

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, January 12, 2011 at 1707 St. John's 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, JANUARY 12, 2011
1707 ST. JOHN'S AVENUE
HIGHLAND PARK, ILLINOIS
6:30 P.M.

MEETING AGENDA

I. Call to Order

II. Roll Call

III. Approval of Minutes: Joint Meeting of the Environmental and Lakefront Commissions on December 8, 2010

IV. Business from the Public

V. New Business

- A. 384 Prospect Avenue—Consideration of Staff-Drafted Findings of Fact Recommending Zoning Board of Appeals Approval of a Request for a Steep Slope Variation to Construct an Addition to an Existing Single-Family Residence
- B. Polystyrene Food Ware Recommendation Status Report
- C. Green Team Overview and Status Report
- D. Discussion of Potential Movie Titles for the 2011 Movie Series

VI. Old Business

- A. Discussion of Potential Article Topics for the *Highlander*

VII. Other Business

- A. Commissioner Comments
- B. Administrative Items

VIII. Adjournment

**MINUTES OF A JOINT MEETING OF
THE ENVIRONMENTAL COMMISSION AND LAKEFRONT COMMISSION OF
THE CITY OF HIGHLAND PARK, ILLINOIS**

MEETING DATE: Wednesday, December 8, 2010

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

CALL TO ORDER

At 6:30 p.m., Lakefront Commission Chairman Dann called the joint meeting to order and the Staff Liaison called the roll.

ROLL CALL

Members Present: Environmental Commission Members Bogot, Compher, Dennison, Drapekin, Friedman, Matthews and Meyer and Lakefront Commission Members Dann, Hill, Malecki, Sultan and Mandel

Members Absent: Environmental Commission Members Himmelfarb, Trykowski and Kirsch and Lakefront Commission Members Naftzger and Baker

The Staff Liaison declared that there was a quorum of both the Environmental Commission and the Lakefront Commission present.

Staff Present: Staff Liaison Barbara Cates and Technical Advisor Michael Bernardi

MINUTES

A. Regular Meeting of the Lakefront Commission— November 17, 2010

Staff Liaison Cates read an electronic request from Lakefront Commissioner Naftzger to strike the sentence "Lakefront Commissioner Naftzger pointed out that the storm trap system delays the release of stormwater," and to insert the sentence "There was a discussion regarding the stormwater release rate and system performance."

Lakefront Commissioner Sultan moved approval of the revised minutes of a regular meeting of the Lakefront Commission held on Wednesday, November 17, 2010. Lakefront Commissioner Hill seconded the motion. On a voice vote, Lakefront Commission Chairman Dann declared that the motion passed unanimously.

B. Special Meeting of the Environmental Commission—November 17, 2010

Environmental Commissioner Friedman requested that it be noted that he has been directed to prepare information on a possible tax on bottled water in Highland Park for consideration at a future Natural Resources Commission meeting.

Environmental Commissioner Dennison moved approval of the revised minutes of a special meeting of the Environmental Commission held on Wednesday, November 17, 2010. Environmental Commissioner Drapekin seconded the motion. On a voice vote, Environmental Commission Chairman Bogot declared that the motion passed unanimously.

SCHEDULED BUSINESS

A. 384 Prospect Avenue- Consideration of a Request for a Steep Slope Variation to Construct an Addition on an Existing Single-Family Residence

Staff Liaison Cates gave a detailed presentation on the background of this Item. Mike Hobor, the applicant and property owner, displayed a model of 384 Prospect Avenue and gave an overview of the property history and his variation request.

Lakefront Commissioner Sultan and Mr. Hobor discussed the stability and depth of the home's foundation.

Lakefront Commission Chair Dann asked if Mr. Hobor had considered relocating the master bedroom to the first floor to avoid the need for an elevator. Mr. Hobor replied that he had considered all options before proposing the elevator, and that the proposed location of the elevator had been carefully selected.

Environmental Commissioner Friedman inquired about the size of the home, and Mr. Hobor replied that it was approximately 3,200 sq. ft. in size and that the proposed improvements would add 151 sq. ft.

Lakefront Commissioner Hill noted that, having seen the property personally, he understands that there is a genuine hardship, and an elevator would be necessary if Mr. Hobor intends to continue using the second floor of the home as he ages.

Environmental Commissioner Matthews noted that the foundation would be hand trenched, and remarked that Mr. Hobor has experience maneuvering construction equipment around the steep slopes on the property.

Lakefront Commissioner Sultan noted that there is a true hardship because there is no alternative to accommodate an elevator on-site.

Lakefront Commission Chairman Dann stated that 384 Prospect Avenue is a highly unique property for which no other solution exists.

