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AMENDMENT TO ZONING ORDINANCE

AN ORDINANCE amending an Ordinance Entitled "An Ordinance to regulate and limit the height and bulk of buildings; to regulate and limit the intensity of the use of lot areas, and to regulate and determine the areas of open spaces within and surrounding such buildings; to classify, regulate, and restrict the location of trades and industries and the location of buildings designed for specified industrial, business, residential, and other uses; to divide the entire City of Highland Park into districts for the purpose of this ordinance; to fix standards to which buildings or structures shall conform; to prohibit uses, buildings, or structures incompatible with the character of such districts respectively; and to prevent additions to and alterations or remodeling of existing buildings or structures in such a way as to avoid the restrictions and limitations lawfully imposed hereunder, and to provide penalties for violation hereof," as amended.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS:

That an ordinance entitled "An Ordinance to regulate and limit the height and bulk of buildings; to regulate and limit the intensity of the use of lot areas, and to regulate and determine the areas of open spaces within and surrounding such buildings; to classify, regulate, and restrict the location of trades and industries and the location of buildings designed for specified industrial, business, residential, and other uses; to divide the entire City of Highland Park into districts for the purpose of this ordinance; to fix standards to which buildings or structures shall conform; to prohibit uses, buildings, or structures incompatible with the character of such districts respectively; and to prevent additions to and alterations or remodeling of existing buildings or structures in such a way as to avoid the restrictions and limitations lawfully imposed hereunder, and to provide penalties for violation hereof," as amended, be and the same is hereby amended to read as follows:

Section 1. For the purpose of establishing and carrying into effect the several powers, duties, and privileges conferred upon the City of Highland Park in, under, and by a certain Act of the General Assembly of the State of Illinois, approved June 28, 1921, in force July 1, 1921, and entitled:

"An Act to confer certain additional powers upon City Councils in cities, and presidents and boards of trustees in villages and incorporated towns concerning buildings and structures, the intensity of use of lot areas, the classification of trades, industries, buildings, and structures with respect to location and regulation, the creation of districts of different classes, and the establishment of regulations and restrictions applicable thereto, the establishment of Boards of Appeals, and the review of the decisions of such Boards by the Court,"

and all amendments thereto, it is hereby provided as follows:

Section 2. Definitions. For the purpose of this ordinance, certain terms and words are hereby defined as follows:

Words used in the present tense include the future; words in the singular number include the plural number, and words in the plural number include the singular number; and the word "Building" includes the word "Structure."

Accessory Building: A subordinate building or portion of a main building which is located on and occupies not more than ten per cent of the lot on which the main building is situated, and which is not more than twenty-five feet in height.

Block: That property abutting on one side of a street between the two nearest intersecting streets, railroad rights-of-way, or other natural barriers.

Building Area: The maximum horizontal projected area of a building and its accessory buildings, excluding open steps, terraces, and cornices projecting not more than thirty (30) inches.

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.

Depth of Lot: The mean horizontal distance between the front and rear lot lines.

District: A section of the City of Highland Park for which uniform regulations governing the height, area, and use of buildings and premises within said section are established in reference to that particular section.

Family: Any number of individuals living and cooking together on the premises as a single housekeeping unit.

Lodging House: A building or premises where lodging is provided for compensation for four or more persons, but not exceeding twelve persons.

Boarding House: A building or premises where meals are served for compensation for four or more persons, but not exceeding twenty persons.

Hotel: A hotel is a building in which board and lodging are provided and offered to the public for compensation. As such it is open to transient guests, in contradistinction to a boarding house, lodging house, apartment house, or an apartment hotel.

Height of Buildings: The vertical distance measured from the sidewalk level or its equivalent established grade opposite the middle of the front of the building to the highest point of the roof for flat roofs; to the deck line for mansard roofs; and to the mean height level (between eaves and ridge) for gable and hip roofs. Where a building is located upon a terrace or slope the height may be measured from the average ground level at the building wall.

Height of Court or Yard: The vertical distance from the lowest level of such Court or Yard to the highest point of any bounding wall.

Outer Court: An open unoccupied space on the same lot with a building, extending to and opening upon a street, alley, or yard.

Inner Court: An open unoccupied space surrounded on all sides by walls or by walls and a lot line or lines.

Intensity of Use of Lot: That portion of the area or a lot as lies within lot lines which is occupied by or which may be occupied under this Ordinance by buildings and their accessories.

