

NOTICE

VILLAGE OF WINNETKA
COMMISSION ON ZONING

NOTICE IS HEREBY GIVEN that the Commission on Zoning of the Village of Winnetka, pursuant to a resolution of the Council of said Village, referring to said Commission a certain ordinance introduced in said Council on the fourth day of September, 1928, will hold a public hearing for the consideration of said ordinance providing for a proposed amendment of the Zoning Ordinance of the said Village, in the Council Chamber of the Village Hall, Winnetka, Illinois, on the first day of October, A. D. 1928, at eight o'clock P. M., at which time and place all parties interested may be heard.

The proposed ordinance providing for an amendment of the Zoning Ordinance of the Village of Winnetka is as follows:

AN ORDINANCE

Amending an ordinance entitled "An Ordinance to classify, regulate and restrict the locations of trades and industries and the location of buildings designed for specified uses and to regulate and limit the height and bulk of buildings hereafter erected, 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, and to establish the boundaries of districts for the said purposes and prescribing penalties for the violation of its provisions," passed and approved by the Council of the Village of Winnetka on the seventeenth day of January, 1922, as amended.

The Council of the Village of Winnetka do ordain:

SECTION 1. That Section 2 of an ordinance entitled "An ordinance to classify, regulate and restrict the locations of trades and industries and the location of buildings designed for specified uses and to regulate and limit the height and bulk of buildings hereafter erected, 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, and to establish the boundaries of districts for the said purposes and prescribing penalties for the violation of its provisions," passed and approved by the Council of the Village of Winnetka on the seventeenth day of January, 1922, as amended, be and the same is hereby amended by striking out of the seventh line of the first paragraph of said Section 2, as the same appears in the printed copy of said ordinance, the word "four" and inserting in lieu thereof the word "five"; by inserting after the words "A' Residence District" and before the words "B' Residence District" in said first paragraph of said Section 2, the words "AA Residence District"; by striking out of the first line of the second paragraph of said Section 2 the word "four" and by inserting in lieu thereof the word "five."

SECTION 2. That the ordinance entitled as set forth in Section 1 of this ordinance be and the same is hereby amended by adding thereto, immediately following Section 3 of said ordinance, a new section designated "Section 3-a," as follows:

"SECTION 3-a. 'AA' RESIDENCE DISTRICT REGULATIONS.

USE: No building or premises shall be used and no building shall be hereafter erected or altered within the said "AA" Residence District, unless otherwise provided in this ordinance, except for the necessary use to which any one of the following places or establishments may be put:

1. Single Family Dwelling.
2. Church or Temple.
3. Public School.
4. Library.
5. Farm or Truck Garden.

and the usual accessory buildings located on the same lot, not involving the conduct of a business and including one private garage or one private stable, or both, or a community garage when located on the rear one-third of the lot and not occupying over ten per cent of the lot and having a set-back of at least fifty (50) feet from any street line, and also including home occupations engaged in by the occupants of a dwelling not involving the conduct of a business on the premises.

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

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

SET-BACK: There shall be a set-back of not less than fifty (50) feet, except as follows: That on streets where a set-back of more than fifty (50) feet has hitherto been maintained by buildings erected on lots or tracts

having a frontage of fifty (50) per cent or more of the total frontage on one side of that portion of any street lying between two intersecting streets or lying between one intersecting street and the center line extended of the nearest street connecting with but not intersecting such street, or lying between the center lines extended of the nearest streets connecting with but not intersecting such street, new buildings shall maintain a set-back of not less than the average set-back of the buildings erected on lots or tracts having the amount of frontage in this paragraph provided for and being in the location applicable thereto as in this paragraph described.

Buildings on corner lots shall observe the set-back above established on both sides of a block in which the interior lots have been built upon, provided that regulation shall not be interpreted to reduce the width of the building area to less than thirty (30) feet and its length area to less than seventy-five (75) feet.

Accessory buildings shall not be placed nearer the street line than the building of primary use except on through lots and in such cases the set-back provision of each street shall be observed.

SIDE YARD: There shall be a side yard on each side of the building having a width of not less than twelve (12) feet. For lots of separate ownership duly recorded in the office of the Recorder of Deeds or in the office of the Registrar of Titles of Cook County, Illinois, prior to the date of the passage of this Section designated 3-a, having an area of less than one-half (½) of an acre, the foregoing requirements for side yards may be reduced to a minimum width of six (6) feet.

OUTER COURT: An outer court shall have a width of not less than five (5) feet, nor be less than two and one-half (2½) inches wide for each foot of height of such court, nor be less than two and one-half (2½) inches wide for each foot of length of such court from the closed end.

INNER COURT: An inner court shall have a width of not less than six (6) feet, nor be 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.

