

**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 5:30 p.m. on Wednesday, June 13, 2012 at 251 Cary 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, JUNE 13, 2012  
251 CARY AVENUE  
HIGHLAND PARK, ILLINOIS  
5:30 P.M.

**MEETING AGENDA**

**I. Call to Order**

**II. New Business**

A. Tour of a Private Residence Located at 251 Cary Avenue Regarding a Request for Commission Consideration of a Steep Slope Variation to Maintain an Existing Outdoor Fireplace

**III. 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, June 13, 2012 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, JUNE 13, 2012  
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: May 9, 2012**

**IV. Business from the Public**

**V. New Business**

- A. 251 Cary Avenue-Consideration of a Request for a Steep Slope Variation to Maintain an Existing Outdoor Fireplace
- B. Discussion of July 4<sup>th</sup> Event Planning
- C. Status Report on the Park District of Highland Park Ravine Cleanup Event on June 16, 2012

**VI. Old Business**

- A. Status Report on the Recycling Task Force
- B. Status Report on the Residential Composting Pilot Program
- C. Status Report on the Polystyrene Recycling Pilot Program
- D. Status Report on the GreenTown Event on October 19, 2012
- E. Status Report on the Green Team

**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:** May 9, 2012

**MEETING LOCATION:** Mayor and City Council Conference Room, City Hall, 1707 St. Johns Avenue, Highland Park, IL

**CALL TO ORDER**

At 6:35 p.m., Vice Chair Himmelfarb called the meeting to order and the Staff Liaison called the roll.

**ROLL CALL**

**Members Present:** Bogot (7:15 p.m.), Dennison, Hill, Himmelfarb, Sultan, Naftzger, Beck and Brint

**Members Absent:** Compher, Matthews and Meyer

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

**Staff Present:** Staff Liaison Barbara Cates

**Also Present:** Councilman Mandel

**MINUTES**

**A. Regular Meeting of the Natural Resources Commission— April 11, 2012**

Commissioner Hill moved for approval of the presented minutes of the regular meeting of the Natural Resources Commission held on Wednesday, April 11, 2012. Commissioner Sultan seconded the motion.

On a voice vote, Vice Chair Himmelfarb declared that the motion passed 4-0.

**BUSINESS FROM THE PUBLIC**

Vice Chair Himmelfarb observed that there was no business from the public.

**NEW BUSINESS**

**A. Status Report on the Recycling Task Force**

Councilman Mandel reported that he met with Chairman Bogot to advance the Recycling Task Force's goal of working with property owners and managers to make recycling facilities more available and increase recycling rates. Councilman Mandel reported that he

will be reaching out to stakeholders and seeking resident input to improve existing recycling strategies. Mandel reported that the Task Force is committed to forwarding a recommendation to the City Council by the end of 2012. Councilman Naftzger noted that there appears to be an interest in requiring mandatory recycling if voluntary measures aren't taken to achieve the City's recycling goals.

## **OLD BUSINESS**

### A. Status Report on the Chicago River Day Cleanup Event on May 12, 2012

Staff Liaison Cates reported that arrangements had been made for a dumpster at the river cleanup location next to Target on US-41 on May 12, 2012. The Park District is also overseeing cleanup at another location next to the City's police training facility. Cates reported that information about the event had been disseminated via press release, the City's website and the Commission's Facebook page.

### B. Status Report on the Rosewood Park Volunteer Workday Event on May 19, 2012

Staff Liaison Cates reported that the Park District would be overseeing efforts to pull garlic mustard at Rosewood Park on May 19, 2012, and the Commission is encouraged to participate.

### C. Status Report on the Highland Park Library Movie Screening of *The Cove* on May 20, 2012

Commissioner Dennison noted that arrangements had been made to screen *The Cove* at the Highland Park Library on May 20, 2012.

### D. Status Report on the GreenTown Event on October 19, 2012

Councilman Mandel stated that the Advisory Committee had recently met and discussed the idea of holding a 3-day themed film festival before the GreenTown event. The Advisory Committee is also in the process of considering keynote speakers and fundraising for the event. Mandel reported that the Advisory Committee is scheduled to meet again at the end of May to work on the agenda.

### E. Status Report on the Green Team

Vice Chair Himmelfarb reported that recycling bins are being acquired for the City's schools. Staff Liaison Cates reported that she recently worked with Student Representative Brint to put the High School's staff in touch with Waste Management to procure free water bottle recycling receptacles. The Commission discussed the challenges of coordinating environmental efforts at the schools in light of budgetary constraints, and the need for education to advance the efforts.

### F. Status Report on the Residential Composting Pilot Program

Councilman Mandel reported that the City Council is scheduled to consider an item at the May 14<sup>th</sup> City Council meeting regarding the establishment of a residential composting

pilot program with Veolia; Councilman Mandel discussed elements of the proposed program. Councilman Naftzger stressed the need to engage residents who are not currently composting at home. Marjie Ettlinger of 91 Sycamore Place indicated that she will invite members of the League of Women Voters to participate in efforts to engage the community in the program.

#### G. Status Report on the Polystyrene Recycling Pilot Program

Councilman Mandel stated that the meetings regarding the polystyrene recycling pilot program numbers are now held every two months, and that there is nothing new to report. Vice Chair Himmelfarb urged the City Council to consider expanding the operating hours at the collection facility. Councilman Naftzger expressed hope that City staff would enthusiastically work towards the goal of making the program more convenient.

#### **OTHER BUSINESS**

Chairman Bogot joined the meeting at 7:15 p.m.

Vice Chair Himmelfarb informed the Commission of an upcoming Climate Cycle bike ride event to raise money for solar panels and environmental projects in schools which is scheduled to be held on June 17, 2012. Commissioners are invited to participate.

Staff Liaison Cates reported that she and Commissioner Hill will be meeting with Park District staff at the Highland Park Library on May 30<sup>th</sup> at 3:30 p.m. to install a display on the recent trout release event, and Commissioners are invited to help.

Cates reported that the City Council considered the Commission's recommendation for the proposed beach improvements at 25 Lakeview Terrace and directed Corporation Counsel to draft an Ordinance to approve the Beach Structure Permit. The Ordinance will be considered by the City Council on May 14, 2012.

Cates reported that, on the recommendation of the Commission, the Mayor will be presenting five Proclamations for environmental service at the May 14<sup>th</sup> City Council meeting. The Proclamations will be given to: Howard Hill in recognition of his Presidential Innovation Award for Environmental Educators, Rebecca Grill for her work on the trout release event, and Highland Park High School students Jonny Cohen, Tommy Mills and Griffin Rutstein for their work on the Greenshields Project which was recently recognized by the U.S. Environmental Protection Agency. Commissioner Compher will attend the awards ceremony on behalf of the Commission.

