

SPECIAL MEETING PUBLIC NOTICE

In accordance with the Statutes of the State of Illinois and the Ordinances of the City of Highland Park, the next special meeting of the Natural Resources Commission of the City of Highland Park is scheduled to be held at the hour of 5:00 p.m. on Wednesday, March 12, 2014 at the Millard Park Beach, located at 15 Ravine Drive, Highland Park, Illinois, 60035, during which it is anticipated there will be a discussion of the following:

CITY OF HIGHLAND PARK
NATURAL RESOURCES COMMISSION
WEDNESDAY, MARCH 12, 2014
MILLARD PARK BEACH
15 RAVINE DRIVE
HIGHLAND PARK, ILLINOIS
5:00 P.M.

MEETING AGENDA

I. Call to Order

II. Roll Call

III. New Business

- A. Informational Tour of the Property at Millard Park Beach in Preparation for the Commission's Consideration of a Beach Structure Permit Application from the Park District of Highland Park to Demolish the Existing Sewage Treatment Plant Facility and Construct a Naturalized Beach

IV. Adjournment

PUBLIC NOTICE

In accordance with the Statutes of the State of Illinois and the Ordinances of the City of Highland Park, the next meeting of the Natural Resources Commission of the City of Highland Park is scheduled to be held at the hour of 6:30 p.m. on Wednesday, March 12, 2014 at the City of Highland Park City Hall, 1707 St. Johns Avenue, Highland Park, Illinois, during which it is anticipated there will be a discussion of the following:

CITY OF HIGHLAND PARK
NATURAL RESOURCES COMMISSION
WEDNESDAY, MARCH 12, 2014
HIGHLAND PARK CITY HALL
1707 ST. JOHNS AVENUE
HIGHLAND PARK, ILLINOIS
6:30 P.M.

MEETING AGENDA

I. Call to Order

II. Roll Call

III. Approval of Minutes: February 12, 2014

IV. Business from the Public

V. New Business

- A. Discussion and Recommendation of Priorities in the Sustainability Master Plan for CY2014
- B. Consideration of a Beach Structure Permit Application from the Park District of Highland Park for the Demolition of an Existing Sewage Treatment Plant and Construction of a Beach within the Lake Michigan Protection Zone at Millard Park, Located at 15 Ravine Drive
- C. Consideration and Approval of Findings of Fact Recommending City Council Approval of a Proposed Beach Structure Permit Application for Regulated Activities within the Lake Michigan Protection Zone at Millard Park, Located at 15 Ravine Drive
- D. Consideration of a Request for a Steep Slope Variation at 12 Cliff Road in the Town of Fort Sheridan and Provision of a Recommendation to the City Council for Final Determination

VI. Old Business

- A. Status Report on the Creation of a Steep Slope Best Management Practices Brochure, Conducted in Partnership with the Park District of Highland Park and Funded Through the Coastal Zone Management Program Grant
- B. Status Report on the 2014 Environmental Movie Series Screenings at the Highland Park Library

VII. Other Business

- A. Commissioner Comments
- B. Administrative Items

VIII. Adjournment

Posted in City Hall on March 6, 2014

SPECIAL MEETING PUBLIC NOTICE

In accordance with the Statutes of the State of Illinois and the Ordinances of the City of Highland Park, the next meeting of the Natural Resources Commission of the City of Highland Park is scheduled to be held at the hour of 8 a.m. on Thursday, March 13, 2014 at the City of Highland Park Public Services Building, 1150 Half Day Road, Highland Park, Illinois, during which it is anticipated there will be a discussion of the following:

CITY OF HIGHLAND PARK
NATURAL RESOURCES COMMISSION
THURSDAY, MARCH 13, 2014
HIGHLAND PARK PUBLIC SERVICES BUILDING
1150 HALF DAY ROAD
HIGHLAND PARK, ILLINOIS
8:00 A.M.

MEETING AGENDA

I. Call to Order

II. Roll Call

III. New Business

- A. Review of Draft Copy for an Educational Brochure on Steep Slope Vegetation Best Management Practices

IV. Adjournment

**MINUTES OF A REGULAR MEETING OF
THE NATURAL RESOURCES COMMISSION OF THE CITY OF HIGHLAND
PARK, ILLINOIS**

MEETING DATE: February 12, 2014

MEETING LOCATION: Pre-Session Room, Highland Park City Hall, 1707 St. Johns Avenue, Highland Park, Illinois

CALL TO ORDER

At 6:34 p.m., Chairwoman Coyle called the meeting to order and the Staff Liaison called the roll.

ROLL CALL

Members Present: Coyle, Hannick, Matthews, Ross, Sultan, Wagenius, Stone, Stumpf, Facchini, Lewittes

Members Absent: Rheinstrom

The Staff Liaison declared that there was a quorum of the Commission present.

Staff Present: Staff Liaison Barbara Cates

Also Present: City Forester Joe O'Neill and Citizen Advisor Mark Nolan Hill

MINUTES

A. Regular Meeting of the Natural Resources Commission—December 11, 2013

Commissioner Sultan moved to approve the minutes of a regular meeting held on December 11, 2013 as presented. Vice Chair Matthews seconded the motion.

On a voice vote, Chairwoman Coyle declared that the motion passed unanimously (6-0).

BUSINESS FROM THE PUBLIC

Citizen Advisor Mark Nolan Hill provided the Commission with a status report from the Great Lakes St. Lawrence Cities Initiative on the impact and financial implications of carp populations in Lake Michigan.

NEW BUSINESS

A. Welcome and Introduction of New Commission Members

Commissioners introduced themselves and welcomed new Commission member Stuart Wagenius and new Student Representative Dani Lewittes.

B. Consideration and Approval of a Recommendation to the City Council to Adopt Proposed Text Amendments to Chapter 94 and Article 19 of Chapter 150 of the City Code to Increase the Minimum Fines for Tree Removal Conducted without a Permit

City Forester O'Neill presented an overview of this agenda item. Councilwoman Stone informed the Commission that the matter is before it per the direction of the Council. Staff Liaison Cates noted that the proposed text had been reviewed and approved by the City's Corporation Counsel prior to the Commission's review of it. O'Neill noted that the proposed fines would be assessed in addition to the required replacement for trees removed without a permit.

The Commission discussed the need to have a "per day" fee structure for illegal tree removal/activities. Vice Chair Matthews motioned to recommend City Council approval of the proposed text amendments pertaining to fines for trees removed without a permit on the condition that the City Council consider the need for the existing "per day" stipulation within the language. Commissioner Ross seconded the motion.

Following discussion:

Voting Yea: Matthews, Hannick
Voting Nay: Coyle, Ross, Sultan and Wagenius
Voting Abstain: NONE
Voting Present: NONE

Chairwoman Coyle noted that the motion failed, 2-4.

Commissioner Ross motioned to recommend City Council approval of the proposed text amendments pertaining to fines for trees removed without a permit, on no condition. Commissioner Wagenius seconded the motion.

Following discussion:

Voting Yea: Coyle, Matthews, Ross and Wagenius
Voting Nay: Hannick and Sultan
Voting Abstain: NONE
Voting Present: NONE

Chairwoman Coyle noted that the motion passed 4-2.

Vice Chairman Matthews moved to recommend that the City Council reconsider the need for "per day" fine language as currently written within the Code. The motion was not seconded.

Commissioner Sultan discussed the possibility of including another type of fee structure, perhaps utilizing a multiplier. The Commission requested inclusion of the meeting minutes within the City Council staff report so that it would be clear that the "per day" language had been specifically discussed and considered. City Forester O'Neill indicated that he would include the information within the report, and the matter would be scheduled for City Council consideration in March.

C. Status Report on the Creation of a Steep Slope Best Management Practices Brochure, Conducted in Partnership with the Park District of Highland Park and Funded Through the Coastal Zone Management Program Grant

City Forester O'Neill reviewed the internal progress made on the brochure and discussed the tentative timeline for completion of the project. Multiple Commissioners indicated an interest in reviewing the draft copy prepared by the third party consultant, and Staff Liaison Cates noted that steps would be taken to allow for Commissioner input before the document is finalized.

D. Discussion and Recommendation of Priorities in the Sustainability Master Plan for CY2014

Chairwoman Coyle noted that the matter would be continued to the March meeting to allow the City's new Sustainability Consultant, Grace Rink, to prepare information on the topic for the Commission to consider.

OLD BUSINESS

A. Review of 2014 Commission Work Plan

Staff Liaison Cates circulated copies of the 2014 Work Plan and reviewed the items scheduled for the first quarter of 2014.

B. Status Report on the 2014 Environmental Movie Series Screenings at the Highland Park Library

Councilwoman Stone, Chairwoman Coyle and Commissioner Hannick noted that the recent screening of the *Last Call at the Oasis* had been a huge success, with over 35 attendees.

Staff Liaison Cates noted that the Commission is scheduled to screen the *Lost Bird Project* on March 16th at 2 p.m. at the Highland Park Library, and the City has begun promoting the event. Following the film, resident Donnie Dann will serve as the guest speaker. Citizen Advisor Hill noted that he could introduce Donnie Dann after the film.

OTHER BUSINESS

Student Representative Facchini indicated an interest in presenting her research project on microplastics concentration in Lake Michigan to the Commission at a future Commission meeting.

Commissioner Sultan reported that he is in search of possible projects for a local boy scout, and invited Commissioners to provide him with ideas.

ADJOURNMENT

Chairwoman Coyle adjourned the meeting at 8:30 p.m.

Respectfully Submitted,

Barbara E. Cates, Secretary

MINUTES APPROVED BY THE NATURAL RESOURCES COMMISSION ON _____

- WITH NO CORRECTIONS _____
- WITH CORRECTIONS _____
(SEE MINUTES OF [_____] MEETING FOR CORRECTIONS)

DRAFT



Memorandum

To: Members of the Natural Resources Commission

From: Barbara E. Cates, Planner II

Date: March 6, 2014

Re: Agenda Items for the March 12th Meeting of the Natural Resources Commission

NEW BUSINESS:

A. Discussion and Recommendation of Priorities in the Sustainability Master Plan for CY2014

Please see the attached memorandum concerning this agenda item. The City's Sustainability Consultant, Grace Rink, and Management Analyst, Karen Berardi, will attend the meeting to facilitate a discussion on this topic.

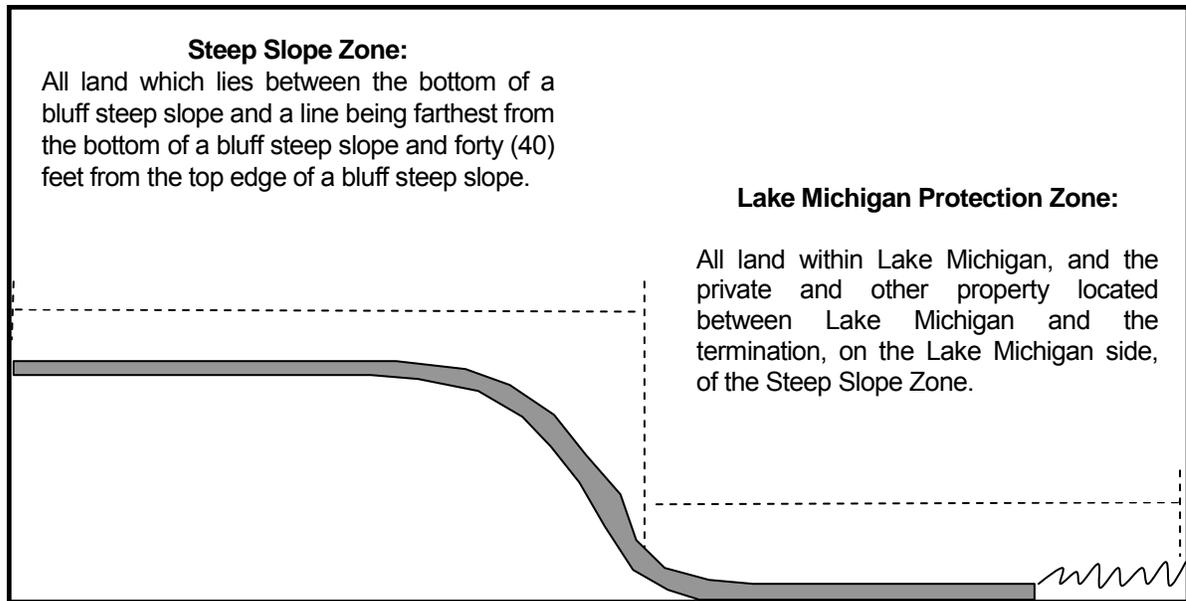
B. Consideration of a Beach Structure Permit Application from the Park District of Highland Park for the Demolition of an Existing Sewage Treatment Plant and Construction of a Beach within the Lake Michigan Protection Zone at Millard Park, Located at 15 Ravine Drive

The applicant, the Park District of Highland Park, is requesting a Beach Structure Permit for regulated activities within the City's designated "Lake Michigan Protection Zone" at Millard Park Beach, located at 15 Ravine Drive. A diagram illustrating this zone designation follows on the next page.

The proposed activities consist of the demolition of an existing non-functional sewage treatment plant and the construction of a beach in the same location; the work would also involve the minor repair of the existing adjacent asphalt pavement and concrete curbs, replacement of the existing fence, and the deposition of soil/sand material and native plant materials. The application notes that the Park District may pursue long-term improvements such as a small restroom and seating area at the subject site; however, these improvements are not included within the proposal currently before the Commission for consideration.

Of particular note, the Park District has included within its application a narrative on the purpose of the requested Beach Structure Permit, an outline of the beneficial ecological

impacts that the proposed project, and a geotechnical investigation report on soil conditions at the subject site. Please review this information thoroughly prior to the upcoming Commission meeting.



Required Agency Reviews

Per the attached application, the Park District of Highland Park submitted the proposed plans to a number of agencies for review as required by the City's Beach Structure Ordinance. The U.S. Army Corps of Engineers, the Illinois Environmental Protection Agency Bureau of Water, the Illinois Department of Natural Resources, the North Shore Sanitary District, the Illinois Historic Preservation Agency and the Lake County Stormwater Management Commission have reviewed the materials and submitted letters indicating that permits will not be required for the proposed work.

Historic Preservation Commission Review

In May and June of 2013, the City's Historic Preservation Commission reviewed the proposal and approved of the demolition of the sewage treatment facility on the condition that the Park District installs an interpretative educational display at the property. The design of the display has not yet been finalized, but a draft version of the proposed content was reviewed and approved by the Historic Preservation Commission during the June 2013 meeting.

Engineering Division Review

The Engineering Division has reviewed the application materials and submitted the attached memorandum, dated February 28, 2014, in support of the proposal.

Forestry Division Review

The City Forester has reviewed the application materials and submitted the attached memorandum, dated February 26, 2014, noting that the existing trees are of poor quality and would likely not survive in the locations where they are currently growing.

Beach Structure Ordinance Policy & Standards

The applicant has met the public notification requirements, which require written notice of the Commission meeting to be provided to the first ten properties located “upwater” and the first ten properties located “downwater” from the subject property.

The Beach Structure Ordinance regulates and requires permits for all activity in the City’s “Lake Michigan Protection Zone,” an area comprised of all land between Lake Michigan and the toe of the bluff. Prior to the City’s issuance of a permit for any activity in the Lake Michigan Protection Zone, the Natural Resources Commission must consider the matter under the following standards and *forward Findings of Fact to the City Council for final approval.*

Standards:

No permit for a Regulated Activity in the Lake Michigan Protection Zone shall be approved unless all of the following standards have been met or satisfied:

(a) The proposed Regulated Activity and/or Structure shall not unreasonably impede access to or pedestrian movement along the beach or to Lake Michigan;

(b) The proposed Regulated Activity and/or Structure shall not unnecessarily impede navigability within Lake Michigan;

(c) The proposed Regulated Activity and/or Structure shall not unreasonably impact the Subject Property or the Adjacent Properties;

(d) The Applicant has proposed appropriate long-term maintenance requirements and plans, as necessary, for the proposed Regulated Activity and/or Structure;

(e) The proposed means and methods of undertaking the Regulated Activity and/or Structure are consistent with appropriate design and aesthetics principles;

(f) The proposed Regulated Activity and/or Structure shall not create new nor amplify existing erosion problems on the Subject Property and on Adjacent Properties;

(g) The proposed Regulated Activity and/or Structure shall be for the purposes of erosion control, water gathering, and/or public access only;

(h) There will not be an unnecessary adverse environmental or ecological impact on the Subject Property or on any of the Adjacent Properties as a result of the proposed Structure and/or the Regulated Activity;

(i) The proposed Structure and/or the Regulated Activity is the least environmentally and ecologically intrusive means of achieving the stated purpose of the Structure; and

(j) The Applicant has properly obtained any and all permits required by the federal, state, and county governments for the Regulated Activity and/or the Structure.

Feel free to contact me if you have any questions regarding this matter, or if you would like to further discuss the Beach Structure Ordinance prior to the meeting. Per the Commission's direction, I will be prepared to deliver a brief presentation summarizing the proposed project. As usual, the above list of Beach Structure Ordinance standards will also be available on the table for the Commission's reference and discussion. As a reminder, I'll be at the subject site at 5 p.m. on the evening of the meeting in case you'd like to drop by and inspect the site with me.

C. Consideration and Approval of Findings of Fact Recommending City Council Approval of a Proposed Beach Structure Permit Application for Regulated Activities within the Lake Michigan Protection Zone at Millard Park, Located at 15 Ravine Drive

Should the Commission wish to recommend City Council approval of the requested Beach Structure Permit Application from the Park District of Highland Park for Millard Park Beach, I have attached a set of draft Findings of Fact for consideration and approval.

→ The Commission would need to vote to direct staff to prepare these findings, and then take a separate vote to approve and forward them to the City Council for final determination. If approved, the Findings will be placed on an upcoming City Council agenda for consideration.

D. Consideration of a Request for a Steep Slope Variation at 12 Cliff Road in the Town of Fort Sheridan and Provision of a Recommendation to the City Council for Final Determination

Please see the attached memorandum and application materials regarding this case. Commissioners are encouraged to visit the site prior to the meeting to better understand the proposal.

OLD BUSINESS:

A. Status Report on the Creation of a Steep Slope Best Management Practices Brochure, Conducted in Partnership with the Park District of Highland Park and Funded Through the Coastal Zone Management Program Grant

As a reminder, a special meeting of the Commission will be held on **Thursday, March 13th at 8:00 a.m. on the second floor of the City's Public Services Building, located at 1150 Half Day Road**, to review the draft copy for the brochure. A special meeting agenda is included within this packet. Park District Representative Rebecca Grill and City Forester Joe O'Neill will be present to facilitate the discussion and provide a recap of the schedule for project completion. Those of you who are interested in participating are welcome to attend. Please allow time for an hour-long discussion.

On March 19th, staff will be meeting with the Commission's representative, Don Matthews, to finalize the copy and proceed to final layout. A status report will be presented to the Commission at the regularly scheduled April meeting.

B. Status Report on the 2014 Environmental Movie Series Screenings at the Highland Park Library

As a reminder, the Commission is scheduled to screen *The Lost Bird Project* on March 16th at 2:00 p.m. at the Highland Park Library, with Highland Park Resident and Bird Conservationist Donnie Dann as the guest speaker. Commissioners are encouraged to attend.

ATTACHMENTS:

- Memorandum Providing an Update on the Sustainability Plan
- Millard Park Beach Structure Permit Application Materials
 - GIS Map of Subject Site
 - Park District of Highland Park Submittal
 - Memorandum from the Engineering Division
 - Memorandum from the City Forester
- Findings of Fact Recommending City Council Approval of a Beach Structure Permit at Millard Park Beach, Located at 15 Ravine Drive
- 12 Cliff Road Steep Slope Variation Application Materials
 - Staff Memorandum
 - Applicant Submittal



MEMORANDUM

Date: March 6, 2014

To: Natural Resources Commission

From: Karen Berardi, Management Analyst

Subject: Sustainability Plan Update – Collaboration with Quercus and Primera

On January 13, 2014 the City entered into an agreement with Quercus for sustainability consultant services. In August, 2010, the City adopted a Sustainability Strategic Plan, and the City has made progress towards many of the objectives identified at that time. With this new contract, the city will review and prioritize the next steps towards Sustainability for Highland Park. The City will be working with Grace Rink of Quercus and Lourdes Gonzalez of Primera.

The work is broken down into two phases. In Phase I, the Consultants will review the City's Sustainability Plan, prioritize objectives, establish an implementation timeline, identify funding sources, and suggest opportunities to incorporate sustainability into City operations. Phase II, once approved, will include implementation of priorities identified during Phase I.

A team, comprised of City Staff and Councilwoman Stone, met with Grace Rink in January to discuss projects currently underway and priorities for the future. During this meeting, it was agreed that priorities for the Consultant should include:

- Review and updating of contracts and Requests for Proposals to incorporate sustainable practices,
- Identification of grant opportunities to fund priority projects,
- Activation of experts and volunteers in the community, and increased intergovernmental cooperation on sustainability outcomes through the Green Alliance.

The priority objectives will focus on the following areas: Transportation, Energy, Solid Waste and Recycling, Materials, Water, and Natural Areas. A draft work plan, based on the City's 2010 Sustainability Plan, is currently being reviewed by the team.

Next Steps

Grace Rink of Quercus will present an overview of the draft objectives and priorities to the Natural Resources Commission on March 12 for their input. The team will amend the draft work plan to include this feedback, and will present a draft plan to the NRC on a future date. The work plan will then go to City Council for final approval.

Attachments

Biographies on Grace Rink, Quercus, and Lourdes Gonzalez, Primera

GRACE TROCCOLO RINK, LEED AP BD&C PRESIDENT AND CEO



Grace has been a thought leader in the field of sustainability for over a decade. This deep experience allows her to accelerate the implementation of new projects and guide clients in determining the most effective policies and programs to capitalize on their environmental assets and minimize liabilities.

Grace managed the completion of the Chicago Center for Green Technology, the nation's third LEED Platinum facility and the nation's first existing building to earn that distinction. In those early days, promoting sustainability and green design as a methodology for achieving a better result was an educational challenge, not the common subtext heard in current conversations. Understanding the need for subject-specific education – from wind power and energy system design to vermicomposting and green cleaning – Grace developed the highly acclaimed Green Tech U which continues to offer hundreds of free seminars and events reaching more than 25,000 visitors each year.

Prior to joining Quercus, Grace was the sustainability practice leader for the Chicago office of AECOM, a Fortune 500 infrastructure firm. Grace previously forged new ground in sustainability as the Assistant Commissioner for the Chicago Department of Environment, where she managed a green jobs training program in addition to CCGT. Her passion for education originated in her years of service at the Chicago Public Schools where she initiated the service-learning program, a new requirement for high school graduation. During her tenure, Chicago students gave more than 3,000,000 hours of service to their city, the impact of which continues to propel Grace in her professional mission. She currently serves on the board of Sweet Beginnings, a social enterprise sustainable business.