INTENSITY OF USE OF LOT: No building with its accessory buildings shall occupy in excess of twenty-five per cent (25%) of the area of an interior lot, nor in excess of thirty-five per cent (35%) of the area of a corner lot. No dwelling or group of dwellings shall hereafter be erected or altered to accommodate or make provision for more than two (2) families on any acre of land, or make provision for more than a proportional number of families on any fractional part of an acre of land, except that a single family dwelling may be erected on any lot having an area of less than one-half of an acre, provided that such lot shall have been duly recorded in the office of the Recorder of Deeds or in the office of the Registrar of Titles of Cook County, Illinois, prior to the passage of this Section designated 3-a.

SECTION 3. That Section 18 of the ordinance entitled and set forth in Section 1 of this ordinance, be and the same is hereby amended by adding thereto a new paragraph which shall be inserted in said Section after the caption thereof and before the paragraph thereof designated "B" Residence District and which new paragraph shall be designated "AA" Residence District, and shall be as follows:

"AA" RESIDENCE DISTRICT. For the purposes of this ordinance, the following described real estate situated within the Village of Winnetka is hereby declared to be included within the district designated by this ordinance as "AA" Residence District:

Beginning at the intersection of the southerly boundary line of the Village of Winnetka with the easterly line, and said easterly line extended, of Sheridan Road; thence northwesterly along the easterly line, and said easterly line extended, of Sheridan Road, to the north line extended of Pine Street; thence west along the northerly line, and said northerly line extended, of Pine Street, to the easterly line of Prospect Avenue; thence northerly along the easterly line, and said easterly line extended, of Prospect Avenue, to the southerly line of Humboldt Avenue; thence easterly along the southerly line of Humboldt Avenue, and said southerly line extended, to the easterly line of Sheridan Road; thence northwesterly along said easterly line, and said line extended, of Sheridan Road, to the north line of Tower Road; thence west along the north line, and said north line extended, of Tower Road, to the easterly line of Green Bay Road; thence northerly along the easterly line, and said easterly line ex-

tended to the northerly line of Green Bay Road, where said Green Bay Road in the Village of Winnetka turns in a westerly direction, connecting with Green Bay Road in the Village of Glen-coe; thence westerly along said northerly line of Green Bay Road, to the west boundary line of the Village of Winnetka, being the east line of the Northwest Quarter of Section Seventeen (17), Township Forty-two (42) North, Range Thirteen (13) East of the Third Principal Meridian; thence north along said west boundary line to the water's edge of Lake Michigan; thence southeasterly along said water's edge of Lake Michigan to the southerly boundary line of the Village of Winnetka; thence southwesterly along said boundary line to the point of beginning, except public streets, public parks, and public grounds, lying within the boundary lines of the above described district, all in Fractional Sections Eight (8), Sixteen (16), Seventeen (17), Twenty-one (21) and Twenty-two (22), Township Forty-two (42) North, Range Thirteen (13) East of the Third Principal Meridian, in the Village of Winnetka, County of Cook and State of Illinois.

Beginning at the northeast corner of the Southeast Quarter of the Northwest Quarter of Section Eighteen (18), Township Forty-two (42) North, Range Thirteen (13) East of the Third Principal Meridian; thence west along the north line of the South Half of said Northwest Quarter, being the north boundary line of the Village of Winnetka, to the west line of said Section Eighteen (18); thence south along the west line of said Section Eighteen (18), being the west boundary line of the Village of Winnetka, to the south line of the North Half of the Southwest Quarter of said Northwest Quarter; thence east along the said south line of the North Half of the Southwest Quarter of the Northwest Quarter of said Section Eighteen (18); thence south along the west line of the East half of the West half of said Section Eighteen (18), to the south line of the Southeast Quarter of the Southwest Quarter of said Section Eighteen (18); thence east along the said south line, and the south line of the Northwest Quarter of the Southeast Quarter of said Section Eighteen (18), to a point two hundred thirty-three (233) feet east of the west line of said Northwest Quarter of the Southeast Quarter; thence northerly along a straight line to the southeast corner of Lot Twelve (12) of Boal's Subdivision, in said Northwest Quarter of the Southeast Quarter; thence northerly and easterly along the easterly and southerly boundary of said Boal's Subdivision, and easterly along the southerly line of Lots One (1), Two (2), Three (3), Four (4) and Five (5) of Lytton's Subdivision, in said Northwest Quarter of the Southeast Quarter, and along said southerly line extended of said Lots 1 to 5, inclusive, to the southwesterly line of Lot Eighteen (18) in the Subdivision of the West Half of the Southeast Quarter of said Section Eighteen (18) recorded in Book 152 of Plats, at Page 9; thence southeasterly along said southwesterly line of said Lot Eighteen (18), to a point due east of the most northerly point of Lot One (1) of said Subdivision of the West Half of the Southeast Quarter as recorded in Book 152 of Plats, at page 9, of said Section Eighteen (18) and One Hundred Forty-two (142) feet south of the north line of said Lot Eighteen (18); thence southeasterly along a curved line convex northeasterly, having a radius of three hundred eighty-two (382) feet, a distance of two hundred ninety-six and forty-seven hundredths (296.47) feet, to a point of compound curve with a curved line convex northeasterly, having a radius of one hundred ten (110) feet, and being tangent to the easterly line of said Lot Eighteen (18), at the southeast corner thereof; thence southeasterly along said curve of one hundred ten (110) feet radius, eighty-five and twenty-three hundredths (85.23) feet, to said southeast corner of said Lot Eighteen (18), being in the west line of the East Half of the Southeast Quarter of said Section Eighteen (18); thence south along said west line to the south line of said East half of the Southeast Quarter; thence east along said south line to the southeast corner of said Section Eighteen (18); thence south along the west line of Section Twenty (20), Township Forty-two (42) North, Range Thirteen (13) East of the Third Principal Meridian, to the north line extended of Elm Street; thence east along the said north line of said line extended, of Elm Street, to the west line of Berkeley Avenue; thence north along the west line, and said line extended, of Berkeley Avenue, to the north line of Spruce Street; thence east along the north line, and said line extended, of Spruce Street, to the west line of Glen-

