

Historic Preservation Commission Meeting City Hall - Council Chambers

August 24, 2026

6:30 PM

Agenda

PUBLIC NOTICE

In accordance with the Statutes of the State of Illinois and the Ordinances of the City of Highland Park, a Special meeting of the Historic Preservation Commission of the City of Highland Park is scheduled to be held at the hour of 6:30 PM on Monday, August 24, 2026, at City Hall - Council Chambers, 1707 St Johns Avenue, Highland Park, Illinois, during which meeting it is anticipated that there will be a discussion of the following items.

The Historic Preservation Commission has elected to conduct the hearing entirely in-person, and without opportunity for virtual viewing or participation. Please contact the Department of Community Development – Planning Division at (847) 432-0867 for up-to-date information on the conduct of the hearing.

Individuals with questions or feedback about an agenda item may [email the Staff Liaison Maddy Markle](#). Comments and emails received prior to the Thursday before the scheduled meeting will be included in the meeting packet. Public comments received by 4:30 PM the day of the meeting will be read under Business from the Public. Any comments received during the meeting will be held until the end of the meeting. Individuals who wish to have their comments read into the public record are limited to 200 words or less. Public comments should be emailed and contain the following information:

- In the subject line, identify, “HPC (Date of Meeting)”
- Name
- Address (optional)
- City
- Phone (optional)
- Organization, agency representing, if applicable
- Topic or agenda item number of interest

All emails received will be acknowledged. Individuals with no access to email may leave a voice message with Maddy Markle at 847.926.1856.

The City, in compliance with the Americans with Disabilities Act, requests that persons with disabilities who require certain accommodations to allow them to observe and/or participate in this hearing, or who have questions about the accessibility of the meeting facilities, [email the City’s ADA coordinator Emily Taub](#) or call at 847.926.1005.

I. Call to Order

II. Roll Call

III. Approval of Minutes

- A. 7-9-26 Regular Meeting Minutes

IV. Scheduled Business

- A. Amendment to Certificate of Appropriateness — 2276 Linden Avenue
- B. Land-Use Incentives to Encourage Historic Preservation

V. Discussion Items

VI. Business from the Public (Individuals wishing to be heard regarding items not listed on this agenda)

VII. Other Business

- A. Next Regular Meeting to Occur September 10, 2026

VIII. Staff Report

- A. Administrative Demolition Review — 406 Woodland Road
- B. Administrative Demolition Review — 1867 Spruce Avenue

IX. Adjournment

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**MINUTES OF A SPECIAL MEETING
HISTORIC PRESERVATION COMMISSION
OF THE CITY OF HIGHLAND PARK, ILLINOIS**

MEETING DATE: Wednesday, July 9, 2026

MEETING LOCATION: Council Chambers, City Hall, 1707 St. Johns Avenue, Highland Park, IL

CALL TO ORDER

At 6:32 p.m., Chairperson Weeder called the meeting to order. This Commission meeting takes place on-site. Staff was asked to call the roll.

ROLL CALL

Commissioners Present: Chairperson Weeder; Commissioners Ehrlich, Gonka, Greenbaum, Pines, & Portman

Councilmember Absent: Blumberg

Student Council Present: Cooper Baum & Gabi Goldstein

Staff declared that a quorum was present.

Staff Present: Markle

Guests Present: Jason & Michelle Kang/Petitioners
Jorge Gonzalez/Landscape Architect
Teo Scorte/Petitioner

Others Present: Gale Cerabona, Recorder

APPROVAL OF MINUTES

Regular Meeting of the Historic Preservation Commission – May 14, 2026

Commissioner Portman moved to approve the regular meeting minutes of May 14, 2026. Commissioner Pines seconded the motion.

On a voice vote

Voting Yea Chairperson Weeder; Commissioners Ehrlich, Gonka, Greenbaum, Pines, & Portman

Voting Nay: None

Staff declared that the motion passed unanimously.

Special Meeting of the Historic Preservation Commission – June 24, 2026

Chair Weeder asked that her comments be reflected in the Discussion Item – Place of Remembrance Design Concept:

- that the Rose Garden pool be restored in lieu of the seating area
- the materials and design of the bench at the north end could evoke those of Jens Jensen
- the sundial bench could perhaps be incorporated as a design element

Commissioner Gonka moved to approve the special meeting minutes of June 24, 2026 as amended.
Commissioner Greenbaum seconded the motion.

On a voice vote

Voting Yea Chairperson Weeder; Commissioners Ehrlich, Gonka, Greenbaum, Pines, &
Portman

Voting Nay: None

Staff declared that the motion passed unanimously.

SCHEDULED BUSINESS

1. 2276 Linden Avenue – Certificate of Appropriateness

Planner Markle offered a presentation:

- Request
 - fence and patio
 - Edward Smith house
 - Colonial Revival style
 - built c. 1914
 - architect is Robert Seyfarth
- Background
 - attached garage
- Proposed Change
 - vinyl fence (up against neighbor's existing fence)
 - stone-paver patio, concrete pad
- Photos were shown
- Standards for COA

Petitioners Jason & Michelle Kang came forward. Ms. Kane said there's an existing patio that has sunk down. There's a flagstone walkway that would be removed. Chain-link and wood fences exist. The goal is privacy and maintenance-free. A white fence would match the home.

Chair Weeder asked if it's a 6' fence. Mr. Kang said they bought this house in December, 2025, and noticed the fence was not maintained. Part of it is broken off; not aesthetically-pleasing. Landscaping will go along the fence. Mr. Kang said the fence is a hazard for their children and pets.

Chair Weeder asked if there are any audience comments. There were none.

Some HPC comments are.....

- Chair Weeder said the fencing is currently mixed. The final fencing is unknown. A matte finish is desirable. When it is up against another fence, maintenance is difficult. Chair Weeder asked if they spoke with the neighbor.

- 1 Ms. Kang said it took a while for the north chain-link fence to be approved. Neither neighbor wants
2 to remove their fence. The hope is the neighbor will remove the fence after theirs is installed.
- 3 • Commissioner Gonka asked how many fences there are. Ms. Kang replied – 3. Mr. Kang said there are
4 4 different materials. Ms. Kang stated there's no continuity. The fences are old.
 - 5 • Chair Weeder said this matter pertains to material. Part of the fence is visible; is a historic district.
 - 6 • Commissioner Portman asked how tall the fence would be. Mr. Gonzalez, landscape architect, said
7 the hedge would grow 10-15' tall and soften the fence. Hostas will be planted in a 3 to 4'-wide area.
 - 8 • Commissioner Gonka said the fence in front could be more elegant.
 - 9 • Chair Weeder suggested replacing the wood that's visible. Mr. Kang said the vinyl fence is not glossy
10 or matte.
 - 11 • Commissioner Ehrlich said there is an added dimension. Landscaping may cover the fence. The
12 concern is the look from the street. The neighbor's fence is not the Applicant's responsibility.
 - 13 • Chair Weeder said there is 2' of non-plantable area between the fences. Ms. Kang advised the
14 driveway is another project; will be straightened.
 - 15 • Commissioner Gonka said vinyl is not the appropriate material in the front yard. The remainder of the
16 fence could be approved. The Applicant could return with materials. Ms. Kang stated she would be
17 opposed to 2 difference fence materials.
 - 18 • Commissioner Pines asked if both sides of the vinyl fence are identical. Ms. Kang said yes. There is a
19 fancier capping on the fence.
 - 20 • Commissioner Portman asked if there are any other options with color. Ms. Kang stated she started
21 with black.
 - 22 • Chair Weeder said white is amenable, as the house is trimmed in white.
 - 23 • Commissioner Portman asked about back-to-back fences. Planner Markle noted this meets code.
 - 24 • Commissioner Ehrlich stated there's a concern about the gap between the 2 fences.
 - 25 • Chair Weeder said the concern is the view from the public way.
 - 26 • Commissioner Gonka said he would like to see materials before approving the fence.

27
28 Commissioner Gonka moved to approve the COA, the backyard plan as is, and the fence from the south
29 property line cut back to the corner of the house at the 13.8 marking of the platted survey. Commissioner
30 Greenbaum seconded the motion.

31
32 On a roll call vote

33 Voting Yea Chairperson Weeder; Commissioners Ehrlich, Gonka, Greenbaum, Pines, &
34 Portman

35 Voting Nay: None
36

37 Staff declared that the motion passed unanimously.
38

39 2. 105 S. Deere Park Drive – Certificate of Appropriateness

40 Planner Markle offered a presentation:

- 41 • Request
 - 42 ○ for a pool & patio directly north of the structure
 - 43 ○ E. Lichtstern House
 - 44 ○ Local Landmark
 - 45 ○ Italian Renaissance Revival style
 - 46 ○ built in 1919
- 47 • Background

- designed by Arthur Heun
- Site Plan (from the 1920s) was shown
- Proposed Change
- Aerial View (from 2021) was illustrated
- Elevation of the pool was displayed
- Standards for COA

Petitioner, Teo Scorte, came forward and thanked the HPC for its previous approval, as everyone loves it. He noted a pool was there when the home was purchased. The new pool will be rectangular. He presented recently revised plans with spa in different location. Materials are Schwake Stone, a perfect match for the wall element. The home has significant arches in the covered walkway. The location of the spa is now in the upper-middle section.

Some HPC comments are.....

- Commissioner Portman asked, and Mr. Scorte replied the top arch was the spa.
- Chair Weeder asked about the:
 - pool fence. Mr. Scorte said it was there originally. The dog needs it.
 - center lines. Mr. Scorte said when one is inside the home, it's centered between the bays. The spa is centered on the pool and off-centered with the bays.
- Commissioner Gonka asked what color the plaster is. Mr. Scorte said blueish green to capture the home's copper petina.

Chairperson Weeder asked if anyone in the audience wishes to speak. There was no one.

Commissioner Ehrlich moved to approve the COA as amended by the revisions presented at the July 9, 2026, HPC meeting. Commissioner Pines seconded the motion.

On a roll call vote

Voting Yea	Chairperson Weeder; Commissioners Ehrlich, Gonka, Greenbaum, Pines, & Portman
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Voting Nay:	None
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Staff declared that the motion passed unanimously.

DISCUSSION ITEMS

1. Encouraging Historic Preservation Update

Planner Markle advised City Council is in favor of the HPC's recommendations with regard to zoning incentives, preservation code changes, historic demolition tax, etc. They noted a document would be developed by Staff and presented to the HPC before it is submitted to City Council. Planner Markle stated City Council did not direct a permit-fee program or extend the demolition-delay policy.

Some HPC comments are.....

- Commissioner Greenbaum asked, and Planner Markle explained the demolition process, etc.
- Commissioner Ehrlich said all realtors don't have all of the information. He wonders how they and neighbors are being educated; community effort.
- Commissioner Gonka would not like to see a transfer of the demolition permit to the new buyer.

Planner Markle reminded City Council isn't in favor of furthering the demolition-delay discussion. They explained Staff will focus on simpler items first then move onto more complicated/time-consuming ones later. Planner Markle reported the majority of landmarks occurred before 1929.

2. Material Substitutes for Historic Properties

Planner Markle stated Chair Weeder has a presentation involving materials. They discussed:

- What does the Code say regarding Material?
- The Fallacy of "Good" v. "Bad" Material
- Differing Perspectives

Chair Weeder began her educational presentation, Substitute Materials Show & Tell (where photos were illustrated and materials were displayed and explained):

- Siding
- Shingles, Columns

Commissioner Gonka raised the issue of Design Review. A brief discussion took place.

BUSINESS FROM THE PUBLIC

Audience member, Tom Hiller, said it's difficult to do environmental testing (in regards to substitute materials). He discussed traceability. Name brands can change. What could work for one design may not work for another due to the workability.

OTHER BUSINESS

1. Next Regular Meeting is Scheduled for August 13, 2026

The next regular HPC Meeting is scheduled for August 13, 2026.

STAFF REPORT

Planner Markle advised the Walking Tour of the Highlands produced 149 participants. They thanked Commissioner Portman for helping out. Commissioner Ehrlich said neighbors came to join the tour. He shared Planner Markle was superb on the tour when providing facts, knowledge.

Planner Markle displayed a new feature of landmarked homes on the HPC tab of the City's web site.

They updated everyone on 2012 Grange Road. Applicant agreed to accept the Commission's conditions of approval.

ADJOURNMENT

Commissioner Ehrlich moved to adjourn at 8:56 p.m. Commissioner Portman seconded the motion.

On a voice vote

Voting Yea Chairperson Weeder; Commissioners Gonka, Greenbaum, Pines, & Portman

Voting Nay: None

Staff declared that the motion passed unanimously.

Respectfully Submitted, Gale Cerabona, Recorder

- 1 MINUTES OF A REGULAR MEETING ON MAY 14, 2026, WERE APPROVED WITHOUT CORRECTIONS, AND
- 2 MINUTES OF A SPECIAL MEETING ON JUNE 24, 2026, WERE APPROVED WITH CORRECTIONS.

DRAFT



Historic Preservation Commission

Certificate of Appropriateness Staff Memorandum

To: Historic Preservation Commission
From: Maddy Markle, Planner I
Date: August 24, 2026
Subject: Amendment to Certificate of Appropriateness – 2276 Linden Avenue

Location: 2276 Linden Avenue
Historical Name: Edward A. Smith House
Historical Status: Contributing Structure in the Vine/Linden/Maple Local Historic District (1999)
Structure: Style: Colonial Revival
Architect: Robert Seyfarth
Built: c. 1914
Petitioner: Michele Kang
2276 Linden Avenue, Highland Park, IL, 60035
Project Architect: Scott and Mark Lewandowski
545 W Depot Place Bufflao Grove, IL 60089-2380



Figure 1. Front Façade, Dec. 2025, credit Baird and Warner.

SUMMARY OF THE PETITION

Property owner Michele Kang has submitted an application to amend a previously issued Certificate of Appropriateness (“COA”) for a 6’ tall vinyl fence along the rear and side property lines. The petitioner now proposes a wood fence. The application was submitted on July 23, 2026.

PROPERTY HISTORY

This property is a Contributing Structure in the Vine/Linden/Maple Local Historic District (*see Attachment A*). According to district nomination materials the property is a Georgian Revival Style¹ home built for Mr.

¹ Georgian Revival Style is a subtype of Colonial Revival Style.

and Mrs. Edward A. Smith sometime between 1910 and 1915. Mr. Smith was the son of Albert Paul and Clara Smith who lived directly to the north at what is presently 2290 Linden Avenue. Edward Smith was a bond trader in Chicago according to the 1919 and 1922 Highland Park City directories, which list him at this address with his wife, Virginia. He worked for the brokerage firm of W.H. Colvin & Company in Chicago.

After a fire in the house in 1936, Mrs. Smith hired Lincoln N. Hall to repair the damage and build additions on the north and south elevations of the house. Building Division records indicate that a subsequent owner, Ronald Siegel, hired architects Linden & Linden to add a dormer, build a detached garage and alter the porch in 1983 (*see Attachment B*). In 2013 the Commission issued a COA for a garage addition (*see Attachment C*).

PREVIOUS COMMISSION CONSIDERATION

At the July 9, 2026 Meeting the Commission considered an application for a 6' tall PVC fence along the perimeter of the backyard and portions of the front yard. The Commission approved the application with the condition that the fence on the south side yard not extend fully into the front yard.

PROPOSED AMENDMENT

The homeowner proposes to install a 6' tall red cedar fence along the rear and side yards. The fence will be stained a light color. The board slats will be horizontally oriented. A portion of the new fence located on the east side yard will be visible from the right-of-way, as well as the gates on either side of the primary residential structure. The applicant has submitted drawings and material specifications (*see Attachment D*).

STANDARDS FOR CERTIFICATES OF APPROPRIATENESS

The following are the Standards for Certificates of Appropriateness as listed in Section 24.030(C), which are for an application for a Certificate of Appropriateness for *New Construction*.

- (1) **Height.** The height of the proposed new Structure shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visibly related.
- (2) **Proportion of front façade.** The relationship of the width to the height of the front elevation of the proposed new Structure shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visually related.
- (3) **Proportion of openings.** The relationship of the width to height of windows and doors of the proposed new Structure shall be visually compatible with properties, structures, sites, public ways, objects, and places to which the building is visually related.
- (4) **Rhythm of solids to voids in front façades.** The relationship of solids to voids in the front façade of the proposed new Structure shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visually related.
- (5) **Rhythm of spacing and structures on streets.** The relationship of the proposed new Structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the properties, structures, sites, public ways, objects, and places to which it is visually related.
- (6) **Rhythm of entrance porches, storefront recesses and other projections.** The relationship of entrances and other projections of the proposed new Structure to sidewalks shall be visually compatible with the properties, structures, sites, public ways, objects, and places to which it is visually related.

- (7) **Relationship of materials and texture.** The relationship of the materials and texture of the façade of the proposed new Structure shall be visually compatible with the predominant materials used in the structures to which it is visually related.
- (8) **Roof shapes.** The roof shape of the proposed new Structure shall be visually compatible with the structures to which it is visually related.
- (9) **Walls of continuity.** Facades and property and site structures, such as masonry walls, fences, and landscape masses, shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street, to ensure visual compatibility with the properties, structures, sites, public ways, objects, and places to which such elements are visually related.
- (10) **Scale of a structure.** The size and mass of the proposed new Structure in relation to open spaces, windows, door openings, porches, adjacent structures, and balconies shall be visually compatible with the properties, structures, sites, public ways, objects, and places to which they are visually related.
- (11) **Directional expression of front elevation.** The proposed new Structure shall be visually compatible with the properties, structures, sites, public ways, objects, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or non-directional character.
- (12) **Destruction or alteration of historic features.** The distinguishing historic qualities or character of a Property, Structure, site or Object and its environment shall not be destroyed. The Alteration of any historic or material or distinctive architectural features should be avoided when possible
- (13) **Archaeological and natural resources.** Every reasonable effort shall be made to protect and preserve archaeological and natural resources affected by, or adjacent to any project.
- (14) **Architectural compatibility.** In considering new construction, the Commission shall not impose a requirement for the use of a single architectural style or period, though it may impose a requirement for compatibility.

RECOMMENDATION

Based on the findings presented above, staff recommends that the Historic Preservation Commission consider approval of the Certificate of Appropriateness for a wood fence at 2276 Linden Avenue or recommend changes to meet the criteria listed above.

ATTACHMENTS

1. **Attachment A** – Vine/Linden/Maple Local District Ordinance – ORD 103-99
2. **Attachment B** – Page from 1999 Vine/Linden/Maple Local District Nomination
3. **Attachment C** – 2013 COA for Garage Alteration
4. **Attachment D** – Proposed Amended Plans

5552785

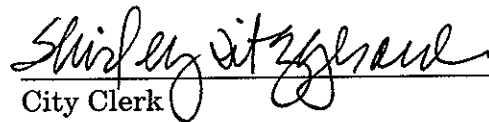
FILED FOR RECORD BY:
MARY ELLEN VANDERVENTER
LAKE COUNTY, IL RECORDER
05/05/2004 - 02:28:49 P.M.
RECEIPT #: 158813
DRAWER #: 19

CITY OF HIGHLAND PARK)
COUNTY OF LAKE) SS
STATE OF ILLINOIS)

I, SHIRLEY A. FITZGERALD, City Clerk of the City of Highland Park, in the County of Lake, State of Illinois, do hereby certify that I am keeper of the records, ordinances, files and seal of said City, and;

I HEREBY CERTIFY that the attached is a true and correct copy of Ordinance No. 103-99, entitled "AN ORDINANCE DESIGNATING THE RESIDENCES LOCATED ON THE BLOCK OF VINE AVENUE EXTENDING FROM 128 VINE AVENUE WEST TO LINDEN AVENUE, ON LINDEN AVENUE NORTH TO MAPLE AVENUE, AND ON MAPLE AVENUE EAST TO THE CUL-DE-SAC A HIGHLAND PARK HISTORIC DISTRICT," with Exhibits I and II, passed and approved by the City Council of said City at a regular meeting of the City Council held on November 22, 1999, and still in full force and effect, all as appears from the records and files of my office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of said City of Highland Park, this 22nd day of April 2004.


City Clerk

Return to:
City Clerk
City of Highland Park
1707 St. Johns Avenue
Highland Park, IL 60035

5552785

AN ORDINANCE DESIGNATING THE RESIDENCES LOCATED ON
THE BLOCK OF VINE AVENUE EXTENDING FROM 128 VINE AVENUE WEST
TO LINDEN AVENUE, ON LINDEN AVENUE NORTH TO MAPLE AVENUE,
AND ON MAPLE AVENUE EAST TO THE CUL-DE-SAC
A HIGHLAND PARK HISTORIC DISTRICT

WHEREAS, the Historic Preservation Commission of the City of Highland Park, pursuant to Section 24.025 of "The Highland Park Code of 1968", as amended, did conduct a public hearing on October 7, 1999, pursuant to proper notice; and

WHEREAS, following said hearing, the said Historic Preservation Commission adopted Resolution No. 1-99 (a copy of which Resolution is attached hereto and made a part hereof as **Exhibit I**), which resolution contains the report of the Commission as well as a recommendation to the City Council of the City of Highland Park that the residences located on the block of Vine Avenue extending from 128 Vine Avenue west to Linden Avenue, on Linden Avenue north to Maple Avenue, and on Maple Avenue east to the cul-de-sac (hereinafter referred to collectively as "**Subject Property**") be designated a Highland Park Historic District to be known as the Vine-Linden-Maple Historic District; and

WHEREAS, the City Council has determined that the designation of the Subject Property as a Historic District will be consistent with the planning policies and objectives of the City, will promote the welfare of its residents, and will not adversely affect the value, use, or enjoyment of any adjacent or nearby property; and

WHEREAS, the City Council of the City of Highland Park believes it to be in the best interests of the residents of the City of Highland Park that the Subject Property be designated a Historic District;

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

SECTION ONE: That, pursuant to Section 24.025 of "The Highland Park Code of 1968", as amended, the properties located on the block of Vine Avenue extending from 128 Vine Avenue west to Linden Avenue; on Linden Avenue north to Maple Avenue, and on Maple Avenue east to the cul-de-sac (as identified on **Exhibit II** hereto) be and the same are collectively designated hereby as the Vine-Linden-Maple Historic District, a Highland Park Historic District, and as such shall be subject hereafter to the provisions of Chapter 24 of "The Highland Park Code of 1968", as amended.

SECTION TWO: That, as notice of the action of this City Council, the City Clerk shall forward certified copies hereof to those who nominated the Subject Property as a Historic District, to the owners of record of the properties comprising

the aforementioned Historic District, and to the Building Division of the City of Highland Park.

SECTION THREE: That this ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

AYES: Councilmen May, Mandel, Koukos, Belsky, and Weinger

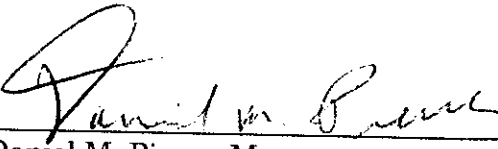
NAYS: Mayor Pierce

ABSENT: Councilman Brenner

PASSED: November 22, 1999

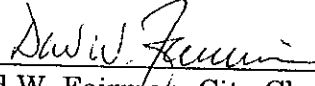
APPROVED: November 22, 1999

ORDINANCE NO. 103-99



Daniel M. Pierce, Mayor

ATTEST:



David W. Fairman, City Clerk

EXHIBIT I

**RESOLUTION TO RECOMMEND TO CITY COUNCIL
THAT VINE-LINDEN-MAPLE LOCAL HISTORIC DISTRICT
BE DESIGNATED AS A HIGHLAND PARK LANDMARK**

WHEREAS, the City of Highland Park currently has a Historic Preservation Ordinance in effect which allows the City Council to designate distinctive historic, architectural, and/or landscape characteristics of Highland Park as Highland Park Landmarks; and

WHEREAS, the Highland Park Historic Preservation Commission held a hearing on October 7, 1999, and has prepared a report summarizing the evidence at said hearing, a copy of which report is attached hereto and hereby made a part hereof as Exhibit A; and

WHEREAS, the Highland Park Historic Preservation Commission has determined that the Vine-Linden-Maple Historic District, the boundaries of which are indicated on the attached map, is eligible for designation as a Highland Park Landmark because some or all of the structures meet one or more of the following criteria: 1, 4, 5, 6 & 8 of the Commission's "Criteria for Determining Highland Park Landmarks;

NOW THEREFORE, BE IT RESOLVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS:

That the proposed landmark, Vine-Linden-Maple Historic District, be recommended to the City Council of the City of Highland Park for designation as a Highland Park Landmark.

