROBLEM

New York Association Takes Up Issue

The extent to which far-sighted communities are undertaking not only city planning but regional planning, the planning of suburban and country areas to conserve their natural resources and develop them along the lines of highest community interest, is indicated in the returns of a survey covering city and suburban planning in the state of New York which has just been completed by the New York State Association of Real Estate boards.

The National Association of Real Estate boards, which has consistently advocated city planning, sees in the New York report the indication of a more general awakening of public interest in the application of planning principles to extra-municipal territory, to the territory between growing cities, and to states as units of community planning.

The New York report covers twenty-six cities, exclusive of New York City, whose growth relationship to its surrounding territory is being studied by the special committee on the "Plan of New York and its Environs."

Control of subdivisions developed outside the city limits is reported by four of the cities. Definite control over development of subdivisions within the city limits is now in the hands of the authorities in twelve cities, through restrictions of zoning ordinances as to height, use, and the like. Of the fourteen cities reporting no subdivision control, one is considering legislation to create control, and one mentions good results of private restrictions.

Zoning is in force in sixteen of the cities within the city limits, and in the case of two cities the zoning provisions extend to new subdivisions within three miles of the city limits. Necessity for such zoning outside the city lines is suggested in the replies.

County park commissions are already providing for parks in territory surrounding three cities. The city plan commission in one city is at work on a project for extra-mural park provision looking to the community's future. One city has a plan nearing completion.

Co-ordination of main thoroughfares outside the city with those within its limits is a problem that is beginning to demand solution. Separate traffic highways for automobile freight outside the city is one suggestion. Trolley problems and bill-board control are other matters which are coming under scrutiny of New York suburban planning.

Kenilworth Football Men Battle Lake Bluff Squad

The Kenilworth football junior heavyweights will meet their old rivals from Lake Bluff Thursday afternoon, October 16, in what promises to be one of the football classics of the season.

Teams representing these communities have battled year after year and the keen rivalry displayed in past seasons continues unabated. Coach Townley has been drilling his players all week for the approaching event.

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ILLINI EXPECT BRISK BATTLE WITH BUTLER

A brisk battle with Butler is expected by the Illini footballers who meet the Indianapolis collegians in the stadium next Saturday, October 11. Butler is always a hard nut to crack and Coach Zuppke expects to have a stiff workout.

There will be an interesting duel between Captain Hal Griggs of Butler and Grange of Illinois. Griggs is a wonderful athlete who would grace any eleven. He beat Illinois three years ago and did a lot of damage last year when the Hoosiers had Illinois tied until Zuppke played his ace, Grange.

Pat Page dreams of another victory over the Illini and his men will be keyed up for the combat. Illinois, facing the Michigan test a week later, must husband its strength and all this will make conditions pretty even. The Hoosiers are coming with a band and a mob of rooters and fans from Terre Haute, Logansport, Greencastle, and many other Indiana towns will make the trip. Dick Hall, the Illinois giant tackle, is a former Butler player. He is a native of Logansport and this gives the Hoosier state another interest in the game.

There are no reserved seats for the Butler game and with a seat assured for every fan, the Illini expect to see motorists dusting all the roads which lead to the stadium.

There were still tickets available for the Michigan game the first of the week but they were going fast and it was evident that fans who hankered after seeing the October 18 battle would have to hustle.

Plant Now

Trees—Shrubs—Perennials

This is the right time to plant and buy trees, shrubs and perennials. Prices are lower now than in the spring.

John Ostrowsky

1487 Asbury Avenue
Hubbard Woods
Phone Winnetka 546-J

The Home and Garden club will meet with Mrs. Henry J. Taylor, 423 Essex road, Monday afternoon. The subject to be discussed will be "Garden Furniture."

Mrs. John C. Carpenter, 422 Woodstock avenue, has invited a few friends to meet her new neighbor, Mrs. Claude Hamilton, on Wednesday afternoon.

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This property is located on Wagner Road, between Lake Avenue and Glen View Road, three miles west of Ridge Road, Wilmette, and 1 mile east of Waukegan Road, Glen View.

Drive out Saturday or Sunday afternoon and see for yourself.

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Opposite Village Hall