

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 2:00 p.m. on Sunday, November 9, 2014 at the 65 Vine Avenue, Highland Park, Illinois, 60035, during which it is anticipated there will be a discussion of the following:

CITY OF HIGHLAND PARK
NATURAL RESOURCES COMMISSION
SUNDAY, NOVEMBER 9, 2014
65 VINE AVENUE
HIGHLAND PARK, ILLINOIS
2:00 P.M.

MEETING AGENDA

I. Call to Order

II. Roll Call

III. New Business

- A. Informational Tour of the Private Single-Family Residence at 65 Vine Avenue in Preparation for the Commission's Consideration of a Steep Slope Variation Application for Excavation to an Existing Single-Family Residential Structure

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, November 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, NOVEMBER 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: October 8, 2014

IV. Business from the Public

V. New Business

- A. 65 Vine Avenue—Consideration of a Steep Slope Variation Application for Excavation to an Existing Single-Family Residential Structure
- B. Consideration of Nominations for the Award for Meritorious Service to the Highland Park Environment
- C. Consideration of Bird Friendly Building Ordinance

VI. Old Business

- A. Status Report on Exterior Lighting Standard Amendments for All Zoning Districts
- B. Status Report on Environmental Movie Screenings

VII. Other Business

- A. Commissioner Comments
- B. Administrative Items

VIII. Adjournment

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

MEETING DATE: October 8, 2014

MEETING LOCATION: Presession Conference Room, Highland Park City Hall, 1707 St. Johns Avenue, Highland Park, Illinois

CALL TO ORDER

At 6:32 p.m., Chairwoman Coyle called the meeting to order and the Staff Liaison called the roll.

ROLL CALL

Members Present: Coyle, Matthews, Hannick, Rheinstrom, Wagenius, Sultan, Stone, Stumpf, Ross (7:03 p.m.)

Members Absent: Lewittes

The Chairwoman declared that there was a quorum of the Commission present. Chairwoman Coyle noted that members of the public speaking during Business from the Public will be contacted by a City staff member, if any follow-up is necessary, and materials submitted by members of the public for consideration by the Commission will not be distributed prior to meetings.

Staff Present: Staff Liaison Karen Berardi

Also Present: Citizen Advisor Mark Nolan Hill

MINUTES

A. Regular Meeting of the Natural Resources Commission—September 10, 2014

Commissioner Sultan requested that his attendance be changed to “present but late” and moved to approve the minutes of a regular meeting held on September 10, 2014 as amended. Commissioner Wagenius seconded the motion.

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

BUSINESS FROM THE PUBLIC

Joel Cahn, 26 Lakeview Terrace, requested that the minutes approved for September 8, 2014 be rejected by a member of the commission. Mr. Cahn stated that the commission should revisit permits issued and that corrective action should be taken if a project is completed unsuccessfully. Mr. Cahn noted that the commission is entrusted with the care of the shoreline and should review their policies.

Chairwoman Coyle noted that she has forwarded any email communication she has received from Mr. Cahn to the City Manager's Office for its response.

NEW BUSINESS

A. Consideration of Bird Friendly Building Ordinances

Former Commissioner Donnie Dann presented on bird friendly building designs and provided printed materials to commissioners. Mr. Dann noted that the City Council passed a bird friendly building design ordinance in 2011 that requires all newly built public buildings to incorporate bird friendly designs. Dann requested the commission study an extension of the ordinance to include all commercial and multi-family buildings in excess of 5,000 square feet. He noted that the recommendations be studied in a timely manner in conjunction with the zoning code amendments and that LEED Credit 55 be used as a guideline.

Commissioner Rheinstrom noted that there is a lot of construction in smaller building under 5,000 square feet as well and should potentially be considered as part of the ordinance. Commissioner Sultan asked if tax credits were available to which Dann remarked that he will take it up with the Illinois State Park Commission of which he is a member. Dann also noted that there is no way to know what zones are most critical to migration.

Commissioner Ross joined at 7:03 p.m.

Commissioner Wagenius noted that bird friendly designs should also include lighting standards. Chairwoman Coyle suggested the commission for volunteers to take on a study of the recommendation and report back to the commission next month.

Matthews noted that he is in favor of the changes if the designs are cost neutral. Councilwoman Stone recommended that the commission conduct research and provide recommendations to the Council.

Commissioners Sultan and Wagenius agreed to research bird friendly designs, specifically LEED Credit 55, and report back to the commission on their findings.

Chairwoman Coyle moved forward Item C under New Business.

B. Consideration and Approval of Award for Meritorious Service to the Highland Park Environment Application

Staff Liaison Berardi presented the timeline for the Meritorious Service Awards and noted that the award will be promoted in the Highlander and through all other communication channels. The commission agreed to move forward with the award and collecting nominations.

C. Consideration of Exterior Lighting Standard Amendments for all Zoning Districts

Commissioner Ross presented on the effects of light pollution and incorporating dark sky standards in Highland Park. Ross reported on a meeting held with the City's

Sustainability Consultant that the City's residential lighting standards are progressive, however the City's code regarding public spaces in Chapter 93 was outdated. Ross noted that the focus should be on improving the light pollution in those public spaces.

Chairwoman Coyle suggested that commercial buildings be incorporated into the code review as well and not just public buildings. Councilwoman Stone noted that there are street light improvements proposed in the 2015 budget which could provide a good starting place for new standards.

Ross noted that his next steps are to meet with Public Works staff to discuss code updates. He added that the City's Sustainability Consultant is researching funding opportunities for lighting improvements. Recommended dark sky standards and code amendments are available publicly online through dark sky organizations. Vice Chairman Matthews supported the idea and suggested that maximum light levels are considered in addition to minimum light levels.

Park District Representative Stumpf noted that there is grant funding available for energy efficient lighting.

OLD BUSINESS

A. Status Report on the City's Sustainability Initiatives and Green Alliance

Staff Liaison Karen Berardi provided an update on the City's Sustainability Initiatives to include recognition for sustainable landscaping practices, improvement of the commercial recycling rate, residential composting, eco-purchasing recommendations and the Green Alliance.

Chairwoman Coyle noted that the City should make sure not to promote one landscaper over another with the landscaping initiative. Commissioner Ross suggested that ravine care be added to the landscaping packet. Commissioner Hannick agreed that the ravine brochure be added to the landscaping packet and further, that the brochure should be translated into Spanish. Commissioner Ross offered to translate the brochure into Spanish.

OTHER BUSINESS

A. Commissioner Comments

The commission discussed the consideration of reviewing coastal structure standards as part of the 2015 work plan. It was agreed that the commission should have Council direction to pursue code review regarding coastal management. Commissioner Rheinstrom stated that adding this to the 2015 work plan would take a considerable amount of time and the work plan would have to be amended if this item were added.

Commissioner Ross requested that the Illinois Green Infrastructure Grant be added to the 2015 work plan and that the commission should consider coastal management review in 2015. Chairwoman Coyle noted that an annual review of the steep-slope

procedure is in the 2015 work plan. A more in-depth review of the procedure would be conducted, according to the 2015 work plan, on an as-needed basis or with Council interest or direction.

B. Administrative Items

There were no administrative items this evening.

ADJOURNMENT

Vice Chair Matthews motioned to adjourn the meeting. Commissioner Wagenius seconded. Chairwoman Coyle adjourned the meeting at 8:24 p.m.

Respectfully Submitted,

Karen Berardi, Assistant to the City Manager

MINUTES APPROVED BY THE NATURAL RESOURCES COMMISSION ON

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



Memorandum

To: Members of the Natural Resources Commission

From: Karen Berardi, Assistant to the City Manager

Date: November 7, 2014

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

NEW BUSINESS:

A. **65 Vine Avenue—Consideration of a Steep Slope Variation Application for Excavation to an Existing Single-Family Residential Structure**

The existing home at 65 Vine Avenue was constructed in the 1960s and a portion of the property is located within the Steep Slope Zone along Lake Michigan. The applicants wish to demolish the existing single family residence and other structures on the property, including the garage and swimming pool, in order a new single family residence with an attached garage and a new swimming pool at a different location on the property. The applicants, Joseph and Sheila Gutman, are requesting Commission consideration of a variation request to the City's Steep Slope Ordinance (Article XIX of the Zoning Code) to:

- Encroach into the 40 foot setback that comprises the bluff Steep Slope Zone to performed earth-moving activities associated within the removal of an existing swimming pool.
- Perform earth-moving activities beyond the extent allowed by Section 150.1908(C) *Earth Moving*.

As part of the improvements, the homeowner is proposing to construct a walk-out basement within the bluff Steep Slope Zone.

Engineering Division Review

The Engineering Division has reviewed the application and submitted the attached memorandum, dated November 6, 2014, noting that the proposal includes removal of the existing swimming pool and deck from the Steep Slope Zone. Additionally, it is noted that the proposed re-development also includes additional excavating (earth moving) of the area within the bluff Steep Slope setback in the area between the existing pool and the foundation of the residence to be constructed on the lot. The Engineering Division has noted that the area

occupied by the pool may only be filled to the extent of the original “pre-pool” condition of the steep slope contours, in order to restore the land within the Steep Slope Zone that was altered when the pool was originally installed.

Forestry Division Review

The applicant is not proposing to remove any trees in conjunction with the proposed work.

Steep Slope Variation Process, Policy & Standards

Per Section 150.1912, **the Natural Resources Commission is being asked to consider the variation application and vote to direct staff to draft Findings of Fact for future Commission approval and Zoning Board of Appeals consideration.**

Additionally, please note that this variation request will also require consideration by the City Council through the “Compere Referral” (Section 150.1103(A)(4) of the Zoning Code) process prior to any consideration by the Zoning Board of Appeals. In addition to the attached documents, consideration by the Natural Resources Commission will also serve to advise the City Council during this process.

As you consider the Steep Slope variation request, please keep in mind that proposed variation must meet all of the following standards. The applicant has submitted the attached letter of situation and hardship to outline the proposal.

Steep Slope Variation Standards

No variation shall be granted unless all of the following standards have been met or satisfied:

- The proposed development recognizes and fits the natural topography, soils, geology, hydrology and other existing conditions on the proposed sites.
- The proposed development will be oriented so that earth moving, landscaping and other site preparation is kept to an absolute minimum.
- The landscape will be preserved and enhanced and natural terrain and existing vegetation will be minimally disrupted.
- Disruption or alteration of natural drainage ways will be minimal.
- The time in which areas are bare and exposed will be minimized.
- The amount of impervious surface to be placed on the tableland adjacent to steep slopes has been minimized.
- Structures have been designed and properly located so that structure weight does not jeopardize slope stability.

Please feel free to contact Planner Eric Olson if you have any questions regarding this matter prior to the Commission meeting, or if you would like to further discuss the Steep Slope regulations. As a reminder, the Steep Slope regulations can be found in Article 19 of the Zoning Code, accessed online at:

<http://www.cityhpil.com/documents/21/31/50/ART19%20STEEP%20SLOPE%20ZONE.PDF>

City Planner Eric Olson will be prepared to deliver a brief presentation summarizing the proposed project at the meeting, if directed. As usual, copies of the Steep Slope Code standards will also be made available on the table for the Commission's reference and discussion.

B. Consideration of Nominations for the Award for Meritorious Service to the Highland Park Environment

The deadline for the submittal of nominations is on November 7th at 5:00 p.m. Because this packet will be posted prior to the deadline, the nominations will be forwarded to you under separate cover for consideration. Hard copies of the nomination applications will be brought to the meeting for review.

Should the Commission determine the most appropriate winner for the award at the upcoming meeting, a recognition ceremony will be arranged at the Commission meeting in December per the Commission's direction.

C. Consideration of Bird Friendly Building Ordinance

Commissioners Tom Sultan and Stuart Wagenius will present on bird friendly building designs and LEED Credit 55.

OLD BUSINESS:

A. Status Report on Exterior Lighting Standard Amendments for All Zoning Districts

Commissioner Ross will provide an update on recommended changes to the City's code regarding exterior lighting standards and light pollution best practices.