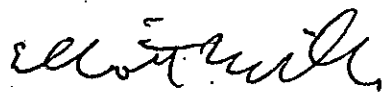
AYES: R. Becker, Eglit, Harrison, Melichar, Miller

NAYS: None

ABSENT: B. Becker, Kahn, Natenshon

PRESENT: None

PASSED: October 21, 1999



Elliott Miller, Chair

RESOLUTION NO. 1-99

EXHIBIT II

<u>Property Owner Name</u>	<u>Property Address</u>	<u>Permanent Index Number</u>
Kenneth Levin	112 Maple Ave.	16-23-203-001
Rosalind C. Mann, Trustee	125 Maple Ave.	16-14-403-016
Lawrence Ordower	132 Maple Ave.	16-23-203-002
R. Misch & A. Stephenson	151 Maple Ave.	16-14-403-010
Steven Goldstein	184 Maple Ave.	16-23-204-012
David Rosenberg	128 Vine Ave.	16-23-207-008
Joseph Kaplan	129 Vine Ave.	16-23-207-009
		16-23-203-025
Mark Pattis	147 Vine Ave.	16-23-203-009
Mary Bonadio	152 Vine Ave.	16-23-207-007
Kyle Morgensai	160 Vine Ave.	16-23-207-006
Miriam Hirsch	168 Vine Ave.	16-23-207-005
Mitchell Berk	185 Vine Ave.	16-23-203-008
Richard Becker	190 Vine Ave.	16-23-207-004
Sue Meldman	200 Vine Ave.	16-23-207-002
		16-23-207-003
Benjamin Waisbren	201 Vine Ave.	16-23-203-007
Therese Coughlan	220 Vine Ave.	16-23-207-001
Robert Moss	266 Vine Ave.	16-23-208-008
Andrew Livingston	2234 Linden Ave.	16-23-204-020
D Vanleuven & N Jones	2248 Linden Ave.	16-23-204-018
Mitchell Kohn	2256 Linden Ave.	16-23-204-017
Ronald Siegel	2276 Linden Ave.	16-23-204-016
Steve Hannick	2285 Linden Ave.	16-23-203-006

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Scott Witten	2290 Linden Ave.	16-23-204-015
Kenneth Sacks	2303 Linden Ave.	16-23-203-005
David Rousso	2320 Linden Ave.	16-23-204-014
S. Edward Marder	2323 Linden Ave.	16-23-203-004
John Wineman	2338 Linden Ave.	16-23-204-013
Jeanne Beris	2355 Linden Ave.	16-23-203-003

2276 Linden Avenue
(Formerly 426 North Linden Avenue)
The Edward A. Smith House
Georgian Revival

This Georgian Revival style home was built for Mr. and Mrs. Edward A. Smith sometime between 1910 and 1915. Mr. Smith was the son of Albert Paul and Clara Smith who lived directly to the north at what is presently 2290 Linden Avenue. Edward Smith was a bond trader in Chicago according to the 1919 and 1922 Highland Park City directories, which list him at this address with his wife, Virginia. He worked for the brokerage firm of W.H. Colvin & Company in Chicago.

After a fire in the house in 1936, Mrs. Smith hired Lincoln N. Hall to repair the damage and build additions on the north and south elevations of the house. Building Division records indicate that a subsequent owner, Ronald Siegel, hired architects Linden & Linden to add a dormer, build a detached garage and alter the porch in 1983.

Non-Contributing Structures: Garage

Subsequent Owners:

(Information collected from building permit archives, tax rolls, and phone directories)

Ronald Siegel, current

R. Rosin, 1955

Gwen Wizner, 1951



Certificate of Appropriateness
from the
City of Highland Park
Historic Preservation Commission

DATE:	August 13, 2013		
NAME OF REGULATED STRUCTURE:		Ronald & Anne Siegel Household	
ADDRESS:	2276 Linden Avenue		
NAME OF OWNERS:		Ronald & Anne Siegel	
NAME OF ARCHITECT:		Richard Becker	
PROPOSED ALTERATION:			
1) Remove existing detached three-car garage			
2) Add new attached three-car garage to rear of house			
DATE OF COMMISSION REVIEW:		August 13, 2013	
MOTION TO APPROVE:		Commissioner Lisa Temkin	
SECOND:		Commissioner David Rotholz	
ABSTAIN:			
VOTE:	6-0		
ACCEPT PROPOSAL	☒		
REJECT PROPOSAL	☐		
ATTACHED DOCUMENTS:		Plan set consisting of 12 pages drawn by Becker Architects Limited, with a latest revision date of 8.13.13.	
COMMENTS:			
SIGNED:			

July 27, 2026

Dear Highland Park Historical Committee,

I apologize for not being there in person today. After the conditional approval of the committee and being concerned that we might not get the full vinyl fence approved, we decided to pivot to a wood fence. Our hope is that the wood fence will be approved in its entirety.

The proposed fence is a simple, traditionally styled horizontal-board wood privacy fence constructed of natural cedar, see image of proposed fence attached. The design features clean lines and evenly spaced vertical posts that complement the historic character of the property and surrounding neighborhood. The fence avoids ornate or contemporary materials and instead relies on the timeless appearance of natural wood, allowing it to blend unobtrusively with the landscape and architectural setting. Its understated design, scale, and craftsmanship are consistent with residential fencing commonly found in established historic neighborhoods, while providing a durable and attractive boundary that preserves the visual integrity of the property. The cedar will be stained in a similar finish to the image attached which will maintain a subdued appearance that is compatible with the historic context of the district. The fence is intended to serve as a secondary landscape feature and not compete visually with the historic structure, thereby preserving the property's historic character and streetscape. As mentioned previously, the fence will also have plantings along it to further allow it to blend in. We hope this pivot will better align with the guidelines of the historic district.

With the pivot to the wood fence, our neighbor to the south has agreed to remove their old wood fence from the property. No double fence will be visible on the south side. Please note that we are putting the fence completely on our property as submitted in the original application to avoid any confusion over ownership in the future. The neighbor to the north will keep their chain link fence, as previously discussed.

Thank you for considering our application.

Michele and Jason Kang



This evaluation was prepared for:

Michele Kang
2276 Linden Avenue
Highland Park, Illinois 60035

Evaluated on:
Friday, July 17, 2026

Evaluated by:
Mark L

The Fence Solutions
545 W Depot Place
Buffalo Grove, IL 60089
Office: 630-329-0970
www.thefencesolutions.com



Product List

Other Items

Horizontal fencewith picture frame and cap quote \$18,704.00

Fence Solutions agrees to provide material and labor to install new fence including. - Take down and dispose of existing fence. - Install approximately 371' of Western Red Cedar wood fence. - In Horizontal style with picture frame and cap 6' tall. - 4x4 Posts set in 36" concrete footings -3 Gate and hardware 2 gates 4' wide and 1 gate 5' wide. - Underground Utility Locates ***Exclusions: Permits by others ***Terms: 50% down and 50% upon completion 1 year material and labor warranty Thank you. Mark Lewandowski (224)622-4589

Subtotal	\$18,704.00
Subtotal	\$18,704.00
Total	\$18,704.00

Payment

Deposit \$9,352.00

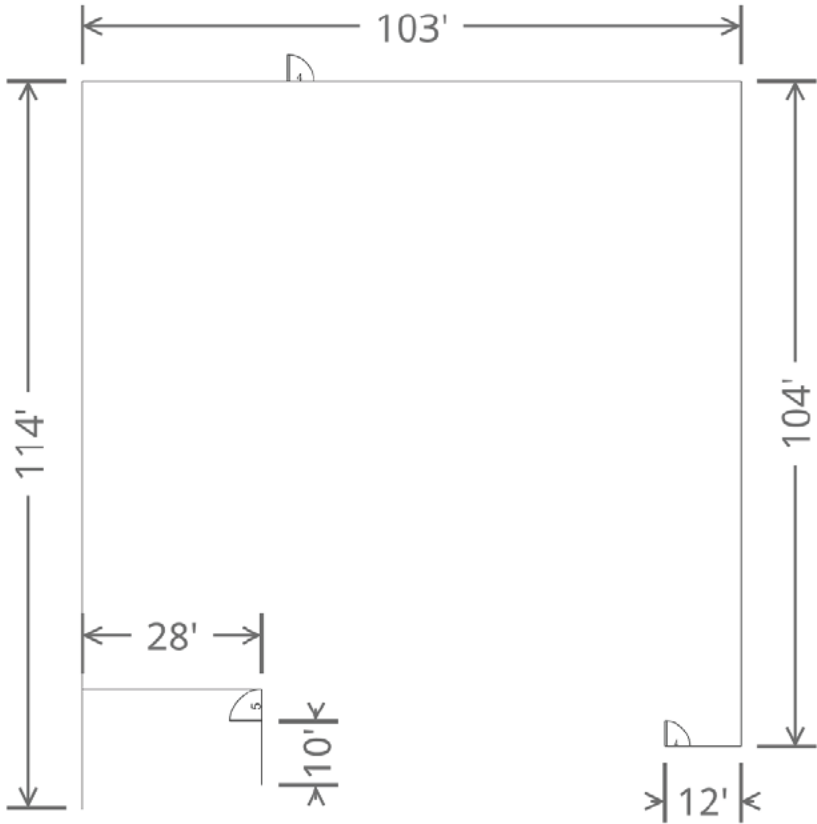
Balance \$9,352.00

Payment Terms:

Payment Upon Completion

Payment method Check

Detail Plan



Fence Solutions Co. requires 50% deposit and 50% upon completion Fence Solutions Co. agrees to guarantee above fence to be free from defects in materials and workmanship for one year.

Fence Solutions Co. shall advise the customer as to local zoning regulations but responsibility for complying with said regulations and obtaining any required permits shall rest with the customer. Fence Solutions Co. will assist the customer, upon request, in determining where the fence is to be erected, but under no circumstance does Fence Solutions Co. assume any responsibility concerning property lines or in any way guarantee their accuracy. If property pins cannot be located it is recommended that the customer have the property surveyed. Fence Solutions Co. will assume the responsibility for having underground public utilities located and marked. However, Fence Solutions Co. assumes no responsibility for unmarked sprinkler lines, or any other unmarked buried lines or objects. The customer will assume all liability for any damage caused by directing Fence Solutions Co. to dig in the immediate vicinity of known utilities. The final billing will be based on the actual footage of fencing built and the work performed. Partial billing for materials delivered to the job site and work completed may be sent at weekly intervals. Adjustments for material used on this job and adjustments for labor will be charged or credited at the currently established rates.

Additional charges for any extra work not covered in this contract that was requested by the customer will also be added. The full amount of this contract along with any additional charges will become payable upon completion of all work whether or not it has been invoiced. A finance charge of 1 1/2% per month (or a minimum of \$1.00), which is an annual percentage rate of 18%, shall be applied to accounts that are not paid within 10 days after completion of any work invoiced. All materials will remain the property of Fence Solutions Co. until all invoices pertaining to this job are paid in full. The customer agrees to pay all interest and any costs incurred in the collection of this debt. Cancellation of this contract will incur a 50% restocking fee of initial deposit plus the cost of any material purchased for the project.

Customer Signature

Date

Authorized Rep. Signature

Date



*Went with one coat of
Sherwin Williams
woodbridge and a clear
coat. Two coats of the
stain looked too warm.
Thanks for your patience*

with me

@original.painting.llc 🍷

Date: August 13, 2026
To: Historic Preservation Commission
From: Maddy Markle, Planner I
Subject: Land Use Incentives - Encouraging Historic Preservation

Recommendation.

Staff recommends the Commission discuss historic preservation land-use incentives and consider adopting a resolution recommending land-use incentives to the City Council.

Previous Discussion.

At its [Sep. 8, 2025](#) meeting the City Council (“**Council**”) considered a Code amendment related to Historic Preservation and directed staff to work with the Historic Preservation Commission to develop recommendations for encouraging historic preservation. At its [Sep. 11, 2025](#) meeting the Historic Preservation Commission (“**HPC**”) directed staff to research preservation incentives for discussion at its Nov. 13, 2025 meeting.

At the [Nov. 13, 2025](#) meeting the HPC discussed three monetary incentives: matching grants, tax abatements, and permit fee waivers; and two regulatory-based considerations: the number of properties required for a Local Historic District nomination, and land use regulations related to setbacks for historic properties. The HPC also discussed various penalties to encourage historic preservation.

At the [Dec. 11, 2025](#) meeting the HPC reached a consensus on which recommendations should be brought before the City Council at a Council of the Whole meeting. At the [Jan. 8, 2026](#) meeting the HPC adopted A Resolution Recommending Formal Consideration of Ways to Encourage Historic Preservation (see **Attachment A**).

At a [March 9, 2026 Joint Special Meeting](#), staff presented the Commission’s recommendations to the Council. The Council indicated that the item would be further discussed at a later Committee of the Whole Meeting (“**COTW**”).

At the [April 27, 2026 COTW meeting](#) the Council further discussed each of the HPC’s recommendations and directed staff to research the Commission’s recommendations except for extending the demolition delay period and permit fee waivers. The video and Council package from the meeting can be found [here](#). During this discussion the Council directed staff to research land use incentives.

Background – Land Use Incentives for Highland Park.

Staff’s research identified that 94% (128) of the City’s Regulated Structures were constructed before 1967. On average, historic homes are smaller than modern homes and more likely to be out of compliance with current zoning standards.

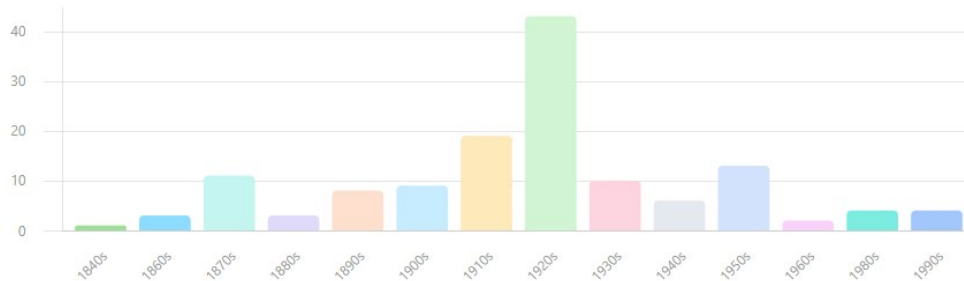


Figure 1. Regulated Structures by Year of Construction.

The size of the typical American single-family home has dramatically increased since that time: the size of the average home built before 1960 is 1,500 sq. ft. In 2011 the average home size was 2,250 sq. ft.¹ As the trend for larger homes proliferated, Highland Park’s side/rear yard setbacks and height constraints became increasingly restrictive. The result is a regulatory environment that is not conducive to renovating or expanding historic homes.

Some homeowners tear down historic structures because they cannot expand their homes due to Zoning constraints. Other communities like [Hinsdale](#) and [Glencoe](#) have adopted less restrictive zoning standards for historic structures to make additions and renovations more attractive than tear-downs. Staff believes that offering land use incentives in Highland Park could yield a similar effect.

Current Residential Zoning Standards

As of July 2026, 92% (120) of the City’s Regulated Structures in Low-Density Residential Zoning Districts² are located either in the R4 or R5 District. 6% (8) are in the R6 district. There are no Regulated Structures currently within the R1, R2, or R7 Districts. There is one Regulated Structure in the R3 District.³

The City’s current Low-Density Residential Zoning Standards are available in **Attachment B**.

Alternative Standards.

Staff suggests alternative zoning standards for Regulated Structures (based on Highland Park’s 1967 zoning standards) as a way to allow owners of Historic Properties additional flexibility to avoid functional obsolescence.

¹ Sarkar, M. (2011). How American Homes Vary By the Year They Were Built. In *census.gov*. U.S. Census Bureau.

² Low Density Residential districts refer to zoning districts R1, R2, R3, R4, R5, R5A, R6 & R7 per [Sec. 150.401](#) of the zoning code.

³ Sparkling Springs Well House at 2012 Grange Ave.

Property owners of Regulated Structures may choose to opt-out of using historical standards.

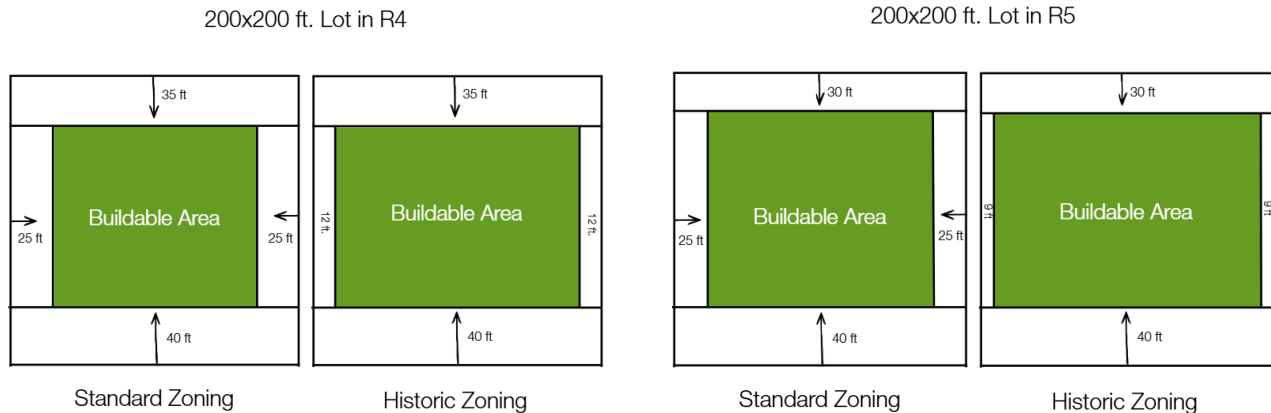
Suggested changes to the current code are in **GREEN** and are based on the 1947 Zoning Code, amended 1967⁴ (see **Attachment C**).

Zoning District	R1 (1967 District A)	R2 (1967 District D)	R3 (1967 District B)	R4 (1967 District B1)	R5 (1967 District C)	R5A (1967 District D)	R6 (1967 District D)	R7 (1967 District E)
Minimum Side Yard	50 ft.		15 ft. Wherever a lot of record has a width of less than 100 ft. the side yard on each side may be reduced to a width of not less than 15% of the width of the lot, but in no instance shall be less than 5 ft.	12 ft. Wherever a lot of record has a width of less than 85 ft. the side yard on each side may be reduced to a width of not less than 14% of the width of the lot, but in no instance shall be less than 5 ft.	9 ft. Wherever a lot of record has a width of less than 75 ft. the side yard on each side may be reduced to a width of not less than 12% of the width of the lot, but in no instance shall be less than 5 ft.	6 ft. Wherever a lot of record has a width of less than 55 ft. the side yard on each side may be reduced to a width of not less than 12% of the width of the lot, but in no instance shall be less than 5 ft.	6 ft. Wherever a lot of record has a width of less than 55 ft. the side yard on each side may be reduced to a width of not less than 12% of the width of the lot, but in no instance shall be less than 5 ft.	6 ft.
Minimum Rear Yard	50 ft.		40 ft. or 20% the lot depth, whichever amount is smaller.	35 ft. or 20% the lot depth, whichever amount is smaller.	30 ft. or 20% the lot depth, whichever amount is smaller.	30 ft. or 20% the lot depth, whichever amount is smaller.	30 ft. or 20% the lot depth, whichever amount is smaller.	25 ft. or 20% the lot depth, whichever amount is smaller.
Maximum Height of Principal Structure	40 ft.	35 ft.	40 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.
Floor Area Ratio (F.A.R.)	Contributing Regulated Structures may use Bonus FAR in Sec. 150.703.3 of Code by-right.							

Analysis.

The alternative zoning standards presented are primarily focused on deregulating side-setback requirements and are designed to have the greatest impact on the R4 and R5 zoning districts since these are the areas where most of the City's Regulated Structures are located.

⁴ With the exception of the Bonus FAR, which was not adopted until 2004.



Figures 2 and 3 (above). Wide lots (Over 150 ft.) in the R4 and R5 districts will benefit the most from the proposed alternative standards. For larger versions of these images see **Attachment E**.

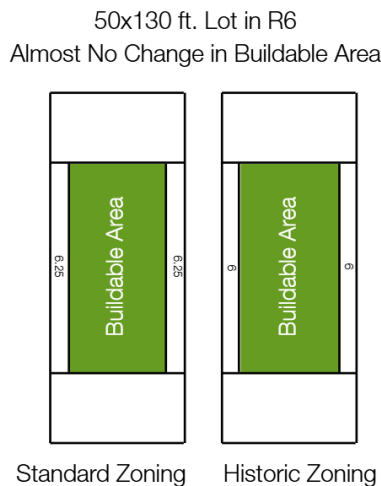


Figure 4. Decreased side-setback requirements do not impact most lots in the R6 District, which are narrow to begin with. Figure 4 depicts a 50ft wide lot.

The proposed alternative side-setbacks will have little to no impact on the 8 landmarked properties located in the R6 district. A decreased side-setback requirement has almost no impact on lots that are already 50 ft. in width or less. See **Figure 4**. However, these properties can still benefit from increased height allowances and by-right Bonus FAR.

In 2004 the City adopted [Section 150.703.3\(B\)](#) of the Zoning Code to promote construction of additions (rather than demolitions) to existing homes in residential districts through the use of a bonus floor area ratio regulation ("**Bonus FAR**"). The Bonus FAR is available for additions that meet certain rules and conditions such as:

- The property owner must sign a restrictive covenant preventing demolition for a period of 20 years. See **Attachment F**.
- No demolition can occur as part of the construction of the addition.
- The addition in question must be attached to the primary residential structure.
- The primary structure must not have used the Bonus FAR previously.
- No part of the addition is in the Steep Slope Zone (no variance allowed).
- All other bulk regulations are met (no variance allowed).



Some of these conditions prohibit property owners from seeking a zoning variance if they utilize the Bonus FAR. Staff believes that allowing Contributing Regulated Structures to utilize the Bonus FAR *and* seek variances could further increase zoning flexibility.

Furthermore, Contributing Regulated Structures⁵ are already protected from demolition in perpetuity and exterior alterations require a COA from the HPC. The overarching purpose of the conditions is to ensure the maintenance of the City's historic and architectural housing stock - historic protections already achieve that goal. Therefore, the conditions in Section 150.703.3(B) are redundant. Staff suggests that the Bonus FAR be available to all Contributing Regulated Structures by-right, with no conditions attached or restrictive covenant necessary.

Policy Summary.

Approvals:

No approvals, allowed by-right for Regulated Historic Structures.

Benefits:

Granting more approvals by-right does not cost the City or the property owner anything and does not create a large administrative burden on Staff. More by-right approvals lessens administrative workload.

Staff research suggests that well-resourced homeowners are more motivated by zoning flexibility than monetary incentives.

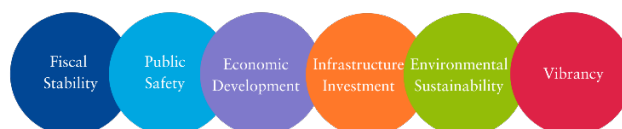
Challenges:

Narrow-lot properties will not benefit as much as wide-lot properties.