Years of Experience: 19

Education

Miami University
Bachelor of Arts, History

Professional Certification

LEED AP BD&C (Leadership in Energy and Environmental Design Accredited Professional, Building Design & Construction), US Green Building Council, since 2004

Energy Studies

City of Chicago, Solar Industrial Corridor Study
Clean Fuels Ohio, Electric Vehicle Market Study
IFF, Energy Efficiency Outreach
Nicor Gas, Greenhouse Gas Emissions Inventory
CN Railway, Carbon Credit Opportunity Study

Education & Award Programs

Just Marketing Inc., Sustainable Uplift
City of Chicago, Green Tech U, GreenWorks Awards, and the Mayor's Landscape Awards
Chicago Public Schools, School Recycling Initiative

Complete Employment History

1994-96: Citywide Coalition for School Reform
1996-2001: Chicago Public Schools

Sustainability Plans and Studies

City of Chicago, Urban Agriculture Study
Village of Northbrook, Sustainability Plan
City of Des Plaines, Sustainability Plan
City of Wheaton, Sustainability Plan
Nicor Gas, Corporate Social Responsibility Report
Illinois Department of Transportation, Airport Sustainability Study
Park Bank Initiatives, Sustainability Principles
Columbia College Chicago, Waste Management Study

LEED Certification

Chicago Center for Green Technology (Platinum)
Truman College Student Services Center (Silver)
The Morgan at Loyola Station (Silver)
Flair Tower (Silver)
31st Street Harbor (Gold)
Confidential historic facility (Gold, in progress)
LEED EBOM Facility Evaluation, multiple sites (Silver, in progress)

Please see project pages for specific dates

2001-07: Chicago Department of Environment
2007-12: AECOM

MEASURE. INNOVATE. GROW.

QUERCUS CONSULTING | 3335 WEST BERTEAU AVENUE | CHICAGO, IL 60618 | (312) 622-6265 | INFO@QUERCUSCONSULT.COM



LOURDES M. GONZALEZ, AIA, LEED AP BD+C, ND
SENIOR VICE PRESIDENT

Architecture & Construction Services Group

Ms. Gonzalez is a Licensed Architect and LEED Accredited Professional. With over 25 years' experience in the building industry, Ms. Gonzalez is a Licensed Architect and as the firm's Director of Sustainability she managed the firm's Sustainability, Architecture and Construction Management Group for the last ten years.

Ms. Gonzalez has played an instrumental role in Primera's growth over the past decade. She leads the firm's sustainability efforts and helped position Primera as an innovator in the green building movement. Ms. Gonzalez's background includes architectural design, program management, historic preservation and LEED consulting for varied sectors including Higher Ed, K-12 Schools, Municipal, Industrial and Transportation facilities. She has a Bachelor of Science in Architectural Studies and a Masters of Architecture, with a Historic Preservation specialty from the University of Illinois at Urbana-Champaign.



EXPERIENCE

Lake County Sustainability Ordinance, Lake County, Illinois.

Project Director providing technical support and research to determine best sustainability practices relevant to the County in terms of technologies and applicable building and development codes, develop appropriate ordinance language, and attend internal and public workshops to review and present the model ordinance.

Will County Energy Efficiency Revisions to the Will County Building Code, Will County, Illinois.

As Project Manager led the task to make appropriate revisions to the Will County Building Ordinance and assisted with the comprehensive revisions to the Will County Zoning Ordinance, particularly with regard to energy efficiency and sustainable development practices as may be referenced in the Will County Long Term Energy Efficiency and Conservation Plan, the Will County Land Resource Management Plan (LRMP), and the Chicago Metropolitan Agency for Planning's (CMAP) Go To 2040 Regional Comprehensive Plan. The County's LRMP already incorporated many sustainability concepts; Primera's task was to incentivize the implementation of these concepts

Sustainable Product Properties, Army Corps of Engineers, CERL.

Provided sustainability expertise for conducting a research project in conjunction with National Institute of Building Sciences (NIBS) and Specifiers Properties information exchange (SPie) to deliver consensus-driven, open-standard technical specifications for manufactured properties. Reviewed the Army's sustainability policies and practices, a comprehensive analysis of national and international sustainability tools and hosted an international meeting of experts to reach consensus. Presented at EcoBuild 2011 at the NIBS track the findings and progress of this task.

Headquarters and Operations Center, BBVA Bancomer, Mexico City, Mexico.

As LEED Consultant as the point of contact between the owner, design/construction teams and the USGBC, reviewing the energy models and commissioning plans, preparing the LEED specification sections, and training the contractors so that they understand their roles and responsibilities as it pertains to LEED certification. Also served as LEED participant in architect's selection process. The building will be completed as Core & Shell and Interior fit-out. Primera will coordinate the required documentation from both teams and contractors so that the submittals can be reviewed by USGBC in the customary manner. This is a 50 and 35-story LEED project will include multiple levels of underground parking, green roofs, on-site waste water treatment plant, and rain-water collection system. These buildings are in the vanguard of LEED applications in Mexico City and will be pursuing Gold and Silver certification respectively.

EDUCATION & REGISTRATION

Master of Architecture in Historic Preservation, University of Illinois at Champaign

Bachelor of Science in Architectural Studies, University of Illinois at Champaign

Licensed Architect, State of Illinois

LEED Accredited Professional, BD+C, ND

Project Manager, Capital Development Board

Self-Certified Architect, City of Chicago,

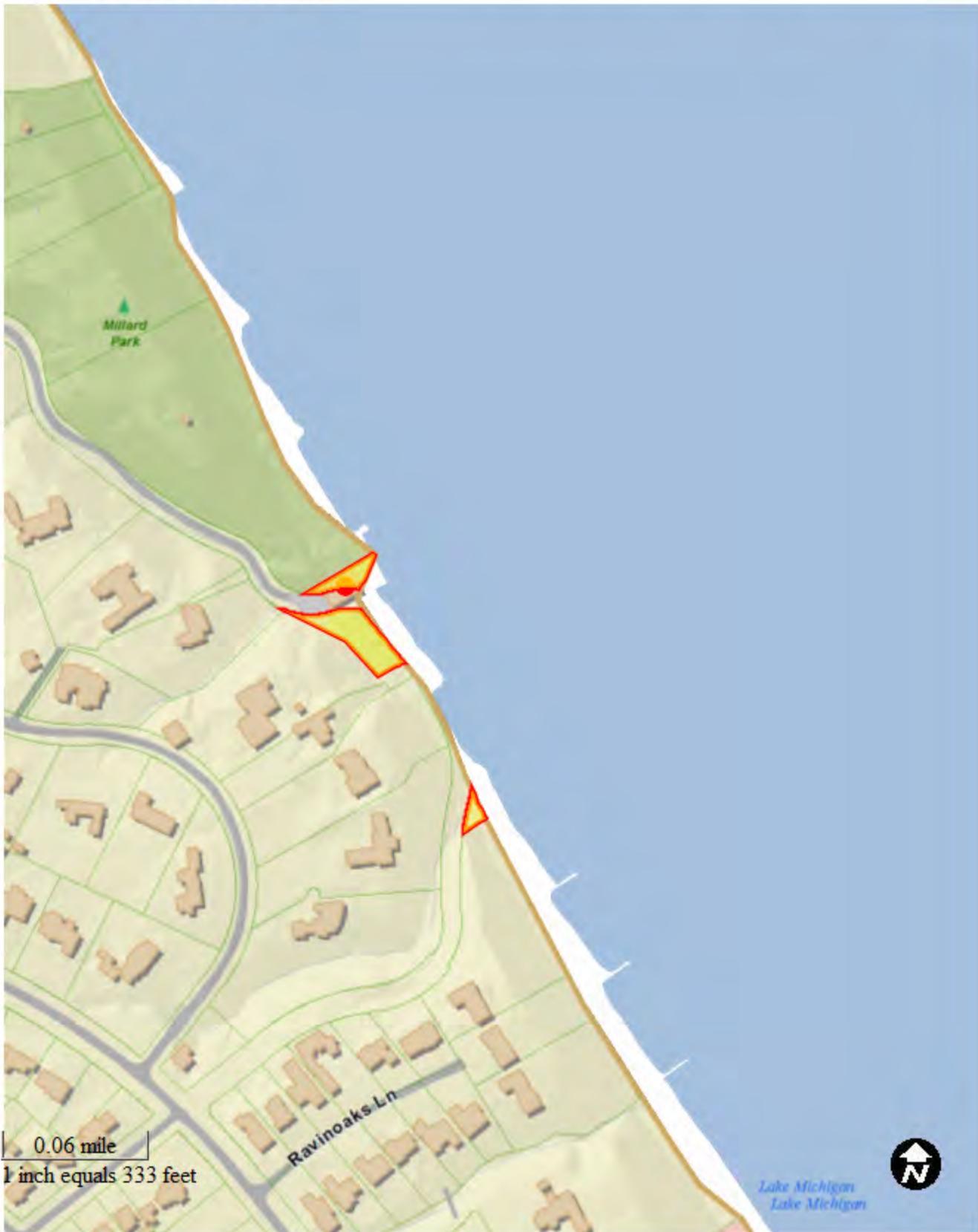
Registered Energy Professional, City of Chicago

National Sustainability Committee Chair, Construction Management Association of America

Chicago Chapter, Past President, Construction Management Association of America

Committee Member, ACEC Illinois, MWRDGC

Member, Zero Energy Commercial Buildings Consortium, Building Envelope Working Group





PUBLIC WORKS MEMORANDUM



DATE: February 28, 2014
TO: Barbara Cates, Planner
FROM: John Welch, City Engineer *John Welch*
SUBJECT: Millard Park Structure Demolition

The Park District of Highland Park has provided a comprehensive packet of information relative to the demolition of the Millard Park Sewage Treatment Building located at the east end of Ravine Drive.

The existing structure and foundations will be completely removed with minor repairs to the existing asphalt pavement and concrete curbs. The site will be restored with adequate soil and plant material suitable for ravine and bluff conditions.

The proposed work will occur at an elevation greater than the Ordinary High Water Mark, however falls within the Lakefront Overlay Zone, but not within the Steep Slope Zone. Based on its location, the Park District has provided documentation from six regulatory agencies that additional permitting is not required and has also provided a soil investigation report. The proposed work does not encroach into the Steep Slope Zone, therefore Article XIX restrictions are not applicable.

The Department of Public Works supports the proposed removal and restoration of this area.

Contact me if you have any comments or concerns.



PUBLIC WORKS MEMORANDUM



To: Barbra Cates, Planner
From: Joe O'Neill, Assistant City Forester
Date: February 26, 2014
Re: Millard Park Treatment Plant Demolition

At the request of Community Development the Forestry Division has reviewed the plans submitted by the Park District of Highland Parks for demolition of the Millard Park sewage treatment plant.

Currently on site there are several volunteer trees that have sprouted up around the perimeter of the structure. The trees surrounding the facility vary in specie, size and condition. None of the trees would be considered high value trees. Most of these trees are not growing in locations where they would thrive and develop into quality mature trees.

To remove the structure the trees will need to be removed. Attempting to save them would likely only result in them requiring removal at a later date due to damage incurred during the demolition process. Because of the low quality of the existing trees the Forestry Division has no objection to granting the beach structure permit.



Pre-Application

**Regulated Activity in the Lake Michigan Protection Zone
Special Regulations for the LFOZ Lakefront Density and Character**

Millard Park Sewage Treatment Building Demolition and Beach Restoration

**15 Ravine Drive
Highland Park, IL 60035**

**Submitted for Preliminary Review:
February 19, 2014**

**Request for Appearance before the Natural Resource Commission:
March 12, 2014**

Park District of Highland Park
Millard Park Sewage Treatment Building Demolition and Beach Restoration

Table of Contents

| Item | Page |
|---|-------------|
| Table of Contents..... | 2 |
| Letter of Request for a Pre-Application Meeting..... | 3 |
| Statement of Purpose | 4 |
| Application Fee | 4 |
| Site Location..... | 5 |
| Plat of Survey | 6 |
| Conceptual Plan | 7 |
| Elevation Plan..... | 8 |
| Demolition, Development and Site Plans with Engineering Details | 9 |
| Materials | 15 |
| Structure Success | 16 |
| Long Term Maintenance | 16 |
| Means and Methods | 17 |
| Erosion, Environmental and Ecological Impact..... | 17 |
| Existing Protections..... | 18 |
| Permitting Responses | 19 |
| Geo-Technical Investigation Report..... | 20 |

Park District of Highland Park
Millard Park Sewage Treatment Building Demolition and Beach Restoration

Letter of Request for a Pre-Application Meeting

TO: Ann Coyle, Chairman of the Natural Resources Commission, City of Highland Park
Ramesh Kanapareddy, Director of Public Works, City of Highland Park
Barbara Cates, Planner and Staff Liaison, City of Highland Park

FROM: Liza McElroy, Executive Director, Park District of Highland Park
Rick Stumpf, Director of Planning and Projects, Park District of Highland Park
Mary Gardocki, Planning Manager, Park District of Highland Park

RE: Millard Park Sewage Treatment Building Demolition

C: Scott Meyers, President, Park Board of Commissioners, Park District of Highland Park

DATE: February 19, 2014

Please find herein pre-application information required for the demolition of the Millard Park Sewage Treatment Building Demolition. This is submitted to comply with standards as outlined in Section 150.703.1 in the City Code related to Special Regulations for the LFOZ Lakefront Density and Character Overlay Zone.

Background:

The Park District presented information regarding the demolition of the sewage treatment plant to the Historic Preservation Committee in May and June of 2013. On June 13, 2013 a motion was passed to terminate the demolition delay on the structure at 15 Ravine Drive finding that “further time was not anticipated to result in the avoidance of the need to demolish the structure.” Minutes were approved on July 11, 2013.

Request:

The Park District has coordinated a team of engineering, environmental and ecological consultants to develop a plan for demolition of the structure and restore the site to its native beach conditions. We request a review of the application materials as well as a proposed date and time to appear before the Natural Resources Commission to proceed with this work.

Park District of Highland Park
Millard Park Sewage Treatment Building Demolition and Beach Restoration

Statement of Purpose

The proposed regulated activity is to return the site to a natural, passive beach area with maintenance to the existing parking area. Conceptually, long term, the District may consider a possible small restroom building, seating area and an educational sign referencing the site though this is not a consideration of this application. The planning purpose is to increase the availability of natural beach area while restoring the site with native vegetation and sensitivity to the existing habitat and ravine ecosystem.

Full size drawings have been submitted with this application. Reduced size images are for reference only.

Application Fee

Please find enclosed the application fee of \$225 and the third party cost fee of \$3500.

Park District of Highland Park
Millard Park Sewage Treatment Building Demolition and Beach Restoration

Site Location



Millard Park - Sewage Treatment Building
15 Ravine Drive



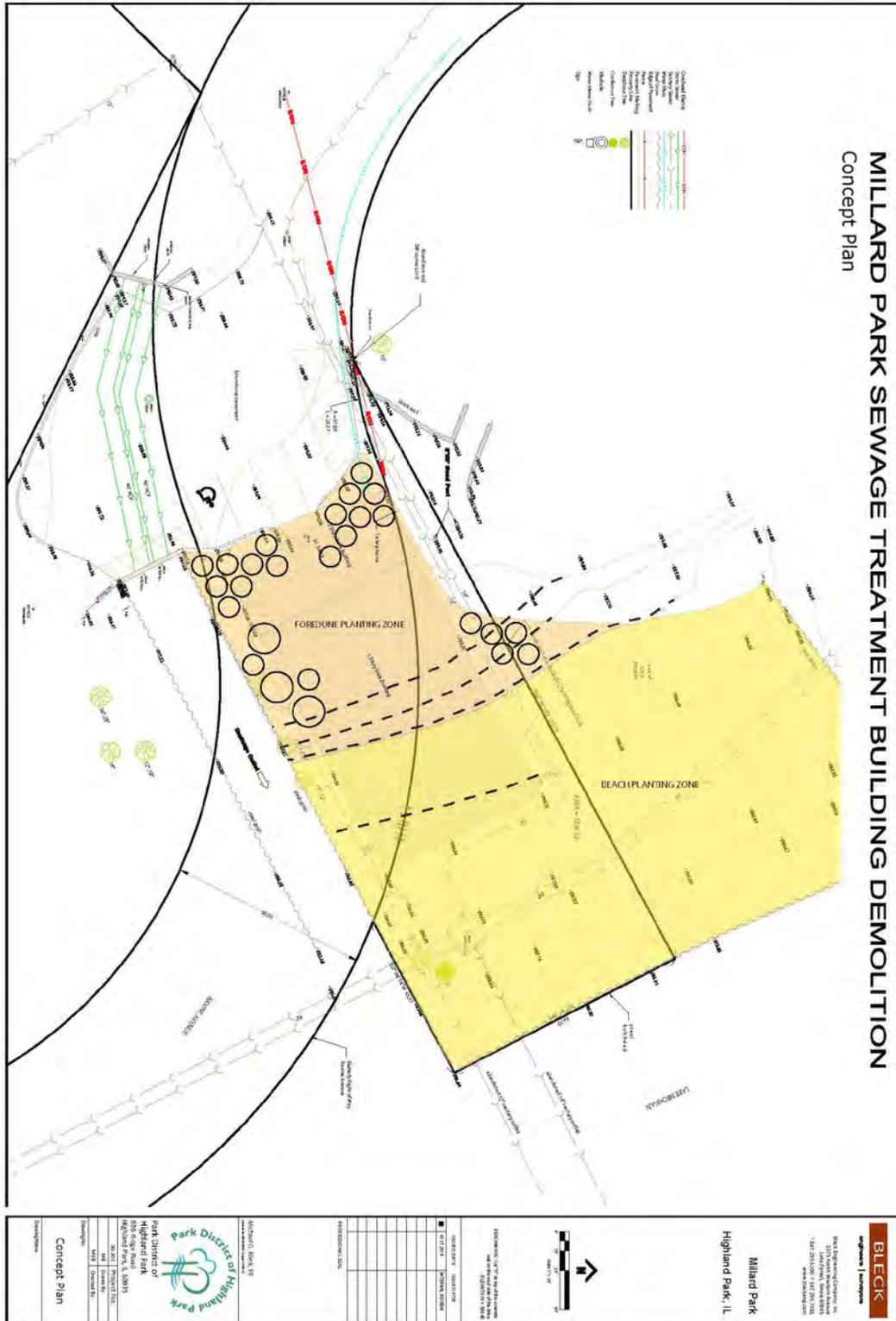
**Park District of Highland Park
Millard Park Sewage Treatment Building Demolition and Beach Restoration**

Plat of Survey

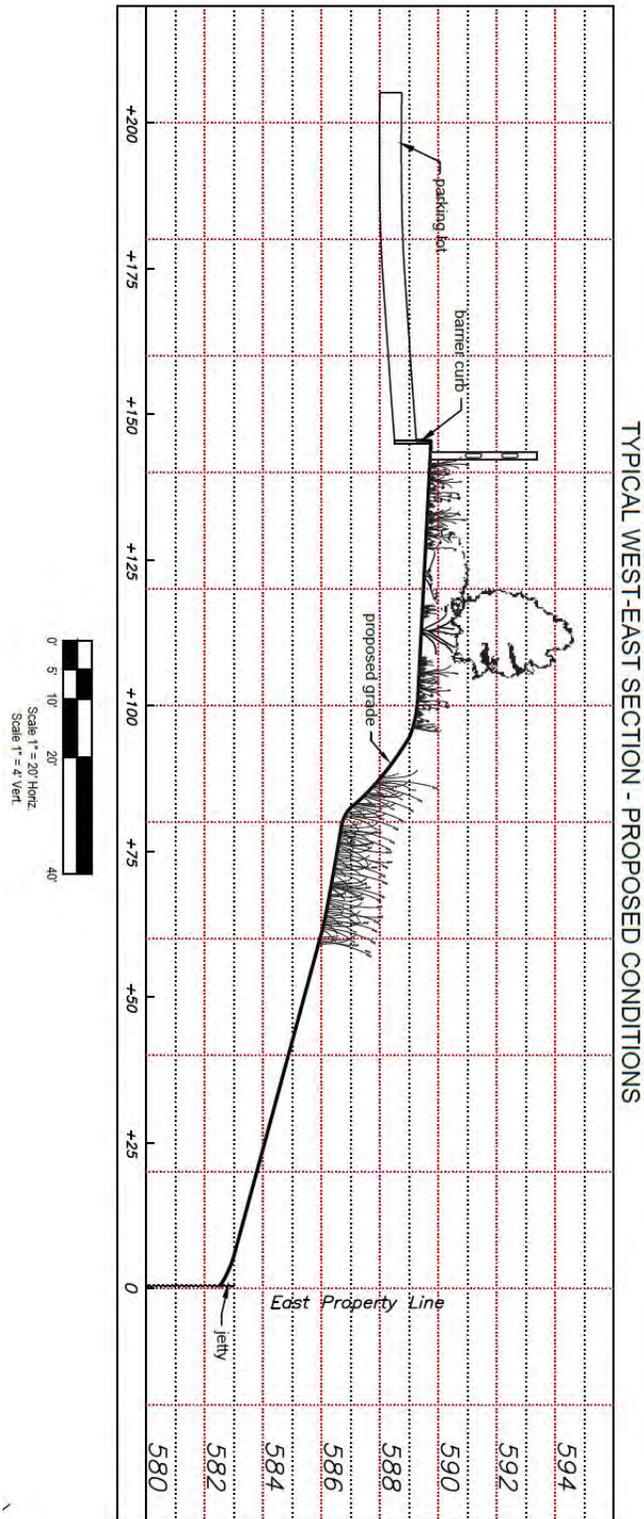


Park District of Highland Park
 Millard Park Sewage Treatment Building Demolition and Beach Restoration