B. Status Report on Environmental Movie Screenings

As a reminder, the City Dark movie screening is scheduled for November 14 at 6:00 p.m. at Heller Nature Center. This movie screening is co-sponsored by the Park District of Highland Park and will feature an after-movie discussion. More information on the film can be found at <http://www.thecitydark.com/>.

In coordination with the Park District and Public Library, a movie focused on water conservation and protecting our natural resources of Lake Michigan is proposed in March 2015, in conjunction with World Water Day on March 22, 2015. Some recommended films include : [Watermark](#), [Flow](#) and [The Marion Lake Story](#).

ATTACHMENTS:

- All Supporting Documents Pertaining to 65 Vine Avenue
- Award for Meritorious Service to the Highland Park Environment Nomination Standards

APPLICATION CHECKLIST

- Application Form** (page 2)
 - Complete in its entirety.
 - Petitioners' name(s) should be written *exactly* as on the proof of ownership.
 - Notarized signatures of all owner(s) and petitioner(s) are mandatory.
- Summary Sheet** (pages 3 & 4)

Complete in its entirety, including height and F.A.R. calculations for any covered addition, regardless of requested variance.
- Established Building Setback Survey**

If Applicable (pages 5 & 6)
See also Sections 150.105 and 150.711, and "Useful Definitions"
- ~~**F.A.R. Calculations of Neighborhood**~~

For F.A.R variation requests only. (page 7)
See also "Useful Definitions"
- Affidavit of Title** (page 8)

Any form of ownership must be accompanied by a notarized affidavit of title citing date of title and/or trust agreement.
- Affidavit of Survey** (page 9)

Needed for all surveys over one year old.
- Cost Recovery Acknowledgement & Fee** (page 10)

Make check payable to: City of Highland Park
- Authorization To Enter And Traverse Land**

To be signed by owner and City representative (pages 11 & 12)
- ~~**Pending Land Use Relief Disclosure Notice**~~

Applicable only for Corporations or LLC. (pages 13 - 15)
- Plat of Survey: 1 Full Size (Drawn to Scale) and 1 Reduced (11" x 17" or smaller)**
 - Legal description of property
 - Dated and stamped by surveyor
- Proof of Lot of Record** (see useful definitions)

Required for issuance of a building permit

CPA

- Tree Survey (11" x 17" or smaller)**

Regardless of the proposed work, submit a tree survey showing all existing trees. A hand drawing of tree locations on a plat of survey is usually acceptable.
- Set of Plans: 1 Full Size (Drawn To Scale) and 1 Reduced (11" x 17" or smaller):**
 - Dated and stamped by architect (if applicable)
 - Folded to size suitable for mailing
- Proposed Site Plan showing:**
 - Illustration **clearly** indicating the location of proposed variance
 - Dimensions of variance(s) requested
 - All required yard setbacks, including the established front yard setback
 - Dimensions to all lot lines
- ~~**Existing and Proposed Floor Plans**~~

COMPLETE floor plans with room names & dimensions
- ~~**Existing and Proposed Elevations**~~
- Letter of Situation and Hardship**

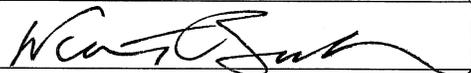
Explain in detail the proposed project, the variances to be requested, all alternatives to the proposal, and the hardship to be incurred if the variance is denied. (Refer to *Standards for Granting a Variation* in this packet for further information.)
See also: Section 150.1205
- Proof of Ownership**
 - *Warranty deed* or owner's *title policy* in its entirety.
 - If the property is held in trust, the Trust Agreement in its entirety.
 - If petitioner is contract purchaser or lessee, proof of authority to file on behalf of the owner is required.
- Other Exhibits:** Photos, letters, reports, requested materials, etc.
- Application Fee**

Make check payable to: City of Highland Park

<input type="checkbox"/> Deposit (cost recovery)	\$500.00
<input type="checkbox"/> Application Fee	\$225.00
<input type="checkbox"/> Comptroller Fee (if needed)	\$100.00
[Section 150.1204(A)(13)] Variation to SSZ Fee	

N/A

Signature of Petitioner  Date 11/3/14

Signature of Owner's Agent  Date 11.4.14

Property Address: 65 Vine Avenue, Highland Park, IL 60035 ZBA Application 1

APPLICATION FOR ZONING VARIATION REQUEST



CITY OF HIGHLAND PARK
1150 Half Day Road
Highland Park, IL 60035
phone: 847/ 432-0867 fax: 847/432-0964
www.cityhpil.com

OFFICE USE ONLY

VAR No.: _____
Submitted: _____ Fee Paid: _____
Hearing Date: _____ Planner: _____

Address: 65 Vine Avenue, Highland Park, IL 60035 Zoning District: R4 (& LFOZ)
Present Use of Property: Single Family Residence

Petitioner Name(s): Joseph and Sheila Gutman
Address (City, State, ZIP): 53 Sycamore, Highland Park, Illinois 60035
Daytime Phone: _____ Alternate Phone/Cell: _____ Fax: _____
Email: _____

Title Holders Name(s): Chicago Title Land Trust Company as Trustee U/T/A dated July 25, 2012 known as Trust 8002359909
Address (City, State, ZIP): 10 S LaSalle St, Suite 2750, Chicago, Illinois 60603
Phone: 312-223-2195 Fax: 312-223-4139
Email: _____

Attorney Name: Marc Schwartz
Address (City, State, ZIP): Harrison & Held LLP, 333 West Wacker Drive, Suite 1700, Chicago, Illinois 60606
Phone: 312-540-4965 Fax: 312-753-6131
Email: mschwartz@HarrisonHeld.com

Architect/Builder: Northworks Architects and Planners, LLC
Address (City, State, ZIP): 1539 N. Dayton Street, Chicago, IL 60642
Phone: 312-440-9850 Fax: 312-440-9851
Email: wbickford@nwks.com

AFFIDAVIT

I HEREBY DEPOSE AND SAY THAT I HAVE READ THE REQUIREMENTS AND PROCEDURES OUTLINED IN ARTICLE XII OF THE 1997 HIGHLAND PARK ZONING ORDINANCE, AS AMENDED, AND ALL OF THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN MY APPLICATION PACKET ARE TRUE.

By: [Signature]
Property Owner(s)
Attached exoneration rider is incorporated herein.
Sworn to before me this 31st day of October, 2014.

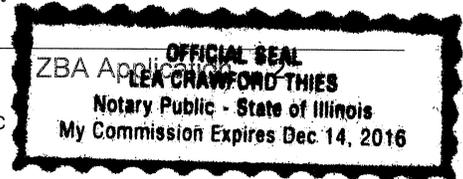


[Signature]
Petitioner, if different from Property Owner
Sworn to before me this 31st day of October, 2014.

[Signature]
Notary



[Signature]
Notary



Property Address: 65 Vine Avenue, Highland Park, IL 60035

Exoneration Rider

It is expressly understood and agreed by and between the parties hereto, anything to the contrary notwithstanding, that each and all of the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee while in form purporting to be the warranties, indemnities, representations, covenants, undertakings and agreements of said Trustee are nevertheless each and every one of them, made and intended not as personal warranties, indemnities, representations, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally but are made and intended for the purpose of binding only that portion of the trust property specifically described herein, and this instrument is executed and delivered by said Trustee not in its own right, but solely in the exercise of the powers conferred upon it as such Trustee; and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against CHICAGO TITLE LAND TRUST COMPANY, on account of this instrument or on account of any warranty, indemnity, representation, covenant or agreement of the said Trustee in this instrument contained, either expressed or implied, all such personal liability, if any, being expressly waived and released.

SUMMARY SHEET

DESCRIPTION OF PROJECT:

Demolition of existing single family residence, including garage and swimming pool; construction of new single family residence with attached garage and swimming pool.

1. COMPLETE THE FOLLOWING: (regardless of requested variance)

A) Height Calculations: (see also: 'Useful Definitions')

- Maximum Allowable Height per Zoning District: 32 feet
- Maximum Height of Proposed Structure 32 feet

B) Floor Area Ratio (F.A.R.) Calculations (see 'Useful Definitions' sheet)

- Area of Lot: 112,535 square feet

F.A.R.= Floor Area/ Lot Size

****NOTE** Properties requesting a Variation are NOT eligible for Bonus F.A.R.**

- Allowable Floor Area: 17,734 square feet Allowable F.A.R.: 15.75 %
- Total Existing Floor Area: _____ square feet Existing F.A.R.: _____ %
- Area of Addition: _____ square feet
- Total Proposed Floor Area: 10,165 square feet Proposed F.A.R.: 9.0 %

2. INDICATE ALL REQUESTED VARIANCES:

- Front Yard Encroachment:** (note as many as apply – corner lots have two front yards, one on each street frontage)

Structure will encroach _____ feet into the **minimum front yard** of _____ feet on the (north / south / east / west) side of the property for a distance of _____ feet.

Structure will encroach _____ feet into the **established building setback** of _____ feet on the (north / south / east / west) side of the property for a distance of _____ feet.

Structure will encroach _____ feet into the **minimum front yard** of _____ feet on the (north / south / east / west) side of the property for a distance of _____ feet.

Structure will encroach _____ feet into the **established building setback** of _____ feet on the (north / south / east / west) side of the property for a distance of _____ feet.

- Side Yard Encroachment:** (note as many as apply)

Structure will encroach _____ feet into the **minimum** side yard of _____ feet on the (north / south / east / west) side of the property for a distance of _____ feet.

Structure will encroach _____ feet into the **minimum** side yard of _____ feet on the (north / south / east / west) side of the property for a distance of _____ feet.

Structure will encroach _____ feet into the **total combined side yard** of _____ feet on the (north / south / east / west) side of the property for a total distance of _____ feet.

Property Address: 65 Vine Avenue, Highland Park, IL 60035

ZBA Application 3

SUMMARY SHEET

Rear Yard Encroachment:

Structure will encroach _____ feet into the *minimum rear yard* of _____ feet for a distance of _____ feet.

F.A.R.: (For existing structures only)

Structure will exceed the *maximum permitted F.A.R.* of _____% [or _____ sq. ft.] by _____% [or _____ sq. ft.] for a total F.A.R. of _____% [or _____ sq. ft].

Fence:

Structure will exceed the maximum permitted fence height of _____ feet by _____ feet for a distance of _____ linear feet.

Lot Coverage:

Structure will exceed the *maximum permitted lot coverage* of _____% [or _____ sq. ft.] by _____% [or _____ sq. ft.] for a total lot coverage of _____% [or _____ sq. ft].

Other: (please specify): _____

****The following requests include additional information or review beyond the Zoning Board of Appeals****

Subdivision Setback Encroachment: (Neighbor approval required – Section 150.1202 (D))

(Also known as a Building Line)

Structure will encroach _____ feet into the *subdivision setback* of _____ feet on the (north / south / east/ west) side of the property for a distance of _____ feet.

Steep Slope Encroachment: (requires review by the Lakefront Commission and additional submission materials)

Structure will encroach _____ 0 _____ feet into the 10' / (40') / *Special Steep Slope setback* for a distance of _____ 0 _____ feet. REQUEST FOR EARTH MOVEMENT WITHIN SSZ DUE TO REMOVAL OF EXISTING NON-CONFORMING POOL.

Height: (Requires Compere Referral)

Structure will exceed the *maximum permitted height* of _____ feet by _____ feet for a height of _____ feet.

COMPERE REFERRAL TO CITY COUNCIL: YES / NO	OFFICE USE ONLY
City Council Date: _____	Describe Referral: _____
ZBA Final Disposition: YES / NO	ZBA Recommendation to City Council on: _____

City of Highland Park
ZBA Application Letter of Situation Hardship

To: Zoning Board of Appeals and City Council

Re: 65 Vine, Highland Park, IL 60035 (“Property”)

65 Vine Avenue, Highland Park, Illinois is the site for the future home of Joseph and Sheila Gutman. The Property is currently owned by Chicago Title Land Trust Company, as trustee under Trust Agreement dated July 25, 2012, known as Trust No. 8002359909 (“Land Trust”). The beneficial interest of the Land Trust is owned solely by Joseph and Sheila Gutman. Currently, 65 Vine is improved with a single family home and swimming pool in poor condition on the bluff of this Property. The Gutmans’ plan is to demolish the existing home to build a new single family residence and further to relocate the pool to an area south and west of the existing pool which will fall within the existing set-back lines.