Attachments.

- A. A Resolution Recommending Formal Consideration of Ways to Encourage Historic Preservation
- B. Current Low-Density Zoning Standards in Residential Districts
- C. 1947 Zoning Code Amended 1967
- D. DRAFT Resolution Recommending Alternative Low-Density Residential Zoning Standards for Regulated Historic Structures
- E. Alternative Zoning Simulations
- F. Example Bonus FAR Restrictive Covenant

⁵ Contributing Regulated Structures exclude Non-Contributing Structures in Local Historic Districts.



**City of Highland Park
Historic Preservation Commission**

Resolution No. 2026-001

**A Resolution Recommending Formal Consideration of Ways to Encourage
Historic Preservation**

WHEREAS, the City Historic Preservation Commission ("**Commission**") is a commission of the City created pursuant to Section 33.1701 of the "The Highland Park Code of 1968," as amended ("**City Code**"); and

WHEREAS, pursuant to Section 33.1706(B)(20) of the City Code, the Commission is authorized to periodically review the "City of Highland Park Zoning Ordinance of 1997," as amended ("**Zoning Code**"), and to recommend to the City Plan and Design Commission and the City Council amendments to the Zoning Code appropriate for the protection or continued use of landmarks and contributing regulated structures within historic districts in the City; and

WHEREAS, on September 8, 2025, the City Council directed the Commission to develop recommendations to encourage historic preservation in the City; and

WHEREAS, the Commission held public meetings to consider incentives to encourage historic preservation in the City on September 11, November 13, and December 11, 2025; and

WHEREAS, the Commission now desires to recommend that the City Council approve incentives to encourage historic preservation in the City, as set forth in this Resolution;

NOW, THEREFORE, BE IT RESOLVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS:

SECTION ONE: **RECITALS.** The foregoing recitals are incorporated into, and made a part of, this Resolution as the findings of the Commission.

SECTION TWO: **RECOMMENDATION.** The Commission recommends the City Council approve the incentives to encourage historic preservation in the City, as set forth in **Exhibit A** attached to this Resolution.

SECTION THREE: **EFFECTIVE DATE.** This Resolution will be in full force and effect from and after its passage and approval in the manner provided by law.

[SIGNATURE PAGE FOLLOWS]

AYES: Greenbaum, Pines, Ehrlich, Bonka, Hartinger, Portman

NAYS: None

ABSENT: Chair weeder

PASSED: 6-0

APPROVED: January 8, 2026

RESOLUTION NO. 2026-001

ATTEST:



Maddy Markle, Secretary



Vice Chair Lynn Greenbaum, Acting Chair

The table below specifies the general minimum and maximum requirements of area, bulk, yards, and density for the low density residential zoning districts. These requirements may be modified as permitted elsewhere in this Chapter.

LOW DENSITY RESIDENTIAL REGULATIONS

	ZONING DISTRICT	R1	R2	R3	R4	R5	R5A	R6	R7
LOT DIMENSIONS	>Minimum Area for Single-Family Residence	130,680 sq. ft.	80,000 sq. ft.	40,000 sq. ft.	20,000 sq. ft.(a)	12,000 sq. ft.	10,000 sq. ft.	7,260 sq. ft.(b)	7,000 sq. ft.
	Minimum Area for Two-Family Residence	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	10,000 sq. ft.
	Average Width	250 ft.	200 ft.	100 ft.	85 ft.(a)	75 ft.	70 ft.	50 ft.(b)	50 ft.
DENSITY	Minimum Lot Area per Dwelling Unit, Single-Family	130,680 sq. ft.	80,000 sq. ft.	40,000 sq. ft.	20,000 sq. ft.(a)	12,000 sq. ft.	10,000 sq. ft.	7,260 sq. ft.(b)	7,000 sq. ft.
	Minimum Lot Area per Dwelling Unit, Two-Family	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	5,000
YARDS (c)	Minimum Front Yard	50 ft.	50 ft.	40 ft.	40 ft.	40 ft.	25 ft.	25 ft.	25 ft.
	Minimum Side Yard	50 ft.	25 ft.	Total depth of all side yards must be a minimum of 30% of Lot Width, and in no event shall any side yard be less than 15 feet	Total depth of all side yards must be a minimum of 30% of Lot Width, and in no event shall any side yard be less than 12 feet	Total depth of all side yards must be a minimum of 25% of Lot Width, and in no event shall any side yard be less than 9 feet	Total depth of all side yards must be a minimum of 25% of Lot Width, and in no event shall any side yard be less than 6 feet	Total depth of all side yards must be a minimum of 25% of Lot Width, and in no event shall any side yard be less than 6 feet (b)	Total depth of all side yards must be a minimum of 25% of Lot Width, and in no event shall any side yard be less than 6 feet
	Minimum Rear Yard (Whichever is Less)	50 ft.	50 ft. or 20% of Lot Depth	40 ft. or 20% of Lot Depth	35 ft. or 20% of Lot Depth	30 ft. or 20% of Lot Depth	30 ft. or 20% of Lot Depth	25 ft. or 20% of Lot Depth	25 ft. or 20% of Lot Depth
BULK	Maximum Height of Principal Structure	35 ft.	35 ft.	35 ft.	32 ft.	32 ft.	30 ft.	30 ft.	30 ft.
	Maximum Height of Accessory Structure	18 ft.	18 ft.	18 ft.	18 ft.	18 ft.	18 ft.	18 ft.	18 ft.
	Floor Area Ratio (F.A.R.)	See Subsection <u>150.703.3 (A)</u>	See Subsection <u>150.703.3(A)</u>	See Subsection <u>150.703.3(A)</u>	See Subsection <u>150.703.3(A)</u>	See Subsection <u>150.703.3(A)</u>	See Subsection <u>150.703.3(A)</u>	See Subsection <u>150.703.3(A)</u>	See Subsection <u>150.703.3(A)</u>

- (a) In addition to all other applicable regulations, the subdivision of any lot in the LFOZ Overlay Zone for which a complete application is filed with the City after December 11, 2000, being the effective date of the LFOZ Overlay Zone and regulations shall comply, where applicable, with the "minimum area for a single family residence," "average width," and "minimum lot area per single-family dwelling unit" requirements set forth in Section 150.703.1 of this Code.
- (b) In addition to all other applicable regulations, lots existing in the SLOZ Overlay Zone on January 8, 2001, being the effective date of the SLOZ Overlay Zone and regulations, shall, to the extent applicable, comply with the "minimum area for a single family residence," "average width," "minimum lot area per single-family dwelling unit," and "minimum side yard" requirements set forth in Section 150.703.2 of this Code.
- (c) No air conditioning systems or units (as defined in Section 50.900 of the Code) installed after June 29, 2004, being the effective date of this regulation, shall be installed in any required front yard or rear yard; provided, however, that air conditioning systems and units that were located in a required yard with or without authority prior to June 29, 2004, may be replaced in the same location without a variation.

(Ord. 32-01, passed 5/29/01; Ord. 33-01, passed 5/29/01; Ord. 45-04, J. 30, p. 173-174, passed 6/28/04; Ord. 46-04, J. 30, p. 175-180, passed 6/28/04; Ord. 74-06, J. 32, p. 346-351, passed 11/13/06; Ord. Q37-2021, § 3, passed 4/26/21)

**THE
HIGHLAND PARK
ZONING ORDINANCE
OF
1947**

1947

WITH AMENDMENTS TO

MAR 13 1967

COMMITTEE

ARTICLE 4

DISTRICTS AND BOUNDARIES THEREOF

SECTION 4-1. In order to classify, regulate and restrict the locations 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 structurally altered, to regulate and limit by the intensity of the use of the lot areas, and to regulate and determine the areas of yards, courts, and other open spaces, within and surrounding such buildings, the City of Highland Park, Illinois, is hereby divided into the following districts:

- "A" Country Estate District
- "A-1" Two Acre Country Home District
- "B" Country Home District
- "B-1" Twenty Thousand Square Foot (20,000) Single-Family Dwelling District
- "C" Twelve Thousand Square Foot (12,000) Single-Family Dwelling District
- "D" One Sixth Acre (1/6) Single-Family Dwelling District
- "E" Two-Family Dwelling District
- "F" Multiple-Family Dwelling District
- "G" Outlying Business District
- "G-1" Office, Research and Compatible Uses District
- "H" Central Business District
- "I" Industrial District

SECTION 4-2. Rules Where Uncertainty May Arise: Where uncertainty exists with respect to the boundaries of the various districts as shown on the map accompanying and made a part of this Ordinance, the following rules apply:

SECTION 4-3 The district boundaries are either streets or alleys unless otherwise shown and where the districts designated on the map accompanying and made a part of this Ordinance are bounded approximately by street or alley lines, the street or alley shall be construed to be the boundary of the district.

SECTION 4-4. Where the district boundaries are not otherwise indicated, and where the property has been or may hereafter be divided into blocks and lots, the district boundaries shall be construed to be the lot lines, and where the districts designated on the map accompanying and made a part of this Ordinance are bounded approximately by

lot lines, the lot lines shall be construed to be the boundary of the districts unless the boundaries are otherwise indicated on the map.

SECTION 4-5. In unsubdivided property the district boundary lines on the map accompanying and made a part of this Ordinance shall be determined by use of the scale appearing on the map.

SECTION 4-6. The boundaries of the districts are shown upon the map which is made a part of this Ordinance, which map is designated as the "District Map". The district map and all notations, references and other information shown thereon are a part of this Ordinance and have the same force and effect as if the District Map and all the notations, references and other information shown thereon were all fully set forth or described herein, the original of which District Map is properly attested and is on file with the Clerk of the City of Highland Park, Illinois.

SECTION 4-7. Any and all property which may hereafter be annexed to the City of Highland Park shall, prior to the election at which the question of such annexation is to be submitted to the citizens of Highland Park, be studied by the Zoning Committee and tentatively classified into one or more of the several districts. Such property, when such annexation shall become final, shall be in the district as designated by the said Zoning Committee. Within six (6) months of the date of such annexation the Zoning Committee shall call a public hearing for the purpose of zoning said annexed property, and within thirty (30) days after such hearing shall recommend to the City Council that this amending Ordinance be amended so as to classify such property in accordance with such recommendations.

SECTION 4-8. Whenever any street, alley, or other public way is vacated by official action of the Council of the City of Highland Park, the existing district adjoining each side of such street, alley or public way shall be automatically extended to the center of such a vacation, and all area included in the vacation shall then and henceforth be subject to all appropriate regulations of the extended districts.

SECTION 4-9. Except as hereinafter provided:

(a) No building shall be erected, converted, enlarged, reconstructed or structurally altered, nor shall any building or land be used except for a purpose permitted in the district in which the building or land is located.

(b) No building shall be erected, converted, enlarged, reconstructed or structurally altered to exceed the height limit herein established for the district in which the building is located.

(c) No building shall be erected, converted, enlarged, reconstructed or structurally altered except in conformity with the area regulations of the district in which the building is located.

(d) The minimum yards and other open spaces, including lot area per family, required by this Ordinance for each and every building existing at the time of passage of this Ordinance or for any building hereafter erected shall not be encroached upon or considered as yard or open space requirements for any other building.

(e) Every building hereafter erected or structurally altered shall be located on a lot as herein defined and in no case shall there be more than one (1) main building on one (1) lot unless otherwise provided in this Ordinance.

(f) The front yard requirements on both streets of a corner lot shall be observed for all buildings and structures, including accessory buildings.

ARTICLE 5

"A" COUNTRY ESTATE DISTRICT REGULATIONS

SECTION 5-1. The regulations set forth in this Article, or set forth elsewhere in this Ordinance when referred to in this article, are the district regulations in the "A" Country Estate District.

SECTION 5-2. Use Regulations: A building or premises shall be used only for the following purposes:

SECTION 5-3. Farms, excluding the raising of livestock except on adequately fenced tracts containing not less than ten (10) acres and having an average width of not less than three hundred (300) feet, and excluding the raising of poultry except when on a tract which is adequately fenced and which contains not less than three (3) acres, but in no event shall such livestock or poultry be housed or confined within two hundred (200) feet of a tract of one (1) acre or less containing a single-family residence. Livestock and poultry may be raised only in quantities reasonably sufficient for the immediate use of and consumption by the occupants of the premises.

SECTION 5-4. Truck and flower gardening, nurseries, orchards, and greenhouses.

SECTION 5-5. Single-family dwellings.

SECTION 5-6. Public and private forests and wildlife reservations or similar conservation projects.

SECTION 5-7. Parks and playgrounds owned by public agencies.

SECTION 5-8. Golf courses and private clubs, except miniature golf courses and practice driving tees and similar commercial enterprises.

SECTION 5-9. Riding academies operated on a commercial basis.

SECTION 5-10. One sign not exceeding twelve (12) square feet in area, appertaining to the lease, hire, or sale of the building or premises or to the sale of non-animal products or services rendered or furnished on the premises upon which the sign is located, provided, however, that not more than one sign of the above character shall be permitted on any lot.

SECTION 5-11. In connection with any of the above said uses customarily incident thereto which do not involve the conduct of a business or industry, including home occupations where no name plate is used in connection with such use which exceeds two (2) square feet in area.

SECTION 5-12. Parking Regulations: Any use that is constructed or reconstructed in the "A" Country Estate District shall provide and maintain adequate parking space upon the lot or tract.

SECTION 5-13. Height Regulations: No building shall exceed two and one-half (2½) stories or shall it exceed forty (40) feet in height, except as provided in Articles 14 and 16.

SECTION 5-14. Area Regulations:

- (a) Yards: Except as provided in Section 5-15, no building shall be erected within fifty (50) feet of any property or street line.
- (b) Intensity of Use: Every lot or tract of land upon which a building is erected shall have an area of not less than three (3) acres and an average width of not less than two hundred fifty (250) feet.

SECTION 5-15. Lots of Record: Where a lot of record has a width of less than two hundred fifty (250) feet and a depth of less than one hundred fifty (150) feet.

- (a) The side yard on each side of a building may be reduced to a width of not less than twelve (12) per cent of the width of the lot, but in no instance shall it be less than five (5) feet, and the depth of the rear yard may be reduced to twenty (20) per cent of the depth of the lot, but in no instance shall it be less than thirty (30) feet.
- (b) Where lots have a double frontage and required front yard shall be provided on both streets.
- (c) On a corner lot there shall be a front yard on each street side of such lot, except that the front yard on the side street may be reduced in depth to the extent necessary to permit a buildable width on said lot of forty feet, providing the depth of said yard shall not be reduced to less than ten (10) feet.

ARTICLE 5A
"A-1" Two-Acre Country Home
District

SECTION 5A-1. The regulations set forth in this article, or set forth elsewhere in this ordinance when referred to in this Article, are the district regulations in and "A-1" Two-Acre Country Home District.

SECTION 5A-2. Use Regulations: A building or premises shall be used only for the following purposes:

- (a) Farms, excluding the raising of livestock except on adequately fenced tracts containing not less than ten (10) acres and having an average width of not less than three hundred (300) feet, and excluding the raising of poultry except when on a tract which is adequately fenced and which contains not less than three (3) acres, but in no event shall such livestock or poultry be housed or confined within two hundred (200) feet of a tract of two (2) acres or less containing a single-family residence. Livestock and poultry may be raised only in quantities reasonably sufficient for the immediate use of and consumption by the occupants of the premises;
- (b) Truck and flower gardening, nurseries, orchards, and greenhouses, provided that such uses shall be on tracts of five (5) acres or more and provided further that there shall be no commercial sales made on the premises;
- (c) Single Family Dwellings;
- (d) Parks, playgrounds, public schools — elementary and high, and private schools having a curriculum the same as ordinarily given in public schools, and having no rooms regularly used for housing or sleeping purposes;
- (e) Golf courses and private clubs, except miniature golf courses, practice driving tees and similar commercial enterprises;
- (f) Accessory buildings and uses, subject to the provisions of Sections 5A-10, 5A-11, and 5A-12.

SECTION 5A-3. Height Regulations: No building hereafter erected or altered, shall exceed two and one-half (2-1/2) stories nor shall it exceed forty (40) feet in height:

SECTION 5A-4. Intensity of Use: Every lot or tract of land upon which a building is erected shall have an area of 80,000 square feet and an average width of not less than two hundred (200) feet;

SECTION 5A-5. Area Regulations: Provided for in Sections 5A-6, 5A-7 and 5A-8.

SECTION 5A-6. Front Yards:

- (a) Except as provided in Article 16, no building shall be erected within fifty (50) feet of the front property line or any street line;
- (b) On a corner lot there shall be a front yard on each street side of such lot, except that the front yard on the side street may be reduced in depth to the extent necessary to permit a buildable width on said lot of forty (40) feet, provided the depth of said yard shall not be reduced to less than fifteen (15) feet;
- (c) Where lots have a double frontage, a distance equal to the required front yard shall be provided on both streets.

SECTION 5A-7. Side Yards: Except as provided in Article 16, there shall be a side yard on each side of the main building having a width of not less than twenty-five (25) feet.

SECTION 5A-8. Rear Yards. Except as provided in Article 16, there shall be a rear yard having a depth of not less than 50 feet or 20% of the depth of the lot, whichever is smaller.

SECTION 5A-9. Lots of Record: Where a lot of record has an average width of less than two hundred (200) feet and an average depth of less than one hundred and fifty (150) feet, the side yard on each side of a building may be reduced to a width of not less than twelve (12)

per cent of the width of the lot, but in no instance shall it be less than fifteen (15) feet, and the depth of the rear yard may be reduced to twenty (20) per cent of the depth of the lot, but in no instance shall it be less than forty (40) feet.

SECTION 5A-10. Parking: Adequate off-street parking spaces shall be provided to accommodate all the motor vehicles used in conjunction with the land uses.

SECTION 5A-11. Signs: The following signs shall be permitted:

- (a) For each dwelling unit, one (1) unlighted name plate not exceeding two (2) square feet in area, indicating name of occupant;
- (b) For a structure other than a dwelling, one (1) identification sign not exceeding twelve (12) square feet.
- (c) Signs as permitted in residential districts under the Sign Ordinance of 1960, as amended.

SECTION 5A-12. Accessory Buildings: Accessory Buildings shall comply with the following:

- (a) Where an accessory building is structurally attached to the principal building, it shall be subject to and must conform to all regulations of the ordinance applicable to the principal building.
- (b) No accessory building may be erected prior to the establishment or construction of the principal use of the building, except that a temporary building used in conjunction with the construction work only may be permitted during the period that the principal building is being constructed, and provided that such temporary building shall be removed upon completion of the construction work.
- (c) No accessory building shall be located within the required front yard or side yard for the district, and in no case shall an accessory building be located nearer than twenty-five (25) feet from a lot line, and twenty-five (25) feet from a street line. Such accessory buildings shall not occupy more than thirty (30) per cent of a required rear yard.

- (d) No accessory building shall be used for residential purposes.

ARTICLE 6

"B" COUNTRY HOME DISTRICT REGULATIONS

SECTION 6-1. The regulations set forth in this article, or set forth elsewhere in this Ordinance when referred to in this article, are the district regulations in the "B" Country Home District.

SECTION 6-2. Use Regulations: A building or premises shall be used only for the following purposes:

SECTION 6-3. Single-family dwellings.

SECTION 6-4. Churches, but only when off-street parking space is provided upon the lot or within two hundred (200) feet thereof, which space is adequate to accommodate one (1) car for every eight (8) persons for which seating is provided in the main auditorium of the church and exclusive of the seating capacity of Sunday School and other special rooms.

SECTION 6-5. Farms, excluding the raising of livestock except on adequately fenced tracts containing not less than ten (10) acres and having an average width of not less than three hundred (300) feet, and excluding the raising of poultry except when on a tract which is adequately fenced and contains not less than three (3) acres, but in no event shall such livestock or poultry be housed or confined within two hundred (200) feet of a tract of one (1) acre or less containing a single-family residence. Livestock and poultry may be raised only in quantities reasonably sufficient for the immediate use of and consumption by the occupants of the premises.

SECTION 6-6. Public schools, elementary and high, and private schools having a curriculum the same as ordinarily given in public schools, and having no rooms regularly used for housing or sleeping purposes.

SECTION 6-7. Golf courses, except miniature courses or practice driving tees and similar commercial enterprises.

SECTION 6-8. Private clubs, except skeet and gun clubs and other clubs the chief activity of which is a service customarily carried on as a business.

SECTION 6-9. Public parks and playgrounds owned by public agencies and forests and nurseries.

SECTION 6-10. Accessory buildings and accessory uses customarily incident to the above uses, not involving the conduct of a business, including home occupations where no name plate is used in connection with said use which exceeds two (2) square feet in area, farm buildings and one Class I garage and one private stable. Any accessory building that is not a part of the main structure shall be located not less than sixty (60) feet from the front lot line. Accessory buildings shall also include church or similar bulletin boards, and signs, not exceeding twelve (12) square feet in area appertaining to the lease, hire or sale of a building or premises, which boards or signs shall be removed as soon as the premises are leased, hired, or sold, and provided further that not more than one (1) sign of the above character shall be permitted upon any lot.

SECTION 6-11. Parking Regulations: Any use that is constructed or reconstructed in the "B" Country Home District shall provide and maintain an adequate parking space, either upon the lot or tract or within three hundred (300) feet thereof.

SECTION 6-12. Height Regulations: No building hereafter erected or altered shall exceed two and one-half (2½) stories or shall it exceed forty (40) feet in height, except as provided in Articles 14 and 16.

SECTION 6-13. Area Regulations:

SECTION 6-14. Front Yard:

(a) There shall be a front yard having a depth of not less than forty (40) feet.

(b) Where lots have a double frontage, the required front yard shall be provided on both streets

(c) On a corner lot there shall be a front yard on each side street of such lot, except that the front yard on the side street may be reduced in depth to the extent necessary to permit a buildable width on said lot of forty (40) feet, providing the depth of said yard shall not be reduced to less than ten (10) feet.

SECTION 6-15. Side Yard:

(a) Except as hereinafter provided in the following paragraph and in Article 16, there shall be a side yard on each side of a building having a width of not less than fifteen (15) feet.

(b) Wherever a lot of record existing at the time of the passage of this ordinance has a width of less than one hundred (100) feet, the side yard on each side of a building may be reduced to a width of not less than fifteen (15) per cent of the width of the lot, but in no instance shall it be less than five (5) feet.

SECTION 6-16. Rear Yard: Except as hereinafter provided in Article 16, there shall be a rear yard having a depth of not less than forty (40) feet or twenty (20) per cent of the depth of the lot, whichever amount is smaller.

SECTION 6-17. Intensity of Use:

Every lot or tract of land upon which a building is erected shall have an area not less than forty thousand (40,000) square feet and an average width of not less than one hundred (100) feet.

ARTICLE 6A

"B-1" TWENTY THOUSAND SQUARE FOOT SINGLE-FAMILY DWELLING DISTRICT REGULATIONS.

SECTION 6A-1. The regulations set forth in this Article, or set forth elsewhere in this ordinance when referred to in this article are the district regulations in the "B-1" Twenty Thousand Square Foot Single-Family Dwelling District.

SECTION 6A-2: Use Regulations: A Building or premises shall be used only for the following purposes:

SECTION 6A-3. Single-Family dwellings.

SECTION 6A-4. Parks, playgrounds and community buildings owned or operated by public agencies.

SECTION 6A-5. Public Libraries.

SECTION 6A-6. Public schools, elementary and high, or private schools having a curriculum equivalent to a public elementary school, public high school or public institution of higher learning, and having no rooms regularly used for housing or sleeping purposes.

SECTION 6A-7. Golf Courses, except miniature courses and driving tees and similar commercial enterprises.

