

# NEWS OF INTEREST IN REAL ESTATE AND BUILDING FIELDS

## BOARD STRESSES HIGH STANDARDS

### Oak Park Realty Men Favor Training

Action strongly indicative of the way in which real estate boards under the leadership of the National Association of Real Estate boards are establishing standards of competency for the vocation they represent has just been taken by the Oak Park, Illinois, real estate board. The board has just written into its by-laws an out and out provision that all future members must have completed a standard course in real estate practice or its educational equivalent.

The Oak Park provision is commented on by officers of the National Association of Real Estate boards as the most advanced position that has yet been taken by a member in the establishment of an educational membership requirement.

The by-law provides that all applications for active membership shall be accompanied by a certificate showing satisfactory completion of a course in real estate practice as given by the board or of a similar course as given by the state universities or the Y. M. C. A. schools, or else the applicant shall satisfactorily pass an examination given by the educational committee of the board.

The examination shall cover in general the course and texts best available at the time it is given.

The by-law further provides that all associate members, a classification principally made up of real estate salesmen employed by board members, shall within two years after their acceptance into the board, produce similar evidence of having satisfactorily completed such a course or examination.

The attorney for the board is made an ex-officio member of the educational committee, and is given the duty of supervising all examinations as to educational qualifications of applicants for membership.

The by-laws not only give the educational committee the responsibility of preparing a suitable set of questions to be used in ascertaining the educational fitness of prospective members, but they charge the committee with the duty of carrying on a campaign for the general education of board members and of the public for the uplifting of standards in the business of real estate and for the advancement of real estate as a profession.

At the same meeting in which the by-law creating educational membership requirements was passed, the Oak Park board voted also to acquire its own board home. First steps toward the purchase of a central business property suitable to the purpose have already been taken.

### Two New Residences in Wilmette Permit Record

Permits for two new dwellings were issued in the Wilmette village hall during the week. One was for an addition to a home and six for garages.

John P. Chapman will build a two-story brick dwelling at 251 Linden avenue for \$15,000 and Stanley Janas will construct a two-story frame dwelling on the Kenilworth First Addition for \$8,000. John P. Anderson will make an addition at 1618 Elmwood avenue for \$1,000.

The garage permits issued include those to Stanley K. Gage, 932 Elmwood avenue, \$2,000; Henry L. Flentye, 729 Lake avenue, \$1,025; Robert L. Richardson, 722 Greenleaf avenue, \$380; R. D. Lyman, 1506 Central avenue, \$300; C. R. Smith, 1722 Highland avenue, \$300; John G. H. Thalman, Seger's Subdivision, \$100.

### Tax Commissioner Takes Up Real Estate Course

The home study course in real estate offered by the National Association of Real Estate boards through the American Real Estate Institute, Chicago, a special branch of the association, is to be sent to the license commissioners in every state having a state real estate license law, according to a vote of the directors of the association.

Frank S. McCaffrey, deputy commissioner of the New York Tax commission, which administers the New York real estate license law, was one of the first persons to enroll for membership in the Institute.

Mr. McCaffrey writes that he is of the belief that the course will give him practical knowledge to aid in the administration of the real estate license law in his state.

### FOR ETHICAL STANDARDS

Copies of the code of ethics of the National Association of Real Estate boards will be furnished to every member of the North Carolina legislature by the North Carolina Real Estate association in order to make clear that the objective of the state association in urging the passage of a state real estate license law is the establishment of an ethical standard of real estate practice.

## Kenilworth Plan Progresses Satisfactorily, Says Streed

### Foresees Early Elevation of Railway Right-of-ways Through Village

By F. L. STREED

(Village Manager, Kenilworth, Ill.)

Kenilworth is a residential suburb of Chicago having a population of 1,700. From its very beginning in 1890, its growth has been regulated by rigid private restrictions, including building lines, minimum cost of buildings permitted, etc. However, since adjacent territory to the west not protected by such private restrictions has been annexed, we have found it necessary to adopt a comprehensive zoning and village plan.

Our zoning ordinance is different in some respects from the average. In our "A" Residence district, we have a 40-foot minimum setback (building) line for both frontages on corner lots as well as for the principal frontage on "inside" lots, although where setback lines of 50 to 60 feet have already been established these are maintained. The minimum lot area in this district is 12,500 square feet per family, which is equivalent to a lot having a frontage of 75 feet and a depth of 165 feet. We believe we can substantiate in court the reasonableness of these regulations, since most of our building lots are 100x175 feet.