Cates reported that residents can opt out of receiving the Chicago Tribune Local newspaper by calling 1-800-998-2339 or by emailing [triblocaldelivery@tribune.com](mailto:triblocaldelivery@tribune.com) Cates noted that the information will be posted on the City's website.

Cates reported that she has been directed to assemble information regarding recycling bin options for the Central Business District, and it is anticipated that the item will be discussed at the second City Council meeting in June.

The Commission thanked Student Representative Brint for his enthusiasm and many contributions to the Commission, and wished him well as he prepares to leave Highland Park to attend college.

**ADJOURNMENT**

Chairman Bogot adjourned the meeting at 7:20 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

Date: June 6, 2012

Re: Agenda Items for the June 13<sup>th</sup> Meeting of the Natural Resources Commission

---

## **NEW BUSINESS:**

### A. 251 Cary Avenue-Consideration of a Request for a Steep Slope Variation to Maintain an Existing Outdoor Fireplace

The applicant and property owner, Susan Heller, has submitted a Steep Slope variation application for the Commission's consideration in order to maintain a previously-constructed outdoor fireplace within the Steep Slope Zone at 251 Cary Avenue. The property is zoned R4, Low to Moderate Density Single-Family Residential.

The residence at the subject property is located adjacent to a ravine and an existing stone patio, outdoor fireplace and retaining wall, as indicated in the attached Plat of Survey labeled "Conditions Prior to Construction." The applicant recently demolished the existing outdoor fireplace and constructed an outdoor fireplace immediately behind the footprint of the existing retaining wall in the Steep Slope Zone without a permit, resulting in the conditions depicted in the attached Plat of Survey labeled "Conditions after Construction." At the same time, the applicant also constructed a pergola in the area of the existing stone patio; however, the pergola does not encroach into the Steep Slope Zone and is therefore not included within the scope of the proposed Steep Slope variation request. The issue of the pergola will be considered by the Zoning Board of Appeals along with the recommendation that the Commission makes regarding the Steep Slope encroachment of the outdoor fireplace.

Per the attached memorandum, dated April 30, 2012, the Engineering, Building, and Planning Divisions met to review the Plat of Topography, the location of the fireplace and pergola, and the structures' location in relationship to the Steep Slope Zone that exists on the property. The Engineering Division confirmed that the Steep Slope Zone begins at the point noted as "Top of Ravine" on the attached Plat of Survey. The "Top of Ravine" line runs along the edge of

the existing retaining wall. Any construction that occurs north of the existing retaining wall is located within the Steep Slope Zone.

Therefore, based upon submitted plans and photographs, City staff has determined the following:

1. The fireplace was constructed in the Steep Slope Zone
2. The variations necessary for the fireplace to remain must include Steep Slope Zone relief, as the fireplace's location is north of the existing patio and retaining wall
3. The new fireplace is larger and in a slightly different location than the previous fireplace, therefore the exceptions allowing reconstruction of non-conforming structures noted Section 150.1906 (B) of the Zoning Code do not apply.

In order to maintain the structure in its existing position, the applicant is requesting Natural Resources Commission consideration of a Steep Slope variation to allow the existing outdoor fireplace to remain in its existing location and encroach:

- A maximum distance of 3.5 ft. into the 10 ft. ravine Steep Slope Zone setback for a maximum distance of 5.6 ft. and a total square footage of approximately 20 sq. ft.

In addition to this request, the applicant will also be requesting Zoning Board of Appeals consideration of variations to:

- encroach a maximum of 3.8 feet into the minimum side yard of 12 feet on the east side of the property for a maximum distance of 3.4 feet to permit an outdoor fireplace to remain in its existing location; and,
- encroach a maximum of 8 feet into the minimum required side yard of 12 feet on the east side of the property for a maximum distance of 12 feet to permit a pergola to remain in its existing location.

Photographs of existing conditions, specifications for the outdoor fireplace, and a description of the means and methods of construction are attached for the Commission's consideration. The applicant notes that no trees were removed for the construction of the outdoor fireplace or pergola. Upon review of the application, the Engineering Division has determined that a Subsoil Report and Earth Moving Plan are not necessary due to the type of construction completed.

**POLICY:**

As you consider the Steep Slope variation request, please keep in mind that proposed variations must meet all of the following standards and the **Natural Resources Commission must submit findings and recommendations to the Zoning Board of Appeals for final determination:**

- 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.

**SITE VISIT & MEETING PREPARATION:**

Please note that a special meeting will be held at 251 Cary Avenue at 5:30 p.m. prior to the Commission meeting on June 13, 2012. I will be on hand to discuss the proposal, and you are welcome to drop by if you are available.

Please feel free to contact me 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. I 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. Discussion of July 4<sup>th</sup> Event Planning**

Staff Liaison Cates will provide information and lead a discussion of this agenda item.

**C. Status Report on the Park District of Highland Park Ravine Cleanup Event on June 16, 2012**

Park District Representative Steve Meyer will provide information and lead a discussion of this agenda item.

**OLD BUSINESS:**

**A. Status Report on the Recycling Task Force**

Councilman Mandel will provide information on this agenda item.

B. Status Report on the Residential Composting Pilot Program

Councilman Mandel will provide information on this agenda item.

C. Status Report on the Polystyrene Recycling Pilot Program

Councilman Mandel will provide information on this agenda item.