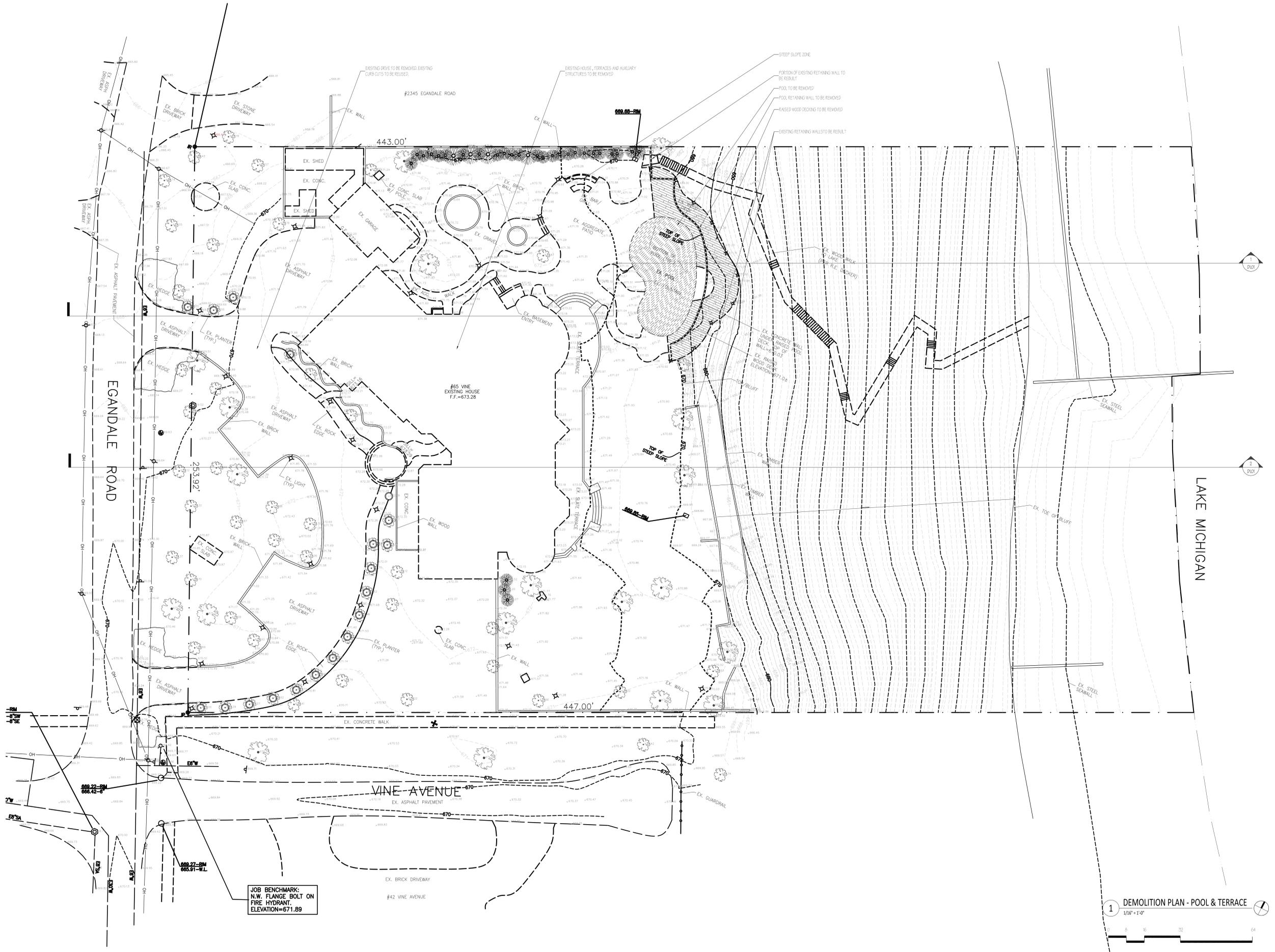
65 Vine presents a unique challenge for the Gutmans. The lakefront Property is located in the R-4 Steep Slope Zone. The existing pool is situated along the top edge of the bluff and therefore within the 50 foot Steep Slope Zone pool setback. The existing concrete pool retaining structure sits directly on the bluff and contains a dilapidated water feature that drains directly down the bluff. The existing pool deck overhangs the bluff and is structurally unsound. Removing the non-conforming pool, pool deck and its retaining structure will alleviate stress on the bluff. If the Gutmans do not remove the existing pool it could have a negative effect on the bluff.

The plans for the new residence include the demolition of the existing house and removal of the pool. The new residence will include a new swimming pool located within the pool setback line. The current plans include a walk-out basement to the grade and point of the existing pool structure at the bluff. This will require an appeal of the Steep Slope Zone setback. As the Gutmans will be removing the existing non-conforming pool along with its retaining structure at the top of the bluff, when this is done it will be left with a void that they are not required to refill. The walk-out basement will line up with the removed pool and the void remaining creating a terrace at the basement level. The Gutmans’ appeal is to remove the relatively small portion of dirt remaining between the pool removal and the 40 foot steep slope setback, which is required to safely overdig during pool excavation. Removal of existing non-conforming pool and its retaining structure in the area leading up to the steep slope zone setback will alleviate a negative effect on the bluff. Therefore, this alternative is desirable for the applicant and the community as a whole.

The granting of this appeal would have a positive impact on the bluff and not alter the essential character of this neighborhood. The Gutmans are requesting no other relief as their plans meet all other setback regulations including but not limited to the side and front minimum setbacks in the established front yard and setbacks from the bluff. The Gutmans now seek relief from the Zoning Board and the City Council so that they can remove the existing non-conforming pool along with its retaining structure and the small amount of dirt remaining between the pool removal and the 40 foot setback. Applying the standards set forth in the Code,

the Zoning Board of Appeals should be able to make the following findings of fact based on the evidence submitted herein and at the hearing.

1. The purpose of the variation is not based exclusively upon a desire to make more money from the Property. The Gutmans intend to use this Property as their personal residence and the proposal seeks to improve the Gutmans' use and enjoyment of the Property and not to further a desire to derive an economic benefit. The set-back will have a positive impact on the bluff as they will be removing the existing non-conforming pool and retaining structure.
2. The plight of the petitioner is due to unique circumstances and the proposed variation will not merely serve as a convenience but, instead, will alleviate some demonstrative and unusual hardships which will result if the strict letter of the Code is carried out. Without this change in the steep slope zone-set-back, the Gutmans would have to add a larger amount of Earth back to the top of the bluff which would create a greater load on the bluff than what is proposed, causing potential future bluff damage, as well as add unnecessary cost and difficulty to the project and creating another undue hardship on the property owners.
3. There are unique circumstances to this lot which create distinctive challenges, particularly its topography, slope and grade along with an existing, non-conforming pool and retaining structure which are beyond the existing steep slope zone set-back. The new pool and home will be within said set-back.
4. The particular physical surrounding of the home creates a particular hardship as set forth above.
5. The lot's unique topography shape and bluff create a hardship, thus the hardship claimed herein was not created by the Gutmans but rather it is being improved.
6. The variation sought herein will not be materially detrimental to the public welfare or injurious to the other properties in the neighborhood.
7. The Gutmans' home will not impair adequate supply of light or air to adjacent properties nor would it increase congestion on the public streets or increase the danger of fire or endanger the public safety or substantially diminish or impair property values in the neighborhood. Instead, by the removal of the existing non-conforming pool and its retaining structure will improve and have a positive effect on the bluff.
8. Granting the variance will not alter the essential character of this neighborhood as stated above, it will have a positive effect on the bluff for this and other neighboring properties.
9. Lastly, the proposed variations are in harmony with the spirit and intent of the Code to protect the bluff in this area.