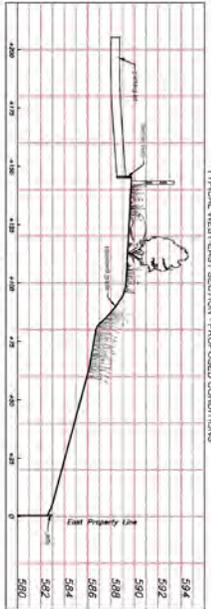
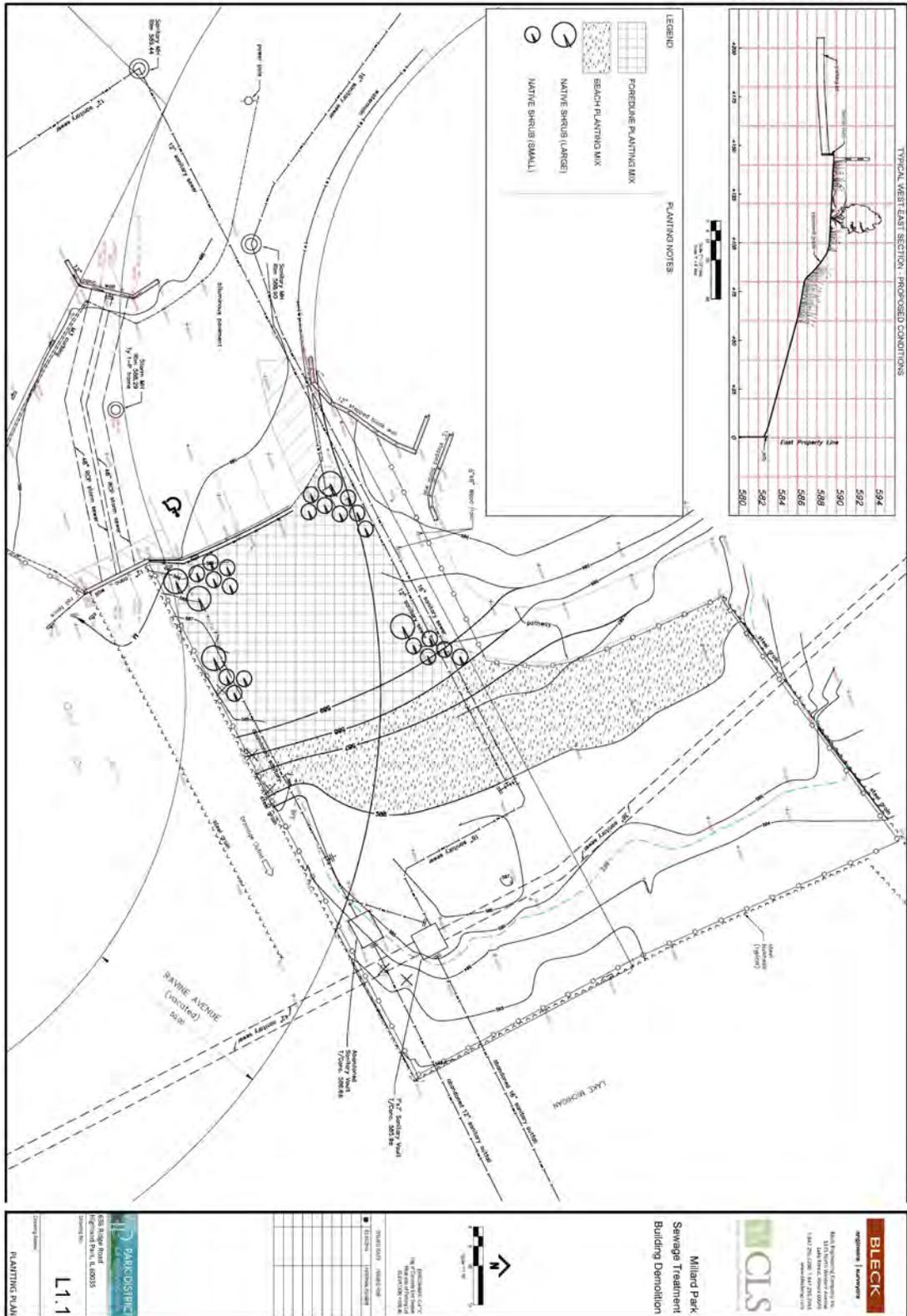
Conceptual Plan



Elevation Plan



Park District of Highland Park
Millard Park Sewage Treatment Building Demolition and Beach Restoration



LEGEND

- PERENNIAL PLANTING MIX
- BEACH PLANTING MIX
- NATIVE SHRUBS (LARGE)
- NATIVE SHRUBS (SMALL)

PLANTING NOTES

BLECK
 3000 N. Lincoln Ave. Suite 100
 Chicago, IL 60614
 Tel: 773.233.1100
 Fax: 773.233.1101
 www.bleck.com

CLS
 1441 N. Lincoln Ave. Suite 100
 Chicago, IL 60614
 Tel: 773.233.1100
 Fax: 773.233.1101
 www.cls.com

Millard Park
 Sewage Treatment
 Building Demolition

Prepared by: [Name]
 Date: [Date]

Scale: 1" = 10'

PROJECT NO.: [Number]
 SHEET NO.: [Number]

DATE: [Date]

PROJECT: [Name]

SCALE: 1" = 10'

DATE: [Date]

PROJECT: [Name]

Park District of Highland Park
Millard Park Sewage Treatment Building Demolition and Beach Restoration

Materials

- Bituminous Pavement – Limited to repavement of the existing asphalt parking area for purposes of repair, improvement, and pavement restoration following site demolition and construction. No new bituminous pavement areas are proposed under this application.
- Concrete – Repair, improvement, and restoration of existing concrete curbing adjacent to the asphalt parking area. Minor extension of concrete curb to improve storm water flow and protect beach area.
- Split Rail Fencing – to match existing. Proposed location is to protect beach plantings, guide pedestrian access to beach area and enhance safety along E-W steel groin.
- Sand/Soil Substrates – The western portion of the project area shall receive placement of planting media comprised of both on-site and imported materials. Materials shall include a blend of topsoil; certified weed-free compost derived from garden waste; and mineral sand conforming to IDOT gradation specifications for FA2 (fine aggregate).
- Mineral Substrates – The eastern portion of the project area shall receive placement of planting media comprised of both on-site and imported materials. Materials shall include a blend of mineral sand conforming to IDOT gradation specifications for FA2 (fine aggregate), and bank-run gravels (rounded to sub-rounded) conforming to IDOT gradation specifications for CA6 (coarse aggregate).
- Native Shrubs – Woody plant materials shall be installed as indicated on the attached Landscape Plan (Preliminary, CLS 01/2014). Shrubs shall be exclusively native species endemic to local ravine, bluff, and foredune plant communities.
- Native Plant Plugs – Herbaceous plant materials shall be installed as indicated on the attached Landscape Plan (Preliminary, CLS 01/2014). Shrubs shall be exclusively native species endemic to local ravine, bluff, and foredune plant communities and of genotypic origin no greater than 200 miles from the project site.
- Native Seed – Seed materials shall be installed as indicated on the attached Landscape Plan (Preliminary, CLS 01/2014). The permanent seed mix shall be exclusively native species endemic to local ravine, bluff, and foredune plant communities, and of genotypic origin no greater than 200 miles from the project site. A cover crop comprised of annual, non-native grasses shall be installed with the permanent seed mix to provide short-term benefits for erosion control, weed suppression, and soil moisture mediation.
- Temporary Erosion Control – Short-term erosion control shall consist of biodegradable straw blanket installed as indicated on the attached Landscape Plan (Preliminary, CLS 01/2014). Erosion control blanket shall be North American Green S-150 BN or approved equivalent, installed and fastened per manufacturer's specifications.

Structure Success

The proposed regulated activity shall be installed at elevations ranging from 589.27-581.70 (feet above sea level). As such, the entirety of the project site lies above the Army Corps of Engineers jurisdictional benchmark for Ordinary High Water Mark (OHWM) of 581.5, though a portion lies within the 100 year floodplain at 585.00. Because the project area is surrounded by steel sheet pile on its northern, southern, and eastern boundaries, it is anticipated that it will be protected from wave action at normal water levels and during minor flooding and storm surge events. During major flood and storm events, the site may be subject to temporary inundation, erosive wave action, and/or littoral drift resulting from lateral current flow. Design parameters for the proposed regulated activity provide for temporary erosion control measures during the establishment period for native plantings, and rely on these plantings for long-term soil stabilization. Proposed plant materials are those best adapted to site conditions, and most capable of stabilizing substrates against erosion vectors.

Long Term Maintenance

As a restored native ecosystem, the proposed regulated activity shall include an ongoing, adaptive management regime for the control of invasive species and to promote the health and vigor of native plant constituents. Management strategies shall include, at a minimum:

- Ecological Monitoring and Reporting – A qualified land manager specializing in the restoration of native ecosystems shall perform site assessments on an annual basis throughout the establishment period. Site assessment shall include an analysis of installed seed and plant survival and vigor; approximate vegetative aerial cover; presence and distribution of invasive and exotic species; observed erosion or soil stability issues; observed changes to site hydrology; observed changes to localized growing conditions; and recommendations for site stewardship. Results of site assessment shall be summarized in a report which may be used to advise stewardship efforts.
- Site Stewardship – Qualified personnel shall perform site stewardship as needed throughout the establishment period to meet project performance standards, control invasive and exotic species, and maintain the health and vigor of native plant constituents. Site stewardship may include, but is not necessarily limited to watering; overseeding; replanting; pruning; mulching; erosion repair; invasive species control via spot herbicide application, cutting, and/or pulling; and prescribed burning.
- Although not a consideration of this application, we eventually may propose a small restroom building, seating area and an educational sign referencing the site. Additionally, we are restoring the site with native vegetation with sensitivity to the existing habitat and ravine ecosystem.
- Long term maintenance requirements include 3x a week beach cleaning with cleaner, daily refuse pick up Memorial Day to Labor Day. Currently considered an “attractive nuisance”, demolition will reduce repairs due to vandalism or unsolicited activity.

Means and Methods

The Park District's Natural Area and Park professionals will be responsible for maintaining the site as a passive, natural beach area. Means and methods include regular beach maintenance with beach cleaner, litter pick up, snow plowing access as necessary, opening gate from dawn to dusk.

Erosion, Environmental and Ecological Impact

No existing or ongoing erosion problems have been observed within the project area. As discussed within section A10 of this document, potential vectors for erosion include inundation and wave action at various lake water levels, as well as wind erosion and surface water runoff originating from the surrounding steep topography. The proposed regulated activity provides for the mitigation of these vectors in the short term through installation of temporary erosion control matting, and in the long-term through successful establishment of deep-rooted native plant materials. Some potential exists for erosion via storm water runoff originating from Ravine Drive, though plans include mitigation of this vector via concrete curbing and preservation of existing storm sewer infrastructure components.

Ecological impacts resulting from the regulated activity include the following:

- An increase in the area of native plant coverage by approximately 0.3 acres
- Increased native plant diversity
- Increased area of wildlife habitat by approximately 5500 square feet
- Increased physical continuity of plant communities and wildlife habitat between the project area and adjacent bluff, ravine, and foredune ecosystems
- Increased shading and water temperature reduction of adjacent surface waters (creek) and associated aquatic habitat, including riffle and pool features critical to fish migration
- Removal of existing exotic and invasive species within the project area
- A reduction in impermeable surfaces by approximately 5500 square feet and an associated reduction in storm water runoff to Lake Michigan
- Potential biofiltration of storm water within native plant root zones and engineered planting media

The proposed regulated activity has, as its principal goal, the restoration of a natural beach ecosystem within the limits of disturbance associated with site demolition and construction. This goal will be met in the least ecologically intrusive way by the following means:

- Limit site access to the defined limits of disturbance and project boundaries. Prevent access, construction, demolition, stockpiling, and staging operations from occurring within existing adjacent areas of high ecological value.
- Enact best management practices for site erosion and sediment control as depicted within the project plans and specifications. Prevent off-site transport of disturbed soils and sediments.
- Minimize manipulation of surface grading to match existing natural conditions
- Install locally native species endemic to local bluff, ravine, and foredune ecosystems which have genetic origins within 200 miles of the project site.
- Install temporary erosion control measures, planting media, and plant materials which are not detrimental to resident and migratory wildlife.
- Limit ecological impacts to those outlined within this document.

Existing Protections

The shoreline is protected on the south, east and north sides by a steel jetty. The jetty is visible on aerial photographs published by Lake County dating back to 1974. The jetties were put in place to protect the Millard Park Sewage Treatment Building from the ravine outfall to the south, as well as Lake Michigan. They also protect a North Shore Sanitary District 42" interceptor sewer that runs parallel to Lake Michigan, east of the existing building. The jetties have been very effective in protecting the shoreline as there has been little change to the shoreline since 1974.

This project will not change the shoreline or lakebed. Erosion on the subject property, and adjacent properties, will not change with the removal of the existing building and restoration of the site to a native condition.



Park District of Highland Park
Millard Park Sewage Treatment Building Demolition and Beach Restoration

Permitting Responses

The following agencies were contacted in reference to this demolition project. From their responses, there is no indication that permits through these agencies are required. Letters of response are attached.

US Army Corps of Engineers Regulatory Branch

111 North Canal Street, Suite 600
Chicago Illinois 60606-7206

Illinois Environmental Protection Agency, Bureau of Water

DWPC Permit Section #15
P.O. Box 19276
Springfield, Illinois 62794-9276

Illinois Department of Natural Resources

Office of Water Resources, Lake Michigan Management Section,
160 N. LaSalle Street, Suite S-700
Chicago, Illinois 60601

North Shore Sanitary District

P.O. Box 750
Wm. Koepsel Drive
Gurnee, IL 60031

Illinois Historic Preservation Agency

One Old State Capitol Plaza
Springfield IL 62701-1512

Lake County Stormwater Management Commission

500 W. Winchester Road, Suite 201
Libertyville, IL 60048



REPLY TO
ATTENTION OF:

DEPARTMENT OF THE ARMY
CHICAGO DISTRICT, CORPS OF ENGINEERS
231 SOUTH LA SALLE STREET
CHICAGO, ILLINOIS 60604-1437

January 13, 2014

Technical Services Division
Regulatory Branch
LRC-2012-893

SUBJECT: No Objection to the Demolition of a Building in Millard Park at Ravine Drive and Lake Michigan in the City of Highland Park, Lake County, Illinois (NW Quarter of Sec. 25, Twp. 43N, Rng. 12E; 42.17953, -87.77989)

Mary Gardocki
Park District of Highland Park
636 Ridge Road
Highland Park, IL 60035

Dear Ms. Gardocki:

This is in response to your request that the U.S. Army Corps of Engineers issue a letter of no objection for the above-referenced activity. The subject project has been assigned number LRC-2012-893. Please reference this number in all future correspondence concerning this project.

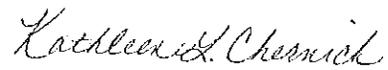
Following a review of the information you furnished to this office and assuming your project is conducted only as set forth in the information provided, this office has determined that the subject property does not require a Department of the Army (DA) permit to complete the proposed work. Please be aware that any unpermitted discharge into an area within the jurisdiction of this office may result in civil or criminal enforcement under the Clean Water Act, 33 U.S.C. Sec. 1319.

This determination is valid for a period of 5 years from the date of this letter and covers only your project as depicted in your submittal. Soil erosion and sediment controls (SESC) measures shall be implemented at the project site and properly maintained throughout construction of the project. Proper installation and regular maintenance of SESC measures will prevent construction materials from entering downstream locations.

It is your responsibility to obtain any required state, county, or local approvals for impacts to wetland areas not under the Department of the Army jurisdiction. For projects in incorporated areas of Lake County, please contact the Lake County Stormwater Management Commission at (847) 377-7700.

This determination is based only on the proposed activity and is not an approved jurisdiction determination for the subject parcel. If you wish to receive an approved jurisdiction determination or have any questions, please contact Michael Murphy of my staff by telephone at 312-846-5538 or email at Michael.J.Murphy@usace.army.mil.

Sincerely,

A handwritten signature in cursive script that reads "Kathleen G. Chernich".

Kathleen G. Chernich
Chief, East Section
Regulatory Branch

Copy Furnished:

Lake County Stormwater Management Commission (Kurt Woolford)



ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

1021 NORTH GRAND AVENUE EAST, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276 • (217) 782-2829

PAT QUINN, GOVERNOR

LISA BONNETT, DIRECTOR

217/782-0610

March 27, 2013

Mr. Steven E. Meyer
Manager of Special Projects
Park District of Highland Park
636 Ridge Road
Highland Park, Illinois 60035

Re: Millard Park

Dear Mr. Meyer:

The Agency has received your letter of December 7, 2012 regarding the demolition of a building at Millard Park that was previously used as a wastewater treatment facility.

If the proposed project will result in the disturbance of one or more acres total land area, a General Permit to Discharge Storm Water from Construction Site Activities is required from the Agency. Additional information regarding the requirements of this permit are available on our website at <http://www.epa.state.il.us/water/permits/storm-water/index.html>. If this project is located within a wetlands, the U.S. Army Corps of Engineers may also require a permit pursuant to Section 404 of the Clean Water Act. In addition, the demolition debris will need to be disposed of in accordance with the Illinois Environmental Protection Act and the requirements of the Illinois Pollution Control Board.

We thank you for submitting this information to this Agency for a determination of the need for a permit for the facilities and for seeking to comply with the Illinois Environmental Protection Act and regulations promulgated under the Act.

Should you have any further questions concerning the storm water permit, please contact Terri LeMasters at the telephone number indicated above. If you have additional questions regarding the disposal of demolition debris, please contact the Division of Land Pollution Control, Permit Section at 217/524-3300.

Sincerely,

A handwritten signature in cursive script that reads "Alan Keller".

Alan Keller, P.E.
Manager, Permit Section
Division of Water Pollution Control

SAK:ALD^{mo}:j:docs\misc\dragovich\

cc: Des Plaines Region
Records Unit



Illinois Department of Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271
<http://dnr.state.il.us>

Pat Quinn, Governor
Marc Miller, Director

Office of Water Resources, Michael A. Bilandic Building, 160 N. LaSalle Street, Suite S-703
Chicago, IL 60601 Phone: 312/793-3123 Fax: 312/793-5968

December 20, 2012

Steven Meyers
Park District of Highland Park
Administrative Office
West Ridge Center
636 Ridge Road
Highland Park, IL 60035

RE: Proposed demolition of the existing North Shore Sanitary District sewage treatment building near Lake Michigan at 35 Ravine Drive, Highland Park, Illinois by the Park District of Highland Park

Mr. Meyers:

Thank you for your letter and accompanying information dated December 7, 2012 concerning the above referenced proposed project. The Department has reviewed your request and has determined that the demolition of the existing building will not require an Illinois Department of Natural Resources, Office of Water Resources permit. This determination is based on the aerial photographs entitled:

**MILLARD PARK SEAGE TREATMENT BUILDING SITE TOPOGRAPHY AND FLOOD ZONE,
ONE SHEET, DATED DECEMBER 3, 2012, RECEIVED DECEMBER 11, 2012.**

Be advised this determination does not exempt you from obtaining any other required federal, state or local permits. No materials related to the buildings demolition shall be placed in or near Lake Michigan.

If you have any questions, feel free to contact Jim Casey of my staff at (312) 793-5947 or james.casey@illinois.gov.

Sincerely,

Daniel Injerd, Chief
Lake Michigan Management Section

cc: U.S. Corps of Engineers (Kathy Chernich)
IEPA (Dan Heacock)



Illinois Historic
Preservation Agency

FAX (217) 782-8161

1 Old State Capitol Plaza • Springfield, Illinois 62701-1512 • www.illinois-history.gov

Lake County

Highland Park

Demolition of Former North Shore Sanitary District Building

35 Ravine Dr.

IHPA Log #015121212

January 3, 2013

Steven Meyer

Park District of Highland Park

636 Ridge Road

Highland Park, IL 60035

Dear Mr. Meyer:

This letter is to inform you that we have reviewed the information provided concerning the referenced project.

Our review of the records indicates that no historic, architectural or archaeological sites exist within the project area.

Please retain this letter in your files as evidence of compliance with Section 4 of the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420/1 et. seq.). This clearance remains in effect for two years from date of issuance. It does not pertain to any discovery during construction, nor is it a clearance for purposes of the Illinois Human Skeletal Remains Protection Act (20 ILCS 3440).

If you have any further questions, please contact me at 217/785-5027.

Sincerely,

Anne E. Haaker

Deputy State Historic

Preservation Officer

From: [Brian Dorn](#)
To: [Mary Gardocki](#)
Cc: [Greg Grenyo](#); [Greg Jackson](#)
Subject: RE: Demolition of Building - Millard Park/Ravine Drive
Date: Friday, November 01, 2013 7:40:48 AM
Attachments: [Ravine Aerial with Property Owners.pdf](#)

Mary,

I checked our records and could find no indication that the NSSD holds any remaining title or interest in the Ravine Drive structure. As such, there are no NSSD permitting requirements associated with the demolition of the building. Any new sanitary sewer connections associated with a future project would require NSSD permitting. I would caution that there is a live NSSD interceptor that runs parallel to the lake east of the structure, as well as a Highland Park sewer located just north of the building that both need to remain accessible and protected during the demolition operation. Please refer to the attached sketch. Any sewer infrastructure associated with the existing building should be removed or properly abandoned.

Please feel free to contact me if you have questions or require additional information.

Brian Dorn, P.E.
General Manager
North Shore Sanitary District
P.O. Box 750
Wm. Koepsel Drive
Gurnee, IL 60031
Phone: (847) 623-6060
Fax: (847) 623-9987
email: brdorn@northshoresanitary.org

From: Mary Gardocki [<mailto:mgardocki@pdhp.org>]
Sent: Friday, October 25, 2013 3:47 PM
To: Brian Dorn
Subject: Demolition of Building - Millard Park/Ravine Drive

Hi Brian,

In 2007 the Park District of Highland Park developed a comprehensive Lakefront Plan to guide improvements to the District's four parks located on Lake Michigan. In this plan, the District proposes to renovate Millard Park with the possibility of adding a small restroom building later in the future. The first phase will be the demolition of the North Shore Sanitary District sewage treatment building constructed in 1935, decommissioned in 1972 and given to the Park District in 1977. The address of the building, located on the Lake Michigan shore, is 35 Ravine Drive, Highland Park.

Preliminary to demolition I am inquiring if the North Shore Sanitary District has any jurisdiction, permitting requirements, or other interest of which we should be aware. I have attached a location map, site plan, and current photographs of the building.

If you have any questions or require further information, please feel free to contact me at 847-579-4081 or by email at mgardocki@pdhp.org. I look forward to hearing from you.

Sincerely,

Mary Gardocki
Associate Project Manager
Park District of Highland Park
636 Ridge Road, Highland Park, IL 60035
P: (847) 579-4081
F: (847) 681-2266



GREENPRINT 2024
A Community Vision for the Park District of Highland Park

No virus found in this message.
Checked by AVG - www.avg.com
Version: 2012.0.2242 / Virus Database: 3222/6297 - Release Date: 10/31/13



STORMWATER MANAGEMENT COMMISSION

January 14, 2014

Mary Gardocki
Planning Manager
Park District of Highland Park
636 Ridge Road, Highland Park, IL 60035

**Subject: USACE Project: LRC-2012-893
Millard Park Sewage Treatment Plant Demolition
15 Ravine Drive, Highland Park, Lake County, Illinois
NO WETLAND IMPACT DETERMINATION**

Dear Ms. Gardocki:

This letter responds to your email request for a *Letter of No Wetland Impact* (LONI) from the SMC for the Millard Park Sewage Treatment Plant Demolition project, received by the Lake County Stormwater Management Commission (SMC) on January 14, 2014. It is our understanding that all wetlands/waters onsite are subject to federal regulation by the U.S. Army Corps of Engineers. As such, it is our determination that the project will not impact isolated wetlands or waters of Lake County. Therefore, no wetland permit or authorization from Lake County SMC is required for the current design.

Please note the following:

- 1) **This LONI does not authorize construction.** A Watershed Development Permit (WDP) may be required from City of Highland Park for the proposed project, in accordance with the applicable provisions of the Lake County Watershed Development Ordinance (WDO). Please coordinate with Mr. John Welch, Enforcement Officer with the Village, at 847-926-1145 or jwelch@cityhpil.com regarding the need for a WDP.
- 2) SMC understands the Park District of Highland Park in the process of obtaining a Letter of No Objection (LONO) from the USACE for the proposed work.
- 3) If the USACE determines that wetlands/waters exist on the project site that are not under their jurisdiction, submittal of supporting documentation per WDO Article IV.E.1.b. to SMC would be required to confirm that the project will not impact *Isolated Waters of Lake County* (IWLC).
- 4) You shall notify SMC and the USACE immediately if the project is modified to the extent that impacts to wetlands or waters will occur. A separate wetland permit would be required from the USACE for any proposed wetland or waters impacts prior to commencing the work.

We would like to be of assistance. If you have any questions, or would like to set up a meeting, please call our office at (847) 377-7705 or e-mail Juli Crane at jcrane@lakecountyil.gov. If you have any additional concerns that have not been addressed by the regulatory staff, you may contact Chief Engineer Kurt Woolford kwoolford@lakecountyil.gov or Executive Director Michael Warner mwarner@lakecountyil.gov at (847) 377-7700.