D. Status Report on the GreenTown Event on October 19, 2012

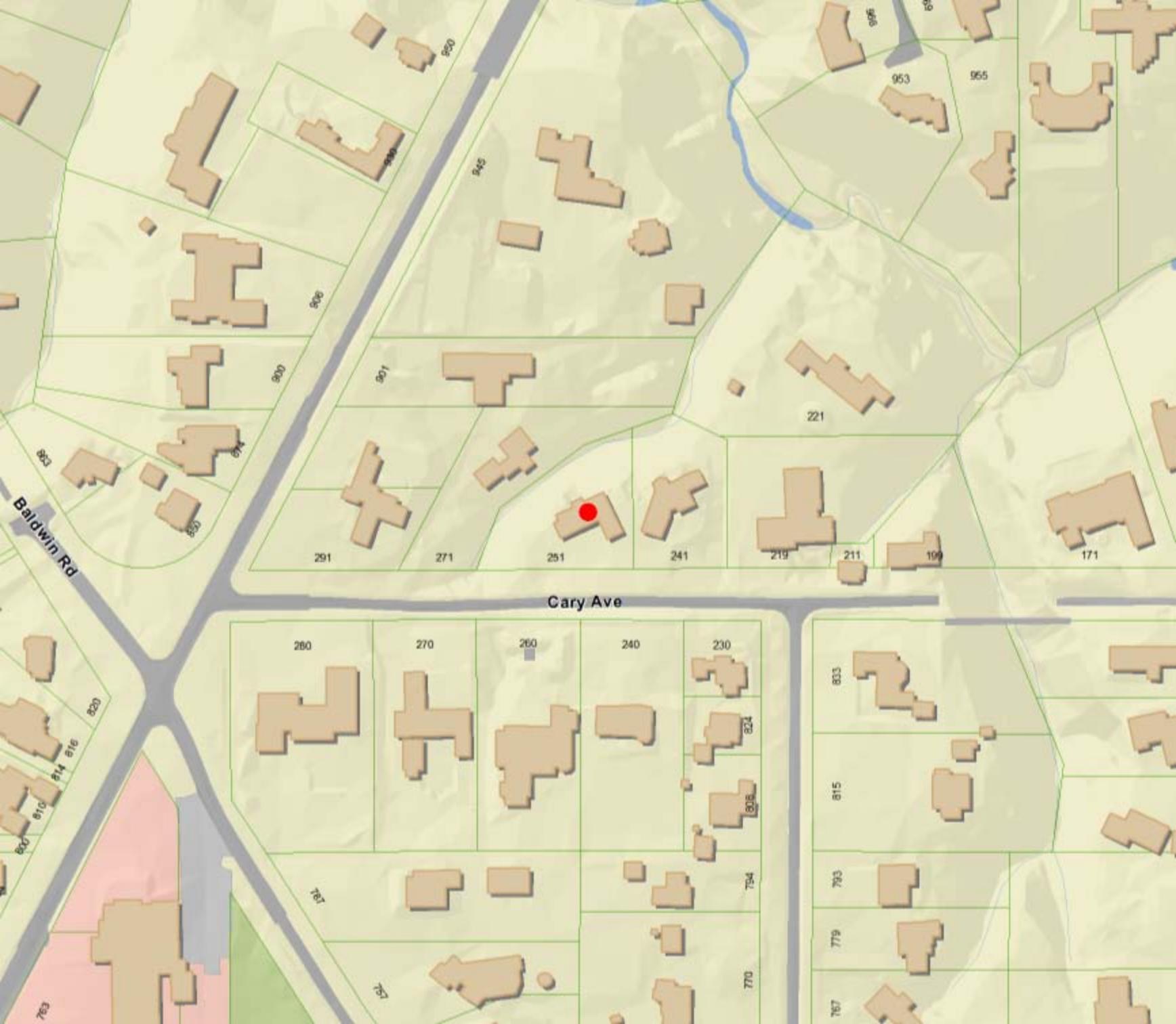
Councilman Mandel will provide information on this agenda item. For advance information, please feel free to see the GreenTown website at: <http://greentownconference.com/>

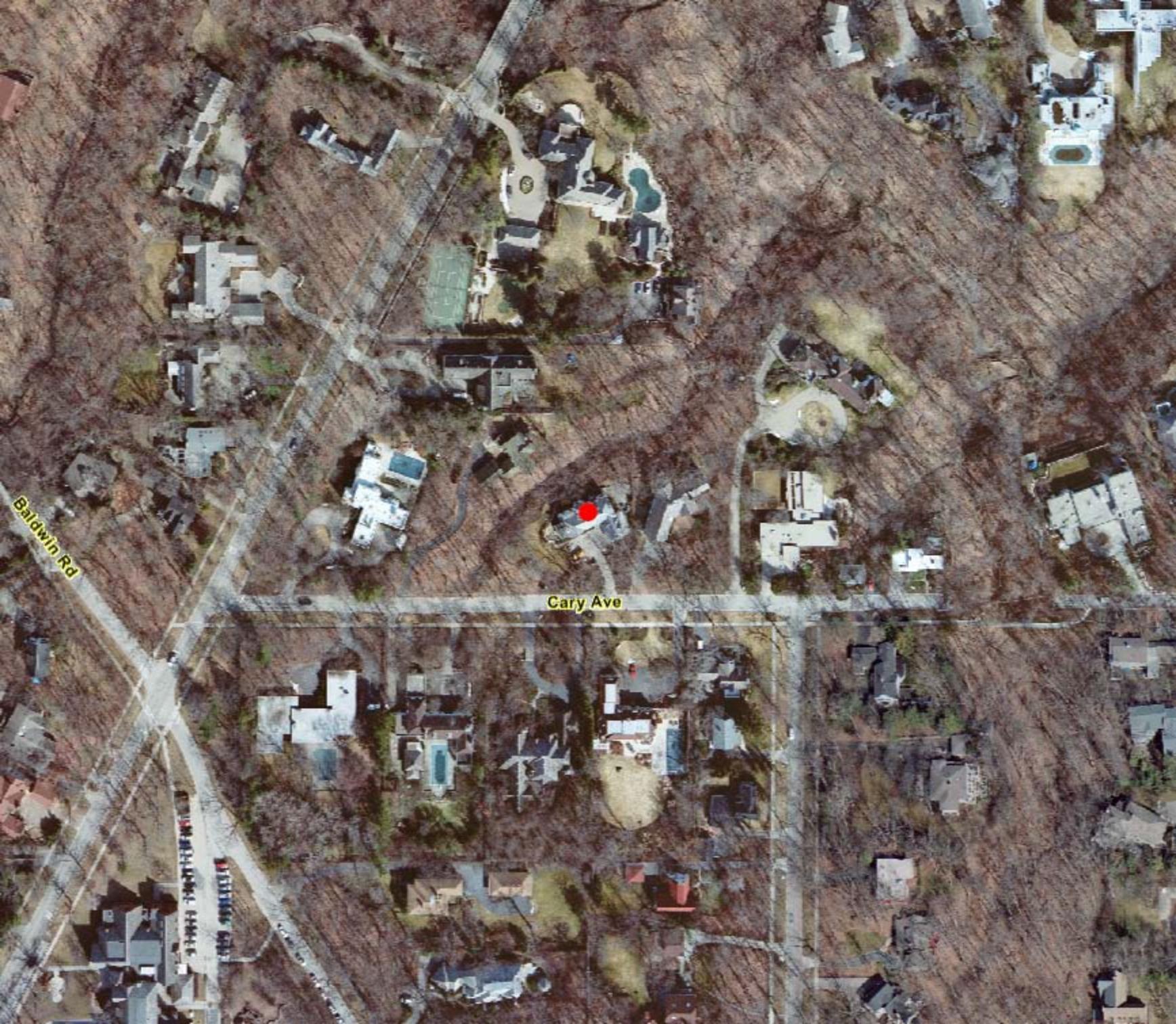
E. Status Report on the Green Team

Vice Chair Himmelfarb will provide information on this agenda item.

