

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 1/2 of the NW 1/4 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 Lots 30 to 34, inclusive, McDaniel's Sub.

All of Lots 19, 20, 21, 22, 23, 26, 27, 28, and 29 McDaniel's Sub. excepting the westerly 200 feet thereof.

All of the E 1/2 of W 1/2 of NW 1/4 Section 26 Township 43 North, Range 12 East of the 3rd P.M., excepting therefrom all public streets and alleys.

All of the South 1/2 of the Northwest 1/4 and all of the South West 1/4 of Section 15, Township 43 North, Range 12 East of the 3d P.M. (excepting therefrom all public streets and alleys.)

All of the West 1/2 and all of the South East 1/4 of Section 22, Township 43 North, Range 12 East of the 3d P.M. (Excepting therefrom all public streets and alleys.)

All of the West 1/2 of the North West 1/4 and all of the North East 1/4 of the North West 1/4 lying north of Deerfield Road in Section 27, Township 43 North, Range 12 East of the 3d P.M. (Excepting therefrom all public streets and alleys.) and (Excepting Lots 8-24 both inclusive in Sunset Manor Addition.)

All of the North West 1/4 of the North East 1/4 of Section 27, Township 43 North, Range 12 East of the 3d P.M. (Excepting therefrom all public streets and alleys) and (Excepting the Business Addition to Deerfield Villa) and (Excepting that part of the Northwest 1/4 of the Northeast 1/4 of said Section 27, lying north of Deerfield Road and southwesterly of a line two hundred feet southwesterly from and parallel with the Southwesterly line of Lot 44 of Deerfield Villa Subdivision) and (Excepting that part of Lot 1 of said Deerfield Villa lying within said quarter quarter section.)

That part of the South East 1/4 of the North West 1/4 of Section 27, Township 43 North, Range 12 East of the 3d P.M. lying southeasterly of Deerfield Road and southwesterly of a line four hundred feet southwesterly from and parallel with the westerly right-of-way line of the Chicago and Northwestern Railway Company.

All of the South West 1/4 of the North East 1/4 of Section 27, Township 43 North, Range 12 East of the 3d P.M. (Excepting therefrom all public streets and alleys) and (Excepting Lot 12 and that portion of Lots 1-8-9-10 and 11 of Sunset Manor lying within said quarter quarter section) and (Excepting the rights-of-way of the Chicago North Shore and Milwaukee Railroad and the Chicago and North Western Railway Company.)

All of the South West 1/4 of Section 27, Township 43 North, Range 12 East of the 3d P.M. (Excepting therefrom all public streets and alleys) and (Excepting Lot 12 and that portion of Lots 1-8-9-10 and 11 of Sunset Manor lying within said quarter quarter section) and (Excepting the rights-of-way of the Chicago North Shore and Milwaukee Railroad and the Chicago and North Western Railway Company.)

All of Sections 28 and 33, Township 43 North, Range 12 East of the 3d P.M. lying within the corporate limits of the City of Highland Park (Excepting therefrom all public streets and alleys.)

All of Section 34, Township 43 North, Range 12 East of the 3d P.M. lying within the corporate limits of the City of Highland Park (Excepting therefrom all public streets and alleys) and (Excepting the lots in Geo. F. Nixon and Company's North Shore Forest Ridge Addition to North Shore Forest Ridge Subdivision.)

All of Section 35, Township 43 North, Range 12 East of the 3d P.M. (Excepting therefrom all public streets and alleys) and (Excepting the property of the Northmoor Country Club.)

All that part of the West 1/2 of Section 36, Township 43 North, Range 12 East of the 3d P.M. within the following boundaries: Beginning at a point on the southerly line of Highland Place 175 feet southwesterly of the west line of Green Bay Road, thence southerly along a line 175 feet westerly of and parallel with the westerly line of Green Bay Road to the easterly quarter section line of the S. W. 1/4 Section 36; thence South on said quarter section line to County Line Road; thence westerly along County Line Road to a point 175 feet easterly of the west line of Section 36; Thence north along a line 175 feet easterly of and parallel with the westerly line of Section 36 to the southerly line of Highland Place extended westerly; thence east and northeast along the southerly line of Highland Place to the point of beginning.

Lands comprising "C" Districts shall include lots 6 to 10, both inclusive, block 41 of Highland Park, in Section 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.

Lot 1, except the easterly 50 feet thereof, and lot 9, block 22, Highland Park.

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

Lots 1, 2, 23, 24, and the westerly 1/2 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 1/2 of Northwest 1/4 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 1/2 of Northwest 1/4 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 1/4 of the Northwest 1/4 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 117 1/2 feet of lots 1 and 2 of block 1 of Wrenn's Addition in the Northeast 1/4 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 1/4 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 51 to 62, both inclusive, block 1 of 1st Addition to Ravinia Highlands in Section 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 1/4 of the Southeast 1/4 of Section 36, Township 43 North, Range 12 east of the 3rd P.M.

Lots 1 to 15, inclusive, 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 1/4 of Section 36 aforesaid.