If you would like to provide feedback regarding the SMC permit/inspection process please go to:
(password – *survey*)

<http://www.lakecountyil.gov/Stormwater/Pages/PermitProcessSurvey.aspx>

<http://www.lakecountyil.gov/Stormwater/Pages/InspectionProcessSurvey-.aspx>

Sincerely,

LAKE COUNTY STORMWATER MANAGEMENT COMMISSION



Kurt Woolford, P.E., CFM
Chief Engineer



Juli E. Crane, PWS, CWS
Principal Wetland Specialist

cc: Mr. Mike Murphy – USACE
Ms. Joanna Colletti – SMC

This document was digitally transmitted. Please print out a copy of the document and retain for your records. If you are unable to print the document, or desire a hard copy mailed be to you, please notify SMC at your earliest convenience.

Geo-Technical Investigation Report

Attached



office: 1-847-870-0544
fax: 1-847-870-0661
www.soilandmaterialconsultants.com
us@soilandmaterialconsultants.com

January 31, 2014
File No. 21328

Mr. Brian S. Mihelich, CHMM
True North Consultants, Inc.
1240 Iroquois Avenue, Suite 206
Naperville, IL 60563

Re: Geotechnical Investigation
Millard Park Sewage Treatment Building
Highland Park, Illinois

Dear Mr. Mihelich:

The following is our report of findings for the geotechnical investigation completed at the Millard Park Sewage Treatment Building located in the City of Highland Park, Illinois.

The investigation was requested to determine current subsurface soil and water conditions at select boring locations. The findings of the field investigation and the results of laboratory testing are intended to assist in the planning, design and construction of proposed site improvements.

SCOPE OF THE INVESTIGATION

The field investigation included obtaining 5 borings at the locations requested and as indicated on the enclosed sketch. The boring locations were established using field taping methods. Surface elevations were determined using the data presented on the topographic survey.

We auger drilled the borings to depths of 15.0 feet below existing surface elevations. Soil samples were obtained using a split barrel sampler advanced utilizing an automatic SPT hammer. Soil profiles were determined in the field and soil samples returned to our laboratory for additional testing including determination of moisture content. Cohesive soils obtained by split barrel sampling were tested further to determine dry unit weight and unconfined compressive strength.

The results of all field determinations and laboratory testing are included in summary with this report.

RESULTS OF THE INVESTIGATION

Enclosed are boring logs indicating the soil conditions encountered at each location. Site surface conditions include the existing structure, pavement materials and fill soil conditions.

8 WEST COLLEGE DRIVE • ARLINGTON HEIGHTS, IL 60004

SOIL BORINGS • SITE INVESTIGATIONS • PAVEMENT INVESTIGATIONS • GEOTECHNICAL ENGINEERING
TESTING OF • SOIL • ASPHALT • CONCRETE • MORTAR • STEEL

Fill soil conditions were encountered at all boring locations. Composition of the fill includes the presence of clay/silt, clay/silt/sand, sand/gravel, crushed limestone and sand/silt mixtures extending to depths of 1.0 foot to 9.0 feet at these boring locations. The limits of fill placement were not determined within the scope of this investigation.

Underlying natural soil conditions include the presence of cohesive soils. These are classified as tough to hard clay/silt mixtures with lesser portions of sand and gravel. Non-cohesive soils were also encountered as indicated. These include very loose to medium dense sand/silt, silt/clay and sand/gravel mixtures. The non-cohesive granular soils are often in a very damp to saturated condition. Cobbles and boulders may be present within the site soils at any elevation, although none were encountered while drilling.

Low strength fill soils were encountered at all borings, as well as low strength natural soils at boring 1. These conditions are likely present in other areas of the site but were not discovered within the scope of this investigation.

The following table summarizes depth ranges below existing grade, the magnitude of soil strength within these ranges and other information:

| <u>Boring</u> | <u>Surface Elevation (feet)</u> | <u>Depth Range Below Existing Surface (feet)</u> | <u>Soil Strength (lbs./sq.ft.)</u> | <u>Recorded Water Levels, W.D./A.D. (feet)</u> |
|---------------|---------------------------------|--|------------------------------------|--|
| 1 | 589.1 | 0.0 to 5.0 | *1,000 | 9.0/7.5 |
| | | 5.0 to 9.5 | *500 | |
| | | 9.5 to 11.5 | 500 | |
| | | 11.5 to 12.0 | 6,000 | |
| 2 | 589.3 | 0.0 to 3.5 | *1,000 | dry/dry |
| | | 3.5 to 11.5 | 4,000 | |
| | | 11.5 to 12.0 | 6,000 | |
| 3 | 589.8 | 0.0 to 5.0 | *1,000 | dry/dry |
| | | 5.0 to 6.5 | 4,000 | |
| | | 6.5 to 12.0 | 8,000 | |
| 4 | 588.1 | 0.0 to 6.5 | *1,000 | 9.0/dry |
| | | 6.5 to 10.0 | 2,000 | |
| | | 10.0 to 12.0 | 8,000 | |
| 5 | 586.1 | 0.0 to 3.5 | *1,000 | 8.5/6.5 |
| | | 3.5 to 10.0 | 3,000 | |
| | | 10.0 to 12.0 | 8,000 | |

* Not recommended for support of foundations.

The boring logs and the above table indicate the depth at which subsurface water was encountered in the bore holes at the time of the drilling operations and during the period of these readings. It is expected that fluctuations from the water levels recorded will occur over a period of time due to variations in rainfall, temperature, subsurface soil conditions, soil permeability and other factors not evident at the time of the water level measurements.

FOUNDATIONS

Based on the results of this investigation it is our opinion that continuous and isolated footing foundations may be considered for support of building loads. These foundations can be supported on undisturbed natural soils located below all pavement materials, building debris, unsuitable fill soils, low strength soils and other unsuitable conditions which may be encountered. Soil strength values and the depths at which they are expected to be encountered at these boring locations are indicated in the above table. A net allowable bearing value of 2,000 lbs./sq.ft. is available for design at most locations. This value can be used to size foundations for support of structure dead and live loads. Increased bearing values may be available at some locations and elevations. The feasibility of using a higher value is best determined after our review of proposed foundation details and elevations.

All exterior building foundations should extend at least 42.0 inches below exposed surface elevations to provide adequate protection against uplift due to freezing of the supporting soils. Foundations for unprotected improvements should extend at least 48.0 inches below exposed surface elevations. We recommend providing adequate reinforcing steel in foundation walls and piers to minimize the effects of long-term differential settlement.

Weak soil conditions may be discovered locally at design foundation elevations and may require extending the foundation to a deeper elevation.

FLOOR SLABS

Floor slabs planned for support on the existing soil conditions are expected to undergo some degree of long-term settlement as the soils consolidate under loading and as they shrink due to desiccation. Slabs may be considered for support on suitable natural soils or on properly placed and compacted fill soils. This is feasible when the soils supporting the slabs are prepared in accordance with the recommendations for Subgrade Soil Preparation. These include the removal of topsoil as well as removal or aeration of underlying high moisture content soils.

DEWATERING

Shallow excavations may require dewatering due to subsurface water seepage and/or surface precipitation. This water can likely be removed to depths of several feet by standard sump and pump operations. Soils exposed at foundation, slab or undercut elevations should not be permitted to become saturated. Loss of bearing strength and stability may occur, requiring additional soil excavation.

Aggressive dewatering efforts may be necessary for deeper excavations extending to saturated sand and sand/gravel soils. Well-points or deep sumps can be utilized to collect the water for pumping in an effort to lower the water level below the bottom elevation of proposed excavations. The dewatering should be accomplished prior to soil excavation when possible.

Fill soils, non-cohesive soils and others can be unstable when saturated. These soils tend to cave or run when submerged or disturbed. The stability of exposed embankments is minimal to non-existent as confining soil pressures are removed. Proper drainage within excavations is necessary at all times, particularly when excavations extend below anticipated water levels and below saturated soils.

The contractor should be made responsible for designing and constructing stable temporary excavations. Also, the contractor should shore, slope, bench or restrain the sides of the excavations as required to maintain stability of both the excavation sides and bottom. In no case, should the slope, slope heights, or excavation depth exceed those in the local, state, and federal safety regulations.

SUBGRADE SOIL PREPARATION

Subgrade soil preparation should be accomplished where needed within the building area prior to excavation for foundations. The procedure in all areas of subgrade supported improvements should include the removal of unsuitable surface conditions including pavement materials, building debris, vegetation, topsoil, unsuitable fill soils, weak or unstable soils, and other deleterious conditions which may be encountered. Above grade areas should be cut to design subgrade elevations. Exposed subgrade soils should be leveled, compacted and proof-rolled in the presence of the Soil Engineer. Proof-rolling may reveal areas of unstable soil conditions, requiring additional excavation.

Soft or unstable soil conditions in pavement areas can often be bridged by use of an effective depth of crushed granular material. The placement of the crushed granular bridging material, possibly in conjunction with the use of an appropriate geotextile fabric, should only proceed after review of the proof-roll conditions by the Soil Engineer. Long-term settlement of pavement surfaces may occur locally as the bridged soils desiccate.

Structural fill can be placed on soils prepared to the satisfaction of the Soil Engineer. The fill should be placed in lifts not to exceed 8.0 inches when uncompacted. Each lift should exceed minimum compaction requirements prior to placement of the next lift. We recommend a minimum of 95% compaction based on the modified Proctor test, ASTM D-1557, be achieved within building areas. A minimum of 90% compaction should be achieved beneath exterior improvements such as pavements and sidewalks. Compaction requirements also apply to backfill placement around foundations and within trench excavations located below subgrade supported improvements.

CONCLUSION

The information within this report is intended to provide initial information concerning subsurface soil and water conditions on the site. Variations in subsurface conditions are expected to be present between boring locations due to naturally changing and filled soil conditions.

Our understanding of the proposed improvements is based on limited information available to us at the writing of this report. The findings of the investigation and the recommendations presented are not considered applicable to significant changes in the scope of the improvements or applicable to alternate site uses. We recommend that proposed foundation, pavement and grading plans be reviewed by our office to determine if additional considerations are necessary to address anticipated subsurface conditions. Obtaining additional soil borings may be warranted to further define the depth and limits of restrictive subsurface conditions.

The soils exposed in soil undercut areas should be evaluated for suitability prior to placement of structural fill, as previously indicated in this report. Soils and aggregates placed as structural fill should be tested as the work progresses to verify that minimum compaction requirements have been met. We recommend that soil conditions encountered at foundation elevations be tested to verify the presence of design soil strength prior to concrete placement.

If you have any questions concerning the findings or recommendations presented in this report, please let me know.

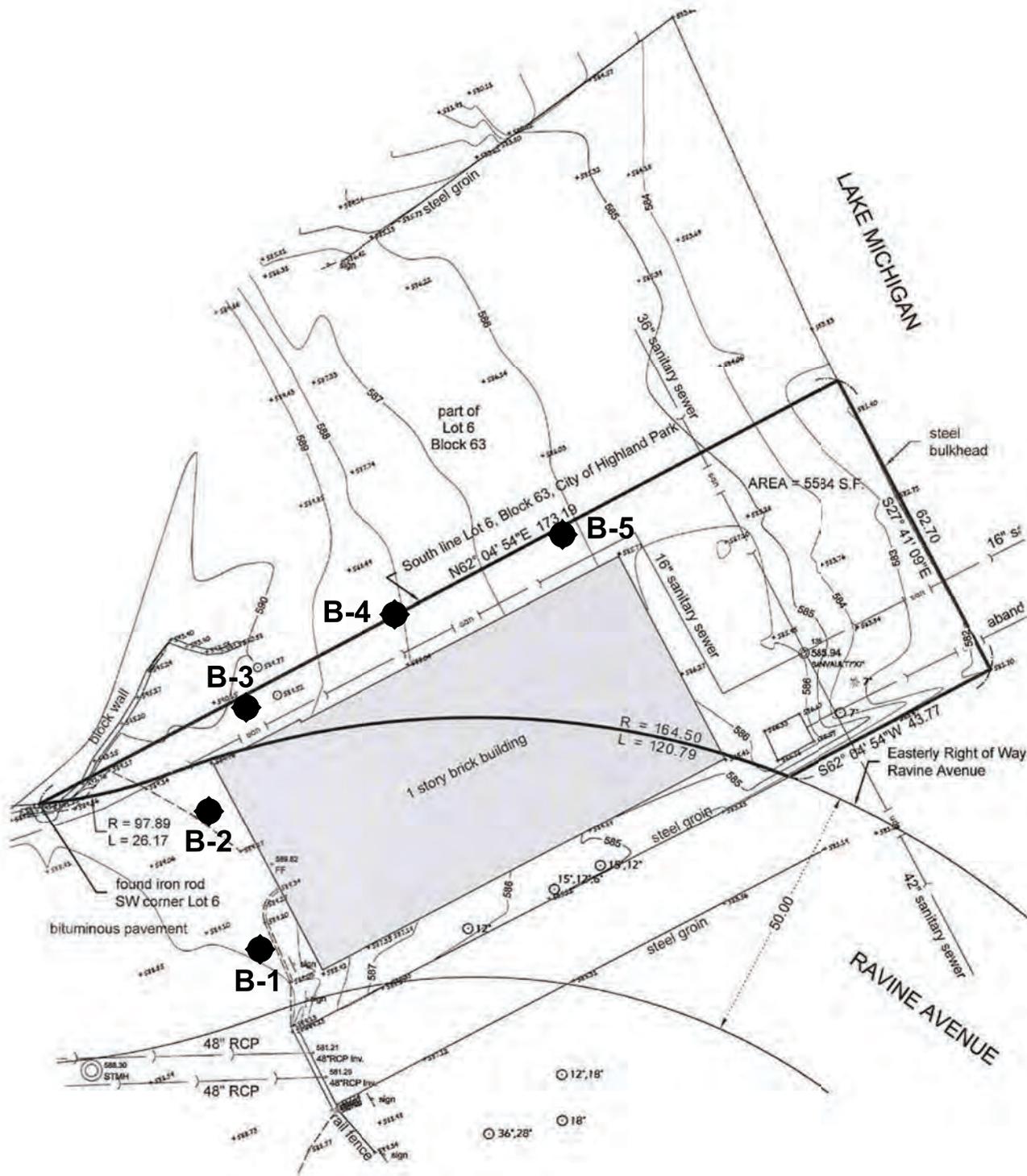
Very truly yours,

SOIL AND MATERIAL CONSULTANTS, INC.



Joseph A. Klawitter, P.E.
Project Engineer

JAK:jk
Enc.



| SMC | | SOIL AND MATERIAL CONSULTANTS, INC. | LOCATION SKETCH |
|------------|------------------------------------|--|------------------------|
| Client: | TRUE NORTH CONSULTANTS, INC. | | |
| Project: | MILLARD PARK SEWAGE TREATMENT BLDG | | |
| Location: | HIGHLAND PARK, ILLINOIS | | |
| File No. | 21328 | Date: | 01-30-14 |
| | | Scale: | 1" ≈ 30' |

Client: True North Consultants, Inc.

File No. 21328 Date Drilled: 1/30/14

Reference: Millard Park Sewage Treatment Bldg.
Highland Park, IL

Comments:

Equipment: CME 45B CME 55 Hand Auger Other

CLASSIFICATION

Elevation 589.1' Existing Surface

(a,b & c) see below

5 - Dark brown clay & silt, trace sand, gravel & roots, damp, tough - Fill

Dark brown clay, some silt, trace sand & gravel, damp-very damp, tough - Fill

10 - Gray fine-medium sand & silt, very damp-saturated, very loose

Gray clay, some silt, trace sand & gravel, damp, hard to very tough

15 - End of Boring

(a) Bituminous concrete - 3.5"

(b) Concrete - 10.5"

20 - (c) Brown fine sand, trace gravel, damp, medium dense - Fill

25 -

30 -

35 -

40 -

| depth, ft. | standard penetration | moisture content | dry unit weight lbs./cu.ft. | unconfined compressive strength | unconfined compressive strength, tons/sq.ft. | penetrometer reading, tons/sq.ft. | standard penetration "N", blows/ft. | moisture content, % |
|------------|----------------------|------------------|-----------------------------|---------------------------------|--|-----------------------------------|-------------------------------------|---------------------|
| | X | △ | ⊗ | ○ | 1.0 2.0 3.0 4.0 | ● | 10 20 30 40 | △ |
| 8.4 | | | | | | | | |
| 16.7 | 10 | | | | | | | |
| 15.0 | 5 | | 117.0 | 1.6 | | | | |
| 18.9 | 11 | | 111.9 | 1.3 | | | | |
| 22.1 | 3 | | | | | | | |
| 14.0 | 15 | | 129.8 | 4.0 | | | | |
| 15.1 | 18 | | 131.8 | 3.8 | | | | |

Water encountered at 9.0 feet during drilling operations (W.D.).
Water recorded at 10.0 feet on completion of drilling operations (A.D.).
Water recorded at 7.5 feet 1-1/2 hours after completion of drilling operations (A.D.).

Client: True North Consultants, Inc.

File No. 21328 Date Drilled: 1/30/14

Reference: Millard Park Sewage Treatment Bldg.
Highland Park, IL

Comments:

Equipment: CME 45B CME 55 Hand Auger Other

CLASSIFICATION

Elevation 589.3' Existing Surface
(a & b) see below

Brown clay, some silt, trace sand & gravel,
damp, tough - Fill (frozen)

Brown clay, some silt, trace sand & gravel,
damp, hard

Brown-gray clay, some silt, trace sand &
gravel, damp, hard

Gray silt, some clay, trace sand & gravel,
damp, medium dense

Gray clay, some silt, trace sand & gravel,
damp, very tough to hard

End of Boring

(a) Bituminous concrete - 4.0"
(b) Concrete - 5.5"

| | |
|------------|--|
| depth, ft. | |
| 5 | |
| 10 | |
| 15 | |
| 20 | |
| 25 | |
| 30 | |
| 35 | |
| 40 | |

| standard penetration | moisture content | dry unit weight lbs./cu.ft. | unconfined compressive strength | ○ unconfined compressive strength, tons/sq.ft. ● penetrometer reading, tons/sq.ft. 1.0 2.0 3.0 4.0 × standard penetration "N", blows/ft. △ moisture content, % 10 20 30 40 | | | |
|----------------------|------------------|-----------------------------|---------------------------------|---|--|--|-----|
| × | △ | γ | ○ | | | | |
| 24 | 15.9 | | | | | | |
| 14 | 16.5 | 118.7 | 5.3 | | | | 5.3 |
| 14 | 14.0 | 120.3 | 4.3 | | | | |
| 17 | 13.3 | | | | | | |
| 14 | 13.6 | 120.0 | 3.8 | | | | |
| 15 | 14.6 | 124.3 | 5.6 | | | | 5.6 |

Water encountered at dry feet during drilling operations (W.D.).
 Water recorded at dry feet on completion of drilling operations (A.D.).
 Water recorded at feet hours after completion of drilling operations (A.D.).

Client: True North Consultants, Inc.

File No. 21328

Date Drilled: 1/30/14

Reference: Millard Park Sewage Treatment Bldg.
Highland Park, IL

Comments:

Equipment: CME 45B CME 55 Hand Auger Other

CLASSIFICATION

Elevation 589.8' Existing Surface

| depth, ft. | soil description | standard penetration | moisture content | dry unit weight lbs./cu.ft. | unconfined compressive strength | penetration "N", blows/ft. | moisture content, % | unconfined compressive strength, tons/sq.ft. | penetrometer reading, tons/sq.ft. |
|------------|--|----------------------|------------------|-----------------------------|---------------------------------|----------------------------|---------------------|--|-----------------------------------|
| | Brown clay, silt & sand, trace limestone, damp, very dense - Fill (frozen) | 58 | 9.6 | | | | | | |
| | (a) see below | | 7.1 | | | | | | |
| 5 | Brown clay, some silt, trace sand & gravel, damp, very tough | 13 | 17.3 | 118.6 | 2.6 | | | | |
| | Brown-gray clay, some silt, trace sand & gravel, damp, hard | 13 | 13.4 | 121.1 | 5.8 | | | | |
| 10 | Gray clay, some silt, trace sand & gravel, damp, hard | 19 | 13.6 | 120.5 | 4.0 | | | | |
| | | 16 | 13.4 | 121.2 | 4.0 | | | | |
| 15 | End of Boring | 20 | 14.6 | 124.3 | 4.3 | | | | |
| | (a) Brown medium to coarse sand & gravel, damp, loose - Fill | | | | | | | | |
| 20 | | | | | | | | | |
| 25 | | | | | | | | | |
| 30 | | | | | | | | | |
| 35 | | | | | | | | | |
| 40 | | | | | | | | | |

Water encountered at dry feet during drilling operations (W.D.).
 Water recorded at dry feet on completion of drilling operations (A.D.).
 Water recorded at feet hours after completion of drilling operations (A.D.).

Client: True North Consultants, Inc.

File No. 21328

Date Drilled: 1/30/14

Reference: Millard Park Sewage Treatment Bldg.
Highland Park, IL

Comments:

Equipment: CME 45B CME 55 Hand Auger Other

CLASSIFICATION

Elevation 588.1' Existing Surface

Crushed limestone, damp - Fill (frozen)

Brown fine sand & silt, trace clay, sand & gravel, damp, medium dense - Fill

5 - Brown clay, some silt, trace sand & gravel, damp, hard - Fill

Gray clay, some silt, trace sand & gravel, damp, tough to hard

10 -

15 -

20 -

25 -

30 -

35 -

40 -

End of Boring

| depth, ft. | standard penetration | moisture content | dry unit weight lbs./cu.ft. | unconfined compressive strength | unconfined compressive strength, tons/sq.ft. | penetrometer reading, tons/sq.ft. | standard penetration "N", blows/ft. | moisture content, % |
|------------|----------------------|------------------|-----------------------------|---------------------------------|--|-----------------------------------|-------------------------------------|---------------------|
| | × | △ | ⊗ | ○ | 1.0 2.0 3.0 4.0 | ● | 10 20 30 40 | |
| | | | | | | | | |
| | 24 | 11.2 8.8 | | | | | | |
| 5 | 12 | 12.5 | 121.7 | 4.0 | | | | |
| | 4 | 15.0 | 119.7 | 1.2 | | | | |
| 10 | 14 | 14.1 | 118.5 | 3.4 | | | | |
| | 15 | 14.1 | 125.2 | 4.3 | | | | |
| 15 | 22 | 14.0 | 123.0 | 4.8 | | | | 4.8 |
| 20 | | | | | | | | |
| 25 | | | | | | | | |
| 30 | | | | | | | | |
| 35 | | | | | | | | |
| 40 | | | | | | | | |

Water encountered at 9.0 feet during drilling operations (W.D.).
Water recorded at dry feet on completion of drilling operations (A.D.).
Water recorded at feet hours after completion of drilling operations (A.D.).

Client: True North Consultants, Inc.

