

ZONING ORDINANCE (Continued from Page 3)

Street and along the southerly line of Lot 27, Block 4, "Highland Park," and said line extended to the easterly line of the alley in said Block 4; thence southerly along the easterly line of said alley, same being the westerly line of Lots 3 to 14 inclusive, of said Block 4, to the northerly line of Walnut Avenue; thence easterly along said northerly line of Walnut Avenue to the westerly line of First Street; thence southerly in a straight line to the northwesterly corner of Lot 3, Re-sub. of Block 51, "Highland Park," thence southerly along the westerly line of Lots 3 and 4, said Re-sub. of Block 51, to the southwesterly corner of said Lot 4; thence easterly along the southerly line of said Lot 4 to the southeasterly corner of said Lot 4; thence northerly along the easterly line of said Lots 4 and 3, Re-sub. of Block 51 to the northeasterly corner of said Lot 3; thence northeasterly in a straight line to the southwesterly corner of Lot 24, Block 50, "Highland Park," thence easterly along the southerly line of Lots 24 and 23, said Block 50, same being the northerly line of Hazel Avenue, to the place of beginning.

ter, other than correctional institutions. (8) Light manufacturing wherein the entire products of such manufacture are sold at retail on the same premises to the consumer direct. (9) Public garages subject to the requirements of the ordinances of the City of Highland Park relative thereto. In said Business District it is specifically provided that no building nor premises shall be used and no building shall be erected or altered or added to, which is arranged, intended or designated for any one of the following specified trades or industrial uses: (1) No livery stables, boarding stables, nor sale stables. (2) No blacksmith shop nor horseshoeing establishment. (3) No milk bottling or distributing station or plant. (4) No carpet or rug cleaning establishment. (5) No establishment for the storage, bailing, or dealing in scrap, paper, rags or junk. (6) No building nor premises shall be used and no building shall be erected, altered or added to in this district which is arranged, intended or designated to be used for any trade, industry or use that is noxious, offensive or deleterious to the health by reason or emission of odor, dust, smoke, gas or noise. (3) Hospital District - Regulations. In a Hospital District no building or premises shall be used and no building shall be erected, remodeled, altered or added to which is arranged, intended or designated to be used, except for Hospital purposes. (4) Sanitarium District - Regulations. In a Sanitarium District no building or premises shall be used and no building shall be erected, remodeled, altered or added to which is arranged, intended or designated to be used, except for Sanitarium purposes. SECTION 5. HEIGHT. (1) Regulations. In order to regulate and limit the height of buildings, the City of Highland Park is hereby established as one height district, and the boundaries of such district shall be identical with the boundaries of the City of Highland Park. Except as hereinafter provided, no building shall be erected or altered or added to, to exceed in height the limit of fifty (50) feet, nor shall any building be erected or altered or added to, to exceed three and one-half (3 1/2) stories and basement in height. (2) Exceptions. The foregoing restrictions as to height of buildings shall be subject to the following exceptions: (1) Public or semi-public buildings or schools, hospitals and sanitariums may be erected to a height not to exceed sixty (60) feet when set back from the street line not less than one (1) foot for each foot that such building shall exceed fifty (50) feet in height, and provided further that such structures shall have side yards on all sides complying with the area district regulations of this ordinance. (2) Churches, cathedrals, and temples having side yards on all sides and complying with the area district regulations of this ordinance may be erected as to height regulations, according to the ordinances of the City of Highland Park existing at the time of such erection. (3) The height of buildings in all cases shall be taken as the vertical distance from the average level of the ground at the building entrance to the highest point of the roof. (4) Chimneys, towers, tanks, elevators, stacks, or necessary mechanical appurtenances of a building may be erected to the height according to the ordinances of the City of Highland Park, provided that same are erected on a building having a minimum frontage of seventy five (75) feet on a street, and provided that such chimney, tower, tank, elevator, stack, or necessary appurtenance occupies not more than thirty (30) per cent of the street frontage, and is removed twenty five (25) feet from the street line and shall have a maximum horizontal area not to exceed seven hundred fifty (750) square feet. SECTION 6. AREA REGULATIONS. In order to regulate and limit the intensity of the use of lot areas and regulate and determine the area of open spaces within and surrounding buildings hereafter erected, altered, remodeled or added to, the City of Highland Park is hereby divided into two (2) areas or districts, as follows: The "A" AREA DISTRICT shall be coincident with and have the same boundaries as the residence district, and the "B" AREA DISTRICT shall be coincident with and have the same boundaries as the business district, the Hospital district and the Sanitarium district. Except as herein provided, no building shall be erected, nor shall any existing building be altered, enlarged or remodeled, nor shall any open spaces within or surrounding any building be encroached upon or reduced in any manner except in conformity with the regulations hereby established for the respective districts in which such buildings are located. SECTION 7. "A" AREA DISTRICT REGULATIONS. In the "A" area district the minimum dimension of yards and courts and the intensity of the use of the lot areas by buildings shall be as follows: Front Yard. No part of a building shall be nearer than forty (40) feet from the front street line, except a front entrance which may extend to within thirty-five (35) feet of the street line. The area of that portion of said entrance nearer than forty (40) feet shall not exceed fifty (50) square feet. Where a building line is now established by present structures, new structures shall conform to said line, except where the building line is irregular then same shall be determined by the Commissioner of Public Health and Safety. Rear Yard. There shall be a rear yard having a depth of not less than thirty (30)