NOT FOR CONSTRUCTION / FOR COORDINATION ONLY

ISSUED DATE	ISSUED FOR
11.06.2014	ISSUED TO NRC

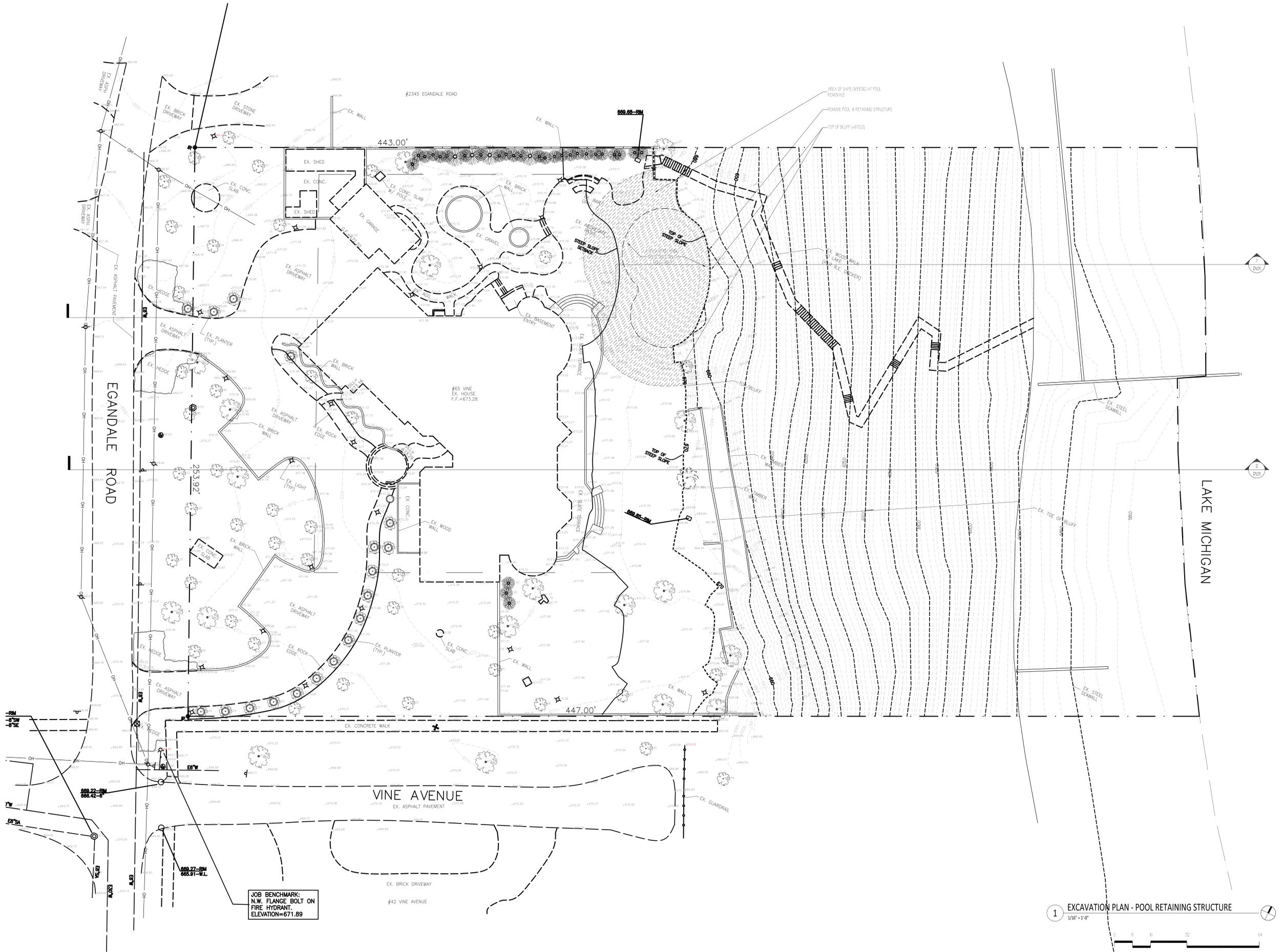
PROFESSIONAL SEAL

PROJECT
GUTMAN RESIDENCE
65 VINE AVENUE
HIGHLAND PARK, IL 60035

1421	Project No.
MD/AW	Drawn By
WB	Checked By
Discipline	Drawing No.

D 1.0

Drawing Name
DEMOLITION PLAN -
POOL & TERRACE



NOT FOR CONSTRUCTION / FOR COORDINATION ONLY

ISSUED DATE	ISSUED FOR
11.06.2014	ISSUED TO NRC

PROFESSIONAL SEAL

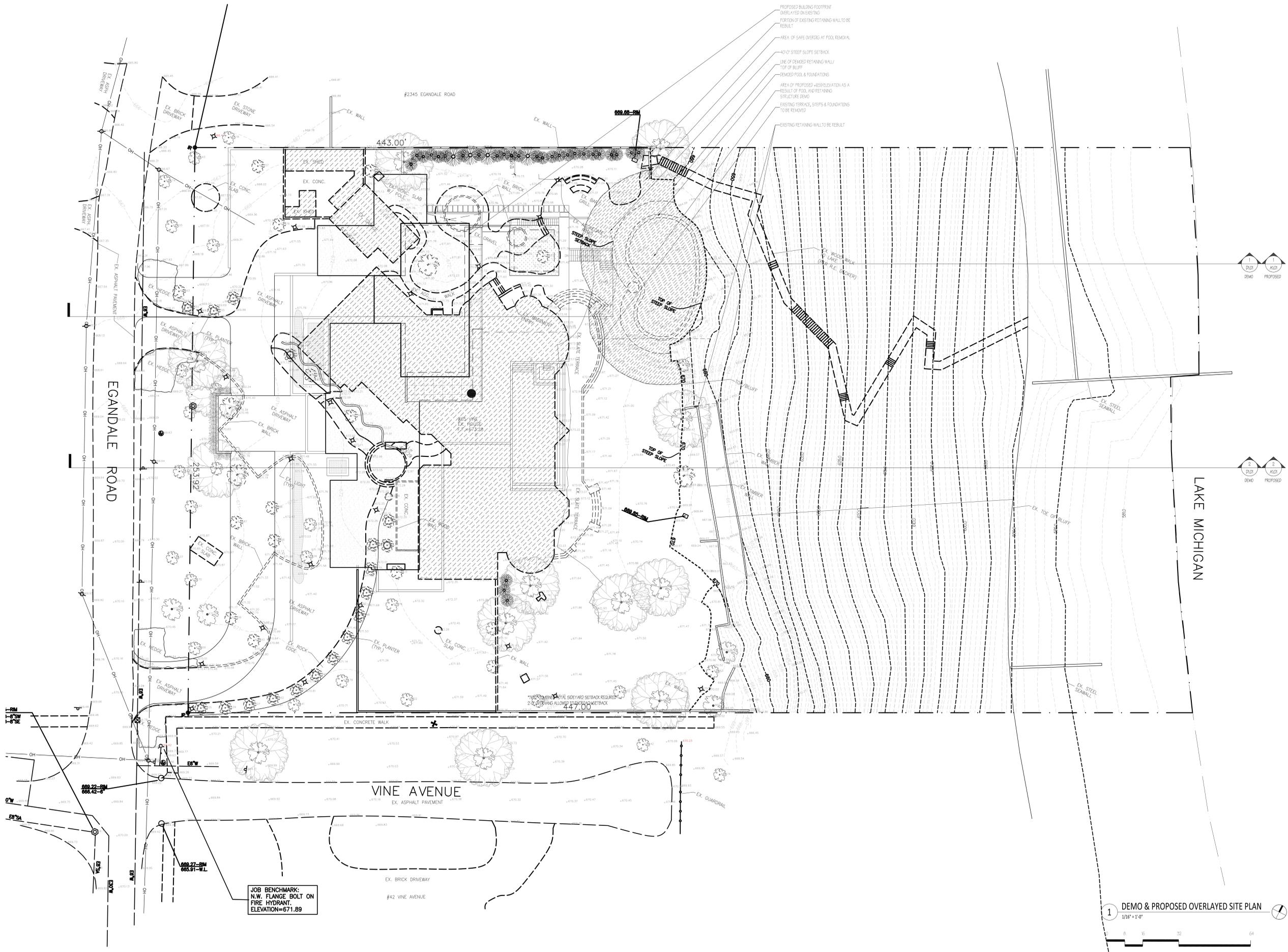
PROJECT
GUTMAN RESIDENCE
65 VINE AVENUE
HIGHLAND PARK, IL 60035

1421	Project No.
MD/AW	Drawn By
WB	Checked By
Discipline	Drawing No.

D 1.1

Drawing Name
DEMOLITION PLAN -
POOL RETAINING STRUCTURE

1 EXCAVATION PLAN - POOL RETAINING STRUCTURE
1/16" = 1'-0"



- PROPOSED BUILDING FOOTPRINT OVERLAYED ON EXISTING
- PORTION OF EXISTING RETAINING WALL TO BE RESULT
- AREA OF SAFE OVERDIG AT POOL REMOVAL
- 40' OF STEEP SLOPE SETBACK
- LINE OF DEMO'D RETAINING WALL
- TOP OF BLUFF
- DEM'D POOL & FOUNDATIONS
- AREA OF PROPOSED +659 ELEVATION AS A RESULT OF POOL AND RETAINING STRUCTURE DEMO
- EXISTING TERRACE, STEPS & FOUNDATIONS TO BE REMOVED
- EXISTING RETAINING WALL TO BE RESULT