File No. 21328 Date Drilled: 1/30/14

Reference: Millard Park Sewage Treatment Bldg.
Highland Park, IL

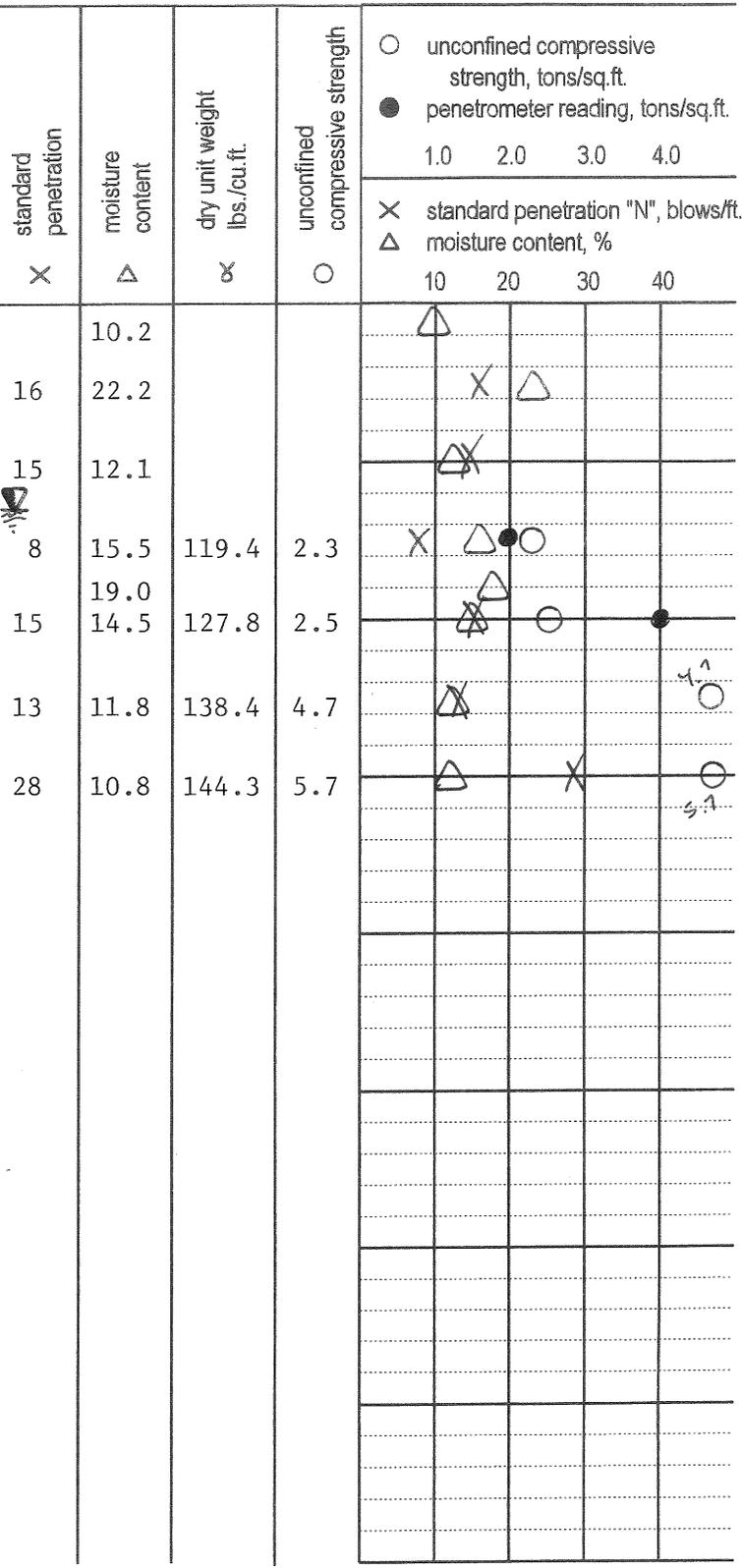
Comments:

Equipment: CME 45B CME 55 Hand Auger Other

CLASSIFICATION

Elevation 586.1' Existing Surface

| | | | | | |
|------------|--|----|------|-------|-----|
| depth, ft. | Crushed limestone,damp - Fill | | | | |
| | (a) see below | 16 | 22.2 | | |
| 5 | Gray silt,some clay,trace sand & gravel, damp,medium dense | 15 | 12.1 | | |
| | Gray clay,some silt,trace sand & gravel, damp,very tough | 8 | 15.5 | 119.4 | 2.3 |
| | (b) see below | | 19.0 | | |
| 10 | Gray clay,some silt,trace sand & gravel, damp,very tough to hard | 15 | 14.5 | 127.8 | 2.5 |
| | | 13 | 11.8 | 138.4 | 4.7 |
| 15 | End of Boring | 28 | 10.8 | 144.3 | 5.7 |
| | (a) Dark brown-brown-gray clay & silt, trace sand,gravel & brick,damp, medium dense - Fill | | | | |
| 20 | (b) Gray fine to medium sand & gravel, saturated,medium dense | | | | |
| 25 | | | | | |
| 30 | | | | | |
| 35 | | | | | |
| 40 | | | | | |



Water encountered at 8.5 feet during drilling operations (W.D.).
 Water recorded at 6.5 feet on completion of drilling operations (A.D.).
 Water recorded at _____ feet _____ hours after completion of drilling operations (A.D.).



General Notes

SAMPLE CLASSIFICATION

Soil sample classification is based on the Unified Soil Classification System, the Standard Practice for Description and Identification of Soils (Visual-Manual Procedure), ASTM D-2488, the Standard Test Method for Classification of Soils for Engineering Purposes, ASTM D-2487 (when applicable), and the modifiers noted below.

CONSISTENCY OF COHESIVE SOILS

| Term | Qu -tons/sq. ft. | N (unreliable) |
|------------|------------------|----------------|
| Very Soft | 0.00 - 0.25 | 0 - 2 |
| Soft | 0.26 - 0.49 | 3 - 4 |
| Stiff | 0.50 - 0.99 | 5 - 8 |
| Tough | 1.00 - 1.99 | 9 - 15 |
| Very Tough | 2.00 - 3.99 | 16 - 30 |
| Hard | 4.00 - 7.99 | 30 + |
| Very Hard | 8.00 + | |

RELATIVE DENSITY OF GRANULAR SOILS

| Term | N - blows/foot |
|--------------|----------------|
| Very Loose | 0 - 4 |
| Loose | 5 - 9 |
| Medium Dense | 10 - 29 |
| Dense | 30 - 49 |
| Very Dense | 50 + |

IDENTIFICATION AND TERMINOLOGY

| Term | Size Range |
|---------|--------------------------------|
| Boulder | over 8 in. |
| Cobble | 3 in. to 8 in. |
| Gravel | -coarse 1 in. to 3 in. |
| | -medium 3/8 in. to 1 in. |
| | -fine #4 sieve to 3/8 in. |
| Sand | -coarse #10 sieve to #4 sieve |
| | -medium #40 sieve to #10 sieve |
| | -fine #200 sieve to #40 sieve |
| Silt | 0.002 mm to #200 sieve |
| Clay | smaller than 0.002 mm |

Modifying Term Percent by Weight

| | |
|--------|---------|
| Trace | 1 - 10 |
| Little | 11 - 20 |
| Some | 21 - 35 |
| And | 36 - 50 |

Moisture Condition

Dry
Damp
Very Damp
Saturated

DRILLING, SAMPLING & SOIL PROPERTY SYMBOLS

CF - Continuous Flight Auger
 HS - Hollow Stem Auger
 HA - Hand Auger
 RD - Rotary Drilling
 AX - Rock Core, 1-3/16 in. diameter
 BX - Rock Core, 1-5/8 in. diameter
 NX - Rock Core, 2-1/8 in. diameter
 S - Sample Number
 T - Type of Sample
 J - Jar
 AS - Auger Sample
 SS - Split-spoon (2 in. O.D. with 1-3/8 in. I.D.)
 ST - Shelby Tube (2 in. O.D. with 1-7/8 in. I.D.)
 R - Recovery Length, in.
 B - Blows/ 6 in. interval, Standard Penetration Test (SPT)
 N - Blows/ foot to drive 2 in. O.D. split-spoon sampler with 140 lb. hammer falling 30 in., (STP)
 Pen. - Pocket Penetrometer reading, tons/ sq. ft.
 W - Water Content, % of dry weight
 Uw - Dry Unit Weight of soil, lbs./ cu. ft.
 Qu - Unconfined Compressive Strength, tons/ sq. ft.
 Str - % Strain at Qu.
 WL - Water Level
 WD - While Drilling
 AD - After Drilling
 DCI - Dry Cave-in
 WCI - Wet Cave-in
 LL - Liquid Limit, %
 PL - Plastic limit, %
 PI - Plasticity Index (LL-PL)
 LI - Liquidity Index [(W-PL)/PI]

FINDINGS OF FACT

For the Natural Resources Commission on March 12, 2014

Findings of Fact in Support of City Council Approval of a Beach Structure Permit for Regulated Activities in the Lake Michigan Protection Zone at Millard Park Beach, Located at 15 Ravine Drive, to consist of the Demolition of an Existing Non-Functional Sewage Treatment Facility, the Construction of a Beach with Native Plantings, the Replacement of an Existing Fence, and the Minor Modification of an Existing Adjacent Asphalt Parking Lot and Curb

Sec. 150.703.1(E)(3) Standards

No permit for a Regulated Activity in the Lake Michigan Protection Zone shall be approved unless all of the following standards have been met or satisfied:

(a) The proposed Regulated Activity and/or Structure shall not unreasonably impede access to or pedestrian movement along the beach or to Lake Michigan;

The Natural Resources Commission finds that the proposed Regulated Activities will not unreasonably impede access to or pedestrian movement along the beach or to Lake Michigan because the improvements consist of the removal of an existing sewage treatment plant at the lakefront and the installation of a navigable public beach with native plantings.

(b) The proposed Regulated Activity and/or Structure shall not unnecessarily impede navigability within Lake Michigan;

The Natural Resources Commission finds that the proposed Regulated Activities will not unnecessarily impede navigability within Lake Michigan because the proposed improvements will not extend into Lake Michigan.

(c) The proposed Regulated Activity and/or Structure shall not unreasonably impact the Subject Property or the Adjacent Properties;

The Natural Resources Commission finds that the proposed Regulated Activities and Structures will not unnecessarily impact the subject property or adjacent properties because the applicant has submitted documentation which illustrates that the proposed improvements will restore a natural beach environment and have been thoroughly and appropriately reviewed by all applicable national, state, regional and local agencies, City Commissions and Departments.

(d) The Applicant has proposed appropriate long-term maintenance requirements and plans, as necessary, for the proposed Regulated Activity and/or Structure;

The Natural Resources Commission finds that the appropriate long-term maintenance requirements and plans have been proposed for the Regulated Activities, and that the applicant has submitted the proposal for review to the necessary agencies, City Commissions and Departments to ensure that the impact of the project will be minimal. In addition, the Commission finds that the proposal will result in the removal of a functionally obsolescent

sewage treatment facility at the subject site.

(e) The proposed means and methods of undertaking the Regulated Activity and/or Structure are consistent with appropriate design and aesthetics principles;

The Natural Resources Commission finds that the proposed means and methods of undertaking the Regulated Activities are consistent with appropriate principles because durable, natural materials will be used and the improvements will not be located within the Steep Slope Zone. The Commission also finds that the demolition application for the sewage treatment facility has been reviewed and approved by the City's Historic Preservation Commission.

(f) The proposed Regulated Activity and/or Structure shall not create new nor amplify existing erosion problems on the Subject Property and on Adjacent Properties;

The Natural Resources Commission finds that the proposed Regulated Activities will not create or amplify existing erosion problems on the subject property or adjacent properties because all necessary construction equipment will be brought to the site via an existing paved road, and the appropriate erosion control measures will be put into place. The Commission finds that the proposed project will result in a naturalized beach featuring native plantings. Furthermore, the Commission notes that the proposed improvements will not be located within the Steep Slope Zone.

(g) The proposed Regulated Activity and/or Structure shall be for the purposes of erosion control, water gathering, and/or public access only;

The Natural Resources Commission finds that the proposed Regulated Activities are intended to remove a non-functional sewage treatment plant and restore a public beach in its place, thereby improving public access to Lake Michigan and increasing the public's enjoyment of the City's lake-bluff environment.

(h) There will not be an unnecessary adverse environmental or ecological impact on the Subject Property or on any of the Adjacent Properties as a result of the proposed Structure and/or the Regulated Activity;

The Natural Resources Commission finds that there will not be an unnecessary adverse environmental or ecological impact on the subject property or adjacent properties as a result of the proposed Regulated Activities because the improvements will not extend into the Steep Slope Zone or Lake Michigan and they will not exacerbate erosion or negatively impact the ravine-bluff ecosystem.

(i) The proposed Structure and/or the Regulated Activity is the least environmentally and ecologically intrusive means of achieving the stated purpose of the Structure; and

The Natural Resources Commission finds that the proposed Regulated Activities are the least environmentally and ecologically intrusive means of achieving the Park District's intended purposes because the improvements have been intentionally located outside of the Steep Slope Zone and are designed to restore a naturalized area in a manner that reflects the existing

environment.

(j) The Applicant has properly obtained any and all permits required by the federal, state, and county governments for the Regulated Activity and/or the Structure.

The Natural Resources Commission finds that the applicant has submitted the proposed plans for review as required by the City's regulations. The U.S. Army Corps of Engineers, the Illinois Environmental Protection Agency Bureau of Water, the Illinois Department of Natural Resources, the North Shore Sanitary District, the Illinois Historic Preservation Agency and the Lake County Stormwater Management Commission have reviewed the materials and submitted documentation indicating that permits will not be required for the proposed work; this documentation has been reviewed by and satisfies the City's Engineering Division.

CONCLUSION

Based on the foregoing, the Natural Resources Commission concludes that the Beach Structure Permit Application submitted for proposed improvements in the Lake Michigan Protection Zone at Millard Park Beach, located at 15 Ravine Drive, is consistent with the Beach Structure Ordinance standards and recommends City Council approval of the Permit Application.

Memorandum

To: Natural Resources Commission

From: Lee Smith, Senior Planner

Date: February 25, 2014

Subject: 12 Cliff Road Residential Development Request for Natural Resources Commission
Consideration and Recommendation

The following matter pertains to the construction of a new residence in the Town of Fort Sheridan. The subject property is located in the steep slope zone and has previously been approved for development on a currently existing “foundation”. The applicant seeks to build a residence on an expanded foundation segment, 233 square feet larger than the existing foundation on the north side, and thus requires relief from the requirements of Article IX of the Zoning Code. As this property is located in the TFS, the proposed encroachment has been reviewed on January 30th by the JPC under their authority and has been recommended to City Council for its approval.

At the February 24th City Council meeting, the Council asked that the NRC consider the steep slope zone encroachment in its advisory capacity and also make a recommendation to the City Council. As this request pertains to property regulated by a Planned Development, the steep slope zone encroachment does not need to go before the Zoning Board of Appeals, but goes directly to City Council for its consideration.

The applicant, Western Tabletop LLC (Mr. Ben Pecoraro), is the owner of a single lot located at 12 Cliff Road in the Bella Vista Subdivision. The property is zoned R6 Single Family Residential District in the City of Highland Park. The property is situated on the bluff abutting Lake Michigan and is accessed through the Lake County Forest Preserve District’s Lakeshore Preserve. The proposed home is located in the City of Highland Park’s regulated steep slope zone.¹ The applicant proposes to construct a single family residence.

The site is atypical because even



¹ Defined in Chapter 150, Article II as “Land comprising or adjacent to a ravine or lake bluff where the slope in ascent or descent exceeds ten (10) percent from the horizontal.”

though the building pad is located entirely within the steep slope, the area is not in a pristine condition as it has been highly impacted by previous development activity. In fact, the new home will, in part, use a remnant of a concrete water treatment plant tank as the basis for the foundation of a home. The vast majority of the proposed residence is located on the previously approved buildable pad with the notable exception of 233 SF that requires an enlargement of the buildable area previously approved. The City's Engineering Division has reviewed the development plans and found that the applicant has submitted the necessary information to confirm that the proposed development would "not imperil the stability of the Steep Slope Zone and will not require additional re-grading of the Steep Slope Zone"².

DOCUMENTS ATTACHED:

- [Executive Summary – Steep Slope Regulations](#)
- [Sheet P10 \(MRP\) \(1/1998\)](#)
- [Email from IG Consulting \(01-16-14\)](#)
- [Memo from City Engineer](#)
- [Plat of Survey \(09/20/07\)](#)
- [Site Plan, Floor Plans, Elevations and Landscape Plans \(09-20-13\)](#)
- [Site Photos](#)

² The standard process in Highland Park for reviewing development which encroaches into the steep slope zone is for the Natural resources Commission to consider the matter and make a recommendation to the Zoning Board of Appeals for final action. In this case, the JPC makes a recommendation to the City Council for final action.

Executive Summary – Highland Park Steep Slope Regulation

12 Cliff Road

Encroachments into the Steep Slope

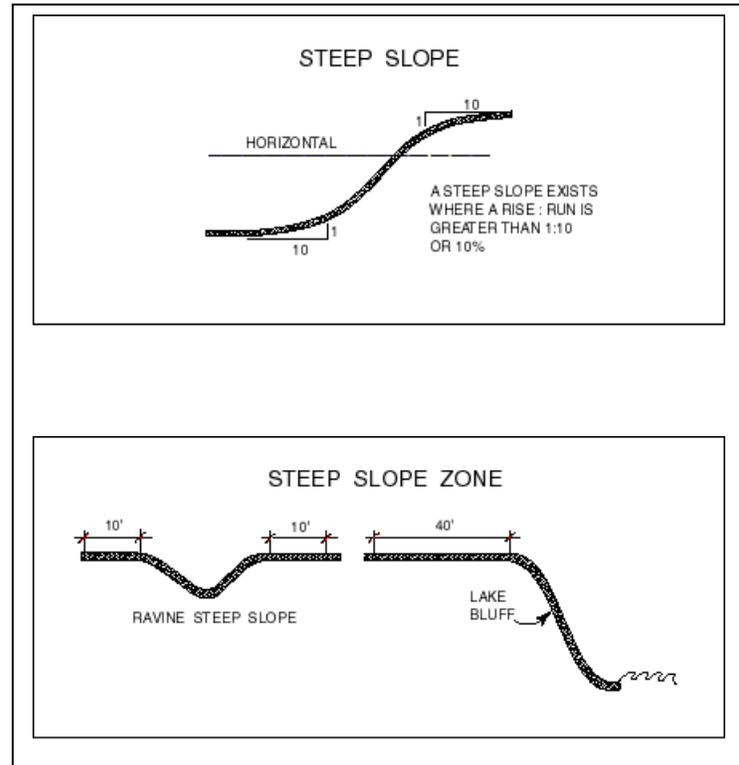
Article 19 of the Highland Park Zoning Code regulates development in the Steep Slope Zone. The purpose of regulating the intensity of development in the steep slope zone is to preserve the natural characteristics of the terrain, such as degree of sloping, significant vegetation, and soil stability and existing drainage patterns. This will allow for suitable development while minimizing the physical impact of development on sensitive ravine and bluff steep slope areas. Furthermore, the code provides the following purposes for the Steep Slope Zone regulations:

1. Protects people and property from the potentially hazardous geological and hydrological conditions characteristic of ravine and bluff areas;
2. Recognizes and furthers maintenance of stable ecological relationships and minimizes environmental degradation of the land and Lake Michigan;
3. Recognizes that construction should not contribute to erosion or slope destabilization; and
4. Utilizes building techniques that adhere to the criteria stipulated in this Article.

The City Engineer has determined that the entirety of the subject property is located in the Steep Slope and the Steep Slope Zone which are defined by the Highland Park zoning code as follows:

STEEP SLOPE: Land comprising or adjacent to a ravine or lake bluff where the slope in ascent or descent exceeds ten (10) percent from the horizontal. (Ord. 26-08, J. 34, p. 050-068, passed 4/14/08)

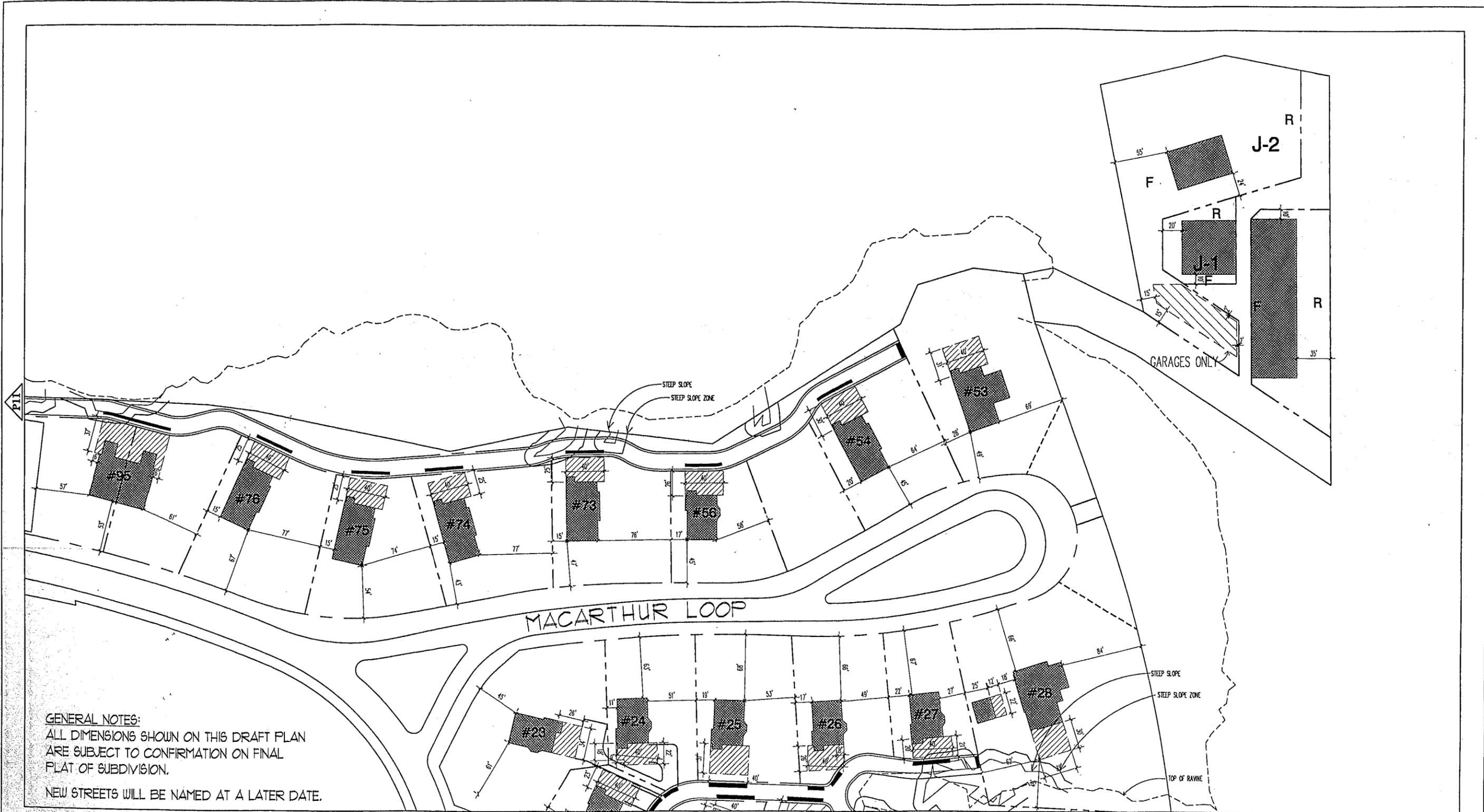
STEEP SLOPE ZONE: All land which lies between the bottom of a ravine steep slope and a line being farthest from the bottom of a ravine steep slope and ten (10) feet from the top edge of a ravine steep slope; and all land which lies between the bottom of a bluff steep slope and a line being farthest from the



bottom of a bluff steep slope and forty (40) feet from the top edge of a bluff steep slope.