**ATTACHMENTS:**

- GIS Map
- Aerial Map
- Review Letter, dated April 30, 2012
- Applicant Submittal
  - Means and Methods of Construction
  - Outdoor Fireplace Elevation
  - Vegetation Plan
  - Photos of Existing Conditions
  - Plat of Survey, Prior to Construction
  - Plat of Survey, After Construction
  - Terrace Renovation Notes





Baldwin Rd

Cary Ave



**CITY OF HIGHLAND PARK**  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
1150 HALF DAY ROAD  
HIGHLAND PARK, ILLINOIS 60035  
847.432.0867 · Fax 847.432.0964

April 30, 2012

Ms. Susan Heller  
251 Cary Ave  
Highland Park, IL 60065

RE: Request for Variation for Fireplace and Pergola at 251 Cary Avenue

Dear Ms. Heller:

The City has received a full-sized, scalable version of the Plat of Topographic Survey for your property at 251 Cary Avenue from your Landscape Architect. The Engineering, Building, and Planning Divisions met to review the Plat of Topography, the location of the fireplace and pergola, and their location in relationship to the Steep Slope that exists on the property.

The Engineering Division has indicated that the Steep Slope begins at the point noted as "Top of Ravine" on the Topographic Survey. The steep slope runs along the edge of the existing patio's retaining wall. Any construction done to the north of this wall is located within the steep slope. The Zoning Code regulates the type of construction that is permitted within the Steep Slope Zone, which is any land located within 10 feet of the top of the ravine. See the following definitions:

**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.

**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;

Based upon the Plat of Topographic Survey, Plan Details by NLH Landscape Architects, and photographs submitted, the City has determined the following:

- The fireplace was constructed in the steep slope and steep slope zone.
- The variations necessary for the fireplace to remain must include steep slope relief, as the fireplace's location is north of the existing patio and retaining wall.
- The new fireplace is larger and in a slightly different location than the previous fireplace, therefore the exceptions allowing reconstruction of non-conforming structures noted Section 150.1906 (B) of the Zoning Code do not apply.

Applications for variations which include steep slope must receive a recommendation from the Natural Resources Commission prior to being brought forth to the Zoning Board of Appeals for the public hearing.

Additional documentation is required for Variation applications which involve steep slope relief due to the unique characteristics of the topography. Section 150.1907 of the Zoning Code lists the submission requirements for steep slope applications and is attached for your reference. Specifically, the following items must be submitted:

- 1) The following items listed in Section 150.1907: (A) Means and Methods of Construction, (D) Hydrological Control Plan, (E) Vegetation Plan (if planting is proposed in the steep slope).
  - a. The Engineering Division has determined that a Subsoil Report (B) and Earth Moving Plan (C) are not necessary due to the type of construction completed.
- 2) An updated site plan, which shows the location of the fireplace in relationship to the "Top of the Ravine" as noted on the Plat of Topographic Survey. You may indicate the fireplace's location directly on the Plat of Topography if you prefer.
- 3) The site plan should include a line indicating where the steep slope zone begins. This setback line is 10 feet from the top of the steep slope (Top of Ravine). This line will confirm if the pergola encroaches into the steep slope zone.
- 4) The following notations must be indicated on the site plan:
  - a. The fireplace's amount (distance) of encroachment into the steep slope
  - b. The fireplace's total area (square footage) in the steep slope
  - c. The setback dimensions to the side property line for both the fireplace and the pergola.

The next available Natural Resources Commission Meeting is June 13, 2012. Items 1-4 above must be submitted no later than May 18, 2012 to ensure a spot on this agenda. A copy of Section 150.907 is attached for your reference. If you have questions regarding the submission requirements related to the steep slope encroachment, please feel free to contact the Engineering Department at 847-432-0809 or Barbara Cates, staff liaison to the Natural Resources Commission, at 847-432-0867. If you have any additional questions or concerns, you may contact me directly at 847-926-1609.

Sincerely,



Nellie S. Beckner, AICP  
Planner II  
City of Highland Park

Enclosure: Section 150.907

CC: Calvin Bernstein, 491 Laurel Ave, Highland Park, IL 60035  
Nancy Hannick, 2285 Linden Ave, Highland Park, IL 60035  
Building Division  
Case File 12-05-VAR-015

## Means and Methods of Construction

### Outdoor Fireplace:

Demolish the existing fireplace. The proposed fireplace chimney shall be built primarily behind the existing stone wall of the terrace. The hearth will be built resting to the existing bluestone terrace in the same location of the old fireplace. Dimensions are given as reference.

### Fireplace Foundation

- 1) Excavate for and form and pour 4 ten inch diameter x 42" deep concrete post hole footings below the existing grade behind the existing wall in the location of the proposed fireplace. Set #4 rebar in the center of the concrete post holes and extend 12" beyond to enable tying into the concrete block. Fill concrete block with concrete.
- 2) Mortar set 8 x 8 CMU on three sides of the footing to create the support for the firebox. Build up to an elevation 6" below the finished grade of the terrace. Tie the CMU together with #4 rebar running through the center. Fill the void between the CMU with crushed gravel.
- 3) Form and pour a 4" thick concrete pad as a subbase. Tie the slab to the CMU with rebar and rebar into the existing perimeter wall.

### Firebox:

- 1) From the concrete slab, build up CMU to create the Wood Storage area below the firebox and the framework for the outer walls. Pour a 5" concrete slab to separate the wood storage area from the fireplace. Then set the 36" ISOKERN FIRE BOX unit on top of the slab.
- 2) Provide a 30 mil. rubberized membrane between the CMU wall and the beginning of the stone veneer wall. Mortar set lannon stone veneer to match the existing lannon stone wall to the exterior of the firebox and wing walls. Provide 1/2 dia. copper weep holes every 4' O.C.
- 3) Stone veneer on the front and rear faces of the chimney and wing walls shall be visible from the terrace line up. Finish the exterior walls of the fireplace below the terrace line with a sand and stucco treatment over metal lath.
- 4) Cap the fireplace chimney with 2 1/4" rockfaced lannon stone that cantilevers 1 1/2" beyond the face of the wall.
- 5) Inset a 5" thick piece of rockfaced limestone for a mantle above the fireplace opening as shown in the drawing.
- 6) Construct a soft arch of veneer stone over the face of the firebox opening as shown on the front elevation drawing.

### Wing Walls

- 1) Excavate for and form and pour 2 ten inch diameter x 42" deep concrete post hole footings below the existing grade behind the existing wall at either end of the proposed wing walls. Set #4 rebar in the center of the concrete post holes and extend 12" beyond to enable tying into the concrete block. Fill concrete block with concrete.

- 2) Form and pour a 5" thick concrete pad as a subbase. Tie the slab to the CMU with rebar and rebar into the existing perimeter wall.
- 3) Build up 8x8 CMU to an elevation 6" below the finished grade of the terrace. Tie the CMU together with #4 rebar running through the center. Fill the void between the CMU with crushed gravel.
- 4) Finish the exterior walls of the fireplace below the terrace line with a sand and stucco treatment over metal lath. Finish the walls from the terrace level above with the lannon stone veneer to match the fireplace. Cap the wall with 2 1/4" rockfaced lannon stone that cantilevers 1 1/2" beyond the face of the wall.