Length of Outer Court: The mean horizontal distance between the open and closed ends of the court.

Lots: Land occupied or to be occupied by one building and accessory building and uses and 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 include parts of or a combination of such lots when adjacent to one another, provided such ground is used for one improvement.

Lot Lines: The lines bounding a lot as defined herein.

Non-Conforming Use: A building or premises occupied for a use that does not conform with the regulations of the district in which it is situated.

Private Garage: A garage with a capacity of not more than four (4) motor-driven vehicles, not more than one of which may be a commercial vehicle, and not more than two of which may be the property of persons other than the owner of the premises on which the private garage is located.

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 remuneration, hire, or sale, not including exhibition or show rooms for model cars.

Set Back: The minimum horizontal distance between the street wall of the building and the street line.

Side Yard: An open unoccupied space on the same lot with a building between the building and the side line of the lot and extending from the front line to the rear yard.

Rear Yard: An open space (unoccupied except by accessory buildings) 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.

Single Family Dwelling: A detached building having accommodations for and customarily occupied by one family only.

Street Wall: The main wall of a building nearest to and facing on a street, including sun-parlors, but not including bay windows nor ground story porches nor piazzas that are not closed in.

Section 3. District Regulations. In order to classify, regulate, and restrict the locations of trades and industries, and the location of buildings designed for specified uses; to regulate and limit the height and bulk of buildings hereafter erected or altered; to regulate and limit the intensity of the use of lot areas; and to regulate and determine the area of yards, courts, and other open spaces within and surrounding such buildings, the City of Highland Park, Illinois, is hereby divided into "Use Districts" of which there shall be four (4), known as—

1. "A" Residence Districts.
2. "B" Residence Districts.
3. Local Business Districts.
4. Commercial Districts.

The boundaries of these districts are as shown upon the Zoning Map of the City of Highland Park, which map is hereto attached and made a part of this Ordinance. The said Zoning Map of Highland Park, with all the notations, references, and other matters shown thereon, shall be as much a part of this ordinance as if the notations, references, and other matters set forth by and on said map were all fully described herein.

For greater certainty, the lands comprising the "B" Residence Districts, the Local Business Districts, and the Commercial Districts are hereby specifically described as follows: all lands in Highland Park not hereinafter included in said specific descriptions shall be taken to be lands located in "A" Residence Districts.

The lands comprising the "B" RESIDENCE DISTRICT shall include lots 1 to 12, inclusive, Lake Michigan Heights, being a resubdivision in the S.W. ¼ of Section 14, Township 43 North, Range 12 East of the 3rd P.M.; also lots 9 to 16, inclusive, of block 3, of Port Clinton, a subdivision in the South ½ of said Section 14; all of blocks 6 and 7, said Port Clinton, being also that part of Winslow's Subdivision, which includes lots 5 and 6 of said block 6 of said Port Clinton. All of Ravine Plat A, being a subdivision in said S.W. ¼; Lot 3 of block 45, Highland Park. All of Roslyn Circle, being a subdivision in said S.W. ¼ of Section 14; also that part of lot 6, block 45, lying within lots 1 to 4, inclusive, of block 14, First Addition to Port Clinton; also all of Blocks 8, 9, 12, and 13, First Addition to Port Clinton. Vacated street between blocks 8 and 13, and blocks 9 and 12, of said First Addition; lots 1 to 12, inclusive, of Arthur A. Apfel's Sub. of lots 1 to 5, inclusive, block 41, Highland Park, Section 14, Township 43 North, Range 12 East of the 3rd P.M. Lots 1 to 7, inclusive, block 39; lots 9 to 13, inclusive, block 40; and all of blocks 42, 43, and 44 of said Highland Park, including vacated alley in said block 42; lots 1 to 3, block 14, Highland Park; lot 5, block 15, Highland Park; lots 17 to 25, inclusive, block 16, Highland Park; lots 1 to 3, inclusive, block 17, Highland Park; lots 1 and 6, block 21, Highland Park; lot 8, block 22, Highland Park; lots 6 and 7, and lots 20 to 25, inclusive, block 23, Highland Park; lots 1 and 8, block 35, Highland Park; lots 3 to 5, inclusive, of Jackson K. Dering's Sub. of lot 1, block 60, Highland Park, together with that part of lot 6 of said Jackson K. Dering's Sub., and lot 7 of said block 60, Highland Park, lying westerly of the easterly lines extended of said lots 3 and 5; lot 3, block 65, Highland Park.