In developing property in the Steep Slope Zone, the Highland Park Code sets forth that all land use and development be judged by the application of the following basic standards of landscape planning, soil mechanics engineering, hydrology, geology, environmental design and architecture.

- Planning development to recognize and fit the natural topography, soils, geology, hydrology and other existing conditions on the proposed sites.
- Orienting development so that earth moving, landscaping and other site preparation is kept to an absolute minimum.
- Preserving and enhancing the landscape through minimized disruption of natural terrain and existing vegetation.
- Minimizing disruption or alteration of natural drainage ways.
- Minimizing the time in which areas are bare and exposed.
- Minimizing the amount of impervious surface to be placed on the tableland adjacent to steep slopes.
- Designing and properly locating structures so that structure weight does not jeopardize slope stability.

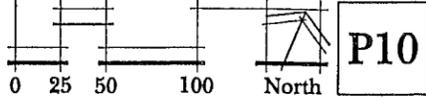


| | | | | |
|---|--|---|--|---|
|  Historic Building |  Buildable Area for Addition to Historic Building |  Buildable Area for New Construction |  Parking Zone |  Driveway Access Allowed |
|---|--|---|--|---|

Town of Fort Sheridan

Lot Regulations

January, 1998



DLK Architecture, Inc. Ehrenkrantz & Eckstut Architects Gremley & Biedermann, Inc. HKM Architects + Planners, Inc. Jacobs / Ryan Associates Pearson, Brown & Associates Carol Naughton + Associates

From: Kevin Lewis [kevin@igconsulting.net]
Sent: Thursday, January 16, 2014 11:03 AM
To: Smith, Lee; Ben Pecoraro
Cc: Pasquesi, Joe; Cates, Barbara
Subject: RE: 12 Cliff Road Residence and Needed Information

Attachments: Cliff Road C.PDF; Page 01 of 2, Site Development Plan, 1-15-14.pdf

Lee Smith, AICP

Senior Planner, City of Highland Park

1150 Half Day Road

Highland Park, IL 60035

Mr. Smith,

IG Consulting, Inc. is the project engineer for the proposed development of Lot 1 in Bella Vista Resubdivision in the Town of Fort Sheridan. Lot 1 was created to utilize one of the water treatment plant concrete tanks left by the US Army as the basis for the foundation of a home. The concrete tank was constructed decades ago and fill was placed around the tank leaving a steep slope, as defined by Article XIX Steep Slope Zone Regulation, on three sides of the tank. The northwesterly side of the tank has a gentle slope rising to the west, but could generally be considered the table land that matches the top of tank elevation. Access to the tank is provided from the southwest where a driveway serves to access the lower level of the tank, along with stairs at the southerly corner that rise to access the southeast side of the tank.

The site development plan proposes minor construction on three sides of the tank.

- 1) A 233 SF addition along the northwest side of the tank and a 300 SF concrete patio on the tableland northwest of the 6' addition to the tank. The addition extends into the fill around the tank which slopes down to an existing retaining wall around the driveway motorcourt.
- 2) A continuation of the steps on the southeast side of the tank to access the proposed front door. The existing condition has concrete access point and a walkway along the side of the tank. The ground slopes down to the southeast with an existing staircase, which will remain, to an existing retaining wall and the shared private driveway that serves the property. The proposed plan is to modify the walkway by extending the steps to reach the top of the tank (i.e. the top of the foundation for the house). Although this work could be considered to be within the steep slope, the changes are limited to the exiting path along the side of the tank.
- 3) A proposed deck extending 9 feet to 17 feet along the northeast side of the tank. The plan is to construct deck posts into the tableland and setback adjacent to the tank, the steep slope begins 12-30 feet from the tank face. The completed deck will extend into the steep slope setback upto 6 feet.

A) The primary construction access is proposed to occur from the southwesterly side (i.e driveway). Some construction equipment will be placed on the tableland to the northwest of the tank utilizing the driveway.

B) The owner is in the process of obtaining soils data for the site.

C) The construction of the addition on the northwest side of the tank is proposed to be a crawl spaces for frost protection and therefore minimizes earthmoving. A topographic survey is incorporated into the proposed site plan and shows the tableland along with a temporary tableland fence.

D) The site plan shows an existing storm basin to collect the tableland storm water runoff that will remain. No site grading changes are proposed.

E) Enhancement of the perimeter around the tank/foundation is proposed utilizing as much of the existing natural landscaping as possible.

We believe that the standards have been met for the proposed work in and around the steep slope zone.

- 1) The proposed plan follows the current topography and minimal earthwork is proposed.
- 2) The development is utilizing the existing tank and site modifications are at a minimum.
- 3) The existing terrain and vegetation is being maintained.
- 4) The existing drainage ways are being maintained.
- 5) The proposed development does not require any significant areas to be bare or exposed for an extended period.
- 6) The only new impervious ares to be placed on the tableland is the 233 SF addition and the patio on the northwest side of the existing tank.
- 7) We believe the proposed construction will not jeopardize the slope stability.

The future planning sheets for the Town of Fort Sheridan contemplated additions for all the properties except this one. We believe that this was likely overlooked as this site is unusual in that it was not a residential building and any modifications were beyond the scope of the plan at the time. The proposed addition to the site is consistent with rest of the Town of Fort Sheridan, and is actually much smaller than those allowed on other nearby properties.

Sincerely,

Kevin C. Lewis, PE, PLS
President
IG Consulting, Inc.
Civil Engineers & Land Surveyors
300 Marquardt Drive
Wheeling, IL 60090

(847) 215-1133 phone
(847) 215-1177 facsimile

kevin@igconsulting.net

www.igconsulting.net

Kevin

847-215-1133

kevin@igconsulting.net

From: Smith, Lee [mailto:lsmith@cityhpil.com]
Sent: Wednesday, January 08, 2014 9:30 AM
To: Ben Pecoraro
Cc: Kevin Lewis; Pasquesi, Joe; Cates, Barbara
Subject: 12 Cliff Road Residence and Needed Information

Ben, thank you for your response. We will need a narrative responding to this information and these standards, sooner rather than later. Kevin knows this section of our code from past practice and should be able to respond expeditiously.

Lee Smith, AICP

Senior Planner, City of Highland Park

1150 Half Day Road

Highland Park, IL 60035

847 926-1612

847 432-0964 (fax)

From: Ben Pecoraro [mailto:bphomes2@gmail.com]
Sent: Tuesday, January 07, 2014 9:31 PM
To: Smith, Lee
Cc: Kevin Lewis
Subject: Re: FW: 12 Cliff Road Residence and Needed Information

Lee,

Most of the comments were addressed in the original submittal for the building permit.

I just sent your letter to the same engineer who did the original work in 2005 and we will address all necessary comments by 1/16/14

Thank you

Ben Pecoraro

On Tue, Jan 7, 2014 at 1:14 PM, Smith, Lee <lsmith@cityhpil.com> wrote:

Ben, I have not heard back from you regarding my email of December 20th (see below highlighted). In addition to my previous request, in order to address the encroachments in the steep slope zone I need you or your project engineer to respond in writing to the following standards from the zoning code which relate to encroachments in the Steep Slope (which is a variation from the requirements of the zoning code (Article XIX Steep Slope Zone and Article XII Variations). Your project engineer, IG Consulting, is familiar with the Highland Park process and these standards. In order for you to have a meaningful discussion and review by the JPC, it is imperative that you respond to the following requested information as soon as possible. With regard to the zoning variation information standards, your response should address why you need the relief requested, as opposed to just building within the approved Planned Development building pad you already have.

Thank you for your attention to this matter. I need to hear from you shortly. The latest I can post legal notice in the newspaper is January 16th for the scheduled Jan 30th public hearing.

Steep Slope Zone Regulations: Sec. 150.1907 Required Plans - Review Required.

Every application for a building permit or for a variation from the provisions of this Article shall be accompanied by the following plans and reports which must be submitted to and approved by the Director prior to issuance of any permit for construction, demolition, or earth moving within the Steep Slope Zone and/or within ten (10) feet of the Steep Slope Zone. (Ord. 26-08, J. 34, p. 050-068, passed 4/14/08)

(A) Means and Methods of Construction. Because work to be performed in the Steep Slope Zone may have adverse impacts on steep slopes, all permit applications shall contain a written description of the proposed means and methods of accomplishing such work, which means and methods shall be carefully selected to minimize slope damage. Upon approval of the building permit by the Director, such written description shall be the enforceable means and method of construction.

(B) Report and Subsoil Investigation. Every application for a building permit for construction or earth moving in the Steep Slope Zone and/or within ten (10) feet of the Steep Slope Zone shall be accompanied by a report, prepared by a licensed professional civil engineer or structural engineer, trained and experienced in the practice of geotechnical engineering, which report shall include the following:

(1) **Soil Types and Subsurface Materials.** A description (the result of a thorough subsurface investigation using techniques such as borings, test pits, in situ tests, laboratory tests or other procedures performed to a depth sufficient to determine foundation conditions for the proposed construction) of the soil and subsurface materials found on the subject site to a depth extending below any proposed excavation, as well as the engineering properties of the subsurface soil materials.

(2) **Stability.** A description of the stability of surface patterns of water flow, as well as indication of the presence or absence of permeable zones in underlying soils.

(3) **External Influences.** A description of any existing or anticipated problems from undercutting at the base of steep slopes caused by wave action, ravine flows, erosion or channel changes. (Ord. 26-08, J. 34, p. 050-068, passed 4/14/08)

(4) **Absence of Special Hazards.** An opinion that the soil types, soil stability, subsurface hydrology, and external influences affecting the site will not cause any significant hazards for the proposed use; or if they may cause such hazards, an opinion that such hazards can be overcome, together with a reasonably detailed description of the method proposed to overcome such hazards. (Ord. 26-08, J. 34, p. 050-068, passed 4/14/08)

(C) **Earth Moving Plan.** In addition to the requirements for an earth moving permit as set forth in this Code, each application for a building permit pursuant to this Article shall be accompanied by an earth moving plan, which plan shall include the following: (Ord. 26-08, J. 34, p. 050-068, passed 4/14/08)

(1) A topographic survey, showing property contours at one foot intervals for tableland and five (5) foot intervals for steep slopes, including special notes and details of the existing terrain;

(2) Proposed earth moving details, including the dimensions, elevations, and contours of any proposed earth moving;

(3) A description of the methods to be employed in disposing of soil and other material removed, including the location of the disposal site;

(4) A time-table of when each stage of the project will be completed, including the estimated starting and completion dates;
and

(5) A provision requiring the placement of a temporary snow fence on the tableland at the top edge of the Steep Slope Zone until construction is completed.

(D) **Hydrological Control Plan.** Construction documents shall include a plan for intercepting and containing drainage at the site and from the structure.

(E) **Vegetation Plan.** A vegetation plan, subject to the provisions of Section 150.1909 of this Article, prepared or approved in writing by a landscape professional trained and experienced in both the characteristics of plant material and proper procedures for installation, shall be submitted with each application for a building permit, which plan shall include the following:

(1) An inventory describing the existing floral and Tree cover of the site, including identification of Undesirable Species and Protected Trees, as these terms are defined in Article II of this Chapter, showing those areas where the vegetation will be removed as part of the proposed development; (Ord. 38-01, J.27, p. 146-167, passed 6/25/01)

(2) A description of proposed revegetation of disturbed areas, specifying the materials to be used;

(3) A written description detailing methods of slope stabilization and revegetation, together with the rationale for selecting the plant materials and planting techniques proposed to be used; and

(4) A maintenance guideline, instructing steep slope owners of necessary actions to be taken following construction and/or earth moving in order to maintain plantings in good and serviceable health.

With this information provided, the JPC will evaluate the request develop the residence in the Steep Slope Zone in light of the following:

Section 1903 (C) Basic Technical Standards.

All land use and development controlled by this Article shall be judged by the application of the following basic standards of landscape planning, soil mechanics engineering, hydrology, geology, environmental design and architecture. These standards are supplemented elsewhere in this Article.

(1) Planning development to recognize and fit the natural topography, soils, geology, hydrology and other existing conditions on the proposed sites.

(2) Orienting development so that earth moving, landscaping and other site preparation is kept to an absolute minimum.

(3) Preserving and enhancing the landscape through minimized disruption of natural terrain and existing vegetation.

(4) Minimizing disruption or alteration of natural drainage ways.

(5) Minimizing the time in which areas are bare and exposed.

(6) Minimizing the amount of impervious surface to be placed on the tableland adjacent to steep slopes.

(7) Designing and properly locating structures so that structure weight does not jeopardize slope stability. (Ord. 26-08, J. 34, p. 050-068, passed 4/14/08)

In addition, the JPC will consider the following Zoning Variation Standards

All of the following Standards should be addressed in your Letter of Situation and Hardship as part of your Application.

Zoning Variation Standards

The JPC shall not vary the regulations of the Zoning Code unless they can make findings of fact based upon the evidence presented at the public hearing that shows each and all of the following, as taken from Section 150.1205 of the Zoning Ordinance:

Ø The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations of the zoning district in which it is located. This, however, does not mean that granting the variation is based solely on whether the owner can make money from the property.

Ø The plight of the petitioner, (a hardship which would result from the strict interpretation of the regulations of the zoning code), is due to unique circumstances and the proposed variation will not merely serve as a convenience to the petitioner, but will alleviate some demonstrable and

unusual hardship which is not generally applicable to other properties within the same zoning district.

Ø The particular physical surroundings, shape, or topographical condition of the subject property would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out, or the application of the Zoning Code to the subject property has a discriminatory effect.

Ø The alleged hardship has not been created by any person presently having a proprietary interest in the subject property.

Ø The proposed variation will not be materially detrimental to the public welfare or injurious to other properties or improvements in the neighborhood.

Ø The proposed variation will not impair an adequate supply of light and air to adjacent properties, substantially increase congestion in the public streets, increase the danger of fire, or endanger the public safety or substantially diminish or impair property values in the neighborhood.

Ø The proposed variation will not alter the essential character of the neighborhood.

Ø The proposed variation is in harmony with the spirit and intent of the Zoning Code.

Lee Smith, AICP

Senior Planner, City of Highland Park

1150 Half Day Road

Highland Park, IL 60035

847 926-1612

847 432-0964 (fax)

From: Smith, Lee

Sent: Friday, December 20, 2013 11:54 AM

To: 'bphomes2@gmail.com'

Cc: Sloan, Linda; Pasquesi, Joe; Welch, John

Subject: 12 Cliff Road construction project

Ben, as I am working on this it has become apparent that in addition to a Planned Development amendment to increase the size of the building pad, the construction you are proposing is work being done in the steep slope zone. If all of your work were to be contained to the existing permitted pad, this would be fine. But since you have chosen a construction project beyond the limits of the permitted building pad, you will need relief from the requirements of the City's steep slope zone regulations. All of the following proposed improvements are additions to the building pad (the concrete patio, the deck and the staircase accessing the upper level deck), and also encroach the steep slope zone.

This should not necessarily slow down the consideration of the project but the steep slope zone issues need to be addressed.

Please see the attached engineering review memos etc from 2005 for background.

I still do not have a date for the hearing. I will continue to try and set it up.

Lee Smith, AICP

Senior Planner, City of Highland Park

1150 Half Day Road

Highland Park, IL 60035

847 926-1612

847 432-0964 (fax)



Geotechnical Engineering • Construction Material Testing • Environmental Consulting

January 24, 2014

Mr. Ben Pecoraro
BP Homes a Development Co. LLC
10 Cliff Road – Highland Park, IL
Highland Park, IL 60035

File No. 5738-1

Re: **12 Cliff Road - Residence**

Mr. Pecorara,

At your request, a soil inspection was performed at the above note project to classify the soil characteristics of the backfilled water vault to be converted into a residential basement. A hand auger was performed along the wall for the purpose of extracting soil samples. Soil was classified as a brown silty clay with a very dense consistency and a Q_p of 3.0, which indicates that the backfill material was properly compacted and consolidated and that the soil encountered will provide a 3000 psf bearing capacity. Soil with a bearing of 3000 psf will adequately support the extended area and should not have any additional stress on the slope. Please find the results of our exploration attached. If you have any questions, please do not hesitate to call.

Respectfully submitted,

Peter M. Sidorczuk P.E.
Professional Engineer





PUBLIC WORKS MEMORANDUM



DATE: January 30, 2014
TO: Lee Smith, Senior Planner
FROM: John Welch, City Engineer *JW*
SUBJECT: 12 Cliff Road Development

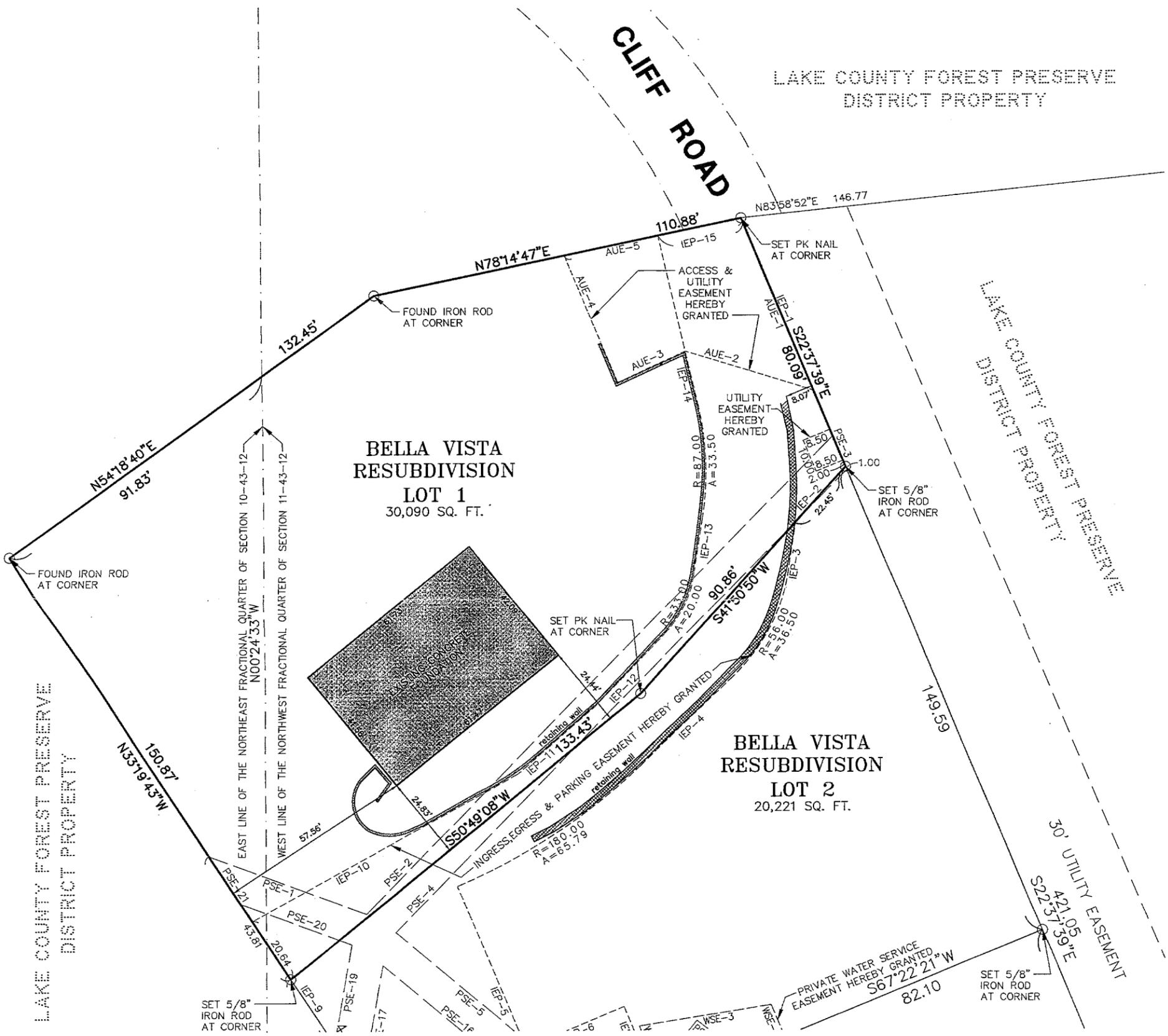
Holmes Testing, Inc., geotechnical consultant for the above development, has concluded that the existing soil where the proposed residential structure is located has adequate bearing capacity to support the residential structure without imposing additional stress on the slope. The grading and drainage plan for the proposed residence is therefore approved.

The proposed patio, deck and stairway extend beyond the allowable buildable area defined by the perimeter of the water reservoir constructed on this site by the Army. These structures should not imperil the stability of the Steep Slope Zone and will not require additional re-grading of the Steep Slope Zone.

Contact me if you have any comments or concerns.

PLAT OF SURVEY

OF
 LOT 1 IN BELLA VISTA RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 283, 284 AND 285 IN THE TOWN OF FORT SHERIDAN, BEING A SUBDIVISION OF VARIOUS SUNDRY LOTS, VACATED STREETS AND ALLEYS IN VARIOUS SUBDIVISIONS AND PARTS OF THE NORTHEAST FRACTIONAL QUARTER, THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 10, PART OF THE NORTHWEST FRACTIONAL AND SOUTHWEST FRACTIONAL QUARTER OF SECTION 11, PART OF THE NORTHWEST QUARTER OF SECTION 15, ALL IN TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 28, 1998 AS DOCUMENT 4175879, IN LAKE COUNTY, ILLINOIS.



BASIS OF BEARINGS AND EASEMENTS PER BELLA VISTA RESUBDIVISION RECORDED JULY 28, 1998 AS DOCUMENT 4175879
 BEARINGS AND DISTANCES ARE RECORD AND MEASURED UNLESS OTHERWISE NOTED HEREON.
 ALL DISTANCES IN FEET AND DECIMAL PARTS THEREOF. NO DIMENSIONS TO BE ASSUMED FROM SCALING.
 COMPARE YOUR DESCRIPTION AND SITE MARKINGS WITH THIS PLAT AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.
 ONLY THOSE BUILDING LINE RESTRICTIONS OR EASEMENTS SHOWN ON A RECORDED SUBDIVISION PLAT ARE SHOWN HEREON UNLESS THE DESCRIPTIONS ORDERED TO BE SURVEYED CONTAINS A PROPER DESCRIPTION OF THE REQUIRED BUILDING LINES OR EASEMENTS.