#### **Hydrological Control Plan**

The fireplace is not impeding drainage in any way.

#### **Vegetation Plan**

No vegetation was removed as part of this development.

251 Copy  
RECEIVED

MAR 16 2012

City of Highland Park  
Building Dept.

We are pleased to submit our estimate for the following items per meeting:

- 1 Furnish labor/materials to build/install pergola per plan.  
(Dimensions - 8'-8" x 10'-6" post center to center)
  - A) Dig/pour four (4) concrete footings.
  - B) Install post anchor brackets (CB66) to be set in concrete footings.
  - C) Install four (4) 6x6 galvanized posts wrapped with cedar, set in brackets.  
-Includes cedar trim at bases. Trim to be routed on all four (4) sides.
  - D) Install two (2) 5x10 cedar beams, notched to be on the same plane to match 2x6 rafters.  
-Beams to have keystone cut ends to match house.
  - E) Install 2x6 cedar joists each direction on top of beams. Notched to be on same plane.
  - F) All cedar to be smooth western red cedar, finished to match house trim.

251 Cary

Outdoor Fireplace and Seat Walls:

RECEIVED

MAR 16 2012

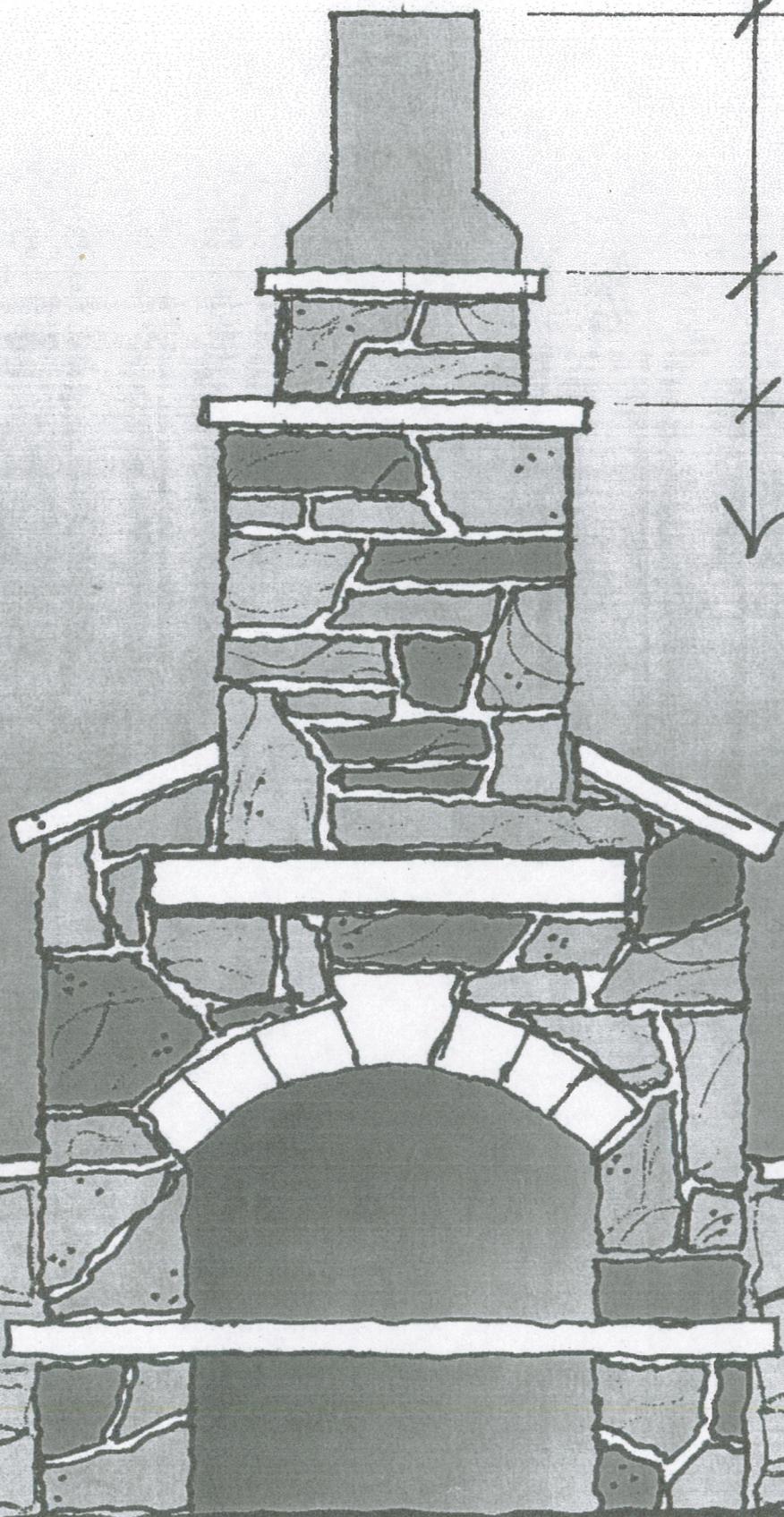
City of Highland Park  
Building Dept.

Excavate for, form and pour 42" concrete frost free footings to support fireplace and wing walls.  
Tie new concrete into existing wall footing with 5/8" rebar.  
Install 2" thick Rock Faced Lannon stone for wall copings and detail pieces on fireplace and  
Lannon Veneer for walls. Construct inner core of fireplace and walls with CMU block.  
Coordinate / subcontract the installation of 36" Isokern firebox over concrete base.

- Seat wall areas below top of existing wall to be stucco.
- Mortar tuck and strike all joints smooth.
- Acid wash stone as needed to remove any excess mortar.
- Wash off stone work and clean up job site.