All of the lots in Huston's Sub. of lots 17 and 18, and the westerly 200 feet of lot 16, block 70, Highland Park. Lot 16, block 70, Highland Park, except the westerly 200 feet thereof. Lots 9 to 15, inclusive, block 70, Highland Park. Lots 14 to 20, inclusive, block 75, F. P. Hawkins addition to Highland Park. Lots 1, 2, 3, 6, 7, 10, 11, 13, 14, 15, and 16, in O'Neill's Sub. of lots 8 to 13, inclusive block 75, F. P. Hawkins Addition to Highland Park. All of the lots in block 76, Highland Park, and block 76, F. P. Hawkins Addition to Highland Park, also all lands lying south of block 76, Highland Park, west of the west line of St. John's Ave., north of the north line of Cedar St. and Cedar St. produced, and east of the east right-of-way line of the Chicago & Northwestern Ry. Co. except that part taken by the right-of-way of the Chicago North Shore & Milwaukee R. R. All of the lots in block 78, Highland Park, and in Idlewild, a subdivision of lots 1, 2, 8, and part of 7, of block 78, Highland Park; and lot 1 of block 87, Highland Park.

All of the lots in Thorsch's Sub. of the South ½ of lot 2 and lots 4, 5, 7, 9, 12, 13, 16, 17, and 21, South Highland Addition to Highland Park, except those parts taken for the widening of St. John's Avenue. Also those parts of lots 1, 2, 20, 24, 25, 151, 152, 153, 156, 164, 165, 168, and 169 of said South Highland Addition, not included in St. John's Ave., Dean Ave. or said Thorsch's Subdivision. Lots 6 to 13, inclusive, of Sam Brown Jr.'s Sub. of lots 172 to 175, inclusive, South Highland Addition, except those parts taken for the widening of St. John's Ave. All of lots in the subdivision of lot 180, South Highland Addition, except those parts taken for the widening of said St. John's Ave.

Lots 10 and 32 of a subdivision of lots 9, 10, 32, and 33, of Ravinia Woods Sub. of S.W. ¼ of N.E. ¼ of Section 36, Township 43 North, Range 12 East of the 3rd P.M. Lots 7 to 21, inclusive, Braeside, a subdivision in the Southeast ¼ of said Section 36.

The south 177½ feet of that part of the N.W. ¼ of the S.E. ¼ of Section 36, Township 43 North, Range 12 E. of the 3rd P.M. lying west of the C. & N. W. Ry.

The following lots and blocks of Ravinia Highlands; a subdivision in the N.W. ¼ of said Section 36; all of the lots in blocks 1, 6, 7, 8, and 9; lots 11 to 14, inclusive, block 2; lots 11 to 25, inclusive, block 3; lots 1, 2, and 16 to 26, inclusive, block 4; lots 1 to 20, inclusive, block 5; and lots 1 to 21, inclusive, block 10.

All of the lots and blocks in First Addition to Ravinia Highlands, a subdivision in the N.W. ¼ of said Section 36, and the S.W. ¼ of S.W. ¼ of Section 25, Township 43 North, Range 12 E. of 3rd P.M., except lots 45 to 62, inclusive, block 1; except also lots 23 to 32, inclusive, block 5, and except lots 19 to 25, inclusive, block 6; and except those parts of lots 2 to 6, inclusive, block 6; lying westerly of the easterly line extended of said lots 19 to 25.

All of the lots of Ravinia Hillside. All of lots and blocks in Ridgewood Park Sub. except lots 1 and 2, block 3, thereof, and except lots 1 to 11, inclusive, block 5, thereof, in S.E. ¼ of Section 26, Township 43 North, Range 12 E. of 3rd P.M.

All of the lots in the resubdivision of lots 7, 8, 9, and 10, block 3, of said Ridgewood Park Sub.

All of the lots in J. H. Sasser's resub. in blocks 1 and 2 of said Ridgewood Park Sub.

All of the lots in Greene's Sub. of lot 6 of block 2, of said Ridgewood Park Sub.

All of the lots in Schiek's Sub., and J. G. Schiek's Resub. of part of block 4 of said Ridgewood Park Sub.