SECTION 6A-8. Churches, but only when off-street parking space is provided upon the lot within two hundred (200) feet thereof, which space is adequate to accommodate one (1) car for every eight (8) persons for which seating is provided in the main auditorium of the church.

SECTION 6A-9. Accessory buildings, including a Class 1 garage and accessory uses customarily incident to the above uses, and home occupations, not involving the conduct of a business. Any accessory building that is not a part of the main structure shall be located not less than sixty (60) feet from the front lot line. Accessory buildings shall also include church or public building bulletin boards and temporary signs appertaining to the lease, hire or sale of a building or premises, not exceeding ten (10) square feet in area.

SECTION 6A-10. Parking Regulations: Any use, other than churches, that is constructed or reconstructed in the

"B-1" Twenty Thousand Square Foot Single-Family Dwelling District shall provide and maintain an adequate parking space, either upon the lot or tract or within three hundred (300) feet thereof.

SECTION 6A-11. Height Regulations: No building shall exceed two and one-half (2½) stories or shall it exceed thirty-five (35) feet in height except as provided in Articles 14 and 16 hereof.

SECTION 6A-12. Area Regulations:

SECTION 6A-13. Front Yard:

- (a) There shall be a front yard having a depth of not less than forty (40) feet.
- (b) Where lots have a double frontage, the required front yard shall be provided on both streets.
- (c) On a corner lot there shall be a front yard on each street side of such lot, except that the front yard on the side street may be reduced in depth to the extent necessary to permit a buildable width on said lot of (40) feet, providing the depth of said yard shall not be reduced to less than ten (10) feet.

SECTION 6A-14. Side Yard:

- (a) Except as hereinafter provided in the following paragraph and in Article 16, there shall be a side yard on each side of a building, having a width of not less than twelve (12) feet.
- (b) Wherever a lot of record has a width of less than eighty-five (85) feet, the side yard on each side of a building may be reduced to a width of not less than fourteen (14) per cent of the width of the lot but in no instance shall it be less than five (5) feet.

SECTION 6A-15. Rear Yard: Except as hereinafter provided in Article 16 hereof, there shall be a rear yard having a depth of not less than thirty-five (35) feet or twenty (20) per cent of the depth of the lot, whichever amount is smaller.

SECTION 6A-16. Intensity of Use: Every lot or tract of land upon which a building is erected shall have an area of not less than twenty-thousand (20,000) square feet and an average width of not less than eighty-five (85) feet.

ARTICLE 7

"C" TWELVE THOUSAND SQUARE FOOT SINGLE-FAMILY DWELLING DISTRICT REGULATIONS SECTION 7-1. The regulations set forth in this Article, or set forth elsewhere in this Ordinance when referred to in this article, are the district regulations in the "C" Twelve Thousand Square Foot Single-Family Dwelling Districts.

SECTION 7-2. Use Regulations: A building or premises shall be used only for the following purposes:

SECTION 7-3. Single-family dwellings.

SECTION 7-4. Parks, playgrounds and community buildings owned or operated by public agencies.

SECTION 7-5. Public libraries.

SECTION 7-6. Public schools, elementary and high, or private schools having a curriculum equivalent to a public elementary school, public high school or public institution of higher learning, and having no rooms regularly used for housing or sleeping purposes.

SECTION 7-7. Golf Courses, except miniature courses and driving tees and similar commercial enterprises.

SECTION 7-8. Churches, but only when off-street parking space is provided upon the lot or within two hundred (200) feet thereof, which space is adequate to accommodate one (1) car for every eight (8) persons for which seating is provided in the main auditorium of the church.

SECTION 7-9. Accessory buildings, including a Class I garage and accessory uses customarily incident to the above uses, and home occupations, not involving the conduct of a business. Any accessory building that is not a part of the main structure shall be located not less than sixty (60) feet from the front lot line. Accessory buildings shall also include church or public building bulletin boards and temporary signs appertaining to the lease, hire or sale of a building or premises, not exceeding ten (10) square feet in area.

SECTION 7-10. Parking Regulations: Any use, other than churches, that is constructed or reconstructed in the "C" Twelve Thousand Square Foot Single-Family District shall provide and maintain an adequate parking space, either upon the lot or tract or within three hundred (300) feet thereof.

SECTION 7-11. Height Regulations: No building shall exceed two and one-half (2½) stories or shall it exceed thirty-five (35) feet in height except as provided in Articles 14 and 16 hereof.

SECTION 7-12. Area Regulations:

SECTION 7-13. Front Yard:

- (a) There shall be a front yard having a depth of not less than forty (40) feet.
- (b) Where lots have a double frontage, the required front yard shall be provided on both streets.
- (c) On a corner lot there shall be a front yard on each street side of such lot, except that the front yard on the side street may be reduced in depth to the extent nec-

ssary to permit a buildable width on said lot of forty (40) feet, providing the depth of said yard shall not be reduced to less than ten (10) feet.

SECTION 7-14. Side Yard:

(a) Except as hereinafter provided in the following paragraph and in Article 16, there shall be a side yard on each side of a building, having a width of not less than nine (9) feet.

(b) Wherever a lot of record has a width of less than seventy five (75) feet, the side yard on each side of a building may be reduced to a width of not less than twelve (12) per cent of the width of the lot, but in no instance shall it be less than five (5) feet.

SECTION 7-15. Rear Yard. Except as hereinafter provided in Article 16 hereof, there shall be a rear yard having a depth of not less than thirty (30) feet or twenty (20) per cent of the depth of the lot, whichever amount is smaller.

SECTION 7-16. Intensity of Use: Every lot or tract of land upon which a building is erected shall have an area of not less than twelve thousand (12,000) square feet and an average width of not less than seventy-five (75) feet.

ARTICLE 8

"D" ONE-SIXTH ACRE SINGLE-FAMILY DWELLING

DISTRICT REGULATIONS

SECTION 8-1. The regulations set forth in this article, or set forth elsewhere in this Ordinance when referred to in this article, are the district regulations in the "D" One-Sixth Acre Single-Family Dwelling District.

SECTION 8-2. Use Regulations: The use regulations are the same as those in the "C" Twelve Thousand Square Foot Single-Family Dwelling District.

SECTION 8-3. Parking Regulations: The parking regulations are the same as in the "C" Twelve Thousand Square foot Single-Family Dwelling District.

SECTION 8-4. Height Regulations: No building shall exceed two and one-half (2½) stories or shall it exceed thirty-five (35) feet in height, except as provided in Articles 14 and 16 hereof.

SECTION 8-5. Area Regulations:

SECTION 8-6. Front Yard:

(a) There shall be a front yard having a depth of not less than twenty-five (25) feet.

- (b) Where lots have a double frontage, the required front yard shall be provided on both streets.
- (c) On a corner lot there shall be a front yard on each street side of such lot, except that the front yard on the side street may be reduced in depth to the extent necessary to permit a buildable width on said lot of thirty-two (32) feet, providing the depth of said yard shall not be reduced to less than ten (10) feet.

SECTION 8-7. Side Yard:

(a) Except as hereinafter provided in the following paragraph and in Article 16, there shall be a side yard on each side of a building, having a width of not less than six (6) feet.

(b) Whenever a lot of record has a width of less than fifty (50) feet, the side yard on each side of a building may be reduced to a width of not less than twelve (12) per cent of the width of the lot, but in no instance shall it be less than five (5) feet.

SECTION 8-8. Rear Yard: Except as hereinafter provided in Article 16 hereof, there shall be a rear yard having a depth of not less than thirty (30) feet or twenty (20) per cent of the depth of the lot, whichever amount is smaller.

SECTION 8-9. Intensity of Use: Every lot upon which a building is erected shall have an area of not less than seventy-two hundred sixty (7,260) square feet and an average width of not less than fifty (50) feet.

ARTICLE 9
"E" LIMITED MULTIPLE-FAMILY DWELLING DISTRICT REGULATIONS
SECTION 9-1. The regulations set forth in this article, or set forth elsewhere in this ordinance when referred to in this article, are the "E" Limited Multiple-Family Dwelling District regulation.

SECTION 9-2. USE REGULATIONS: A building or premises shall be used only for the following purposes:

- 9-2.10 Single Family Dwellings.
- 9-2.11 Two-Family Dwellings.
- 9-2.12 Multiple-Family Dwellings.
- 9-2.13 Parks, playgrounds and community buildings owned or operated by public agencies.
- 9-2.14 Public Libraries.
- 9-2.15 Public schools, elementary and high, or private schools having a curriculum equivalent to a public elementary school, public high school or public institution of higher learning, and having no rooms regularly used for housing or sleeping purposes.
- 9-2.16 Golf Courses, except miniature courses and driving tees and similar commercial enterprises.
- 9-2.17 Churches, but only when off-street parking space is provided upon the lot or within two hundred (200) feet thereof, which space is adequate to accommodate one (1) car for every four (4) persons for which seating is provided in the main auditorium of the church.
- 9-2.18 General hospitals, together with incidental uses related thereto, including, but not being limited to the housing of nurses, doctors, staff and other persons regularly employed by such hospital; provided, however, that all incidental and related uses shall be located on the same property as such hospital or within 500 feet of said property and such hospital shall comply with the requirements set forth in Section 14-10.
- 9-2.19 Subject to the provisions of Section 16-5, accessory buildings and uses customarily incident to any of the above uses when located on the same lot and not involving the conduct of a business, including a Class II garage, when located not less than sixty (60) feet from the front line or a Class II garage constructed as a part of the main building.

SECTION 9-3. PARKING REGULATIONS:

- 9-3.10 Whenever a structure is erected, converted, or structurally altered for dwelling uses, one and one-half (1½) parking spaces shall be provided for each dwelling unit, provided, however, only one (1) parking space shall be required for a single family dwelling.
- 9-3.11 For other than dwelling uses adequate parking spaces shall be provided on the lot or tract, or within three hundred (300) feet thereof.
- 9-3.12 Access drives and maneuvering space shall not be included as part of required parking area.

SECTION 9-4. HEIGHT REGULATIONS: No building shall exceed two and one-half (2½) stories or shall it exceed thirty-five (35) feet in height, except as provided in Articles 14 and 16 hereof.

SECTION 9-5. AREA REGULATIONS:

- 9-5.10 Front Yard:
 - (a) There shall be a front yard having a depth of not less than twenty-five (25) feet.
 - (b) Where lots have a double frontage, the required front yard shall be provided on both streets.
 - (c) On a corner lot there shall be a front yard on each side of such lot, except that the front yard on the side street may be reduced in depth to the extent necessary to permit a buildable width on said lot of thirty-two (32) feet, providing the depth of said yard shall not be reduced to less than ten (10) feet.

- 9-5.11 SIDE YARD:
Except as hereinafter provided in Article 16, there shall be a side yard having a width of not less than six (6) feet on each side of a building.

- 9-5.12 REAR YARD:
Except as hereinafter provided in Ar-

icle 16 hereof, there shall be a rear yard having a depth of not less than twenty-five (25) feet or twenty (20) per cent of the depth of the lot, whichever amount is smaller.

9-5.13 INTENSITY OF USE:

Except as hereinafter provided, every structure hereafter erected, enlarged or converted shall be located upon lots containing the following areas and widths:

- (a) A lot on which a single-family dwelling is erected, shall contain an area of not less than seven thousand (7000) square feet, and an average width of not less than fifty (50) feet.
- (b) A lot on which a structure containing two or more dwelling units is erected, enlarged or converted shall contain an area of not less than three thousand five hundred (3500) square feet per family dwelling unit and have an average width of not less than fifty (50) feet; provided, however, that no such lot shall contain an area of less than seven thousand (7000) square feet.
- (c) The lot area covered by the main building or buildings shall not exceed 25 per cent of the total lot area; provided, however, that any accessory building or use which is attached to a main building and which has no dwelling use above it shall not be included in said 25 per cent.

SECTION 11. That Article 10 of The Highland Park Zoning Ordinance of 1947, as amended, be and is hereby amended as follows:

ARTICLE 10

"F" MULTIPLE-FAMILY DWELLING DISTRICT REGULATIONS

SECTION 10-1. The regulations set forth in this article, or set forth elsewhere in this ordinance when referred to in this article, are the "F" Multiple-Family Dwelling District regulation.

SECTION 10-2. USE REGULATIONS: A building or premises shall be used only for the following purposes:

- 10-2.10 Single Family Dwellings.
- 10-2.11 Two-Family Dwellings.
- 10-2.12 Multiple-Family Dwellings.
- 10-2.13 Boarding and Lodging Houses.
- 10-2.14 Parks, playgrounds and community buildings owned or operated by public agencies.
- 10-2.15 Public Libraries.
- 10-2.16 Public schools, elementary and high, or private schools having a curriculum equivalent to a public elementary school, public high school or public institution of higher learning, and having no rooms regularly used for housing or sleeping purposes.
- 10-2.17 Golf Courses, except miniature courses and driving tees and similar commercial enterprises.
- 10-2.18 Churches, but only when off-street parking space is provided upon the lot or within two hundred (200) feet thereof, which space is adequate to accommodate one (1) car for every four (4) persons for which seating is provided in the main auditorium of the church.
- 10-2.19 Subject to the provisions of Section 16-5 accessory buildings and uses customarily incident to any of the above uses when located on the same lot and not involving the conduct of a business, including a Class II garage, when located not less than sixty (60) feet from the front lot line of a Class II garage constructed as a part of the main building.

SECTION 10-3. PARKING REGULATIONS:

- 10-3.10 Whenever a structure is erected, converted, or structurally altered for dwelling uses, one and one-half (1½) parking spaces shall be provided for each dwelling unit, provided, however, only one (1) parking space shall be required for a single family dwelling.
- 10-3.11 For other than dwelling uses adequate parking spaces shall be provided on the lot or tract, or within three hundred (300) feet thereof.
- 10-3.12 Access drives and maneuvering space shall not be included as part of required parking area.

SECTION 10-4. HEIGHT REGULATIONS: No building shall exceed two and one-half (2½) stories or shall it exceed thirty-five (35) feet in height, except as provided in Articles 14 and 16 hereof.

SECTION 10-5. AREA REGULATIONS:

- 10-5.10 FRONT YARD:
 - (a) There shall be a front yard hav-

ing a depth of not less than twenty-five (25) feet.

- (b) Where lots have a double frontage, the required front yard shall be provided on both streets.

- (c) On a corner lot there shall be a front yard on each side of such lot; except that the front yard on the side street may be reduced in depth to the extent necessary to permit a buildable width on said lot of thirty-two (32) feet, providing the depth of said yard shall not be reduced to less than ten (10) feet.

10-5.11 SIDE YARD:

Except as hereinafter provided in Article 16, there shall be a side yard having a width of not less than six (6) feet on each side of a building.

10-5.12 REAR YARD:

Except as hereinafter provided in Article 16 hereof, there shall be a rear yard having a depth of not less than twenty-five (25) feet or twenty (20) per cent of the depth of the lot, whichever amount is smaller.

10-5.13 INTENSITY OF USE: Except as hereinafter provided, every structure hereafter erected, enlarged or converted shall be located upon lots containing the following areas and widths:

- (a) A lot on which a single-family dwelling is erected shall contain an area of not less than seven thousand (7000) square feet, and have an average width of not less than fifty (50) feet.
- (b) A lot on which a structure containing two or more dwelling units is erected, enlarged or converted shall contain an area of three thousand five hundred (3500) square feet for one unit, and fifteen hundred (1500) square feet for each additional unit, and an average width of fifty (50) feet; provided, however, that no such lot shall contain an area of less than seven thousand (7000) square feet.

- (c) The lot area covered by the main building or buildings shall not exceed thirty-three and one-third (33 1/3) per cent of the total lot area, provided, however, that any accessory building or use which is attached to a main building and which has no dwelling use above it shall not be included in said thirty-three and one-third (33 1/3) per cent.

SECTION 10-5-13(c).

The floor area ratio of the main building shall not exceed 66 and 2/3 percent of the lot area and the area covered by the main building or buildings shall not exceed 33 and 1/3 percent. The floor area ratio is the gross floor area measured from the exterior faces of the exterior walls of a building, divided by the area of the lot (excepting basements, cellars and attics).

ARTICLE 10A
"F-1" MULTIPLE-FAMILY DWELLING
DISTRICT REGULATIONS SECTION
10A-1. The regulations set forth in this
article, or set forth elsewhere in this ordi-
nance when referred to in this article, are
the "F-1" Multiple-Family Dwelling Dis-
trict regulations.

SECTION 10A-2. USE REGULATIONS:
A building or premises shall be used only
for the following purposes:

- 10A-2.10 Single Family Dwellings.
- 10A-2.11 Two-Family Dwellings.
- 10A-2.12 Multiple-Family Dwellings.
- 10A-2.13 Boarding and Lodging Houses.
- 10A-2.14 Parks, playgrounds and com-
munity buildings owned or operated by
public agencies.
- 10A-2.15 Public Libraries.
- 10A-2.16 Public Schools, elementary and
high, or private schools having a cur-
riculum equivalent to a public ele-
mentary school, public high school or
public institution of higher learning,
and having no rooms regularly used for
housing or sleeping purposes.
- 10A-2.17 Golf Courses, except miniature
courses and driving tees and similar
commercial enterprises.
- 10A-2.18 Churches, but only when off-
street parking space is provided upon
the lot or within two hundred (200) feet
thereof, which space is adequate to
accommodate one (1) car for every
four (4) persons for which seating is
provided in the main auditorium of the
church.
- 10A-2.19 Multiple-Family dwellings com-
plying with "F" regulations.
- 10A-2.20 Subject to the provisions of
Section 16-5 accessory buildings and
uses customarily incident to any of
the above uses when located on the
same lot and not involving the conduct
of a business, including a Class II
garage, when located not less than sixty
(60) feet from the front line of a Class
II garage constructed as a part of the
main building.

SECTION 10A-3. PARKING REGULA-
TIONS:

- 10A-3.10 Whenever a structure is erected,
converted, or structurally altered for
dwelling uses, 1 parking space for each
dwelling unit having 3 rooms or less
and 1½ parking spaces for each dwelling
unit having 4 rooms or more, shall be
provided.
- 10A-3.11 For other than dwelling uses
adequate parking spaces shall be pro-
vided on the lot or tract, or within
three hundred (300) feet thereof.
- 10A-3.12 Access drives and maneuvering
space shall not be included as part of
required parking area.

SECTION 10A-4. HEIGHT REGULA-
TIONS: No building shall exceed thirty-
five (35) feet in height, except as pro-
vided in Articles 14 and 16 hereof.

SECTION 10A-5. AREA REGULA-
TIONS:

10A-5.10 FRONT YARD:

- (a) There shall be a front yard having
a depth of not less than twenty-five
(25) feet.
- (b) Where lots have a double frontage,

the required front yard shall be pro-
vided on both streets.

(c) On a corner lot there shall be a
front yard on each side of such lot;
except that the front yard on the side
street may be reduced in depth to the
extent necessary to permit a buildable
width on said lot of thirty-two (32) feet,
providing the depth of said yard shall
not be reduced to less than ten (10)
feet.

10A-5.11 SIDE YARD:

Except as hereinafter provided in
Article 16, there shall be a side yard
having a width of not less than six (6)
feet on each side of a building.

10A-5.12 REAR YARD:

Except as hereinafter provided in Arti-
cle 16, hereof, there shall be a rear
yard having a depth of not less than
twenty-five (25) feet or twenty (20) per
cent of the depth of the lot, whichever
amount is smaller.

10A-5.13 INTENSITY OF USE:

Except as hereinafter provided, every
structure hereafter erected, enlarged or
converted shall be located upon lots
containing the following areas and
widths:

- (a) A lot on which a single-family
dwelling is erected shall contain an area
of not less than seven thousand (7000)
square feet, and have an average
width of not less than fifty (50) feet.
- (b) A lot on which a structure con-
taining two or more dwelling units is
erected, enlarged or converted shall
contain an area of two thousand (2000)
square feet for one unit, and one
thousand (1000) square feet for each
additional unit, and an average width
of fifty (50) feet; provided, however,
that no such lot shall contain an area
of less than seven thousand (7000)
square feet.
- (c) The floor area ratio of the main
building shall not exceed .66 2/3% of
the lot area and the lot area covered
by the main building shall not exceed
33 1/3%. Floor area ratio is the
gross floor area of the building divided
by the area of the lot.
- (d) Not less than 75% of the total num-
ber of dwelling units shall be dwelling
units containing at least three rooms.

ARTICLE 11
"G" OUTLYING BUSINESS DISTRICT
REGULATIONS

SECTION 11-1. The regulations set forth in this Article, or set forth elsewhere in this Ordinance when referred to in this article, are the regulations in the "G" Outlying Business District.

SECTION 11-2. Use Regulations: A building or premises shall be used only for the following purposes:

SECTION 11-3. Any use permitted in the "F" Multiple Dwelling Districts, except as provided in SECTION 5, Paragraph 4, of this Article.

SECTION 11-4. Bakery whose products are sold at retail on the premises.

SECTION 11-5. Bank.

SECTION 11-6. Barber shop or beauty parlor.

SECTION 11-7. Business or commercial school, or dancing or music academy.

SECTION 11-8. Catering establishment.

SECTION 11-9. Electric and shoe repair shops.

SECTION 11-11. Hospitals and clinics for animals, but not open kennels.

SECTION 11-12. Messenger or telegraph service station.

SECTION 11-13. Office.

SECTION 11-14. Painting and decorating shop.

SECTION 11-15. Photograph gallery.

Section 11-16. Class IV garage, except that the repair or storage portion of such building shall occupy not more than fifty (50) percent of the total floor area and shall not be less than thirty (30) feet from the front of the building, and no lot or portion thereof shall be used for the display of used cars, and nor may any portion of the premises be used for a car wash or auto laundry.

SECTION 11-17. Recreation or amusement building.

Section 11-18. Restaurants, except drive-in restaurants and refreshment stands;
SECTION 11-19. Sales or show room.

SECTION 11-20. Store or shop for the conduct of a retail business.

SECTION 11-21. Store for the collection and distribution of laundry and dry cleaning articles, but not for the treatment, cleaning or processing of such articles.

SECTION 11-22. Theatre, except open-air drive-in theatres; provided, however, that no theatre shall be erected or reconstructed unless there is provided on the same lot, or within three hundred (300) feet thereof, parking space which contains an area adequate to accommodate one (1) automobile for every five (5) seats in the theatre.

SECTION 11-23. Tailor shop.

SECTION 11-24. Tire repair shop.

SECTION 11-25. Undertaking establishment.

SECTION 11-27. Accessory buildings and uses customarily incident to the above uses, including a sign or a bulletin board relating only to services, articles and products offered within the building to which the sign is attached.

SECTION 11-28. Any building used primarily for any of the above enumerated purposes may have not more than forty (40) per cent 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 such incidental use.

SECTION 11-29. Parking Regulations:

SECTION 11-30. The parking regulations for uses permitted in the "F" Multiple Family Dwelling District shall apply to such uses when located in the "G" Outlying Business District.

SECTION 11-31. Whenever a structure is erected or reconstructed for any of the other purposes permitted in this district, except as provided in SECTION 11-22 of this Article, there shall be provided parking spaces in the ratio of not less than one (1) parking space for each two hundred (200) square feet of floor space in the building which is used for commercial purposes, and except that any recreation or amusement building or any restaurant or establishment whose primary use is to serve meals, lunches or drinks to patrons, either in their cars or in the building, shall provide parking spaces on the lot in the ratio of not less than one (1) parking space for each one hundred (100) square feet of floor space in the building. Such parking space may be located on the same lot as the building or on an area within three hundred (300) feet of the building. Two or more owners of buildings may join together in providing this parking space, provided that the minimum requirements of this Paragraph are maintained.

SECTION 11-32. Height Regulations: No building shall exceed two and one-half (2½) stories or shall it exceed thirty-five (35) feet in height, except as otherwise provided in Articles 14 and 16.