TOTAL            \$17,500.00 (Fireplace only)  
 And  
 TOTAL            \$5,900.00 (Wing walls only)  
 And  
 TOTAL            ~~\$1,200.00 (Fireplace removal only)~~

---



24"  
12"  
8'9"

RECEIVED  
MAR 30 2012

COMMUNITY DEVELOPMENT  
CITY OF HIGHLAND PARK

RECEIVED  
MAR 30 2017  
COMMUNITY DEVELOPMENT  
CITY OF HIGHLAND PARK



New Fireplace  
Wood burning hearth  
4'6" x 6" 8'6" x 6"

Arboretum Hedge  
8'3" x 6"

Pergola  
4' x 6"

3'10" x 6"

Existing Grill

3'9" x 6"

EAST TERRACE



HELLER RESIDENCE

SCALE: 1/8" = 1'-0"

NLH LANDSCAPE ARCHITECTS 3-31-11



Before



After

251 Cary

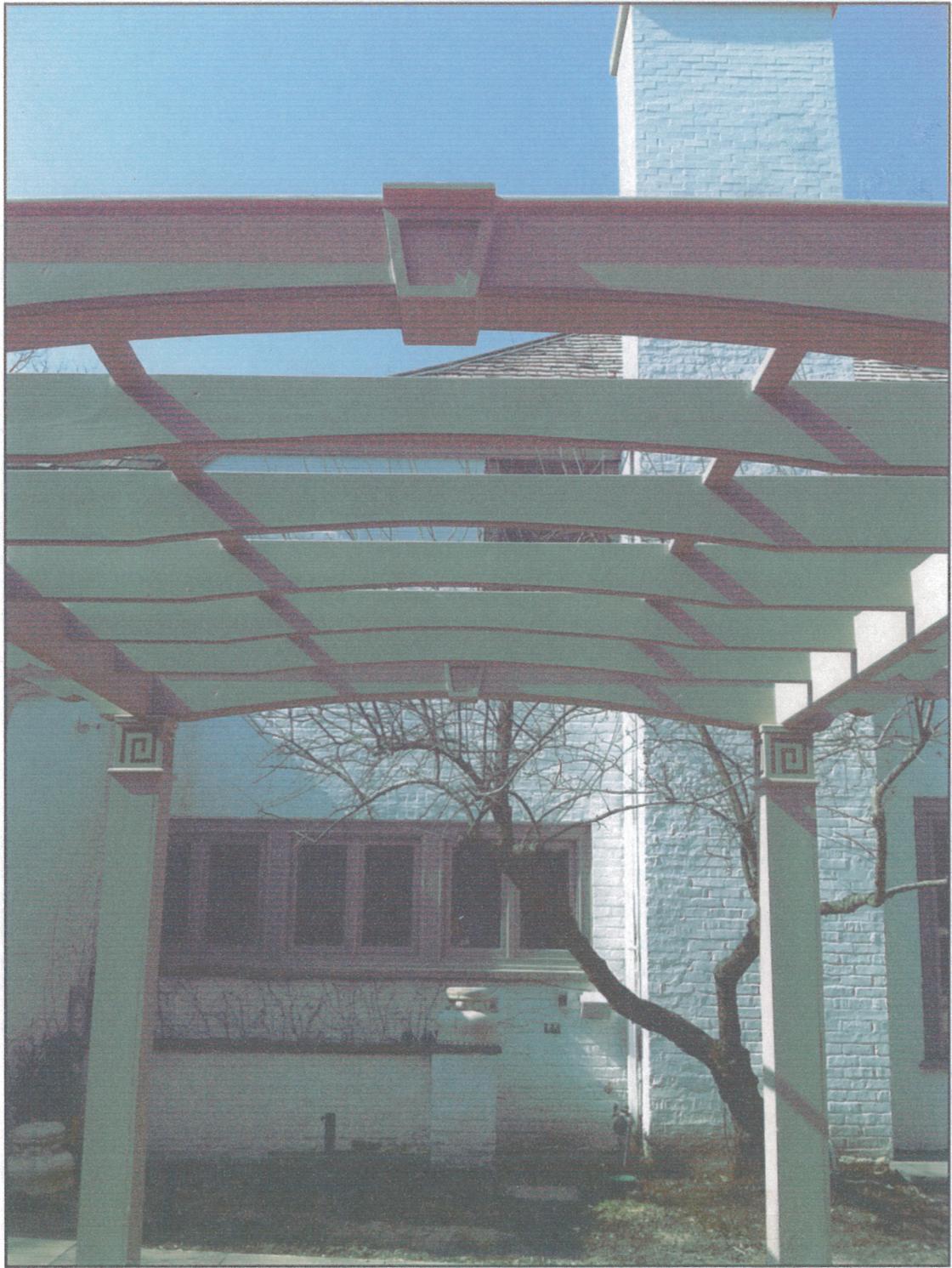
8'8"  
high





Exterior of the front of house;  
design details used for pergola





Pergola details





Views from upstairs bedrooms and bath  
into neighbors yard. (1)