Lots 8, 9, and 10 of Canterbury's Green Bay Road Sub. in the S.E. ¼ of Section 26, Township 43 North, Range 12 E. of the 3rd P.M.

All of the lots and blocks in Wrenn's Add., a subdivision in the N.E. ¼ of Section 26, Township 43 North, Range 12 E. of 3rd P.M., except the north 117½ feet of lots 1 and 2, block 1, thereof, except lots 9 to 14, inclusive, block 2, thereof, and except lots 1, 2, and 12 to 17, inclusive, of block 6 of said Wrenn's Addition.

Lots 1 and 2 of Hamilton's Addition, except the north 100 feet of the east 100 feet of said lot 1 in N.E. ¼ of N.W. ¼ of said Section 26.

Lots 1 and 2 of M. H. Ehlert's Homestead in said N.E. ¼ of N.W. ¼ of Section 26.

All of the lots in Southwick's resub. in block 51, Highland Park, in the S.E. ¼ and S.W. ¼ of Section 23, Township 43 North, Range 12 E. of 3rd P.M.

All of the following lots and blocks in Highland Park, a subdivision in Section 23 and 24 and part of fractional Section 14, Township 43 North, Range 12 E. of 3rd P.M. Lots 15 to 26, both inclusive, block 4; lots 3 to 28, both inclusive, block 5; lots 7 to 12, both inclusive, block 6; lots 23 to 84, both inclusive, block 7; lots 1, 2, 3, and 4, block 8, except Mollie H. Apple's Sub.; lots 1 to 8, both inclusive, block 9; also lots 14 and 15 of said block 9 (except the southerly 200 feet of said lots 14 and 15); lots 3 to 14, both inclusive, block 10; all lots in blocks 11 and 12; lots 8 to 18, both inclusive, block 13; lots 1 to 6, both inclusive, block A (except the southerly 200 feet thereof); the southerly 180 feet of westerly 200 feet of block C; Block D (except the southerly 225 feet thereof); lots 1, 2, and 3, block F; Mollie H. Apple's Sub. of part of lot 1 of said block 8, Highland Park; M. Sheahan's Sub. of the southerly 225 feet of block D, Highland Park; Evans Sub. of block E, Highland Park.

All of the lots in blocks 2, 4, 6, 7, 10, 11, and 14, of Exmoor Add. in West ½ of N.W. ¼ of Section 23, Township 43 North, Range 12 East of the 3rd P.M.; together with all of the lots in the subdivisions of blocks 3 and 5 respectively, of said Exmoor Addition.

Lots 2, 3, 4, and 7, in block 8 of said Exmoor Add., and lots 1, 2, 3, 4, and 5 of a subdivision of lots 5 and 6 of said block 8, Exmoor Addition; lots 2, 4, 5, and the west 200 feet of lots 1 and 6 of block 9 of said Exmoor Addition; lots 5 to 12, both inclusive, block 12 of said Exmoor Addition, lots 5 to 12, both inclusive, block 13 of said Exmoor Addition. Also a Sub. of lot 3, block 9, Exmoor Addition.

Lots 1 to 19, both inclusive, Pease's Sub. of part of lots 34 and 45, Highwood, in the N.W. ¼ of S.W. ¼, of Section 14, Township 43 North, Range 12 E. of 3rd P.M.

Lots 1 to 10, both inclusive, Brown's Sub. of lot 43 of Everts and Jeffrey's Division, Highwood, in parts of Sections 14 and 15, Township 43 North, Range 12 E. of 3rd P.M.

Lots 1 to 11, both inclusive, Hubbard's Sub. of block 44, Everts & Jeffrey's Division, Highwood.

The west 200 feet of that part of the S.W. ¼ of the N.W. ¼ of Section 23, Township 43 North, Range 12 E. of 3rd P.M. lying between lots 1 and 6 of said block 9, Exmoor Addition.

The East ½, except the south 5 acres thereof, of the N.W. ¼ of the S.W. ¼ of Section 23, Township 43 North, Range 12 East of the 3rd P.M.