Lots 14 to 24, both inclusive, in Sunset Manor Addition, a subdivision in the Northeast 1/4 of the Northwest 1/4 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 1/4 of the Northeast 1/4 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 1/4 of the Northeast 1/4 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.

All of the lots of George F. Nixon & Company's North Shore Forest Ridge Addition to North Shore Forest Ridge Subdivision.

Lots 1 to 7 inclusive and Lots 57 to 66 inclusive in Arthur Dunas' First Addition to Sherwood Manor.

Lots two (2) to twenty (20), both inclusive, lot twenty-two (22) to forty-two (42) both inclusive, lots forty-seven (47) to fifty-one (51), both inclusive, and lots three hundred fifty-nine (359) and three hundred sixty (360), in Krenn and Dato's Highland Park addition to Highland Park, Illinois, being a subdivision of parts of Sections ten (10) and fifteen (15) in Township forty-three (43), North, Range twelve (12), East of the 3rd P.M., Lake County, Illinois.

"D" DISTRICTS

The lands comprising "D" Districts shall include that part of the S.E. 1/4 of the N.W. 1/4 Section 27, Township 43 North, Range 12 East of the 3d P.M. lying Southerly of Deerfield Road and Westerly of the Westerly right-of-way line of the Chicago & North Western Railway Company and easterly of line 400 feet westerly of and parallel with the westerly right-of-way line of the Chicago & North Western Railway Company.

That part of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 27, Township 43 North, Range 12, lying northwesterly of Deerfield Road and West of the right-of-way of the Chicago & Northwestern Railway Company.

All of that portion of Section twenty-seven (27) lying South of the South side of Deerfield Road between the West boundary of the Chicago and Northwestern Railway Company's right-of-way and the East boundary of the Chicago, North Shore and Milwaukee Railroad Company's right-of-way, all said premises being situated in the City of Highland Park, Illinois.

Sec. 3. (a) Except as hereinafter provided, no building shall be erected or altered, nor shall any building or premises be used for any other purpose other than is permitted in the District in which such building or premises are located.

(b) No building shall be erected to exceed in height, the limit herein established for the district in which such building is located.

(c) No lot area shall be so reduced or diminished that the yards or other open spaces shall be smaller than prescribed by this ordinance, nor shall the density of population be increased in any manner except in conformity with the area regulations hereby established for the District in which such building is located.

ARTICLE IV

"A" DISTRICT REGULATIONS

Sec. 1. USE: No building or premises shall be used, and no building shall be hereafter erected or altered within any "A" District, unless otherwise provided in this ordinance, except for the following uses:

- 1. Single family dwellings.
2. Places of public worship and buildings accessory thereto.
3. Public schools and private elementary schools.
4. Parks, playgrounds, and public buildings.
5. Farming, truck gardening and nurseries, when not operated for profit.
6. Railroads or electric rights-of-ways or passenger stations, but not including yard tracks or switch tracks.
7. Temporary buildings, and uses for construction purposes, for a period not to exceed one year.
8. Accessory uses incidental to the above uses, including private garages not used for dwelling purposes, professional offices, home occupations, and signs advertising the specific premises for sale or rent, and not exceeding 12 sq. ft. in area, but not including the conduct of any retail or wholesale business or manufacture.

Sec. 2. HEIGHT: No building shall hereafter be erected or altered to exceed thirty-five (35) feet in height, measured as hereinabove provided.

Sec. 3. 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 not be less than ten (10) feet in depth and need not exceed twenty-five (25) feet in depth.

Sec. 4. 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 width of the two side yards shall be not less than twenty-five per cent of the width of the lot.

Sec. 5. INTENSITY OF USE OF LOT: No building with its accessory buildings shall occupy in excess of thirty (30) percent of the area of an interior lot, nor in excess of thirty-five per cent (35%) of the area of a corner lot.

No single family dwelling shall hereafter be erected on any lot of less than 12,000 square feet area and/or having an average width of less than 60 feet, except that a single family dwelling may be erected on any lot without reference to the provisions of this paragraph, provided that such lot is duly recorded on the Records of Lake County, and conforms to such requirements as to area, if any, as were in effect at the time of such recordation.

ARTICLE V

"B" DISTRICT REGULATIONS

Sec. 1. USE: No building or premises shall be used and no building shall be hereafter erected or altered within any "B" district unless otherwise provided in this ordinance except for such purposes as are, pursuant to the terms of this ordinance, permitted in an "A" district, and except that the following shall also be permitted in "B" districts:

- a. Lodging houses.
b. Boarding houses.
c. Libraries and Public Museums.
d. Hospitals for other than contagious diseases.
e. Clubs not conducted as a business or for profit.
f. Private Secondary Schools and Colleges.

Sec. 2. HEIGHT: No building shall hereafter be erected or altered to exceed thirty-five (35) feet in height, measured as hereinabove provided.

Sec. 3. 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.

Sec. 4. 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 not be less than twenty-five per cent of the width of the lot.

Sec. 5. INTENSITY OF USE OF LOT: No building with its accessory buildings shall occupy in excess of thirty percent (30%) of the area of an interior lot nor in excess of thirty-five per cent (35%) of the area of a corner lot.