per cent of the depth of the lot nor less than eight (8) inches depth for each foot of building height. Side Yard. There shall be a side yard on each side of the building having a width of not less than five (5) feet, and the sum of the width of the two side yards shall be not less than twenty (20) feet. Intensity of Use of Lots. No building with its accessory buildings shall occupy in excess of thirty (30) per cent of the area of an interior lot, nor in excess of forty (40) per cent of the area of a corner lot. The maximum number of dwellings which may hereafter be placed on any plot of ground shall not exceed the integral number obtained by multiplying the acreage of such a lot, exclusive of the area within street lines by six (6), subject to regulation herein provided as to the intensity of use of single lots. SECTION 8. "B" AREA DISTRICT REGULATIONS. In the "B" area district the minimum dimensions of yards and courts and the intensity of use of lot areas by buildings shall be as follows, provided that any building erected, altered or added to for residence purposes within the "B" area district shall comply with the provisions of the "A" area district: Rear Yard. There shall be a rear yard or court on interior lots having a depth of not less than ten (10) per cent of the depth of the lot, nor less than two and one-half (2 1/2) inches depth for each foot of building height. Side Yard. A side yard, if provided, shall be not less than five (5) feet in width nor less than one and one-half (1 1/2) inches wide for each foot of building height, nor less than one and one-half (1 1/2) inches wide for each foot of building length. Outer Court. An outer court shall be not less than five (5) feet wide nor less than two and one-half (2 1/2) inches wide for each foot of height of such court, not less than two and one-half (2 1/2) inches wide for each foot of length of such court from the closed end. Inner Court. An inner court shall be not less than six (6) feet wide nor less than three (3) inches wide for each foot of height of such court, nor shall its area be less than twice the square of its required least dimension. Set-Back. Within the Business District there shall be a set-back of not less than forty (40) feet to the south, easterly side of Laurel Avenue and thirty (30) feet on the northerly side of Hazel Avenue. SECTION 9. AREA DISTRICT EXCEPTIONS. The foregoing requirements in the area district shall be subject to the following exceptions and regulations: (1) In computing the percentage of lot occupancy for buildings designed or intended for use for business purposes, or for any theatre, motion picture house, church, auditorium, or place of amusement, or for any building which is used or intended to be used occasionally only, where such building has an alley on one or more sides, one-half (1/2) of the area of such alley or alleys immediately adjacent to such lot may be assumed to be a portion of such lot. For buildings upon through lots and running through from street to street the requirements for a rear yard may be waived when complying with the percentage of lot occupancy by furnishing other open spaces in lieu of such required rear yard. (2) In computing the depth of a rear yard of the width of a side yard or open court from any building where such yard or court opens into an alley or street, one-half of such alley or street may be assumed to be a portion of the yard or court. (3) Every part of a yard or court shall be open from its lowest point to the sky unobstructed, except for the ordinary projections of sills, belt courses, cornices, or ornamental features not to exceed four (4) inches. (4) Open or lattice enclosed fire escape, fire proof outside stairways and solid floored balconies opening upon fire towers, projecting into the yard not more than five (5) feet, or into a court not more than three and one-half (3 1/2) feet and the ordinary projections of chimneys and flues, may be permitted by the Building Commissioner where same are so placed as not to obstruct the light and ventilation. SECTION 10. NON-CONFORMING BUILDINGS AND USES. By a non-conforming building or use is meant a building or a use that does not conform with the regulations or use permitted in the district in which it is situated as defined by this ordinance. Any non-conforming building existing at the time of the passage of this ordinance may be reconstructed, remodeled or altered and the non-conforming use therein changed, subject to the following regulations: (1) Any structural alterations or extensions made in such buildings shall in no case exceed thirty (30) per cent of the cubical contents at the time of the passage of this ordinance, nor shall any buildings be enlarged beyond the limitations above provided for, unless the use therein and thereof is changed to a conforming use. (2) In a residence district no non-conforming building or premises shall be changed into a use excluded from a residence district hereunder. SECTION 11. INTERPRETATION. The powers conferred under this ordinance shall not be exercised so as to deprive the owner of any existing property of its use or maintenance for the purpose to which it is lawfully devoted at the time of the passage of this ordinance. SECTION 12. AMENDMENTS. This Ordinance may be amended in the manner permitted by law. SECTION 13. ENFORCEMENT. This Ordinance and each and all of the provisions thereof shall be enforced by the Commissioner of Public Health and Safety of the City of Highland Park. For any and every violation of the provisions of this or-

