

NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN That a public hearing will be held in the Council Chamber in the City Hall in the City of Highland Park, Illinois, on Tuesday, the 9th day of April, 1929, at eight o'clock P.M., which said public hearing will be conducted by the undersigned, the Zoning Committee for the City of Highland Park, designated and appointed by the Council of the City of Highland Park for that purpose to consider the following amendment to the Highland Park 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:

ARTICLE I

Sec. 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 power 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 Board of Appeals, and the review of the decisions of such Boards by the Court," and all amendments thereto, it is hereby provided as follows:

ARTICLE II DEFINITIONS

Sec. 1. For the purpose of this ordinance, certain terms and words are hereby defined as follows:

Sec. 2. **ACCESSORY BUILDING:** A subordinate 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.

Sec. 3. **APARTMENT:** One or more rooms used as a home or residence for one family.

Sec. 4. **BOARDING HOUSE:** A building or premises where meals are regularly served by prearrangement for definite periods for compensation for four (4) or more persons but not exceeding twenty (20) persons, not open to transient guests, in contradistinction to hotels or restaurants open to transients.

Sec. 5. **BUILDING AREA:** The maximum horizontal projected area of a building and its accessory buildings, excluding cornices projecting not more than thirty (30) inches, open steps, and terraces.

Sec. 6. **BUILDING LINE:** A line between which and any street line of a district, lot, tract or parcel of land, no buildings or parts of buildings may be erected, altered, or maintained.

Sec. 7. **BUILDING LINE SETBACK:** The distance between the Building Line and the Street Line in a district, lot, tract, or parcel of land.

Sec. 8. **CORNER LOT:** A lot located at the intersection of two streets or a lot bounded on two sides by a curving street any two chords of which form an angle of 120 degrees or less measured on the lot side.

Sec. 9. **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.

Sec. 10. **DEPTH OF LOT:** The mean horizontal distance between the front and rear lot lines.

Sec. 11. **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.

Sec. 12. **DISTRICT BOUNDARY LINE:** A line forming one of the boundaries of a given district. Where a street or alley coincide with the boundary line between two districts as established by the legal descriptions of such districts herein contained, the center line of such street or alley shall, for the purposes of this ordinance, be construed as the District Boundary Line.

Sec. 13. **FAMILY:** Any number of individuals living together on the premises as a single housekeeping unit, including domestic servants for whom subject to the provisions of this ordinance separate living quarters may be provided.

Sec. 14. **FILLING STATION:** Any building, structure, premises, enclosure or other place used for the dispensing, sale or offering for sale of any automobile fuels or oils having pumps and storage tanks, of a total capacity of not more than five thousand (5000) gallons, located wholly within the lot lines. When such dispensing, sale or offering for sale of any automobile fuels or oils is incidental to the conduct of a public garage, the premises shall be classified as a public garage.

Sec. 15. **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 mean height level (between eaves and ridge) for gable and hip roofs; to the deck line for mansard roofs; where a building is located upon a natural terrace or slope the height may be measured from the average ground level at the building wall.

Sec. 16. **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.

Sec. 17. **HIGHER CLASSIFICATION:** More restricted; a district or use subject, under the provisions of this ordinance, to greater restrictions.

Sec. 18. **HOTEL:** A building in which board and lodging are provided and offered to the public for compensation, open to transient guests, in contradistinction to a boarding house or a lodging house.

Sec. 19. **INNER COURT:** An open unoccupied space surrounded on all sides by walls or by walls and a lot line or lines.

Sec. 20. **INTENSITY OF USE OF LOT:** That portion of the area of a lot which is occupied by or which may be occupied under this Ordinance by buildings and their accessories.

Sec. 21. **LENGTH OF OUTER COURT:** The mean horizontal distance between the open and closed ends of the court.

Sec. 22. **LINEAR BLOCK:** That property abutting on one side of a street between the two nearest intersecting streets, railroad rights-of-way, or other natural barriers, provided, however, that where a street curves so that any two chords thereof form an angle of 120 degrees or less, measured on the lot side, such curve shall be construed as an intersecting street.

Sec. 23. **LODGING HOUSE:** A building or place where lodging is provided for compensation to four or more but not exceeding twelve individuals, pursuant to previous arrangement and not to everyone who may apply.

Sec. 24. **LOT:** A parcel of land occupied or to be occupied by one building and accessory buildings 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.

Sec. 25. **LOT LINES:** The lines bounding a lot as defined herein.

Sec. 26. **NON-CONFORMING USE:** A building or premises existing and/or occupied for a use that does not conform with the regulations of the district in which it is situated.

Sec. 27. **OUTER COURT:** An open unoccupied space on the same lot with a building, extending to and opening upon a street, alley or yard.

Sec. 28. **PRIVATE GARAGE:** A building housing motor driven vehicles, not more than one of which may be the property of persons other than occupants of the premises on which such private garage is located and in "A" or "B" Districts not more than one of which may be a commercial vehicle.