dale Avenue; thence north along the west line, and said west line extended, of Glendale Avenue, to the north line of Pine Street; thence east along the north line of Pine Street, to the west line of Rosewood Avenue; thence north along the west line, and said line extended, of Rosewood Avenue, to the southerly line of Vine Street, being the northerly line of Lot One (1), Block Ten (10), County Clerk's Division of the Southwest Quarter of Section Seventeen (17), Township Forty-two (42) North, Range Thirteen (13) East of the Third Principal Meridian; thence westerly along the northerly line of said Block Ten (10), being the southerly line of Laurel Avenue, and said line extended, to a point in the southerly line of said Laurel Avenue, and in the northerly line of Block Nine (9), of said County Clerk's Division, said point being on the extension in a straight line, of the westerly line of Lot Six (6), Block Eight (8) of said County Clerk's Division; thence north-west along the westerly line and said line extended, of said Lot Six (6), to the southerly line of Lot Ten (10) of said Block Eight (8); thence southwesterly along the southerly line of said Lot Ten (10), to the southwest corner of said Lot Ten (10); thence northwesterly along the westerly line of said Lot Ten (10), to the southerly line of Hamptondale Avenue; thence southwesterly along the southerly line of said Hamptondale Avenue, fifty and six-tenths (50.6) feet, to the east line of the West half of the Northwest Quarter of the Southwest Quarter of said Section Seventeen (17); thence north along said east line to the south line of Tower Road; thence west along the south line, and said line extended, of Tower Road, to the east line of the West half of said Section Eighteen (18); thence north along the east line of said West half, to the point of beginning, except public streets, public parks, and public grounds, lying within the boundary lines of the above described district, all in Sections Seventeen (17), Eighteen (18) and Twenty (20), Township Forty-two (42) North, Range Thirteen (13) East of the Third Principal Meridian, in the Village of Winnetka, County of Cook and State of Illinois.

Beginning at the intersection of the south line of Willow Road with the east line of Hibbard Road; thence south along the east line, and said line extended, of Hibbard Road, to the north line of Hill Road (formerly Winnetka Avenue); thence east along the north line, and said north line extended, of Hill Road, to the west line of Birch Street; thence north along the west line and said line extended, of Birch Street, to the south line of Willow Road; thence west along the south line, and said line extended, of Willow Road, to the east line of Alles' Sunset Subdivision; thence south along the east line, and said line extended, of said Alles' Sunset Subdivision, to the southerly line of Mt. Pleasant Road; thence westerly along the said southerly line, and said line extended of said Mt. Pleasant Road, to the east line of Glendale Avenue; thence south along the east line, and said east line extended, of said Glendale Avenue, to the north line of the South Half of the Southwest Quarter of Section Twenty (20), Township Forty-two (42) North, Range Thirteen (13) East of the Third Principal Meridian; thence west along the north line of said South Half of the Southwest Quarter to the west line extended of Euclid Avenue; thence north along the west line, and said line extended, of Euclid Avenue, to the south line of Willow Road; thence west along the south line of said line extended of Willow Road, to the point of beginning, except public streets, public parks, and public grounds, lying within the boundary lines of the above described district, all in the Southwest Quarter and in the West Half of the Southeast Quarter of Section Twenty (20), Township Forty-two (42) North, Range Thirteen (13) East of the Third Principal Meridian, in the Village of Winnetka, County of Cook and State of Illinois.

Beginning at the intersection of the southerly line of Hill Road (formerly Winnetka Avenue) with the south boundary line of the Village of Winnetka; thence east along said south boundary line, to the westerly line of Church Road; thence northwesterly along the westerly line of said Church Road, to the south line of Hill Road (formerly Winnetka Avenue); thence west and southwesterly along the south and southeasterly line of said Hill Road, to the point of beginning, except public streets, public parks, and public grounds, lying within the boundary lines of the above described district, all in the Southeast Quarter of the Southeast Quarter of Section