Lakefront Commissioner Hill motioned to direct staff to draft Findings of Fact recommending Zoning Board of Appeals approval of the requested variation to allow an encroachment of 151 sq. ft. into the 10 ft. Steep Slope setback for a maximum distance of 27 ft. to construct a 2-story addition to the existing single-family home at 384 Prospect Avenue. Lakefront Commissioner Sultan seconded the motion. On a voice vote, Lakefront Commission Chair Dann declared that the motion passed unanimously.

B. Approval of a Resolution Setting the 2011 Meeting Dates for the Natural Resources Commission

Staff Liaison Cates presented the proposed Natural Resources Commission meeting dates for the 2011 calendar year.

Lakefront Commissioner Malecki moved approval of the proposed Resolution setting the 2011 meeting dates for the Natural Resources Commission. Commissioner Hill seconded the motion. On a voice vote, Lakefront Commission Chair Dann declared that the motion passed unanimously.

Environmental Commissioner Drapekin moved approval of the proposed Resolution setting the 2011 meeting dates for the Natural Resources Commission. Commissioner Matthews seconded the motion. On a voice vote, Environmental Commission Chair Bogot declared that the motion passed unanimously.

C. Approval of a Revised CY 2011 Budget Request for the Natural Resources Commission

Staff Liaison Cates noted that the original budget request had been revised to request \$4,100 for the Natural Resources Commission in 2011, and that the request for money to cover the cost of conference registration had been eliminated.

Lakefront Commissioner Malecki moved approval of the revised 2011 budget request for the Natural Resources Commission. Lakefront Commissioner Hill seconded the motion. On a voice vote, Lakefront Commission Chair Dann declared that the motion passed unanimously.

Environmental Commissioner Dennison moved approval of the revised 2011 budget request for the Natural Resources Commission. Environmental Commissioner Drapekin seconded the motion. On a voice vote, Environmental Commission Chair Bogot declared that the motion passed 5-1, with Environmental Commissioner Friedman voting no.

OLD ENVIRONMENTAL COMMISSION BUSINESS

A. Discussion of Potential Environmental Articles for the *Highlander*

Commissioners discussed the idea of a regular *Highlander* article series entitled "Commission Corner." Staff Liaison Cates noted that she would pass the idea along to Emily Palm, the Editor of the *Highlander*.

B. Discussion of the Environmental Awards Candidate Search

Environmental Commission Chair Bogot noted that a nomination form has been posted on the City's website, and that nominations will be solicited through an article in the *Highlander*.

C. Discussion of the Polystyrene Foam Final Recommendation

Environmental Commission Chair Bogot provided an update on the City Council's consideration of the Environmental Commission's recommendation regarding polystyrene foam.

Councilman Mandel noted that he was hopeful that the discussion has encouraged local restaurants to examine their policies, and that the community will benefit from a continued, unified exploration of best practices.

Environmental Commissioners Friedman and Dennison discussed Sunset Foods' use of Styrofoam coffee cups. Commissioners discussed potential approaches to building consensus on the issue.

D. Green Team Update

Environmental Commission Chair Bogot noted that Environmental Commissioner Himmelfarb was unable to attend the meeting due to a scheduling conflict, and that a Green Team update would be provided at a future meeting.

OTHER BUSINESS

Councilman Mandel provided an update on the Sustainability coordinator position.

Staff Liaison Cates provided an update on the November 30th Lake Michigan Watershed Ecosystem Partnership meeting. Cates also noted that the City Council was scheduled to consider an Ordinance to create the Natural Resources Commission on December 13th. Cates noted that the Zoning Code also needs to be amended, and that the amendments will be considered by the Plan Commission in January 2011 before going to the City Council for final determination.

Commission members thanked outgoing Environmental Commissioner Drapekin and Lakefront Commissioners Dann and Malecki for their many contributions to the Commissions and the community over their years of service.

ADJOURNMENT

Lakefront Commission Chairman Dann adjourned the meeting at 7:55 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)



Memorandum

To: Members of the Natural Resources Commission

From: Barbara E. Cates, Planner
Michael Bernardi, Assistant Civil Engineer

Date: January 5, 2011

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

NEW BUSINESS

A. 384 Prospect Avenue—Consideration of Staff-Drafted Findings of Fact Recommending Zoning Board of Appeals Approval of a Request for a Steep Slope Variation to Construct an Addition to an Existing Single-Family Residence

On December 8, 2010, the Lakefront Commission voted (4-0) to direct staff to draft Findings of Fact recommending Zoning Board of Appeals approval of the Steep Slope variation request at 384 Prospect Avenue. On December 13, 2010, the City Council approved changes to Chapter 33 of the City Code, which transferred the authority to make recommendations on Steep Slope variations and Beach Structure Permit applications to the Natural Resources Commission.

