

News of Activity
on the North Shore

Real Estate Section

Construction Work
Keeps Builders Busy

BUSINESS PROPERTY OWNERS ORGANIZE

Oppose Drastic Amendment to
Winnetka Zoning Ordinance;
Prepare to Go to Court

By E. T. Selby

If those who are sponsoring the proposed drastic amendment to the Winnetka zoning ordinance relating to the type of building permitted in "C" commercial zoned area have an idea that their desire is to be realized without a contest, they are mistaken, judging from the sentiment expressed at a largely attended meeting held at Community House, Monday evening.

Owners of "C" commercial zoned property organized themselves into The Winnetka Business Property Owners association, with an executive board and officers, not for the purpose of fighting the Village council nor the Winnetka Zoning commission, it was stated, but for the expressed purpose of continuing, as they have always done, to work for the best interests of Winnetka and also to protect their own rights.

Objects of Organization

One of their objects, it was stated, is to convince the Village council if possible, that the Winnetka business interests are entitled to some consideration, and that the council should preserve one of the greatest civic assets which the village possesses—its present zoning ordinance, a model ordinance, it was declared.

Conservation of values is one of the objects of the zoning law, Attorney Harold L. Reeve, of Chicago, an expert on zoning law, told the association, and declared such drastic changes as are now proposed will not be sustained in court, unless it can be shown that the public health, safety, morals or comfort of the community are at stake. And that is not the case here, he said.

It was the expressed desire of the association that it may not have to go to court with this matter, but if it is necessary to do so, in order to protect the interest of the members, it was evident, from the action of the organization, that that course will be taken.

Cite Springfield Case

A late court decision, said to be very similar to the principle involved in the Winnetka controversy, it was announced has, within the past three weeks been handed down in a case from Springfield, Ill., annulling the amendment to the Springfield zoning ordinance.

The Winnetka Zoning commission, with a dissenting vote on the part of Robert Kingery, one of its members, recommended to the Village council a few weeks ago that the ordinance be amended by reducing the number of families permitted to an acre in "C" commercial areas, from 72 to 36.

The Village council, with Trustee R. H. Schell opposing, referred the matter back to the Zoning commission with instructions to bring in a supplementary report still further reducing the number of families permissible per acre.

Desirable Citizens

The meeting Monday evening was presided over by Leonard H. Roach, of 292 Sheridan road. Several talks were made by members of the association, during which it was brought out that 130 families were residing in apartments in Winnetka, the latter part of November, the time at which the survey was made.

Of these families, the heads of 97 of them, it was stated, were engaged in

Wolff-Griffis' New Building



CENTRAL avenue between Wilmette avenue and eleventh street is going to experience an important change very shortly. That's because the Wolff-Griffis Hardware company, moving along aggressively in the improvement line, is ready to start work on their new building which is to rise just to the east of the Taylor Dry Goods store.

The design of the new Wolff-Griffis building, which is pictured above shows the artistry of the architect Howard Bowen of Wilmette. It shows the building as it eventually will be—a three story structure of imposing appearance. It will help to give Central avenue a new tone. It will have a stone front and reinforced concrete will be used. The side and back walls will be of brick.

While the plans as drawn by the architect call for a three story building, this is not for the present. When completed on May 1 it will be a one story structure, so built that at any time the other two stories may be added. There will be a deep basement.

The building will front fifty feet on Central avenue and run to a depth of one hundred feet. The lot itself is fifty by two hundred feet.

Mr. Wolff states that the excavation work is to be started at once.

business in Winnetka, in one capacity or another, including employes of the village, stores, etc.

Of the 33 remaining, six are retired, having no business.

Of the remaining 27, six are in business in some other village on the north shore.

The remaining 21, it was said, go to Chicago on business, and it was pointed out that a large portion of the 21 are living in Winnetka because they have relatives residing here, as sons, daughters, fathers and mothers.

It was also pointed out that in most all of the store buildings with apartments above, the apartments have from two to four rooms each, the four rooms being the maximum number. The statistics also showed that in most of the buildings, over 80 percent of the apartments have less than four rooms each, and that a great many of such apartments are occupied by only one person.

The association elected an executive committee comprising Roland D. Whitman, J. E. Winterbotham, Leonard Roach, R. H. Schell and W. S. Bell. Harold D. Hill was elected secretary-treasurer.

Mrs. D. J. Garrison Joins Crosby McKendry Firm

Mrs. D. J. Garrison is now associated in the sales department of the real estate firm of Crosby & McKendry, 566 Center street, Winnetka. Mrs. Garrison enjoys a wide acquaintance throughout the north shore, gained by her five years' experience in the real estate business in this section, throughout which she is familiar with values and conditions in general. She was formerly associated in the sales department of Paul Schroeder & Co., Wilmette.

F. R. Hicks Is Purchaser of Home on Sunset Road

Hill & Stone of 543 Lincoln avenue, Winnetka, have sold to F. R. Hicks, of Chicago, the residence at 403 Sunset road, Winnetka. The sale was made for Arthur Luke. This is an English type house, of brick and timbered stucco, with nine rooms and three bathrooms. It is to be occupied in the near future by the new owner, it is said.

WINNETKA STARTS OUT FOR BUILDING RECORD

Eleven Permits for a Total Value of \$242,300 Issued in January—Far Ahead of Last Year

With eleven building permits representing improvements totalling \$242,300, issued during the month of January, Winnetka started off the new year with a record which promises what many have already predicted will be a banner year in the building line in the village. Total permits issued in January a year ago amounted to only \$123,000.

During the month just closed, permits were issued for three new residences, totalling \$40,500; two for store and apartment buildings amounting to \$140,000; one for a commercial building, costing \$50,000 and five for private garages costing \$11,800.

Three New Residences

The permits for residences were issued to A. A. Wright for a two-story nine room brick, at 311 Myrtle, costing \$13,500; to Otto Schultz for a two-story brick veneer, at 85 High street, costing \$14,000 and to Chris Christianson for a two-story brick veneer, at 1496 Edgewood lane costing \$13,000.

Permits for store and apartment buildings were issued to Koos J. Smith and Julia M. Smith for the three-story building comprising 5 stores and 14 apartments which they will build at Chestnut court and Oak street to cost \$65,000, and to S. deFrancisco for a three-story, five store and eight apartment building which he is now erecting at Tower road and Linden avenue, Hubbard Woods.

The permit for the commercial building costing \$50,000 was issued to Murray & Sinclair for a three-story building at Center street just south of Tower road, Hubbard Woods.

Wilmette Permits

The figure six plays an important part in the building statistics in Wilmette for the month of January, during which a total of six were issued, representing a total improvement of \$61,600, and of which four were for residences costing \$61,000 and two were for garages costing \$600.

Permits for the new residences were taken out by James B. Irving for a six-room frame and stucco at 1318 Isabella street, costing \$12,500; A. Abramson, for a frame residence at 228 Eighteenth street costing \$8,000; and two by Bills Brothers for new residences in the Indian Hills Estate section, one at 925 Chippewa lane, to cost \$19,500 and the other at 2604 Blackhawk road, costing \$21,000. Both will be of brick veneer, with attached garage.

E. T. Leonard to Occupy New Glencoe Residence

The southwest corner of Woodlawn and Linden avenues, Glencoe, is being beautified by the erection of a six room residence, which, when completed, is to be occupied by E. T. Leonard of the firm of the E. T. Leonard company, builders. Rustic stone, with a colored slate roof and in a setting featured with a pool and rustic bridge and flag stone walks, are all designed in the plan to make of this one of the most attractive corners in this rapidly developing section of the village.