All that part of the N.E. ¼ of the N.W. ¼ of Section 26, Township 43 North, Range 12 E. of the 3rd P.M., described as beginning at the S.W. corner of Deerfield Ave. and Green Bay Road; thence southerly along the westerly line of said Green Bay Road, 181.10 feet; thence west, parallel with the south line of said Deerfield Ave., 306.7 feet; thence northwesterly along a line parallel with said west line of Green Bay Road to a point 150 feet south of said south line of Deerfield Avenue; thence north 150 feet; thence east along said south line of Deerfield Avenue, 267.2 feet to the point of beginning.

All of Golf Court Sub., except the west 200 feet thereof, in lots 24, and 25, of McDaniel's Sub., in the W. ½ of the N.W. ¼ of Section 26, Township 43 North, Range 12 E. of 3rd P.M.

All of Dunas Highland Park Vista, a sub. of the East 216 feet of lots 16 to 18, incl., of said McDaniel's Sub.

All of the lots in said McDaniel's Sub. except said lots 16, 17, 18, 24, and 25, of aforesaid, and except the west 200 feet of lots 19, 20, 21, 22, 23, 26, 27, 28, and 29, in said McDaniel's Sub.

All of the lands in said W. ½ of N.W. ¼ of Section 26, not heretofore described or mentioned as exceptions; intending to include vacated D. Driscoll's Resub. and the following vacated streets: Driscoll Court, Ada Street, and Maple Street, and the vacated sub. in lots 6 to 10 of said McDaniel's Sub.

All of the lots and blocks in Branigar Bros. Sunset Terrace, a subdivision in the East ½ of Southeast ¼ of Section 22, Township 43 North, Range 12 East of the 3rd P.M.

Lots 1 to 11, both inclusive, in Cummings Sub. of that part of said East ½ of Southeast ¼ of said Section 22, lying southerly of Central Avenue. All of the West ½ of said Southeast ¼ of Section 22, Township 43 North, Range 12 East of the 3rd P.M., including therein all of the lots in J. S. Hovland's 1st, 2nd, and 3rd Additions, and lots 2, 5, 6, and 7 of Duffy's Subdivision, and lot 1, (except the West 4½ acres thereof) in said Duffy's Subdivision.

All of the Southeast ¼ of the Northwest ¼ of Section 15, Township 43 North, Range 12 East of the 3rd P.M.

All of the Southwest ¼ of the Northwest ¼ of Section 15, Township 43 North, Range 12 East of the 3rd P.M.

All of the Northwest ¼ and Northeast ¼ of the Southwest ¼ of said Section 15.

All of the West ½ of the Southwest ¼ of the Southwest ¼ of Section 15, Township 43 North, Range 12 East of the 3rd P.M.

All of the lots and blocks in Compton's Addition, being a subdivision of the Northeast ¼ of the Southwest ¼ of the Southwest ¼ of said Section 15.

All of the lots in Alvin C. Greene's Greenwood Gardens, a subdivision in the South ½ of said Southwest ¼ of Section 15.

All of said South ½ of said Southwest ¼ of Section 15, not included in said Alvin C. Greene's Greenwood Gardens.

All of the lots in First Addition to Greenwood Gardens, being a subdivision of the Northeast ¼ of the Northwest ¼ of Section 22, Township 43 North, Range 12 East of the 3rd P.M.

All of the Northwest ¼ of the Northwest ¼ of Section 22, Township 43 North, Range 12 East of the 3rd P.M.

All of the Southwest ¼ of the Northwest ¼ of Section 22, Township 43 North, Range 12 East of the 3rd P.M. (except railroad right-of-way and right-of-way of Public Service Co. of Northern Illinois).

All of the Southeast ¼ of the Northwest ¼ of Section 22, Township 43 North, Range 12 East of the 3rd P.M.

All of the Northeast ¼ of the Southwest ¼ of Section 22, Township 43 North, Range 12 East of the 3rd P.M.

All of the Northwest ¼ of the Southwest ¼ of said Section 22 (except Public Service Co. and railroad rights-of-way).

All of the Southwest ¼ of the Southwest ¼ of Section 22, except Public Service Co. and railroad rights-of-way.

All of the lots in Sunset Woods, being a subdivision in said Southeast ¼ of Southwest ¼ of Section 22, Township 43 North, Range 12 East of the 3rd P.M.