1 DEMO
1 PROPOSED

2 DEMO
2 PROPOSED

ISSUED DATE	ISSUED FOR
11.06.2014	ISSUED TO NRC

PROFESSIONAL SEAL

PROJECT
GUTMAN RESIDENCE
65 VINE AVENUE
HIGHLAND PARK, IL 60035

1421	Project No.
MD/AW	Drawn By
WB	Checked By
Discipline	Drawing No.

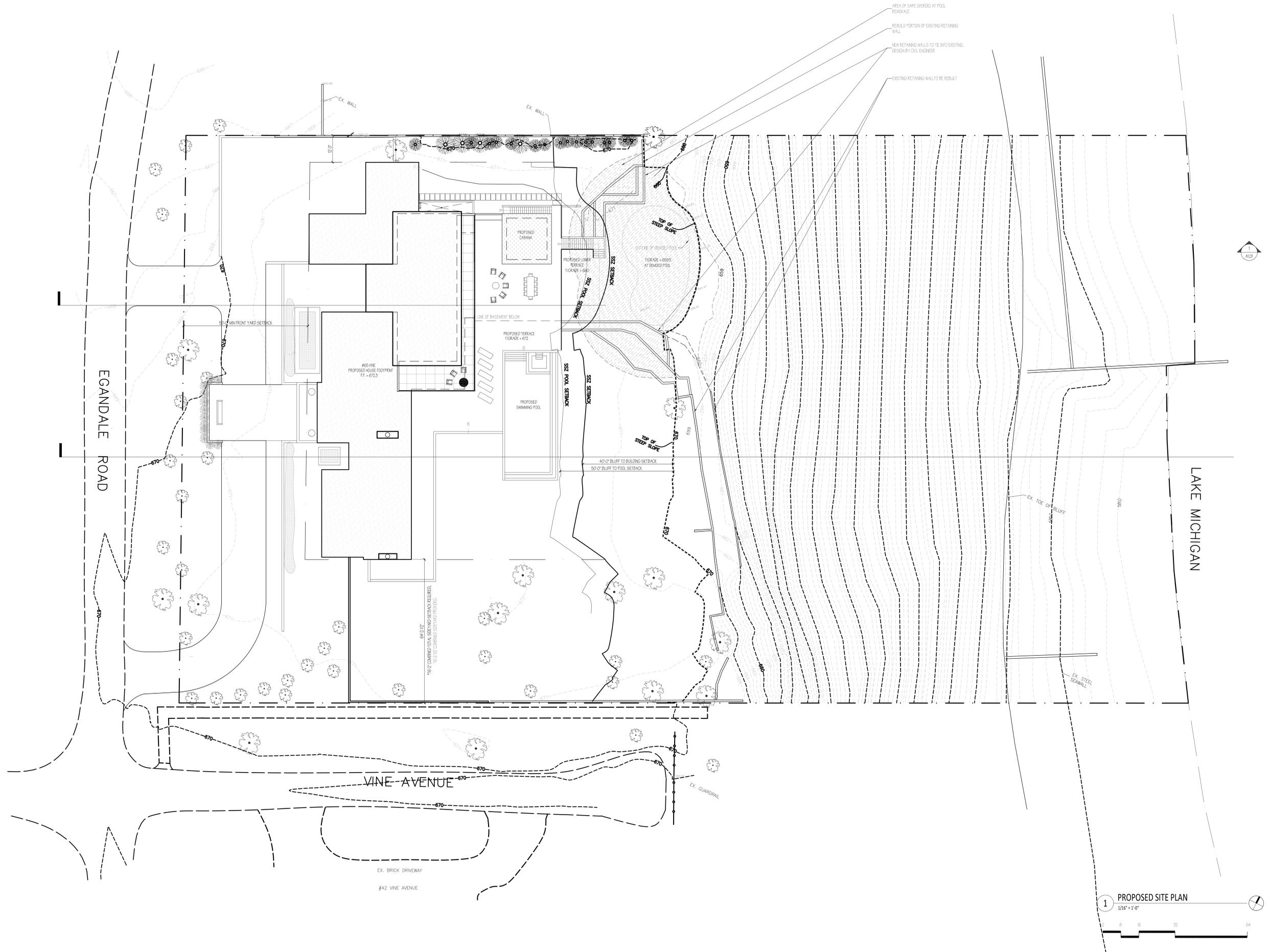
A 0.1

Drawing Name
DEMO & PROPOSED SITE PLAN

NOT FOR CONSTRUCTION / FOR COORDINATION ONLY

1 DEMO & PROPOSED OVERLAYED SITE PLAN
1/16" = 1'-0"

JOB BENCHMARK:
N.W. FLANGE BOLT ON
FIRE HYDRANT.
ELEVATION=671.89



NOT FOR CONSTRUCTION / FOR COORDINATION ONLY

ISSUED DATE	ISSUED FOR
11.06.2014	ISSUED TO NRC

PROFESSIONAL SEAL

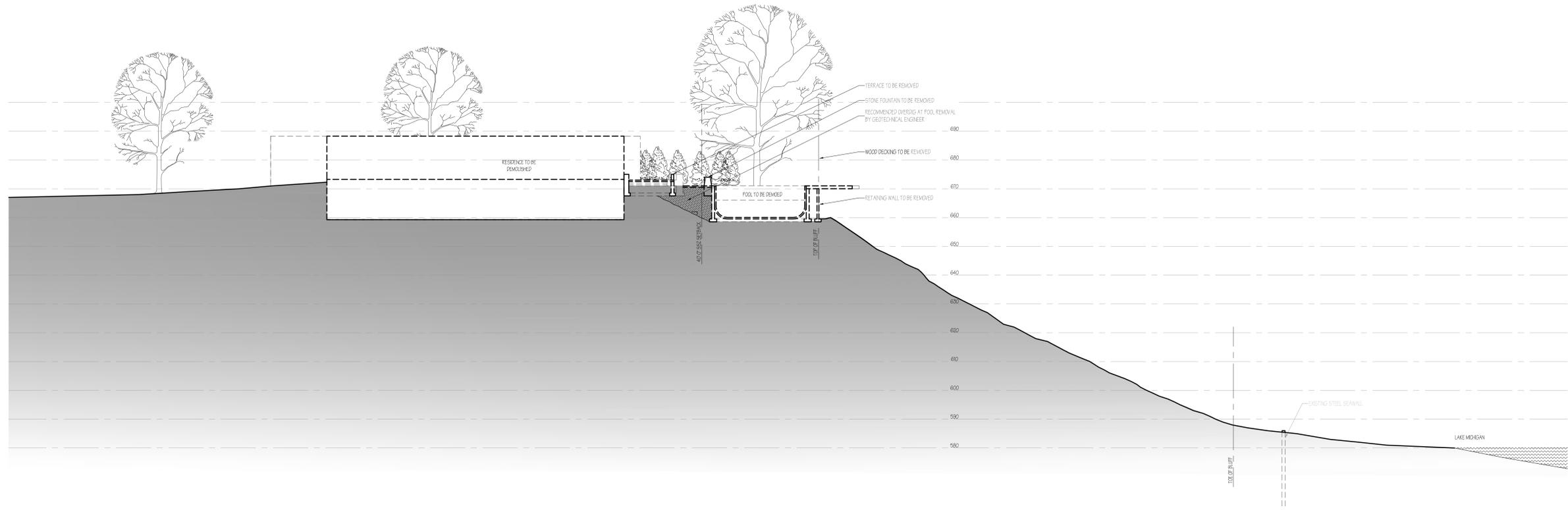
PROJECT
GUTMAN RESIDENCE
65 VINE AVENUE
HIGHLAND PARK, IL 60035

1421	Project No.
MD/AW	Drawn By
WB	Checked By
Discipline	Drawing No.

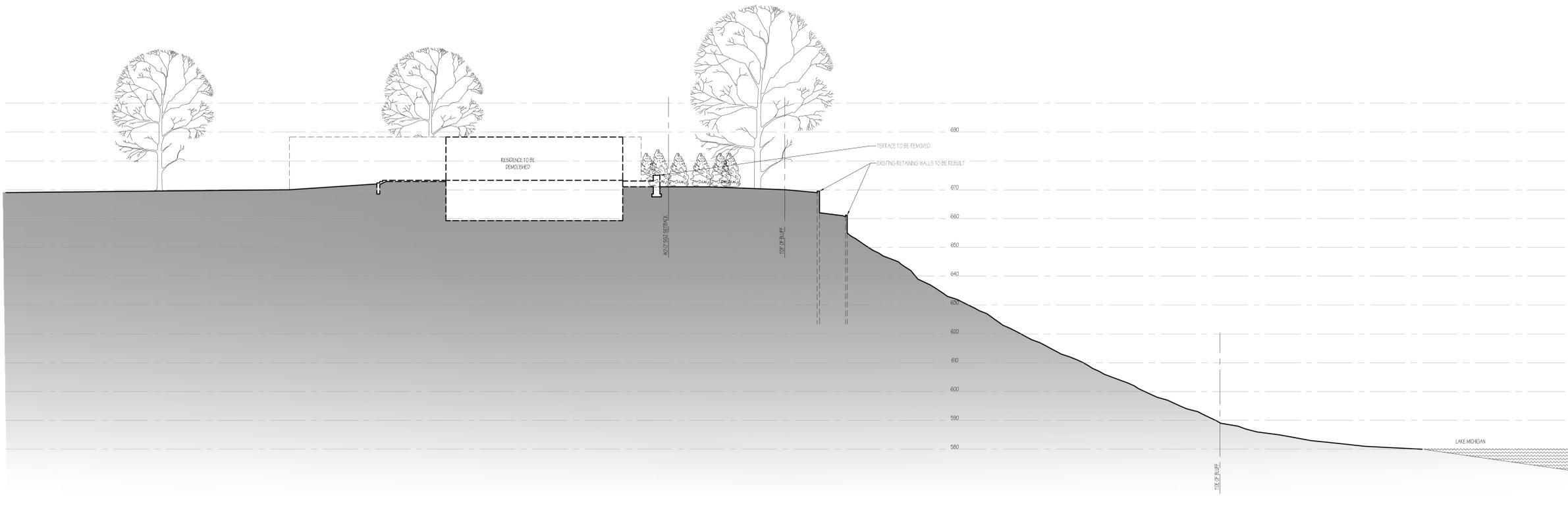
A 1.0

Drawing Name
PROPOSED SITE PLAN

1 PROPOSED SITE PLAN
1/16" = 1'-0"



1 DEMO SITE SECTION
1/16" = 1'-0"



2 DEMO SITE SECTION
1/16" = 1'-0"



NOT FOR CONSTRUCTION / FOR COORDINATION ONLY

ISSUED DATE	ISSUED FOR
11.06.2014	ISSUED TO NRC

PROFESSIONAL SEAL

PROJECT
GUTMAN RESIDENCE
65 VINE AVENUE
HIGHLAND PARK, IL 60035

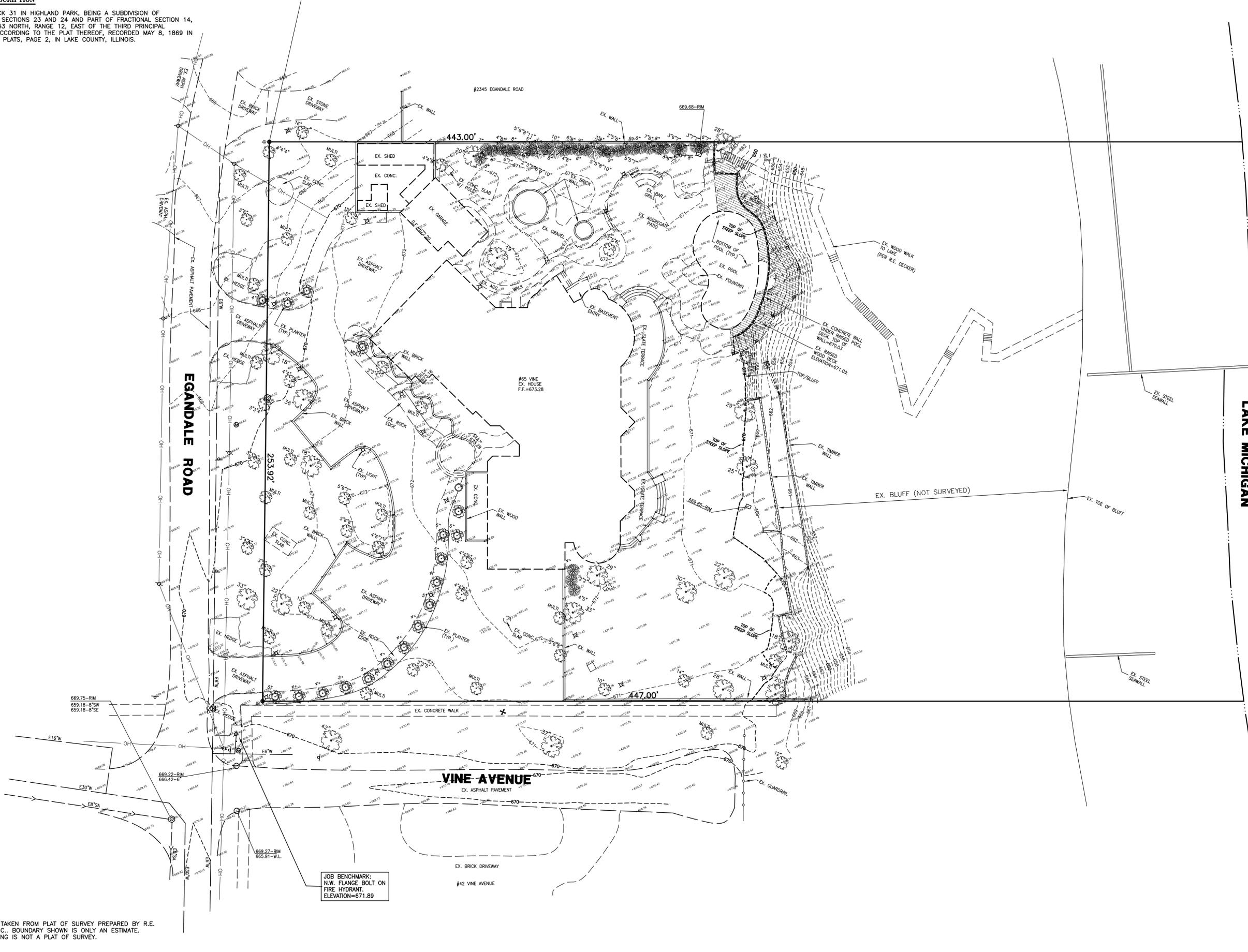
1421	Project No.
MD/AW	Drawn By
WB	Checked By
Discipline	Drawing No.

D 1.01

Drawing Name
DEMO SITE SECTIONS

LEGAL DESCRIPTION

LOT 4 BLOCK 31 IN HIGHLAND PARK, BEING A SUBDIVISION OF FRACTIONAL SECTIONS 23 AND 24 AND PART OF FRACTIONAL SECTION 14, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED MAY 8, 1869 IN BOOK A OF PLATS, PAGE 2, IN LAKE COUNTY, ILLINOIS.



LAKE MICHIGAN

EGANDALE ROAD

VINE AVENUE
EX. ASPHALT PAVEMENT

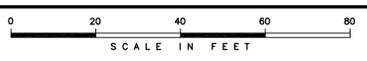
SOURCE BENCHMARK:
CITY OF HIGHLAND PARK MONUMENT
#21. LOCATED NEAR THE INTERSECTION
OF CENTRAL AVE. & LAKE DR.
ELEVATION=667.207

LEGEND

---104---	CONTOUR
x 105.08	SPOT ELEVATION
○ 10'	DECIDUOUS TREE W/DIA.
○ 12'	CONIFEROUS TREE W/DIA.
○	SANITARY MANHOLE
○	STORM MANHOLE
○	CATCH BASIN
○	INLET
□	WATER SERVICE BOX
□	VALVE & VAULT
○	FIRE HYDRANT
○	UTILITY POLE
○	LIGHT STANDARD
○	STORM CULVERT
—E8"SA—	SANITARY SEWER
—E12"ST—	STORM SEWER
—E6"W—	WATER MAIN
—	DITCH
—	SWALE
—	DIRECTION SURFACE DRAINAGE
—	FENCE
○ or ○	DOWNSPOUT

JOB BENCHMARK:
N.W. FLANGE BOLT ON
FIRE HYDRANT.
ELEVATION=671.89

NOTE
BOUNDARY TAKEN FROM PLAT OF SURVEY PREPARED BY R.E. DECKER, P.C. BOUNDARY SHOWN IS ONLY AN ESTIMATE. THIS DRAWING IS NOT A PLAT OF SURVEY.



AC	9-4-14	ADD TOP OF STEEP SLOPE
MS	7-29-14	ADD BLUFF CONTOURS
MRT	1-17-14	ADD POOL WALL
DRAWN BY:	DATE:	REVISIONS

DESIGNED BY:	DATE:
MRT	12-31-13
CHECKED BY:	DATE:
DRF	12-31-13
APPROVED BY:	DATE:
DRF	12-31-13

GREENGARD, INC.
Engineers • Surveyors • Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3623
PHONE: 847-634-3883 FAX: 847-634-0687
E-MAIL: 231@GREENGARDINC.COM ILL. REGISTRATION NO. 184-000995

SCALE:	1"=20'
DRAWING No.	59287
SHEET	1 of 1

65 VINE AVENUE -- HIGHLAND PARK, ILLINOIS
EXISTING TOPOGRAPHY

R. E. DECKER
(1933-1999)
R. G. PAVLETIC
P.L.S. 035-3261



Plat of Survey

R. E. DECKER, P.C.

LAND SURVEYORS
114 E. COOK AVE., LIBERTYVILLE, ILLINOIS 60048
847-362-0091 FAX 847-362-0119 mail@deckersurvey.com
OF



The Meridian is assumed but reflects the record Subdivision or Deed, except when noted.

Lot 4 Block 31 in Highland Park, being a Subdivision of fractional Sections 23 and 24 and part of fractional Section 14, Township 43 North, Range 12, East of the Third Principal Meridian, according to the plat thereof, recorded May 8, 1869 in Book A of Plats, Page 2, in Lake County, Illinois.

Commonly known as: 65 VINE AVENUE, HIGHLAND PARK, ILLINOIS.



Lot 4
112,276 Sq. Ft.

- Legend**
- N. - North
 - S. - South
 - E. - East
 - W. - West
 - N.W. - Northwest
 - N.E. - Northeast
 - S.E. - Southeast
 - S.W. - Southwest
 - P.O.B. - Point of Beginning
 - SQ. FT. - Square Feet
 - R.O.W. - Right of Way
 - Doc. - Document
 - Rec. - Recorded as
 - Meas. - Measured
 - T.F. - Top of Foundation

Scale, 1" = 25 ft. Field Work Completed on: August 8, 2012



STATE OF ILLINOIS } ss
COUNTY OF LAKE }
This Professional service conforms to the current Illinois minimum standards for a "Boundary Survey."