PLAT OF SURVEY
LOT 1 - BELLA VISTA RESUBDIVISION
12 CLIFF ROAD
FORT SHERIDAN, ILLINOIS

IG CONSULTING, INC.
 INFRACON & GEOCON
 CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
 300 MARQUARDT DRIVE WHEELING, ILLINOIS 60090 PH. (847) 215-1133 | FAX (847) 215-1177
 PREPARED FOR: WESTERN TABLETOP, L.L.C. SCALE: 1" = 20'
 FIELD CREW: D.J. FIELD WORK: 09/20/07 DRAFTED BY: J.H. CHECKED BY: K.L.
 FIRM NO. 184-001330

STATE OF ILLINOIS COUNTY OF COOK S.S.
 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE FOR A BOUNDARY SURVEY.
 WHEELING, IL. OCTOBER 16TH A.D. 2013.
 BY *[Signature]*
 ILLINOIS PROFESSIONAL LAND SURVEYOR #3681
 LICENSE EXPIRES NOVEMBER 30, 2014



DIRECTORY

ARCHITECT

NERI ARCHITECTS, PC

444 N NORTHWEST HWY
PARK RIDGE IL 60068
P. 847.825.9400

OWNER

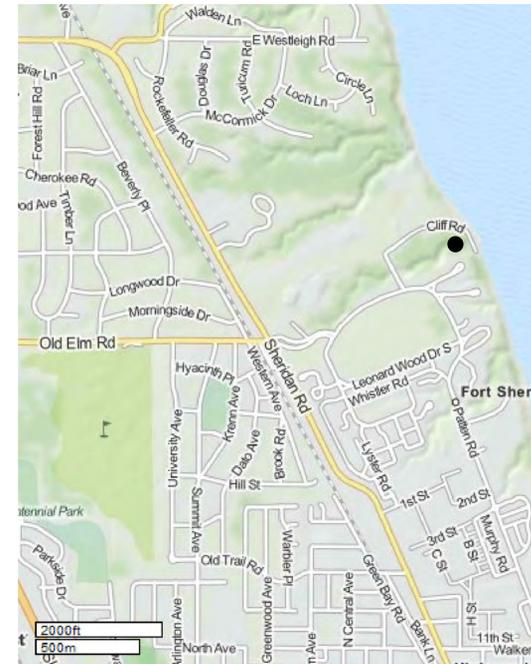
BEN PECCORARO

DRAWING INDEX

ARCHITECTURAL DRAWINGS

- A-0 INDEX OF DRAWINGS / SITE PLAN / GENERAL NOTES
- C-1 SITE DEVELOPMENT PLAN
- C-2 CONSTRUCTION STANDARDS
- L-1 LANDSCAPE PLAN
- A-1 GENERAL NOTES
- A-2 NOT USED
- A-3 BASEMENT PLAN
- A-4 GROUND FLOOR PLAN
- A-5 SECOND FLOOR PLAN
- A-6 THIRD FLOOR PLAN
- A-7 ROOF PLAN
- A-8 NORTH / WEST EXTERIOR ELEVATIONS
- A-9 SOUTH / EAST EXTERIOR ELEVATIONS / WINDOW SCHEDULE
- A-10 WALL SECTIONS
- A-11 WALL SECTIONS
- A-12 ELEVATOR DETAILS
- ST-1 1ST FLOOR STRUCTURAL BASE DETAIL
- ST-2 2ND FLOOR FRAMING PLAN
- ST-3 3RD FLOOR FRAMING PLAN
- ST-4 ROOF FRAMING PLAN
- M-1 MECHANICAL PLANS / NOTES / LT & VENT SCHEDULE / DETAILS
- M-2 SECOND & THIRD FLOOR MECHANICAL PLANS
- E-1 BASEMENT ELECTRICAL PLAN
- E-2 GROUND FLOOR ELECTRICAL PLAN
- E-3 SECOND & THIRD FLOOR ELECTRICAL PLAN
- P-1 PLUMBING RISER AND WASTE DIAGRAMS AND NOTES
- SD-1 VAULT FLOOR DEMOLITION PLAN
- SD-2 VAULT ROOF DEMOLITION PLAN
- S-1 VAULT FLOOR FOUNDATION PLAN
- S-2 VAULT ROOF FRAMING PLAN
- S-3 FOUNDATION SECTIONS & DETAILS
- S-4 FRAMING SECTIONS & DETAILS

LOCATION MAP N.T.S.



A SITE PLAN
SCALE: 1/16" = 1'-0"

NOTE: EXISTING GRADING IS EXISTING AND TO REMAIN

CODE SUMMARY

PROJECT DATA

SCOPE OF WORK:

NEW SINGLE FAMILY RESIDENCE

APPLICABLE CODES:

- THE 1997 HIGHLAND PARK ZONING ORDINANCE
- THE HIGHLAND PARK BUILDING CODE
- 2009 ICC (IRC) INTERNATIONAL RESIDENTIAL CODE FOR 1 & 2 FAMILY DWELLINGS (WITH LOCAL AMENDMENTS)
- 2005 NFPA 70 (NEC) NATIONAL ELECTRICAL CODE (WITH LOCAL AMENDMENTS)
- 2009 ICC (IMC) INTERNATIONAL MECHANICAL CODE (WITH LOCAL AMENDMENTS)
- 2009 ICC (IFGC) INTERNATIONAL FUEL GAS CODE (WITH LOCAL AMENDMENTS)
- 2004 IDPH (IPC) ILLINOIS PLUMBING CODE (WITH LOCAL AMENDMENTS)
- 2009 ICC (IFC) INTERNATIONAL FIRE CODE (WITH LOCAL AMENDMENTS)
- NFPA LIFE SAFETY CODE 101 2012 EDITION
- 2012 ICC (IECC) INTERNATIONAL ENERGY CONSERVATION CODE
- 2009 INTERNATIONAL BUILDING CODE (IBC2006)
- 2009 INTERNATIONAL PROPERTY MAINTENANCE (PLUS H. P. AMENDMENTS)
- 1997 ILLINOIS ACCESSIBILITY CODE

ZONING DATA

12 CLIFF RD

lot zoning: R-6
lot area: 30,100.08 s.f.

FLOOR AREA CALCULATIONS:

house area:
cellar: (2,691.2) s.f.
ground floor: 2,690.7 s.f.
second floor: 2,685.0 s.f.
third floor: 1,123.9 s.f.

TOTAL FLOOR AREA: 6,499.6 s.f.

FAR: 0.21

FAR (allowed): 0.26

LOT COVERAGE CALCULATIONS:

existing structure: 2,447.4 s.f.
footprint of addition: 243.8 s.f.

TOTAL FOOTPRINT OF HOUSE: 2,691.2 s.f.

footprint area of house: 2,691.2 s.f.
footprint area of deck: 505.5 s.f.

TOTAL LOT COVERAGE: 3,196.7 s.f.

OPEN SPACE CALCULATIONS:

lot coverage: 3,196.7 s.f.
impervious area: 6,768.2 s.f.

TOTAL IMPERVIOUS AREA: 9,964.9 s.f.

maximum impervious surface (@40%): 12,040.0 s.f.

NERI ARCHITECTS, PC

444 N. NORTHWEST HWY. STE 355
PARK RIDGE IL 60068
TEL 847.825.9400
FAX 847.825.9451

PROJECT # 1313
DATE: 09-20-13

SINGLE FAMILY RESIDENCE
12 CLIFF RD
HIGHLAND PARK, IL 60035

| | |
|----------------------------|-----------------------------|
| 10.29.13 | ISSUED FOR PERMIT REVISIONS |
| DRAWN BY: mam | |
| APPROVED BY: G.C.N. | |
| SCALE: AS NOTED | |
| DESCRIPTION: GENERAL NOTES | |
| SHEET NO. A-0 | |

PROJECT # 1313
DATE: 09-20-13

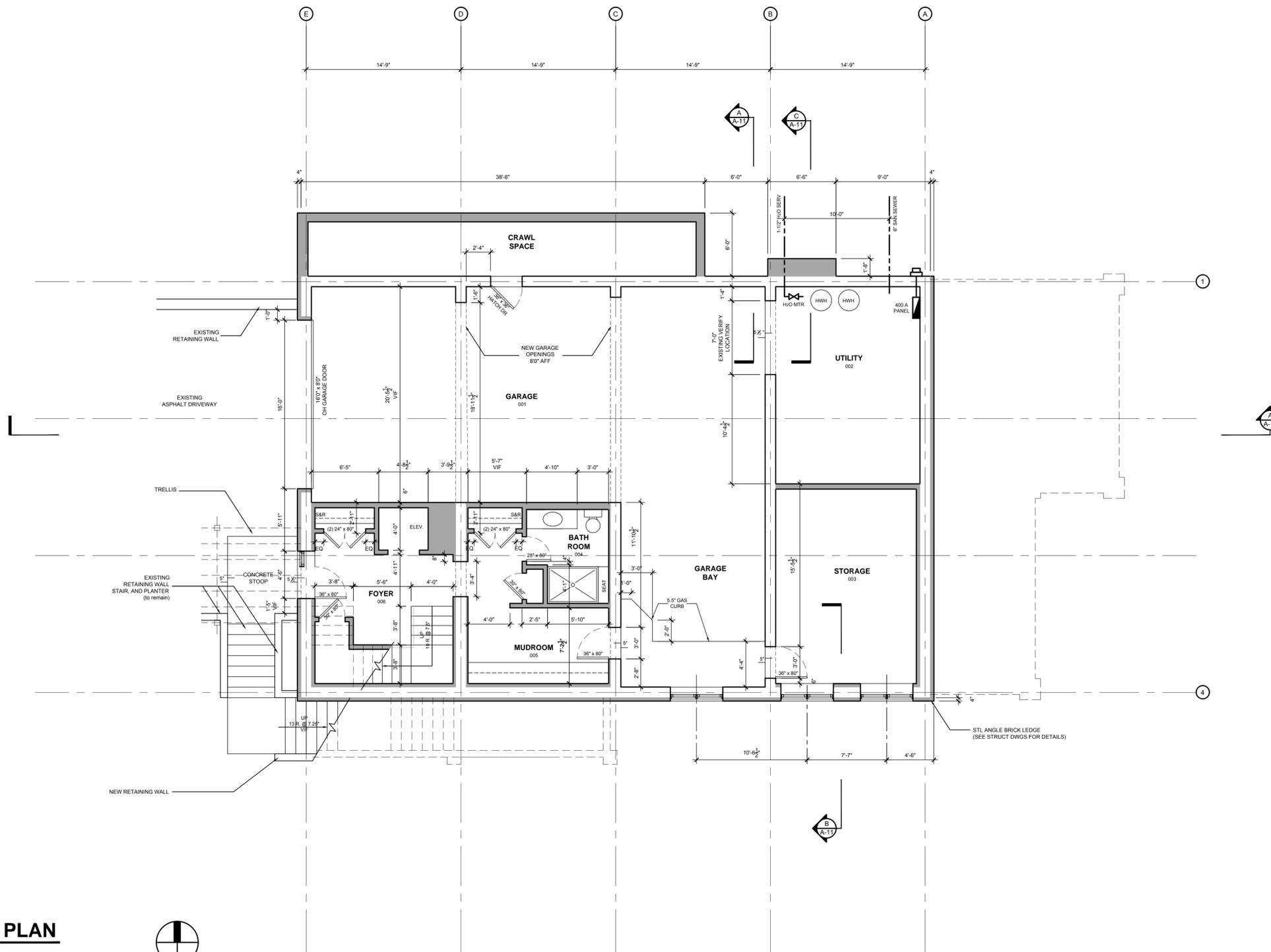
SINGLE FAMILY RESIDENCE

12 CLIFF RD
HIGHLAND PARK, IL 60035

09.20.13 PROGRESS SET
REVISIONS

DRAWN BY: mam
APPROVED BY: G.C.N.
SCALE: AS NOTED
DESCRIPTION: BASEMENT FLOOR PLANS
SHEET NO.

A-3



BASEMENT FLOOR PLAN
SCALE: 3/16" = 1'-0"

- NEW WALLS
- EXISTING WALLS



PROJECT # 1313
DATE: 09-20-13

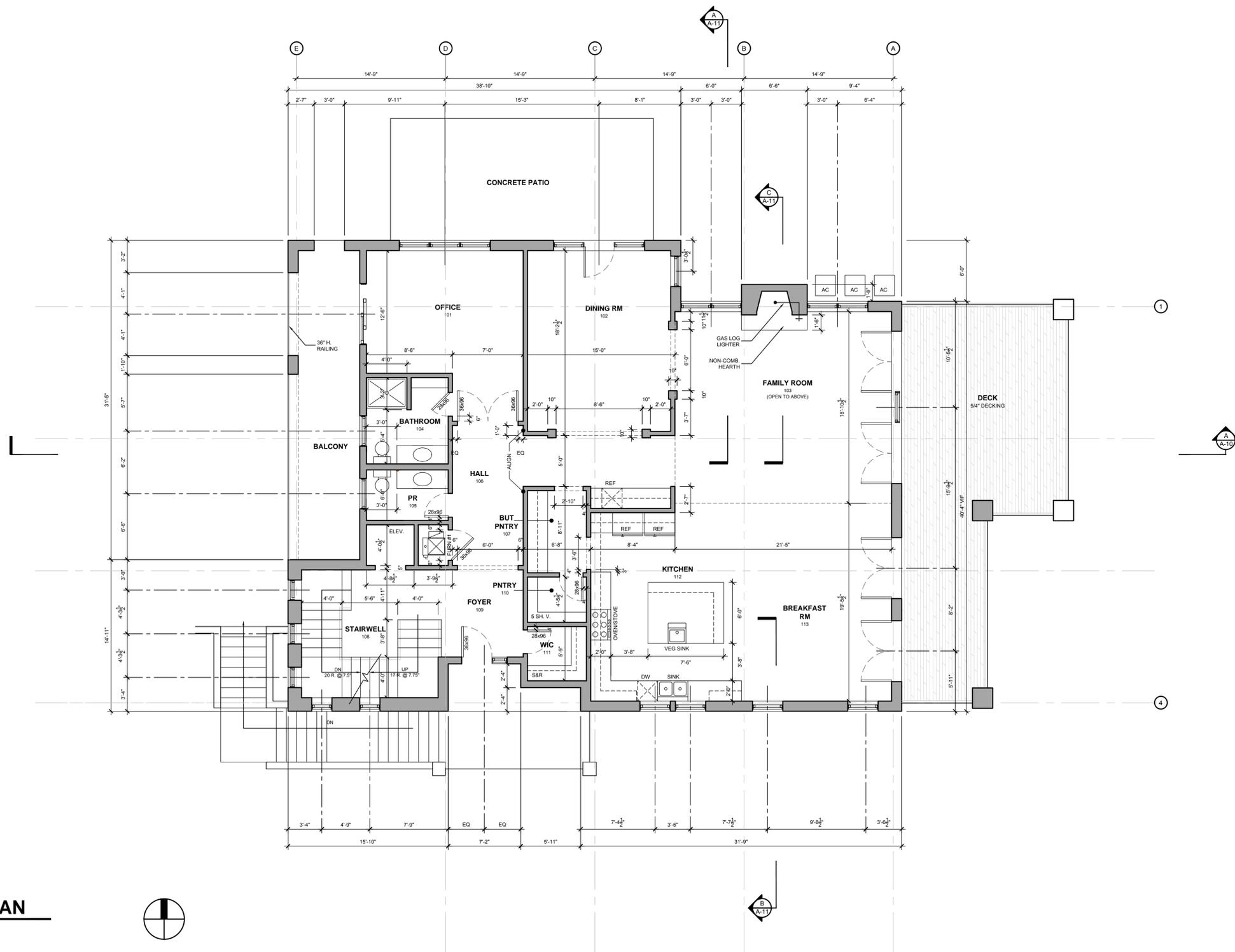
SINGLE FAMILY RESIDENCE

12 CLIFF RD
HIGHLAND PARK, IL 60035

09.20.13 PROGRESS SET
REVISIONS

DRAWN BY: mam
APPROVED BY: G.C.N.
SCALE: AS NOTED
DESCRIPTION: GROUND FLOOR PLAN

SHEET NO. **A-4**



A **GROUND FLOOR PLAN**
SCALE: 3/16" = 1'-0"



PROJECT # 1313
DATE: 09-20-13

SINGLE FAMILY RESIDENCE

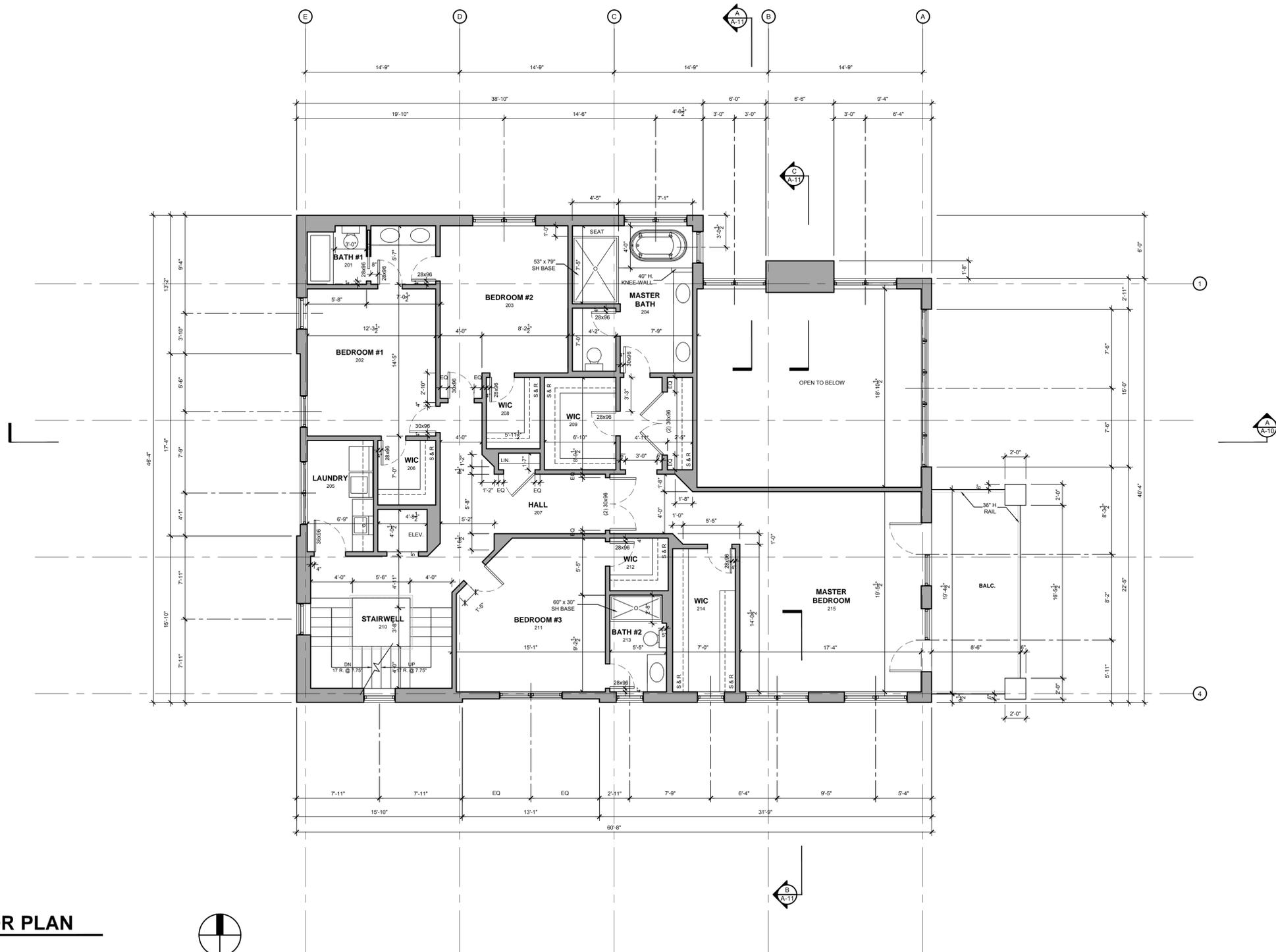
12 CLIFF RD
HIGHLAND PARK, IL 60035

09.20.13 PROGRESS SET
REVISIONS

DRAWN BY: mam
APPROVED BY: G.C.N.
SCALE: AS NOTED
DESCRIPTION: SECOND FLOOR PLAN

SHEET NO.

A-5



SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

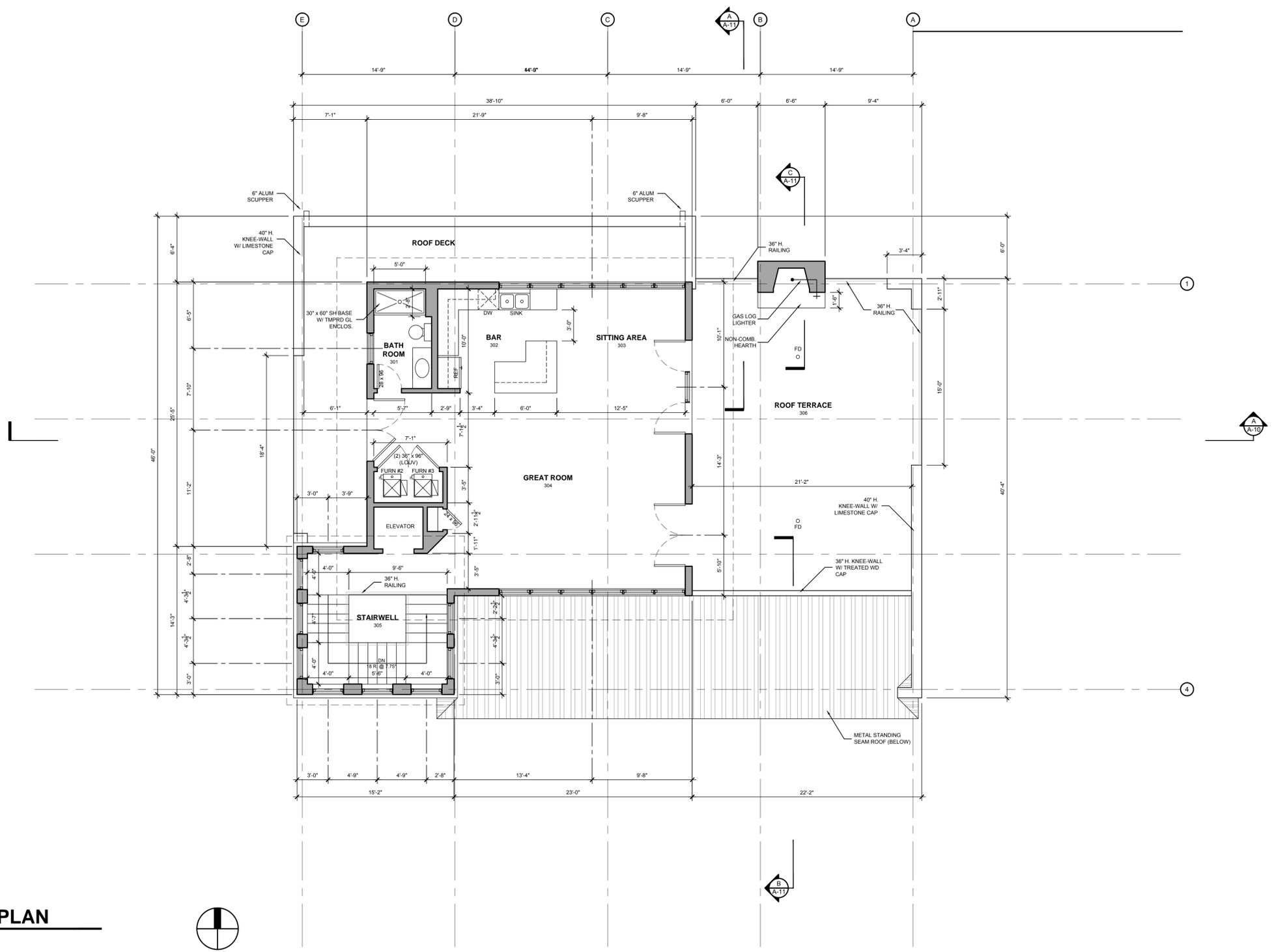


PROJECT # 1313
 DATE: 09-20-13

SINGLE FAMILY RESIDENCE

12 CLIFF RD
 HIGHLAND PARK, IL 60035

| 09.20.13 | PROGRESS SET |
|------------------|------------------|
| REVISIONS | |
| DRAWN BY: | mam |
| APPROVED BY: | G.C.N. |
| SCALE: | AS NOTED |
| DESCRIPTION: | THIRD FLOOR PLAN |
| SHEET NO. | A-6 |