Lots 10 to 32, both inclusive, Deerfield Villa, a subdivision in the Northwest ¼ of Northeast ¼ of Section 27, Township 43 North, Range 12 East of the 3rd P.M., also lots 39, 40, 41, 42, and 44, (not included in 2nd Add. to Deerfield Villa); all of the lots in Golf Links Add., lots 1 to 20, both inclusive, 1st Addition to Deerfield Villa, and all of the lots in 2nd Addition to Deerfield Villa, all being in said Northwest ¼ of the Northeast ¼ of said Section 27, Township 43 North, Range 12 East of the 3rd P.M.

The West 50 feet of the east 207 feet of the north 146.25 feet of the N.W. ¼ of the N.E. ¼ of said Section 27, also the west 50 feet of the east 157 feet of the north 156 feet of said N.W. ¼ of N.E. ¼ of Section 27.

That part of said Northwest ¼ of the Northeast ¼ of Section 27, lying northerly of Deerfield Road and northeasterly of a line 200 feet southwesterly from and parallel with the southwesterly line of lot 44 of said Deerfield Villa.

All of lots 13 to 90, both inclusive, Sunset Manor, a subdivision in Southwest ¼ of Northeast ¼ of Section 27, except Public Service Co. right-of-way.

All of lots 1 to 7, both inclusive, and lots 25 to 47, both inclusive, of Sunset Manor Addition, a subdivision in the Northeast ¼ of the Northwest ¼ of said Section 27.

All of said Northeast ¼ of Northwest ¼ of Section 27, lying west of the right-of-way of the C. & N. W. Ry.

All that part of the Northwest ¼ of the Northwest ¼ of said Section 27, adjoining the westerly right-of-way line of the C. & N. W. Ry. and lying northeasterly of a line 200 feet southwesterly of the westerly right-of-way line of the C. & N. W. Ry.

All of the lots in subdivision known as George F. Nixon & Co.'s Highland Park Gardens Addition, and Nixon's Highland Park Gardens, and W. H. McKillip's Sub. in Northwest ¼ of said Section 27 and the Northeast ¼ of Section 28, Township 43 North, Range 12 East of the 3rd P.M.

All that part of the Southeast ¼ of the Northwest ¼ of said Section 27, lying southwesterly of a line 400 feet southwesterly of and parallel with the westerly line of the 100-foot C. & N. W. Ry. right-of-way and said right-of-way line extended.

All of the lots in John Mooney's Sub. of the West ½ of the Northwest ¼ of the Southwest ¼ of said Section 27.

All of the lots and blocks in Highland Park Terrace, a subdivision in the Northeast ¼ of the Southwest ¼ of said Section 27.

All of the lots in Oak Grove Sub. in the South ½ of the South ½ of said Section 27.

All of the lots in Ridge View, being a subdivision in the West ½ of the Southwest ¼ of said Section 27.

All of the lots in Coleman's Sub. in the Southwest ¼ of the Southwest ¼ of said Section 27, together with all the vacated portion of said Coleman's Subdivision.

All of the lots in McKillip's Briar Lane in the Northwest ¼ of the Southeast ¼ of Section 34, Township 43 North, Range 12, East of the 3rd P.M.

All of the lots in Geo. F. Nixon's North Shore Forest Ridge Sub. in Sections 34 and 35, Township 43 North, Range 12 East of the 3rd P.M.

All of the lots in McKillip's Woodbine Sub. in the Southeast ¼ of the Southeast ¼ of said Section 34.

All of the unsubdivided lands in the City Limits of Highland Park not heretofore described, in said Sections 27, 28, 34, and 35, which lie west of the west branch of the Milwaukee Division of the C. & N. W. Ry.

All of the lots and blocks in Killian's Sub. in the Southeast ¼ of the Southwest ¼ of said Section 35.

All of the lots in Salo's Sub. of part of lot 4 of said Killian's Sub.

All of the lots in the recorded portion of the Village of the Woods in the Southwest ¼ of the Southeast ¼ of said Section 35.

All of the lots in Manus Northmoor Manor in the South ½ of the Southeast ¼ of the Southeast ¼ of said Section 35.

All of the unsubdivided lands in said Sections 34 and 35 lying east of the right-of-way of the Public Service Co. of Northern Illinois, and west of the west line of Northmoor Country Club, said west line being described as follows: Beginning at a point in the north line of the Northeast ¼ of said Section 35, 659.33 feet east of the northwest corner thereof; thence south 300 feet; thence west 340 feet; thence south 500 feet; thence east 340 feet; thence south 520 feet; thence east 660 feet to the west line of the East ¼ of said Section 35; thence south along said west line of the East ¼ to the Southwest corner of the North ½ of the Southeast ¼ of the Southeast ¼ of said Section 35, except the N.E. ¼ of the N.W. ¼ of said Section 35.