3



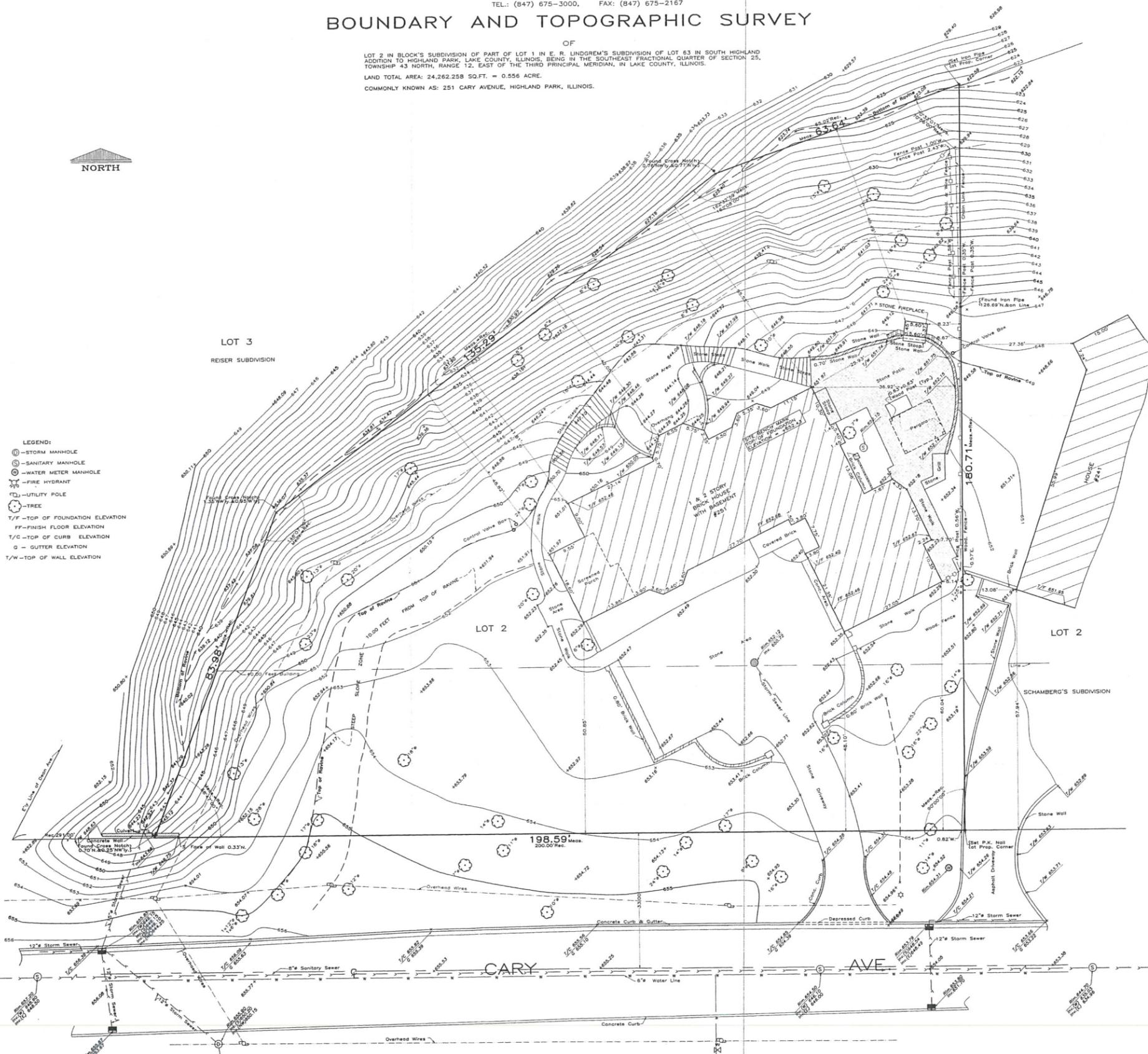
View from upstairs home office



PROFESSIONALS ASSOCIATED SURVEY, INC.  
 PROFESSIONAL DESIGN FIRM NO. 184-003023  
 7100 N. TRIPP AVE., LINCOLNWOOD, ILLINOIS 60712  
 TEL.: (847) 675-3000, FAX: (847) 675-2167

# BOUNDARY AND TOPOGRAPHIC SURVEY

OF  
 LOT 2 IN BLOCK'S SUBDIVISION OF PART OF LOT 1 IN E. R. LINDGREN'S SUBDIVISION OF LOT 63 IN SOUTH HIGHLAND  
 ADDITION TO HIGHLAND PARK, LAKE COUNTY, ILLINOIS, BEING IN THE SOUTHEAST QUARTER OF SECTION 25,  
 TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.  
 LAND TOTAL AREA: 24,262.258 SQ.FT. = 0.556 ACRE.  
 COMMONLY KNOWN AS: 251 CARY AVENUE, HIGHLAND PARK, ILLINOIS.



- LEGEND:
- ⊙ - STORM MANHOLE
  - ⊙ - SANITARY MANHOLE
  - ⊙ - WATER METER MANHOLE
  - ⊙ - FIRE HYDRANT
  - ⊙ - UTILITY POLE
  - ⊙ - TREE
  - T/F - TOP OF FOUNDATION ELEVATION
  - FF - FINISH FLOOR ELEVATION
  - T/C - TOP OF CURB ELEVATION
  - G - GUTTER ELEVATION
  - T/W - TOP OF WALL ELEVATION

UPDATE: May 15, 2012. (Fireplace & Pergola Added Only)

THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

ORDER NO.: 90-04987-D  
 SCALE: 1 INCH = 10 FEET.  
 DATE: June 5, 2007.

ORDERED BY: SUSAN C. HELLER

NOTE: UNDERGROUND UTILITIES SHOWN HEREON ARE TAKEN FROM OBSERVABLE PHYSICAL EVIDENCE ON THE SURFACE OR FROM VARIOUS UTILITY COMPANY RECORDS. INFORMATION TAKEN FROM RECORDS IS DEEMED APPROXIMATE. FOR ACCURATE LOCATIONS FIELD EVIDENCE OR CONTACT RESPECTIVE UTILITY COMPANY.

NOTE: ALL ELEVATIONS SHOWN HEREON ARE IN REFERENCE WITH THE 1985 DATUM WHICH MARK NUMBER 49 CITY OF HIGHLAND PARK, ILLINOIS, ELEVATION +870.018 FEET. CONCRETE RINGS CAP LOCATED AT SOUTHWESTLY CORNER OF INTERSECTION OF BALDWIN STREET AND DEAN AVENUE.

SET SITE BENCH MARK NE. CORNER OF FIRE HYDRANT ELEVATION = +859.22



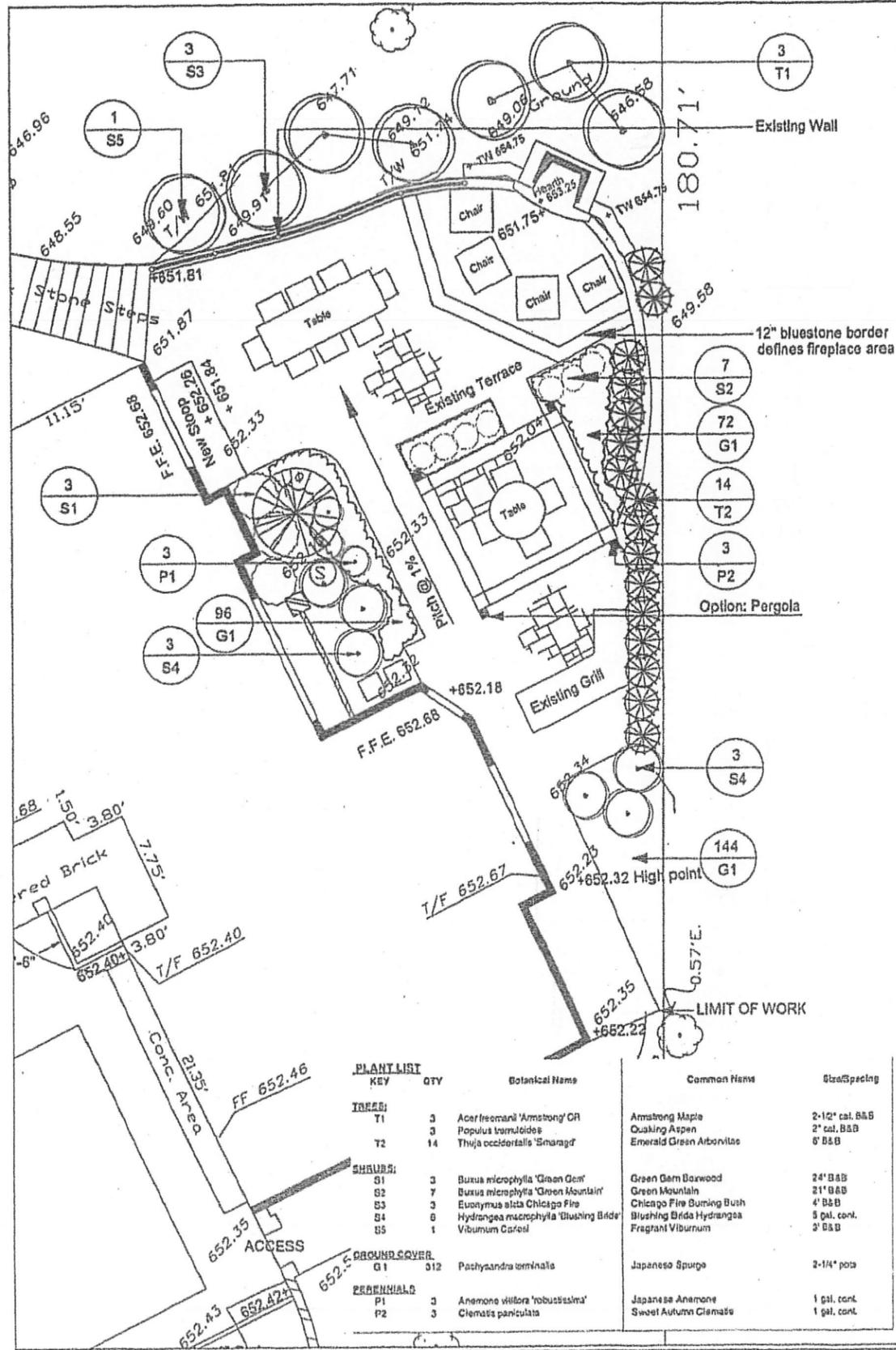
BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACTS.  
 COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois SS  
 County of Cook

