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NIXON COMPANY LAYS OUT NEW MODEL TOWN

Northfield on Skokie Valley Route to Be Transformed Into Ideal Suburb

Location of the new north shore suburb, about which the Chicago papers speculated last week, but without success in determining either its name or whereabouts, has been discovered. It was learned this week that this brand new, model town, the first to be established on the north shore in two generations, is Northfield, close in to Chicago on the Skokie Valley extension of the North Shore line.

George F. Nixon and company, from whose Chicago offices have been directed some of the biggest developments in the metropolitan area, are the founders of the new town. Right at the Skokie Valley station and near Evanston, Wilmette and Winnetka, the Nixon company has given to Northfield the name of "super suburb."

Ideas that are scientific as well as unique have been used in laying out this new townsite, it was learned. Embodied in its plans are features which are expected to set a new standard for residential suburbs. The experiences of other communities, their success as well as their mistakes, have been studied by the engineers who have brought the plans for Northfield to completion.

Plan Civic Center

The town is laid out around a civic center, or village green, which is only a stone's throw from the North Shore station. This public square is flanked by streets 100 feet wide and its is here and only here that the business section of the town will be located. Radiating from the civic center will be wide

streets, interspersed with parkways, all elaborately landscaped.

Northfield's ideal plan is chiefly the work of Robert W. Hoffman, well known regional planner and landscape architect. It was he who laid out Henry Ford's beautiful estate at Dearborn.

With surveys and all plans completed in detail, Mr. Hoffman this week consulted regional planners and zoning experts in several other north shore towns. Among those consulted were Mayor Bartlett of Evanston, Earl E. Orner, president of the Village board of Wilmette, and Prof. William L. Bailey of Northwestern university. He went to them to ascertain what they would do if their respective communities were started all over again today, with the advantages of scientific study of civic construction.

Restriction Rigid

Rigid zoning ordinances will protect builders in Northfield, it was revealed. With the business section restricted to the civic center, another portion of the suburb has been restricted to apartments only. The remainder is given over to homesites.

George F. Nixon, president of George F. Nixon and company, this week explained the basic idea back of the new suburb's development.

"This is the first opportunity in many years to establish a brand new suburb on the north shore," he said. "The older generation bought in Evanston, Wilmette, Winnetka and other towns. Then came the North Shore line's trains to the loop and the region became so popular that all the land was absorbed and prices soared.

"Values there now are beyond the means of 90 percent of the city's population. The junior executives, the young managers and others whose incomes are moderate, have been unable to find their homes there.

41 Minutes From Loop

"The opening of the Skokie Valley electric extension has brought them their opportunity for clean living and we are offering them Northfield as the answer to their needs and demands. They can enjoy health and recreation only 41 minutes away from their offices. It is just as if they could have a slice of the Evanston of pioneer days at pioneer prices.

"We have profited by the errors of other communities and our engineers have studied them from coast to coast. Everything about Northfield will be new. There will be nothing to tear out and rebuild, no mistakes to remedy. We have set some high ideals for Northfield and we intend to live up to them so thoroughly that other north shore communities will be proud of their new civic neighbor and the kind of people who find their homes there."

J. W. Schloesser Buys Winnetka Grocery Store

J. W. Schloesser and company, established on the north side since 1902, as well as in Wilmette, have recently bought out the Winnetka Co-operative Grocery at 718-20 Elm street, Winnetka, and have opened their new business there. This company has been active in Wilson avenue, Chicago since 1902, and has been located in Wilmette for four years.

A complete line of groceries, fruits, vegetables, fresh meats, imported table delicacies and their own brands of coffee, mayonnaise and butter and eggs will be on sale.

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E. E. Stults Realty Company Announces Deals During May

The E. E. Stults Realty company announces the following important real estate transactions negotiated through that concern during the month of May:

Charles VanDeursen purchased the Snyder home at 440 Elder lane, Winnetka, trading Glencoe vacant as part of the consideration. W. J. Rice of the Winnetka office was the broker.

Charles Swanson leased to Dr. H. A. Orvis, residence at 1096 Oak street, Winnetka. J. A. M. Hindrum negotiated the lease.

Justus P. Bauer sold to M. L. Wagner, brick residence at 2305 Lincolnwood drive, Evanston. W. J. Rice represented the purchaser in connection with John H. Hahn company.