R. E. DECKER, P.C.

By: _____
Professional Land Surveyor

expires 11-30-12
Compare the Description on this Plat with your Deed and Title; also compare all stakes to this Plat before building by them, and report any differences at once.
Dimensions are shown in feet and decimal parts thereof. Refer to Title, Covenants or Building Department for additional Easements, Setbacks or Restrictions which may exist.

ORDER # 12-509
ORDERED BY Berliant Builders, Inc
FOR _____

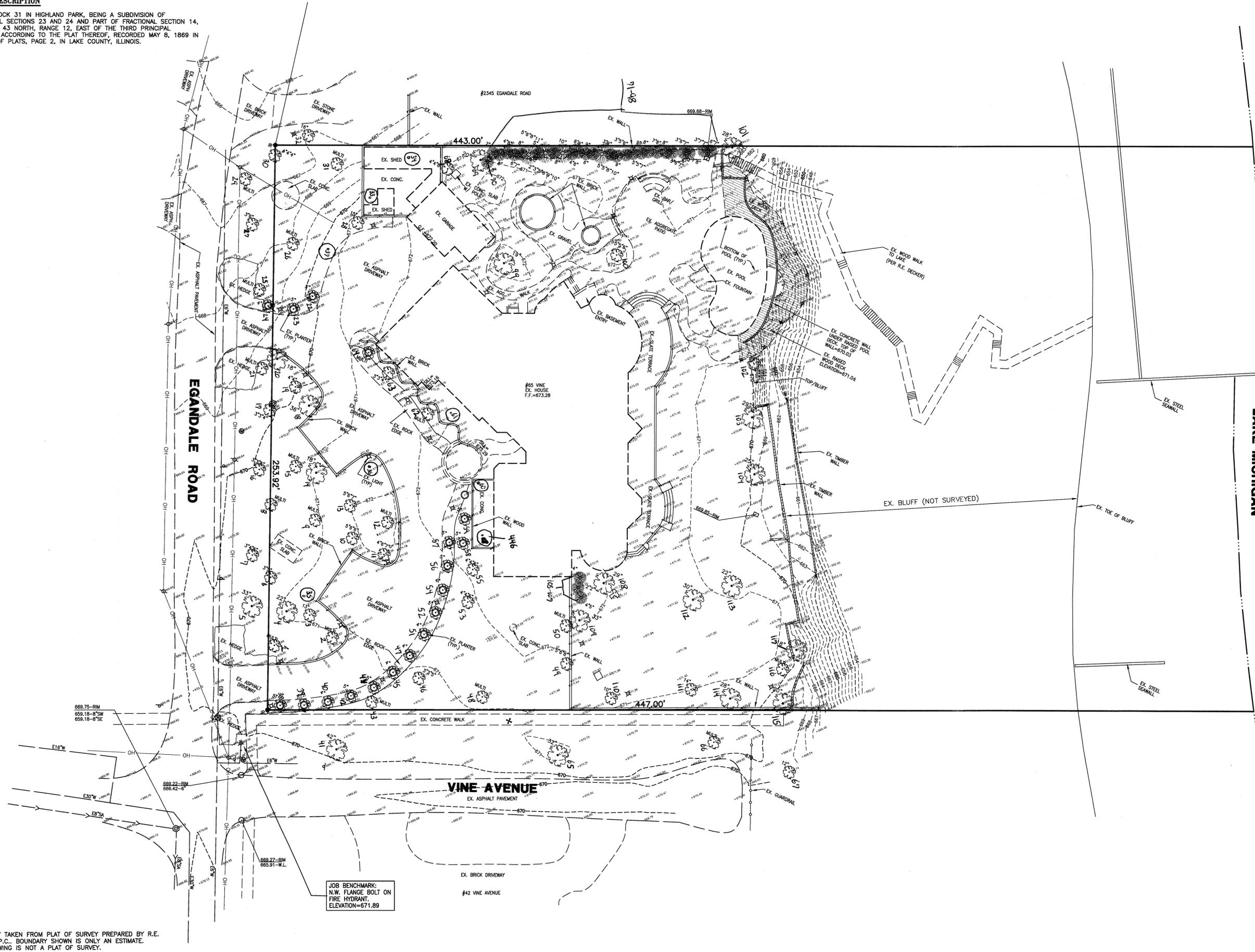
WITHOUT A RAISED SEAL
PLAT IS NOT VALID



expires 4-30-13

LEGAL DESCRIPTION

LOT 4 BLOCK 31 IN HIGHLAND PARK, BEING A SUBDIVISION OF FRACTIONAL SECTIONS 23 AND 24 AND PART OF FRACTIONAL SECTION 14, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED MAY 8, 1869 IN BOOK A OF PLATS, PAGE 2, IN LAKE COUNTY, ILLINOIS.



LAKE MICHIGAN

SOURCE BENCHMARK:
CITY OF HIGHLAND PARK MONUMENT
#21. LOCATED NEAR THE INTERSECTION
OF CENTRAL AVE. & LAKE DR.
ELEVATION=667.207

LEGEND

- 104- CONTOUR
- x 105.08 SPOT ELEVATION
- DECIDUOUS TREE W/DIA.
- CONIFEROUS TREE W/DIA.
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
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- DIRECTION SURFACE DRAINAGE
- FENCE
- or ○ DOWNSPOUT

NOTE
BOUNDARY TAKEN FROM PLAT OF SURVEY PREPARED BY R.E. DECKER, P.C. BOUNDARY SHOWN IS ONLY AN ESTIMATE. THIS DRAWING IS NOT A PLAT OF SURVEY.



MS	7-29-14	ADD BLUFF CONTOURS
MRT	1-17-14	ADD POOL WALL
DRAWN BY:	DATE:	REVISIONS

DRAWN BY:	DATE:	REVISIONS
-----------	-------	-----------

DESIGNED BY:	MRT	DATE:	12-31-13
CHECKED BY:	DRF	DATE:	12-31-13
APPROVED BY:	DRF	DATE:	12-31-13

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SCALE:	1"=20'
DRAWING No.	59287
SHEET	1 OF 1