SECTION 11-33. AREA REGULATIONS:

SECTION 11-34. FRONT YARD: The front yard regulations are the same as those in the "D" One-Sixth Acre Single-Family Dwelling Districts; provided, however, that ornamental overhangs, awnings, or canopies may project into a required front yard for a distance not to exceed ten (10) feet, provided further, however, that no part of such overhang, awning, or canopy or any supporting structure thereof shall be less than ten (10) feet higher than the adjacent sidewalk or the first floor level of the building, to which such overhang, awning, canopy, or supporting structure thereof is attached, whichever is higher.

SECTION 11-35. SIDE YARD. Where a corner lot is used for any of the commercial purposes permitted in this district the yard on the side of a lot adjacent to the street shall not be less than ten (10) feet in width, except that the buildable width of the lot shall not be reduced to less than twenty-five (25) feet. In all other cases a side yard is not required except on the side of a lot abutting on a dwelling district, in which case there shall be a side yard of not less than five (5) feet.

SECTION 11-36: REAR YARD: Except as hereinafter provided in Article 16, there shall be a rear yard having a depth of not less than twenty-five (25) feet, unless the lot is less than one hundred twenty-five (125) feet, in which case the rear yard need not exceed twenty (20) per cent of the depth of such lot.

ARTICLE IIA

"G-1" OFFICE, RESEARCH AND COMPATIBLE USE
DISTRICT

SECTION IIA-1: The regulations set forth in this Article are the district regulations in the "G-1" Office, Research and Compatible Use District.

SECTION IIA-2. Purpose: The intent of this section is to permit certain administrative, research and business organizations, which do not in any way detract from residential desirability, to locate in an area which lies between a transportation network and manufacturing district of intense activity and certain residential districts of passive activity and thereby to act as a transitional district between said areas. The limitations as to uses, height, ground coverage, and offensive characteristics are imposed to protect and foster residential desirability of the community.

SECTION IIA-3. General Restrictions: Any use permitted in the "G-1" Office, Research and Compatible Uses District shall comply with all provisions contained in Sections IIA-3.1 to II-3.4.

SECTION IIA-3.1 No retail store, service establishment or establishment which makes sales on the premises to the ultimate consumer for personal use shall be located within this district.

SECTION IIA-3.2 All operations and activities of all uses within this district including the storage of materials shall be conducted wholly inside a building or buildings.

SECTION IIA-3.3 No use permitted in this district shall emit odors, gas, dust, smoke, lighting effects or noise, to an extent greater than the following maximum allowable levels:

SECTION IIA-3.3.1 Sound level shall not exceed 60 decibels to be measured at the property line unless said property line shall be coincident with a residential district property, in which case a reading of 50 decibels shall not be exceeded. Noise shall be so muffled as not to become objectionable due to intermittance, beat frequency or shrillness and shall at no time exceed street traffic noise during a normal week day or night.

SECTION 11A-3.3.2 Operation shall not exceed a No. 1 rating on the Ringelman Smoke Chart for periods aggregating four minutes in any thirty-minute period.

SECTION 11A-3.3.3 Dust, dirt and fly ash shall not exceed 0.3 of a grain per cubic foot of flue gas at 60 degrees F., 14.7 psi absolute, and 10% CO₂, and shall in no manner be unclean, destructive, unhealthful or hazardous to humans or vegetation, nor shall visibility be impaired by opaqueness equivalent to No. 1 of the Ringelman Chart.

SECTION 11A-3.3.4 No vibration which is discernible to the human sense of feeling at any time at the property line shall be permitted.

SECTION 11A-3.3.5 Sewage waste shall not be permitted unless neutralized to a permissible range of pH 5.5 to pH 9.0.

SECTION 11A-3.4 No activities involving the storage, utilization or manufacture of materials or products which decompose by detonation shall be permitted.

SECTION 11A-4. Use Regulations. A building and/or premises shall be used only for the following purposes and must comply with the restrictions given in Section 11A-3.

SECTION 11A-4.1 Offices.

SECTION 11A-4.2 Research laboratories.

SECTION 11A-4.3 Personnel training centers, trade or professional schools.

SECTION 11A-4.4 Testing, repairing or service establishments except automotive as determined by operations conforming with performance standards set forth in this ordinance.

SECTION 11A-4.5 Public Utility Electric distribution centers in buildings.

SECTION 11A-4.6. Public Utility Telephone transmission equipment buildings.

SECTION 11A-4.7. Radio, television and electronics assembly.

SECTION 11A-4.8. Printing and publishing establishments, blue print and photocopying establishments.

SECTION 11A-4.9. Distribution and supply center.

SECTION 11A-5. HEIGHT. No building shall be erected or enlarged to exceed forty-five (45) feet in height; provided that an exception may be made by the City Council for pent-houses, enclosed water towers and decorative building projections.

SECTION 11A-6. AREAS. No lot shall be less than two (2) acres in area. Only one permitted use shall occupy one such lot exclusive of offices, training centers and laboratories permitted herein and incidental to the principal use.

SECTION 11A-6.1. The maximum ground area occupied by all buildings shall be not more than forty (40) per cent of the area of the lot or tract on which a building permit has been issued, excluding all areas dedicated for public purposes as may be required by the City of Highland Park or other governmental authority. All building on a lot shall observe the yard requirements of this ordinance.

SECTION 11A-6.2. Front Yard: These shall be a front yard having a depth of not less than one hundred (100) feet wherein there shall be no structure of any kind. No part of the parking areas required by this ordinance shall be located in the front yard.

SECTION 11A-6.3. Side Yard: There shall be a total side yard having an aggregate width of not less than fifty (50) feet. No side yard may be less than fifteen (15) feet on the side of a building except on the side of a lot abutting a residential district, in which case there shall be a side yard of not less than fifty (50) feet. The parking of automobiles may be permitted within the side yard areas except that where the side yard abuts a residential district, no parking space

or access driveway shall be closer than twenty-five (25) feet to any lot zoned for residential use and except that no part of a side yard between the front lot line and the front yard line extended may be used for required off-street parking or loading areas.

SECTION 11A-6.4. Rear Yard: There shall be a rear yard having a depth of not less than twenty-five (25) feet and there shall be no parking of automobiles or access driveways within twenty-five (25) feet of the rear lot lines; provided that where any lot line abuts or is adjacent to an area zoned for residential use; the rear yard lines abutting such use shall be not less than fifty (50) feet, and no parking shall be allowed within fifty (50) feet of such lot lines.

SECTION 11A-6.5. When, due to the shape of the site, alteration of the setback requirements is necessary to provide for the reasonable use of the site these requirements may be reduced by twenty-five (25) per cent of the restrictive dimension by the Zoning Board of Appeals.

SECTION 11A-7. LIGHTING-EXTERIOR. Illumination of buildings, signs, grounds, and parking areas shall be subject to the following:

SECTION 11A-7.1. No blinking or colored lights shall be used for the illumination of signs. All primary light sources illuminating the buildings shall be erected and maintained in accordance with standards of the Illuminating Engineering Society and shall be so placed, designed and used that neither the direct nor reflected light therefrom will adversely affect surrounding property or create a traffic hazard. Building faces, if illuminated for advertising purposes, shall be only such faces as to not front upon a residential district.

SECTION 11A-7.2. Floodlighting of grounds or parking or loading areas shall be arranged so as not to reflect direct rays of light into adjacent residential districts or into the public way. General lighting of parking or loading areas shall, except for emergency lighting, cease at or before the hour of midnight when these areas face a residential district where the distance from the nearest light to the nearest residence is less than one thousand (1,000) feet.

SECTION 11A-8. SIGNS. Business and advertising signs shall be permitted subject to the following:

change from here

SECTION IIA-8.1 Signs may be attached to one or more facades but not to or on the roof of any building, provided, that the total area of such signs shall not exceed 8 per cent of the building wall area to which they are attached and the top edge of such signs shall not project over the roof line of the building to which they are attached. No signs need be less than 50 square feet in size. Signs, other than directional signs, shall be limited to identifying the name of the enterprise, its merchandise or service. The provisions of any ordinance regulating the erection or maintenance of signs shall apply except as modified herein.

SECTION IIA-9. Off-Street Parking. Off-street parking facilities for motor vehicles shall be provided in accordance with the regulations set forth hereinafter.

SECTION IIA-9.1 Requirement: One off-street parking space for each two (2) employees, based upon the greatest number of employees in attendance at any time, shall be provided on the premises. In the event permitted sales or services are provided, there shall be provided one (1) off-street parking space for each one hundred (100) square feet of sales or service area. In no event shall parking be permitted on any public street abutting any use permitted herein.

SECTION IIA-9.2 Computation: When determination of the number of off-street parking spaces required by this amendment results in a requirement of a fractional space, any fraction of $\frac{1}{2}$ or less may be disregarded while a fraction in excess of $\frac{1}{2}$ shall be counted as one parking space.

SECTION IIA-9.3 Collective Provision: Off-street parking facilities for separate uses may be provided collectively if the total number of spaces so provided is not less than the sum of the separate requirements for each such use and provided that such a collective parking facility is located within five hundred (500) feet of the main building entrances. Further, no parking spaces or portion thereof shall serve as a required space for more than one use unless otherwise authorized by the Zoning Board of Appeals.

SECTION IIA-9.4 Area: A required off-street parking space shall be at least nine (9) feet in width and at least (20) feet in length, exclusive of access drives or aisles, ramps or columns. Such space shall have a vertical clearance of at least (7) feet.

SECTION IIA-9.5 Access: Each required off-street parking space shall open directly upon an aisle or driveway of such width and design as to provide safe and efficient means of vehicular access to such parking space. All off-street parking facilities shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movement. No driveway across public property or curb cut shall exceed a width of twenty-five (25) feet.

SECTION IIA-9.6 Design and Maintenance:

- a. Open and Enclosed Parking Spaces: Accessory parking spaces may be open to the sky or enclosed in a building.
- b. Surfacing: All open off-street parking areas shall be improved with a compacted macadam base, not less than four (4) inches thick, surfaced with asphalt or treated with some comparable all-weather dustless material.
- c. Screening and Landscaping: All property lines adjoining a residential district or public or institutional premises, shall be effectively screened by a planted area of sufficient density for screening, not less than five (5) feet in height. All lot areas not paved or built upon shall be planted and landscaped.
- d. Repair and Service: No motor vehicle repair work or service of any kind shall be permitted in conjunction with any accessory parking or loading facilities, if such facilities are within five hundred (500) feet of a residence district.

SECTION IIA-9.3. Location. Subject to the provisions of Section IIA-9.3, all parking spaces required to serve buildings or uses erected or established after the effective date of this amendment shall be located on the same lot as the building or use served. Buildings or uses existing on the effective date of this amendment which are subsequently altered or enlarged so as to require the provisions of parking spaces under this amendment may be served by parking facilities located on land other than the lot on which the building or uses served is located, provided such facilities are within five hundred (500) feet walking distance of a main entrance to the use served.

SECTION IIA-10. Off-Street Loading. Off-street loading facilities accessory to uses allowed shall be provided in accordance with the regulations set forth hereinafter.

SECTION IIA-10.1 Requirement: All required loading berths shall be located on the same zoning lot as the uses served and shall be completely enclosed within the building served or in yards adjacent to the building served, provided however, that the yards are completely surrounded and effectively screened by building walls or a uniformly painted solid fence, wall or door, or any combination thereof, not less than eight (8) feet in height.

SECTION IIA-10.2 Standing Space: Standing space for trucks not being loaded or unloaded may be provided in the loading yard or another yard, provided that the standing yard shall be completely surrounded and effectively screened as provided in IIA-10.1 above for loading berths. All zoning requirements of this district for a building shall be met.

SECTION IIA-10.3 Area: Unless otherwise specified, a required off-street loading berth or standing space shall be at least ten (10) feet in width by at least twenty-five (25) feet in length, exclusive of aisle and maneuvering space, and shall have a vertical clearance of at least fourteen (14) feet.

SECTION IIA-10.4 Access: Each required off-street loading berth shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movement.

SECTION IIA-10.5 Surfacing: All open off-street loading or standing berths shall be improved with at least a compacted macadam base, not less than nine (9) inches thick, surfaced with not less than two (2) inches of asphalt concrete or its equal in other materials.

SECTION IIA-10.6 Utilization. Area allocated to any off-street loading berth or standing space shall not be used to satisfy the space requirements for any off-street parking facilities or portions thereof.

SECTION IIA-10.7 Standards: For buildings permitted under this ordinance at least one (1) loading berth shall be provided for buildings containing less than 100,000 square feet of gross floor area; for each additional 100,000 square feet of gross floor area or any fraction thereof, up to 500,000 square feet one (1) additional loading berth shall be provided.

ARTICLE 12

"H" CENTRAL BUSINESS DISTRICT REGULATIONS

SECTION 12-1. The regulations set forth in this article, or set forth elsewhere in this Ordinance when referred to in this article, are the regulations in the "H" Central Business Districts.

SECTION 12-2. Use Regulations: A building or premises shall be used only for the following purposes:

SECTION 12-3. Any use permitted in the "G" Outlying Business Districts.

SECTION 12-4. Advertising signs and bulletin boards.

SECTION 12-5. Bakery.

SECTION 12-6. Dyeing and cleaning works using a cleaning fluid whose base is of a material other than petroleum or one of its derivatives, except self service type establishments.

SECTION 12-7. Hotel.

SECTION 12-8. Laundry, except coin operated self serving type.

SECTION 12-9. Plumbing shop.

SECTION 12-10. Printing shop.

SECTION 12-11. Class III and Class IV garages and automobile sales room.

SECTION 12-12. Tinsmithing shop.

SECTION 12-13. Multiple Family Dwellings, above the first floor only and only over a business use permitted in this district.

SECTION 12-14. Any building used primarily for any of the above enumerated purposes may have not more than forty (40) per cent of the floor area devoted to industry or storage purposes incidental to such primary use.

SECTION 12-15. Parking Regulations. Whenever a structure is erected, converted or structurally altered for multiple family use as permitted in this district, one and one-half (1 1/2) parking spaces shall be provided for each dwelling unit. No parking space shall be required in the "H" Central Business District in any other instance.

SECTION 12-16. Height Regulations: No building shall exceed three (3) stories or shall it exceed forty-five (45) feet in height, except as otherwise provided in Articles 14 and 16 hereof.

SECTION 12-17. Area Regulations:

SECTION 12-18. No front yard is required except as provided in Section 16-19.

SECTION 12-19. Side Yard: No side yard shall be required.

SECTION 12-20. Rear Yard. A rear yard is not required except where a lot abuts upon a dwelling district, in which case there shall be a rear yard of not less than fifteen (15) feet.

SECTION 12-21. Intensity of Use. When a lot is improved with dwelling units there shall be a lot area of not less than three thousand (3,000) square feet of lot area per dwelling unit.

ARTICLE 13

"I" INDUSTRIAL DISTRICT REGULATIONS

SECTION 13-1. The regulations set forth in this article, or set forth elsewhere in this Ordinance when referred to in this article, are the district regulations in the "I" Industrial Districts.

SECTION 13-2. Use Regulations: A building or premises shall be used only for the following purposes:

SECTION 13-3. Any Use permitted in the "H" Central Business District, except Multiple Family Dwellings.

SECTION 13-3.1: Motels: No facilities for the storage, cooking or other preparation of food shall be provided or permitted in a motel except in one unit of the motel for the exclusive use of the immediate family of the owner, operator or manager of the motel or in a restaurant constructed as part of the motel.

SECTION 13-4. Blacksmith shop.

SECTION 13-5. Bottling works.

SECTION 13-6. Dyeing and cleaning establishments.

SECTION 13-7. Milk distributing station.

SECTION 13-8. Lumber or building materials yard.

SECTION 13-9. Wholesale establishments.

SECTION 13-10. Warehouses and storage plants.

SECTION 13-11. Coal yards.

SECTION 13-12. Wholesale storage of oil, gasoline or other petroleum products, but only after the location and protective measures have been approved by the Chief of the Fire Department.

SECTION 13-13. Printing plants.

SECTION 13-14. Public utility substations and facilities.

SECTION 13-15. Junk yards, but only when the area of such lot or tract devoted to such use is covered by a building in conformity with the Building Code requirements of the City of Highland Park.

SECTION 13-16. Industrial and manufacturing plants where the scale of operations and the process of manufacturing or treatment of materials is such that the amount of dust, odor, gas, smoke or noise resulting therefrom will not result in a lowering of taxable values of property, and otherwise will not be objectionable to surrounding residence districts, where the operations are conducted in one or more buildings and not more than ten (10) per cent of the lot or tract is used for the open storage of products, materials, or equipment.

SECTION 13-17. Height Regulations: No building shall exceed three (3) stories or shall it exceed forty-five (45) feet in height, except as otherwise provided in Articles 14 and 16.

SECTION 13-18. Parking Regulations: The parking regulations for uses permitted in the "G" Outlying Business District shall apply to such uses when located in the "I" Industrial District. Parking space shall be provided on the lot or in a building on the lot adequate to accommodate the cars of the employees of any of the uses permitted in this district, as well as the trucks and other vehicles owned by or in the custody of the establishment and when a lot is improved with a motel there shall also be provided on the lot and immediately adjacent to the motel not less than one off-

street parking space (exclusive of driveways and required buffer areas) for each room in the motel in which sleeping accommodations are provided. Each parking space shall abut upon a driveway not less than eighteen (18) feet in width.

SECTION 13-19. Area Regulations:

SECTION 13-20. Front Yard: The front yard regulations are the same as those in the "H" Central Business Districts.

SECTION 13-21. A side yard is not required except on the side of a lot adjoining a dwelling district, in which case there shall be a side yard of not less than ten (10) feet.

Amended: 11/14/66

SECTION 13-22. Rear Yard: The rear yard regulations for dwellings are the same as in the "F" Multiple Dwelling Districts. In all other cases a rear yard is not required except where a lot abuts upon a dwelling district, in which case there shall be a rear yard of not less than twenty (20) feet.

SECTION 13-23. That Section 13-23 of the above-entitled ordinance be and it is hereby repealed.

ARTICLE 14

NON-CONFORMING USES

SECTION 14-1. The lawful use of land for storage purposes (where such use is not an adjunct of any structure) and for advertising signs and billboards which does not conform to the provisions of this Amending Ordinance shall be discontinued within five (5) years from the date of the approval of this Ordinance, and the same uses of land which become non-conforming by reason of a subsequent change in this amending Ordinance shall also be discontinued within five (5) years from the date of the change.

ture may not be increased beyond the area or space within such building actually devoted to such use at the date of the adoption hereof. Where a building is being lawfully used as a non-conforming two family or multiple dwelling, the number of family units occupying the same may not be increased. No non-conforming use may be expanded or enlarged by any addition to or alteration or remodeling of the same. Nothing herein contained shall be construed to prohibit ordinary repairs thereto.

SECTION 14-6. No non-conforming structure that was erected, converted, or structurally altered in violation of the provisions of the ordinance which this ordinance amends shall be validated by the adoption of this Ordinance, and such violations or any violations of this Ordinance may be ordered removed or corrected by the proper officials at any time.

SECTION 14-7. Except as provided in Article 17, SECTION 17-16, all non-conforming commercial or industrial buildings located within any dwelling district shall be removed or converted, and the building thereafter devoted to a use permitted in the District in accordance with the following schedule:

- (a) In the case of buildings erected before January 1, 1915 on or before January 1, 1955.
- (b) In the case of buildings erected between January 1, 1915 and January 1, 1920, on or before January 1, 1960.
- (c) In the case of buildings erected between January 1, 1920 and January 1, 1925, on or before January 1, 1965.
- (d) In the case of buildings erected since January 1, 1925, within forty (40) years from the date of the issuance of a building permit therefor, but in all cases on or before January 1, 1986.

Section 14-8. SPECIAL PERMITS: The Council of the City of Highland Park, may, by special permit, after public hearing held by the Plan Commission and advertised as provided in Article 22, and subject to such protective restrictions that it deems necessary authorize the location, extension or structural alteration of any of the following buildings or uses, or an increase in their height, in any district from which they are prohibited or limited by the district regulating this Ordinance; provided that such buildings or uses will not have any serious and depreciating effect upon the value of surrounding property.

SECTION 14-9. Any public building erected and used by any department of a Municipal, County, State or Federal Government.

SECTION 14-10. Hospitals, clinics and institutions, except institutions for criminals and those for persons who are mentally ill or have contagious diseases; provided, however that such buildings may occupy not over fifty (50) per cent of the total area of the lot or tract and, provided further, that the buildings shall be set back from all yard lines heretofore established an additional distance of not less than two (2) feet for each foot of building height, and that adequate off-street parking space will be provided.

SECTION 14-10-01. Convalescent homes and nursing homes, but only when they

are located upon large tracts and do not adversely affect surrounding residential development.
SECTION 14-10.02. Nursery schools and play schools.

Section 14-10.03: Drive-In Theaters, in the "I" District only.

Section 14-10.04: Drive-In restaurants and refreshment stands, in "G", "G-1", and "I" District only.

Section 14-10.05: Coin operated or self service type Laundry, Launderette, and Dry-Cleaning business, with machines which are coin operated, or intended for self-service, in the "G", "G-1", and "H" Districts only.

Section 14-10.06: Coin operated food, beverage, ice and milk dispensing machines (except machines that are placed within a building and operated as an adjunct of the principal use of the building or premises) in "G", "G-1", "H" and "I" Districts only.

Section 14-10.07: Automobile service or filling stations and automobile car washes or auto laundries, in the "G", "G-1" and "H" and "I" Districts only.

Section 14-10.08: New and used car sales or storage lots, in the "I" District only.

Section 14-10.09: Institutions of a religious, educational, eleemosynary or philanthropic nature.

Section 14-10.10: Mental or Penal Institutions.

SECTION 14-11. Cemetery or mausoleum.

SECTION 14-12. Airport, landing field, or landing strip.

SECTION 14-13. Greenhouses, provided that any such structures shall not be less than one hundred (100) feet from all property lines.

SECTION 14-14. Nurseries and truck gardens.

SECTION 14-15. Riding stables.

SECTION 14-16. Roadside stands, commercial amusement or recreational development for temporary or seasonal periods.

SECTION 14-17. Extraction of gravel, sand, or other raw materials.

SECTION 14-18. Parking lots on land not more than three hundred (300) feet from the boundary of any commercial, business or industrial district, under such conditions as will protect the character of surrounding property.

SECTION 14-19. Areas for the dumping or disposal of trash or garbage.

SECTION 14-20. Radio towers and radio broadcasting stations.

SECTION 14-21. Motels where the primary purpose is to provide seasonal or year around living facilities, but only when they are located upon large tracts and would not adversely affect surrounding residential development.

SECTION 14-22. Any use which is generally similar to the uses permitted in the district in which such proposed use is sought to be located by special permit which conforms to the regulations for such district.

SECTION 14-22.01. Planned Business Center, but only: (1) on tracts of land of not less than five acres abutting and contiguous to a state highway containing four or more traffic lanes divided by a median strip; or (2) any tract of land located within a district zoned, and classified as "G" Outlying Business District, "H" Central Business District, or "I" Industrial District.

SECTION 14-2. The unlawful use of a building or building and land immediately appurtenant thereto and used in conjunction with such building, or the unlawful use of unimproved land existing at the time of the adoption of this ordinance when such use does not conform with the provisions hereof or existing at the time of the passage of any amendment hereto when the effect of such amendment is to render non-conforming a use previously conforming to the provisions hereof, may be continued although such use does not conform with the provisions hereof or of any amendment hereto. Such continued non-conforming use shall be subject to the following regulations and limitations in order to reduce or prevent an increase in the incompatibility of such use with the character of the district where it is located. If no structural alterations or increase in volume or intensity of use is involved, a non-conforming use may be changed to another non-conforming use, provided such latter non-conforming use is permitted in a more restricted zone or district. The foregoing provisions shall apply to non-conforming uses in districts hereafter changed by amendment hereto. Whenever a non-conforming use of a building has been changed to a more restricted use or a conforming use, such shall not thereafter be changed to a less restricted use.