The Commission is being asked to consider the attached staff-drafted Findings of Fact and vote to forward a recommendation to the Zoning Board of Appeals for final determination at their meeting on January 20, 2011.

B. Polystyrene Food Ware Recommendation Status Report

Chairman Bogot will present information on this agenda item.

C. Green Team Overview and Status Report

Chairman Bogot will give former Lakefront Commissioners an overview of the Green Team and its recent accomplishments.

D. Discussion of Potential Movie Titles for the 2011 Movie Series

Per the Environmental Commission's direction at the joint meeting on November 17, 2010, the Commission will host a screening of the film *Tapped* at the Highland Park Library on February 13, 2010. Commissioners are encouraged to bring ideas for other natural resource-themed movies to be used at future movie series screenings.

OLD BUSINESS

A. Discussion of Potential Article Topics for the *Highlander*

Commissioners are encouraged to bring topic ideas for articles that may be submitted to the *Highlander* for publication.

OTHER BUSINESS

A. Commissioner Comments

B. Administrative Items

ATTACHMENTS

- Staff-drafted Findings of Fact Recommending Zoning Board of Appeals Approval of a Steep Slope Variation at 384 Prospect Avenue

FINDINGS OF FACT

For the Lakefront Commission on December 8, 2010

Findings of Fact in Support of Zoning Board of Appeals Approval of a Variation to Article XIX of the City of Highland Park Zoning Code of 1997 (as Amended) to Allow the Construction of a 2-story Addition to an Existing Single-Family Residence within the Steep Slope Zone at 384 Prospect Avenue

Per Section 150.1912, the Lakefront Commission made findings based upon the basic technical standards outlined in Section 150.1903(C):

Sec. 150.1903(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.

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

Finding: The Lakefront Commission finds that the proposed improvements recognize and fit the natural topography, soils, geology, hydrology and other existing conditions of the proposed site. The applicant has evaluated numerous means of making the existing residence handicapped-accessible; a large portion of the property is within the Steep Slope Zone, and the location and footprint size of the proposed addition is a minimally intrusive way of accommodating an elevator. The Commission cites the unique and challenging conditions of the lot as deciding factors in its support.

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

Finding: The Lakefront Commission finds that the proposed improvements will be oriented so that earth moving, landscaping and other site preparations are kept at the minimum necessary to install an elevator. The foundation and French drainage system will be hand trenched and earth moving will be restricted to the minimum amount necessary to enable the construction of the addition. The applicant has indicated that once construction is complete, the area will be landscaped with native species chosen from the Commission's "Select Native Plants for Restoration" handout.

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

Finding: The Lakefront Commission finds that the proposed improvements will preserve and enhance the landscape through minimized disruption of natural terrain and existing vegetation because the applicant has submitted an extensive Tree Survey Appendix detailing the vegetative history of the property and verifying that the area will be re-vegetated with native species after construction. The Commission finds that the applicant intends to remove one tree to accommodate the addition, and trees to be retained will be fenced. The Commission finds that the City Forester does not object to the proposed removal of the tree and notes that the applicant will be required to pay removal fees and provide tree replacements as required by the City Code.

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

Finding:

The Lakefront Commission finds that the proposed improvements will minimally disrupt or alter the natural drainage ways because the applicant has provided a subsurface exploration report for the property and based on the report's findings, the City Engineer's review comments and the applicant's past experience with a French drain system on site, the Commission finds that proposed means and methods of construction and stormwater management are appropriate. The Commission also finds that deep-rooted native species will be used to landscape the area after construction.

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

Finding: The Lakefront Commission finds that the proposed improvements will be installed in a manner that minimizes the time in which areas are bare and exposed because the foundation and drainage system will be dug by hand, fencing will be used around trees to be retained during construction, and the area will be replanted with suitable vegetation immediately thereafter.

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

Finding: The Lakefront Commission finds that the proposed improvements will minimize the amount of impervious surface to be placed on the tableland adjacent to the steep slopes. The footprint of the new foundation will be approximately 67 sq. ft. in size, and will therefore have a minimal impact on the adjacent landscaping and terrain. A French drain, to be installed by hand, will be used to manage and slow stormwater runoff. The Commission cites the unique topography of the lot as a deciding factor in its support.

(7) Designing and properly locating structures so that structure weight does not jeopardize slope stability.

Finding: The Lakefront Commission finds that the proposed improvements have been designed and properly located so that structure weight does not jeopardize slope stability because a subsoil report has been submitted to the satisfaction of the Commission and the proposed means and methods of construction are appropriate and reflect the soil characteristics and stability of the slope.

CONCLUSION

Based on the forgoing, the Lakefront Commission concludes that the variation requested at 384 Prospect Avenue is consistent with the Steep Slope Ordinance standards and recommends Zoning Board of Appeals approval of the variations.