Sec. 29. **PUBLIC GARAGE:** Any premises used for housing or care of more than one motor driven vehicle for hire, or where such vehicles are equipped for operation, repair, or kept for remuneration, hire, or sale, not including exhibition or show rooms.

Sec. 30. **PUBLIC STABLE:** A stable which accommodates more than four (4) horses.

Sec. 31. **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.

Sec. 32. **SIDE YARD:** An 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.

Sec. 33. **SINGLE FAMILY DWELLING:** A detached building having accommodations for and normally occupied by one family only including detached garages or other accessory buildings occupied wholly or partially for dwelling purposes.

Sec. 34. **STORE-APARTMENT BUILDING:** A building containing a ground story, the floor of which is at or above the sidewalk level, and which story extends to a height of not less than eleven feet and is used and/or maintained exclusively for business purposes, and the upper floors of which building or portions thereof, contain apartments for residence purposes as hereinbefore defined.

Sec. 35. **STREET LINE:** The division line between a lot, tract or parcel of land and a contiguous public street, including in such street, all property dedicated for street purposes or subject to public easements therefor.

Sec. 36. **STREET WALL:** That wall or part of a wall of a building, or that part of the wall or supports of a porch or other structure, nearest to and most nearly parallel with the street, extending more than 4 feet 6 inches above the finished grade.

Sec. 37. 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."

ARTICLE III DISTRICT REGULATIONS

Sec. 1. In order to classify, regulate, and restrict the location of trades, 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 Districts of which there shall be four (4) known as "A" "B" "C" and "D".

Sec. 2. The boundaries of the above mentioned Districts are as follows:

"A" DISTRICTS

The lands comprising the "A" Districts shall be taken to be all of the lands in Highland Park which are not hereinafter included in the specific descriptions of the "B", "C" and "D" Districts.

"B" DISTRICT

The lands comprising the "B" Districts shall include lots 1 to 12, inclusive, Lake Michigan Heights, being a subdivision in the S.W. 1/4 of Section 14, Township 43 North, Range 12 East of the 3rd P.M., also lots 9 to 16, inclusive, of block 3, Port Clinton, a subdivision in the South 1/2 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. 1/4 of Lot 3 of block 45, Highland Park. All of Roslyn Circle, being a subdivision in said S.W. 1/4 of Section 14; also that part of lot 6, block 45, lying northerly of Roslyn Circle; lots 1 and 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 inclusive, 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; all of block 21, Highland Park; easterly 50 feet of lot 1 and all of lots 2, 3, 4, and 8, block 22, Highland Park; lots 1, 2, 3, 4, 5 and 6 Bournique's Re-Sub. of lots 2, 3, 4, and westerly 5 feet of lot 5, McDonald's Division of Lots 1 and 2, Block 25, Highland Park and lots 1 and 6, McDonald's Subdivision of Lots 1 and 2, Block 25, 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 1, 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 of 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. Johns Avenue, north of the north line of Cedar Ave. 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 1/2 of lot 2 and lots 4, 5, 8, 9, 12, 13, 16, 17, and 21, South Highland addition to Highland Park, except those parts taken for the widening of St. Johns 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. Johns Avenue, Dean Avenue 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. Johns Ave. All of lots in the subdivision of lot 180, South Highland addition, except those parts taken for the widening of said St. Johns Avenue.

Lots 10 and 32 of a subdivision of lots 9, 10, 32, and 33, of Ravinia Woods. Sub. of S.W. 1/4 of N.E. 1/4 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 1/4 of said Section 36. The south 177 1/2 feet of that part of the N.W. 1/4 of the S.E. 1/4 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. 1/4 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. 1/4 of said Section 36, and the S.W. 1/4 of SW 1/4 Sec. 25, Twp. 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 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. 1/4 of Section 26, Township 43 North, Range 12 E. of 3rd P.M.

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

All of the lots in J. H. Sasser's re-sub. 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 Re-sub. 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. 1/4 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. 1/4 of Section 26, Township 43 North, Range 12 E. of 3rd P.M., except the north 117 1/2 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. 1/4 of N.W. 1/4 of said Section 26.

Lots 1 and 2 of M. H. Ehler's Homestead in said N.E. 1/4 of N.W. 1/4 of Section 26. All of the lots in Southwick's re-sub. in block 51, Highland Park, in the S.E. 1/4 and S.W. 1/4 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 of 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 34, both inclusive, block 7; lots 1, 2, 3, 4, block 8, except Mollie H. Apple's Sub.; lots 1 to 8, both inclusive, block 9; lots 1, 2, and 3, block 9; Mollie H. Apple's Sub. of part of lot 1 of said block 8, Highland Park; 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 the westerly 200 feet of block C; Block D (except the southerly 225 feet thereof); M. Sheshen'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 1/2 of N.W. 1/4 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 S.W. 1/4 of S.W. 1/4, 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. 1/4 of the N.W. 1/4 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 1/2 (except the south 5 acres thereof) of the N.W. 1/4 of the S.W. 1/4 of Section 23, Township 43 North, Range 12 East of the 3rd P.M.

All that part of the N.E. 1/4 of the N.W. 1/4 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 Rd. and 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