SECTION 14-3. No building which has been damaged by fire, explosion, act of God or the public enemy, to the extent of more than fifty (50) per cent of its value, shall be restored except in conformity with the regulations of this Ordinance.

SECTION 14-4. In the event that a non-conforming use of any building or premises is discontinued or its normal operation stopped for a period of two (2) years, the use of the same shall thereafter conform to the regulations of the district in which it is located.

SECTION 14-5. Except as provided in Section 14-8 of this Article, a non-conforming use of land only shall not be expanded beyond the extent of land actually devoted to and used by such non-conforming use at the time such use became non-conforming. The non-conforming use of a building or struc-

**CITY OF HIGHLAND PARK
HISTORIC PRESERVATION COMMISSION**

RESOLUTION NO. 2026-006

**A RESOLUTION RECOMMENDING TO THE CITY COUNCIL LAND-USE
INCENTIVES TO ENCOURAGE HISTORIC PRESERVATION**

WHEREAS, at its Sep. 8, 2025 meeting the City Council ("**Council**") directed staff to work with the Historic Preservation Commission to develop a recommendation on how the City could encourage historic preservation; and

WHEREAS, at its September 11, 2025 meeting the Historic Preservation Commission ("**HPC**") directed staff to research preservation incentives for discussion at its Nov. 13, 2025 meeting; and

WHEREAS, at the Nov. 13, 2025 meeting the HPC discussed such incentives to encourage historic preservation; and

WHEREAS, at the Dec. 11, 2025 meeting the HPC directed staff to draft the Commission's recommendations to be brought before the Council; and

WHEREAS, at the Jan. 8, 2026 meeting the HPC reviewed the Commission's recommendations to Council drafted by staff; and

WHEREAS, at the Jan. 8, 2026 meeting, the HPC adopted resolution R2026-001 (**Exhibit A**) recommending that the City Council consider the Commission's recommendations for ways to encourage historic preservation; and

WHEREAS, at the Aug. 13, 2026 meeting the HPC discussed land-use incentives to encourage historic preservation; and

WHEREAS, at the Aug. 13, 2026 meeting, the HPC adopted this resolution recommending that the City Council consider the Commission's recommendations for historic preservation land-use incentives; and

NOW, THEREFORE, BE IT RESOLVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS:

SECTION ONE: That the Historic Preservation Commission of the City of Highland Park, Lake County, Illinois, adopts hereby the above recommendations in the following form:

SECTION TWO: That the Secretary of the Historic Preservation Commission of the City of Highland Park be and is directed hereby to forward the Commission's recommendations (**Exhibit A**) to the Plan and Design Commission for consideration at a Plan and Design Commission Meeting and City Council for consideration at a City Council Meeting.

SECTION THREE: That this Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

**CITY OF HIGHLAND PARK
HISTORIC PRESERVATION COMMISSION**

RESOLUTION NO. 2026-006

**A RESOLUTION RECOMMENDING TO THE CITY COUNCIL LAND-USE
INCENTIVES TO ENCOURAGE HISTORIC PRESERVATION**

AYES:

NAYS:

ABSENT:

PASSED:

APPROVED:

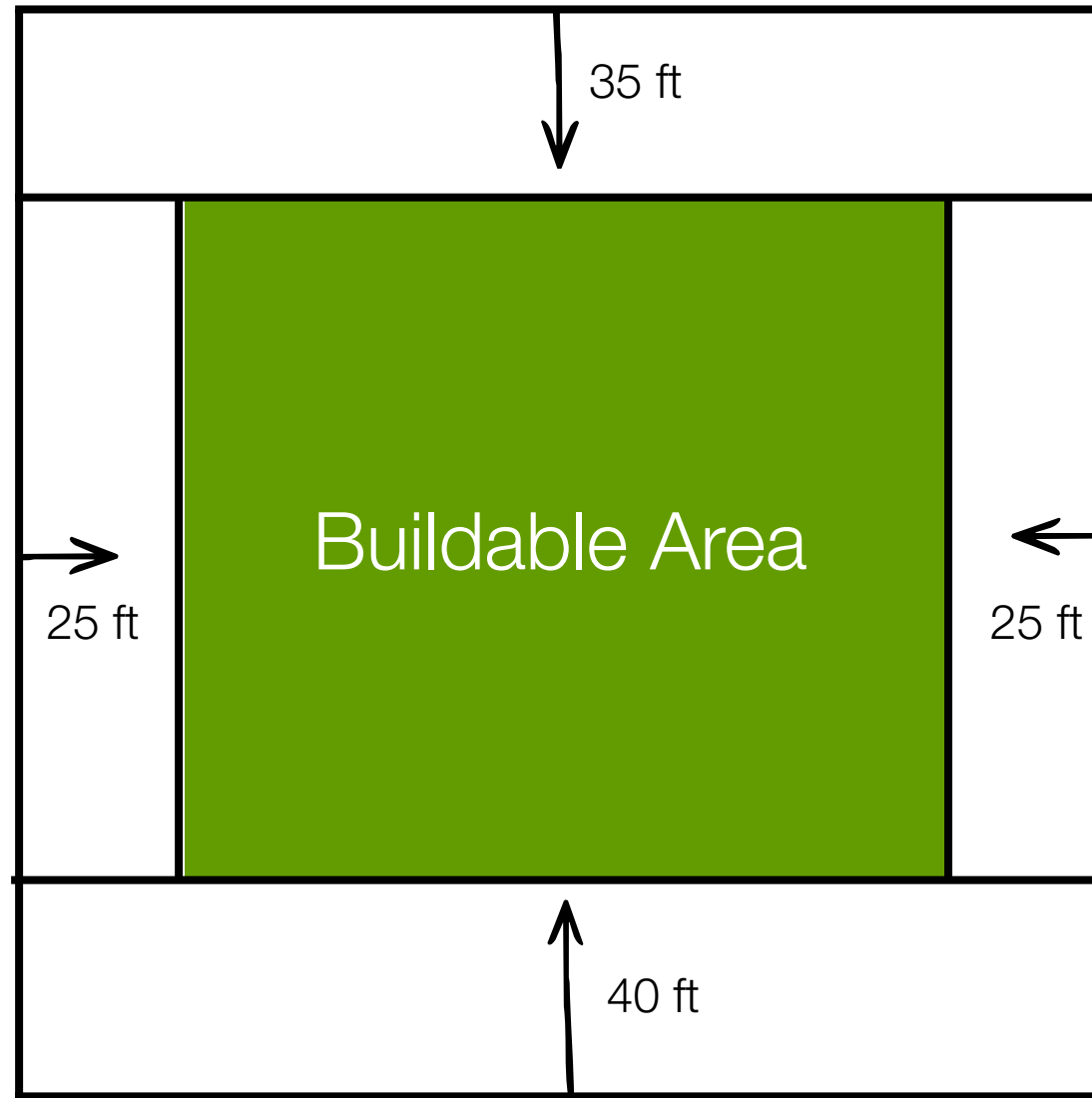
RESOLUTION NO. 2026-006

ATTEST:

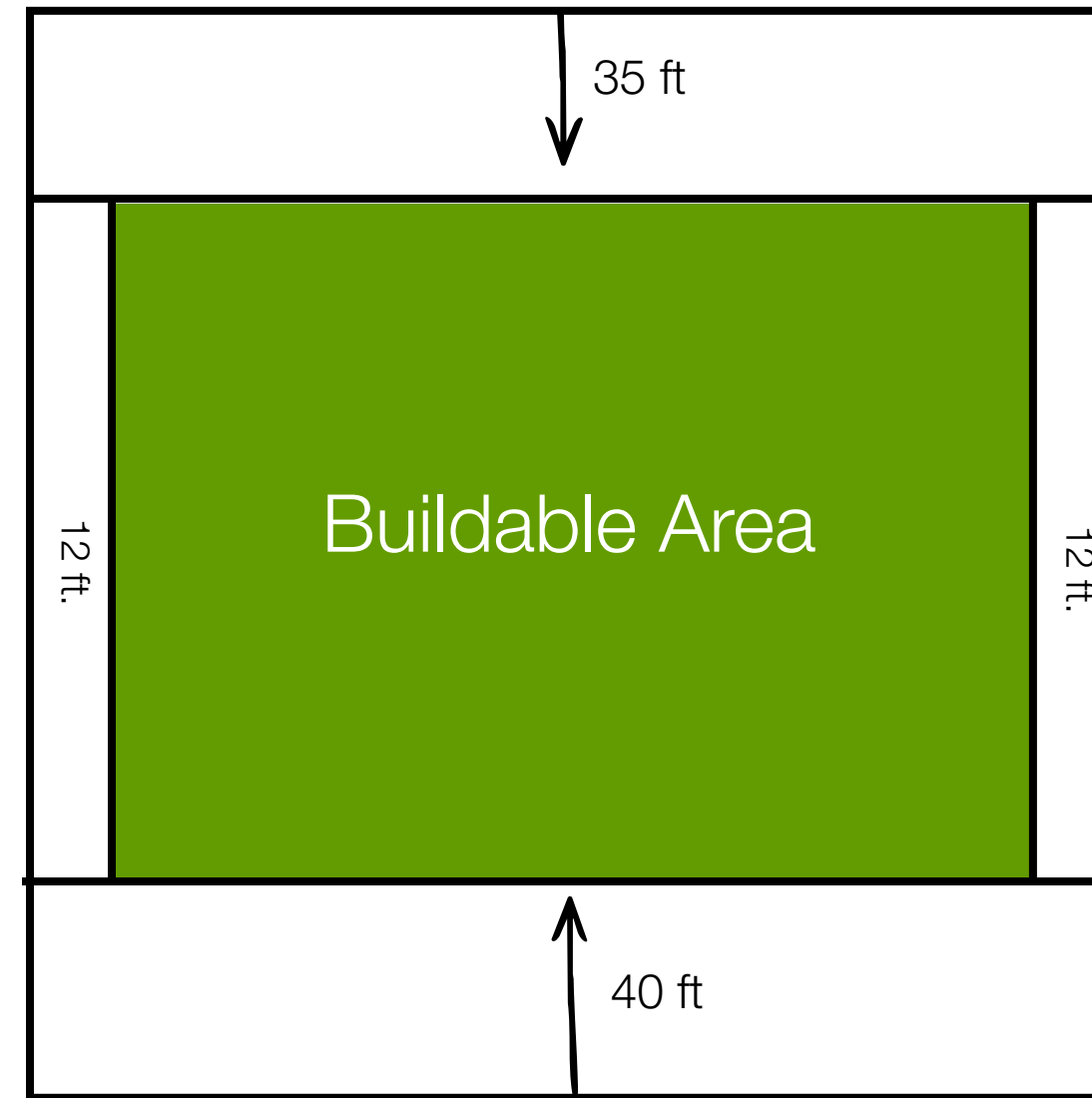
Erica Weeder, Chair

Maddy Markle, Secretary

200x200 ft. Lot in R4

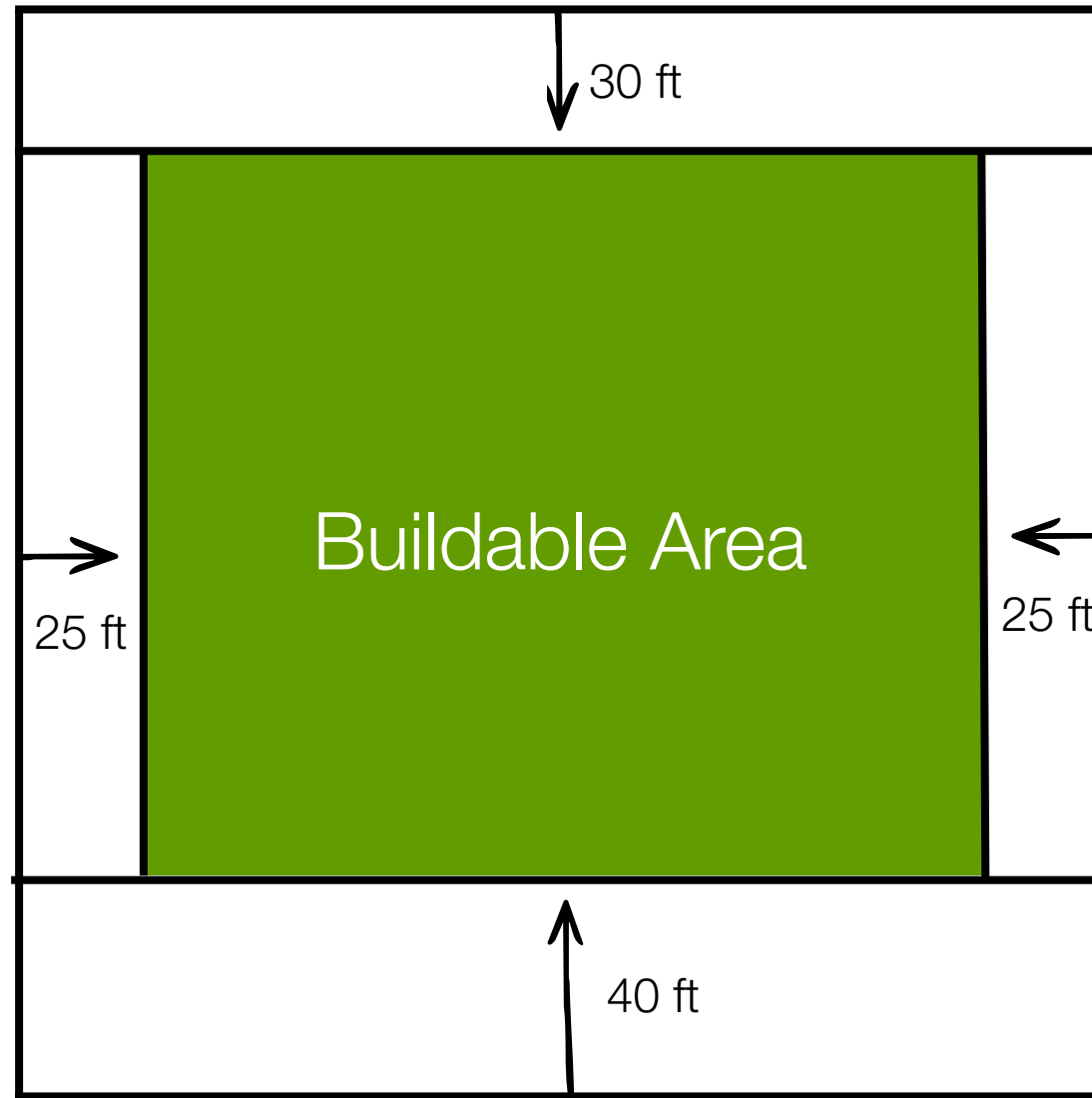


Standard Zoning

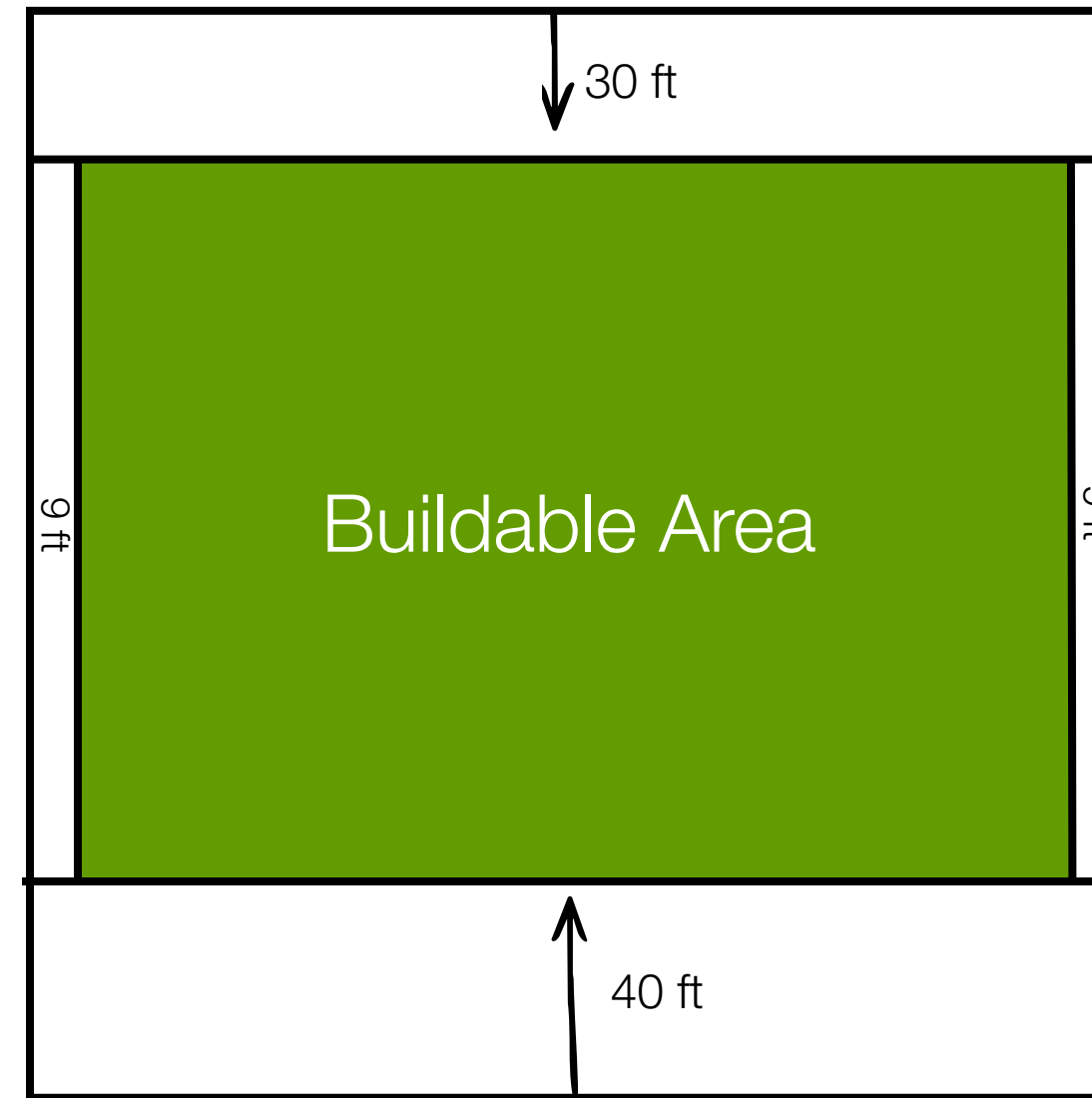


Historic Zoning

200x200 ft. Lot in R5

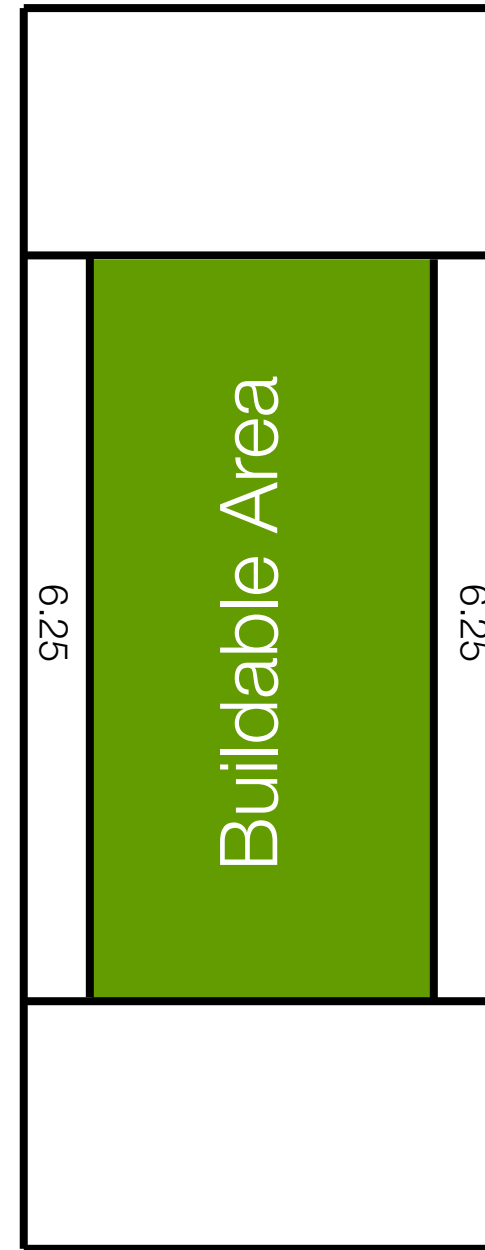


Standard Zoning

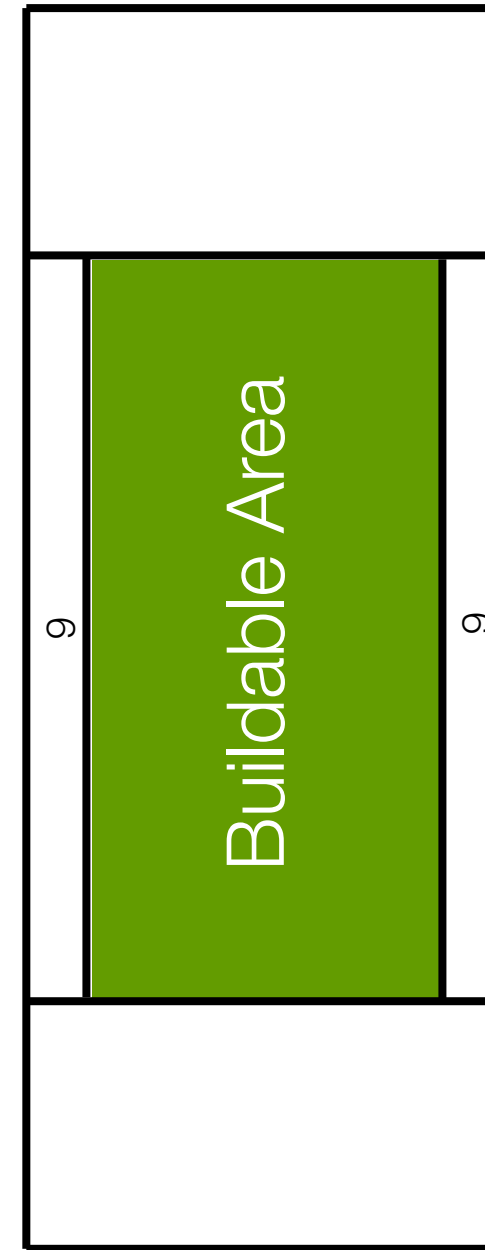


Historic Zoning

50x130 ft. Lot in R6
Almost No Change in Buildable Area



Standard Zoning



Historic Zoning

THIS DOCUMENT
PREPARED BY AND
AFTER RECORDING
RETURN TO:

City of Highland Park
Department of Community Development
Building Division
1150 Half Day Road
Highland Park, IL, 60035

BONUS FLOOR AREA RATIO RESTRICTIVE COVENANT

([ADDRESS])

DATED AS OF _____, 20__

BONUS FLOOR AREA RATIO RESTRICTIVE COVENANT
(ADDRESS)

THIS RESTRICTIVE COVENANT is made as of the ____ day of _____, 20____, by _____ (**“Owner”**) concerning the property described in **Exhibit A**, located in the City of Highland Park, which is commonly known as _____ (**“Property”**).