We, PROFESSIONALS ASSOCIATED SURVEY, INC., do hereby certify that we have surveyed the above-described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

Wm. E. Donath  
 I, PROF. LAND SURVEYOR - LICENSE EXP. DATE NOV. 30, 2012.  
 Drawn By: J.V.

Conditions  
 After the  
 Construction



**GENERAL NOTES**

- This Plan is based upon a topographical survey prepared by Professionals Associated Survey, Inc., dated June 5, 2017, Order # 99-04817-0. All subcontractors shall verify all grades and dimensions and advise the Landscape Architect immediately of any discrepancies.
- The Landscape Contractor shall be responsible for calling JULIE 1-800-892-0123 to locate all utilities prior to beginning work.
- The Landscape Architect shall not be responsible for any design changes made without her approval.

**REPAIR TO EXISTING BLUESTONE TERRACE**

- Remove and stockpile the existing bluestone flagstone and stockpile for re-use. Remove the existing fireplace on the terrace.
- Regrade the base as needed by adding or removing gravel to eliminate high and low spots and to create an even 1% pitch across the entire terrace.
- Install 2-1" PVC pipe sleeves across the terrace in the location shown on the drawing for future irrigation and lighting.
- Reset the existing bluestone flagstone and add additional pieces as needed to complete the new terrace as designed. Add 12" x 12" and 12" x 18" border pieces to delineate the pergola seating area and the fireplace seating area.

**NEW STOOP at the BREAKFAST ROOM DOOR**

- Excavate for and form and pour 6" eight inch diameter x 42" deep concrete post hole footings. Form and pour a 6" thick concrete pad as a subbase for the stoop.
- Thin set in mortar face brick for the risers of the stoop. The risers will be painted to match the house. Brick shall be a hard brick suitable for painting with a minimum compressive strength of 10,000 psi.
- Thin set in mortar 2" thick thermal breaks around the perimeter of the stoop. Rock face the exposed lead edges.
- Set in mortar natural cleft bluestone for the treads of the stoop.

**STEPPERS**

- Provide and install 2 - 18" x 18" bluestone steppers to access the utilities. Steppers shall be set on a 6" crushed gravel base with a 1" sand setting level course.

**CONCRETE FOOTING for PERGOLA**

- Provide and install 4 - 10" dia. concrete posts in the locations shown on the drawing. Confirm location with the carpenter/pergola builder and have him provide or specify the appropriate post anchor to be installed when the concrete is poured.
- Relay bluestone flagstone over the top of the concrete post if the pergola is built in the future.

**OUTDOOR FIREPLACE**

- Demolish the existing fireplace. The proposed fireplace chimney shall be built primarily behind the existing stone wall of the terrace. The hearth will be built resting on the existing bluestone terrace in the same location of the old fireplace. Dimensions are given as reference.

**FIREPLACE FOUNDATION**

- Excavate for and form and pour 4 ten inch diameter x 42" deep concrete post hole footings below the existing grade behind the existing wall in the location of the proposed fireplace. Set #4 rebar in the center of the concrete post holes and extend 12" beyond to enable tying into the concrete block. Fill concrete block with concrete.
- Mortar set 8 x 8 CMU on three sides of the footing to create the support for the firebox. Build up to an elevation 6" below the finished grade of the terrace. Tie the CMU together with #4 rebar running through the center. Fill the void between the CMU with crushed gravel.
- Form and pour a 5" thick concrete pad as a subbase. Tie the slab to the CMU with rebar and rebar into the existing perimeter wall.

**FIREBOX**

- From the concrete slab, build up CMU to create the Wood Storage area below the firebox and the framework for the outer walls. Pour a 5" concrete slab to separate the wood storage area from the fireplace. Then set the 38" ISOKERN Fire Box unit on top of the slab.
- Provide a 30 mil. rubberized membrane between the CMU wall and the beginning of the stone veneer wall. Mortar setannon stone veneer to match the existingannon stone wall to the exterior of the firebox and wing walls. Provide 3/8" dia. copper weep holes every 4' O.C.
- Stone veneer on the front and rear faces of the chimney and wing walls shall be visible from the terrace line up. Finish the exterior walls of the fireplace below the terrace line with a sand and stucco treatment over metal lath.

- Cap the fireplace chimney with 2-1/2" rockfacedannon stone that cantilevers 1-1/2" beyond the face of the wall.
- Inset a 5" thick piece of rockfaced limestone for a mantle above the fireplace opening as shown in the drawing.
- Construct a soft arch of veneer stone over the face of the firebox opening as shown on the front elevation drawing.

**WING WALLS**

- Excavate for and form and pour 2 ten inch diameter x 42" deep concrete post hole footings below the existing grade behind the existing wall at either end of the proposed wing walls. Set #4 rebar in the center of the concrete post holes and extend 12" beyond to enable tying into the concrete block. Fill concrete block with concrete.
- Form and pour a 5" thick concrete pad as a subbase. Tie the slab to the CMU with rebar and rebar into the existing perimeter wall.
- Build up 8x8 CMU to an elevation 6" below the finished grade of the terrace. Tie the CMU together with #4 rebar running through the center. Fill the void between the CMU with crushed gravel.
- Finish the exterior walls of the fireplace below the terrace line with a sand and stucco treatment over metal lath. Finish the walls from the terrace level above with theannon stone veneer to match the fireplace. Cap the wall with 2-1/2" rockfacedannon stone that cantilevers 1-1/2" beyond the face of the wall.