THIRD FLOOR PLAN
 SCALE: 3/16" = 1'-0"





C EAST ELEVATION
SCALE: 3/16" = 1'-0"

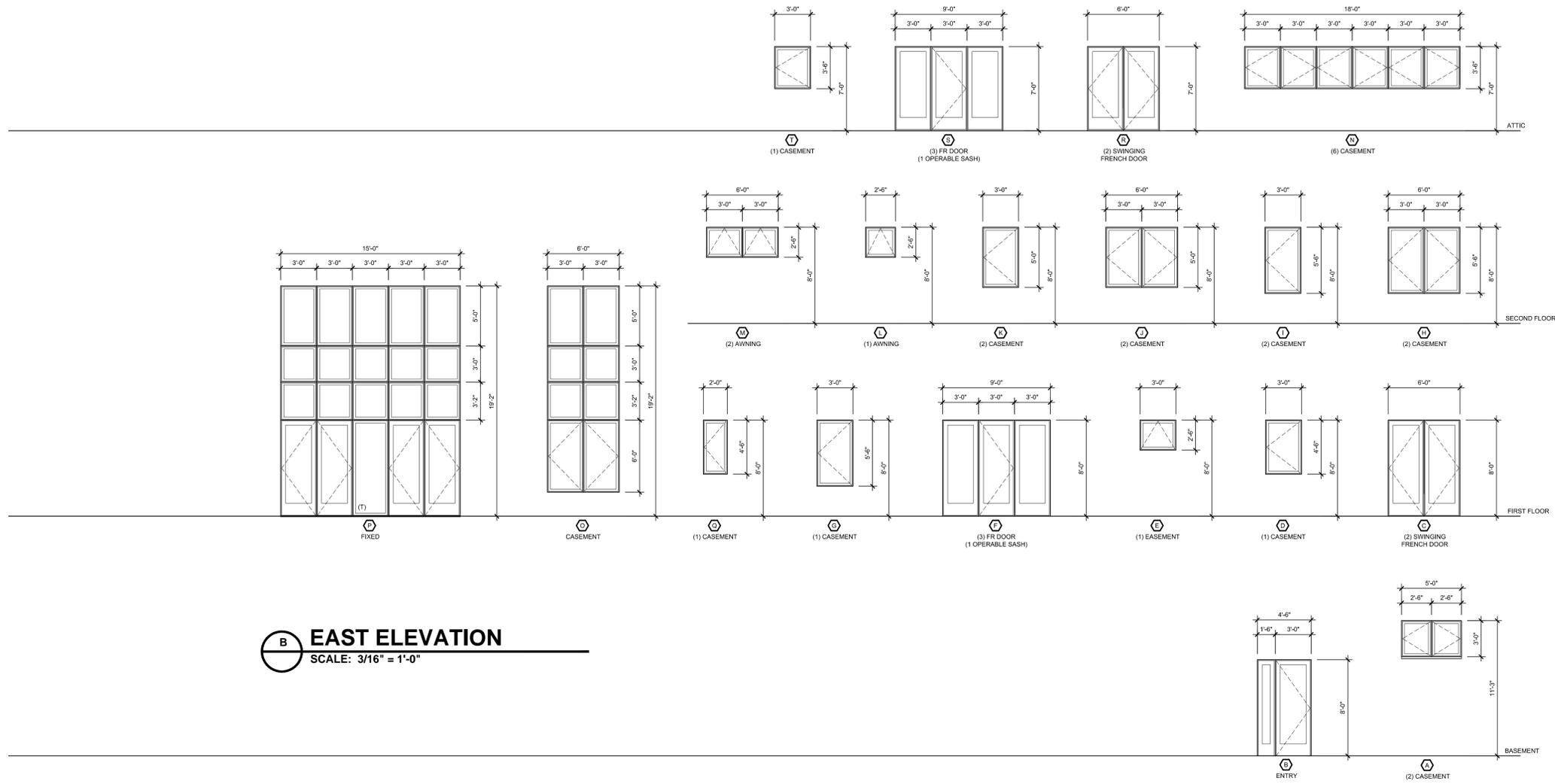


B WEST ELEVATION
SCALE: 3/16" = 1'-0"



B NORTH ELEVATION
SCALE: 3/16" = 1'-0"

GARAGE FLOOR/DRIVE ELEV: 610.0 (0'-0")



B EAST ELEVATION
SCALE: 3/16" = 1'-0"



A SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

PROJECT # 1313
DATE: 09-20-13

SINGLE FAMILY RESIDENCE

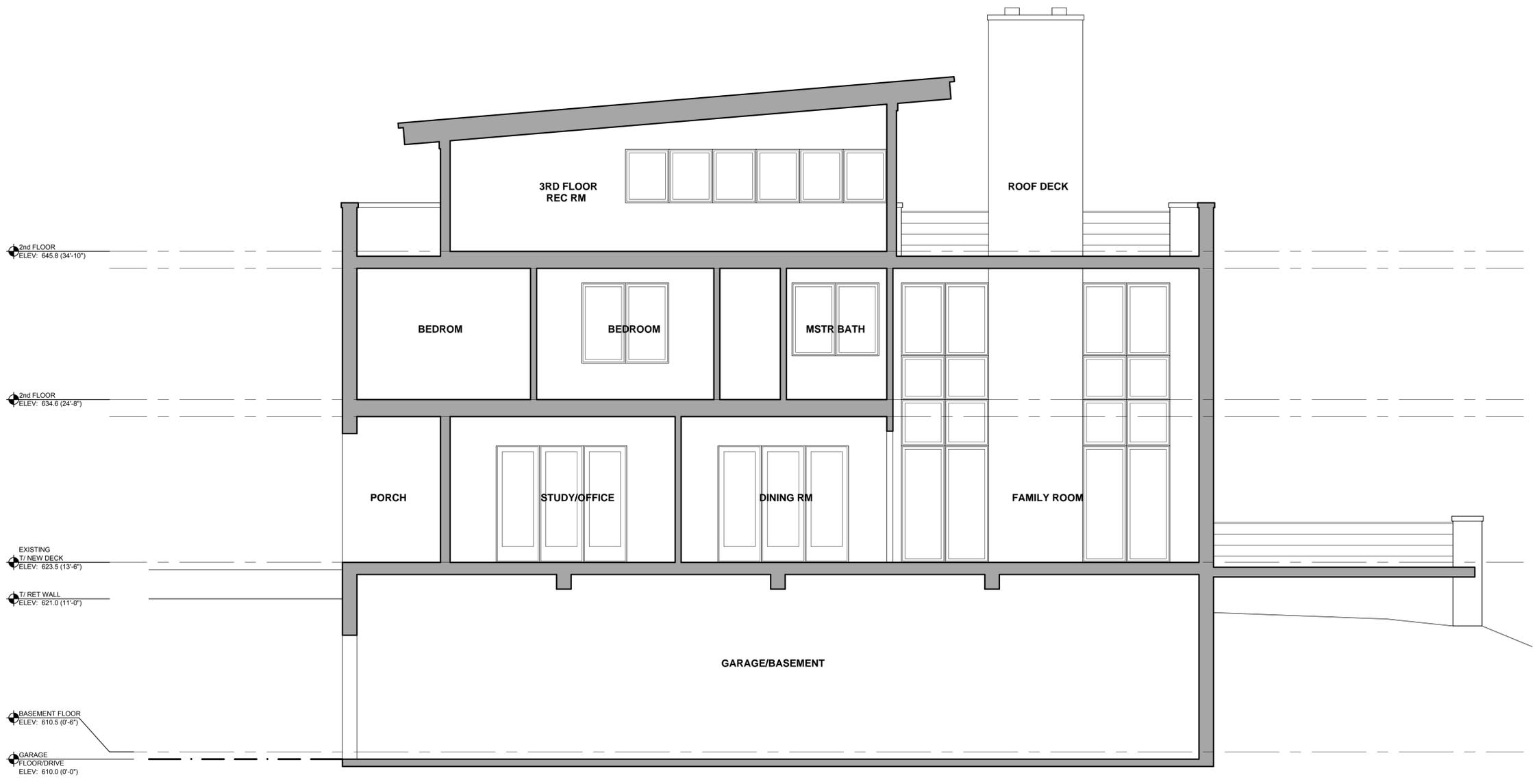
12 CLIFF RD
HIGHLAND PARK, IL 60035

| | |
|--------------|--------------|
| 09.20.13 | PROGRESS SET |
| REVISIONS | |
| DRAWN BY: | mam |
| APPROVED BY: | G.C.N. |
| SCALE: | AS NOTED |
| DESCRIPTION: | ELEVATIONS |
| SHEET NO. | A-9 |

PROJECT # 1313
DATE: 09-20-13

SINGLE FAMILY RESIDENCE

12 CLIFF RD
HIGHLAND PARK, IL 60035



A BUILDING SECTION
SCALE: 1/4" = 1'-0"

| DATE | REVISIONS |
|----------|--------------|
| 09.20.13 | PROGRESS SET |

DRAWN BY: mam

APPROVED BY: G.C.N.

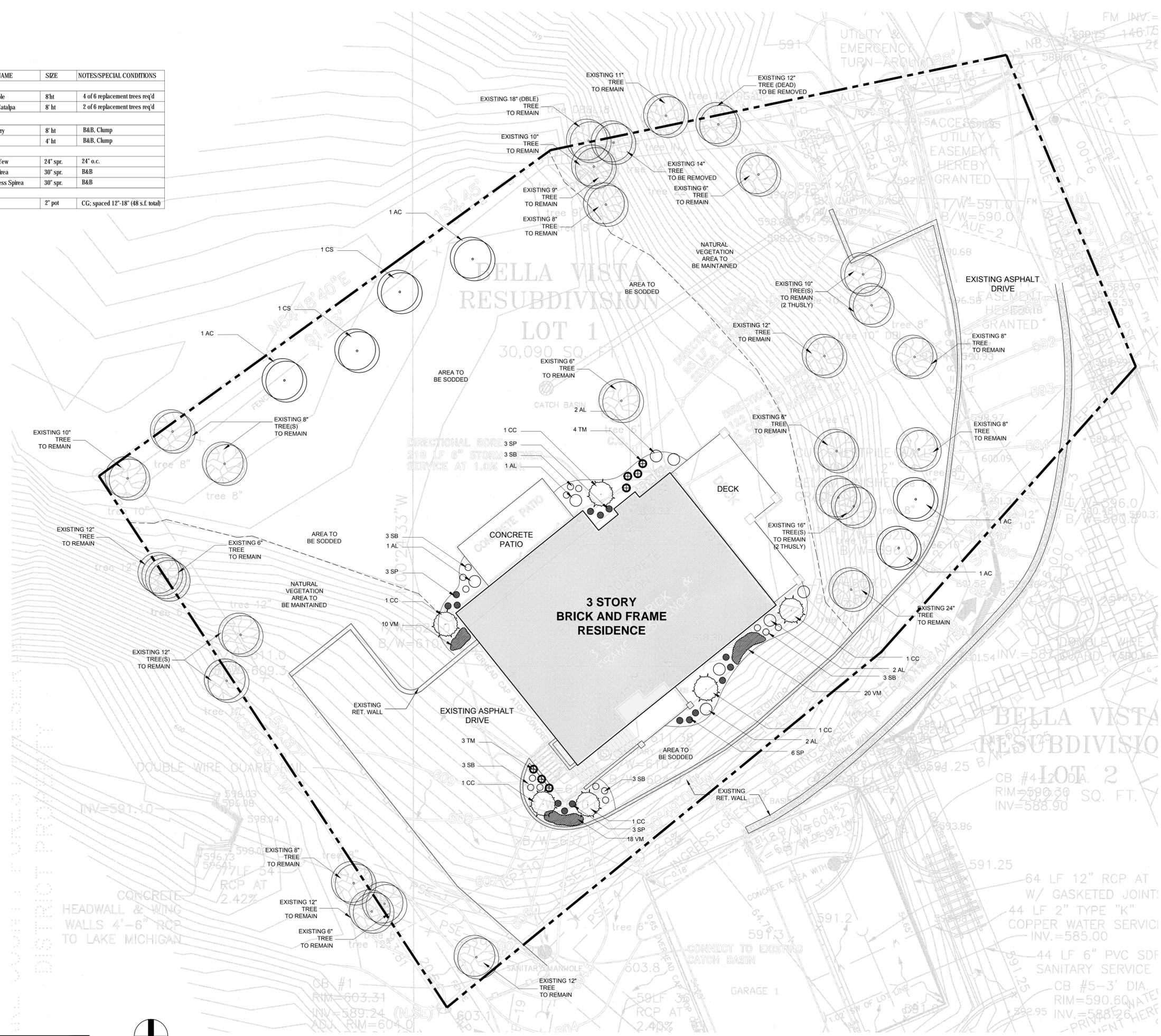
SCALE: AS NOTED

DESCRIPTION: SECTION

SHEET NO. A-10

Planting Schedule

| LEGEND | QUANT. | BOTANICAL NAME | COMMON NAME | SIZE | NOTES/SPECIAL CONDITIONS |
|---|--------|--------------------|------------------------|----------|------------------------------------|
| SHADE TREES | | | | | |
| AC | 4 | Acer Saccharum | Sugar Maple | 8' ht | 4 of 6 replacement trees req'd |
| CS | 2 | Catalpa Speciosa | Northern Catalpa | 8' ht | 2 of 6 replacement trees req'd |
| DECIDUOUS & ORNAMENTAL TREES | | | | | |
| AL | 8 | Amelanchier Laevis | Serviceberry | 8' ht | B&B, Clump |
| CC | 5 | Cercis Canadensis | Redbud | 4' ht | B&B, Clump |
| SHRUBS | | | | | |
| TM | 7 | Taxus x media | Japanese Yew | 24" spr. | 24" o.c. |
| SB | 15 | Spirea Bumalda | Bumald Spirea | 30" spr. | B&B |
| SP | 15 | Spirea Japonica | Little Princess Spirea | 30" spr. | B&B |
| PERENNIALS & GROUND COVER | | | | | |
| VM | 48 | Vinca minor | Periwinkle | 2" pot | CG; spaced 12"-18" (48 s.f. total) |



A SITE PLAN
SCALE: 3/32" = 1'-0"



NERI ARCHITECTS, PC
444 N. NORTHWEST HWY. STE 355
PARK RIDGE, IL 60068
TEL 847.825.9400
FAX 847.825.9451

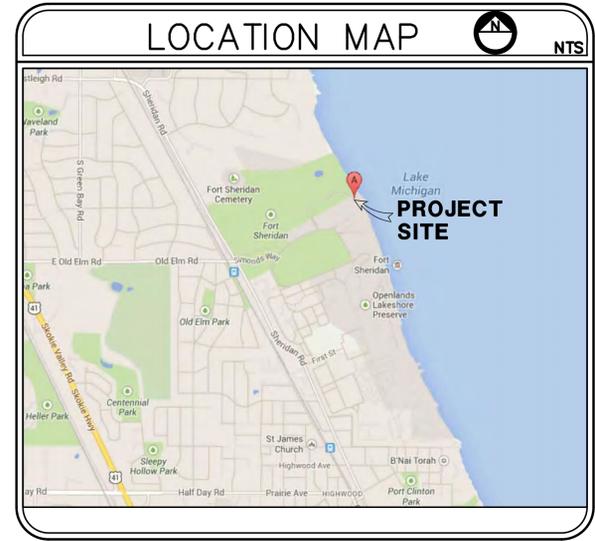
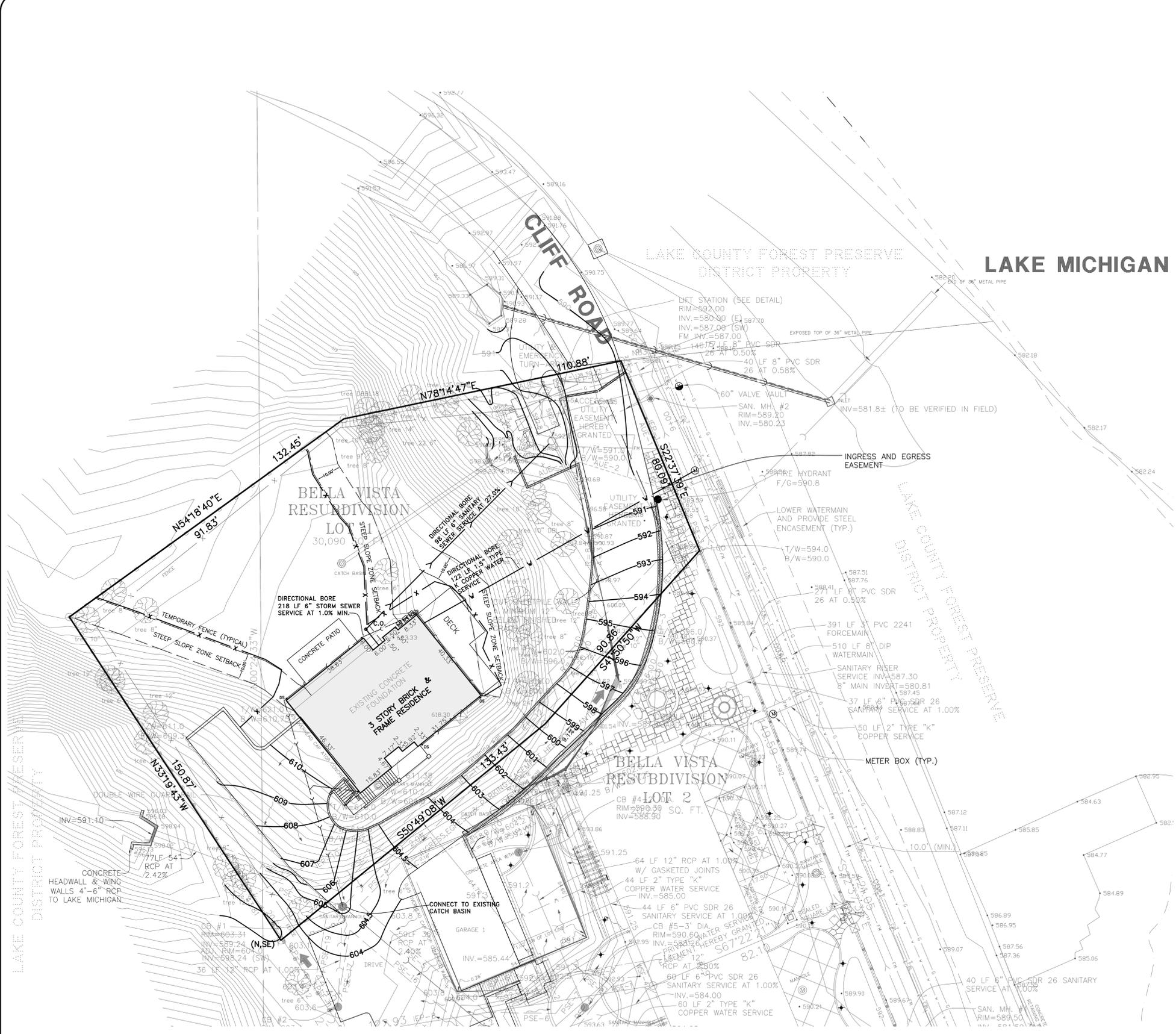
PROJECT # 1313
DATE: 09-20-13

SINGLE FAMILY RESIDENCE
12 CLIFF RD
HIGHLAND PARK, IL 60035

| DATE | DESCRIPTION |
|----------|-----------------------------|
| 10.29.13 | ISSUED FOR PERMIT REVISIONS |

DRAWN BY: mam
APPROVED BY: G.C.N.
SCALE: AS NOTED
DESCRIPTION: LANDSCAPE PLAN

SHEET NO. **L-1**



LEGEND

| EXISTING | | PROPOSED |
|----------|-----------------------------|----------|
| | SANITARY SEWER | |
| | STORM SEWER | |
| | WATER MAIN | |
| | STORM MANHOLE | |
| | SANITARY MANHOLE | |
| | CLEAN OUT | |
| | PAVEMENT | |
| | FENCE | |
| | DRAINAGE FLOW | |
| | PAVEMENT @ GROUND ELEVATION | |
| | CONTOURS | |
| | TOP OF FOUNDATION ELEVATION | |
| | FIRST FLOOR ELEVATION | |
| | GARAGE FLOOR ELEVATION | |
| | EXISTING TREE | |
| | TREE TO BE REMOVED | |
| | EXISTING TREE | |
| | TREE TO BE REMOVED | |
| | SILT FENCE | |
| | TREE PROTECTION FENCE | |

Project Benchmarks:

POINT, NORTH, EAST, ELEVATION, DESCRIPTION
 STATION A, 2023334.533, 1126731.385, 642.97,IP
 STATION C, 2023331.868, 1126169.686, 646.88,IP
 STATION K, 2023694.336, 1125338.325, 651.79,CC
 STATION Q, 2023708.849, 1126409.855, 645.06,IP
 WEST MOST CORNER, 2024255.903, 1126408.945, LOT 284
 EAST MOST CORNER, 2023967.119, 1126787.064, LOT 283

TOPOGRAPHY AND BENCHMARKS PROVIDED BY GREMLY AND BIEDERMANN INC.

SITE DEVELOPMENT PLAN

- ALL EXISTING INFORMATION SHOWN FROM SURVEY PREPARED BY GREMLY & BIEDERMAN.
- FOR EXACT BUILDING DIMENSIONS, REFER TO ARCHITECTURAL PLANS PREPARED BY NERI ARCHITECTS, PC 444 N. NORTHWEST HIGHWAY STE 355, PARK RIDGE, IL. 60068 (847) 825-9400
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
- UPON COMPLETION OF ALL SITE WORK AN AS-BUILT DRAWING SHOWING THAT GRADING IS IN SUBSTANTIAL CONFORMANCE TO THE PLAN SHALL BE CERTIFIED BY THE PLAN PREPARER AND PROVIDED TO THE CITY OF HIGHLAND PARK.
- CONNECT DOWNSPOUTS TO STORM SEWER. REUSE YARD DRAINS, IF POSSIBLE.

| DATE | DESCRIPTION | DRAWN BY |
|---------|---------------------------|----------|
| 1/15/14 | ADDED STEEP SLOPE SETBACK | K.C.L. |

IG CONSULTING, INC.
 INFRACON & GEOWIN
 CONSULTING CIVIL ENGINEERS, PLANNERS & LAND SURVEYORS
 300 MARQUARDT DRIVE WHEELING, ILLINOIS 60090 PH. (847) 215-1133 FAX (847) 215-1177
 e-mail: ig@igconsulting.net

SITE DEVELOPMENT PLAN
 SCALE: 1"=20'
 DATE: 10/25/13

PROPOSED RESIDENCE

12 CLIFF ROAD HIGHLAND PAR, ILLINOIS

PROJECT No.
4117D

1 of 2

COPYRIGHT AS DA TED 'IG CONSULTING, INC.

Site Photos - 12 Cliff Road