WHEREAS, the City seeks to maintain the valued historic and architectural character of the housing stock located throughout the City; and

WHEREAS, the City adopted Section 150.703.3(B) of the Zoning Code to promote construction of additions, rather than demolitions, to existing homes through the use of a bonus floor area ratio regulation (**“Bonus FAR”**); and

WHEREAS, the City and the Owner acknowledge that the Bonus FAR should not be used to enable the Owner to remove any portion of the existing home that is the subject of this Restrictive Covenant since it is the existence of that home that permits the Owner’s use of the Bonus FAR; and

WHEREAS, Section 150.703.3(B)(3)(f) requires that this Restrictive Covenant be executed and recorded against the Property in consideration of the City granting the Bonus FAR;

NOW, THEREFORE, THE OWNER DECLARES that the Property and all portions thereof are and shall be held, transferred, sold, conveyed, used, and occupied subject to the covenants set forth in this Restrictive Covenant, which covenants are for the purpose of protecting the value and desirability of the Property and other properties in the City of Highland Park (**“City”**).

SECTION 1. Background.

A. The Owner desires to construct an addition (**“Addition”**) to the existing building (**“Original Building”**) on the Property and utilize the Bonus FAR provisions of Section 150.703.3 of “The Highland Park Zoning Code of 1997,” as amended (**“Zoning Code”**), in the manner depicted on the addition plans (**“Addition Plans”**) attached to this Ordinance, a copy of which is attached to this Restrictive Covenant as **Exhibit B** and, by this reference, made a part of this Restrictive Covenant.

B. Prior to the submission by the Owner of the building permit application for the Addition, less than 50% of the Original Building was intentionally removed or destroyed.

C. In consideration of the City granting the Bonus FAR and approving the Addition Plans, and in accordance with Section 150.703.3(B)(3)(f) of the Zoning Code, the Owner has volunteered to restrict the otherwise applicable use regulations for the Property in the manner and to the extent expressly set forth in this Restrictive Covenant, and specifically to maintain and not remove or destroy any portion of the Original Building.

SECTION 2. Restrictions. Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the Zoning Code, the use and development of the Property shall be subject to the following restrictions.

- A. No portion of the Original Building shall be removed or destroyed for a period of 20 years after a certificate of occupancy is issued for the Addition, unless required for public safety and health reasons, or for the purpose of making minor repairs to the Original Building, provided that such repairs are approved in advance by the City Manager.
- B. The dimensions of the Addition after construction shall at all times comply with the Addition Plans.
- C. Nothing in this Restrictive Covenant shall be deemed or interpreted as prohibiting the removal or destruction, at any time, of (i) the Addition, either in part or in its entirety, or (ii) the Original Building and the Addition if done concurrently.

SECTION 3. Enforcement. The Owner recognizes and agrees that the City has a valid interest in ensuring that the restrictions, covenants, and agreements in this Restrictive Covenant are properly performed and therefore, grants the City the right to enforce these restrictions, covenants, and agreements by any proceeding at law or in equity against any person or persons violating or attempting to violate any restriction, covenant, or agreement contained in this Restrictive Covenant, either to restrain violation, to compel affirmative action, or to recover damages, and against the land to enforce any lien created by the restrictions, covenants, or agreements.

SECTION 4. Exercise of City Rights; Waiver. The City is not required to exercise the rights granted in this Restrictive Covenant, except as it shall determine to be in its best interest. Failure by the City to exercise any right herein granted shall not be construed as a waiver of that right or any other right. Nothing in this Restrictive Covenant shall be deemed or construed to constitute a dedication of any property to the City.

SECTION 5. Notices. All notices required to be served by this Restrictive Covenant shall be served in writing and shall be deemed to be served when delivered personally or three business days following deposit, by certified or registered mail, return receipt requested, in the United States mail, postage prepaid, at the common address for the Property.

SECTION 6. Amendment. This Restrictive Covenant may be modified, amended, or annulled only upon the express, prior written approval of the City, by resolution duly adopted by the City Council, and by an instrument signed by all owners of the Property or any portion thereof.

SECTION 7. Covenants Running with the Land. The restrictions imposed by this Restrictive Covenant shall be restrictions running with the land and shall be binding upon and inure to the benefit of the Owner and its heirs, successors, assigns, agents, licensees, lessees, invitees, and representatives, including, without limitation, all subsequent owners of the Property, or any portion thereof, and all persons claiming under them to the extent provided in this Restrictive Covenant.

SECTION 8. Recordation. This Restrictive Covenant shall be recorded in the Office of the Recorder of Lake County, and all leases, contracts, and deeds of conveyance relating to the Property, or any part thereof, shall be subject to the provisions of this Restrictive Covenant to the extent provided in this Restrictive Covenant.

SECTION 9. Term. The restrictions hereby imposed shall be enforceable for a term of 20 years after a certificate of occupancy is issued for the Addition.

IN WITNESS WHEREOF, the Owner has caused this Restrictive Covenant to be executed by a duly authorized representative on the date first above written.

OWNER:

By: _____

Its: _____

ACKNOWLEDGEMENTS

STATE OF ILLINOIS)
) SS.
COUNTY OF LAKE)

The foregoing instrument was acknowledged before me on _____, 20____, by _____, which individual is known to me to be the owner of the Property, and that he executed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this ____ day of _____, 20____.

Signature of Notary

My Commission expires: _____

SEAL

2137130_v9

EXHIBIT A OF RESTRICTIVE COVENANT
LEGAL DESCRIPTION OF PROPERTY

SAMPLE

EXHIBIT B OF RESTRICTIVE COVENANT

ADDITION PLANS

SAMPLE



Historic Preservation Commission

Determination of Historic Significance Staff Memorandum

To: Erica Weeder, Historic Preservation Commission Chair

From: Maddy Markle, Planner I

Date: July 15, 2026

Subject: Administrative Determination of Historic Significance:
406 Woodland Road



Location:	406 Woodland Road
Petitioner:	Bill Gold
Historical Name:	None
Historical Status:	NC – Non-contributing in 2003 Braeside Survey
Year Built:	1951
Style:	Plain Style
Type:	Half-Courtyard Ranch (“L” Ranch)
Architect:	Lawrence Schwall
Builder:	Unknown
Original Owners:	E. A. Gorenstein
Alterations:	None

Chair Weeder,

Bill Gold has submitted a demolition application for the residential structure at 406 Woodland Road. Pictures of the current property have been compiled in **Attachment 1**.

The house was given an NC – Non-Contributing historic status in the 2003 Braeside Architectural survey (**Attachment 2**). The structure is a 1950’s Half-Courtyard Ranch or an “L” Ranch. It is in the Plain Style, a category that’s defined by its absence of style. The Plain Style emphasizes the fundamental ranch form – deep eaves, linear plan, and low-pitched roof.

Staff has identified the original 1951 building permit application (see **Attachment 3**). The original owner is listed as E.A. Gorenstein.

The structure does not appear to have been altered since its construction. It retains its original plan and materials.

A provision in Chapter 24 allows houses with an “NC” historic status to be eligible for administrative approval by the chair of the Historic Preservation Commission. This memo requests your

consideration of 406 Woodland Road and whether it has the potential to meet any landmark standards. If not, you can approve the demolition of the house via-email.

Please let me know if you have any questions. If not, please respond saying that you're comfortable approving this house for demolition administratively, or would prefer to bring it to the commission in August.

Sincerely,

Maddy Markle, Planner I

A handwritten signature in black ink, consisting of a stylized 'M' followed by a long, sweeping horizontal line that curves upwards at the end.

ATTATCHMENTS

1. Current Conditions
2. 2003 Braeside Survey
3. 1951 Building Permit Application Package









City of HIGHLAND PARK

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET # 406
DIRECTION
STREET WOODLAND
ABB RD
PIN 1636207010
LOCAL SIGNIFICANCE RATING NC
POTENTIAL IND NR? (Y or N) N
CRITERIA -
Contributing to a NR DISTRICT? NC
Contributing secondary structure? -
Listed on existing SURVEY?



GENERAL INFORMATION

CATEGORY building CURRENT FUNCTION Domestic - single dwelling
CONDITION good HISTORIC FUNCTION Domestic - single dwelling
INTEGRITY not altered REASON for SIGNIFICANCE
SECONDARY STRUCTURE -
SECONDARY STRUCTURE -

ARCHITECTURAL DESCRIPTION

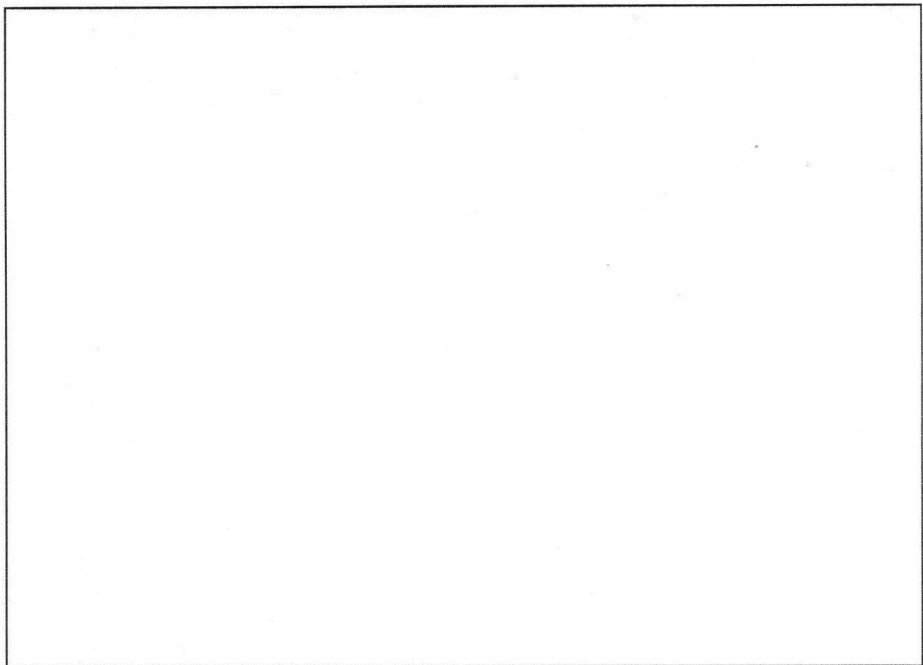
ARCHITECTURAL CLASSIFICATION Ranch
DETAILS
DATE of construction 1957
OTHER YEAR
DATESOURCE building permit
WALL MATERIAL (current) Brick
WALL MATERIAL 2 (current)
WALL MATERIAL (original) Brick
WALL MATERIAL 2 (original)
PLAN L
NO OF STORIES 1
ROOF TYPE Hipped
ROOF MATERIAL Asphalt - shingle
FOUNDATION Concrete - poured
PORCH Recessed entry
WINDOW MATERIAL Wood
WINDOW MATERIAL
WINDOW TYPE double hung; awning; case
WINDOW CONFIG 1/1; paired

SIGNIFICANT FEATURES

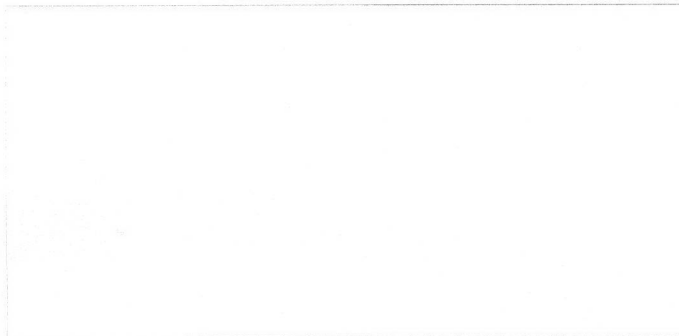
ALTERATIONS -

HISTORIC INFORMATION

HISTORIC NAME	Gorenstein, E. A. House
COMMON NAME	
PERMIT NO	6420
COST	\$27,000
ARCHITECT	Schwall, Lawrence
ARCHITECT2	
BUILDER	
ARCHITECT SOURCE	building permit



HISTORIC INFO



LANDSCAPE

Midblock of curvilinear residential street; uniform setback; iron fence around perimeter of lot; foundation bushes; front driveway; mature trees



PHOTO INFORMATION

ROLL1	7
FRAMES1	2
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	e:\woodland0406.jpg

SURVEY INFORMATION

PREPARER	Kristin Martin
PREPARER ORGANIZATION	Granacki Historic Consultants
SURVEYDATE	4/9/03
SURVEYAREA	Braeside Survey Area

OK FOR

NOTE:—No permit will be issued until this application has been Submitted to the building department, completely filled in. Print or type

Building Department, City of Highland Park, Lake County, Illinois
APPLICATION FOR BUILDING PERMIT

Permit No. 6420

Highland Park, Illinois, 2/8/1951

I, E. A. Greenstein, the undersigned owner hereby apply to the Building Department of the City of Highland Park, Illinois, for a permit to erect, alter, construct or enlarge the structure or part thereof herinafter described, and if granted the permit applied for I will comply with all the requirements of the City Ordinances relating thereto and pay the fees required by said Ordinances.

The building or structure is, (or is to be), used for the purpose of Single Family Dwelling
and is (or is to be), located on 11.810' lot 14 block Subdivision or

Street address 406 Woodland Road Give any other legal description

CONSTRUCTION DATA

Average width of lot 89'-11 1/2" Average depth of lot 183'-2" Area of lot 16,470 #
List below all buildings, existing and contemplated, and show whether dwelling, etc. or accessory buildings.

Buildings	Width Over All	Length Over All	Height Grade to Peak	Height A.I.A. Standards	Ground Area of Building	Volume Cubic Feet
1	67'-11"	72'-10"	15'-6"	12'-6"	2380 + garage	27,830

NEW BUILDINGS

The building is to be constructed of Brick No. of stories 1 No. of rooms 7 No. of bath rooms 2 No. of plumbing fixtures 7 bath tubs 2 lavatories 2 toilets 2 shower stalls showers over tubs 2 kitchen sinks 1 slop sinks laundry tubs floor drains 1 Heating Warm Air Warm Air, Hot Water, etc. Fuel Gas Is building Air Conditioned? No Artificial ventilation? No Basement? No Attic? Yes Oil, Gas, Coal, etc. Yes or No Yes or No Yes or No Yes or No Utility room Yes Kind of foundation walls Concrete Thickness 10 Depth of footing below grade 4'-6" Thickness 1'-0" width 1'-10" Thickness of masonry walls above foundation: 1st Sty 8" 2nd Sty 3rd Sty Roof Asphalt Shingle Garage Attached Constructed of Brick No. of stalls 2 Frame, Brick, etc.

Following data for ALTERATIONS, ADDITIONS, ETC.

Note: Show number of buildings existing, lot data, etc., in space provided above.
Omit Cubic Contents

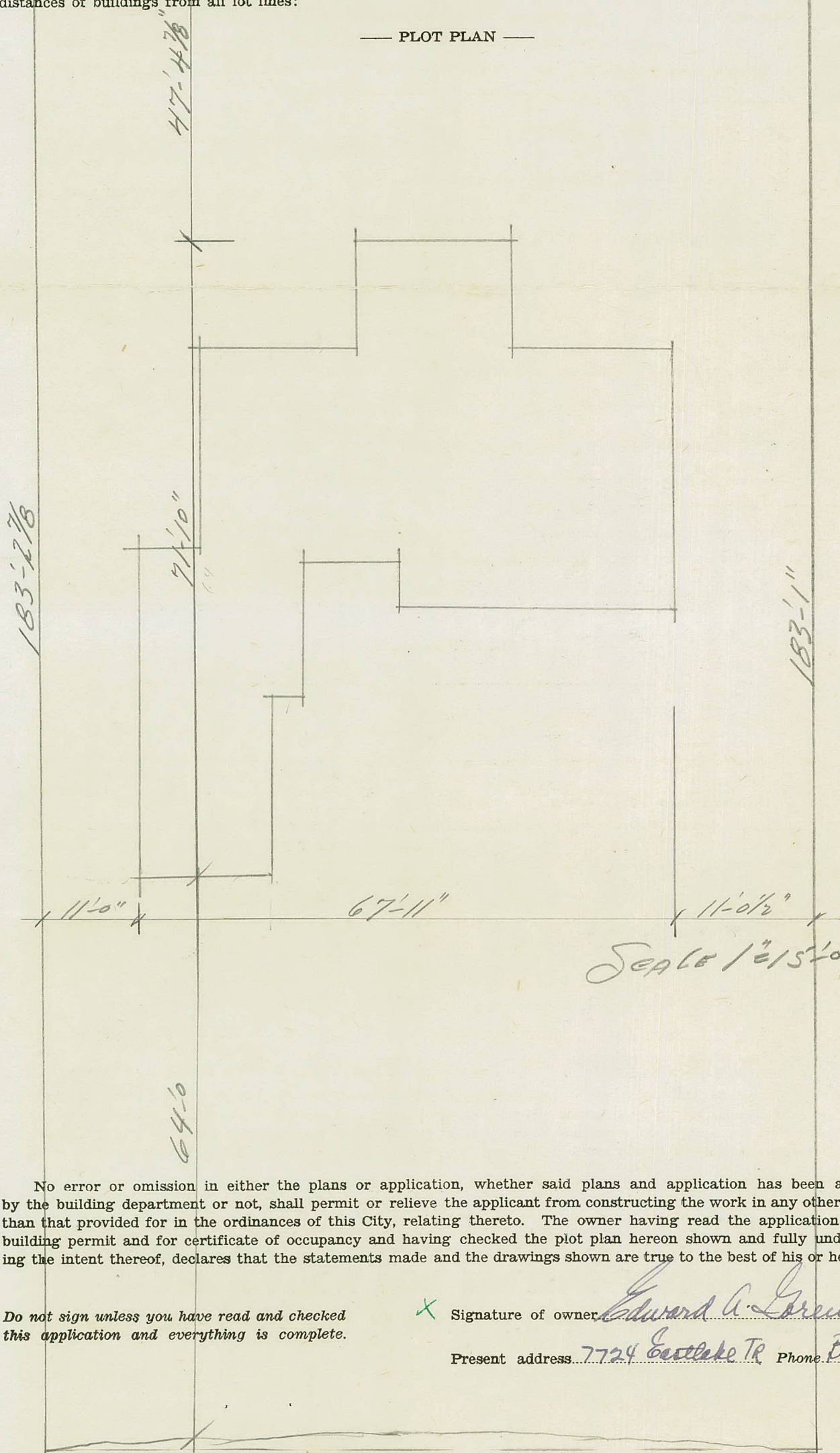
The work contemplated consists of Interior work - add'l rooms - dormers - exterior add's, add'l baths, etc.
and is to be of Frame, brick, concrete, etc., or any combination thereof
No. of rooms in present building No. rooms added Total when completed
Ground area of additions Total ground area of existing building and additions No. bath rooms added No. bath tubs Lavatories Toilets Shower stalls Showers over tubs Kitchen sinks Slop sinks Laundry tubs, any other New electric work: Yes or No Heating additions? Yes or No Fuel Oil, Gas, Coal, etc.

Remarks—for any additional information clarifying work to be done

occupancy of said buildings and premises and hereby agrees not to occupy them until certificate of occupancy has been granted. Said buildings and premises are to be used exclusively for Single family dwelling
Single family dwelling, Business (state type), Apart. Hotel, etc.

Draw below to scale, an accurate plat of the lot or property. Show all existing or proposed buildings and additions to existing buildings. Make said plat complete with all dimensions of premises, overall dimensions of buildings, and show distances of buildings from all lot lines:

— PLOT PLAN —



No error or omission in either the plans or application, whether said plans and application has been approved by the building department or not, shall permit or relieve the applicant from constructing the work in any other manner than that provided for in the ordinances of this City, relating thereto. The owner having read the application for the building permit and for certificate of occupancy and having checked the plot plan hereon shown and fully understanding the intent thereof, declares that the statements made and the drawings shown are true to the best of his or her belief.

Do not sign unless you have read and checked this application and everything is complete.

X

Signature of owner

Edward A. Loreinstein

Present address

7724 Escalante TR Phone BR4-6431

Woodland Road 89'-11 1/2"

The items are more fully set forth in the plans submitted with this application. The total cost as estimated, of the work contemplated, includes all the branches of labor, all materials, all appurtenances, and all other necessary expenses to completely erect, alter, construct or enlarge the building or structure. Such cost is itemized as follows:

PRINT OR TYPE

Unit of Contract	Name of Contractor	Address	Phone	Amount of Contract
General				\$
Excavating	Kerro Construction Co.	H.P. 2-2155		\$ 353 ²⁰
Concrete	Kerro Constr. Co. - 397 Central	H.P. 2-2155		\$ 1941 ⁰⁰
Masonry	Kerro "	H.P. 2-2155		\$ 3319 ⁰⁰
Plumbing	J. Carwan - 4012 W. Montrose	Pr 6-6080		\$ 2782 ⁰⁰
Carpentry	V. Klingstedt - 4738 N. Karlov	Pa 5-1502		\$ 8730 ⁰⁰
Electric	Upton Elee - 5237 Winona	Sp 7-4236		\$ 939 ⁰⁰
Sheet metal	Rosenow - 5854 Northwest Hy	Ne 1-0944		\$ 459 ⁰⁰
Structural iron	Kleinick Steel - 2375 S. Archer	Wi 2-1475		\$ 260 ⁰⁰
Plastering	Herb Andersen - 6036 Keystone	Dr 8-9664		\$ 2150 ⁰⁰
Heating	C.A. Woodruff - 945 Pitzer - Evanston	Un 4-6777		\$ 1214 ⁰⁰
Painting	H. Trausek - 1457 Maple - "	Un 4-1695		\$ 1230 ⁰⁰
	glazing + alum windows + tile work			\$ 1210 ⁰⁰
Others Not Listed Above				\$
Total Cost of Building				\$ 25587 ²⁰
Owner's name	F.A. GORENSTEIN	Address 7724 Eastlake Ter. Chic	Phone BR 4-6431	
Architect	L. DORRANCE SCHWABH	Address 317 Howard St - EVAN.	Phone UN 4-7070	

C3
I

To Be Filled in by Building Department

Building Class 3 Zone C
 Plans checked by RTC Date 2-13-, 1951 Application checked by RTC Date 2-13-, 1951
 Permit authorized by RTC Date 2-26-, 1951 Permit issued, date 2-27-, 1951 Permit No. 6420
 Street deposit job order No. 5574 Amount of deposit \$ 50- Date 2-27-, 1951
 Street obstruction Permit No. _____ Date _____, 19____ Street obstruction Bond No. _____
 Street number 406 Woodland Rd Issued by RTC Date 2-27-, 1951
 Electric Permit No. _____ Tank burner Permit No. _____ Sanitary sewer tap No. _____
 Storm sewer tap No. _____ Water tap No. _____ Driveway Permit No. _____ Sidewalk Permit No. _____

NOTE: Although the above fee for building is based on all of the value for all classes of work, additional permits are required before work can be started on Sewer and Water Taps. Electrical work, Tank and Oil burning equipment, Sidewalk construction, Driveway construction, and such other permits which from time to time are provided for and for which separate applications are required. There is a street deposit required of not less than \$50 cash (to be furnished by the Contractor) guaranteeing replacement of any existing improvements damaged by reason of the work and for the maintenance of the public streets and surrounding property in a clean and orderly condition. Any work which has to be done by the City to repair or maintain such conditions will be deducted from said deposit.

A street obstruction bond is required whenever use is made of any portion of the City Streets, including walks, parkway and or paving.



Historic Preservation Commission

Determination of Historic Significance Staff Memorandum

To: Erica Weeder, Historic Preservation Commission Chair

From: Maddy Markle, Planner I

Date: July 28, 2026

Subject: Administrative Determination of Historic Significance:
1867 Spruce Avenue

Location:	1867 Spruce Avenue
Petitioner:	Seth Faletsky
Historical Name:	None
Historical Status:	NC – Non-contributing in 2000 Westside Survey
Year Built:	1957
Style:	Plain Style (No Style)
Type:	Split Level
Architect:	Herman Lehr
Builder:	Herman Lehr
Original Owners:	Herman Lehr
Alterations:	1970 Detached Garage



Chair Weeder,

Seth Faletsky has submitted a demolition application for the residential structure at 1867 Spruce Avenue. Pictures of the current property have been compiled in **Attachment 1**.