65 VINE AVENUE - HIGHLAND PARK, ILLINOIS
EXISTING TOPOGRAPHY

Drawing File: J:\9287\Survey\TOPG\59287.DX TDPD-R2.dwg Jul 29 2014 11:32am



65 VINE AVENUE, HIGHLAND PARK
NATURAL RESOURCES COMMISSION MEETING
NOVEMBER 12, 2014 | 6:30 PM



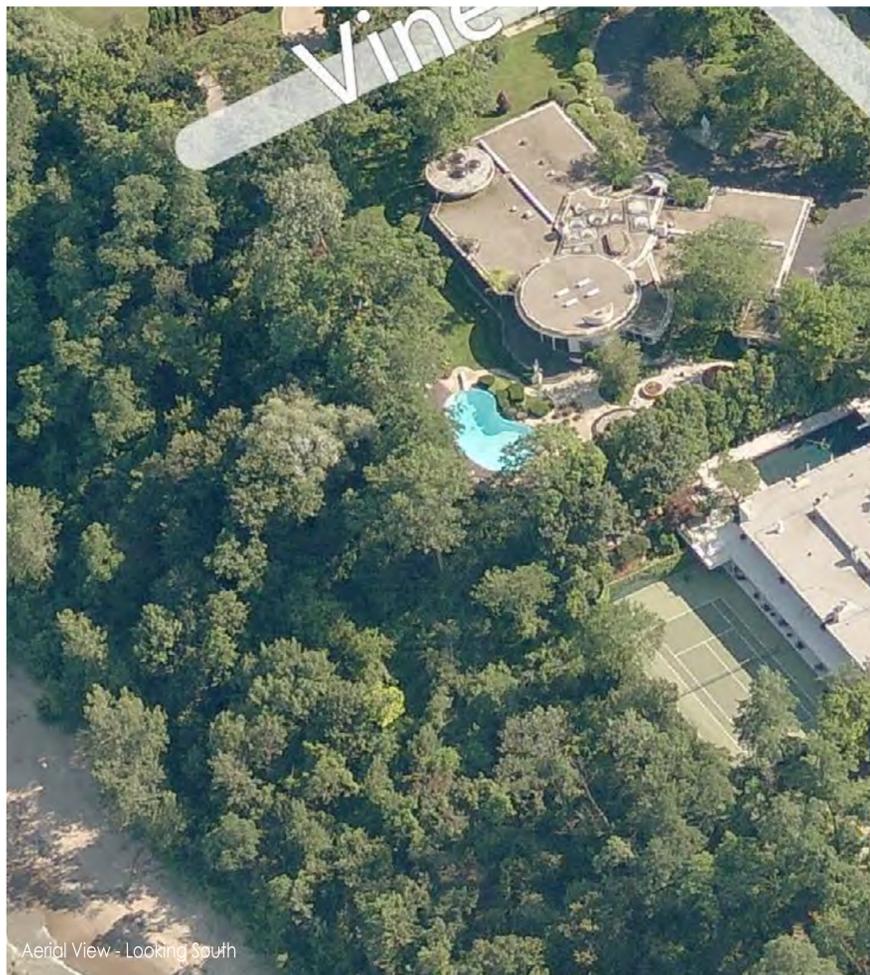
Aerial View - Looking North



Pool Terrace - Looking East



Top of Bluff and Pool - Looking North



Aerial View - Looking South



Pool Terrace & Stone Fountain - Looking East



Terrace - Looking NE



Cantilevered Pool Deck - Looking East



Pool Terrace - Looking North



Pool Retaining Wall | Storage door and abandoned exhaust pipe



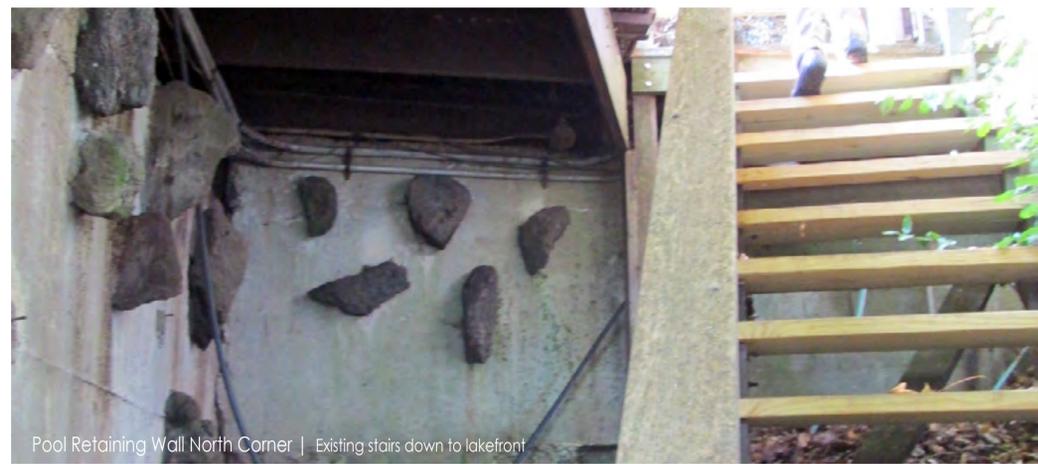
Cantilevered Pool Deck from Below



Pool Retaining Wall | Storage door and wood bluff retaining wall



Cantilevered Pool Deck & Top of Bluff Looking South



Pool Retaining Wall North Corner | Existing stairs down to lakefront

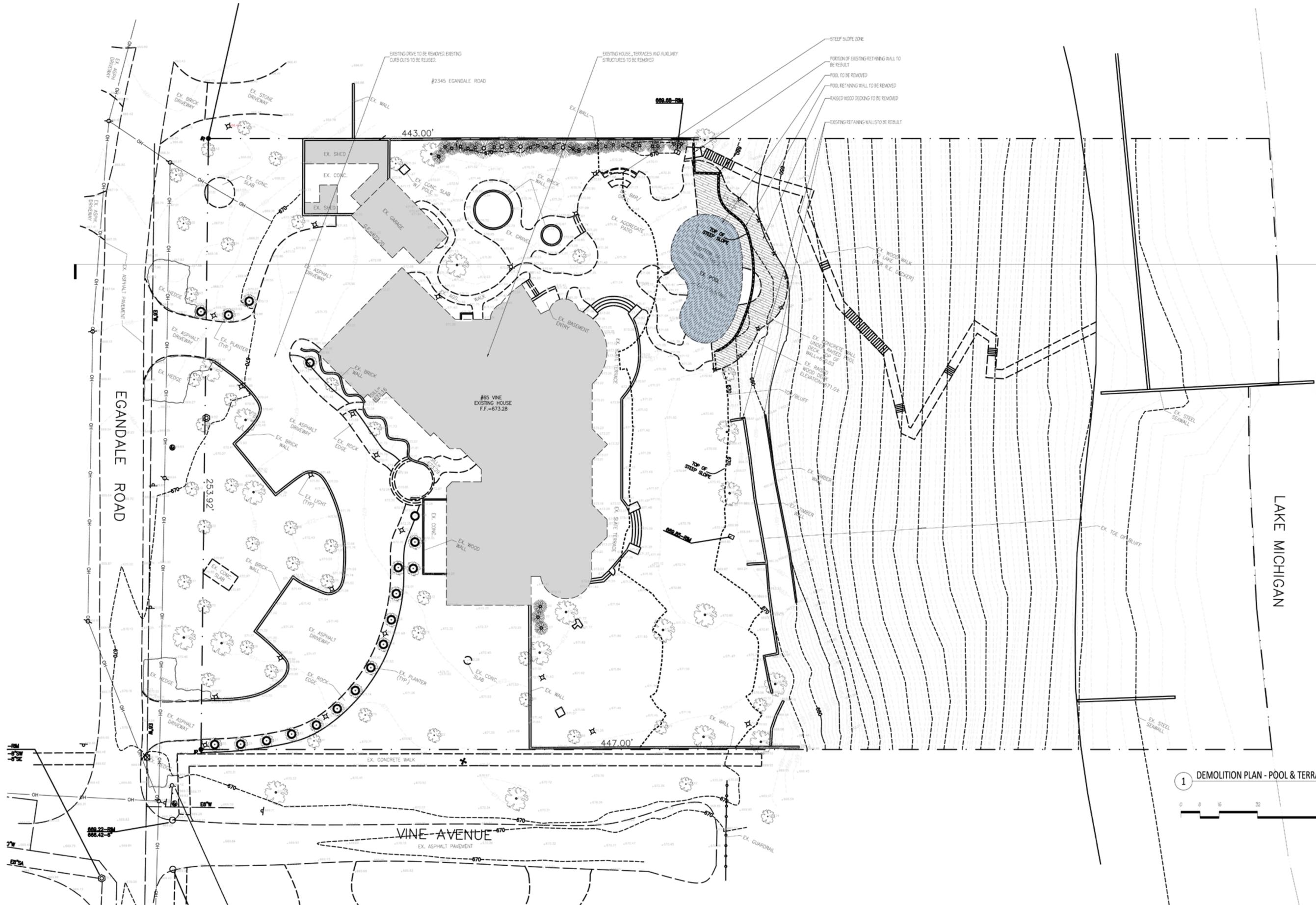


Pool Retaining Wall Looking North | Built-in water feature



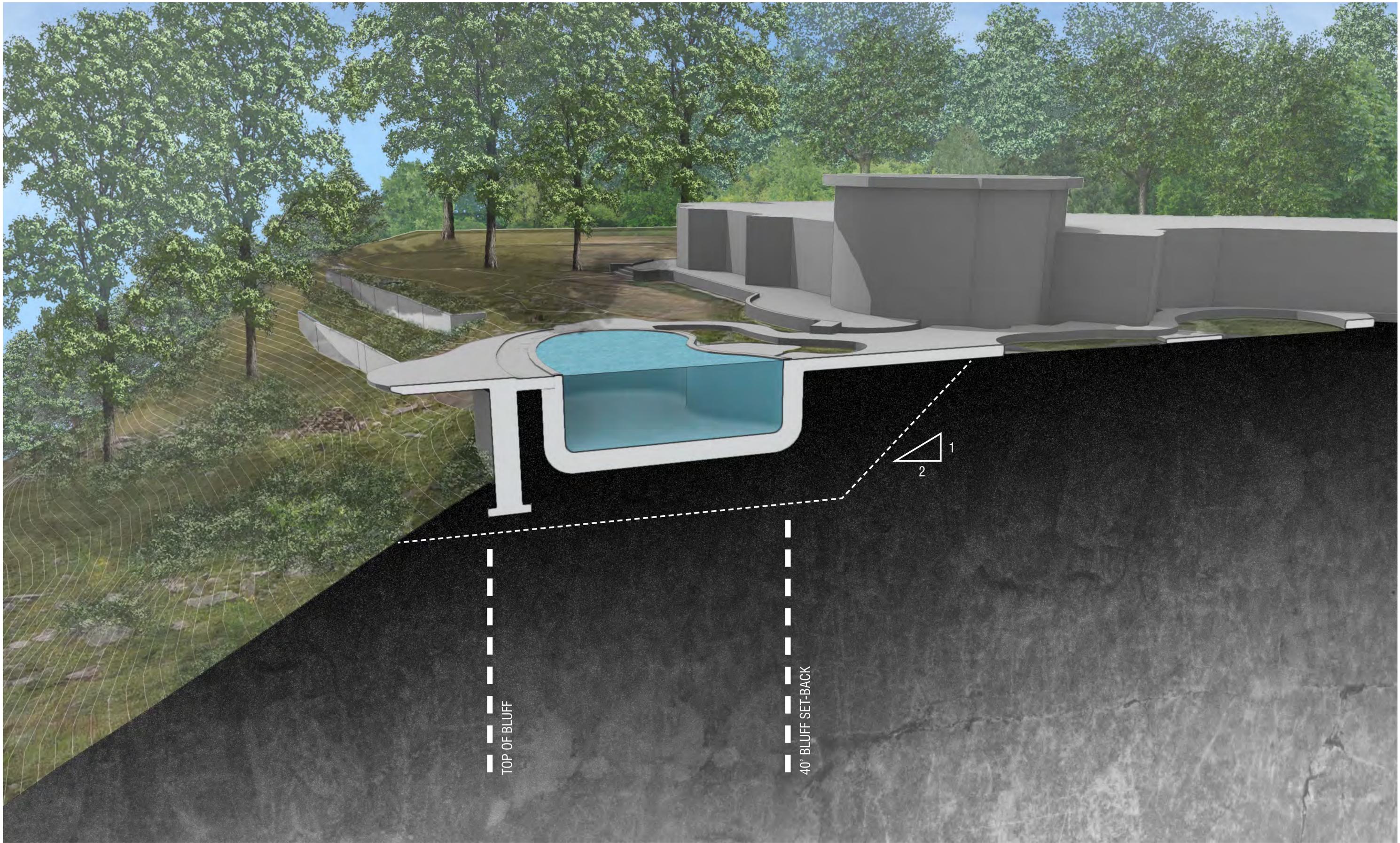
Pool Retaining Wall | Tree and cable holding up pool deck