#### Plan Track Elevation

The steam and electric interurban lines, having parallel and adjacent right of way through the village, plan to elevate in about a year, at which time they expect to provide for four tracks each. If only the present right of way were available, the unsightly vertical concrete retaining walls with their attendant "death-trap" subways would be the result. To circumvent this, the Kenilworth Plan Commission worked out a plan, accepted by the Village board and the railroad officials, which provided for the acquisition by the railroad companies of the right-of-way of the streets paralleling the tracks on each side, thereby permitting the construction of gently sloping earth embankments which will be landscaped and treated from an architectural standpoint. The

plan further provides for the acquisition by the village, by condemnation or otherwise, of the tier of lots facing the railroad, for the purpose of widening and moving the street 125 feet. By thus moving the street and using the land between the street and tracks for a park, we shall be enabled to eliminate the "death-trap" subways; the construction of sweeping curves allowing motorists a clear view after emerging from the sub-way before entering the re-located street. The portion of this street through Kenilworth is to be a link in a through traffic route through Glencoe, Winnetka, Kenilworth, Wilmette and Evanston, connecting on the south with the new McCormick highway to be constructed leading into Chicago, and on the north with Green Bay road. The first four villages above mentioned, by acting in unison, have secured from county commissioners an appropriation of \$100,000 to be applied on the cost of constructing the pavement.

#### Citizens' Syndicate Helps

At the time the Kenilworth plan was adopted, the railroads were not yet ready to proceed with track elevation and the village was not yet ready to acquire the land necessary to carry out the plan. Therefore, since the land values were rapidly increasing, fifty public-spirited citizens, subscribing from \$1,000 to \$20,000 each, organized a syndicate to acquire all the land required to carry out the village plan which they could purchase at reasonable prices, one of the stipulations being that any land required by the syndicate would be turned over by the syndicate at cost.

Shortly after the organization of the syndicate, a 40-acre golf club adjacent to the village was put on the market for subdivision purposes. The highest bidder was a real estate

firm which planned to subdivide into small lots and build houses, for sale purposes, a development which was not up to the standard established in the remainder of the village. In order to maintain that standard, the syndicate purchased the property, subdivided it, and is developing it in accordance with the village plan. A 40-foot strip on the north end of the subdivision was dedicated without cost to the village to allow the construction of a two-way street called for in the Village Plan. Special assessment proceedings for paving these streets have been started. Condemnation proceedings will soon be started to acquire these lots, not already owned by the syndicate, which are needed for the through truck traffic route. Most of the property east of the tracks shown in the Plan as "park" is already park. The Park board has already purchased the only two commercial buildings east of the tracks and propose to purchase in the few residences now located in the proposed park extension.

It will no doubt be several years before the entire plan is realized, but on account of the cooperation of the railroads, Village board, Park board and Plan commission, it is financially feasible, and is being carried out step by step.

—From The American City Magazine, November, 1924.

### Optimists Are Hosts to Rotary Club at Luncheon

Members of the Wilmette Rotary club were the guests of the Optimist club Tuesday noon of this week at the regular Optimist luncheon in the Lake Shore Terrace.

Rev. George P. Magill, a member of the Optimist club, was the principal speaker at the luncheon. He urged close cooperation of the two luncheon clubs as instrumentalities for community service.

Fred Miller, proprietor of the Lake Shore Terrace, did the honors in providing an excellent luncheon.

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# BARGAINS

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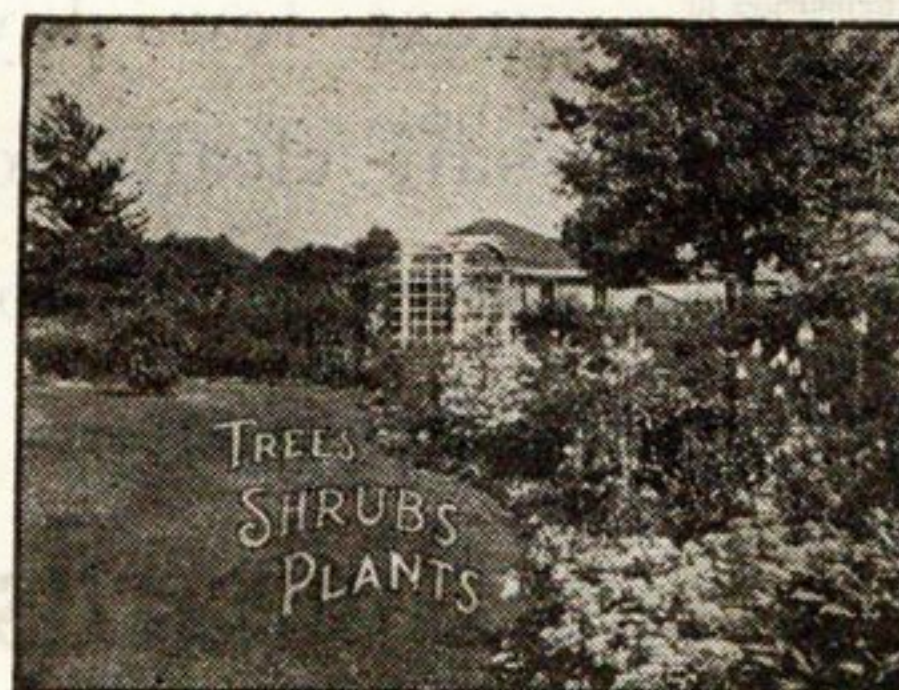
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