distance, the owner, general agent, or contractor of a building or premises where such violation has been committed or shall exist, and the lessee or tenant of the entire building or entire premises where such violation has been committed or shall exist, and the owner, general agent, contractor, lessee or tenant of any part of the building or premises in which part such violation has been committed or shall exist and the general agent, architect, builder, contractor, or any other person who commits, takes part or assists in such violation, or who maintains any building or premises in which such violation shall exist, shall for each and every violation and for each and every day that such violation continues (each and every day that such violation continues being hereby established as a new and distinct and separate offence and violation), be subject to a fine of not more than One Hundred Dollars (\$100.00). SECTION 14. VALIDITY. If any section, paragraph, clause, provision or portion of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the said section, paragraph, clause, provision or portion so adjudged, and the balance of this Ordinance and all of the provisions thereof shall remain valid and effective. SECTION 15. DEFINITIONS. For the purpose of this Ordinance certain terms and words are hereby defined as follows: ACCESSORY BUILDING. A subordinate building or portion of a main building located and occupying not more than thirty (30) per cent of the rear yard of the main building, whose use is incidental to that of the main building and which does not exceed twenty five (25) feet in height. DEPTH OF REAR YARD. The mean horizontal distance between the rear line of the building and the center line of the alley where an alley exists otherwise the rear lot line. DWELLING. A building designed and intended to be used exclusively as the residence of a single family. INNER COURT. An open unoccupied space surrounded on all sides by walls or by walls and a lot line or lines. LOT. Land occupied by a building and accessories including the open spaces required under these regulations. A lot may be land so recorded on the records of the Recorder of Deeds of Lake County, Illinois, but it may also include a combination of such lots when adjacent or contiguous to one another, provided they constitute one parcel of ground and are used as a unit for one improvement. OUTER COURT. An open unoccupied space on the same lot with a building extending to and opening upon a street, alley or yard. INTENSITY OF USE OF LOT. That portion of such area of a lot as lies within lot lines which is occupied by or which may be occupied under this ordinance by buildings and their accessories. PRIVATE GARAGE. A garage with a capacity of not more than four (4) motor driven vehicles. PUBLIC GARAGE. Any premises used for housing or care of vehicles for hire or where such vehicles are equipped for operation, repair, or kept for remanufacture, sale, or sale, not including exhibition or show rooms for model cars. REAR YARD. An open unoccupied space on the same lot with a building between the rear line of the building and the rear line of the lot for the full width of the lot. SIDE YARD. An open unoccupied space on the same lot with a building between the building and the side line of the lot extending through for the full width of the lot. SECTION 16. CONFLICTING PROVISIONS REPEALED. All ordinances or parts of ordinances in conflict with any of the provisions of this ordinance are hereby repealed. SECTION 17. Whereas, the Public Health and Safety is in jeopardy and immediate action is necessary for the preservation, therefore, this ordinance shall take effect from and after its passage, approval and publication. FRANK L. CHENEY, Acting Mayor. ATTEST: E. A. WARREN, City Clerk. Filed March 11th, A. D. 1922. Passed March 24th, A. D. 1922. Approved March 27th, A. D. 1922.

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