No single family dwelling, or boarding or lodging house shall hereafter be erected on any lot of less than 7,260 square feet area and/or having an average width of less than 40 feet, except that a single family

dwelling or boarding or lodging house may be erected on any lot without conforming to the provisions of this paragraph, provided that such lot is duly recorded on the Records of Lake County and conforms to such requirements as to area, if any, as were in effect at the time of such recordation.

ARTICLE VI

"C" DISTRICT REGULATIONS

Sec. 1. USE: No building or premises shall be used, and no building shall be hereafter erected or altered, within any "C" District, unless otherwise provided in this ordinance, except for such purposes as are, pursuant to the terms of this ordinance, permitted in "A" and "B" districts and except that the following shall also be permitted in "C" districts:

- 1. Amusement places subject to the specific restrictions contained in item 47 of this section.
2. Auction rooms.
3. Bakeries employing not more than eight (8) persons.
4. Banks.
5. Barber shops.
6. Battery service stations.
7. Catering establishments.
8. Conservatories.
9. Comfort stations.
10. Dancing academies, subjects to restrictions contained in item 47 of this section.
11. Dressmaking establishments.
12. Dyeing and cleaning works, employing not more than five (5) persons.
13. Electric repair shops.
14. Employment agencies.
15. Filling stations subject to restrictions contained in item 47 of this section.
16. Hotels.
17. Laundries employing not more than eight (8) persons.
18. Laboratories.
19. Locksmith shops.
20. Lodge halls, subject to the restrictions contained in item 47 of this section.
21. Messenger or telegraph service stations.
22. Millinery shops.
23. Municipal utilities.
24. Offices.
25. Painting and decorating shops.
26. Photograph galleries.
27. Plumbing shops.
28. Police and fire department stations.
29. Post office.
30. Printing shops.
31. Public garages, subject to the restrictions contained in item 47 of this section.
32. Railroad passenger stations.
33. Restaurants.
34. Sales or show rooms.
35. Sharpening or grinding shop.
36. Stores and shops for the conduct of retail business.
37. Store-Apartment buildings in accordance with the Highland Park Code and as herein provided.
38. Shoe repairing shops.
39. Studios.
40. Tailor shops, employing not more than five (5) persons.
41. Telephone exchanges.
42. Theatres, subject to the restrictions contained in item 47 of this section.
43. Tinsmithing shops.
44. Tire repairing shops.
45. Undertaking establishments.
46. Upholstering shops.

The use of premises or buildings as Dancing Academies, Filling Stations, Lodge Halls, Public Garages and Theatres shall be subject to the regulations of the present or hereafter adopted laws and ordinances of the City of Highland Park, provided that no person, firm or corporation shall locate, build, construct, or maintain premises or buildings for any of the uses enumerated in this paragraph, within two hundred (200) feet of any building used as and for a hospital, church, library, public or private school, or within two hundred (200) feet of any "A" or "B" District Boundary Line.

Sec. 2. Any building primarily used for any of the above enumerated uses may have not more than forty per cent (40%) of the floor area devoted to industry or storage purposes incidental to such primary use; provided, that not more than five (5) employees shall be engaged at any time on the premises in any such incidental use.

Sec. 3. HEIGHT: No building shall hereafter be erected or altered to exceed 45 feet in height, nor in any case, irrespective of height to exceed three stories.

Sec. 4. SIDE YARD: A side yard, if provided, shall be not less than five (5) feet wide.

Sec. 5. OUTER COURT: An outer court shall be not less than five (5) feet wide nor less than one-sixth the length of such court from the closed end.

Sec. 6. INNER COURT: An inner court shall be not less than five (5) feet wide, nor shall its area be less than twice the square of its required least dimension.

Sec. 7. INTENSITY OF USE OF LOT: No Store-Apartment Building shall be arranged, designed, intended or used to accommodate more than one apartment, single living quarter and/or family to each 975 square feet of the premises, lot, lots, fractional lot or parcel of ground devoted exclusively thereto.

ARTICLE VII

"D" DISTRICT REGULATIONS.

Sec. 1. USE: No building or premises shall be used, and no building shall be hereafter erected or altered, within any "D" district unless otherwise provided in this ordinance, except for such purposes as are, pursuant to the terms of this ordinance, permitted in "A", "B", and "C" districts and except that the following shall also be permitted in "D" districts.

- 1. Bakeries employing more than eight (8) persons.

- 2. Blacksmith.
3. Building.
4. Carting.
5. Yards.
6. Contractor.
7. Coal, Cok.
8. Freight S.
9. and Indus.
10. Institution.
11. tutions.
12. Laundries.
13. persons.
14. Public S.
15. Lumber.
16. Milk Bott.
17. Roofing a.
18. Stone Yar.
19. Storage W.
20. Light Ma.
21. a nature.
22. noise, odo.
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Sec. 1. NO lawful use of at the time of or existing at amendment th amendment is previously con of, may be co not conform such use ma building or p actually devo thereto previo cus to the dat to March 24, ment such us hereof. A non to a use of the cording to the whenever a d any then ex such changed to classification, governing the Whenever a ing has been a higher cla use, such build after be again under the ter District or C

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