All of the lots in Valley Sub. of part of the Southwest ¼ of Section 36, Township 43 North, Range 12 East of the 3rd P.M.

All of the unsubdivided lands in the West ½ of said Section 36 lying westerly and southerly of a line 175 feet westerly from and parallel with the westerly line of Green Bay Road, except the West 175 feet thereof.

LANDS COMPRISING LOCAL BUSINESS DISTRICT

Lots 6 to 10, both inclusive, block 41 of Highland Park, in Sections 23 and 24 and part of fractional Section 14, Township 43 North, Range 12 East of the 3rd P.M.

Lots 1 to 7, both inclusive, of block 40, said Highland Park.

All of the lots in F. C. Clark's Sub. of part of lot 8, in said block 40, Highland Park.

All of said lot 8 not included in said Clark's Sub. of part of lot 8 of block 40.

Lot 1 of block 31, and lots 1 and 2 of block 33, of said Highland Park.

Lots 4 to 8, both inclusive, block 14, Highland Park.

Lots 13 to 16, both inclusive, block 16, Highland Park.

Lots 4 to 6, both inclusive, block 17, Highland Park.

Lots 1 to 11, both inclusive, block 18, Highland Park.

Lots 1 and 9, block 22, Highland Park.

Lots 1, 2, 3, 4, 5, and 26, block 23, Highland Park.

Lots 1, 2, 23, 24, and the West ½ of lot 22, block 50, Highland Park.

All of the lots in blocks 1, 2, and 3, Highland Park.

Lots 1 to 14, both inclusive, and lots 27 and 28, block 4, Highland Park.

Lots 1 and 2, block 5, Highland Park.

Lots 1 to 6, both inclusive, and 13 to 18, both inclusive, of block 6, Highland Park.

Lots 1 to 22, both inclusive, block 7, Highland Park.

Lots 9, 10, 11, 12, 13, and the southerly 200 feet of lots 14 and 15, block 9, Highland Park.

The southerly 200 feet of lots 1 to 6, both inclusive, of block A, Highland Park.

The southerly 180 feet of the easterly 241 feet of block B of Highland Park.

Lots 1, 2, 15, 16, 17 and 18, block 10, Highland Park.

Lots 1 to 7, both inclusive, block 13, Highland Park.

Lot 1 of block 8 of Exmoor Add. in West ½ of Northwest ¼ of Section 23, Township 43 North, Range 12 East of the 3rd P.M.

Lots 6 to 11, both inclusive, of a subdivision of lots 5, 6, 8, and 9 of said block 8, Exmoor Addition.

Lots 1 and 6, block 9 of said Exmoor Addition, except the west 200 feet thereof; also, except the west 200 feet thereof, of that part of said West ¼ of Northwest ¼ of Section 23, Township 43 North, Range 12 East of the 3rd P.M. lying between lots 1 and 6 of said block 9, Exmoor Addition, lots 1, 2, 3, and 4, block 12, Exmoor Addition, lots 1, 2, 3, and 4, block 13, Exmoor Addition, the north 100 feet of the East 100 feet of lot 1 of Hamilton's Addition in the Northeast ¼ of the Northwest ¼ of Section 26, Township 43 North, Range 12 East of the 3rd P.M.

Lots 3 and 4 of a resubdivision of block 51, Highland Park.

The North 117½ feet of lots 1 and 2 of block 1 of Wrenn's Addition in the Northeast ¼ of Section 26.

Lots 1, 3, 4, 5, 6, 7, 8, and 9 of Ravinia Station Sub. of lots 157, 158, and 159, South Highland Addition to Highland Park.

Lots 1 to 10, both inclusive, block 2, of Ravinia Highlands, in Northwest ¼ of Section 36, Township 43 North, Range 12 East of the 3rd P.M.

Lots 1 to 10, both inclusive, block 3 of said Ravinia Highlands.

Lots 52 to 62, both inclusive, block 1 of 1st Addition to Ravinia Highlands, in Sections 25 and 36, Township 43 North, Range 12 East of the 3rd P.M.

Lots 23 to 32, both inclusive, block 5, of said 1st Addition to Ravinia Highlands.