Charles T. Moon sold to Harrison T. McClung, two story stucco residence located at 1386 Asbury avenue, Winnetka.

Eugene D. Sax sold to Charles T. Moon, stucco residence located at 838 Lincoln avenue, Winnetka.

Elze M. Smith sold to Donald M. Cook of Grand Rapids, Mich., two-story brick residence located at 1239 Asbury avenue, Winnetka. Robert E. Goss of the Winnetka office represented all parties.

Paul Schroeder Co. Announce Numerous Recent Realty Deals

Paul Schroeder & company, 407 Linden avenue, Wilmette, have consummated the following deals in the past month:

A. C. Renberg, has purchased lot 36 on Girard avenue, Evanston, from Mrs. Mable Agnew of Evanston. Mr. Renberg plans to build a home there this summer.

W. T. McMillan has purchased the property at 418 Wood court, Wilmette, from W. B. Selzer. Mr. and Mrs. McMillan are now residing at the above address. Mr. Selzer is making his home in Michigan at the present time.

Mr. and Mrs. L. Long have rented the 10-room home at 1023 Lake avenue, Wilmette, on a long lease, from John Davies. Mr. and Mrs. Long were formerly of Chicago.

Mr. and Mrs. L. Kaplan of Chicago, have rented the 7-room house at 1018 Eleventh street, Wilmette, the Appleyard home, from George F. Appleyard of Evanston.

J. W. Panushka Manages Heinsen Realty Office

Heinsen Realty company, north shore real estate operators, with offices in Wilmette and Winnetka, announce the appointment of J. W. Panushka as manager of their Wilmette office, 421 Fourth street. Mr. Panushka was formerly connected with the office of W. G. Stacey and company.

B. A. CLUB ELECTS OFFICERS

The British American club elected new officers at its meeting held Saturday night at Community House. Thomas Simpson of Ravinia will be president, Jack McFadzean of Winnetka, vice president; Robert Frew of Ravinia, secretary; Mrs. Ina Scott of Winnetka, treasurer. The election was followed by dancing and the serving of refreshments. The members of the club will have a card party June 9, in the assembly room at Community House. Whist will be played.

The Dorcas society will meet at the home of Mrs. Tolles Simonson, 907 Ash street, Friday evening, June 10, at 8 o'clock. Miss Punswick is to be assistant hostess.

JUNE SPECIALS

To settle an estate we can deliver a 6 room residence with 2 baths; hot water heat; sun porch; on 1/3 acre of superb grounds for \$19,000. Grounds alone worth \$13,000.

Homey 7 room residence; oil heat; delightful grounds 150x160; rock garden; garage; \$23,000; terms. Cash will buy this for little more than ground value. House has been renting for \$125. Room for two more homes.

Interesting 9 room residence; 3 baths; delightful sun and sleeping porches; 2 car garage; 125x135 feet of beautifully wooded, shrubbed grounds in choicest East Winnetka; \$35,000. Grounds alone worth \$25,000. You who appreciate unique landscaping and distinctive charm should see this!

Wonderful country home on 2 1/2 acres of choice East residence property with over 600 feet of charmingly wooded frontage; large garage with servants' quarters; house has 6 bedrooms and 3 baths on 2nd floor; billiard and 2 sun rooms and toilet and lavatory on first; besides living room, dining room and kitchen. Can be bought for ground value—\$50,000. Destined to be worth \$100,000.

6 room shingle; all large rooms; living room 23x15; toilet and lavatory 1st floor; hot water heat; beautifully shrubbed lot with large trees. Only 3 years old. Owner building larger home. Bargain at \$17,500.

Beautiful brick on hollow tile residence, with fine tile roof. 4 bedrooms and 3 baths on 2nd floor and 2 servant's rooms, an immense playroom and bath on 3rd floor. Unusually large and spacious living room. Excellent butler's pantry and charming sun room. Gutters, valleys, downspouts, etc. are of copper, and the beams are of steel, the construction being superfine throughout. Grounds are wonderfully wooded and have east frontage of 225 feet. Large heated 2 car garage with double drive. Owner, living in California, will sacrifice at \$65,000.

HEINSEN REALTY CO.

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