

KENILWORTH HAS NEW ZONING LAW

Five Classifications Provided for in Recently Adopted Ordinance

STRICT ON DWELLINGS

Practically Entire Village 'A' Residence

Division of Kenilworth into five zoning districts and the establishment of definite requirements and specifications for buildings in these districts are the high lights in the new Kenilworth Zoning ordinance which was passed at the last April meeting of the Village council. The zoning plan and ordinance was drawn up by Harland Bartholomew, city plan engineer. It will be remembered that Kenilworth was one of the first municipalities to take advantage of the state law permitting zoning. Through some technicality in the ordinance the former Kenilworth law was declared illegal. From that time until the end of last month the village remained unzoned.

Zoning Districts

Under the ordinance passed by the council Kenilworth is divided into five districts. These districts are "A" Residential, "B" Residential, "C" Residential, "D" Commercial and "E" Commercial.

Zone "A," according to the ordinance will be reserved for one family dwellings, churches, schools (elementary and high), libraries and accessory buildings. By accessory buildings is meant a garage or stable located 100 feet from the front lot line or a garage attached to the house or other building. In zone "A," and in fact all over Kenilworth, no building is to exceed 35 feet in height, unless special circumstances intervene. In zone A, also, there must be a front yard of 40 foot depth and a back yard of 25 feet. Every lot is to have an area of 12,500 sq. feet for every family living on the lot.

Covers East Portion

In zone "A" is included all territory east of the tracks except the area now occupied by stores, and the N. W. quarter of the S. E. quarter of section 28-42-13 on the west side of the tracks.

Like zone "A," zone "B" is reserved for one-family dwellings, churches, libraries, schools and accessory buildings. Most of the requirements are the same as those for zone "A" including a six-foot side yard. The only differences are that the front yard may have a depth of only 30 feet and the lot area per family may be reduced to 6,000 sq. feet.

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permitted in either "A" or "B" may be erected. Zone "C" also includes two-family dwellings, boarding houses, educational, philanthropic and elementary institutions, private clubs, lodges and fraternities and accessory buildings. In this zone the front yard may be reduced to 25 feet and the side yard to 5 feet. Other requirements remain the same except that the lot area need be only 2,500 sq. feet per family.

Zone "C" includes all land west of the tracks and north of Kenilworth avenue not included in zone "B" except lots 6 and 7 and lots 27 to 29, inclusive, in block 5.

The other two districts, "D" and "E," are commercial districts. Zone "D" may be used for any purpose that is permitted in zone "C" and in addition for retail and other light commercial industries not employing more than five men. Building requirements are the same in "D" as they are in

"C" except for the fact that no front yard in necessary. Zone "E" preserves the same requirements as zone "D." It is open to the heavier commercial pursuits. Zones "D" and "E" include all of the territory not included in the other three zones into which Kenilworth has been divided by the ordinance.

Lewis Institute Invites To Annual Lewis Reunion

Alumni and friends of Lewis Institute, Chicago, including many residents of the north shore, are invited to attend the Lewis Reunion to be held Thursday, May 17, at the Institute.

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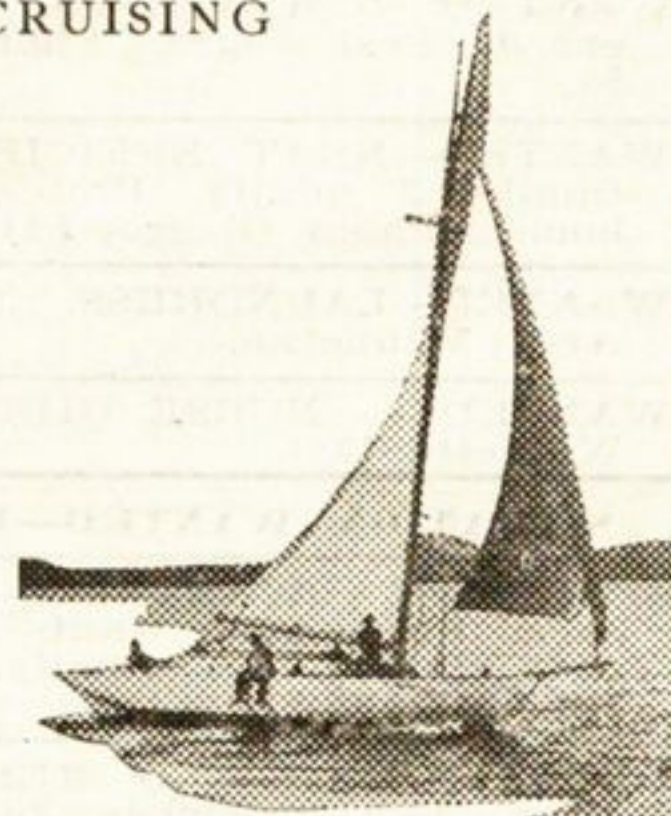
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