1 DEMOLITION PLAN - POOL & TERRACE



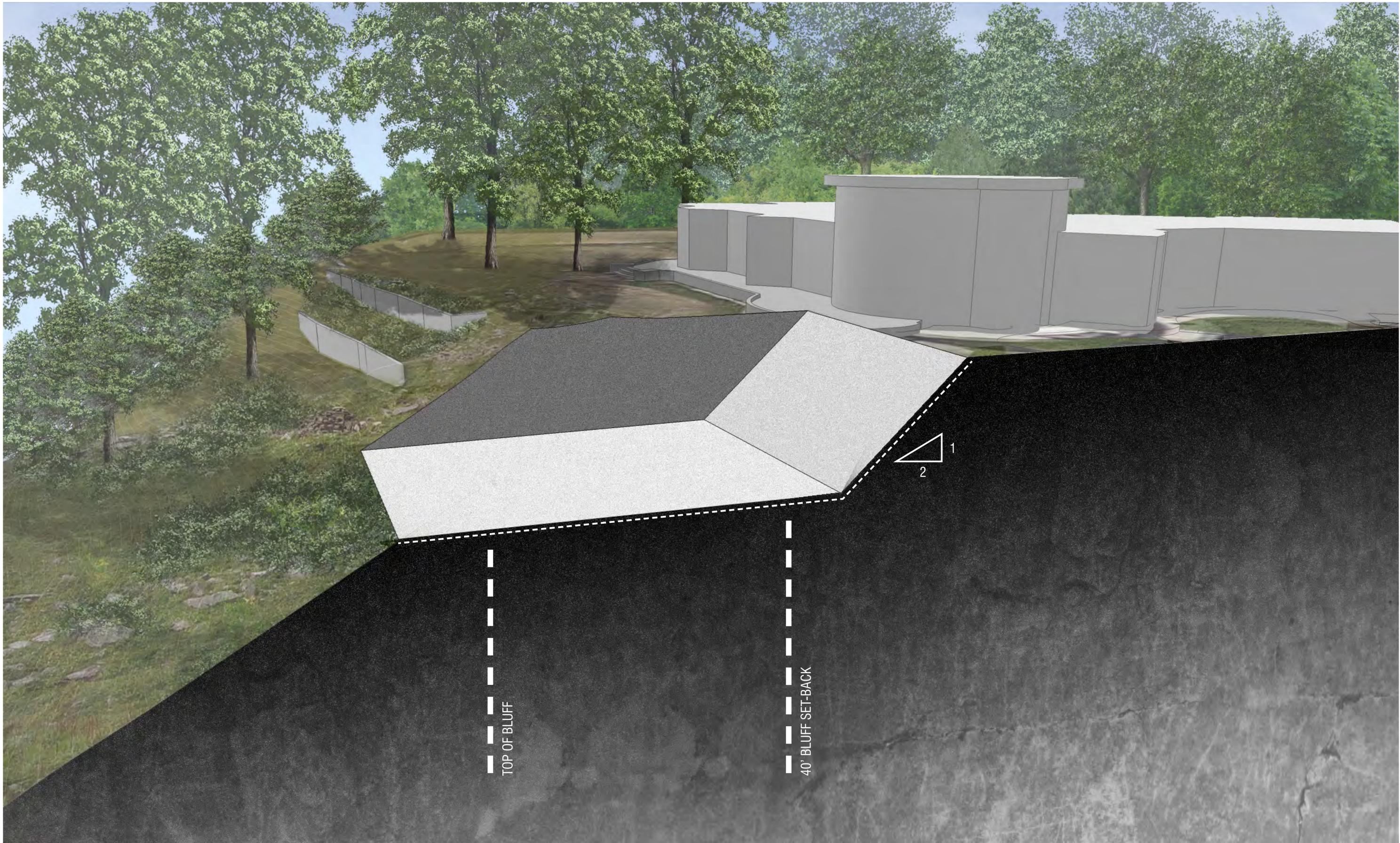


65 VINE RESIDENCE

DEMOLITION SECTION

NORTHWORKS

NATURAL RESOURCES COMMISSION | 11.12.2014

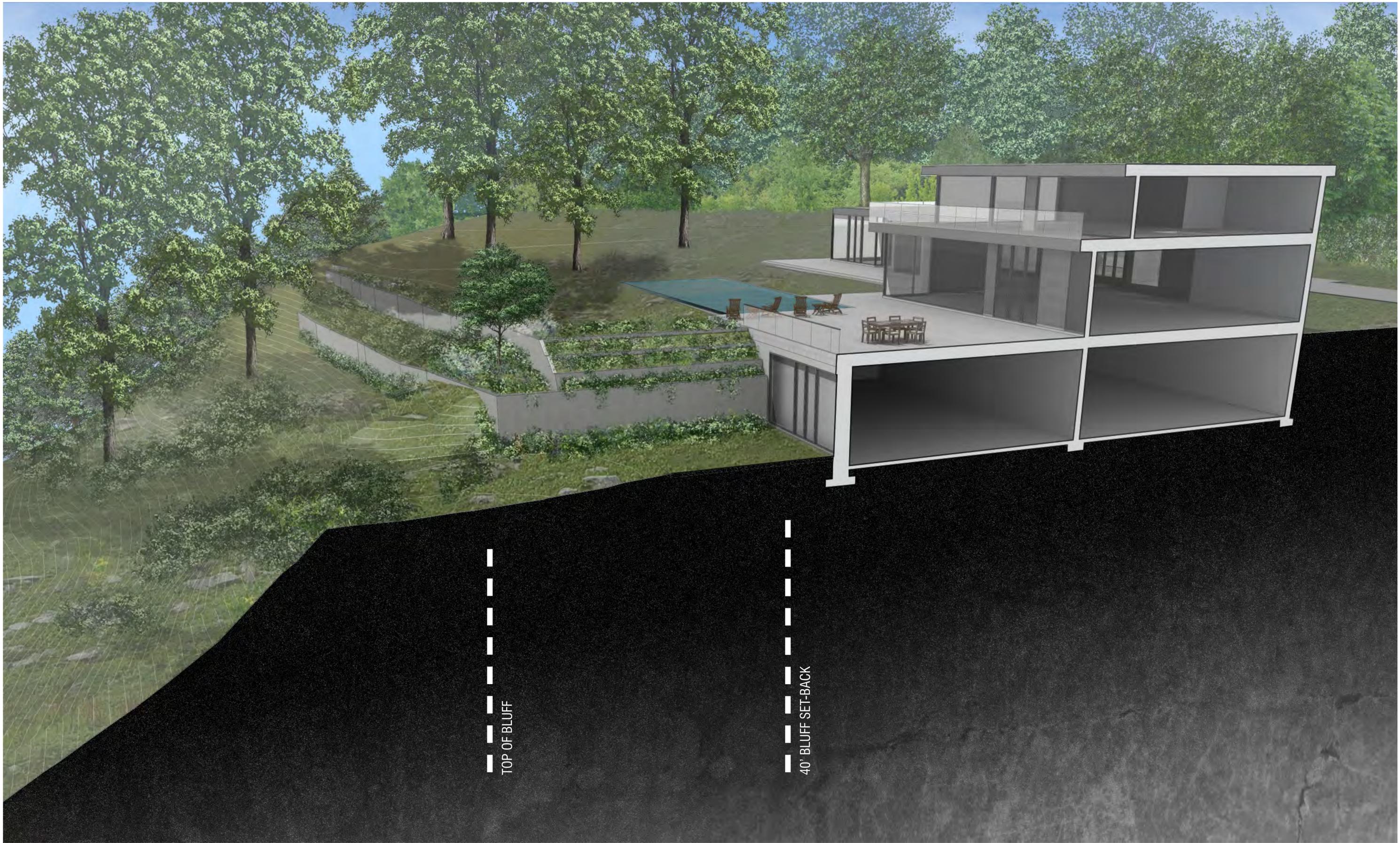


65 VINE RESIDENCE

EXCAVATION SECTION

NORTHWORKS

NATURAL RESOURCES COMMISSION | 11.12.2014

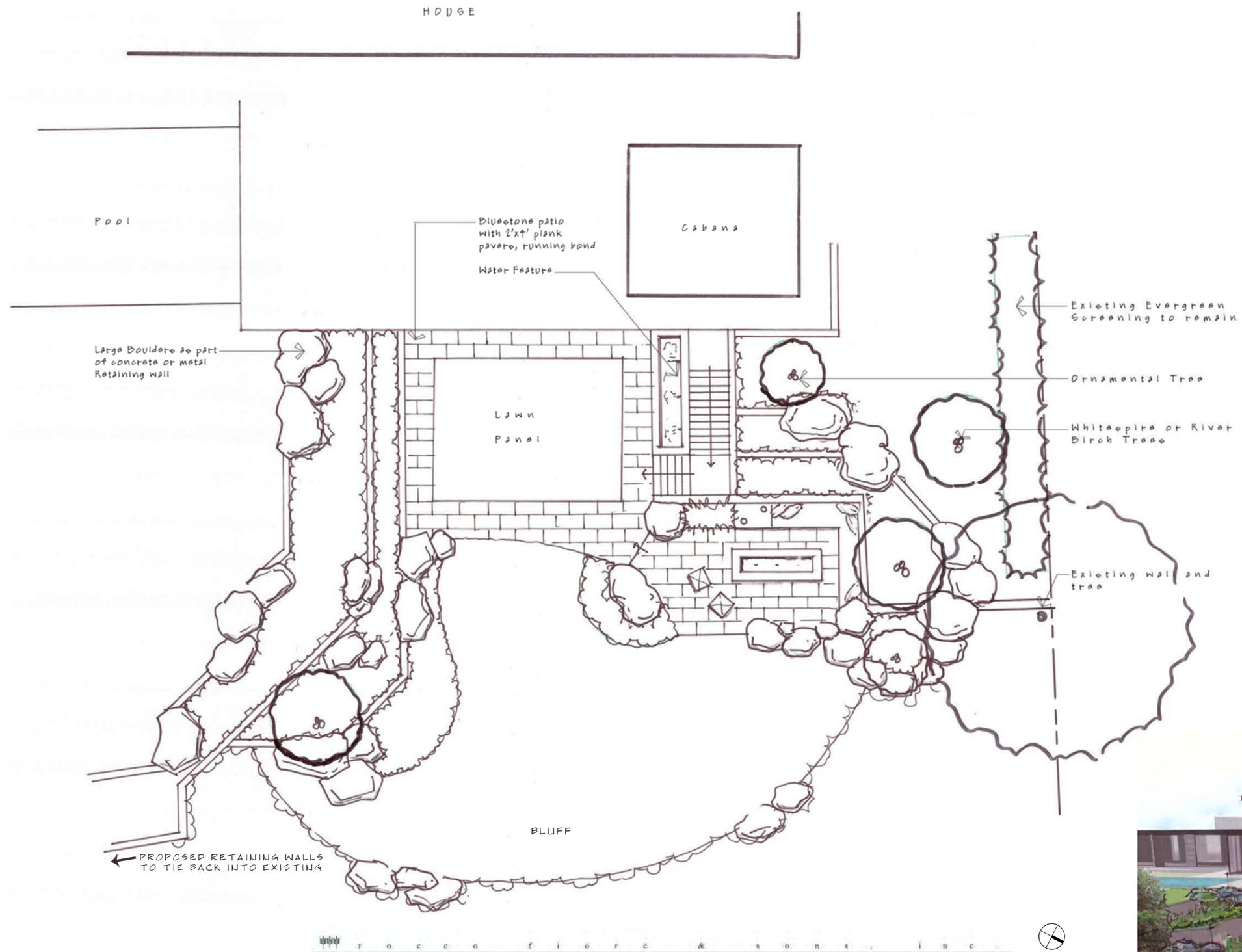


65 VINE RESIDENCE

PROPOSED SITE SECTION

NORTHWORKS

NATURAL RESOURCES COMMISSION | 11.12.2014





65 VINE RESIDENCE

PROPOSED SITE PERSPECTIVE

NORTHWORKS

NATURAL RESOURCES COMMISSION | 11.12.2014



PUBLIC WORKS MEMORANDUM



DATE: November 6, 2014
TO: Natural Resources Commission
FROM: John Welch, City Engineer *[Signature]*
SUBJECT: 65 Vine Avenue, Proposed excavation in the Steep Slope Zone

Article XIX of the Zoning Code regulates activities within the Steep Slope Zone comprising ravine slopes and the Lake Michigan bluff. The intent of Article XIX is to protect and preserve these valuable scenic resources by prohibiting activities that might damage these sensitive areas.

The property at 65 Vine Avenue includes the Lake Michigan bluff and Steep Slope Zone. The potential re-development of this property includes removing the existing swimming pool and deck constructed circa the 1960s prior to municipal Steep Slope restrictions. The pool and deck are located at the edge of the bluff and are within the Steep Slope setback. Public Works staff has met with Northworks Architects and Planners and Shabica and Associates to view the site and discuss the requirements of Article XIX.

The proposed re-development of 65 Vine Avenue includes the removal of the existing pool and deck from the Steep Slope Zone. The proposed development also includes additional excavating (earth moving) of the area within the Steep Slope setback between the pool and the foundation of the residence to be constructed on the lot.

Applicable sections of Article XIX regarding earth moving, excavating or filling, within the Steep Slope Zone, including the Steep Slope setback are as follow:

Section 150.1903(A)

“(A) Earth Moving and Construction in the Steep Slope Zone. Except as set forth in this Article, no earth moving shall occur in a Steep Slope Zone, including earth moving associated with permitted construction outside of the Steep Slope Zone, and no structures shall be constructed in a Steep Slope Zone. In addition, whenever there is construction upon property abutting a Steep Slope Zone, a fence must be erected temporarily along the edge of the Steep Slope Zone, during any construction and/or demolition activity upon such property. (Ord. 26-08, J. 34, p. 050-068, passed 4/14/08)”

Section 150.1908(C)

“(C) Earth Moving.
(1) Minimum Alterations. Earth moving shall be limited to the minimum required for building foundations, driveways, drainage control structures, and immediate yard areas. With the exception of conservation or restoration efforts, substantial earth moving shall not be permitted and is prohibited.”

Sections 150.1908 and 150.1912 prohibit earth moving of the magnitude being proposed without relief granted by the Zoning Board of Appeals. Section 150.1912 allows requests for relief from the requirements of Article XIX.

“Sec. 150.1912 Variations.

It is the intent of this Article to encourage well designed buildings and accessory structures which do not interfere with the Steep Slope Zone. There may be instances where strict application of the provisions of this Article may deprive a person of the reasonable use of land. Variations from the required standards set forth in this Article may be granted by the Zoning Board of Appeals, which, upon receipt of an application for such variation, shall refer the matter to the Natural Resources Commission for its review and report to the Zoning Board of Appeals regarding findings that the proposed variation meets the standards set forth in Section 150.1903(C) of this Article to preserve the Steep Slope Zone. (Ord. 94-99, adopted 11/8/99; Ord. 26-08, J. 34, p. 050-068, passed 4/14/08; **Ord. 23-11, J. 37, p. 117-120, passed 2/28/11**)”

Permitted work within the Steep Slope Zone after removal of the pool includes:

The area occupied by the pool may be filled to the extent of the original “pre-pool” contours. This will restore the land within the Steep Slope Zone that was altered when the pool was installed. This work may entail the construction of terraced walls and minimal fill to maintain the slope stability.

Contact me with any comments or concerns.

Nominations Now Being Accepted for the Natural Resources Commission's Annual Awards for Meritorious Service to the Highland Park Environment

The Natural Resources Commission is currently accepting nominations for a **Highland Park resident and/or a Highland Park business** that has demonstrated a noteworthy commitment to the City's environment. This year, the Commission will recognize one resident and one business during a ceremony held at City Hall at 6:30 p.m. on December 12th. Nominations for this award must clearly describe achievements that a Highland Park resident and/or Highland Park business has demonstrated in one or more of the following areas:

1. The nominee has demonstrated outstanding leadership, skills, abilities, or resourcefulness in:
 - A. Implementing innovative approaches that result in significant improvements to the Highland Park environment; or,
 - B. Organizing, planning, or facilitating activities that promote environmental protection, pollution prevention or reduction, environmental enhancement, or the public awareness of environmental problems in the City.
2. The nominee has demonstrated personal diligence or initiative by accepting responsibility for special projects which have resulted in significant studies of or improvements to the quality of Highland Park's environment.
3. The nominee has shown technical expertise and competence in dealing with and resolving an environmental problem in the City.
4. The nominee has demonstrated unusual courage or competence in responding to an environmental emergency in the City.
5. The nominee has demonstrated excellence in environmental education within the City.

Each candidate must be nominated by a person or group living or working in the City of Highland Park. Elected and appointed City officials are ineligible to receive the award. **To request the Commission's consideration of a nomination, a fully completed nomination form must be submitted by Monday, November 10th at 4:00 p.m. to the attention of Assistant to the City Manager Karen Berardi by email at kberardi@cityhpil.com or by mail to:**

Karen Berardi
1707 St. Johns Avenue
Highland Park, Illinois, 60035

Nomination forms are available on the Commission's website at: <http://www.cityhpil.com/index.aspx?nid=379>. Questions regarding the nominations may be directed to Karen Berardi at 847-926-1043.