All of the lots in Northwood Manor Resub. in block 5 of Northwood Manor in the Southeast ¼ of the Southeast ¼ of Section 36, Township 43 North, Range 12 East of the 3rd P.M.

Lots 10 to 15, block 6 of said Northwood Manor.

Lots 1 to 6, both inclusive, in Hield's Resub. of lots 1 to 6, Braeside, a subdivision in the Southeast ¼ of Section 36 aforesaid.

Lots 14 to 24, both inclusive, in Sunset Manor Addition, a subdivision in the Northeast ¼ of the Northwest ¼ of Section 27, Township 43 North, Range 12 East of the 3rd P.M.

Lots 8 to 13, both inclusive, in said Sunset Manor Addition.

That part of the Northwest ¼ of the Northeast ¼ of said Section 27, lying north of Deerfield Road and southwesterly of a line 200 feet southwesterly from and parallel with the southwesterly line of lot 44 of Deerfield Villa, a subdivision in the Northwest ¼ of the Northeast ¼ of Section 27, Township 43 North, Range 12 East of the 3rd P.M.

Lot 1 of said Deerfield Villa.

All of the lots in the Business Addition to Deerfield Villa, in lots 2 to 9, etc., of said Deerfield Villa.

Those parts of lots 2 to 12, both inclusive, in said Sunset Manor lying easterly of the easterly line of the right-of-way of the Public Service Co. of Northern Illinois.

Also lot 1 of said Sunset Manor.

COMMERCIAL DISTRICT includes that part of the Southeast ¼ of the Northwest ¼ of Section 27, Township 43 North, Range 12 East of the 3rd P.M. lying west of the west line of the 100-foot right-of-way of the C. & N. W. Ry. and east of a line 400 feet westerly from and parallel with the part of said westerly line lying north of Deerfield Road and said part of westerly line extended southeasterly.

Except as hereinafter provided—

(1) No buildings shall be erected or altered, nor shall any building or premises be used for any purpose other than is permitted in the District in which such building or premises are located;

(2) No buildings shall be erected or altered to exceed in height the limit herein established for the District in which such building is located.

(3) No building shall be erected, nor shall any existing building be altered, enlarged, or rebuilt, nor shall any open spaces surrounding any building be encroached upon or reduced in any manner, except in conformity with the area regulations hereby established for the District in which such building is located.

Section 4. "A" RESIDENCE DISTRICT REGULATIONS. Use: No building or premises shall be used, and no building shall be hereafter erected or altered within any "A" Residence District, unless otherwise provided in this ordinance, except for the following uses:

1. Single Family Dwellings.
2. Libraries and Public Museums.
3. Churches and Temples.
4. Schools and Colleges.
5. Parks, Recreation Buildings, and Clubs not conducted as a business or for profit.
6. Farming, Truck Gardening, and Nurseries.
7. Hospitals for other than contagious diseases.
8. Municipal utilities.
9. Railroads or electric rights-of-ways or passenger stations.
10. Temporary Buildings, and uses for construction purposes, for a period not to exceed one year.
11. Accessory uses incident to the above uses, including private garages, quarters for persons employed in connection with the residence use of the premises, professional offices, home occupations, and signs advertising premises for sale or rent, but not including the conduct of any retail or wholesale business or manufacture.

Provided, however, that no college, hospital for other than contagious diseases, club, private school, or academy hereafter shall be erected or altered within any "A" Residence District unless the written consent of three-fourths of the property owners according to the frontage in that block in which said building is proposed to be erected, and also the written consent of three-fourths of the frontage on the opposite side of the street upon which the proposed building or establishment faces, and between the nearest intersecting streets, and the written consent of the owners of a majority of the frontage within one hundred feet on each side of the proposed site in said block, is first had and obtained.

Height: No building shall hereafter be erected or altered to exceed thirty-five (35) feet in height, or two and one-half (2½) stories.

Area:

Rear Yard: There shall be a rear yard having a depth of not less than fifteen (15) per cent of the depth of the lot, provided such rear yard shall be not less than ten (10) feet in depth and need not exceed twenty-five (25) feet in depth.

Side Yard: On each side of the building there shall be a side yard 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-five per cent of the width of the lot.

Intensity of Use of Lot: No building with its accessory buildings shall occupy in excess of thirty (30%) per