The house was given an NC – Non-Contributing historic status in the 2000 Westside Architectural survey (**Attachment 2**). The structure is a 1957 Split Level. It is in the Plain Style, a category that's defined by its absence of style. The Plain Style emphasizes the fundamental ranch form – deep eaves, linear plan, and low-pitched roof.

Staff has identified the original 1957 building permit application (see ***Attachment 3***). The original owner is listed as Herman Lehr. Lehr is also listed as the architect and contractor.

A detached garage was added to the rear of the structure in 1970. At a date unknown the detached garage was connected to the main structure.

A provision in Chapter 24 allows houses with an “NC” historic status to be eligible for administrative approval by the chair of the Historic Preservation Commission. This memo requests your consideration of 1867 Spruce Avenue and whether it has the potential to meet any landmark standards. If not, you can approve the demolition of the house via-email.

Please let me know if you have any questions. If not, please respond saying that you’re comfortable approving this house for demolition administratively, or would prefer to bring it to the commission in August.

Sincerely,

Maddy Markle, Planner I

A handwritten signature in black ink, appearing to be 'Maddy Markle', with a long, sweeping underline that extends to the right.

ATTATCHMENTS

1. Current Conditions
2. 2000 Westside Survey
3. 1957 Building Permit Application Package





310	1773 SPRUCE AV	Contemporary	1980s	NC	
311	1787 SPRUCE AV	Neo-Traditional	1980s	NC	
312	1790 SPRUCE AV	Craftsman	c. 1915	C	
313	1805 SPRUCE AV	Contemporary	1970s	NC	
314	1815 SPRUCE AV	Colonial Revival	c. 1935	C	
315	1830 SPRUCE AV	Neo-Traditional	1990s	NC	
316	1831 SPRUCE AV	Ranch	1950s	NC	
317	1847 SPRUCE AV	Modern	1950s	NC	
318	1850 SPRUCE AV	Ranch	1960s	NC	
319	1867 SPRUCE AV	Split Level	1950s	NC	
320	1870 SPRUCE AV	Neo-Traditional	1990s	NC	
321	1880 SPRUCE AV	Two Story	1950s	NC	
322	1887 SPRUCE AV	Contemporary	1980s	NC	
323	1890 SPRUCE AV	Ranch	c. 1945	C	
324	1907 SPRUCE AV	Ranch	1970s	NC	
325	1910 SPRUCE AV	Ranch	1970s	NC	

NOTE:—No permit will be issued until this application has been Submitted to the building department, completely filled in. Print or type

Building Department, City of Highland Park, Lake County, Illinois
APPLICATION FOR BUILDING PERMIT

Permit No. 9780

Highland Park, Illinois, 10-7 1957

I, HERMAN LEHR, the undersigned owner hereby apply to the Building Department of the City of Highland Park, Illinois, for a permit to erect, alter, construct or enlarge the structure or part thereof hereinafter described, and if granted the permit applied for I will comply with all the requirements of the City Ordinances relating thereto and pay the fees required by said Ordinances.

The building or structure is, (or is to be), used for the purpose of SINGLE FAMILY DWELLING
Single Family Dwelling, Business, etc.
and is (or is to be), located on N 1/2 lot 24 block Subdivision or
J.S. HOVLAND'S HIGHLAND PARK ACRES SUBDIVISION
SECTION 21, T43N, R12E EAST OF THE 3RD PM.

Give any other legal description
Street address. 1867 SPRUCE ST

CONSTRUCTION DATA

Average width of lot 129' Average depth of lot 297' Area of lot 38313'
List below all buildings, existing and contemplated, and show whether dwelling, etc. or accessory buildings.

Buildings	Width Over All	Length Over All	Height Grade to Peak	Height A.I.A. Standards	Ground Area of Building	Volume Cubic Feet
1	28'	70'-6"	16'-6"	21'-0"	1974	16380

NEW BUILDINGS

The building is to be constructed of FRAME + STONE No. of stories 1 No. of rooms 6 No. of bath rooms 2 No. of plumbing fixtures 8 bath tubs 1 lavatories 2 toilets 2 shower stalls 1 showers over tubs 0 kitchen sinks 1 slop sinks 0 laundry tubs 1 floor drains 1
Any Other Heating WARM AIR
Warm Air, Hot Water, etc.
Fuel OIL Is building Air Conditioned? NO Artificial ventilation? NO Basement? YES Attic? NO
Oil, Gas, Coal, etc. Yes or No Yes or No Yes or No Yes or No
Utility room NO Kind of foundation walls CONCRETE Thickness 10" Depth of footing below grade 4'-7" Thickness 12" width 1'-10" Thickness of masonry walls above foundation; 1st Sty 4" 2nd Sty 0 3rd Sty 0 Roof ASPHALT SHINGLE Garage ATTACHED
CONCRETE Shingle, Comp., etc., on Frame, Steel, etc. Attached or Unattached
Constructed of FRAME + BLOCK No. of stalls 2
Frame, Brick, etc.

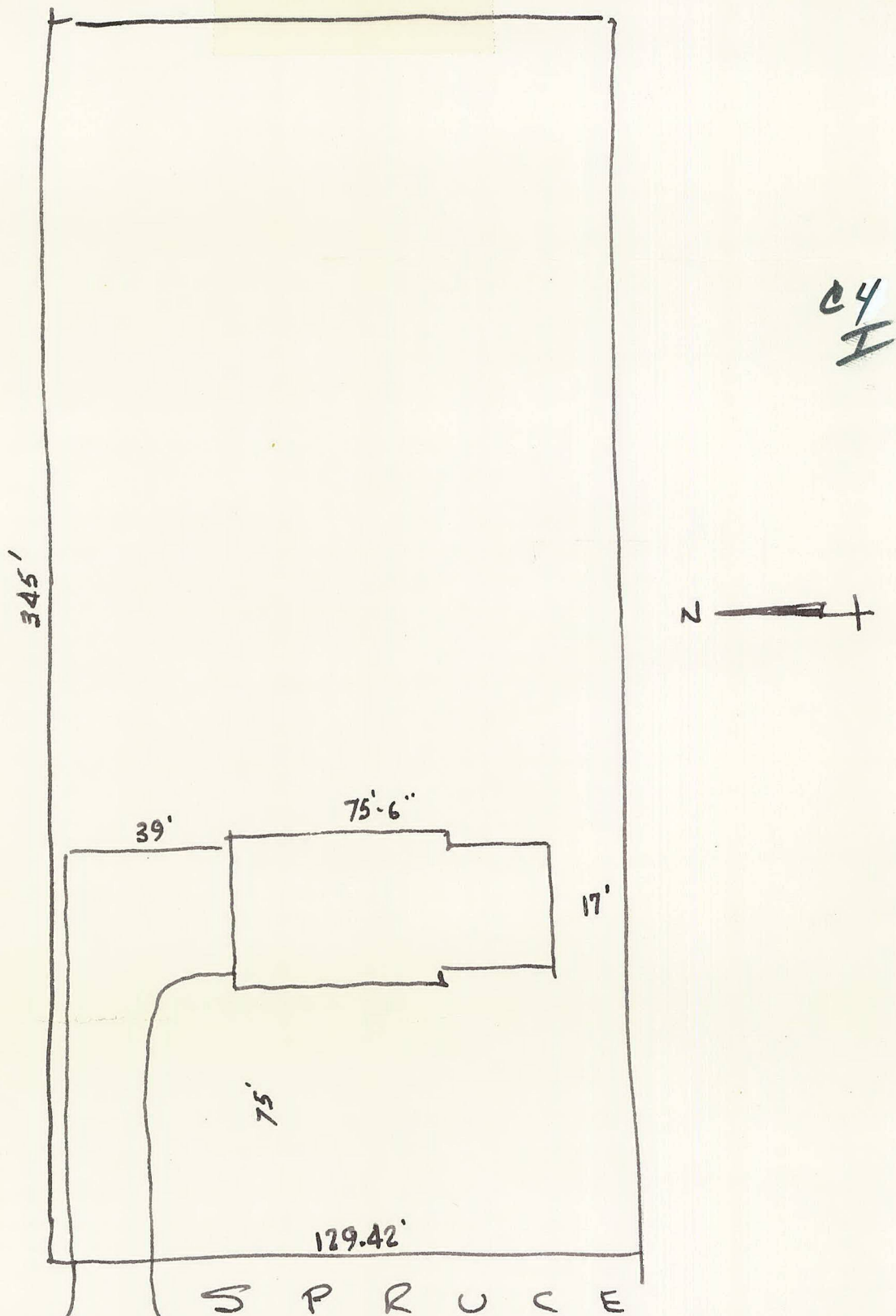
Following data for ALTERATIONS, ADDITIONS, ETC.

Note: Show number of buildings existing, lot data, etc., in space provided above.
Omit Cubic Contents

The work contemplated consists of Interior work - add'l rooms - dormers - exterior add's, add'l baths, etc.
and is to be of Frame, brick, concrete, etc., or any combination thereof
No. of rooms in present building No. rooms added Total when completed
Ground area of additions Total ground area of existing building and additions No. bath rooms added No. bath tubs Lavatories Toilets Shower stalls Showers over tubs Kitchen sinks Slop sinks Laundry tubs any other
New electric work Heating additions? Fuel
Yes or No Yes or No Oil, Gas, Page 88 of 95

Draw below to scale, an accurate plat of the lot or property. Show all existing or proposed buildings and additions to existing buildings. Make said plat complete with all dimensions of premises, overall dimensions of buildings, and show distances of buildings from all lot lines:

— PLOT PLAN —



No error or omission in either the plans or application, whether said plans and application has been approved by the building department or not, shall permit or relieve the applicant from constructing the work in any other manner than that provided for in the ordinances of this City, relating thereto. The owner having read the application for the building permit and for certificate of occupancy and having checked the plot plan hereon shown and fully understanding the intent thereof, declares that the statements made and the drawings shown are true to the best of his or her belief.

Do not sign unless you have read and checked this application and everything is complete.

Present address 111 Ridge Road PR Phone 1.D. 2-2070

Signature of owner Herman Luhn

Remarks—for any additional information clarifying work to be done.....

The items are more fully set forth in the plans submitted with this application. The total cost as estimated, of the work contemplated, includes all the branches of labor, all materials, all appurtenances, and all other necessary expenses to completely erect, alter, construct or enlarge the building or structure. Such cost is itemized as follows:

PRINT OR TYPE

Unit of Contract	Name of Contractor	Address	Phone	Amount of Contract
General	OWNER			\$
Excavating	LOUIS TAZIOLI		1.D.2-3785	\$ 240.00
Concrete	EDWARD OLSEN		1.D.2-5916	\$
Masonry	EDWARD OLSEN		"	\$ 4,750.00
Plumbing	MCDOWELL PLB		1.D.2-0268	\$ 1,100.00
Carpentry	ELSTROM BRO.		1.D.2-8933	\$ 8,900.00
Electric	ROTARY ELECT.		1.D.2-1255	\$ 800.00
Sheet metal	BISHOP HEATING		1.D.2-5852	\$ 80.00
Structural iron	BISHOP HEATING		1.D.2-5852	\$ 45.00
Plastering	W.M. CORTESI CO.		1.D.2-0836	\$ 1,600.00
Heating	BISHOP HEATING		1.D.2-5852	\$ 500.00
Painting	OWEN		1.D.2-2070	\$ 150.00
Others Not Listed Above				\$
Total Cost of Building				\$ 18,165.00
Owner's name	Herman Lehr	Address	1211 Ridgewood DR.	Phone 1.D.2-2070
Architect	OWNER	Address		Phone

3062 60.55
 2064 1.00
 -5.00
 -50.00
 \$116.55
 2065 116.55
 5100-2410
 -50.00
 \$171.55

 10/18/57

C3
I

To Be Filled in by Building Department

Building Class. III Zone. B
Plans checked by BB Date 10/19, 1957 Application checked by BB Date 10/19, 1957
Permit authorized by BB Date 10/21, 1957 Permit issued, date _____, 19____ Permit No. _____
Street deposit job order No. _____ Amount of deposit \$ _____ Date _____, 19____
Street obstruction Permit No. _____ Date _____, 19____ Street obstruction Bond No. _____
Street number 1867 SPRUCE AVE. Issued by BB Date 10/21, 1957
Electric Permit No. _____ Tank burner Permit No. _____ Sanitary sewer tap No. _____
Storm sewer tap No. _____ Water tap No. _____ Driveway Permit No. _____ Sidewalk Permit No. _____

NOTE: Although the above fee for building is based on all of the value for all classes of work, additional permits are required before work can be started on Sewer and Water Taps. Electrical work, Tank and Oil burning equipment, Sidewalk construction, Driveway construction, and such other permits which from time to time are provided for and for which separate applications are required. There is a street deposit required of not less than \$50 cash (to be furnished by the Contractor) guaranteeing replacement of any existing improvements damaged by reason of the work and for the maintenance of the public streets and surrounding property in a clean and orderly condition. Any work which has to be done by the City to repair or maintain such conditions will be deducted from said deposit.

A street obstruction bond is required whenever use is made of any portion of the City Streets, including walks, parkway and or paving.

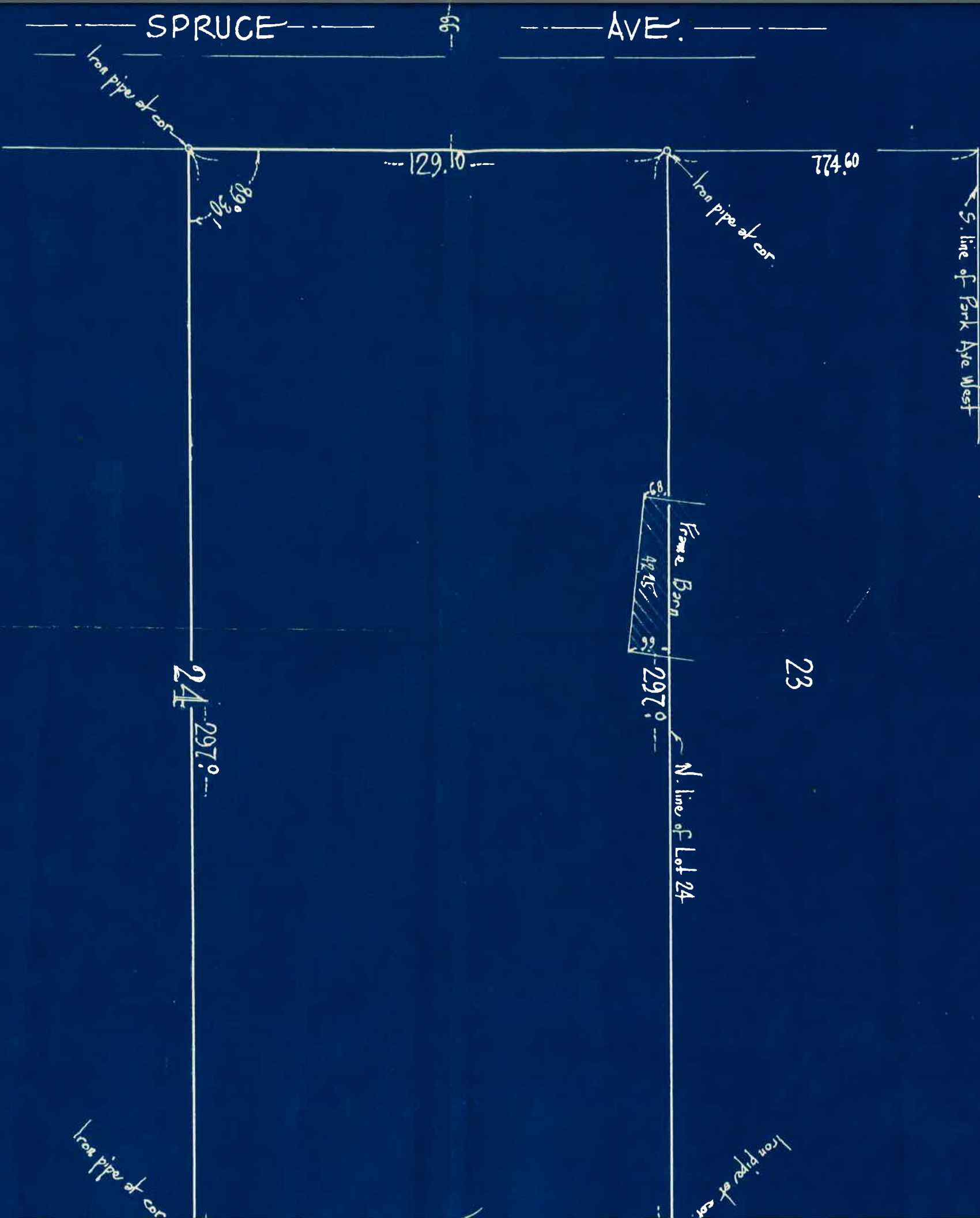
APPLICATION FOR CERTIFICATE OF OCCUPANCY AND CONFORMITY OF PREMISES

The undersigned owners of the herein described property and buildings thereon, hereby applies for a certificate of occupancy of said buildings and premises and hereby agrees not to occupy them until certificate of occupancy has been granted. Said buildings and premises are to be used exclusively for _____
Single family dwelling, Business (state type), Apart. Hotel, etc.

Plot of Survey

— ARNOLD OLSEN —
Land Surveyor
626 GROVE STREET, EVANSTON, ILLINOIS

— ~~over~~ the North half of Lot 24 in J. S. Howland's Highland Park Acre Subdivision in Section 21, T43N, R12E of the 3rd P.M., in the City of Highland Park, Lake Co., Illinois



All survey points should be compared before building by same and any differences immediately reported. Unless otherwise specified hereon distances are given in feet and decimal parts thereof, thus 8.3 denoting 8 and 3 tenths feet. Measurements in feet and inches, thus 8'-3" denoting 8 feet and 3 inches. No dimensions or angles on this plot to be assumed from scaling. Any information relative to underground installations, utilities, or public works shown on this plot has been taken from available records which are believed reliable: the information is not however guaranteed.

Survey for Herman Lehr
1211 Ridgewood Dr., Highland Park, Ill.

The Records of Illinois Land Surveyor
WINDES & MARSH
Civil Engineers & Surveyors
598 Birch St. Winnetka, Illinois
Drawn by ayf Date 1957
Checked by ayf Date 1957

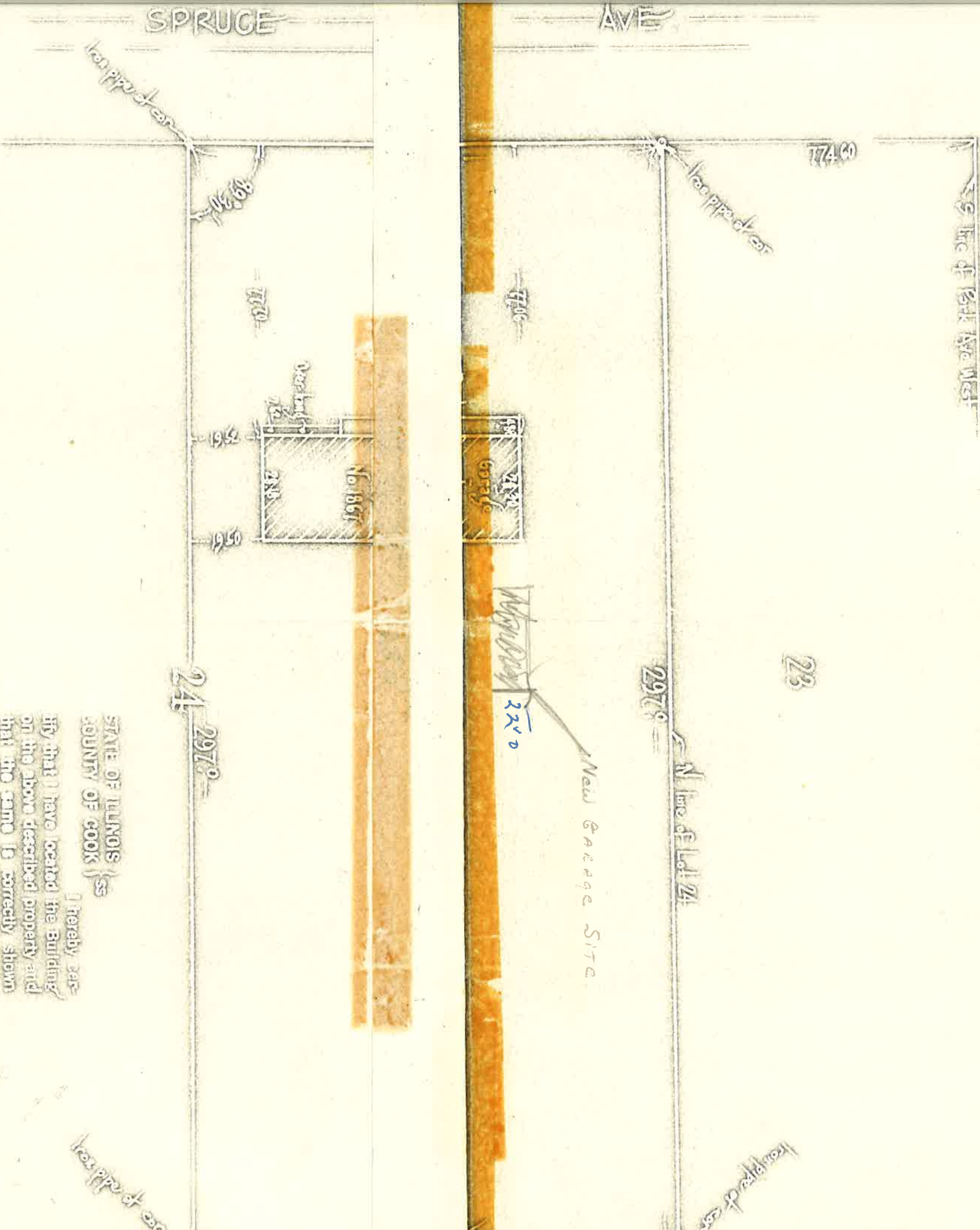


Map of Survey

— ARNOLD OLSEN —

Land Surveyor
686 GROVE STREET, EVANSTON, ILLINOIS

of the North half of Lot 24, 1/2 S. 1/2 W. 1/2 E. of the 3rd P.M.
in Section 21, T42N, R12E, Eod of the 3rd P.M.
in the City of Highland Park, Lake Co., Illinois



STATE OF ILLINOIS
COUNTY OF COOK

I hereby certify that I have surveyed and located the property described in the above caption and that the same is correctly shown on the above described property and that the same is correctly shown hereon.

Dec 13 1938

Illinois Land Surveyor

I hereby certify that I have surveyed and located the property described in the above caption and that the same is correctly shown on the above described property and that the same is correctly shown hereon.

THE RECORDS OF
VINDES & MARSH
Surveyors & Surveyors
200 North St. Winnetka, Illinois

Herbert L. Clark
1211 Ridge Road Dr. Highland Park, Ill.



12328 - U-1

FIELD NO. 2



Plot of Survey

BY

— ARNOLD OLSEN —

Land Surveyor

626 GROVE STREET, EVANSTON, ILLINOIS

12328

CORNER NO. 2

SCALE

1" = 30'

*the North half of Lot 24 in d S. Havland's Highland Park Acre Subdivision
in Section 21, T42N, R12E of the 3rd P.M.
in the City of Highland Park, Lake Co, Illinois*

E. line of Park Ave West

AVE

0771

223



N. line of Lot 24

297.8



New GARAGE SITE

7740



22'0"

